THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
December 07, 2022

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

Zoom Webinar ID: 880 1205 5974 Password: 8000 Click Here to Join

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- *In your web browser, go to join.zoom.us and enter the **Webinar Meeting ID: 880 1205 5974** and **Password: 8000***
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To view current City Council agendas and packet information, please visit https://westjordan.primegov.com/public/portal

CITY COUNCIL MEETING 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Comments should be directed to the Council Chair and commenters should not expect any debate with or responses from the City Council, Mayor, or City Staff. However, as a point of personal privilege Council Members, the Mayor, and Staff may respond to public comments if recognized by the Council Chair. Members of the City Council strive to create a respectful and professional decorum during Council Meetings so that the meeting can be conducted in an orderly, efficient, effective, and dignified manner. It is our desire that each person attending a City Council meeting feel safe, respected, and comfortable participating in their government. We hope that commenters will have that same goal and strive to do their best to keep comments respectful, professional, and free from profanity, personal attacks, and indecency. When addressing the Council, please provide your full name and limit your remarks to three (3) minutes. Written comments may be submitted if a citizen does not wish to speak.

4. SPECIAL RECOGNITION

a. **Resolution No. 22-055** providing advice and consent to appoint Danish Hassibullah to serve on the Design Review Committee.
b. **Resolution No. 22-054** providing advice and consent to reappoint Steven Schiele

and Gregory Baser to the Airport Advisory Board.

c. **Resolution No. 22-056** providing advice and consent to reappoint Nathan Brown and Altair Kaminski to the Sustainability Committee.

5. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report
b. City Administrator's Report

6. REPORTS TO COUNCIL

a. 2022 Annual Business Survey Report – *Marc Summers, Business Retention/Expansion Manager*

7. PUBLIC HEARINGS

a. **Ordinance No. 22-30** amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Title 8, Chapter 14, Section 8 (Markers and Monuments).

8. BUSINESS ITEMS

a. **Ordinance No. 22-52** amending the Preliminary Master Development Plan for Copper Rim Town Center (IOZ) located at approximately 5950 West 7800 South, to revise approved fencing in the commercial area along the Mountain View Corridor; Matt Dean / CW Land (applicant)

9. CONSENT ITEMS

Routine items on the Consent Agenda not requiring public discussion by the City Council or which have been discussed previously may be adopted by one single motion. A Council member may request to remove an item from the consent agenda for individual discussion and consideration.

a. Approve Meeting Minutes
   - November 2, 2022 – Committee of the Whole Meeting
   - November 2, 2022 – Regular City Council Meeting
   - November 16, 2022 – Committee of the Whole Meeting
   - November 16, 2022 – Regular City Council Meeting

10. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report
b. City Council Reports / Remarks
c. Council Chair Housekeeping Items

11. ADJOURN

*NEW BUSINESS

New Business Items are matters appearing for the first time on a Council agenda. This notifies the Council the matter will be considered at a future meeting. The introduction of the item allows the Council appropriate preparation time.

- **Resolution No. 22-059** providing advice and consent for the Mayor's reappointment of Ammon Allen and Kent Shelton to the West Jordan Planning Commission.
- **Resolution No. 22-058** providing advice and consent for the Mayor's reappointment of Christine Wright to the Board of Adjustment Committee.
- **Resolution No. 22-062** providing advice and consent to appoint Eric Pease and Tangee Sloan to serve on the Western Stampede Committee.
- **Resolution No. 22-061** providing advice and consent for the Mayor's reappointment of Trish Hatch to the West Jordan Planning Commission.
- **Resolution No. 22-060** providing advice and consent for the Mayor's reappointment of Spencer Hancock to the Design Review Committee.

*UNFINISHED BUSINESS

Unfinished Business Items are matters that have been introduced that remain unresolved. Updates are listed to assist in planning or resolution.

- **Welby West Master Development Agreement & Rezone** - public hearing held on May 25, 2022 was continued to June 8, 2022 and tabled to no later than September 30, 2022 which was extended to no later than November 30, 2022. Public Hearing held on October 12, 2022 and tabled for applicant to revise Option 2 and bring back no later than December 21, 2022.
- **Bowman's Arrow –** brought to Council as New Business on August 10, 2022 and scheduled for public hearing on September 14, 2022. At the request of the applicant, the item was pulled and not considered for action. Currently with Community Development.
- **Veteran's Memorial Park Master Plan –** introduced to Council during a Work Session on February 9, 2022. Currently with Administration. Parks Project Manager has been hired.
- **City Center Visioning** – Council discussed City Center visioning during a Strategic Planning Work Session on February 9, 2022 and again during a Work Session on March 9, 2022. Currently with staff.
- **West Jordan Cultural Arts Society Contract Revision** (WJCAS) – reported to

Council on April 13, 2022. Council discussed the contract with WJCAS further during a Work Session on April 27, 2022, and requested contract revisions. Currently with Administration.

- **2022 Drinking Water Master Plan** – originally presented to Council during Committee of the Whole on October 26, 2022, continued discussions on November 2 and 16, 2022. Staff will bring back for action at a future meeting. Currently with Utilities Department.
- **Business License Code** – originally presented to Council during Committee of the Whole on August 10, 2022, continued discussions on November 16, 2022. Staff will bring back amendments for continued discussions at a future meeting. Currently with Code Enforcement.

UPCOMING CITY COUNCIL MEETINGS

- Wednesday, December 21, 2022 – Regular City Council Meeting – 5:30p
- Wednesday, January 11, 2023 – Regular City Council Meeting 6:00p
- Wednesday, January 25, 2023 – Regular City Council Meeting 6:00p
- Wednesday, February 8, 2023 – Regular City Council Meeting 6:00p

Interested parties may contact the Council PRIOR to the meeting in one of the following ways: *(your comment will not be part of the meeting but will be provided to all members of the entire City Council)*

- *Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message:* ***(801) 569-5052****. Please include your name and phone number.*
- *Send an email to* ***councilcomments@westjordan.utah.gov****. Please include your name and phone number.*

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

ELECTRONIC PARTICIPATION
One or more council members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E.

Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE
By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City's Chief Executive Officer.

CERTIFICATE OF POSTING
I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website https://www.utah.gov/pmn/, on West Jordan City's website https://westjordan.primegov.com/public/portal, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

Please note: *agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the City Council, staff, and the public.*

Posted and dated December 1, 2022 Cindy M. Quick, MMC, Council Office Clerk

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: SPECIAL RECOGNITION

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider **Resolution No. 22-055** providing advice and consent to appoint Danish Hassibullah to serve on the Design Review Committee.

2. **EXECUTIVE SUMMARY**
   The requested appointment will fill a vacant position on the Design Review Committee. I believe Danish Hassibullah will be a good fit on this committee because of his experience, knowledge, and background.

3. **TIME SENSITIVITY / URGENCY**
   The time sensitivity is correlated to the request for his service to begin as soon as possible to provide a seamless transition on the committee.

4. **FISCAL NOTE**
   There is no budget impact.

5. **DEPARTMENT RECOMMENDATION**
   N/A

6. **PLANNING COMMISSION RECOMMENDATION**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve **Resolution No. 22-055** providing advice and consent to appoint Danish Hassibullah to serve on the Design Review Committee.

8. **MAYOR RECOMMENDATION**
   The Mayor recommends approval of Resolution No. 22-055 he believes Danish Hassibullah will provide great perspective and expertise on the Design Review Committee.

9. **PACKET ATTACHMENT(S)**
   Background Information

10. **OTHER INFORMATION**
    Danish Hassibullah application is with the sub committees of approval.

City of West Jordan
Committee Application

Note: *For this application to be complete,* ***a resume or statement of qualifications must be attached.*** *If nominated by the Mayor for any position, you will be asked to provide additional information both before and after City Council advice and consent. Following receipt of additional information your name will be submitted to the City Council for advice and consent. On approval from the City Council you will begin your term of service.*

Full Name (Last)	(First)	(M)	Date of Birth
Danish	Hassibullah		[redacted]

Email	Phone Number
[redacted]	[redacted]

Address, City, State, Zip [redacted] West Jordan, UT 84081

Committee / Commission(s) Volunteering for:

Architecture / Engineering

☐ Included Resume or Statement of Qualifications

Code of Conduct and Acknowledgement

I agree to perform those duties as specified and to stay within the bounds of the responsibilities as outlined in the job description. I will strictly observe all safety rules and policies of the City of West Jordan. I will use care in the performance of my assigned tasks and do so in a professional manner. As a representative of the city, I will treat everyone with respect, patience, integrity, courtesy, dignity and consideration. If problems arise, I will notify my supervisor as soon as possible.

Applicant Signature: APPLICANT ACKNOWLEDGES THAT THE ARRANGEMENT IS AT THE SOLE DISCRETION OF THE CITY OF WEST JORDAN. APPROVAL MAY BE DENIED FOR ANY REASON, WITH OR WITHOUT CAUSE, AND MAY BE TERMINATED AT ANY TIME, WITH OR WITHOUT NOTICE.
The volunteer applicant promises to follow the instructions of the supervisor in performing all assignments. The volunteer does not and shall not assume any authority to represent the City in negotiations, contracts, or make promises or inducements on behalf of the City at any time.

Having read this disclaimer and acknowledging approval of all information contained in this form by signing. I understand that any omission or misstatement of material facts on this Application Form, attachment, or any document used to secure a position with the City of West Jordan shall be grounds for rejection of this application or for immediate discharge of an offered position, regardless of the time elapsed before discovery. I understand a background check may be part of this application process and submit to such. I accept the code of conduct and acknowledge the aforementioned section as such.

Signature	Date
[signature]	09/25/22

Please return this form to Tom Behrens. You can either mail it to 8000 S. Redwood Road, West Jordan, UT 84088, or email it to tom.behrens@westjordan.utah.gov. If you have additional questions you can call 801-569-5100.

OFFICE USE ONLY

Beginning Date:	Ending Date:	Reappointment Yes ☐ No ☐	Reappointment Date:
City Supervisor:	Job Duties:		

☐ Background Check (As required) ☐ Driver's License Review (As Required) ☐ Conflicts of Interest
☐ Minor Acknowledgement (As Required) ☐ Drug Test (As Required) ☐ Other _____

Human Resources Approval _____ Mayor's Approval _____

Department Approval _____ City Council Approval (dated) _____

Hassib Danish

Architectural Design Professional

[redacted]
[redacted]
West Jordan, UT

Expertise

- Design
- Master Planning
- Project Management
- Quality Control
- Client Management
- Scheduling & Estimating
- Technical Detailing
- Sketching & Drafting
- Redlining
- 3D Modeling

Education

Bachelor of Science
Architectural Engineering

University of Kabul
Kabul, Afghanistan
2003

Languages

English
Farsi(Native)
Pashto(Native)

INTRODUCTION

Hard working, detail oriented team player seeking a position to leverage both my recent Utah based residential experience as well as my international commercial design experience and project management.

INTERNATIONAL EXPERIENCE

Architect (Afghanistan) & Technical Expert
AMEC Environment & Infrastructure, Inc. | 2011 –2014

Led master planning and design efforts for comprehensive facilities development for Afghan National Security Forces.

- Responsible for project documentation to include master site and floor plans for Afghan database integration systems
- Led quality control and quality assurance efforts in drawing preparation and coordination with engineering specialties.
- Assisted construction field engineers with drawings and coordination.

INTERNATIONAL EXPERIENCE

Architect (Afghanistan) & Technical Expert
MACTEC Engineering & Consulting Inc. | 2009 –2011

Led master planning and design efforts for comprehensive facilities development for Afghan National Security Forces.

- Responsible for project documentation to include master site and floor plans for Afghan database integration systems
- Led quality control and quality assurance efforts in drawing preparation and coordination with engineering specialties.
- Assisted construction field engineers with drawings and coordination.

Deputy Construction Manager
Hamza Shabab Construction Company | 2008 – 2009

HSCC Construction project manager for all commercial construction projects

- Responsible for managing quality and measuring results and regular reporting
- Prepared material estimations, project schedules and invoices, safety reports
- Assisted construction field engineers with drawings and coordination.

Project Architect (Afghanistan) & Superintendent

Afzali Group | 2004 – 2008 (Kabul, Heart & Mazar-e-Sharif Provinces)

Responsible for Infrastructure projects for the Afghanistan government in multiple provinces.

- Project typologies include residential, schools, clinics and office buildings.
- Estimation, planning and design

Note that from 2014 – 2015 My family and I relocated from Afghanistan as refugees to the United States and became American citizens. Work and volunteer history during that time has not been shared because it was outside the desired architectural focus. Detailed history and references are available upon request.

HassibDanish

Skills

3D Modeling

AutoCAD

Microsoft Office Suite

Revit

Certifications

Revit 2021 Certified
Comprehensive Course
SLCC; October 2020

Volunteer Experience

Language Translator
Medical Interpreter

UTAH DESIGN EXPERIENCE

Architectural Design Professional

CLIF10 Design LLC | March 2017 – Present Heber City, Utah

Responsible for design, modeling and production for custom residential design projects including plans, sections, elevations, site plan, engineering codes, framing structures and 3D modeling for new construction and renovation.

- Understanding of local zoning and code restrictions and application to projects
- Experienced in all phases of design from conceptual through construction document preparation
- Skilled in detail development using experience preparing technical drawings
- Experienced with hand sketching and drafting as well as 3D modeling

Technical Drawing Specialist

WESTWOOD MILL & CABINET | October 2015 – March 2017 West Jordan, Utah

Shop drawing preparation for custom high end millwork and cabinetry

- Created detailed technical drawings from architectural plans, made corrections and redlines as necessary
- Managed client contact, production meetings and material estimates
- Prepared estimates with AWI manufacturing hardware

References: Available upon request.

000033784

Ministry of Higher Education



Kabul University

In recognition of the fulfillment of the requirements by

Hassibullah Danish son of Khawja Mohammad

born on 26-02-1980, he is awarded the degree of

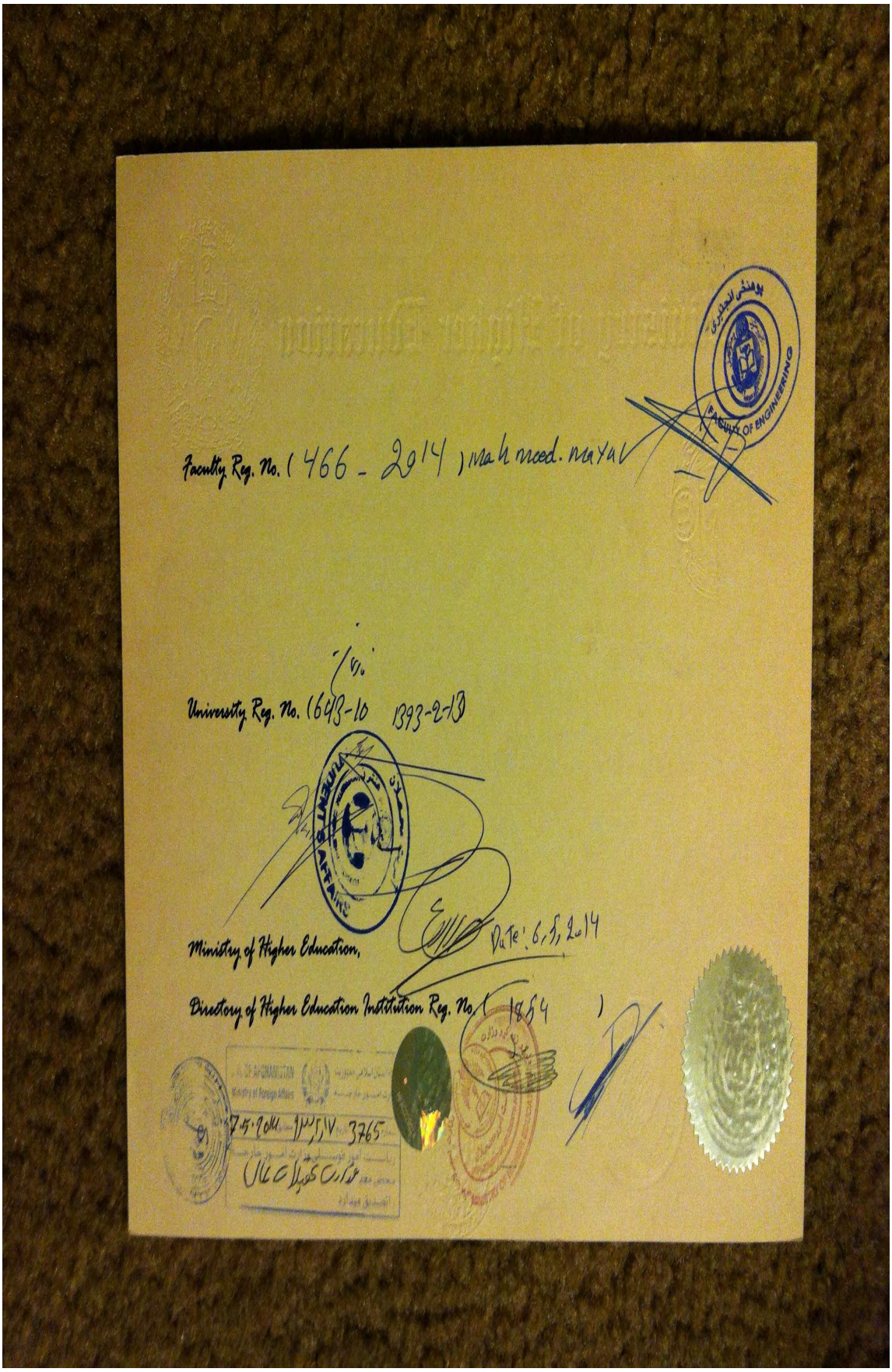
B. Sc

Department of Architecture, Faculty of Engineering

with all its privileges and obligations in 2003.

Chancellor
Kabul University

Dean of
Faculty



Faculty Reg. No. (466 - 2014) mahmoud. mayal

University Reg. No. (643-10 1393-2-13

Ministry of Higher Education, Date: 6, 5, 2014

Directory of Higher Education Institution Reg. No. (1854)

4.a

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-055

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S APPOINTMENT OF DANISH HASSIBULLAH TO SERVE ON THE DESIGN REVIEW COMMITTEE

WHEREAS, City Code § 1-7-8 vests the Mayor with the duty to appoint, with the City Council's advice and consent, members of the Design Review Committee; and

WHEREAS, Mayor Burton desires to appoint Danish Hassibullah to serve on the Design Review Committee; and is seeking the City Council's advice and consent to do so.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 1-7-8 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's appointment of Danish Hassibullah to serve on the Design Review Committee with term to expire on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: SPECIAL RECOGNITION

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider **Resolution No. 22-054** providing advice and consent to reappoint Steven Schiele and Gregory Baser to the Airport Advisory Board.

2. **EXECUTIVE SUMMARY**
   The requested reappointment would reappoint two current members to another term on the Airport Advisory Board.

3. **TIME SENSITIVITY / URGENCY**
   The time sensitivity is correlated to the request for their service to begin as soon as possible to provide a seamless transition on the committee.

4. **FISCAL NOTE**
   There is no budget impact.

5. **DEPARTMENT RECOMMENDATION**
   N/A

6. **PLANNING COMMISSION RECOMMENDATION**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve Resolution No. 22-054 providing advice and consent to reappoint Steven Schiele and Gregory Baser to the Airport Advisory board.

8. **MAYOR RECOMMENDATION**
   The Mayor recommends approval of Resolution No. 22-054, he believes that Steven Schiele and Gregory Baser have supported and brought valuable feedback and work to the board.

9. **PACKET ATTACHMENT(S)**
   Resolution No. 22-054

10. **OTHER INFORMATION**

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-054

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S REAPPOINTMENT OF STEVEN SCHIELE AND GREGORY BASER TO SERVE ON THE AIRPORT ADVISORY BOARD

WHEREAS, City Code § 1-7-8 vests the Mayor with the duty to appoint, with the City Council's advice and consent, members of the Airport Advisory Board; and

WHEREAS, Mayor Burton desires to reappoint Steven Schiele and Gregory Baser to serve on the Airport Advisory Board; and is seeking the City Council's advice and consent to do so.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 1-7-8 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's reappointment of Steven Schiele and Gregory Baser to serve on the Airport Advisory Board with term to expire on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: SPECIAL RECOGNITION

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider **Resolution No. 22-056** providing advice and consent to reappoint Nathan Brown and Altair Kaminski to the Sustainability Committee.

2. **EXECUTIVE SUMMARY**
   The request would reappoint two current members to another term on the Sustainability Committee.

3. **TIME SENSITIVITY / URGENCY**
   The time sensitivity is correlated to the request for their service to begin as soon as possible to provide a seamless transition on the committee.

4. **FISCAL NOTE**
   There is no budget impact.

5. **DEPARTMENT RECOMMENDATION**
   N/A

6. **PLANNING COMMISSION RECOMMENDATION**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve Resolution No. 22-056 providing advice and consent to the reappointment of Nathan Brown and Altair Kaminski to the Sustainability Committee.

8. **MAYOR RECOMMENDATION**
   The Mayor recommends approval of Resolution No. 22-056, he believes that Nathan Brown and Altair Kaminski have supported and brought valuable feedback and work to the committee.

9. **PACKET ATTACHMENT(S)**
   Resolution No. 22-056

10. **OTHER INFORMATION**

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-056

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S REAPPOINTMENT OF NATHAN BROWN AND ALTAIR KAMINSKI TO SERVE ON THE SUSTAINABILITY COMMITTEE

WHEREAS, City Code § 1-7-8 vests the Mayor with the duty to appoint, with the City Council's advice and consent, members of the Sustainability committee; and

WHEREAS, Mayor Burton desires to reappoint Nathan Brown and Altair Kaminski to serve on the Sustainability committee; and is seeking the City Council's advice and consent to do so.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 1-7-8 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's reappointment of Nathan Brown and Altair Kaminski to serve on Sustainability committee with term to expire on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

2022 Annual Business Survey

West Jordan City Economic Development

2022 Business Survey Objectives

- Strengthen relationships with WJ businesses
- Assess the business "climate" in West Jordan
- Provide early warning for at-risk businesses
- Provide early identification for businesses with growth focus/opportunity
- Use responses to guide economic development actions & programs

2022 Business Survey Goals

Increase participation by 10% from 2021 survey

- Increased Participation by 15%

Establish baseline Net Promoter Score (NPS) for West Jordan

- Baseline NPS of 27% Established

Respond Promptly to all "At-Risk" Businesses & Businesses Identifying Specific Needs

- Working with 2 "at risk" businesses
- Direct engagement with 19 businesses with specific needs

Business Climate

- Gross sales similar to 2021 for most businesses
- Growth and expansion projections are more moderate than in 2021 due to economic uncertainty
- Finding skilled labor at the right price is the largest barrier to growth
- 3 of the top 5 areas of focus for WJ businesses are related to workforce development

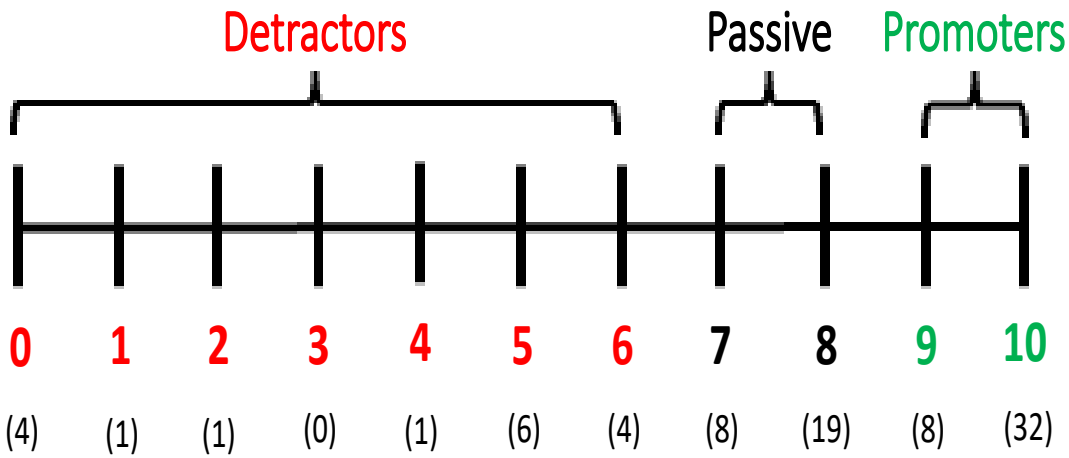
Net Promoter Score

Net Promoter Score (NPS) is a customer loyalty and satisfaction measurement based on how likely they are to recommend a product or service to others on a scale of 0-10

- Tool to assess our relationship with our customers (WJ Businesses)
- Valuable internal benchmark if tracked consistently over time
- Scoring Range from –100% to +100%

Net Promoter Score

NPS = % Promoters - % Detractors



40 Promoters
27 Passive
17 Detractors

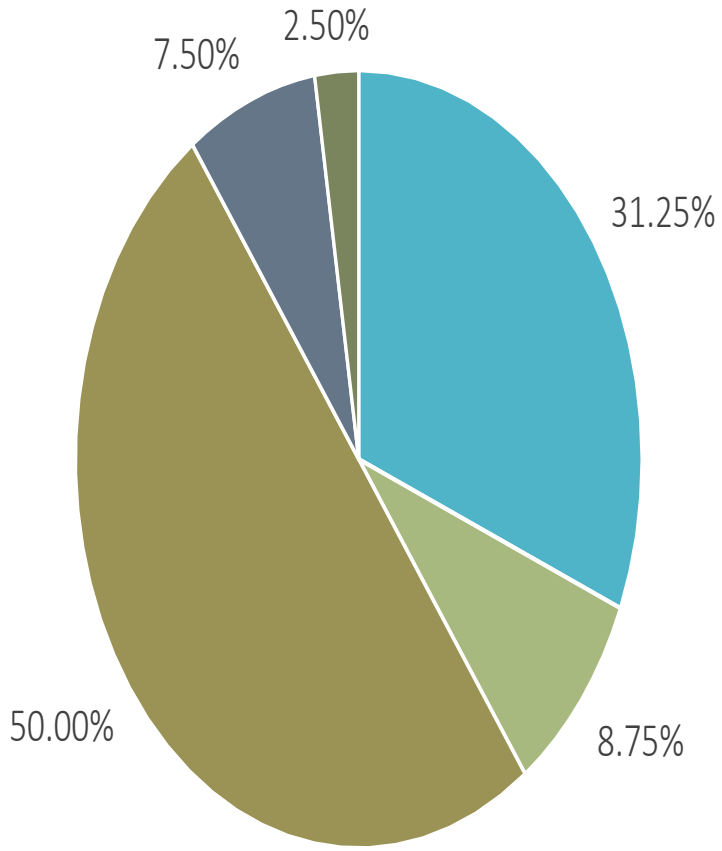
= NPS Score +27%

Net Promoter Score

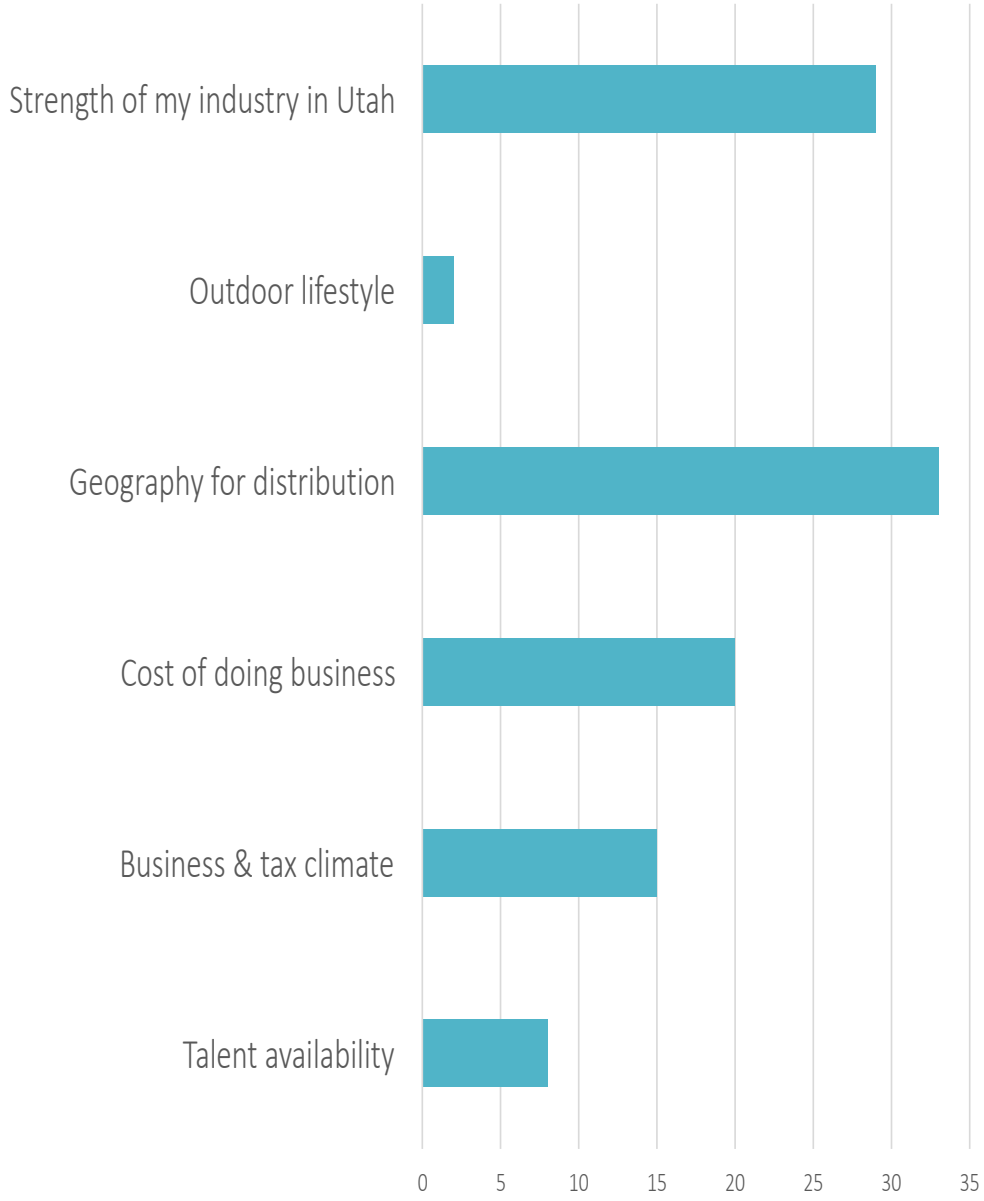
West Jordan businesses give WJ an NPS Score of +27% which is considered a favorable "Absolute NPS" score.



Company Outlook within Industry



- Growing faster than the industry
- Growing, but more slowly than the industry
- Keeping pace with the industry
- Shrinking, but more slowly than the industry
- Shrinking faster than the industry



Benefits of West Jordan

77% of businesses have been in the city for at least 3 years

Most of our surveyed businesses serve local populace

West Jordan's central location in Salt Lake Valley is great for distribution

30% had expectations exceeded, 60% had their expectations met, 10% said West Jordan underperformed

Resolutions

Workforce Development Efforts

- Help businesses develop current workforce through existing resources
- Exploring partnership with Talent Ready program
- Workforce Development Summit tentatively planned for April 2023

Aid businesses with expansion plans

- Help create plan templates to scale expansion
- Make introductions to resource partners that help with specific needs

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Isaac Astill and Kelly Dollar

Department Sponsor: Public Services Parks

Agenda Type: PUBLIC HEARING

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 22-30 amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Title 8, Chapter 14, Section 8 (Markers and Monuments).

2. **EXECUTIVE SUMMARY**
   The Cemetery Sexton has had difficulty maintaining the Cemetery grounds and is considering safety concerns presented by specific decorations. The purpose of this Ordinance No. 22-30 is to clarify what grave decorations are acceptable, which will increase the efficiency of our maintenance operations and ensure a safe workspace for staff. The modifications made to the code also adds clarity to the overall size limits placed on headstones, tombstones, and markers in the cemetery.

   This is to present changes requested by council after a previous work session where feedback was provided by council.

   The purpose of this proposal is to update maintenance standards and safety regulations of the cemetery grounds.

   Improved maintenance standards and clarifications of allowed decorations and benches.

3. **TIME SENSITIVITY / URGENCY**
   We would like to have this finalized and published before springtime.

4. **FISCAL NOTE**
   There will be a reduction to ongoing operational and maintenance cost for the cemetery if approved.

5. **DEPARTMENT RECOMMENDATION**
   We recommend approving this Code Edit.

6. **PLANNING COMMISSION RECOMMENDATION**
   It was recommended for approval at planning commission.

7. **MOTION RECOMMENDED**
   Motion to approve/deny Ordinance No. 22-30 amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Title 8, Chapter 14, Section 8 (Markers and Monuments).

8. **MAYOR RECOMMENDATION**
   The Mayor recommends approval of Ordinance No. 22-30.

9. PACKET ATTACHMENT(S)

Ordinance No. 22-30
Ordinance No. 22-30 – Attachment 1 – Redline
Ordinance No. 22-30 – Attachment 2 – Clean
Cemetery Bench Monument Design
CC Minutes – July 13, 2022
PC Minutes – June 7, 2022

10. OTHER INFORMATION

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-30

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE TITLE 8, CHAPTER 14, SECTION 7 ("GRAVE DECORATIONS") AND SECTION 8 ("MARKERS AND MONUMENTS")

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

WHEREAS, the City Council of the City ("City Council") desires to amend certain sections of the City Code, regarding and related to grave decorations and markers and monuments; and

WHEREAS, the Planning Commission of the City ("Planning Commission") held a properly noticed public hearing and provided a recommendation on June 7, 2022, regarding the proposed City Code amendments, since all the proposed City Code amendments are land use regulations, including City Code Sections 8-14-7 and 8-14-8; and

WHEREAS, the City Council held a public meeting on _____ and a public hearing on _____ regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

Section 1. Amendment of Code Provisions. City Code Title 8, Chapter 14, Sections 7 and 8 is amended as shown as Attachment 1.~~; and~~

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____ DAY OF _____, 2022.

(Continued on the following page)

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

(Continued on the next page)

STATEMENT OF APPROVAL OR PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-30.

_____ The Mayor vetoed Ordinance No. 22-30 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-30 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

(Attachment on the following pages)

Attachment 1

[Attachment to ORDINANCE NO. 22-30
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE TITLE 8, CHAPTER 14, SECTION 7 ("GRAVE DECORATIONS") AND SECTION 8 ("MARKERS AND MONUMENTS")

Legislative Redlined Version:

8-14-7: GRAVE DECORATIONS:

To properly maintain the cemetery and provide public safety to the city employees and cemetery visitors, the City sets forth the following grave decoration regulations:

A. Approved Types: L~~Grave decorations are limited to~~ iving flowers, artificial flowers (including floral pieces), ~~and national and military~~ and flags are the only approved grave decorations permitted within the cemetery. Glass, including vases, and other containers are strictly prohibited and will be removed and disposed of if found. Fencing, dividers, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to delineate the plot or block's corners or boundaries are not permitted, unless approved by the city administrator or designee. ~~:~~

B. Dimensions~~For the safety of the cemetery staff, decorations~~: Grave decorations shall not exceed 18" in ~~.~~height or extend beyond the mandatory six (6) inch mow strip around the headstone.~~:~~

C~~B~~. Timing: Subject to the exception herein, artificial flowers may be used only during November through March. Notwithstanding these approved months, artificial flowers may be used within the cemetery on any state recognized holiday but only if placed within the container or receptacle provided in the grave marker. Grave decorations will be removed (i) on the next scheduled Tuesday if there is no state recognized holiday within the previous week or week after the placement of the grave decorations, (ii) on the second Tuesday following a state recognized holiday, or (iii) when live flowers appear dead or floral pieces are past their useful life or otherwise appear unsightly, as determined in the sole discretion of the cemetery sexton or assigned designee. ~~The placement of artificial flowers within the cemetery is prohibited during the months of April through October, except as provided in subsection C of this section.~~

~~C. Artificial flowers may be placed within the cemetery on the state recognized holidays only and if placed within the container or receptacle provided in the grave marker.~~

~~D. Any grave decorations not removed by the owners by April 1 or one (1) week after any holiday may be removed and discarded by cemetery personnel.~~

~~E. All funeral flowers and floral pieces will be removed without notice when they~~ Sexton or assigned designee~~become unsightly.~~

~~F. To protect the safety of cemetery personnel no glass including vases and other containers are permitted and will be removed if found. A. Fencing or Dividers: No plot or block shall be defined by fences, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to describe its corners or boundaries, unless approved by the city administrator or designee.(Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)~~

8-14-8: MARKERS AND MONUMENTS:

To properly maintain the cemetery and provide public safety to the city employees and cemetery visitors, the City sets forth the following marker and monument regulations:

~~The monument (as defined herein) size, location on lot, foundation, kind of stones and other materials to be used shall comply with rules and regulations established by West Jordan City. No monument shall be placed on any lot or grave until approved by the cemetery sexton. The city, without any liability, shall have the right to correct, remove, or have removed any monument placed without the approval of the cemetery sexton or that does not comply with the rules and regulations established herein.~~

~~A. Fencing or Dividers: No plot or block shall be defined by fences, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to describe its corners or boundaries, unless approved by the city administrator or designee.~~

AB. Headstones, Tombstones and Markers: Raised markers are allowed in the cemetery. The owners of gravesites or relatives of deceased persons interred in the cemetery are required to erect and maintain, in a manner satisfactory to the city, and at the expense of the plot owner or relatives of the deceased, headstones, markers or other suitable monuments at the head of the gravesite, with the name of the deceased person plainly inscribed thereon. All headstones, tombstones or markers must be in an orderly row and reasonably in line with all other such markers in that block. ~~No bench headstones are allowed to be placed in the cemetery.~~ All upright headstones must be drilled and doweled and adhesive applied to secure the headstone to the base. Bench headstones shall be allowed in the cemetery. The maximum base shall be no greater then (80) inches in length (side to side) and (24) inches in width (front to back). Design for said Bench headstone can be found on attachment PK-180.

BC. Stone or Cement Base: All headstones, tombstones or markers shall have a stone or cement base ("base"), level with the ground. The maximum base for a single raised or flat headstone, tombstone or marker shall be no greater than forty-two (42) inches in length (side to side) and twenty-four (24) inches in width (front to back). The maximum base for a double raised or flat headstone, tombstone or marker shall be no greater than eighty (80) inches in length (side to side) and twenty-four (24) inches in width (front to back). ~~, extending outward from the outer perimeter of the base and the~~Each headstone~~s~~, tombstone~~s~~ or marker~~s~~ shall be located ~~at~~ at least ~~be eight~~ six ~~inches~~ (68~~"~~) inches away from the outside perimeter of the cement base ~~on~~ on all sides. The cement base must be at least four inches thick.~~, with a minimum thickness of four inches (4").~~

CD. Specifications for Raised Markers: Subject to the exceptions stated herein, t~~T~~he dimensions of a single raised headstone, tombstone, or marker shall not exceed thirty (30) inches in length (side to side) and 12 inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured in ground level.~~width of a single raised headstone, tombstone or marker shall not exceed twenty four inches (24"), not including the base. The width of a raised double headstone, tombstone or marker shall not exceed forty two inches (42"), not including the base.~~ Subject to the exceptions stated herein, the dimensions of a double raised headstone, tombstone or marker shall not exceed sixty-eight (68) inches in length (side to side), twelve inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured from ground level. ~~The height of single or double raised headstones, tombstones or markers shall not exceed forty two inches (42") above ground level.~~ The Mayor ~~City Administrator~~ or his/her designee may grant an exception~~An exception to the maximum height and width requirement may be granted by the city administrator or designee~~ to the height of ~~for~~ a family marker, but in no event may the height of the headstone, tombstone or marker be~~,~~ more than sixty ~~inches~~ (60~~"~~) inches above ground level. Only one (1) family marker shall be allowed for each eight (8) plots. Family markers must be aligned within the general alignment of raised or flat markers.

DE. Specifications for Flat Markers: Flat markers shall not exceed the same length and width of the single or double. Flat markers shall not be smaller in surface measurement than eighteen (18)~~twelve~~ inches in length (side to side) and ~~by~~ twelve (12) ~~eighteen~~ inches in width (front to back) ~~(12" x 18").~~, ~~not including the base, and not larger than twenty one inches by forty two inches (21" x 42"), not including the base.~~

EF. Materials: All headstones, tombstones or markers must be made of real bronze, glazed ~~granite~~granite, or other permanent materials acceptable to the city administrator or designee. Headstones, ~~tombstones~~tombstones, or markers shall not be made of wood, sandstone or any other material which is susceptible to decay.

FG. Vases: All permanent vases shall be placed in the cement or stone base of the marker or monument and shall be recessed to ground level when not in use. Receptacles in the monument itself are allowed, provided they do not project horizontally beyond the base of the monument.

GH. Liability for Damage or Removal: The city shall not be held liable for damage to or removal of non-conforming ~~to~~ headstones, tombstones, or markers, including any damage caused during cemetery maintenance or resulting from the city moving or transferring a monument, headstones, or markers for interment purposes. The maintenance and repair of grave markers including the repositioning of settled grave markers, is the responsibility of the individual who purchased the burial plot. The city assumes no responsibility for any damage, regardless of the source of damage, to any grave marker or monument.

H~~I~~. Setting of Markers or Monuments: Grave markers or monuments shall not be set after October 15 until the following March 1, or as soon as weather conditions permit thereafter.

I~~J~~. Repairs or Resetting: If any monument or headstone becomes unsafe, unsightly, in need of repair or resetting, the city shall attempt to notify the owner of the relevant "certificate of burial rights" of such condition and shall request such person to make any needed repairs under the C~~c~~emetery S~~s~~exton's supervision. If the owner does not make the needed repairs, the city shall have the right to have the monument or headstone removed at the expense of the lot owner or purchaser to remove, replace, or repair any monument or marker. ~~(Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)~~

J. ~~Veterans~~ Medallions: Any medallion issued through the U.S Department of Veterans Affairs to a person who has served in one of the 6 branches of the U.S. Military, or a foreign military, and all other non-veteran medallions shall be allowed to be affixed to ~~said~~ a person's headstone.

K. Temporary Markers: Relatives of the deceased shall be allowed to place a temporary marker on the gravesite as long as the marker is made of material in accordance with paragraph F of this same section and must be approved by the cemetery sexton. (Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019; amd. Ord. 22-30, XX-XX-XXXX~~, Effective at 12 noon on January 6, 2020~~)

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-30

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE TITLE 8, CHAPTER 14, SECTION 7 ("GRAVE DECORATIONS") AND SECTION 8 ("MARKERS AND MONUMENTS")

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

WHEREAS, the City Council of the City ("City Council") desires to amend certain sections of the City Code, regarding and related to grave decorations and markers and monuments; and

WHEREAS, the Planning Commission of the City ("Planning Commission") held a properly noticed public hearing and provided a recommendation on June 7, 2022, regarding the proposed City Code amendments, since all the proposed City Code amendments are land use regulations, including City Code Sections 8-14-7 and 8-14-8; and

WHEREAS, the City Council held a public meeting on _____ and a public hearing on _____ regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____ DAY OF _____, 2022.

(Continued on the following page)

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

(Continued on the next page)

STATEMENT OF APPROVAL OR PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-30.

_____ The Mayor vetoed Ordinance No. 22-30 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-30 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

(Attachment on the following pages)

Attachment 1

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Legislative Redlined Version:

8-14-7: GRAVE DECORATIONS:

To properly maintain the cemetery and provide public safety to the city employees and cemetery visitors, the City sets forth the following grave decoration regulations:

A. Approved Types: Living flowers, artificial flowers (including floral pieces), and flags are the only approved grave decorations permitted within the cemetery. Glass, including vases, and other containers are strictly prohibited and will be removed and disposed of if found. Fencing, dividers, railings, coping, hedges, trees, shrubs, embossing or depression, or any other markers to delineate the plot or block's corners or boundaries are not permitted, unless approved by the city administrator or designee.

B. Dimensions: Grave decorations shall not exceed 18" in height or extend beyond the mandatory six (6) inch mow strip around the headstone.

C. Timing: Subject to the exception herein, artificial flowers may be used only during November through March. Notwithstanding these approved months, artificial flowers may be used within the cemetery on any state recognized holiday but only if placed within the container or receptacle provided in the grave marker. Grave decorations will be removed (i) on the next scheduled Tuesday if there is no state recognized holiday within the previous week or week after the placement of the grave decorations, (ii) on the second Tuesday following a state recognized holiday, or (iii) when live flowers appear dead or floral pieces are past their useful life or otherwise appear unsightly, as determined in the sole discretion of the cemetery sexton or assigned designee.

8-14-8: MARKERS AND MONUMENTS:

To properly maintain the cemetery and provide public safety to the city employees and cemetery visitors, the City sets forth the following marker and monument regulations:

A. Headstones, Tombstones and Markers: Raised markers are allowed in the cemetery. The owners of gravesites or relatives of deceased persons interred in the cemetery are required to erect and maintain, in a manner satisfactory to the city, and at the expense of the plot owner or relatives of the deceased, headstones, markers or other suitable monuments at the head of the gravesite, with the name of the deceased person plainly inscribed thereon. All headstones, tombstones or markers must be in an orderly row and reasonably in line with all other such markers in that block. All upright headstones must be drilled and doweled and adhesive applied to secure the headstone to the base. Bench headstones shall be allowed in the cemetery. The maximum base shall be no greater then (80) inches in length (side to side) and (24) inches in width (front to back). Design for said Bench headstone can be found on attachment PK-180.

B. Stone or Cement Base: All headstones, tombstones or markers shall have a stone or cement base ("base"), level with the ground. The maximum base for a single raised or flat headstone, tombstone or marker shall be no greater than forty-two (42) inches in length (side to side) and twenty-four (24) inches in width (front to back). The maximum base for a double raised or flat headstone, tombstone or marker shall be no greater than eighty (80) inches in length (side to side) and twenty-four (24) inches in width (front to back). Each headstone, tombstone or marker shall be located at least six (6) inches away from the outside perimeter of the cement base on all sides. The cement base must be at least four inches thick.

C. Specifications for Raised Markers: Subject to the exceptions stated herein, the dimensions of a single raised headstone, tombstone, or marker shall not exceed thirty (30) inches in length (side to side) and 12 inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured in ground level. Subject to the exceptions stated herein, the dimensions of a double raised headstone, tombstone or marker shall not exceed sixty-eight (68) inches in length (side to side), twelve inches in width (front to back), and forty-two (42) inches in height (top to bottom) measured from ground level. The Mayor or his/her designee may grant an exception to the height of a family marker, but in no event may the height of the headstone, tombstone or marker be more than sixty (60) inches above ground level. Only one (1) family marker shall be allowed for each eight (8) plots. Family markers must be aligned within the general alignment of raised or flat markers.

D. Specifications for Flat Markers: Flat markers shall not exceed the same length and width of the single or double. Flat markers shall not be smaller in surface measurement than eighteen (18) inches in length (side to side) and twelve (12) inches in width (front to back).

E. Materials: All headstones, tombstones or markers must be made of real bronze, glazed granite, or other permanent materials acceptable to the city administrator or designee. Headstones, tombstones, or markers shall not be made of wood, sandstone or any other material which is susceptible to decay.

F. Vases: All permanent vases shall be placed in the cement or stone base of the marker or monument and shall be recessed to ground level when not in use. Receptacles in the monument itself are allowed, provided they do not project horizontally beyond the base of the monument.

G. Liability for Damage or Removal: The city shall not be held liable for damage to or removal of non-conforming headstones, tombstones, or markers, including any damage caused during cemetery maintenance or resulting from the city moving or transferring a monument, headstones, or markers for interment purposes. The maintenance and repair of grave markers including the repositioning of settled grave markers, is the responsibility of the individual who purchased the burial plot. The city assumes no responsibility for any damage, regardless of the source of damage, to any grave marker or monument.

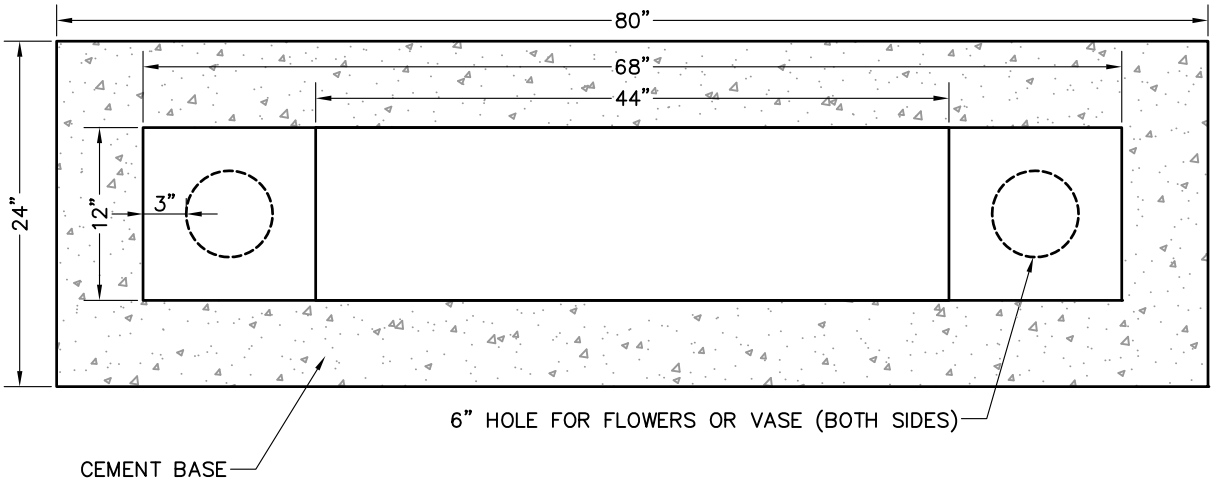
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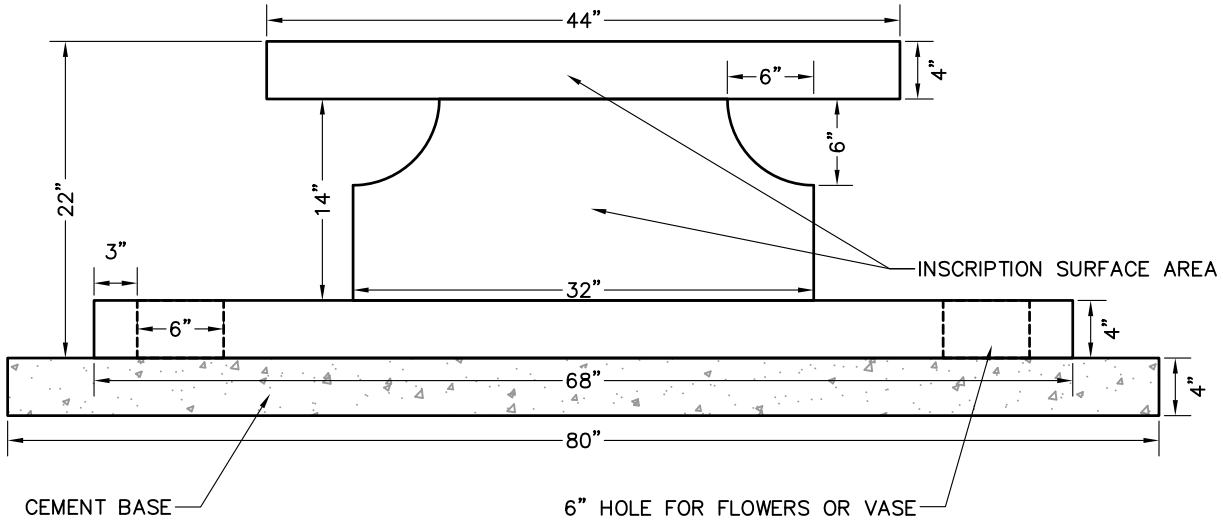
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K. Temporary Markers: Relatives of the deceased shall be allowed to place a temporary marker on the gravesite as long as the marker is made of material in accordance with paragraph F of this same section and must be approved by the cemetery sexton. (Ord. 17-30, 6-14-2017; amd. Ord. 19-48, 12-11-2019; amd. Ord. 22-30, XX-XX-XXXX)

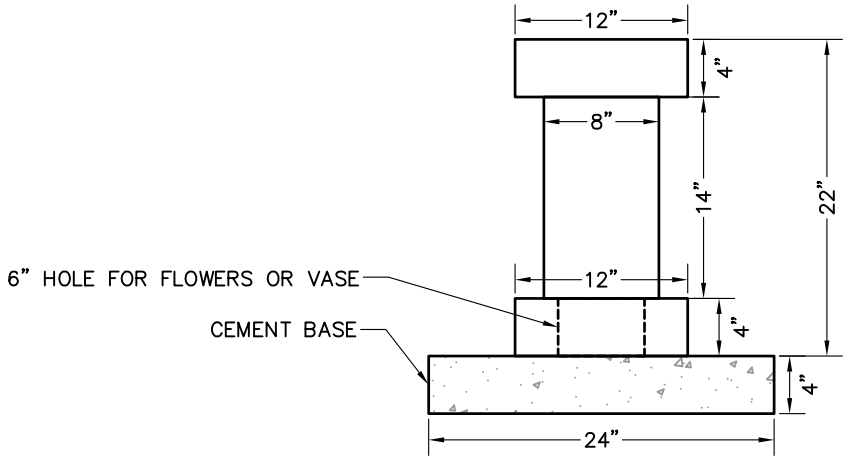
TOP VIEW



FRONT VIEW



SIDE VIEW



DRAWING CREATED OCTOBER 2022

City of West Jordan, Utah

CEMETERY BENCH MONUMENT

PLAN
PK-180

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING

Wednesday, July 13, 2022 - 7:00 pm.
Approved July 27, 2022

Thomas M. Rees Justice Center - 8040 S Redwood Road West Jordan, UT 84088

COUNCIL:	Chair Kayleen Whitelock, Vice-Chair Kelvin Green, Pamela Bloom, Zach Jacob, Christopher McConnehey, David Pack (via Zoom), and Melissa Worthen (via Zoom)
STAFF:	Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Mayor Dirk Burton, City Attorney Rob Wall, Administrative Services Director Danyce Steck, Community Engagement & Government Affairs Director Tauni Barker, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, Assistant Planner Mark Forsythe, IT Administrative Assistant Rachel Mackay, Fire Chief Derek Maxfield, Assistant City Attorney Jared Tingey

1. CALL TO ORDER

Chair Whitelock called the meeting to order at 7:00 pm.

2. PLEDGE OF ALLEGIANCE

Alan Anderson led participants in the pledge of allegiance.

3. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:01 pm.

Public Comments:
None

Chair Whitelock closed public comments at 7:02 pm.

4. COUNCIL ADMINISTRATIVE ITEMS

Chair Whitelock welcomed Steve Brownlee with Walker Edison, and recognized Walker Edison for receiving the International Business of the Year Award from Governor Cox. She presented Mr. Brownlee with a certificate and pin, and the Council took the opportunity to take photographs and shake hands.

5. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report

Mayor Dirk Burton reported on the recent successful Western Stampede event, and expressed appreciation for all who participated. He reported on events he attended in the community, commented that City offices would be closed on July 25th for Pioneer Day, and

spoke of a new business in West Jordan.

b. City Administrator's Report

City Administrator Korban Lee thanked staff and the Council for their involvement in the Western Stampede event.

6. REPORTS TO COUNCIL

a. Jordan Valley Water Conservancy District Report and Public Comment Period

Jordan Valley Water Conversancy District Board Member Lyle Summers explained that a growing service area and increasing water demands required additional water supplies and infrastructure, costing millions of dollars. He presented a proposed property tax increase for water service purposes (annual increase of $6.96 for a $550,000 residence). The additional property tax revenue would support treatment plant upgrades and expansion; two new storage reservoirs; new wells and groundwater development; new booster pump station; and new debt/bonds to be issued.

A public hearing was scheduled for August 10, 2022 at the Jordan Valley Water Conservancy District Administration Building. Bart Forsythe with JVWCD reported the current certified tax rate was .000296, and the proposed certified tax rate would be .000319.

Chair Whitelock opened the public comment period at 7:17 pm.

Citizen Comments:
None

Chair Whitelock closed citizen comments at 7:18 pm.

7. PUBLIC HEARINGS

a. Jones Landing Master Development Agreement

Ben Seastrand with Gardner Company, representing the applicant, said Gardner Company and the Jones family had worked together to align current market demands with the given landscape at 6835 West 9800 South. Mr. Seastrand stated the requested rezone to M-1 would align with current uses in the area. The intention would be to develop two buildings, beginning with the first building on the east side of the property.

Chair Whitelock opened a public hearing at 7:21 pm.

Comments:
None

Chair Whitelock closed the public hearing at 7:22 pm.

MOTION: Vice Chair Green moved to APPROVE Ordinance No. 22-19, a petition by Gardner Company / Ben Seastrand requesting the approval of a Master Development Agreement for Jones Landing located at 6835 West 9800 South. Council Member Bloom seconded the motion.

The vote was recorded as follows:

Chair Whitelock	**Yes**
Vice Chair Green	**Yes**
Council Member Bloom	**Yes**
Council Member Jacob	**Yes**
Council Member McConnehey	**Yes**
Council Member Pack	**Yes**
Council Member Worthen	**Yes**

The motion passed 7-0

b. Jones Landing Zone Map Amendment

Mr. Seastrand said he had nothing to add to his presentation from the previous agenda item.

Chair Whitelock opened a public hearing at 7:26 pm.

Comments:
None

Chair Whitelock closed the public hearing at 7:26 pm.

MOTION: Vice Chair Green moved to APPROVE Ordinance No. 22-22 rezoning approximately 62 acres located at 6835 West 9800 South from A-20 Zone to M-1 Zone. Council Member Bloom seconded the motion.

The vote was recorded as follows:

Chair Whitelock	**Yes**
Vice Chair Green	**Yes**
Council Member Bloom	**Yes**
Council Member Jacob	**Yes**
Council Member McConnehey	**Yes**
Council Member Pack	**Yes**
Council Member Worthen	**Yes**

The motion passed 7-0.

c. Code Amendment – Grave Decorations, Markers and Monuments

Cemetery Sexton Kelly Dolar oriented the Council regarding proposed amendments to City Code Title 8, Chapter 14, Section 7 regarding Grave Decorations and Section 8 regarding Markers and Monuments. He said the proposed amendments were intended to bring clarity to expectations of family members.

Mr. Dolar answered questions from the City Council. Chair Whitelock suggested the Mayor should be included in the language granting the Chief Administrative Officer or designee the ability to grant an exception for the height of a burial marker. Mr. Lee responded that the designation of the Administrative Officer was a carry-over from the change in

government and could be changed. Vice Chair Green said he would prefer to leave the right to grant that exception to the Mayor.
Chair Whitelock said she agreed.

Chair Whitelock opened a public hearing at 7:32 pm

Comments:
None

Chair Whitelock closed the public hearing at 7:33 pm

Council Member McConnehey said he would like to see accommodation for certain types of benches. Mr. Dolar said he recently saw a creative way to get around the no-bench rule with something similar to a bench that met the ordinance. Council Member McConnehey said he did not want individuals to need to be creative and circumvent Code to have a bench.

Chair Whitelock commented that time-of-need at the cemetery was very emotional. She expressed the opinion that the Code had many limitations she did not see in practice at other cemeteries. Chair Whitelock expressed concern that the Code was too restrictive and took the personal element out of something that was very personal. Mr. Dolar said he did read through ordinances for other cemeteries in the Salt Lake Valley when putting together the proposed amendments, and said the proposed language was not restrictive compared to some. He commented that the City did not have the resources to clean decorations off grass. Decorations would be allowed on headstones, but not on grass.

Council Member McConnehey said his father was interred at the West Jordan Cemetery four years ago, and his mother had commented on how much better and tidier the cemetery had looked recently. However, he listed several decorations they had put out in the past that would not be allowed with the proposed amendments. He said he wanted to be careful not to negatively impact those with limited financial means who wanted to keep the memory of a loved one alive and found a way to do so that could be kept orderly. Council Member McConnehey said he believed the proposed language was a good start.

Council Member Bloom said she sought out and visited cemeteries across the country as a place of peace and solitude. She said she was able to understand the staff perspective, and agreed the proposed language was a good start, but hoped more flexibility could be found to balance maintenance needs with needs of the public. She said she would want to include the ability to install benches.

Mr. Dolar commented that under the current ordinance, the only approved decorations were flowers and flags. Decorations were cleaned up every Tuesday. He emphasized that decorations needed to be confined to headstones to allow regular maintenance of the lawns.

Vice Chair Green commented that the Council needed to decide if the “sole discretion” referred to in Lines 19 and 20 should be assigned to the Sexton or to staff. He pointed out that “sexton” should uniformly be either capitalized or lower-case throughout the

document. He expressed a desire to include language specifying that VA emblems would be allowed to be affixed to headstones.

Chair Whitelock summarized that four or more Council Members indicated support for allowing benches, and for allowing VA emblems. Mr. Anderson said he also heard a desire to provide more flexibility for individuals to be able to memorialize loved ones.

MOTION: Council Member McConnehey moved to TABLE Ordinance No. 22-30 amending Title 8, Chapter 14, Section 7 Grave Decorations and Section 8 Markers and Monuments until a date determined appropriate by Council Leadership. Council Member Jacob seconded the motion.

The vote was recorded as follows:

Chair Whitelock	**Yes**
Vice Chair Green	**Yes**
Council Member Bloom	**Yes**
Council Member Jacob	**Yes**
Council Member McConnehey	**Yes**
Council Member Pack	**Yes**
Council Member Worthen	**Yes**

The motion passed 7-0.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- *April 6, 2022 – Committee of the Whole Meeting*
- *May 18, 2022 – Committee of the Whole Meeting*
- *June 22, 2022 – City Council Work Session and Regular Meeting*

b. Consider Resolution No. 22-030 authorizing the pick-up of certain public safety and firefighter employee retirement contributions.

MOTION: Council Member McConnehey moved to APPROVE consent items 8a and 8b as listed on the agenda. Vice Chair Green seconded the motion.

The vote was recorded as follows:

Chair Whitelock	**Yes**
Vice Chair Green	**Yes**
Council Member Bloom	**Yes**
Council Member Jacob	**Yes**
Council Member McConnehey	**Yes**
Council Member Pack	**Yes**
Council Member Worthen	**Yes**

The motion passed 7-0.

9. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report

Council Office Director Alan Anderson reported that PrimeGov agenda management software was being used for the first time during the meeting. He thanked Cindy Quick and Cassidy Hansen for their work to get the system up and going.

b. City Council Reports / Remarks

Council Member Jacob –

- Reminded citizens of existing drought conditions.

Vice Chair Green –

- Reported on a recent Land Use Subcommittee meeting.
- Said he believed PrimeGov would be useful for all City commissions and committees.
- Thanked staff for the successful Western Stampede.

Council Member Bloom

- Expressed appreciation for staff's work to put on a successful Western Stampede.
- Reminded citizens of the importance of observing firework restrictions.

Council Member McConnehey –

- Said he hoped PrimeGov would be utilized for all public meetings.

Council Member Worthen –

- Gave a shout-out to Station 54 for response to a recent situation and kindness she observed to a child.

Chair Whitelock –

- Thanked staff for the recent Western Stampede.
- Thanked Council Office staff for implementing PrimeGov.

c. New Business Reports

The Council reviewed a list of new business items expected to appear on a future agenda for consideration and possible action.

d. Council Chair Housekeeping Items

None

10. ADJOURN

Vice Chair Green moved to adjourn the meeting. Council Member Jacob seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 8:06 pm.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 13, 2022. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 27th day of July 2022

MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, November 02, 2022 – 5:30 p.m.
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

COUNCIL: Council Chair Kayleen Whitelock, Vice Chair Kelvin Green (arrived at 5:36 p.m.), Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Pamela Bloom

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Attorney Rob Wall, Public Services Director Isaac Astill, Mayor Dirk Burton, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Senior PC Specialist Rodney Glore, City Administrator Korban Lee, Fire Chief Derek Maxfield, Attendee Tayler Jensen

1. CALL TO ORDER

Chair Whitelock called the work session to order at 5:30 pm. She noted that Council Member Worthen was attending the meeting remotely.

2. DISCUSSION ITEMS

a. Ordinance No. 22-30 amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and 8-14-8 (Markers and Monuments)

Cemetery Sexton Kelly Dollar reported on changes made to Title 8, Chapter 14 following the last review by the Council. Mr. Dollar felt good about the changes. Council Member McConnehey asked if limiting flags allowed in the cemetery to national or military flags would cause a free speech conflict. Mr. Dollar explained duration limitations for flags/decorations in the cemetery. City Attorney Rob Wall wanted to look at the burial right certificates used by the City for potential liability.

Vice Chair Green joined at 5:36 pm

Responding to a question from Council Member Pack, Mr. Dollar explained safety concerns related to shepherd-hook style flag holders and glass decorations in the cemetery. He said the intent was not to limit the decorations, but to control the aesthetics and safety of the cemetery. Vice Chair Green believed restrictions needed to be content neutral. Chair Whitelock agreed the intent was to provide for safety and suggested removing the word "appropriate" from the language.

A majority of the Council indicated a desire for the language on lines 12 and 13 to read, "artificial flowers, flags, and decorations not to exceed 18 inches in height," with additional language to indicate safety of items being determined by the Sexton. Mr. Wall believed the Council could restrict flags in the cemetery to U.S. flags but asked Council if they wanted to do that. He advised that any restriction regarding flags would need to be

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narrow. A majority of the Council indicated they were more comfortable not restricting the type of flag allowed in the cemetery.

Council Member McConnehey spoke of seeing a U.S. Marine service medallion on a headstone in Australia, and said he hoped service medallions for those who had served in other nations' militaries would similarly be allowed on headstones in West Jordan. A majority of the Council indicated agreement. Vice Chair Green explained U.S. Department of Veterans Affairs medallion policy. Mr. Wall noted that the proposed language should be adjusted.

Council Member Worthen left at 5:56 p.m.

The Council and staff discussed wait times for headstones and temporary marker possibilities. Council Member McConnehey expressed appreciation to Mr. Dollar for his work on the ordinance. A majority of the Council indicated support for adding a section regarding temporary markers to the ordinance.

b. 2022 Drinking Water Master Plan Update

Utilities Manager Greg Davenport provided an update regarding the Drinking Water Master Plan. He reminded the Council that the information was in draft form. Mr. Davenport presented a summary of required system improvements proposed by the contracted consultant. Vice Chair Green questioned the data projections used to put together the summary of recommended system improvements, and suggested the City would be behind with the recommendations provided. Mr. Davenport said the summary provided represented the consultant's best professional guess. He said he would take the Planning Commission and City Council's questions to the consultant for answers. Mr. Davenport wanted the Council to be happy with the report before adoption.

Mr. Davenport showed lists of pipeline, pump station, storage reservoir, rehabilitation, and aging pipe repair projects planned for the next five years. He spoke of the Lead and Copper Rule, tracking plans, and the need to put a replacement plan in place. Dave Murphy said complete removal of lead and copper in pipes nationwide was the eventual goal. Staff were aware that grant funds may be available. Chair Whitelock expressed a desire for West Jordan to act sooner rather than later. Vice Chair Green agreed.

Mr. Davenport said he was careful with the water supply in West Jordan and emphasized the importance of conservation. He spoke of evaluating potential future development based on water availability and suggested language should be added to City Code. The Council directed Council Office Director Alan Anderson to add discussion of adequate public facilities to a future agenda.

Responding to a question from Chair Whitelock, Mr. Davenport said it was difficult to anticipate budgetary numbers. He explained the costs shown in the report were based on current construction costs. Mr. Davenport stated the City currently had enough water storage to support a little more than one peak day in West Jordan. Chair Whitelock said she believed it was important for the City to be able to supply water to residents.

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Council Member Worthen returned at 6:39 pm

Council Member McConnehey showed images of an old water line found during a construction project in the City.

Council Members indicated a desire to have more time to review the report. Chair Whitelock said Mr. Davenport would be invited back to a future meeting for further discussion. She emphasized the importance of making sure correct fees were charged.

3. ADJOURN

Vice Chair Green moved to adjourn the Committee of the Whole. Council Member Bloom seconded the motion, which passed by unanimous vote (7-0). The Committee of the Whole meeting adjourned at 6:46 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 2, 2022. This document constitutes the official minutes for the West Jordan Committee of the Whole Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2022

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5. Text Amendment – Cemetery; Amend the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Section 8 (Markers and Monuments); City-wide applicability; City of West Jordan (applicant)

Kelly Dolar, West Jordan Cemetery Sexton, explained that the adjustments to the cemetery ordinance are due to the growing number of burials and to address safety concerns. The amendments will make maintenance more efficient regarding placement of decorations on the monument, and it will establish a uniform removal day that visitors can plan for. The amendment will also clarify monument size limitations. Research had been conducted on some surrounding cemeteries, and these changes fall in line with what is typical. Certain holiday periods will be given an extra week for decorations, and signage will be updated with the amended policies.

Duncan Murray explained that Title 8 is adopted as a land use regulation, which is why the amendment needs a recommendation from the Planning Commission.

Larry Gardner stated that the staff report would usually include a statement regarding the findings for approving a text amendment as found in Section 13-7B. He has reviewed the proposed amendment and found that it meets the findings of the ordinance.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved to forward a positive recommendation to the City Council for the proposed amendment to the 2009 City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and Section 8 (Markers and Monuments). The motion was seconded by Matt Quinney and passed 7-0 in favor.

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6. Moderate Income Housing Strategies: amendment to the Moderate-Income Housing Plan of the West Jordan General Plan adopting strategies to be compliant with State Law

Strategies recommended by the planning commission at the previous meeting were reviewed along with goals and timelines.

1. Rezone for densities necessary to facilitate the production of moderate-income housing. Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.
2. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing. Adopt policy to waive fees and subsize moderate-income housing by December 31, 2024.
3. Zone or rezone for higher density or moderate-income residential development to commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Rezone all qualifying properties, approved by the city council, to the Residential Overlay District (ROD) by December 31, 2025.

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ray McCandless

Department Sponsor: Community Development

Agenda Type: BUSINESS ITEM

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item : 12/07/2022

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Ordinance No. 22-52 amending the Preliminary Master Development Plan for Copper Rim Town Center (IOZ) located at approximately 5950 West 7800 South, to revise approved fencing in the commercial area along the Mountain View Corridor; Matt Dean / CW Land (applicant)

2. **EXECUTIVE SUMMARY**
   Amend the approved preliminary Master Development Plan to change the approved fencing in the commercial area from an 8' decorative masonry fence with pillars to either a 6' or 8' decorative aluminum fence.

3. **TIME SENSITIVITY / URGENCY**
   The site plan review for the commercial tenant Furniture Row is nearing completion and the amendment is needed to coincide with construction timelines.

4. **FISCAL NOTE**
   N/A

5. **STAFF ANALYSIS**

   I. BACKGROUND:
   The preliminary master development plan for the Copper Rim Town Center IOZ (Interchange Overlay Zone) was approved by the City Council on July 28, 2021.

   II. GENERAL INFORMATION & ANALYSIS:
   The approved preliminary Master Development Plan shows an 8' decorative masonry fence where the commercial area abuts the Mountain View Corridor as illustrated in Attachment A.

   Instead of installing an 8' decorative masonry wall, the applicant is proposing to install an 8' picket style aluminum fence as shown in Attachment B.

   The area south of the city water tank will develop as commercial sometime in the future. The reason an aluminum picket fence is being proposed is to increase visibility into the commercial area from the Mountain View Corridor. Staff feels that this makes sense, that visibility of commercial areas from high traffic volume streets is important and will be an improvement over a solid masonry wall. Since there are no specific fence design requirements between commercial properties and highways and freeways and there are no safety concerns with the proposed fence type, staff has no concerns with the Planning Commission's recommendation to forward a favorable recommendation to the City Council to approve the fence as requested.

   There are no specific fence design requirements between commercial properties and highways and there are no safety concerns with the proposed fence; Therefore, the change in fencing is

appropriate and consistent with future commercial development of the property. The attached ordinance will need to be revised if the City Council is ok with allowing the applicant to decide between a 6‘ and 8‘ fence as recommended by the Planning Commission. The draft ordinance states the fence will be 8‘ high.

6. PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the proposed aluminum picket style fence along the commercial portion of the Copper Rim Town Center abutting the Mountain View Corridor and allow applicant to choose either an 8’ high fence or, a 6’ high fence to match the height of the existing fencing around the city water tank. The Planning Commission voted 6-0 to forward a positive recommendation to the City Council.

7. MOTION RECOMMENDED

”I move to adopt Ordinance No. 22-52 amending the approved preliminary development plan for the Copper Rim Town Center IOZ to revise the approved fencing in the commercial area along the Mountain View Corridor located at approximately 5950 West 7800 South in the P-C (IOZ) Zone allowing the applicant to choose either a 6’ or 8’ high fence.”

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Ordinance No. 22-52
Planning Commission Meeting Minutes
Approved Preliminary Development Plan – Applicable Pages
Proposed Fence – Elevation drawing

10. OTHER INFORMATION

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-52

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COPPER RIM TOWN CENTER IOZ, LOCATED AT APPROXIMATELY 5950 WEST 7800 SOUTH; REVISING AND REPLACING THE APPROVED FENCING PLAN (AN 8' DECORATIVE MASONRY FENCE WITH BRICK PILLARS) IN THE COMMERCIAL AREA ALONG THE MOUNTAIN VIEW CORRIDOR, WITH AN 8' DECORATIVE ALUMINUM FENCE

WHEREAS, the City of West Jordan ("**City**") adopted the West Jordan City Code ("**City Code**") in 2009, which provides for development plans; and

WHEREAS, the City Council for the City ("**Council**" or "**City Council**") approved a preliminary master development plan for The Copper Rim Town Center IOZ development ("**DP**" and "**Copper Rim IOZ**") on July 28, 2021; and

WHEREAS, the DP depicts a requirement for an 8' decorative masonry fence with brick pillars in the commercial area along the Mountain View Corridor, as depicted in Attachment A to this Ordinance; and

WHEREAS, an application was submitted for an Amendment to the DP for the purpose of amending the requirement for the 8' decorative masonry fence with brick pillars by replacing it with a requirement for an 8' decorative aluminum fence in the commercial area along the Mountain View Corridor, as depicted in Attachment B ("**Application**" and "**DP Amendment**"); and

WHEREAS, the DP Amendment is allowed as an option by City Code Sections 13-14-3E and 13-7I-5B2, with final approval of the DP Amendment required from the City Council because the City Council approved the DP; and

WHEREAS, the Application requires a recommendation from the West Jordan Planning Commission ("**Planning Commission**") and consideration by the Council; and

WHEREAS, on November 15, 2022 the Application was considered by the Planning Commission, which held a public hearing and which made a recommendation to the City Council concerning the DP Amendment; and

WHEREAS, a public meeting was held before the City Council on November 16, 2022 and a public hearing on December 7, 2022 concerning the DP Amendment; and

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

Section 1. Approval of Development Plan Amendment. The DP Amendment, as depicted in Attachments A and B to this Ordinance, is approved. Therefore, the DP provision requiring the 8' decorative masonry fence with brick pillars is replaced by a requirement for an 8' decorative aluminum fence in the commercial area along the Mountain View Corridor, as depicted in Attachment B.

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 upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____, 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST: [see next page]

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-52.

_____ The Mayor vetoed Ordinance No. 22-52 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-52 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachments to

ORDINANCE NO. 22-52

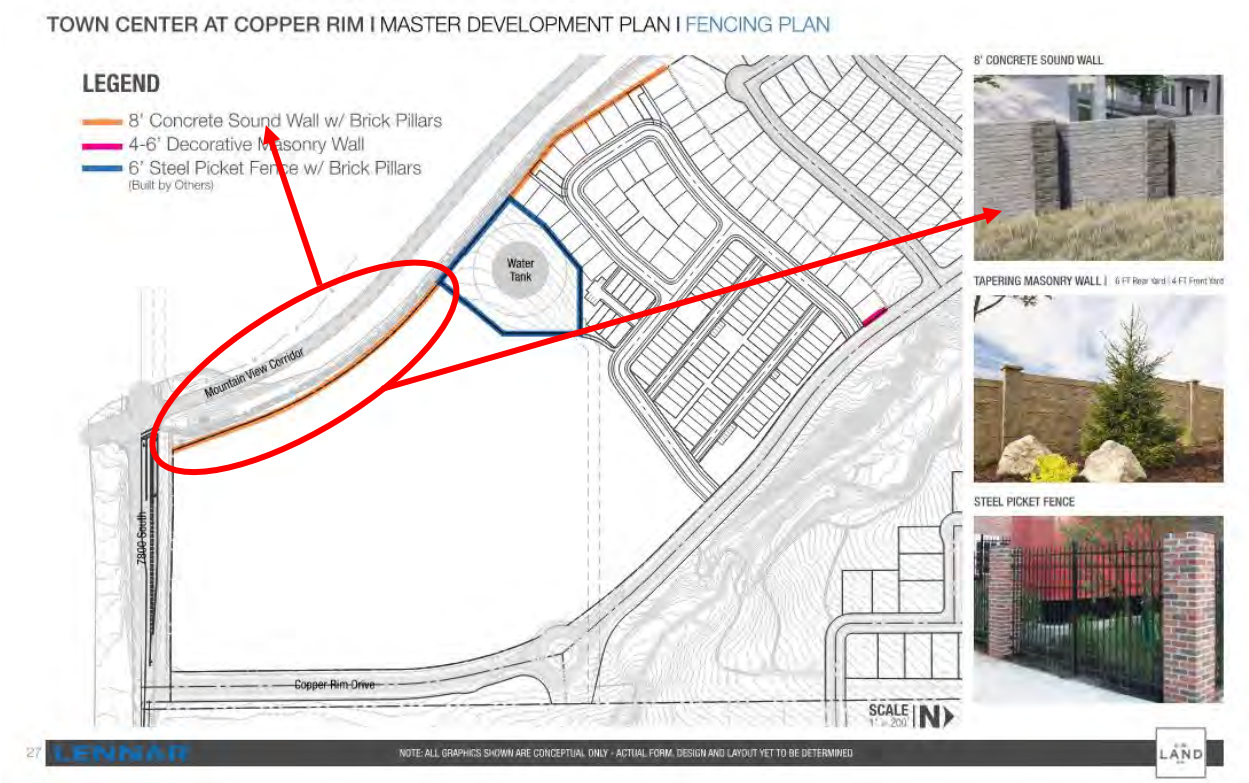
AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COPPER RIM TOWN CENTER IOZ, LOCATED AT APPROXIMATELY 5950 WEST 7800 SOUTH; REVISING AND REPLACING THE APPROVED FENCING PLAN (AN 8' DECORATIVE MASONRY FENCE WITH BRICK PILLARS) IN THE COMMERCIAL AREA ALONG THE MOUNTAIN VIEW CORRIDOR, WITH AN 8' DECORATIVE ALUMINUM FENCE

PRELIMINARY MASTER DEVELOPMENT PLAN AMENDMENT
[See the following pages.]

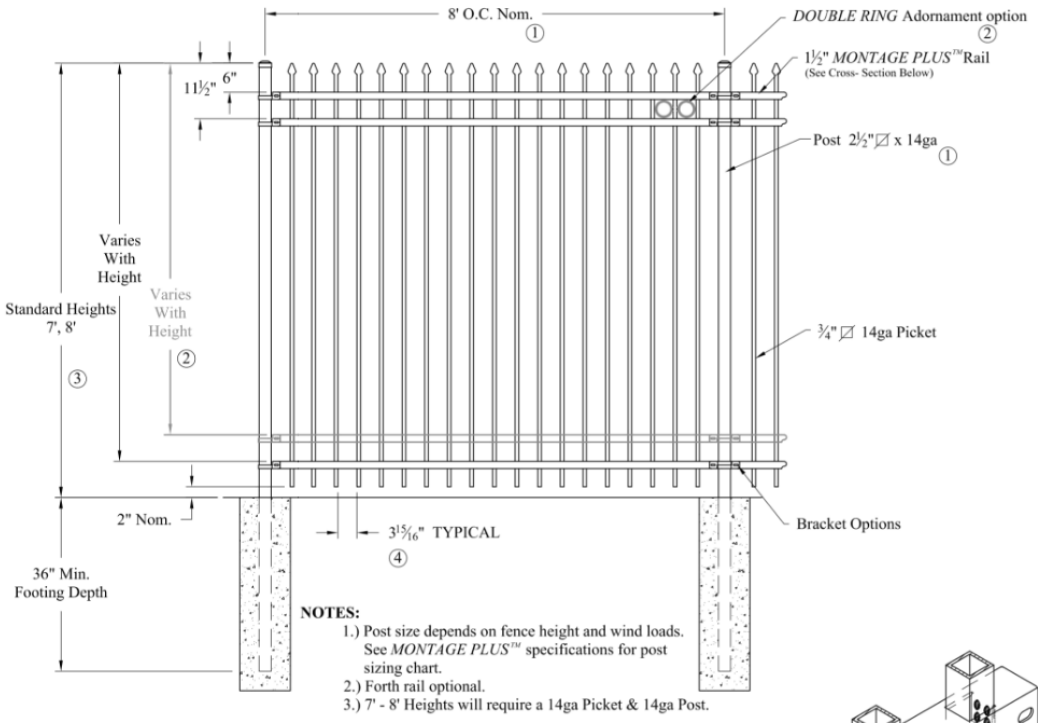
ATTACHMENT A (Depicting the current Fencing Plan, with an 8' Decorative Masonry Fence with Brick Pillars)

ATTACHMENT B (Depicting the proposed new Fencing Plan, with an 8' Decorative Aluminum Fence)

ATTACHMENT A



ATTACHMENT B



MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 15, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM

PRESENT: Jay Thomas, Kent Shelton, Matt Quiney, Trish Hatch, Ammon Allen, and George Winn. McKenna Marchant was excused.

STAFF: Larry Gardner, Duncan Murray, Ray McCandless, Tayler Jensen, Alan Anderson, Julie Davis, Paul Brockbank

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4. Copper Rim Town Center IOZ; approximately 5950 West 7800 South; Amend the Preliminary Master Development Plan to revise approved fencing in the commercial area along Mountain View Corridor; P-C (IOZ) Zone; CW Land Co./CW Copper Rim 1, LLC/Matthew Dean (applicant) [#28784; parcel 20-26-457-001]

Matt Dean, Vice President of CW Land Co., was representing the Copper Rim master developer and Furniture Row USA. In 2021 the master development plan included an 8-foot-tall concrete sound wall on commercial and residential land uses next to Mountain View Corridor. The purpose of the amendment is to modify the building material from an 8-foot concrete wall to an 8-foot decorative fence that fronts the commercial area. Reasons for the amendment are that a solid wall would block the majority of the storefronts in the retail center and does not allow for visibility from Mountain View Corridor. Retail businesses within the Town Center want that visibility. The proposed 8-foot-tall aluminum decorative fence will provide transparency. The solid concrete wall is appropriate next to residential uses and should remain. The proposed amendment is important to retain current and attract future commercial businesses in Copper Rim and is limited only to the commercial retail portions that front Mountain View Corridor. Furniture Row said they intend for the fence to be painted a flat black color, which will be tasteful and attractive.

Ray McCandless pointed out the orientation of the Furniture Row building that faces southwest toward the intersection. Visibility is important for commercial uses and staff was in favor of the change to the Copper Rim Town Center IOZ Preliminary Master Development Plan.

Ammon Allen noted that the adjoining fence along the water tank is not as tall, so he suggested that the applicant be allowed to choose whether they want to have six feet in height for consistency or keep it at eight feet.

Ray McCandless said staff did not see a problem with allowing that.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved to [forward a positive recommendation to the City Council] to approve the proposed amendment to the Copper Rim Town Center Preliminary Development Plan as requested and allow applicant to choose the height between six and eight feet as indicated by Commissioner Allen. The motion was seconded by George Winn and passed 6-0 in favor. McKenna Marchant was absent.

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MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, November 02, 2022 – 5:30 p.m.
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

COUNCIL: Council Chair Kayleen Whitelock, Vice Chair Kelvin Green (arrived at 5:36 p.m.), Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Pamela Bloom

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Attorney Rob Wall, Public Services Director Isaac Astill, Mayor Dirk Burton, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Senior PC Specialist Rodney Glore, City Administrator Korban Lee, Fire Chief Derek Maxfield, Attendee Tayler Jensen

1. CALL TO ORDER

Chair Whitelock called the work session to order at 5:30 pm. She noted that Council Member Worthen was attending the meeting remotely.

2. DISCUSSION ITEMS

a. Ordinance No. 22-30 amending the 2009 West Jordan City Code Title 8, Chapter 14, Section 7 (Grave Decorations) and 8-14-8 (Markers and Monuments)

Cemetery Sexton Kelly Dollar reported on changes made to Title 8, Chapter 14 following the last review by the Council. Mr. Dollar felt good about the changes. Council Member McConnehey asked if limiting flags allowed in the cemetery to national or military flags would cause a free speech conflict. Mr. Dollar explained duration limitations for flags/decorations in the cemetery. City Attorney Rob Wall wanted to look at the burial right certificates used by the City for potential liability.

Vice Chair Green joined at 5:36 pm

Responding to a question from Council Member Pack, Mr. Dollar explained safety concerns related to shepherd-hook style flag holders and glass decorations in the cemetery. He said the intent was not to limit the decorations, but to control the aesthetics and safety of the cemetery. Vice Chair Green believed restrictions needed to be content neutral. Chair Whitelock agreed the intent was to provide for safety and suggested removing the word "appropriate" from the language.

A majority of the Council indicated a desire for the language on lines 12 and 13 to read, "artificial flowers, flags, and decorations not to exceed 18 inches in height," with additional language to indicate safety of items being determined by the Sexton. Mr. Wall believed the Council could restrict flags in the cemetery to U.S. flags but asked Council if they wanted to do that. He advised that any restriction regarding flags would need to be

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Council Member McConnehey spoke of seeing a U.S. Marine service medallion on a headstone in Australia, and said he hoped service medallions for those who had served in other nations' militaries would similarly be allowed on headstones in West Jordan. A majority of the Council indicated agreement. Vice Chair Green explained U.S. Department of Veterans Affairs medallion policy. Mr. Wall noted that the proposed language should be adjusted.

Council Member Worthen left at 5:56 p.m.

The Council and staff discussed wait times for headstones and temporary marker possibilities. Council Member McConnehey expressed appreciation to Mr. Dollar for his work on the ordinance. A majority of the Council indicated support for adding a section regarding temporary markers to the ordinance.

b. 2022 Drinking Water Master Plan Update

Utilities Manager Greg Davenport provided an update regarding the Drinking Water Master Plan. He reminded the Council that the information was in draft form. Mr. Davenport presented a summary of required system improvements proposed by the contracted consultant. Vice Chair Green questioned the data projections used to put together the summary of recommended system improvements, and suggested the City would be behind with the recommendations provided. Mr. Davenport said the summary provided represented the consultant's best professional guess. He said he would take the Planning Commission and City Council's questions to the consultant for answers. Mr. Davenport wanted the Council to be happy with the report before adoption.

Mr. Davenport showed lists of pipeline, pump station, storage reservoir, rehabilitation, and aging pipe repair projects planned for the next five years. He spoke of the Lead and Copper Rule, tracking plans, and the need to put a replacement plan in place. Dave Murphy said complete removal of lead and copper in pipes nationwide was the eventual goal. Staff were aware that grant funds may be available. Chair Whitelock expressed a desire for West Jordan to act sooner rather than later. Vice Chair Green agreed.

Mr. Davenport said he was careful with the water supply in West Jordan and emphasized the importance of conservation. He spoke of evaluating potential future development based on water availability and suggested language should be added to City Code. The Council directed Council Office Director Alan Anderson to add discussion of adequate public facilities to a future agenda.

Responding to a question from Chair Whitelock, Mr. Davenport said it was difficult to anticipate budgetary numbers. He explained the costs shown in the report were based on current construction costs. Mr. Davenport stated the City currently had enough water storage to support a little more than one peak day in West Jordan. Chair Whitelock said she believed it was important for the City to be able to supply water to residents.

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Council Member Worthen returned at 6:39 pm

Council Member McConnehey showed images of an old water line found during a construction project in the City.

Council Members indicated a desire to have more time to review the report. Chair Whitelock said Mr. Davenport would be invited back to a future meeting for further discussion. She emphasized the importance of making sure correct fees were charged.

3. ADJOURN

Vice Chair Green moved to adjourn the Committee of the Whole. Council Member Bloom seconded the motion, which passed by unanimous vote (7-0). The Committee of the Whole meeting adjourned at 6:46 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 2, 2022. This document constitutes the official minutes for the West Jordan Committee of the Whole Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2022

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MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, November 02, 2022 – 7:00 pm
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

COUNCIL: Council Chair Kayleen Whitelock, Vice Chair Kelvin Green, Pamela Bloom, Zach Jacob, Chris McConnehey, Melissa Worthen, and David Pack

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, City Administrator Korban Lee, Mayor Dirk Burton, City Attorney Rob Wall, Administrative Services Director Danyce Steck, Public Services Director Isaac Astill, Public Works Director Brian Clegg, Senior PC Specialist Rodney Glore, Fire Chief Derek Maxfield, Police Chief Ken Wallentine, and Senior Planner Tayler Jensen

1. CALL TO ORDER

Chair Whitelock called the meeting to order at 7:00 pm. She noted that Council Member Worthen would attend remotely.

2. PLEDGE OF ALLEGIANCE

Deputy Chief Robertson led participants in the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:01 pm

Citizen Comments:
None

Chair Whitelock closed public comments at 7:01 pm

4. SPECIAL PRESENTATION

a. West Jordan Police Department Badge Pinning

Police Chief Ken Wallentine announced badge pinnings for the following officers: Lt. James Kanges, Sgt. Scott Elison, Mike Jones, Gary Christiansen, Nick Melani, Kendall Holt, Benjamin Crisp, Taylor Griffith, Austin Larsen, Alia Mason, Caleb Money, Trevor Newan, Geron Shultz, Caden Strassers, Jordan Whitwer, and Eric Wood. The Council congratulated the officers and took the opportunity for a photo.

b. Accreditation Presentation

Val Shupe, Executive Director of Utah Chiefs of Police Association, presented Chief Wallentine and the West Jordan Police Department with accreditation sponsored by the

DRAFT

Utah Chiefs of Police Association in recognition of completion of accreditation standards. Chief Wallentine said he was proud of the West Jordan officers.

5. EXECUTIVE REPORTS TO COUNCIL

a. Mayor's Report

Mayor Dirk Burton reported on events attended in the community and spoke of upcoming events and meetings.

b. City Administrator's Report

Public Services Director Isaac Astill updated the Council regarding temporary office space for the remainder of the City Hall renovation project. The Council and Mr. Astill discussed signage to clearly direct citizens to the location.

Administrative Services Director Danyce Steck provided an update on the planned West Jordan Wellness Clinic at City Hall. She spoke of touring two similar clinics in Arizona and answered questions from the Council. The contract for the West Jordan Wellness Clinic was awarded to OnSite Care.

City Administrator Korban Lee praised and thanked Mr. Astill and Ms. Steck for their contributions and dedication.

6. PUBLIC HEARINGS

a. Ordinance No. 22-47 a petition by Ryan Peterson/Kick Creek LLC requesting a rezone of approximately 1.276 acres from HFR Zone (High Density, Multi-Family Residential) to SC-2 Zone (Community Shopping Center) for Promontory at the Highlands located at approximately 5701 West 7800 South.

Senior Planner Tayler Jensen presented the proposed rezone of a small piece of land from HFR Zone to SC-2 Zone for a Home Depot project and answered questions from the Council.

Chair Whitelock opened a public hearing at 7:38 pm

Comments:
None

Chair Whitelock closed the public hearing at 7:38 pm

MOTION: Council Member McConnehey moved to APPROVE Ordinance No. 22-47 a petition by Ryan Peterson/Kick Creek LLC requesting a rezone of approximately 1.276 acres from HFR Zone (High Density, Multi-Family Residential) to SC-2 Zone (Community Shopping Center) for Promontory at the Highlands located at approximately 5701 West 7800 South. Chair Whitelock seconded the motion.

The vote was recorded as follows:

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Yes: Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Kelvin Green, Pamela Bloom, Kayleen Whitelock
No:
Absent:

The motion passed 7-0.

7. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report

Council Office Director Alan R. Anderson updated the Council regarding Jordan Valley Water Conservancy Board nominations, enhancements to PrimeGov, and the General Plan update.

b. City Council Reports / Remarks

Council Member Jacob –

- Expressed gratitude and thanked staff for Maple Hills Park, he noted it was well loved and being used regularly.

Vice Chair Green –

- Thanked staff for working to implement the Wellness Clinic and for putting together a temporary workspace.

Council Member Bloom –

- Echoed appreciation to staff for their work.
- Spoke enthusiastically of a recent ride-along with the Fire Department.

Chair Whitelock –

- Shared a positive citizen comment regarding the Police Department and thanks for their presence in neighborhoods on Halloween.
- She reported that participation with Western Growth Coalition had been a more useful in the past and asked for Council feedback regarding continued participation.

c. Council Chair Housekeeping Items

None

8. ADJOURN

Vice Chair Green moved to adjourn the meeting. Council Member McConnehey seconded the motion, which passed by unanimous vote (7-0). The meeting adjourned at 7:49 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 2, 2022. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this _____ day of _____ 2022

DRAFT

MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Wednesday, November 16, 2022 – 5:30 PM
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

COUNCIL: Vice Chair Kelvin Green, Pamela Bloom, Zach Jacob, Chris McConnehey, David Pack, and Melissa Worthen

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, Public Services Director Isaac Astill, Community Engagement & Government Affairs Director Tauni Barker, Mayor Dirk Burton, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Senior PC Specialist Rodney Glore, City Administrator Korban Lee, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Assistant City Attorney Dave Quealy, Code Enforcement Manager Brock Hudson, Public Liaison & Policy Analyst Cassidy Hansen

1. CALL TO ORDER

Vice Chair Green called the Committee of the Whole to order at 5:30 pm and noted that Chair Whitelock was excused.

2. DISCUSSION TOPICS

a. 2022 Drinking Water Master Plan Update

Utilities Manager Greg Davenport answered questions provided by Chair Whitelock prior to the meeting. The City did not previously have a funding plan for water system rehabilitation and replacement costs. He recommended the Council not include funding for replacement in the budget until staff completed a replacement plan which was estimated to be completed by summer of 2023.

Vice Chair Green wanted the Council to be able to start anticipating improvement costs. Vice Chair Green believed the Council needed to consider eliminating the Enterprise Fund transfer to help fund needed improvements. He would be uncomfortable raising water rates with money available in the Enterprise Fund. Mr. Davenport reported that the City would apply for grant funding for water system improvements when the update was complete.

Mr. Davenport explained consequences of using the State standard for water storage/usage versus the number used in the last West Jordan Water Master Plan. He welcomed feedback from the Council and emphasized that the Master Plan was a planning document.

Vice Chair Green asked how the Water Master Plan update would tie into the current General Plan update. Council Office Director Alan Anderson responded the General Plan

DRAFT

was a guiding document that oversaw all of the master plans. The General Plan and the master plans should be compatible and consistent. Public Liaison & Policy Analyst Cassidy Hansen suggested that the General Plan include goals consistent with the Water Master Plan goals. Mr. Davenport noted that it was his understanding that each master plan became part of the General Plan.

Responding to a question from Council Member Jacob, Mr. Davenport said he would research recent statements from the Governor regarding water rights. He also noted that he would be bringing back the plan for adoption at a future meeting. Vice Chair Green thanked Mr. Davenport for his time.

b. Business License Code Update

Code Enforcement Manager Brock Hudson oriented the Council with proposed amendments to the Business License Code, Title 4 Chapter 1. Vice Chair Green believed additional amendments were needed. Vice Chair Green requested that staff determine what the purpose of business licenses was in West Jordan and outlined the following suggestions to simplify the Code:

- Determine if BCI background checks were really needed for all license types
- Update the Definition section (i.e., remove Shooting Gallery definition)
- Remove question of who signs checks in a company
- Remove requirement to post office/business hours
- Do not require US Citizenship

Council Member Bloom referred to a reference in Code regarding individuals convicted of a Class B Misdemeanor or greater and commented there were many programs to help ex-convicts be successful in moving on with life. She did not want the Code to prevent that from happening in West Jordan. Mr. Hudson responded that language she referred to was eliminated with the proposed amendments. Mr. Hudson said the purpose of the update was to make Business License Code simpler and easier to use. Vice Chair Green suggested isolating necessary references to criminality in one specific section of the Code.

Council Member McConnehey liked the proposed changes and would support moving forward with approval. He asked if language clarifying that convictions would only be taken into account if pertinent to the nature of the business, could be made clearer. Council Member McConnehey suggested changes to language on lines 840 (incorrect information), 1005 ("electronic" rather than "facsimile"), 1020 (licenses available upon request rather than posted), 1050-1051 (remove "online through the city's payment portal" and allow all types of payments), 1052 (strike proration), 1179 (change in ownership percentage limits), and 1213 (eliminate curfew restrictions). Vice Chair Green agreed with the suggestion to eliminate curfew restrictions from the Business License Code.

Vice Chair Green was uncomfortable with language beginning at line 1544 stating a holder of a City business license was strictly liable for any acts of employees. Mr. Hudson reported that staff would look at the language.

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All Council Members indicated agreement with changes discussed and work to make the process to obtain a Business License as simple as possible. The item will be brought back for further discussion at a future Work Session.

3. ADJOURN

MOTION: Council Member McConnehey moved to adjourn the Committee of the Whole. Council Member Bloom seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 6:27 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 16, 2022. This document constitutes the official minutes for the West Jordan City Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2022

DRAFT

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, November 16, 2022 – 7:00 PM
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road • West Jordan, UT 84088

DRAFT

COUNCIL: Vice Chair Kelvin Green, Chris McConnehey, Zach Jacob, Melissa Worthen, David Pack, Pamela Bloom

STAFF: Council Office Director Alan Anderson, Council Office Clerk Cindy Quick, Policy Analyst Cassidy Hansen, City Administrator Korban Lee, Mayor Dirk Burton, Community Engagement & Government Affairs Director Tauni Barker, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, Senior PC Specialist Rodney Glore, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Economic Development Director Chris Pengra, Assistant City Attorney Dave Quealy

1. CALL TO ORDER

Vice Chair Green called the meeting to order at 7:01 pm and noted that Chair Whitelock was excused. He welcomed students from West Jordan High School.

2. PLEDGE OF ALLEGIANCE

David Murphy led participants in the Pledge of Allegiance.

3. PUBLIC COMMENT

Vice Chair Green thanked event staff for the recent Veteran's Day event.

Vice Chair Green opened the public comment period at 7:05 pm

Citizen Comments:

Ryan Wilkinson said he recently spoke with the Mayor on the phone and was disappointed with the answers to his questions about South Valley Regional Airport. He questioned why the City allowed the Regional Airport to continue operating when West Jordan did not benefit financially, and the noise was a nuisance to the residents.

Vice Chair Green closed public comments at 7:10 pm

4. COUNCIL ADMINISTRATIVE ITEMS

a. Resolution No. 22-051 providing advice and consent to appoint Brian Clegg to serve on the Trans-Jordan Cities Landfill Board

Mayor Burton recommended the Council appoint Brian Clegg to serve on the Trans-Jordan Cities Landfill Board. David Newton would serve as alternate. Mayor Burton recommended the Council appoint David Murphy to serve on the South Valley Water Reclamation Facility Board. Council Member Pack said the Mayoral Appointment Subcommittee unanimously approved of both appointments.

MOTION: Council Member McConnehey moved to APPROVE Resolution No. 22-051 providing advice and consent to appoint Brian Clegg to serve on the Trans-Jordan Cities Landfill Board, and Resolution No. 22-052 providing advice and consent to appoint David Murphy to serve on the South Valley Water Reclamation Facility board. Council Member Jacob seconded the motion.

The vote was recorded as follows:

Yes: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Melissa Worthen
No:
Absent: Kayleen Whitelock

The motion passed 6-0.

b. ***Resolution No. 22-052 providing advice and consent to appoint David Murphy to serve on the South Valley Water Reclamation Facility board as a member representing the City of West Jordan.***
Approved with the previous motion.

5. EXECUTIVE REPORTS TO COUNCIL

a. ***Mayor's Report***
Mayor Dirk Burton noted that he believed the City benefited economically from the South Valley Regional Airport and wanted the airport to be successful. Mayor Burton reported on a recent e-waste shred event, a recent Utah League of Cities and Towns meeting, the Fire Department Annual Awards Banquet, the Veterans Day event, a bike symposium, progress along the Jordan River, and a recent Arts Society auction. He spoke of upcoming Outward Mindset Training for City Department Heads. Mayor Burton said he looked forward to speaking to the Copper Hills High School U.S. Government Class.

b. ***City Administrator's Report***
Public Utilities Director Greg Davenport reported City crews would complete a permanent fix of a manhole cover at 7000 South and 2200 West that evening. Community Engagement & Government Affairs Director Tauni Barker reported on action at the State Capitol and related email communications from the City. City Administrator Korban Lee reported on the transition to a temporary City Hall location.

6. REPORTS TO COUNCIL

a. ***Annual Business Survey Report – Chris Pengra, Economic Development Director***

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Council Member McConnehey commented that the Council did not receive a copy of the report or presentation prior to the meeting and suggested moving the presentation to a future meeting to allow time for the Council to review the report and come prepared with questions. Economic Development Director Chris Pengra noted that the report was sent to the Council Office late the previous day.

Council Member McConnehey moved to postpone the presentation to a date uncertain, to be determined by Council Leadership. Council Member Bloom seconded the motion.

The vote was recorded as follows:

Yes: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Melissa Worthen
No:
Absent: Kayleen Whitelock

The motion passed 6-0.

7. PUBLIC HEARINGS

a. Ordinance No. 22-49 amending Section 13-7E-8 Conditional Use Permits Development Procedures amending the criteria for approval to comply with recent changes in UCA 10-9a-507

Assistant City Attorney Duncan Murray explained proposed amendments to City Code Section 13-7E-8 regarding criteria for conditional use permit approval. He expressed the opinion that the proposed amendments represented a good start, but additional amendments were needed. Mr. Murray requested feedback from the Council, and recommended staff make additional changes and submit the language to the Planning Commission to make a recommendation to the City Council.

Vice Chair Green opened a public hearing at 7:35 pm

Comments:
None

Vice Chair Green closed the public hearing at 7:36 pm

Council Member McConnehey provided feedback and said he sent a copy of his suggestions to staff. Vice Chair Green said he believed Sections A-D and F were unnecessary. Vice Chair Green emphasized that conditional use was an administrative issue and stated the focus should be on mitigating detrimental impacts. He expressed the opinion that if the Planning Commission was the body that granted a conditional use, the Planning Commission should be the body to revoke the use if necessary. Council Member Jacob said he agreed Sections A-D were unnecessary because they were applicable to every business.

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Vice Chair Green moved to remand Ordinance No. 22-49 back to the Planning Commission to look at all 13 Sections of 13-7E. Council Member McConnehey seconded the motion with discussion.

Council Member McConnehey said he was hesitant to expand the scope without first providing input and direction to the Planning Commission. He said he would prefer discussion in work session first.

Vice Chair Green withdrew the motion with no objection from the Council.

Council Member McConnehey moved to deny Ordinance No. 22-49. With no second, the motion was withdrawn.

Vice Chair Green moved to refer Ordinance No. 22-49 amending Section 13-7E-8 Conditional Use Permits Development Procedures amending the criteria for approval to comply with recent changes in UCA 10-9a-507 to the Committee of the Whole. Council Member McConnehey seconded the motion.

The vote was recorded as follows:

Yes: Pamela Bloom, Kelvin Green, Zach Jacob, Chris McConnehey, David Pack, Melissa Worthen
No:
Absent: Kayleen Whitelock

The motion passed 6-0.

8. CONSENT ITEMS

a. Approve Meeting Minutes

October 26, 2022 – Committee of the Whole Meeting
October 26, 2022 – Regular City Council Meeting

MOTION: Council Member McConnehey moved to approve consent items as listed. Council Member Bloom seconded the motion, which passed by unanimous voice vote (6-0).

9. CITY COUNCIL REPORTS/REMARKS

a. Council Office Report

Council Office Director Alan R. Anderson spoke of upcoming Outward Mindset Training for staff and reported the Council Office had moved to the temporary City Hall location.

b. City Council Reports / Remarks

Council Member Pack –

- Thanked event staff for the Fire Department Awards Banquet and the Veteran's Day event. He appreciated sharing the events with family and the community.

Vice Chair Green –

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- Appreciated the Fire Department Awards event.
- Attended the groundbreaking for Truck Ranch.
- Expressed thanks to William Royce for the invitation to attend the Fifth Annual Legislative Shoot Out sponsored by Central Labor Federation.

Council Member Bloom –

- Expressed gratitude for being able to Tiny Tim's retirement party; so grateful for all he did for the community.
- Spoke of experiencing Remembrance Day in Canada.

c. Council Chair Housekeeping Items

Vice Chair Green mentioned the upcoming Employee Christmas Luncheon and said the Employee Association was collecting cereal boxes to bridge the gap between meals for students.

10.ADJOURN

Council Member McConnehey moved to adjourn the Council Meeting. Council Member Worthen seconded the motion, which passed by unanimous voice vote (6-0).

The meeting adjourned at 8:05 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 16, 2022. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this_____ day of_____2022

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REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: *NEW BUSINESS

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider approving **Resolution No. 22-059** providing advice and consent for the Mayor's reappointment of Ammon Allen, Kent Shelton to the West Jordan Planning Commission.

2. **EXECUTIVE SUMMARY**
   The requested reappointments would keep their position on the Planning Commission.

3. **TIME SENSITIVITY / URGENCY**
   To be completed as soon as possible to maintain committee consistency.

4. **FISCAL NOTE**
   There is no fiscal impact

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve **Resolution No. 22-059** providing advice and consent for the Mayor's reappointment of Ammon Allen, Kent Shelton to the West Jordan Planning Commission.

8. **MAYOR RECOMMENDATION**
   The mayor recommends that Ammon Allen, Kent Shelton receive the Council's approval to be reappointed to the Planning Commission. Ammon Allen, Kent Shelton bring a wealth of knowledge that will only benefit our city.

9. **PACKET ATTACHMENT(S)**

10. **OTHER INFORMATION**

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-059

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S REAPPOINTMENT OF AMMON ALLEN AND KENT SHELTON TO SERVE ON THE WEST JORDAN PLANNING COMMISSION

WHEREAS, City Code § 1-7-8 vests the Mayor with the duty to appoint, with the City Council's advice and consent, members of the Planning Commission; and

WHEREAS, Mayor Burton desires to reappoint Ammon Allen and Kent Shelton to serve on the Planning Commission; and is seeking the City Council's advice and consent to do so.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 1-7-8 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's reappointment of Ammon Allen and Kent Shelton to serve on Planning Commission with term to expire on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: *NEW BUSINESS

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider approving **Resolution No. 22-058** providing advice and consent for the Mayor's reappointment of Christine Wright to the Board of Adjustment Committee.

2. **EXECUTIVE SUMMARY**
   The requested reappointment would maintain Christine position on the Board of Adjustment Committee.

3. **TIME SENSITIVITY / URGENCY**
   As soon as possible to maintain consistency in the committee

4. **FISCAL NOTE**
   There is no fiscal impact

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve **Resolution No. 22-058** providing advice and consent for the Mayor's reappointment of Christine Wright to the Board of Adjustment Committee.

8. **MAYOR RECOMMENDATION**
   I recommend that Christine receive the Council's approval to be reappointed on the Board of Adjustment Committee. Christine brings a wealth of knowledge that will support and progress our city.

9. **PACKET ATTACHMENT(S)**

10. **OTHER INFORMATION**

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-058

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S REAPPOINTMENT OF CHRISTINE WRIGHT TO SERVE ON THE BOARD OF ADJUSTMENTS

WHEREAS, City Code § 1-7-8 vests the Mayor with the duty to appoint, with the City Council's advice and consent, members of the Board of Adjustments committee; and

WHEREAS, Mayor Burton desires to reappoint Christine Wright to serve on the Board of Adjustments committee; and is seeking the City Council's advice and consent to do so.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 1-7-8 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's reappointment of Christine Wright to serve on Board of Adjustments committee with term to expire on December 31, 2027.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: *NEW BUSINESS

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider Resolution **No. 22-062** providing advice and consent to appoint Eric Pease and Tangee Sloan to serve on the Western Stampede Committee.

2. **EXECUTIVE SUMMARY**
   The requested appointment will fill positions on the Western Stampede committee

3. **TIME SENSITIVITY / URGENCY**
   As soon as possible to have them participate in future upcoming meetings

4. **FISCAL NOTE**
   No fiscal impact

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   N/A

7. **MOTION RECOMMENDED**
   I move that the Council approve Resolution **No. 22-062** providing advice and consent to the appointment of Eric Pease and Tangee Sloan to serve on the Western Stampede committee

8. **MAYOR RECOMMENDATION**
   The Mayor recommends approval of Resolution **No. 22-062**

   The Mayor has read and reviewed Eric Pease & Tangee Sloan resume and application to the Western Stampede. He supports and recommends both to be appointment to the Western Stampede committee.

9. **PACKET ATTACHMENT(S)**
   Background Information
   Resolution

10. **OTHER INFORMATION**
    Tangee & Eric application is in the sub committee of approvals,Background Information provided

STATEMENT OF QUALIFICATION
Ticket Booth/Flag Ladies Chair
Tangee Sloan
July 14, 2022

The City of West Jordan- City Recorder/Customer Service/Passport Supervisor

I've been employed at the City of West Jordan for 25 years. The last 4 years, I've been in the City Recorder's Office. In 2021, I became the Customer Service/Passport Supervisor.

Receive payments and process receipts for service
Reconciles receipts each day and prepares deposit for the City Treasure's Office
Performs administrative support duties as assigned
Receives a high volume of phone calls, related to City services
Receives and sorts all incoming mail and prepare outgoing mail
Coordinate taking passport photos, acceptance process
Stay informed of changes to the passport acceptance process and shares updates with other passport agents.

Centennial Management Group (CMG) – Customer Service Supervisor

I started working for CMG in 2014, as an Usher. I was quickly promoted to Supervisor in 2016. Supervised Ushers/Ticket Takers at large events such as USANNA Amphitheatre, Maverick Center, Rice Eccles Stadium, Huntsman Center, and Eccles Theatre.

Greeting audience members into the event
Checking and scanning tickets and directing guests to their seats
Settle ticket and seating disputes
Guide audience members to entrances and exits
Resolving issues with ticketing equipment

City of West Jordan
Committee Application

Note: *For this application to be complete, **a resume must be attached**. If selected by the Mayor for any position, you will be asked to provide additional information. Following receipt of additional information your name will be submitted to the City Council for advice and consent. On approval from the City Council you will begin your term of service.*

Full Name (Last)	(First)	(M)	Date of Birth
Sloan	Tangee		

Email	Phone Number
[redacted]	[redacted]

Address, City, State, Zip: [redacted]

Committee / Commission(s) Volunteering for:

Ticket Booth

☑ Included Resume or Statement of Qualifications

Code of Conduct and Acknowledgement

As a volunteer, I agree to perform those duties as specified and to stay within the bounds of the responsibilities as outlined in the job description. I will strictly observe all safety rules and policies of the City of West Jordan. I will use care in the performance of my assigned tasks and do so in a professional manner. As a representative of the city, I will treat everyone with respect, patience, integrity, courtesy, dignity and consideration. If problems arise, I will notify my supervisor as soon as possible.

Volunteer Applicant Signature: APPLICANT ACKNOWLEDGES THAT THE ARRANGEMENT IS AT THE SOLE DISCRETION OF THE CITY OF WEST JORDAN. APPROVAL MAY BE DENIED FOR ANY REASON, WITH OR WITHOUT CAUSE, AND MAY BE TERMINATED AT ANY TIME, WITH OR WITHOUT NOTICE.
The volunteer applicant promises to follow the instructions of the supervisor in performing all assignments. The volunteer does not and shall not assume any authority to represent the City in negotiations, contracts, or make promises or inducements on behalf of the City at any time.

Having read this disclaimer and acknowledging approval of all information contained in this form by signing. I understand that any omission or misstatement of material facts on this Application Form, attachment, or any document used to secure a position with the City of West Jordan shall be grounds for rejection of this application or for immediate discharge of an offered position, regardless of the time elapsed before discovery. I accept the code of conduct and acknowledge the aforementioned as such.

Volunteer Signature	Date
[signature]	7/14/2022

Please return this form to Ariel Campos. You can either mail it to 8000 S. Redwood Road, West Jordan, UT 84088, or email it to ariel.campos@westjordan.utah.gov. If you have additional questions you can call 801-569-5112.

OFFICE USE ONLY

Beginning Date:	Ending Date:	Reappointment Yes ☐ No ☐	Reappointment Date:
City Supervisor:	Job Duties:		

☐ Background Check (As required) ☐ Driver's License Review (As Required) ☐ Conflicts of Interest
☐ Minor Acknowledgement (As Required) ☐ Drug Test (As Required) ☐ Other _____

Human Resources Approval _____ Mayor's Approval _____

Department Approval _____ City Council Approval (dated) _____

Western Stampede

Ticket Booth/Flag Ladies Chair

Role: The Ticket Booth Chair is responsible for all things pertaining to ticket sales and distribution.

Responsibilities:

- Ticket Sales
  - Present ticket sales report at each committee meeting
  - Determine the hours of operation of our ticket booth
  - Brainstorm ideas on how to sell more tickets
- Flag Ladies
  - Secure 5 flag ladies for the Rodeo

Commitment:
You hold a commitment to helping us achieve the City's goals, building a better sense of community, fostering growth and development, and promoting participation in City events.

I Tangee Sloan understand that I must fulfill the above job duties to the best
First name, Last name
of my ability.

Signature: _____ **Date:** 7/4/2022

City of West Jordan
Committee Application

Note: *For this application to be complete, a resume or statement of qualifications must be attached. If nominated by the Mayor for any position, you will be asked to provide additional information both before and after City Council advice and consent. Following receipt of additional information your name will be submitted to the City Council for advice and consent. On approval from the City Council you will begin your term of service.*

Full Name (Last) (First) (M)	Date of Birth
Eric Pease	
Email	Phone Number [redacted]
Address, City, State, Zip [redacted]	
Committee / Commission(s) Volunte[redacted]	
West Jordan Stampede	
☐ Included Resume or Statement of Qualifications	

Code of Conduct and Acknowledgement

I agree to perform those duties as specified and to stay within the bounds of the responsibilities as outlined in the job description. I will strictly observe all safety rules and policies of the City of West Jordan. I will use care in the performance of my assigned tasks and do so in a professional manner. As a representative of the city, I will treat everyone with respect, patience, integrity, courtesy, dignity and consideration. If problems arise, I will notify my supervisor as soon as possible.

Applicant Signature: APPLICANT ACKNOWLEDGES THAT THE ARRANGEMENT IS AT THE SOLE DISCRETION OF THE CITY OF WEST JORDAN. APPROVAL MAY BE DENIED FOR ANY REASON, WITH OR WITHOUT CAUSE, AND MAY BE TERMINATED AT ANY TIME, WITH OR WITHOUT NOTICE.

The volunteer applicant promises to follow the instructions of the supervisor in performing all assignments. The volunteer does not and shall not assume any authority to represent the City in negotiations, contracts, or make promises or inducements on behalf of the City at any time.

Having read this disclaimer and acknowledging approval of all information contained in this form by signing. I understand that any omission or misstatement of material facts on this Application Form, attachment, or any document used to secure a position with the City of West Jordan shall be grounds for rejection of this application or for immediate discharge of an offered position, regardless of the time elapsed before discovery. I understand a background check may be part of this application process and submit to such. I accept the code of conduct and acknowledge the aforementioned section as such.

Signature	Date
	9/9/2022

Please return this form to Tom Behrens. You can either mail it to 8000 S. Redwood Road, West Jordan, UT 84088, or email it to tom.behrens@westjordan.utah.gov. If you have additional questions you can call 801-569-5100.

OFFICE USE ONLY

Beginning Date:	Ending Date:	Reappointment Yes ☐ No ☐	Reappointment Date:
City Supervisor:	Job Duties:		

☐ Background Check (As required) ☐ Driver's License Review (As Required) ☐ Conflicts of Interest
☐ Minor Acknowledgement (As Required) ☐ Drug Test (As Required) ☐ Other _____

Human Resources Approval _____ Mayor's Approval _____

Department Approval _____ City Council Approval (dated) _____

{{section.number}}.{{item.number}}

Eric Pease

Volunteer Experiences

- Utah Arts Festival – 13 years Volunteer/ Beer Captain
- Jazz/Blues Festival – 2 years VIP tent/ Stage Security
- Fitcon Expo – 4 years Bag check/weapons check
- West Jordan Stampede – 4 years volunteer
- Utah Triathlon – 2 years transition volunteer
- Utah Tri sport – 2 years Home Arts volunteer
- Utah State Fair – 2 years home arts volunteer
- Tour of Utah – 2 years team/VIP parking
- Red cross – 3 years volunteer.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-062

A RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S APPOINTMENT OF ERIC PEASE AND TANGEE SLOAN TO SERVE ON THE WESTERN STAMPEDE COMMITTEE

WHEREAS, City Code § 7-1-8 vests the Mayor with the duty to appoint, with the City Council's advice and consent, qualified persons to serve on the Western Stampede committee; and;

WHEREAS, Mayor Burton desires to appoint Eric Pease and Tangee Sloan to serve as a regular member on the Western Stampede and is seeking the City Council's advice and consent to do so.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Advice and Consent. Pursuant to City Code § 7-1-8 of the West Jordan City Code, the City Council hereby grants the Mayor its advice and consent to the Mayor's appointment of Eric Pease and Tangee Sloan to serve as regular member on the Western Stampede committee to fill a vacant term that expires on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action
Presenter: Ariel Campos
Department Sponsor: Administration
Agenda Type: *NEW BUSINESS
Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022
Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider approving Resolution **No. 22-061** providing advice and consent for the Mayor's reappointment of Trish Hatch.

2. **EXECUTIVE SUMMARY**
   The requested reappointment will keep their position on the Planning Commission.

3. **TIME SENSITIVITY / URGENCY**
   To be completed as soon as possible to maintain consistency

4. **FISCAL NOTE**
   No fiscal impact

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve Resolution **No. 22-061** providing advice and consent for the Mayor's reappointment of Trish Hatch to the West Jordan Planning Commission.

8. **MAYOR RECOMMENDATION**
   The mayor would like to reappoint Trish Hatch to a third term. Trish Hatch has provided exemplary service to the city and their experiences and perspective have progressed our city.

9. **PACKET ATTACHMENT(S)**
   Resolution

10. **OTHER INFORMATION**
    Trish Hatch reappointment is a third term on the Planning Commission which has provisions in section 2-1-4(c) of the city code. Using the council waiver requires an action by resolution.

    2-1-4(c) adopted Sept. 30, 2020 via Ordinance No. 20-38
    C. Term Limits:
    1. Basic Term Limit: Committee members may only serve for two (2) consecutive three (3) year

terms and/or parts of terms on any one committee, with this term limit commencing with the term or part of a term that includes January 1, 2007.
2. Six Year Service Limit: No committee member may be appointed or reappointed if the consecutive years of service would exceed six (6) consecutive calendar years on that committee. For purpose of the six (6) year limitation, service for part of a year shall be deemed service for a full year; further, service rendered on a committee to fill the unexpired term of another member shall be included in the six (6) year limitation calculation.
3. Reappointment After Service Break: A qualified person may be reappointed to the same committee after serving six (6) consecutive years if there has been a break in service of at least one calendar year.
4. Council Waiver: Notwithstanding the provisions in subsections C1 through C3 of this section, and upon the recommendation of the mayor, the city council may waive the application of these provisions as to any committee member by resolution of reappointment expressly waiving the application of these provisions.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-061

A RESOLUTION PROVIDING ADVICE AND CONSENT BY THE CITY COUNCIL TO THE APPOINTMENT OF TRISH HATCH TO A THIRD TERM ON THE WEST JORDAN PLANNING COMMISSION

WHEREAS, West Jordan City Code ("City Code") § 2-1-2 vests the Mayor with the duty to appoint, with the West Jordan City Council's ("Council" or "City Council") advice and consent, regular members ("Member" or "Members") of the West Jordan Planning Commission ("Planning Commission");

WHEREAS, Mayor Dirk Burton ("Mayor") desires to appoint Trish Hatch to an additional term as a Member of the Planning Commission and is seeking the City Council's advice and consent to do so

WHEREAS, City Code § 2-1-4(C)(1) and (2) generally limit Planning Commission members to serving two consecutive three-year terms or a total of six consecutive years of service without a break;

WHEREAS, Trish Hatch has previously served two consecutive terms as a regular Planning Commission Member and the Mayor is seeking to appoint them to a third consecutive term; especially due to past exemplary service by Trish Hatch as a Member on the Planning Commission

WHEREAS, City Code § 2-1-4(C)(4) permits the City Council to waive the application of the Term Limits Provisions by a Resolution expressly waiving the application of the Term Limits Provisions; and

WHEREAS, the Mayor is requesting and recommending that the City Council utilize said authority to waive the application of the Term Limits Provisions by adopting this Resolution, expressly waiving the application of Term Limits Provisions, thus allowing for the reappointment of Trish Hatch as a Member of the Planning Commission.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. Express Waiver. The City Council, pursuant to City Code § 2-1-4(C)(4), hereby expressly waives the application of the Term Limits Provisions, found in City Code §§ 2-1-4(C)(1) and 2-1-4(C)(2), to allow for the reappointment of Spencer Hancock to a third consecutive term of service as a Member of the Design Committee, on the basis of the Mayor's statement indicating past exemplary service by Trish Hatch as a Member on the Planning Commission.

Section 2. Advice and Consent. Pursuant to the "Express Waiver" in Section 1 above and pursuant to City Code § 2-1-2, the City Council hereby grants the Mayor its advice and consent to the appointment of Trish Hatch to an additional term as a Member of the Planning Commission, said additional term to expire on December 31, 2025.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this 7th day of December 2022.

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Chair Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Ariel Campos

Department Sponsor: Administration

Agenda Type: *NEW BUSINESS

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 12/07/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider approving **Resolution No. 22-060** providing advice and consent for the Mayor's reappointment of Spencer Hancock to the Design Review committee.

2. **EXECUTIVE SUMMARY**
   The requested reappointment would establish Spencer Hancock's position on the Design Review committee.

3. **TIME SENSITIVITY / URGENCY**
   To be completed as soon as possible to maintain committee efficiency

4. **FISCAL NOTE**
   No fiscal impact

5. **PLANNING COMMISSION RECOMMENDATION**
   N/A

6. **STAFF ANALYSIS**
   N/A

7. **MOTION RECOMMENDED**
   I move to approve **Resolution No. 22-060** providing advice and consent for the Mayor's reappointment of Spencer Hancock to the Design Review committee.

8. **MAYOR RECOMMENDATION**
   I recommend that Spencer Hancock receive the Council's approval to be reappointed to the Design Review committee. Spencer Hancock brings a wealth of knowledge that has/will benefit our city.

9. **PACKET ATTACHMENT(S)**
   Resolution No. 22-060

10. **OTHER INFORMATION**

Spencer Hancock's reappointment is a third term on the Planning Commission which has provisions in section 2-1-4(c) of City Code. Using the council waiver requires an action by resolution.

2-1-4(c) adopted Sept. 30, 2020 via Ordinance No. 20-38

C. Term Limits:

1. Basic Term Limit: Committee members may only serve for two (2) consecutive three (3) year terms and/or parts of terms on any one committee.

2. Six (6) Year Service Limit: No committee member may be appointed or reappointed if the consecutive years of service would exceed six (6) consecutive calendar years on that committee. For purpose of the six (6) year limitation, service for part of a year shall be deemed service for a full year; further, service rendered on a committee to fill the unexpired term of another member shall be included in the six (6) year limitation calculation.

3. Reappointment After Service Break: A qualified person may be reappointed to the same committee after serving six (6) consecutive years if there has been a break in service of at least one calendar year.

4. Council Waiver: Notwithstanding the provisions in subsections C1 through C3 of this section, and upon the recommendation of the mayor, the city council may waive the application of these provisions as to any committee member by resolution of reappointment expressly waiving the application of these provisions.

5. Support Organizations: Board members and officers of support organizations are elected annually, and any limit on the number of years such a board member or officer may serve shall be provided in the entity's bylaws.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 22-060

A RESOLUTION PROVIDING ADVICE AND CONSENT BY THE CITY COUNCIL TO THE APPOINTMENT OF SPENCER HANCOCK TO A THIRD TERM ON THE WEST JORDAN DESIGN AND REVIEW COMMITTEE

WHEREAS, West Jordan City Code ("City Code") § 2-1-2 vests the Mayor with the duty to appoint, with the West Jordan City Council's ("Council" or "City Council") advice and consent, regular members ("Member" or "Members") of the West Jordan Design and Review Committee ("Design Committee");

WHEREAS, Mayor Dirk Burton ("Mayor") desires to appoint Spencer Hancock to an additional term as a Member of the Design Committee and is seeking the City Council's advice and consent to do so;

WHEREAS, City Code §§ 2-1-4(C)(1) and 2-1-4(C)(2) generally limit a Member of the Design Committee to serving two consecutive three-year terms or a total of six consecutive years of service without a break ("Term Limits Provisions");

WHEREAS, Spencer Hancock has previously served two consecutive terms as a Member of the Design Committee and the Mayor is seeking to appoint Spencer Hancock to a third consecutive term as a regular member of the Design Committee, especially due to past exemplary service by Spencer Hancock as a Member on the Design Committee;

WHEREAS, City Code § 2-1-4(C)(4) permits the City Council to waive the application of the Term Limits Provisions by a Resolution expressly waiving the application of the Term Limits Provisions; and

WHEREAS, the Mayor is requesting and recommending that the City Council utilize said authority to waive the application of the Term Limits Provisions by adopting this Resolution, expressly waiving the application of Term Limits Provisions, thus allowing for the reappointment of Spencer Hancock as a Member of the Design Committee.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. Express Waiver. The City Council, pursuant to City Code § 2-1-4(C)(4), hereby expressly waives the application of the Term Limits Provisions, found in City Code §§ 2-1-4(C)(1) and 2-1-4(C)(2), to allow for the reappointment of Spencer Hancock to a third consecutive term of service as a Member of the Design Committee, on the basis of the Mayor's statement indicating past exemplary service by Spencer Hancock as a Member on the Design Committee.

Section 2. Advice and Consent. Pursuant to the "Express Waiver" in Section 1 above and pursuant to City Code § 2-1-2, the City Council hereby grants the Mayor its advice and consent to the appointment of Spencer Hancock to an additional term as a Member of the Design Committee, said additional term to expire on December 31, 2025.

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

Adopted by the City Council of West Jordan, Utah, this 7th day of December 2022.

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice Chair Kelvin Green	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Zach Jacob	☐	☐
Council Chair Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Tayler Jensen

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Time Requested: 15 minutes presentation, 10 minutes council

Meeting Date Requested : 10/12/2022

Deadline of item :

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 22-25 a petition by Todd Amberry / Canyon Stone Capital for a Master Development agreement for Welby West approximately 11.54 acres of property located at approximately 8945 South 4800 West subject to the approval of Ordinance No. 22-26 amending the General Plan Land Use Map for Welby West from Neighborhood Commercial to Medium Density Residential and rezone from SC-2 Zone (Community Shopping Center) and R-1-10 Zone (Single-Family Residential Zone, with 10,000 square foot minimum lot sizes) to the PRD (M) Zone (Planned Residential Development – Medium Density Zone)

2. EXECUTIVE SUMMARY

The applicant has requested a land use map amendment, rezone and master development plan approval for the property at 4800 West 9000 South. The 11.54 acre property is currently split into two zones with approximately 7 acres zoned SC-2(Community Shopping Center) and approximately 4.6 acres zoned R-1-10 (single-family residential with 10,000 square foot minimum lot size). The applicant is proposing to change the land use map to Medium Density Residential and rezone the property to Planned Residential Development (Medium) PRD(M) zone. The developer is proposing two options for a 63-lot subdivision 5.459 DU/AC.

For context, the project has been reviewed multiple times and undergone multiple changes: The proposal for the Welby West Master Development Agreement, General Plan Land Use Map amendment and rezone was proposed to the Council on May 25, 2022 and a public hearing was held. After receiving public comments and briefly discussing concerns voiced regarding the proposal, the Council moved to continue the public hearing to June 8, 2022. On June 8th a Public Hearing was held and 17 public comments were received. After discussing concerns regarding the proposal for approximately an hour and a half, the majority of Council Members voiced concerns regarding the proposal for commercial development on the property. Council requested changes to the MDA and stricter compliance with City Code. The item was then TABLED to no later than September 30, 2022 with proper noticing. During the City Council meeting on September 14, 2022, at the request of council leadership with support of the applicant, the Council moved to extend consideration of the item to no later than November 30, 2022.

The applicant has conducted a number of public meetings since the council last considered the proposal and is presenting two different options that they feel accommodate the feedback they have received from the public.

This item is now being brought to the Council with an amended proposal as follows: a petition for a Master Development agreement for Welby West approximately 11.54 acres of property located at approximately 8945 South 4800 West subject to the approval of Ordinance No. 22-26 amending the General Plan Land Use Map for Welby West from Neighborhood Commercial to Medium Density Residential and rezone from SC-2 Zone (Community Shopping Center) and R-1-10 Zone (Single-Family Residential Zone, with 10,000 square foot minimum lot sizes) to the PRD (M) Zone (Planned Residential Development – Medium Density Zone)

3. TIME SENSITIVITY / URGENCY
Council must take action by November 30th

4. FISCAL NOTE
No known fiscal impact

5. STAFF RECOMMENDATION
Staff believes that of the Two Options that *Option 1* better complies with the intent of the PRD ordinance.

Staff does not recommend approval of the *Option 2* proposal. This negative recommendation is based on administrative/enforcement concerns the use of limited common land as open space. While the City Council has the legislative authority, per City Code Title 13-5C-6C, to judge the appropriateness of the proposed open space, it is the experience of staff that the use of limited common open space designed in this fashion (between private lots), has a high likelihood of becoming a point of friction between private property owners, the HOA, and potentially the city. As these likely conflicts arise, the city can expect to receive many time-consuming enforcement requests that will be a draw on city resources.

6. PLANNING COMMISSION RECOMMENDATION
MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the requested Master Development Plan for Welby West located at 8945 South 4800 West. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the General Plan Land Use Map Amendment for Welby West located at 8945 South 4800 West amending the Future Land Use Map for 11.54 acres from Neighborhood Commercial to High Density Residential. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the rezone request for Welby West located at 8945 South 4800 West Rezoning 11.54 acres from SC-2 Zone and R-1-10D (ZC) Zone to PRD(H) (Planned Residential Development – High Density) Zone. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

[The application automatically is forwarded to the City Council with a negative recommendation.]

7. MOTION RECOMMENDED
"I Move to approve/deny Ordinance No. 22-25"

"I Move to approve/deny Ordinance No. 22-26"

8. MAYOR RECOMMENDATION

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

CITY COUNCIL STAFF REPORT

I. BACKGROUND:

The subject property is an 11.54 -acre parcel located at the Northeast corner of 4800 West and 9000 South. The land is vacant and is bordered on the north, south, and east by single-family residential neighborhoods and on the west by an elementary school and county library.

The property is currently designated as Neighborhood Commercial on the Future Land Use Map. The General Plan identifies this land use category as: "*The Neighborhood Commercial designation is applied to areas in which the primary use of the land is for commercial and service functions that serve the daily convenience needs of a surrounding residential neighborhood. The services provided in these districts will normally serve a trade area population of up to 10,000 people. This type of commercial use is intended to be located near or within neighborhoods and to be integrated into the residential structure of a neighborhood in a manner that will create a minimum impact on surrounding residential development. Each neighborhood shopping node shall be relatively small in size and may include such uses as small convenience grocery stores, variety stores, bakeries, professional service shops, restaurants, self-service laundries, and barber or beauty shops.*"

The property is currently split into two zones, with approximately 7 (seven) acres zoned SC-2 (Community Shopping Center) and 4.6 (four point six) acres zones R-1-10 (single-family residential with 10,000 square feet minimum lot size). The commercial zone is "established to provide an area in which a general shopping center facility can be established to satisfy the shopping needs of a community or a group of neighborhoods." The service area follows the General Plan with populations of 10,000 (ten thousand) to 70,000 (seventy thousand). The single-family residential (R-1) zones are established to encourage and promote an environment for family life by providing areas for single-family detached dwellings on individual lots and are characterized by attractively landscaped lots and open spaces.

The Design Review Committee (DRC) reviewed the proposed Master Plan and Development Plan and felt that the "projected needed to blend better with the surrounding neighborhoods. Additionally, parking could become a potential problem for the proposed community and the adjacent neighborhoods. The overall plan and housing design looked good but didn't think it was the right location for it."

Based on the comments received, and the comments received from multiple public meetings held by the applicant at community locations including the library and school, the applicant is proposing two (2) sperate proposals, both of which are for a 63-lot subdivision zoned PRD-M.

<u>Option 1</u>

This option includes twelve (12) homes on the north side of the project, separated from the existing development to the north by 35' of improved open space, and a total of 60' of space from the north property line to the nearest home.

<u>Option 2</u>

This option spaces out homes along the north boundary of the development and places "Limited Common Area" adjacent to traditional development lots to create pseudo larger lots (open spaces

marked with hash marks on lots 1-13 will essentially be private yard space, but will be owned by the HOA, to meet minimum open space requirements of the PRD-M zone) along the north and east side of this development.

II. GENERAL INFORMATION & ANALYSIS

This vacant property is located at the Northeast corner of 4800 West and 9000 South, east of the Bingham Creek Library and Jordan Hills Elementary School. This property consists of two parcels of land and is 11.54 acres in size. The north parcel is 9.79 (nine point seven nine) acres, and the south parcel is 1.75 (one point seven five) acres. The surrounding properties are built out single-family residential neighborhoods zoned R-1-10 (Single-Family Residential with a minimum of 10,000 sq. ft. lots).

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

	Future Land Use	**Zoning**	**Existing Land Use**
North	Medium Density Residential	R-1-10D	Residential
South	Medium Density Residential	R-1-10D	Residential
West	Public Facilities	P-F	Elementary School and Public Library
East	Medium Density Residential	R-1-10D	Residential

The applicant is requesting approval of the following items:

1) Master Development Plan.
2) General Land Use Map Amendment – Amend the Future Land Use Map from Neighborhood Commercial to High Density Residential.
3) Rezone – Rezone 11.54 acres from SC-2 (Community Shopping Center) and R-1-10D to PRD(M) (Planned Residential Development – Medium)

Master Development Plan (MDP)

The City Council must grant approval of the Master Development Plan and must approve a Master Development Agreement prior to, or concurrent with, the rezoning of the property to PRD(M). The MDA is a required contract between the City and developer that describes how the project is to develop and defines each party's obligations for site improvements. The Development Agreement must address and describe a path to rectify all utility capacity and infrastructure deficits related to the possible development of this property before or concurrent to the rezoning of the property and approval of this development plan.

The intent of the PRD zone in City Code, section 13-rC-1 is the following:

The intent of the Planned Residential Development (PRD) Zone is to:

1. *Create more attractive and more desirable environments in the city;*
2. *Allow a variety of uses and structures;*

3. *Encourage imaginative concepts in the design of neighborhood housing and mixed use projects;*
4. *Provide flexibility in the location of buildings on the land;*
5. *Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;*
6. *Encourage the creation of a distinctive visual character and identity for each planned development;*
7. *Produce a market-balanced and coordinated mixture of residential uses and related public areas and design integrated private commercial facilities;*
8. *Encourage a range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types;*
9. *Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction and development;*
10. *Provide land for the community and public at large for recreation and social purposes;*
11. *Achieve physical and aesthetic integration of uses and activities within each development;*
12. *Develop pedestrian circulation networks separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public and private facilities;*
13. *Planned developments are best realized in large scale developments, therefore, development on a large, planned scale is required;*
14. *Assure compatibility and coordination of each development with existing and proposed surrounding land uses;*
15. *Plan for a minimum of five percent (5%) and no more than ten percent (10%) of the overall development unit count as affordable housing as defined in Utah Code. Affordable housing shall be integrated into neighborhoods of comparably sized market rate homes.*

This part of the planned community ordinance is considered pre-amble and should guide the prospective development. It is not practical for an 11.54 acre parcel of property to meet all of the tenants of this pre-amble, but the proposed development does meet enough of the intent to move the application forward.

13-5C-3: Density Designations:

A. Density in PRD Zones:

2. PRD (M): The PRD(M) classification typically will be used in conjunction with areas that are designated as "high density" on the general land map. Densities may ranger from 3.1 units per acre to 5.5 units per acre.

The applicant is requesting 63 dwelling units in both options. The proposed density of both options will be 5.45 dwelling units per acre.

13-5C-5: Area, Setbacks and Height:

A. *Minimum Site Area:*
   1. *PRD Zones: No Planned Residential Development shall have an area less than twenty (20) acres, except that the City Council may approve a rezone request to the Planned Residential Development Zone classification for a parcel smaller than twenty (20) acres if: a) the applicant can reasonably show that the surrounding neighborhood will not be adversely affected by the granting of such zone classification; and b) the provisions of this article will be complied with. No Planned Residential Development shall have an area greater than thirty (30) acres*

The applicant is requesting a waiver to the 20-acre minimum lot size. The proposal is to develop a 11.54-acre parcel(s) if the applicant can reasonably show that the surrounding neighborhoods will not be adversely affected by the proposal. The applicant is not creating any new roads into the existing neighborhood and is only utilizing the stub street that was constructed with the Whispering Pines development. The only access out of Welby West or the existing developments to the east is to 4800 West. The traffic impact study does state that the new road in Welby West (Red Spruce Drive) will attract cut through traffic volume and it is likely that the existing development to the east will be able to take advantage of a more convenient access through Welby West to 4800 West rather than having to go to Pine Crossing Drive. Traffic should not adversely impact the existing development because logically large amounts of traffic from Welby West will just not find it efficient or convenient to traverse east to get to 4800 West. The use is the same; as the proposed homes are all single-family homes. The applicant is proposing to construct larger lots on the north and east side of the development adjacent to the existing residential development. Smaller lots are proposed along 9000 south and 4800 west and in the interior of the project. Lot area is a preference but should not be viewed as an impact because it cannot be shown to affect the existing development.

13-5C-6: Dedication and Maintenance of Open Space Required:

A. *Dedication Of Open Space: All planned developments shall provide roadways, trails, open space, open land, common areas and parks within the project area that shall either be dedicated to the City or maintained in perpetuity by a development homeowners association according the to the following standards:*
   1. *PRD Zones: A minimum of fifteen percent (15%) of the gross area of Planned Residential Developments shall be retained as permanent parks, which are groomed and irrigated.*

The applicant is proposing 2.57 acres of Open Space for both options 1 and 2, with the main difference being that in option 2, approximately 30,500 SF (0.7 Acres) of the open space is located within "Limited Common Area owned by the HOA and Maintained by the Homeowner" leaving 1.87 acres of pure open space.

2.57 Acres equals 22.3 % of the site
1.87 Acres equals 16.2 % of the site
0.7 Acres equals 6% of the site

Option 1 all 2.57 acres of improved open space is used as a park, that buffers the existing development and includes a pergola, benches, and a 12' wide asphalt trail, picnic and exercise area, BBQs and a Tot Lot.

Option 2 1.87 acres (of the 2.57 total) be used for park and open spaces areas, buffering the existing development, and will include a pergola, benches, a 12' wide asphalt trail, picnic and exercise area, BBQs, and Tot lot. The remaining 0.7 Acres would be used as "Limited Common Areas" owned by the HOA and maintained by adjacent property owners, practically functioning as increases to private yard space for the owners of lots 1-13.

City code allows the City Council to make a determination if the Limited Common Area meets the standard for open space and determine if it should be included in the Bonus Density Calculations.

BONUS DENSITY PLAN

Title 13-5C-8 B describes the ways bonus density may be earned in the PRD zone:

B. Density Bonuses: Density bonuses may be applied in any PRD Zone. If no bonus is applied, the lowest density defined in subsection 13-5C-3A1 of this article shall be used. If bonus densities are approved, they may only increase density to the maximum density as defined in the General Plan and on the Future Land Use Map of the City, unless otherwise approved as part of the Master Development Plan. Density bonus awarding shall occur according to section 13-5J-10 of this chapter. Bonus densities in units per acre (u/a) may be applied for the following amenities:

1. *Each one percent (1%) of additional open space equals 0.25 u/a.*
2. *A detached garage equals 0.15 u/a.*
3. *Ten-foot (10') park strips along with six foot (6') sidewalks equal 0.10 u/a.*
4. *Recreational facilities as follows:*
    a. *Tennis courts and tot lots equal 0.15 u/a.*
    b. *Barbecue pits, picnic facilities, etc., equal 0.10 u/a.*
5. *Theme lighting equals 0.15 u/a.*
6. *Alleys equal 0.10 u/a.*
7. *Upgraded architectural features (as per section 13-10-2 of this title) equal 0.15 u/a.*

The applicant is proposing to provide the following amenities in order to reach the proposed density of Welby West**:

Category	**Standard**	**Provided**	**Bonus Density**
Open Space	1% = .25 DU/AC (for open space over 15%)	22.3%; or 16.2%*	1.825 DU/AC; or .3125 DU/AC*
Recreational Facilities	Tot Lot = .15 du/ac	1	.15 DU/AC
BBQ/Picnic Area	.1 DU/AC each	3	.3 DU/AC
Theme Lighting	.15 DU/AC	Yes	.15 DU/AC
Base Density PRD(M)			**3.1 DU/AC**
Bonus Density Achieved			**2.425 DU/AC; Or**

			.9125 DU/AC*
Total Density Allowed			**5.525 DU/AC; Or 4.0125 DU/AC***
Total Allowed Units			**63 DU; Or 46 DU***

*If Bonus Density Credit is not granted to areas within "Limited Common Area" Yard Spaces

** It should be noted that the applicant is proposing the same amenities in the open space for both options 1 and 2, the only potential difference in earned bonus density for each of the options is if the Council Determined that the Limited Common Area was not entitled to bonus density entitlements.

Future Land Use Map Amendment

III. FINDINGS OF FACT

Section 13-7C-6: Amendments to the Land Use Map

Prior to approval for a General Plan Future Land Use Map amendment, the City Council must make the following findings:

Finding A: ***The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set froth in the City General Plan.***

Discussion: In 2012, when the General Plan and Future Land Use Map were adopted, it was anticipated that this property would eventually be used for local commercial uses. For this reason, it was designated as Neighborhood Commercial on the Land Use Map.

The applicant is proposing to amend the Future Land Use Map from Neighborhood Commercial to High Density Residential and rezone the property to PRD(M) to accommodate a future single-family residential subdivision. The General Plan supports diversity of housing options as noted in Goal 4 on Page 30 of the Plan:

"Encourage a diversity of dwelling unit types and densities in residential areas."

The uses surrounding the subject property are primarily residential. To the east and north of the subject property is the Whispering Pines Subdivision which is zoned R-1-10D (single-family residential 10,000 sq. ft. minimum lot size). To the south, across 9000 South is the Vista Meadows Park Subdivision which is also zoned R-1-10D. To the west is Bingham Creek Library and Jordan Hills Elementary School which are zoned Public Facilities.

The Master Development Plan shows a single-family residential land use with green spaces being sited along a proposed roadway that connects to 4800 West and into the Whispering Pines neighborhood. Additionally, the applicant is proposing a trail between the north side of Welby West and the Whispering Pines Development.

Although a variety of housing types are encouraged and transitioning residential density from a lower to higher density is common planning practice, the General Plan also supports residential infill density that is similar to adjacent development:

"Require the density of residential infill development to be similar to existing, adjacent, residential development" (Page 31).

At this location, in order for the single-family residential density to be similar to existing adjacent single-family residential development, R-1-8 (single-family residential 8,000 sq. ft. minimum lot size) or R-1-10 would be similar with surrounding neighborhoods. The maximum gross density under R-1-8 would be 62 units and PRD(M) allows up to 63 units. The applicant is proposing 63 lots.

Finding: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: ***The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.***

Discussion: Page 54 of the General Plan States the following:

"The primary goal in determining future land uses is to determine future development patterns which build upon already existing and established patterns. It is also meant to provide for effective and sustainable uses of land in a way that best promotes compatibility between those uses in order to maintain the integrity of the community."

The property under application is becoming less viable as commercial and will not likely develop into a commercial or office use. The property has been available for commercial development for nearly three decades. East of 4800 West there are numerous existing retail and commercial developments to serve the needs of the city. The most common development type in the city is single family housing R-1-8 and greater which comprises nearly 1/3 of the housing types. Standalone small lot single family infill parcels are limited in the city. However, small lot single family is a component of many of the large master planned developments west of 5600 West.

This applicant, based on constructive comments, from the initial application has reduced the unit count from 108 to 76 to 63 units. With the reduced density the project becomes similar to the surrounding single-family neighborhoods. Building design and architecture will be oriented toward the street and the focus will be on design and form creating a much more visually appealing neighborhood feel and walkable community.

Finding: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Finding C: ***The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.***

Discussion: Single-family residential is compatible with other land uses in the area. Smaller lot single family is not incompatible it is just a different way to use property. The

City Council will need to determine if transitioning density through the application of the PRD(M) zone as the applicant proposes is compatible with other land uses in the area.

Finding: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

Finding D: ***The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.***

Discussion: Although the applicant will benefit from the proposed amendment, it will facilitate an effective use of undeveloped property and is an improvement to the area.

Finding: The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Finding E: ***The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.***

Discussion: The proposed amendment will not adversely impact the community or neighborhood and would have potentially less detrimental effects on the neighborhood if it were developed under the current SC-2 (Community Shopping Center) and R1-10D (single family residential) zonings. The infrastructure in the area is adequate for the proposed development including roads, drainage and public safety facilities. The Public Works and Engineering Departments have determined that the serviceability for the development is still in question. Several discussions have been had with the applicant and City staff. The applicant has provided information on what the demands are for water and sewer but have not qualified what the impact is to the city systems will be. The City utility manager has asked that the applicant and the City enter into a development agreement that clearly outlines what conditions must be met before the building permits can be obtained.

The proposed connection point for the sewer is directed to a system already at capacity unless project improvements to provide capacity are installed. There were several different potential options for sewer connection points that were discussed, but more research is required to determine feasibility. These improvement concepts should be resolved and also included as part of a development agreement.

City has the ability to service the development with streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. The Fire Department will review the proposed development at the time of subdivision and site plan application to ensure full serviceability.

The development will connect directly to 4800 West and to the Whispering Pines Neighborhood. According to the traffic report, 4800 West experiences congestion during the AM and PM peak hours. The backups along 4800 West in the PM peak hours measures up to 400 feet. The TIS states that "no mitigation measures are recommended". The intersection with 9000 South is controlled by a UDOT traffic signal. UDOT may make minor adjustments to the left-turn to allow more peak hour traffic in the southbound direction. The project will align its primary road with the Bingham Creek Library access. The conceptual development provides two garage parking spaces and driveway parking. The development meets the required parking for a single family development.

Finding: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Finding F: ***The proposed amendment is consistent with other adopted plans, codes and ordinances.***

Discussion: The amendment was reviewed for consistency with the City's General Plan, the zoning ordinance and adopted engineering standards.

Finding: The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances. A portion of the site is in the Airport Overlay Zone. Single-family residential is a permitted use in this overlay district and no mediation or restrictions are required for this land use.

Zoning Map Amendment

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to approval of an amendment to the Zoning Map, the City Council shall make the following findings:

Criteria 1: ***The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.***

Discussion: This is discussed in Finding A of the Amendments to the Land Use Map section of this report.

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

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

Discussion: Single-family residential is compatible with other land uses in the area. Smaller lot single family is not incompatible with large lot single family just different. The City Council will need to determine if transitioning density through the application

of the PRD(M) zone as the applicant proposes is compatible with other land uses in the area. Additionally, the Land Use Subcommittee directed the applicant to work with the surrounding area because they feel the proposal is too dense. They suggested that an 8,000 square foot lot would be more compatible with the adjacent neighborhoods. The applicant is proposing 63 lots which is essentially the same density as R-1-8 zoning.

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

Criteria 3: ***The proposed amendment furthers the public health, safety and general welfare of the citizens of the city***.

Discussion: The change of zoning from SC-2 to PRD(M) will not harm the public health, safety or welfare of the city as a whole.

Finding: The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: ***The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.***

Discussion: The proposed amendment will not adversely impact the community or neighborhood and would have potentially less detrimental effects on the neighborhood if it were developed under the current SC-2 (Community Shopping Center) and R1-10D (single family residential) zonings. The infrastructure in the area is adequate for the proposed development including roads, drainage and public safety facilities. However, the Public Works and Engineering Departments have determined that the serviceability for the development is still in question. Several discussions have been had with the applicant and City staff. The applicant has provided information on what the demands are for water and sewer but have not qualified what the impact is to the city systems would be. The City utility manager has asked that the applicant and the City enter into a development agreement that clearly outlines what conditions must be met before the building permits can be obtained.

The proposed connection point for the sewer is directed to a system already at capacity unless project improvements to provide capacity are installed. There were several different potential options for sewer connection points that were discussed, but more research is required to determine feasibility. At this time these are still open issues. These improvement concepts should be resolved and also included as part of the development agreement.

City has the ability to service the development with streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. The Fire Department will review the proposed development at the time of subdivision and site plan application to ensure full serviceability. The development will connect directly to 4800 West and to the Whispering Pines Neighborhood. According to the traffic

report, 4800 West experiences congestion during the AM and PM peak hours. The backups along 4800 West in the PM peak hours measures up to 400 feet. The TIS states that “no mitigation measures are recommended”. The intersection with 9000 South is controlled by a UDOT traffic signal. UDOT may make minor adjustments to the left-turn to allow more peak hour traffic in the southbound direction. The project will align its primary road with the Bingham Creek Library access. The conceptual development provides two garage parking spaces and driveway parking. The development meets the required parking for a single family development.

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

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

Discussion: A portion of the site is in the Airport Overlay Zone. Single-family residential is a permitted use in this overlay district and no mediation or restrictions are required for this land use.

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

IV. MASTER DEVELOPMENT PLAN

There are no specific findings of fact for Master Development Plans. The proposed Master Development Plan meets the requirements of the West Jordan Municipal Code. The applicant will also need to enter into a development agreement to address and rectify all utility capacity and infrastructure deficits related to the possible development of this property before or concurrent to the rezoning of the property and approval of this development plan.

V. ATTACHMENTS

Attachment 1 – Staff Report
Attachment 2- Master Development Agreement (MDA)
Exhibit A – Aerial Map
Exhibit B – Existing Future Land Use Map
Exhibit C – Proposed Future Land Use Map
Exhibit D – Existing Zoning Map
Exhibit E – Proposed Zoning Map
Exhibit F – Legal Description of the Property
Exhibit G – Site Plan Option 1
Exhibit H – Site Plan Option 2
Exhibit I – Master Development Plan (MDP) Option 1
Exhibit J – Master Development Plan (MDP) Option 2
Exhibit K – Form of Transfer Acknowledgement and Consent

MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 19, 2022 IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM

PRESENT: Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, and George Winn.

STAFF: Scott Langford, Larry Gardner, Lisa Elgin, Mark Forsythe, Nathan Nelson, Duncan Murray, Julie Davis

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The briefing meeting was called to order by Jay Thomas. Duncan Murray provided training on types of Planning Commission decisions and recommendations – Administrative and Quasi-Judicial actions and by-laws.

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The regular meeting was called to order at 6:00 p.m.

1. Consent Calendar
Approve Minutes from April 5, 2022

MOTION: Ammon Allen moved to approve the minutes from April 5, 2022. The motion was seconded by Matt Quiney and passed 6-0 in favor.

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2. Welby West; 8945 South 4800 West; Future Land Use Map Amendment for 11.54 acres from Neighborhood Commercial to High Density Residential and Rezone from SC-2 (Community Shopping Center) Zone and R-1-10D (ZC) (Single-family residential 10,000 square foot minimum lots with zoning conditions) Zone to PRD(H) (Planned Residential Development – High Density) Zone and Master Development Plan; CanyonStone Capital/Todd Amberry (applicant) [#25540, 25541, 25538; parcels 27-06-152-017, 022]

Greg Hughes, CanyonStone Capital, reviewed the plan. The property is currently zoned community shopping center and single family residential. The property has remained vacant partly because UDOT will not allow access from 9000 South. The expected demographic is young family and senior/active adult. Home sizes are similar to the adjacent neighborhood, but with smaller lots. The goal was to achieve an attainable price point with economy of scale. Homes will have a two-car garage and there will be no on-street parking, regulated with CC&R's and an HOA that will also maintain yards and open space. Initially 108 lots were proposed but the City Council's land use subcommittee felt it was too dense. After several versions and neighborhood meetings, the count was lowered to 76 lots and included more open space and parking. Home prices had to increase because there were fewer lots to portion out the cost of development. Results from meetings also included a border trail that increases the distance from the existing homes, extra parking, and a left and right hand turn onto 4800 West for commuter benefit. Mr. Hughes felt that the project met the required findings and is feasible and less impactful than a fully developed commercial center. High density has a range of 5.6 to 10 dwelling units per acre. With the bonus density they are asking for 6.6 units per acre and not the maximum allowed. He also asked them to consider that density in R-1 zones now comes into question with recent changes in state law that allow for accessory dwelling units. However, the PRD zone does not allow them, so the approved number of units would remain at that number. There are no additional utility needs or increased demands between the proposal and the current zoning. He explained their options for utility connections and availability. The city has to sign off that utilities are being addressed in a satisfactory way.

Ammon Allen asked how many lots would fit on the property in an R-1-10 zone.

Greg Hughes said there would be around 50, but that would increase house prices even more. They feel that this location is a good fit for the proposal that provides a good buffer and a more attainable price.

Matt Quinney asked how their prices continue to rise above the median home price for the area when he knows someone in the area on more acreage in the $550,000 range.

Greg Hughes explained that the raw costs of development are reflected on the price of the finished lots. The more homes they have the lower the home costs.

Kent Shelton commented on the statement that traffic would be higher with a commercial property, but it is spread throughout the day instead of having pinch points with residential.

Greg Hughes said it works both ways. There may be less traffic at certain times with commercial, but there is also less traffic during the day with residential. Their traffic impact study said with current zoning the traffic impact is 3,970 daily trips. It was 1,022 trips per day with the first layout, but with 76 homes it is 808 trips per day. Drone data at school pick up and rush hour showed the largest ingress into the school is at 8:21 to 8:25 a.m. and from 3:00 – 3:20 p.m. the longest line had seven cars. The largest stacking on 4800 West turning left at commute times between 8:00 and 8:30 a.m. was 14 cars that lasted for three minutes. UDOT told them that they did not think this intersection was a congestion failure situation, but that they could adjust the lefthand turn signal to be longer during high traffic times.

Larry Gardner added that the traffic impact study did not recommend any mitigation for traffic created by this project. He confirmed with the city utility manager that if the applicant waits to build anything for four months, then the new reservoir will provide adequate water supply. There is sewer capacity in the 9000 South line, but if they choose to go through the Whispering Pines neighborhood the applicant will have to pay for sewer upgrades as a project improvement.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Master Development Plan, General Land Use Map Amendment, and Rezone.

Jay Thomas opened the public hearing and noted that emails in opposition of the request were received from the public and would be entered into the record.

Debra Stewart, West Jordan resident, said it is important to her that her home values increase. They are being shamed into allowing smaller lots when there is already so much high density. The current residents who want to keep the area nice need to be considered. She said it is not fair to have high density here and it is not what they were told when they moved to the area. The rail line is also in operation again. Homeowners' associations can be revoked, and she thought that visitors will be parking in the existing neighborhood if they only have two parking spaces. Home values will be lowered, and congestion will increase.

Aaron Baugh, West Jordan resident, said that traffic is a concern from an emergency vehicle perspective with the alleyways. There is already low income, high density across the street and high-density

apartments on 9000 South. He loves West Jordan, but standards need to be maintained. He was glad to see the unit count lowered and the addition of a trail, but he thought they could do better. Visitors will be parking on Red Pine or at the library, which could be unsafe if they don't cross 4800 West at the crosswalk.

Spencer Riehl, Taylorsville resident and middle school teacher in West Jordan, was disheartened when people complain about traffic or utilities. He was forced from West Jordan when he couldn't find a place to live. It is sad to see how home prices have to increase or to hear the people who live in the area think they have the right to all of the property around them and who get up the ladder and then pull up the ladder on others who are trying. There is a housing crisis, so he is in favor of more housing for more people.

Chris Hupp, West Jordan resident, said that a commercial development as a destination would create at least three times more traffic than the proposal. The residential development will have garages and two parking spots in the driveway, but a commercial development will create a huge parking lot and home values will go down. However, this development, and even an apartment complex, would cause their values to go up. He said that 9000 South is a key spot for transportation, which is where density belongs.

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

Trish Hatch reiterated Mr. Riehl's comments that people are getting priced out of home ownership. This is not low-income housing, and she thought it would be a great addition to the area. She appreciated the applicant's attempts at providing housing that was somewhat more affordable. She didn't think that traffic would be impacted with only 76 homes. She thought it would be great to provide a place where families can live and work and stay here.

Kent Shelton said he lives in the neighborhood, and he didn't feel like this plan will fit in with the existing neighborhood and it should not be approved.

Ammon Allen did not think this area would be a big commercial draw and agreed that it should be something other than that. He thought it was a nice idea, but it should be somewhere consistent with surrounding neighborhoods and closer to mass transit. This property would be consistent with an R-1-10 zoning. He said that the west side of the valley is in potentially bad shape with overcrowded roads, lack of UTA transit, and the need for expanded commercial districts. He said that the west side is being asked to take the burden for more high-density housing without proper infrastructure. He would support a recommendation for the R-1-10 zone.

Trish Hatch thought that because this is at the corner of 9000 South and 4800 West it is a good place for density. The HOA will solve any parking problems. In her experience, residents can usually have on-street parking for family gatherings, but not overnight. An R-1-10 zone will just create more of the same high housing costs. This proposal is not ideal, but we are not in an ideal situation.

MOTION: Trish Hatch moved to suspend the rules to allow the applicant to address the Commission. The motion was seconded by Matt Quinney and passed 6-0 in favor.

Greg Hughes stated that the property is within a half-mile of the Trax station and the State Statute looks to have higher density around Trax stations.

Matt Quinney said that after listening to the presentation and the comments he is beginning to agree with the comments from Commissioner Hatch. There is not an affordable price point with the development, but if the zoning is approved at R-1-10 it will only reduce the lots by 14 and it takes away the HOA controls and would allow parking on both sides of the road. Even with a more realistic zoning of R-1-8, the housing costs go up in order to share development costs. He is not a fan of 3500-square-foot lots, but creative solutions are needed for smaller parcels. The only finding that could be in question is Finding A that requires a recommendation for the PRD zone on less than 20 acres, but he felt that it meets the intent of the district.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the requested Master Development Plan for Welby West located at 8945 South 4800 West. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

Jay Thomas said that instead of changing the future land use plan again and again we need to stay with what is on the books. He agreed that this property probably isn't a good fit for commercial but considering comments from the neighbors he thought that R-1-10 would be better than high density.

Duncan Murray explained that if there are no other motions then a tied vote goes to the City Council as a negative recommendation.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the General Plan Land Use Map Amendment for Welby West located at 8945 South 4800 West amending the Future Land Use Map for 11.54 acres from Neighborhood Commercial to High Density Residential. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the rezone request for Welby West located at 8945 South 4800 West Rezoning 11.54 acres from SC-2 Zone and R-1-10D (ZC) Zone to PRD(H) (Planned Residential Development – High Density) Zone. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

[The application automatically is forwarded to the City Council with a negative recommendation.]

Jay Thomas explained to those in attendance that the application will be heard by the City Council for a final decision.

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3. Cottages at Parker Place Development Plan Amendment; 7430 South Redwood Road; Recommendation to Amend the development plan eliminating the requirement for a masonry wall; Liberty Homes, Inc./Joshua Shipp (applicant) [#26647; parcel 21-27-178-054]

Scott Langford explained that since there are no findings of fact to base a recommendation on, staff looks at the fact that City Council approved the development that showed a masonry wall, and that is the reason for a negative recommendation. The zoning ordinance addresses fencing and screening between different uses. Residential next to residential doesn't usually require a fence, but the original developer chose to go above that requirement with a masonry wall, which was approved by the City Council. The current developer is now asking for a change in the development plan regarding fencing.

Brian Pearson, general manager for Liberty Homes, said that most residential development would only require an opaque fence. The code requirement for a masonry wall pertains to properties adjacent to major streets, railroad tracks, or open waterways. This property borders apartments to the north and the Drake farm to the west. Otherwise, it is residential, and that is why they are making the request.

Ammon Allen said the initial application included a wall. He asked Mr. Pearson why they are now asking for something else.

Brian Pearson said the major reason is cost being $100 per foot versus $30 per foot. There is an existing vinyl fence on the north boundary, and it does not make sense to put a masonry fence next to it. He said the project will benefit the community. He said working with the city has been a positive experience, and he hoped it would remain that way. He said there are no other fences along the boundary of their property. They do not have ownership of Lot 15 or parcel A. They propose to leave the existing vinyl fence, which is not in disrepair.

Lisa Elgin added that when the original developer included the wall, especially the one on the north, it was in consideration of the senior residents.

Staff recommended that the Planning Commission recommend denial of the amended development plan for The Cottages at Parker Place.

Jay Thomas asked for clarification on the process following the Planning Commission meeting.

Duncan Murray said it is ultimately a City Council decision. He explained the recent policy change regarding the authority of the Zoning Administrator. Any request to amend a requirement that was made by the Planning Commission or City Council has to be approved by that same body. However, the more guidance the Planning Commission wants to give to the Council regarding the recommendation, the more helpful it will be.

Jay Thomas opened the public comment.

Jeanette Drake, West Jordan resident, said their property is zoned residential but it is being used as agricultural. There is a ditch on the fence line. They have had so many problems with this development since it was approved in 2017. In the letter she wrote to the Mayor there were three things they wanted communication about: 1) a stamped concrete wall; 2) a possible retaining wall due to grade change; 3)

access to their irrigation water. The ditch was piped so they are not able to install a pump to get the water. Mrs. Drake said her son bought an irrigation box that needs to be installed. Mr. Shipp told her that the only place on the west boundary that Liberty Homes intended to install a wall along was lot 14. She doesn't care what type of fence is on the northern property line, but they need a wall along their property for safety reasons with the irrigation box. They are shareholders in the South Jordan Canal company and need that access. She said 'good fences make good neighbors' and agreed that would be true in this situation. Another thing she is unhappy about is that they didn't get paid for giving access for an emergency turnaround.

Ron Drake, West Jordan resident, said not all people have a high tolerance for the things that come along with farming activities, so they need a concrete wall for residents of the homes facing west. When the developer installed the road they put a curb across the lane, so they had to put dirt on top of it for people to access the farm. The first contractor was going to help them get a bid to install concrete up to their store, which didn't happen. Now there is the curb instead. He would like the developer to cut out the curb that is blocking the lane when they are working on the two new homes.

Dan Drake said he is continuing the family farm. He said that there was a very old fence on the west property line that had grapes on it and one day they came home it had been ripped out without any discussion. Now the house is exposed. The Planning Commission now has the opportunity to allow the contractor to further disregard promises. The development has been poorly planned and executed and has dragged on with no resolution. There is now a square curb over his parents' driveway and his 80-year-old dad had to pile up dirt in order to access their driveway. This is the type of thing the builder wants to continue doing by not installing a wall. He said that the prior owners of the subject property said that children would climb over the vinyl fence. He said that they were promised sewer to the homes, city water with a new pipeline, a paved lane, and a fence. The only thing in writing was the fence, and now they don't want to do that. He said the wall placement should be discussed so that it isn't built on top of the ditch.

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

Larry Gardner explained that most of the real wrongs the Drake's mentioned were not caused by the current applicant who purchased the property from a previous developer.

Jay Thomas thought that the original approval by the City Council should be honored, even by the developer who acquired it.

Matt Quinney felt that the City Council should decide if they want to make a change. However, he thought that the developer should work with the Drakes who have been most affected by the development, including a masonry wall placed in a way that it won't interfere with the ditch. He didn't think that a masonry wall is needed between the apartments and the new lots. The property owners can work through the problem of children climbing the fence if that happens. There is already a fence next to the school.

Trish Hatch asked for clarification on what was approved for the west property line where the irrigation ditch is.

Lisa Elgin said the wall was only planned to be along lots 7, 8, 14, and 15, so the wall ends at Pearson Park Court.

Trish Hatch thought that City Council should address the issues with the irrigation water and safety.

Larry Gardner said the ditch is piped from the north property line to Parker Place, so it shouldn't be a safety issue. However, the Drakes still need to install the box in order to access irrigation water.

Matt Quinney said the big issue is to make sure that the fence is installed so that the ditch will not collapse. He explained that the Planning Commission is making a recommendation to City Council, who will make the final decision. The public will have a chance to give input again at that time.

MOTION: George Winn moved that the Planning Commission recommend to the City Council denial of the amended development plan for The Cottages at Parker Place located at 7398 South Redwood Road. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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4. Sienna Hills II; approx. 7515 S Copper Rim Drive; Preliminary Site Plan and Preliminary Subdivision Plat (79 townhome and 47 single-family lots and 7 parcels on 12.62 acres); P-C(IOZ) Zone; Lennar Homes Utah, LLC/Steven Jackson (applicant) [#25599, 26221; parcel 20-26-326-050]

Staff requested the Planning Commission continue the following item to a date uncertain to allow the applicant and City staff to work through several issues related to the subdivision plat.

MOTION: Matt Quinney moved to continue the Preliminary Subdivision Plat and Preliminary Site Plan for Sienna Hills II located at approximately 7515 South Copper Rim Drive in the P-C(IOZ) Zone to a date uncertain. The motion was seconded by Ammon Allen and passed 6-0 in favor.

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5. Bowman's Arrow; 6170 West 7800 South; Future Land Use Map Amendment for 75.66 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to High Density Residential, Very High Density Residential and Parks and Open Land; ARB Investments/Robert Bowman (applicant) [#20674; parcel 20-26-301-004]

Ben Southworth, applicant, reviewed the application for an update to the future land use map. The proposal meets the vision of the code that has been approved by City Council. He said this property was originally part of a larger piece that includes Copper Rim, but it was split by the Mountain View Corridor, which created some changes. The area is in need of an update in the that follows the policies and direction of where the City is today and looking at the changes that have taken place in the area that justify making this amendment. The Mountain View Corridor is a significant change. Zoning will only change once adequate infrastructure is in place. An update to the future land use map will correct some issues and give time to all of the agencies to property plan for the future. The IOZ zoning overlay allows this property to take advantage of the freeway. If there are too many small commercial properties that

are not regional draws, they start cannibalizing each other. So rather than having commercial on this piece, the IOZ says it would be a good place for the housing component. There are still more than 200 acres of commercial to the east, which would be hard to compete with. He acknowledged that there are concerns with traffic, but this change won't impact traffic at this time. This is where density belongs based on the code, near transportation hubs. We need to address the concerns for housing availability. The findings are thorough, and they feel that this plan makes the most sense for the community going forward.

Matt Quinney asked why they need to make this change now if there is no infrastructure or available services.

Ben Southworth said they tried to bring the rezoning and development plan together with the land use map amendment, but infrastructure, schools, and city services can't be prepared for because the land use map hasn't been updated to show what is coming. A change in the land use plan triggers impact fees, they understand there are obligations with development for roads and other impacts. Impact fees need to be increased to help pay for development of infrastructure.

Matt Quinney said an example of commercial property going undeveloped is the lot at 4800 West and 9000 South. Then after a time the property becomes orphaned and a non-conforming project comes in.

Trish Hatch didn't see the need for going forward with the map amendment before we know what the plan is. She acknowledged that there are several areas in the city in which the land use map needs to be updated.

Mark Forsythe showed the current land use map. The general plan has a recommended density range for each land use designation. Using the current map, the density range is between 142 and 284 dwelling units. The proposed map shows higher density close to the highway and decreasing as it nears the neighborhood. The proposed map amendment estimates a minimum of 600 units. Density would be negotiated with City Council at rezoning for the very high-density designation, which starts at 10.1 units per acre with no cap. Two future park areas are also being removed, so the city would have to revisit the Parks and Open Lands Master Plan to reassess levels of park service. There is currently not enough water infrastructure to support this development. There are some planned infrastructure projects in the coming years, but any deficit in those levels would be addressed at rezoning. Significant upgrades to the sewer infrastructure would be needed to service this amount of density. He pointed out the master planned roads of 6400 West. UDOT has agreed to build a bridge over Mountain View Corridor at 7400 South if the city can connect the two road. Verdigris Drive is already in place on the east side.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Jay Thomas opened the public hearing. Emails in opposition of the request were received from the public and would be entered into the record.

June Christiansen, West Jordan resident, expressed serious concerns for increased traffic that this density would cause and for the possibility for a big box apartment complex. She thought that the future land use map as it is now gives a nice variety of housing that blends into the existing subdivisions. Over the years development has gone more and more to increased density, which has whittled away at property that

would have been developed in a more attractive way. There should be a nice mix of housing, but they shouldn't have to bear the brunt of affordable housing. Very high-density apartments cause schools to suffer because of the transient nature. She was strongly against the request at this point and said that it could be revisited when there is a plan.

Ken Wilhoite, West Jordan resident, said that 7800 South is congested and clearly over capacity. Even if the road is improved there is a limit to the number of travel lanes. He was concerned with the amount of very high density in the plan. He understood the need to know what the transportation plan will serve in the future, but there has been no reason given as to why that much high density is needed. He cannot see any parks and open lands designations on the new plan. He is against the project.

Lisa Banks, West Jordan resident, said she struggles with driving on 7800 South and is worried about lack of water. West Jordan has done a good job of having nice communities with different housing types but adding more high density is a problem when there are already so many apartments in that area. She liked the idea of commercial with a mix of low, medium, and high-density housing. As a schoolteacher she was also concerned about how that type of density would affect the schools. She was against the proposal.

Matthew Smith, West Jordan resident, was against the proposal. Finding E is unmet because of inadequate infrastructure, especially water and sewer. He saw a problem with roads. The shape of the property will require that everyone in this neighborhood will have to either go to 7800 South or over the bridge that just goes to another neighborhood before reaching a major road. Estimated units could go as high as 1800, which would triple the number of people and the amount of traffic in the area. Finding F is not met because the Interchange Overlay Zone is meant to be a mix of use types. The current land use map shows a mix, but the proposal does not. The proposal also goes against the cap and grade ordinance. He is worried that there is no upper limit to the density. It would be detrimental to the residents to take away the commercial property.

Carli Lewis, West Jordan resident, agreed with the comment about removing the commercial property, which would also take away revenue that is used for city services such as park maintenance. It makes sense to have a mixture in this area like it is currently shown. With a mix, it allows West Jordan residents to live, work, and shop here. She did not think that very high density made sense and that there isn't room for it. She felt that they need to solve the other problems first and take care of the community.

Brian Looney, West Jordan resident, said the most tragic part of the proposal is the children because our education system is not set up for this. West Jordan has some of the most populous schools in the state already. The children, as future leaders, need to be better supported now, and this will cause education to suffer even more. He was against the proposal.

Randy Hoffman, West Jordan resident, said they should consider that this plan would lack a of sense of community with the possibility of so many high-density apartment buildings. He did not know who would want to live in the medium density area surrounded by high density. The entire area will be transient with no sense of continuity or community. West Jordan needs additional funding for park maintenance because the current ones are horribly maintained. He understood that there is a need for high density, but the current plan has a decent mixture, and the proposal throws that out for something that is really extreme.

Tina Smith, West Jordan resident, said everyone in the community is struggling with the proposal. Traffic in the area is already being impacted from the 300 units of very high density to the south, which isn't even completed. This proposal is at least three times the number of units with access coming only onto 7800 South. No matter how wide they make 7800 South it will have a big impact. The west side is being given a huge load with the amount of high density. There are four very large apartment complexes within one mile of this property that all feed into 7800 South. The comment had been made that this is just a formality because it is not a zone change, but once this map is changed then the zone change is the formality and that is why this is a big deal to the neighborhood.

Brandon Bauman, West Jordan resident, said that it can take 10-15 minutes to get through the area between Mountain View Corridor and 5600 West. He would love some commercial development that included sit-down restaurants and stores on the west side of Mountain View Corridor. This proposal is not the best option for development. He thought it would be bad growth, with more crime, and increased water usage and traffic concerns, which makes it an undesirable place for the residents. He proposed that the Planning Commission reject the request and keep the property as it is.

Chris Hupp, representing this client, stated that there are valid concerns that have been mentioned. Regarding commercial development, there are more than 200 acres in the area. The reason there haven't been sit-down restaurants is because there aren't enough residents within a one-, three-, and five-mile radius. As a reference, he pointed out that the area indicated as low density on the current land use map is actually developed as medium density up to five units per acre, and the area indicated as medium is actually developed as high density up to 10 units per acre. Typically, townhomes are at 12-14 units per acre and a 3-story apartment building could not fit in the high-density range in West Jordan. They have some good commercial eating places in the area, but there are still 150 vacant commercial acres, and they need residents in order for it to fill in. Traffic is a valid concern, but UTA won't respond until the area meets the 12 units per acre threshold.

Nancy Andrew, West Jordan resident, showed pictures of what very high density looks like, but that could be even bigger. She said the area cannot handle more traffic and the schools are at risk. Her feelings are the same as most of the residents speaking tonight, and she was opposed to the change.

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

Ben Southworth understood that very high density can be scary. He pointed out that the very tip of the property will probably not be buildable because of the amount of property 7400 South will require. The highest density is pushed against Mountain View Corridor. The reality of what the IOZ will allow is going to be similar to what is already in the area. The very high density will act as a barrier and sound screen from the future freeway. Housing types vary and not everyone wants to live in the same type of product, but there are a lot of people who would want to live here. The City of West Jordan has wisely deemed areas where this type of density is preferable with the Interchange Overlay Zone, which includes this property. The plan matches medium density next to the existing medium density and moves in intensity toward the freeway. Density should not be the victim of unwise decisions in the past. This property meets all of the guidelines found in the general plan. Traffic issues will be addressed later with a development plan and will identify mitigation measures. They have worked with City Council and received positive reviews with suggestions to have a good transition from the existing neighborhoods, as well as other things. Because of problems with infrastructure, they are pulling back from the rezoning and development plan process so that infrastructure can come into place. He asked the Planning

Commission to look at this in an honest and objective way and ask, "Where does density belong, and where does commercial make sense?" Policies have also shifted with regards to parks due to maintenance constraints. This development would have private parks and open space that will be maintained by an HOA. They are only asking for what policy is already and allows for all stakeholders to prepare for the future.

Ammon Allen said his thoughts on this application have shifted just a bit. Most people in the area have to take 7800 South east to get to work. His commute has increased 2-3 minutes every year for the last five years. He is concerned about transportation, and he wants to get some commercial on the west side of Mountain View Corridor. He is generally against the proposal because of those reasons. However, he would like to see a review of the future land use map and the master transportation map for everything to the west. They cannot just stop at this one parcel. At this point he would make a negative recommendation for this change, but a positive recommendation to look at the future land use map in total.

Matt Quinney asked Commissioner Allen which findings he would use to support a negative recommendation.

Ammon Allen said with the size of the packet and with the number of comments received he would not be able to articulate it well at this point without more time. He suggested postponement until the next meeting.

Matt Quinney said there was so much information and comments being received from the residents up until the meeting that he would like more time to read comments and think through the applicant's presentation before deciding. He said that they do not need to reopen the public hearing but have it as a business item on the next agenda.

Larry Gardner explained to those in attendance that they will have another opportunity to give comments at the City Council meeting.

Matt Quinney appreciated the public involvement and input and respected their time. He would usually want a decision made tonight but because of the vast amount of information he needs more time.

George Winn also agreed that the decision should be postponed and appreciated the valuable input from the residents. He recognized the need for a change in the land use map, but he thought this proposal needed more work.

Ammon Allen said he would appreciate a discussion and review of the future land use map on the west side of the city during their next pre-meeting.

Larry Gardner said that staff and the General Plan Committee have been working on an update of the general plan. This summer the Commission will get to review the plan with the primary discussion being the remaining vacant parcels on the west side, which will take several meetings.

George Winn and Ammon Allen would like to review the land use map for more of the area around this property. Specifically, where the commercial centers are planned for if this commercial area is removed.

Commissioner Allen asked why this map amendment is being reviewed now instead of when the entire plan is reviewed and updated.

Larry Gardner explained that an applicant submitted and paid a fee for an application and staff is processing the application following State Law and City Code. This allows due process to occur, including holding the public hearing that allows people who are affected to attend and give input. When the general plan update comes before them, then the Planning Commission is the applicant and will be imposing the Planning Commission and City Council's will upon private property, but not because of an application.

Scott Langford explained that while the Commission and City Council have the right to ask for more time to review an application, it cannot be done too slowly.

Trish Hatch was pleased to see so much involvement from the public, which is very helpful, and she thanked them.

Larry Gardner encouraged the public to become involved in the general plan update process.

MOTION: Ammon Allen moved to table the Future Land Use Map Amendment for Bowman's Arrow to the May [3rd] meeting as a Business Item. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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6. Text Amendment – Accessory Dwelling Units in Agriculture Zones; Amend the 2009 West Jordan City Code Section 13-5A-2 Adding Accessory Dwelling Units to the A-1, A-5, A-20, Zoning Districts as a Permitted Use; City of West Jordan (applicant) [#27084]

Larry Gardner said last year the code was updated for accessory dwelling units, which focused on the R-1 and RR zones. The Agricultural zones were not considered at that time. Staff has been approached by people with agriculturally zoned property requesting an ADU, which is not allowed. The impact is even less than it would be for a property with 10,000 square feet. The main difference with this amendment is that the setback restrictions revert to the standard setbacks for the primary house, which the properties are large enough to accommodate.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Text Amendment regarding Accessory Dwelling Units in Agriculture Zones. The motion was seconded by Matt Quinney and passed 6-0 in favor.

MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 8:47 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 3rd day of MAY, 2022

To: councilcomments@westjordan.utah.gov
Subject: Welby West neighborhood 4800 W.

Hello, I am a resident in the neighborhood just to the east of this purposed subdivision. I have attended the meetings with the developer and have expressed my concerns on this matter.
In my opinion West Jordan does not need any more neighborhoods like this, there have been a lot of them built off of 7800 s and Mountain View, and since all of these neighborhoods have come in the city has a huge traffic problem.
In my opinion this property needs to be developed similar to the existing neighborhood. 30-40 homes with .25+ acres. Putting 70+ homes in this tiny 11 acres is crazy. 4800 w is a nightmare around school time and parking is going to be horrible. I am assuming the city will see a large amount of vehicles parking along 4800 w to accommodate this development. I understand that lot needs to be developed, but in my opinion 70+ Low density homes is not the answer.
Thank you for your time.

Tyler

Julie Davis

From: Jennifer <jenniferhunt2008@comcast.net>
Sent: Tuesday, April 19, 2022 1:04 AM
To: Julie Davis
Subject: Welby west 9000 s 4800 w corner rezone

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

Name: Jennifer Hunt
Address: 8898 S Black Pine St
West Jordan It, 84088

Julie,

Hello. I am
Contacting you about the rezoning of the corner on 9000 s and 4800 w. We have a meeting 4/19/22 for the Welby west rezoning.

We have had several meetings with the contractors/people Who want to rezone and build here.I just have to say I am not a fan of either plan they have proposed.High density. One was 98 homes and now 77 homes.I really feel this should not be a high density corner. When we would try to voice our concerns these builders would change the subject or start another topic to address it. We suggested a senior living center and feel this would be perfect for this area.Many people have parents they would love to have close by who live in this area. It would bring less traffic as well. Ever since Mountain view opened and 9000 s opened to it.This area has tripled with cars and it is a speedway with so many cars.We don't need any extra traffic added here.
I learned This is an 11 acre corner and if homes are built, max should be 50-55 homes with quarter acre lots to match the existing neighborhood next to it and across from it on 90th.With a variety of ramblers, multi levels homes.Not 2 story. We have SO MANY high density living places right off 9000 so and 5600 w. We don't need more here.. We really don't.Please do not zone it high density. It should stay single family 10,000 sq ft lots as it is zoned.We are worried that we'll have overload of cars trying to park in our exsisting neighborhood or on the streets..Just like most High density living the cars line the busy roads for lack of parking.
The Jordan Hills school right by this corner is already overloaded everyday as well as 9000 so during morning and evening rush hour.I feel it is so unsafe to add more cars and a right only out in the direction of the school. We have so many people who walk on this corner as well as by the school and library.The less cars the better. Also the exsisting neighborhood cannot get out of the exit across the the school off pine crossing.This will make it so much worse.We've had several accidents already right here. I believe another 3000+ extra car trips from this corner daily in and out travel will make it awful. The builders keep saying we can control this with traffic lights being timed right, it's still going to be a nightmare.This road is

backed up every day at school Drop off and pick up from the school to the light on 90th. In the winter it's even worse. The builders did drone footage to view this..I don't think they fully understand or care about the issue.They just want what they want.What about a UDOT team conducting a survey?
The existing home owners bordering this field do not want 2 story homes looking down into their backyards. It's an invasion of privacy. The existing home owners do not like the idea of the hoa home owners having access into our neighborhood nor us driving through theirs.If this is built we suggest the 2nd entrance stay locked and not made a 2nd exit as has been for over 20+ yrs as the field owner had it and has been into the exsisting neighborhood and the city/fire/police will have access if this gate needs opened.We we're told this could be done at the last meeting by a West Jordan board member.
Sorry for any rambling and or repeating..I was trying to type this quickly tonight and get it sent in for the meeting.

Thank you for your time reading this.

Thank you,
Jen Hunt

Sent from my iPhone

Julie Davis

From: The Sanderson Family <sandersonclan@hotmail.com>
Sent: Wednesday, April 13, 2022 8:08 PM
To: Julie Davis
Subject: Comment for the April 19 Planning Commission Meeting - Welby West

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

Julie,
Please confirm that you will add the following comments to the Planning Commission Meeting on April 19, 2022; it's in regards to the Welby West Development Plan rezoning proposal. For the record, my name is Rachel Sanderson and my address is 8957 S. Black Pine Street, West Jordan, UT 84088. My husband, Phillip Sanderson, and I are the current owners. I will be out of town when this meeting takes place and want to make sure you know how I feel about this request.

"In regards to the Welby West proposed high density re-zoning: I appreciate that the developer has held 3 meetings trying to convince us that we need this "affordable housing", as they put it. To get behind this project I feel that they need a plan that would match the surrounding area. A plan for 8,000 - 10,000 sq ft lots would be prime. Right now the 3,700 square ft lots they are requesting, are just too small with no parking options. My home sits directly at the end of Red Spruce Drive and my concern is that when a HOA limits parking on high density housing, we will find more vehicles parked in front of my house and down Black Pine Street as an "overflow". Take a look at the Daybreak area south of 4800 West & 10200 South, there is road constantly filled with cars at all times of the day or night. I have only lived here for about 3 years, but I figured housing would always come to that piece of land, but not at such a high density. It will wreak havoc on my street with parking and traffic and I refuse to get behind their current proposed plan. I am hoping that the West Jordan Planning Commission would agree."

If you need to get in contact with me about this comment or anything else, please feel free to call me at 801-787-4709 or email me at sandersonclan@hotmail.com.

Thank you so much for your consideration,
Rachel E. Sanderson
8957 S Black Pine Street
West Jordan, UT 84088

Julie Davis

From: Trisha Masuda <trishamasuda@gmail.com>
Sent: Tuesday, April 19, 2022 10:35 AM
To: Julie Davis
Subject: Comment on land use amendment at Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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Please pass on my comment regarding a future land use amendment for Bowman's Arrow located at 6170 West 7800 South, West Jordan.

I am a resident across 7800 S and do not want the land use amended. We already have very high density apartment complexes in the area and the nature of the community will be negatively impacted by adding more (for several reasons including traffic congestion and lack of supporting commercial development.) I vote NO on amending the land use.

Trisha Masuda
6343 W 7830 S, West Jordan, UT 84081

Julie Davis

From: Diljeet Masuda <diljeetmasuda@gmail.com>
Sent: Tuesday, April 19, 2022 10:40 AM
To: Julie Davis
Subject: Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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Diljeet Masuda
6343 W 7830 S, West Jordan, UT 84081

303-949-8791 cell

Sent from my iPhone

Julie Davis

From: Walker Masuda <walkermasuda@gmail.com>
Sent: Tuesday, April 19, 2022 10:43 AM
To: Julie Davis
Subject: Comment on land use amendment at Bowman's Arrow

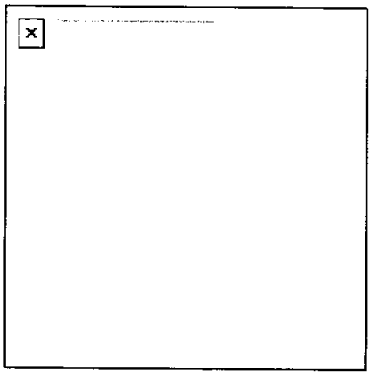
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Walker Masuda
6343 W 7830 S, West Jordan, UT 84081



Walker Masuda
Visual Artist & Musician/Composer/Producer

https://www.walkermasuda.com
My Social Pages: https://linktr.ee/walkermasuda.art

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Julie Davis

From: Tirah Sheppard <tirah.sheppard@yahoo.com>
Sent: Tuesday, April 19, 2022 8:37 AM
To: Julie Davis
Subject: Bowman's Arrow zoning change

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To whom it may concern:

I am writing today regarding the upcoming meeting on the proposed zoning change on Bowman's Arrow site. I am concerned with the change to High Density and Very High Density due of the lack of infrastructure in our area. 7800 South is not designed well enough to accommodate the already overwhelming amount of traffic, not to mention turning onto 7800 S from 6400 W is already a nightmare and a round-about (which is currently planned, from what I understand) does not seem to be adequate with the increased population that is being proposed. We also have extremely limited public transit to this area. There are no current bus routes or TRAX stations within walking distance of this site. In my opinion, before changing the zoning in this area, you need to address adding 2 full lanes with a turning lane on 6400 W, creating 4 full lanes and a turning lane on 7800 South, make a traffic light at 6400 W 7800 S, as well as add more schools to the area. The current Maple Hills neighborhood isn't even offered bus services to Fox Hollow Elementary School. This new neighborhood would also be considered "too close" with much heavier traffic for crossing on 7800 South. Sunset Ridge Middle School and Copper Hills High School are bursting at the seems. Before adding thousands more to the current population of the area, we need to consider where these children will get their education. West Jordan is already the third or fourth largest city in Utah. Traffic is terrible. Smith's is the only grocery store in the area, and although has adequate space to handle the existing residents, will not be able to accommodate the hundreds/thousands more that this proposal will bring. The area needs more basic necessities before we consider increasing the population with changing from low, medium and high density housing to high and very high density housing.

Thank you for your time.

Tirah Sheppard concerned West Jordan resident

Julie Davis

From: David Sheppard <dshep4589@gmail.com>
Sent: Tuesday, April 19, 2022 10:13 AM
To: Julie Davis
Subject: Bowman's Arrow

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As a West Jordan resident living near 7800 South and 6400 W, I am vehemently opposed to high density or multi-family housing of any kind being approved at Bowman's Arrow. It should be developed into an archery park to commemorate it's name. Children and adults of all ages can learn and develop a lifelong skill and those who love archery already can have a local place to practice.

Also, the county assessor's website has this area listed at 86.14 acres. Why is there a 10.48 acre discrepancy?

Dave Sheppard

Julie Davis

From: Chelsea Sheppard <chelsit21@gmail.com>
Sent: Tuesday, April 19, 2022 9:56 AM
To: Julie Davis
Subject: Against the Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Bowmans Arrow

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Hi,

We are VERY against "Bowman's Arrow" rezoning to high density housing. When we moved in, we were under the impression it was supposed to be a beautiful park area. We have enough houses going up around here that are already hurting our resources. My water pressure has dramatically decreased in the last year. I can't imagine what adding this kind of community would do. We are saying NO to this zoning option.

Chelsea Sheppard
6308 W 7900 S

Julie Davis

From: Cody Funk <cody.funk@hsc.utah.edu>
Sent: Thursday, April 14, 2022 1:06 PM
To: Julie Davis
Subject: Rezoning of "Bowman's Arrow"

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Julie,

I am strongly against the rezoning of Bowman's Arrow just east of 6400S. We don't need more high or very high density housing in the area. The higher density housing that was built across 7800S is already falling into disrepair. The land hasn't been taken care of, there is no curbing in place around the complex. Building rental property just to fix the housing issues can potentially make it worse. In the long run it isn't going to do any good. This entire rezoning attempt is solely for the owner of an $11million dollar (according to the West Jordan website) piece of land to make more money off of it. I am also extremely against the major hit to properly values that higher density housing creates. We also don't want the crime increase, that higher density brings, nor do we even remotely have the infrastructure to support higher density housing. Fox Hollow Elementary School is already overcrowded, and we don't need the state education system any worse. Utah finally passed Idaho as the 2nd worst for spending per pupil in the nation, we don't want to be in last place again.

In talking to the people around my community, I haven't encountered anyone that is for this zoning change. If anything, the change should be for lower density in the area.

-Cody Funk

Bowman

Tudie Frank-Johnson & Allen E Johnson

[redacted] West Jordan, UT [redacted]

April 14, 2022

Planning and Zoning
City of West Jordan

RE: Comment on Proposed Land Use Change for NW corner of 7800 S and Mountain View

We are writing to voice our concern over the proposed change for Land Use of this corner that will be on your April 19, 2022 agenda. Please VOTE NO to the change.

As it is, 7800 S is already so crowded and changing that corner to more high-density use will burden the road and our nearby neighborhoods. In the mornings and afternoons, the round-a-bout by Smith's becomes a back log of cars. There is much need for 7800 to be widened towards Mountain View and beyond heading west.

We need more grocery store choices in the neighborhood. We need independent restaurants/bar/grills -vs- all the FAST FOOD CHAINS that are everywhere. We have no place to bike or walk to for a meal. A Sprouts or Trader Joe's or Whole Foods would be a welcome change and offer so many more options than the single grocery we have-Smith's or Wallmart down the road. It would be nice to see some higher end retail on our side of town. Jordan Landing is ok, but still several miles away without nice stores. Try to grab a bottle of wine to take to dinner at a friends'. Nope, you have to go to West Valley or Herriman to get one. Such an inconvenience. I come from Arizona where you can grab one at the grocery store. How about a state store in the Highlands?

We moved to West Jordan because we liked the cleaner air and the view from our yard is magnificent east and west. Moving that parcel's land use to super high-density apartments will bring more crime, trash, noise, air pollution and traffic. Transient apartment dwellers are rarely as respectful of neighborhoods as home owners are. We know first-hand as we own several rental properties and the renters wreck the homes. Please don't turn us into a West Valley!

Sincerely,

Tudie Frank-Johnson
Allen E Johnson

Julie Davis

From: Brandon Andersen <b_andersen540@yahoo.com>
Sent: Tuesday, April 12, 2022 10:29 AM
To: Julie Davis
Subject: Public Comment for 6170 W 7800 S Use Map Amendment

Bowman

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Julie,

For the upcoming Planning Commission Meeting on Apr. 19, I will not be able to attend, but wanted my comment to be recorded. Regarding the Future Land Use Map Amendment for 6170 W. 7800 S., I have some major concerns regarding this requested change, the primary one being the increased amount of traffic this will bring to the area that is already overloaded. The E-W traffic during both morning and evening commute times is already too much for the intersection at 7800 S. and Mtn. View Corridor to handle. I have talked to UDOT about this and even they have admitted that this intersection was not designed to handle the amount of traffic that is currently going through this intersection, yet they have no plans within the next 10 years to do anything about it. As people travel during this timeframe and have to wait multiple lights, they get impatient and then make bad decisions, often resulting in accidents, sometimes deadly. UDOTs own data shows that this intersection is one of the two most dangerous along Mtn. View Corridor, and adding more residents will increase this and ultimately make this intersection even less safe and create even more frustration for residents in this area that are already frustrated with traffic here.

Before considering any change to the Use Map I would encourage those on the Planning Commission to drive through this intersection during the evening commutes and really think about how adding even more residencies will affect this area before voting. I truly understand the need to create more affordable housing in Salt Lake County, but when doing so, we must consider everything that will impact, especially our roads. Until major changes happen at this intersection that will alleviate the already strained traffic, I cannot put my support behind this Use Map Amendment, and ask the Planning Committee to do the same and not recommend this change. The current Use Map for this land will already create for issues here for this intersection, please dont make it even worse by recommending this change that will add even more residents.

Thanks,

Brandon Andersen
6513 W. 7735 S.
West Jordan, UT 84081
b_andersen540@yahoo.com
801-842-3031

Julie Davis

From: Carly Stirland <carlystirland@gmail.com>
Sent: Thursday, April 14, 2022 1:39 PM
To: Julie Davis
Subject: Re: Re-zoning

Bowman

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6170 W 7800 S
West Jordan, UT 84081

On Thu, Apr 14, 2022 at 1:37 PM Julie Davis <julie.davis@westjordan.utah.gov> wrote:

Can you tell me which property this is regarding?

Julie Davis

Executive Assistant

West Jordan Community Development

801.569.5066

From: Carly Stirland <carlystirland@gmail.com>
Sent: Thursday, April 14, 2022 1:36 PM
To: Julie Davis <julie.davis@westjordan.utah.gov>
Subject: Re-zoning

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Please read this at the planning meeting.

To Whom it May Concern:

The field should not be rezoned.

High-density housing will put a strain on infrastructure, which is nowhere near ready.

Schools are overcrowded.

The current plan of mixed low, medium, and high density housing along with commercial, a future park and open space is very reasonable and was well thought out when the zoning was originally determined. It should stay as intended.

Please keep the plan as previously designed.

Thank you.

Carly Stirland

Julie Davis

From: Andrew Conelly <aconelly1813@gmail.com>
Sent: Thursday, April 14, 2022 3:29 PM
To: Julie Davis
Subject: Bowman's Arrow rezoning

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I was told that could send an email to you in regards to the rezoning of Bowman's Arrow and have it passed on to the planning meeting.

I just wanted to voice my opposition to the possible rezoning of the aforementioned area from low, medium, and high density housing to high and ultra high density housing, as well as removing space for commercial building.

It's already getting crowded west of Mountain View Corridor and 7800 S isn't wide enough to accommodate the traffic as is. Adding high density apartments will not only exacerbate the traffic problem, but it will also further overcrowd our public schools.

In speaking with others in the area, we would much rather the zoning stay the same to accommodate some new homes, but also some new commercial properties.

Andrew Conelly
6617 W Terrace Sky Lane
West Jordan, UT 84081
801-380-3615

Sent from my iPhone

Julie Davis

From: Tiffany Nguyen <t.a.brinkerhoff@gmail.com>
Sent: Friday, April 15, 2022 12:54 PM
To: Julie Davis
Subject: Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I would like to formally state that I am against the proposal for the change of zoning to build high density and very high density buildings in Bowman's Area. The current zone for low - medium - high is why we chose the area for our family and to raise our children. We do not want very high density buildings here.
Please take this into consideration along with my fellow neighborhood complaints.
Thank you,

Tiffany

Julie Davis

From: Alissa Hicks <AlissaHicks@msn.com>
Sent: Saturday, April 16, 2022 6:40 PM
To: Julie Davis
Subject: Comment on Bowman's Arrow Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi,

I wanted to send my comments about the rezoning of the Bowmans Arrow area that is on the meeting schedule for April 19th.

I am a homeowner in the Garbett home developments directly across the street from this piece of land. My backyard is right up against 7800 South. I want to say that I am very against the rezoning of this land to high and very high density. I do not want it at all.

My husband and I moved to West Jordan back in 2019, because we loved how open it all was. There was space to move around and little traffic, especially compared to the east side or towards salt lake city. Since then, the huge apartment complex right against mountain view corridor off 7800 south (as well as many other developments around the area) have been put in and the traffic is horrendous. 7800 south is a 2 lane road and with my house being against it, I can see how backed up the traffic is constantly. We are pretty far up the road and traffic will be stop/go, regularly, clear past my house! It is, also, impossible to turn left out of our neighborhood, except for very late at night. There are constantly accidents by the apartment complex entrance on to 7800, as well as, at that intersection of mountain view corridor. It is a very regular (and scary!) occurrence. Mind you, that this is all with just the current building that has already happened. I fear how much worse it will become if this development is allowed to move forward with very high density house. We do not have the infrastructure to deal with this many more people moving to the west side. Even mountain view corridor is only 2 lanes each direction!

Beyond that, I, also, worry about what kind of crime is going to be brought to the west side with all of those high density buildings. I grew up in Magna and once they started building all of those huge apartment complexes, the crime seemed to have increased significantly. Enough so, that my parents decided to move away after 20 years of living there. I love our area of West Jordan and I don't want it to become completely different.

I understand that people need places to live and that there might be a shortage of living spaces for everyone. However, this rezone does not feel like our area of West Jordan is being truly considered or cared about. To be honest, it feels like a massive cash grab from shoving a bunch of people into a very small area and not caring about any of the effects it may actually have on the area. (The little amount land I was forced to settle for in my neighborhood was bad enough!) What is to be done about our water situation for all of these new houses (now and in the future)? What about the traffic, as I mentioned? The overall quality of life in this area? People mention high/very high density housing when it comes to "affordable living", but is it actually? When those apartments on Mountain View were built, they were $1800 a month at the time. That is just barely less than my mortgage for an entire house, so, I'd hardly call that affordable at all. It sounds like an excuse to put more people on smaller and smaller amounts of land.

I would much rather see the varieties of housing density that this area is originally zoned for. Equal amounts of low, medium, and some high density would be fine. I love the idea of another a park and even some open land or a couple of commercial things. I can live with all of that. I just do not want high density only housing in our area. If I wanted to be around a ton of people in small areas, I'd live in Daybreak or the east side. I would've made a whole different decision on where I ended up. I built in this area of West Jordan, *because* I wanted to get away from a busy city, but still be close enough to drive in. I wasn't expecting the busy city to follow and be packed so tightly together. So, please, do not allow this area to be rezoned.

Thank you for your time and consideration,

-Alissa

Julie Davis

From: Edwin Morgan <edwin.s.morgan@gmail.com>
Sent: Monday, April 18, 2022 7:36 PM
To: Julie Davis
Subject: Bowman's Arrow Meeting Topics

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

Hi Julie, I was given your email to submit a request for the below comments to be added to the Bowman's Arrow group discussion on April 19, 2022.

One concern is how this rezoning will impact the city's last decade of decreasing water flows and the all-time water level lows.

Other areas that I think should be considered are local school ratios and if this rezoning will positively or negatively impact those. Recent estimates recognize West Jordan has a 23:1 student to teacher ratio (higher ratios depending on the age group). When comparing that to the national average of ~17:1. I see this rezoning proposal as negatively impacting our future student to teacher ratios. The student test scores are already pretty low (less than 50% in most categories) and taking further resources away from the teachers ability to effectively educate our children by increasing their class sizes significantly, will put our children at an even further disadvantage. New schools need to be considered

Julie Davis

From: Amy Rowe <maimes25@gmail.com>
Sent: Monday, April 18, 2022 8:21 PM
To: Julie Davis
Subject: Against the land plans at Mountain View and 7800 S North West side.
Bowman

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To Whom it may concern,

I am one who does not voice my opinion but this plan is one that I really do not like at all. I am a mother and plan on raising our family in this neighborhood. We do not want high density housing just off the Mountain View Corridor and 7800 South on the northwest side. Here are my main concerns; 7800 South is not able to handle the traffic of that many cars or the intersection with mountain view, we are worried that having high density housing will lower the value of the area, high density housing leads to higher crime and garbage of the area, there are not enough restaurants or grocery stores in the area to accommodate this area with that many people in it.
The fire department will have huge issues using 7800 with the increase of cars. The roundabout that is planned for 7800 will not be able to handle the increase of people.
Instead we would like to see a developed neighborhood with parks like what has already been done in the area. This still allows for more homes to be built but still keeps green spaces and places for families to grow. Another thing that would be good for the neighborhood is a community garden area that could help bring people together and help those out in difficult times.More community spaces are a benefit to all and also increase value of the community and property.

Thanks for taking the time to read this and consider other options.

Very Respectfully the Rowe Family.

Julie Davis

From: allison sorenson <allisonsorenson@yahoo.com>
Sent: Monday, April 18, 2022 10:33 PM
To: Julie Davis
Subject: Bowman's Arrow

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My name is Allison Burnett and I am strongly against Bowman's Arrow being a High density development. There are no resources for that many more people out here! Not to mention, where are all of the children going to go to school? The already overcrowded schools? Absolutely not!! There is no reason that area cannot just be single family homes. We DO NOT need any more apartments out here. The ones they are finishing on the corner of Mtn. View is ENOUGH.
Maybe you all should be focusing on widening 7800 S. before you even THINK about building more of anything out here. I really hope you consider this and let's stick to single family homes, more schools and working on 7800s(not in that order).

Best regards,

Allison burnett
Sent from Yahoo Mail for iPhone

Julie Davis

From: joe burnett <xjoebgox@yahoo.com>
Sent: Monday, April 18, 2022 10:34 PM
To: Julie Davis
Subject: Bowman's Arrow re-zoning

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

Hello, I'm writing you in regards to the proposed re-zoning of Bowman's Arrow in West Jordan. I'm hoping this will be read in the planning meeting scheduled for
4/19/2022.
I am a resident of Maple Hills which is adjacent to Bowman's Arrow. I am VERY opposed to any re-zoning of that property. We already have so many challenges in our neighborhood. Traffic on 7800 s is a complete nightmare. The schools are very over crowded Fox Hollow, Sunset Ridge and Copper Hills are so over capacity it's sad. I've chosen to remove my daughter from Sunset Ridge because the over crowding is so terrible. We've also had water pressure issues in our neighborhood which I can only imagine will increase due to the constant growth. I am asking the city council and the planning commission to deny any re-zoning of that property.

Thank you, Joe Burnett
Sent from Yahoo Mail for iPhone

Julie Davis

From: Loraine La <lorainela37@gmail.com>
Sent: Tuesday, April 19, 2022 12:45 PM
To: Julie Davis
Subject: Public Comment for Bowman's Arrow Future Land Use Amendment

Follow Up Flag: Follow up
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Hi Julie,

Please may I ask that the below comments be entered in the public hearing for Bowman's Arrow listed as item 5 for the April 19, 2022 Planning & Zoning Commission meeting .

My name is Loraine La. I am a resident of the Maples Hills community west of 6400 W and north of 7800 S. I am opposed to the proposed amendment for Bowman's Arrow.

The increase to very high density in most of the lot will add a burden to the already stressed out traffic and road infrastructure, overcrowd the already full schools, and completely eliminate the community commercial zoning that is included in the current plan.

Commercial development has been slow to be added and removal of commercial zones will mean it will never be added. Before we eliminate the commercial zone entirely from the land use map, we must look at other options to attract businesses to West Jordan. We have watched development spring up on many neighboring cities's Mountain View Corridor intersections with bustling, attractive & lucrative commercial hubs, easily accessible on the Corridor and are eager to see that for ourselves. We would welcome being able to spend more of our dollars in West Jordan businesses (currently our dollars are spent in a lot of Riverton, Herriman and South Jordan businesses).

West Jordan as the 3rd largest city in the state, should be striving for more such commercial developments in such easily accessible transportation hubs as 78th South & Mountain View, while thoughtfully adding appropriate residential density adjacent to those commercial and transportation hubs.

Thank you for your time.

Loraine La
Maples Hills Resident

Julie Davis

From: mua aiono <mua_aiono@yahoo.com>
Sent: Tuesday, April 19, 2022 1:04 PM
To: Julie Davis
Subject: AGAINST Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Completed

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To whom it may concern:

We currently live in the Maples Neighborhood and are AGAINST the development of high, medium, or low density apartments or homes in the Bowman's Arrow area. Our schools are currently over populated. For example, there are SEVEN 5th grade classes alone at Fox Hollow Elementary with 30 children in each class. That is ridiculous. 7800 South from 5600 W all the way west has terrible traffic as it is. These issues need to be FIXED first before any other homes are built. The developer said they are fixing the road in the next two years, why can't they bring up these plans after the road is fixed and the issue with overpopulation in school is fixed.

Regards,
Lomu Residence

Julie Davis

From: Shaleese McPhee <ShaleeseYoung@hotmail.com>
Sent: Tuesday, April 19, 2022 12:10 PM
To: Julie Davis
Subject: Planning & Zoning for Bowman's Arrow, Hearing 4/19/22

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

Good afternoon, Ms. Davis,

I was given your email after receiving the notice that we received about the meeting that is scheduled for this evening to discuss the planning and rezoning of the area located at 6170 W. 7800 S. in West Jordan into a high-density residential community. I am unable to attend the meeting, but I do wish to express my disapproval of the high-density residential community through email and I hope that my concerns will be read by the commission.

As a resident of the area, I can honestly say that the area cannot sustain a high-density residential community. The school system is overwhelmed, 7800 S. can not accommodate for the amount of traffic that travels on the road to and from Mountain View and SR 111, and our State is in a record drought and looking for alternative ways to preserve water. From what I've read on the HOA FaceBook page, my neighbors feel the same.

Thank you for receiving my email, and I hope a well thought out and conscious plan will come from tonight's meeting.

Sincerely,

Shaleese Young McPhee

Julie Davis

From: Matt Smith <matthewdsmith@gmail.com>
Sent: Tuesday, April 19, 2022 3:33 PM
To: Julie Davis
Cc: Tina Smith
Subject: Email to planning commission

Follow Up Flag: Follow up
Flag Status: Flagged

Bowmans Arrow

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Julie Davis,

Would you please forward this email to the members of the Planning Commission? I will be in attendance at the meeting this evening but will not have time to read the entire text but would like the commission to have a copy to refer to.

Thank you,
Matthew and Tina Smith

For the West Jordan Planning and Zoning Commission

From the Maples Development Neighborhood at Jordan Hills

Our Arguments against amending the Future Land Use Map for 86. 14- acres of land located at 6170 West 7800 South, parcel# 20263010040000.

This proposed Land Map change is laying the groundwork for zone changes to this parcel of property., which is directly adjacent to our neighborhood to the East. If allowed to go forward, this map change will allow ease in zone change. *This Land Map change and the ensuing zone changes should not be allowed to go forward based on the following findings being unmet:*

Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan- **Partly Unmet.**

While this proposed Map change includes a mix of mostly Very High Density Residential, High Density Residential and Medium Density Residential (all allowed for within the Plan), this plan drastically alters the distribution of these densities and completely removes zoning for Commercial, Low Density and Future Parks/Green Space. Therefore it does not meet

the objectives of the General Plan in creating balance nor their goals in Providing a Safe and Healthy Living Environment, Preserving the Natural Character, Beauty and Amenities of the city.

Finding B: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/ or change proposed in the amendment. - **Unmet.**

The discussion in this section of the Proposal discusses land use across West Jordan City as a whole, and is inadequate for discussing the needs of a balanced Land Map. The acknowledgment that most of the lowest density housing within West Jordan is found in already established neighborhoods should be of concern to the West Jordan Planning commission. Balance is not just a numbers game. A good Land Map does not see that one area of the city is heavy in one type of zoning, and thus tries to balance the numbers by piling higher densities in other areas. The whole reason for a Land Use Map is to try to ensure balance within all areas of the city. The discussion in Finding B does not look at our specific area and discusses the balance of zoning needs within our community, as well as the city as a whole.

Finding C: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity. - **Partly Unmet**

As discussed above, this Proposal includes a mix of Residential Zoning that is allowed for within the Future Land Map, and in fact are already found within the parcel. However, the increased traffic demand created by increased density designations will over-stress and overwhelm the already struggling collector roads, intersections and removes potential for commercial amenities desperately needed, as discussed further below.

Finding D: The proposed amendment constitutes an overall improvement to the adopted general land use map - **Unmet.**

This proposed increased density change to the Land Use Map is definitely in the best interest of only one or two of the parties involved, and does not constitute an overall improvement. A reduction of Commercial zoning West of Mountain View cannot be justified using the parcels proximity to commercial located East of Mountain View, when all access to that commercial is limited to one single-lane road which is already over-taxed. In addition, all alternative mass transportation routes and plans are also located East of Mountain View, and not available to us on the West side.

The Proposal dictates that, "the proposed land uses will guide development toward a variety of housing types that will help to alleviate current housing supply shortages, support existing and future commercial centers and offer greater diversity in housing choices for different lifestyles." We ask the Committee step back and see that increasing density does not create variety or diversity in housing choices in our area. Indeed, a review of our area map shows that within the 1 mile of 7800 South adjacent to our neighborhood we have 4 of the largest and highly dense apartment complexes on the West side (Serengeti Springs, Gladstone, Affinity and Boulder Canyon). While we recognize and agree that High

Density zoning is necessary for a balanced Land Use Map, we implore the committee to maintain the current size and level of density in parcel# 20263010040000, thus insuring a balance of zoning for our community and a safe and healthy environment for us to live in.

Finding E: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

1) Adequate Road Infrastructure – **Unmet.**

Residents of the Maples and parcel# 20263010040000 must drive on 7800 So. to enter or exit the neighborhood, as there is no alternate North/South or East/West road to access our neighborhood. While improvements have been made to 7800 South over the last 20 years, this portion of the road remains a narrow 1-lane-each-way. This proposal would drastically increase traffic in this over-stressed essential portion of road- which already suffers from major bottlenecks during school/work high traffic times, as well as frequent and significant accidents at the Mountain View junction.

Increasing density to adjacent properties drastically impacts our neighborhood. As stated in the Planning Commission Staff Report, "the applicant has not provided a legal description that would be needed in order to calculate the new potential density." This is of great concern as the proposed changes would alter a significant portion of land to Very High Density. We are keenly aware of the impact this will have as we have recently seen this change occur with the addition of the Gladstone Place Apartments development, directly across 7800 South from parcel# 20263010040000, which is referenced in the proposal.

Gladstone is a Very High Density development, which is not yet complete. According to their office, at it's completion in 2023, Gladstone will have over 300 units. Unlike parcel# 20263010040000, Gladstone has an alternate exit allowing access to 8200 South. Despite this alternate route, already the traffic impact from this partially complete development have created substantial increase in traffic, delays and accidents on 7800 South. In addition, there is significant overflow street parking happening on 7800 South associated with these units.

This proposed amendment would create a Very High Density area which appears almost 3 times the acreage of Gladstone Place. Therefore, using Gladstone as a reference we can assume that just the Very High Density portion of this development could create between 700-900 units. When adding the High Density and Medium density portions, it is not unreasonable for us to assume that the zone change could result in around 1500 units, which is about 3000 new cars both within the neighborhood and driving on 7800 So. As all East-bound traffic from the west side bottlenecks through either 7800 South or 9000 South, significant increase in density on 7800 South will result in extreme delays on both these roads.

UDOT is responsible for both 7800 South and 9000 South in our area. All previous conversations we've had with UDOT have indicated that UDOT has no imminent plans or projections for widening 7800 So. (beyond one extra lane in each direction) or 9000 So. While Mountain View Highway is adjacent to this parcel, any access to Mountain View must come off of 7800 South. As we have no north-south roads accessing our neighborhood, it is unacceptable to consider adding the potential of approximate 3000 or more cars to our only access road (7800 So.) from one small entrance area, and does not meet the criteria to provide a Safe Living Environment for all Citizens required for Residential Goal 1.

2) Adequate Public Water and Waste Infrastructure – **Unmet.**

The City does not have the ability to service the property with regards to culinary water and sanitary sewer. The City's own findings confirm that this parcel does not have the Storm Drain, Sanitary Sewer or Water infrastructure to increase the current plan's density. As stated within the findings, "Water and sewer infrastructure is based upon the current land use map. An increase in density above what is currently planned for on the land use map is inadequate to service a large high density residential community." **Any movement towards increasing the potential density of this parcel creates a major expense and future claim on city funds**. "Significant and expensive on and off site improvements are required in order for this property to be developed at this density ."

3. Adequate Commercial Infrastructure – **Unmet**.

After over 20 years of existence and consistent development, our area West of Mountain View still only has a single business– a gas station on U-111. The proposed commercial development on U-111 and 7800 S. have been shrunk in place of high density housing. For years we have been told that increasing roof-tops will bring in more business, however the incredible growth over the last 10 years has actually been at the expense of our commercial zoning. Over and over intended commercial areas have been rezoned to mostly High Density zoning, While the Future Land Map is meant to be a fluid plan, with changes allowed as necessary, this trend defeats the purpose of the Future Land Map by creating an imbalance of appropriate zones and amenities. This constant increase of higher density zones without infrastructure on the west side has created an imbalance of amenities to households, with all residents having to travel East to get groceries and other necessities. While we have been thrilled to see increased commercial come to the east-side of Mountain View, we have watched our own Commercial Zones be re-zoned over and over. We implore the Planning Commission to reject this proposal of removing Commercial Zoning from parcel # 20263010040000, and allow the area to remain where Commercial Infrastructure can still be available to our community.

4) Adequate School Infrastructure – **Unmet.**

The overtaxing of our schools is a well-known problem here in the West part of West Jordan. Our elementary schools are crowded with many portable classrooms on school properties, and Copper Hills High School has almost 2900 students. While we have learned that the city works independently from the School District in projections and funding, we implore the Planning Commission to take into account the heavy burden the influx of potentially 1500 units from one parcel would have on our school infrastructure.

These plans will increase density in our area to what appears to be an unreasonable and unbalanced amount. We strongly urge the West Jordan Planning Commission to review and carefully consider what is best for the long-term development of our area, and that such broad areas of high density be kept in check.

Finding F: The proposed amendment does not take into consideration West Jordan's Cap and Grade ordinance. A future land use designation of Very High density residential should not be considered until the percentages of the cap and grade ordinance are met. - **Unmet**

We, the residents of the Maples at Jordan Hills, thank you for your time and URGE you as members of the West Jordan Planning and Zoning Commission to **vote against amending the Future Land Use Map for 86. 14- acres of land located at 6170 West 7800 South , parcel# 20263010040000.**

Julie Davis

From: Tom La <thomasla23@gmail.com>
Sent: Tuesday, April 19, 2022 3:53 PM
To: Julie Davis
Subject: Public Comment: Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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

Julie,

I am making comment on today's agenda item for Bowman's Arrow. Please make record and please read the comment in today's planning commission and zoning meeting.

I'd like to express my opposition to the future land use map amendment. The proposal to bump up the density levels to existing zones and removal of commercial and green space seems like a poor plan for the community. The existing infrastructure and and logistics is already highly stressed and traffic is terrible. High-density housing has already been packed in on the Southeast and Southwest quadrants of 7800 S and Mountain View. My concern with increased high-density housing will be the increase in crime and increase in stress to our already lacking infrastructure.

Mr. Bowman has addressed our community social media page stating that the density designation of the different resident zones are not consistent from city to city and that West Jordan is a step down in density range. If this is the case, West Jordan City needs to specially address this inconsistency so there is no ambiguity in understanding the plan.

Another disappointment to the development of this community is the lack of commercial development. First the Copper Rim plan west of the Smith's wants to decrease commercial from their original plan. Now the Bowman's arrow plan also wants to strip any plans of commercial development. The planning committee would be wise to follow the models that South Jordan, Herriman, and Riverton have had for commercial along Mountain View Corridor as those areas seem well planned and thriving.

Thanks,
Thomas La
Resident of West Jordan Maples Community

Sent from my iPhone

Julie Davis

From: Allie L <aliisaleon@gmail.com>
Sent: Tuesday, April 19, 2022 4:11 PM
To: Larry Gardner; Julie Davis; Mayor Burton; Council Comments; Mark Forsythe; Duncan Murray; Todd Johnson
Subject: 04/19/22 Planning Commission Meeting and Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Bowman's Arrow

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

Greetings,

I am writing to express my concerns over Agenda Item 5, The plan to amend West Jordan's General Plan's future land use on the land known as Bowman's Arrow. I wish I could attend in person to register my displeasure with this proposal but I must attend a previously scheduled event for the Utah Coalition Against Sexual Assault.

I own a home in the Maple Hills neighborhood adjacent to Bowman's Arrow. It is a pleasant, family-oriented neighborhood with large residential lots. Its residents are well informed and pay close attention to local politics. We vote in high numbers. We vote in local general elections AND primaries. We are well organized.

I've reviewed the current and proposed plans and maps for Bowman's Arrow. The current mixed use plan is reasonable. Whereas, the proposal to amend it to include very high and ultra high density housing is absolutely inconsistent with the current flavor of the neighborhood. West Jordan's city planning has a history of being a hodgepodge mess. This was one of the few pockets of nice residential homes within city limits that was not surrounded by high density housing, ugly low grade commercial space, or industrial zones. I am livid that the City wants to make a mess of this area too.

Moreover, we do not have the infrastructure: roads, schools, water, etc. in place to support ultra high density residential housing. Traffic is already an issue even outside of commuter hours. Traffic is routinely backed up at the crossroads by the firehouse and the roundabout. I am aware of the plans to address these issues and they fall short of the ***current*** needs let alone the future needs of the region even without the proposed amendment.

As someone who used to prosecute the crimes that occurred all too frequently within West Jordan City limits, I do not want the crime and noise that comes with the high density residential expanding to the area I live. I sacrificed to pay a premium to live in a nice area. Zoning and city planning should be consistent with the character of the existing neighborhood.

It is disappointing the planning commission staff has opted to support this proposal, favoring the greed of one large property owner over the well being and wishes of the hundreds of families that live adjacent to this property.

Best regards,
Aliisa N. Leon

Julie Davis

From:	Casey Dubbs <casey.dubbs@icloud.com>
Sent:	Tuesday, April 19, 2022 4:24 PM
To:	Larry Gardner; Julie Davis; Mayor Burton; Council Comments; Mark Forsythe; Duncan Murray; Todd Johnson
Subject:	Bowman Project - No very high density
Follow Up Flag:	Follow up
Flag Status:	Flagged

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To the planning commission,

I understand these emails will be read out loud and will be expecting to hear this and others and the meeting.

As a resident of Maple Hills and West Jordan, I am a very hard no on this proposed plan change.

There are no positives I see within this plan to anyone but the developer and those who have opportunity for financial gain.

Besides our streets water sewer and schools not being able to withstand that type of change it is not creating the type of city we should be out west. Why cram more high density in just because there is land to do so?

It will lower property values and increase crime.

Do better to clean up sidewalks weeds and run down lots and enforce our own city ordinances to keep the city a respectable and clean place to live. So many in this area take Mountain View down to south jordan and Herriman to shop because it is a vastly different experience and so much nicer.

Are we putting back into plans the rec center that was supposed to be built of 90? Why aren't we putting money into things for the residents that do generate city tax revenue?

The new plan not only adds way too much high density right off 78, but it removes the large park area and commercial area which is what was adjacent to the main road. That is a much classier and nice drive that to drive through high density apartments in both sides of the road. While we are at it, why are there so many cars just parked off 78 at those apartments on the gravel are right off the road? It's been a year plus since that development was out in. Was there not enough parking spaces? What a dump to drive by.

Some of those cars never even move. Why would I want two eye sores like that on both sides of the street.

Hard no.

- Casey

Julie Davis

From: Lise Letcher <liseletcher@gmail.com>
Sent: Tuesday, April 19, 2022 4:25 PM
To: Julie Davis
Subject: Bowmans Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Members of the Planning Commission and our council.
I live at 7503 S Bridge Maple Lane in Maples Hills. My yard backs up to 6400 w. I am very concerned about you moving forward on the Bowmans Arrow project. I understand development has to happen, but why change the current residential zoning to very high? The homes surrounding this area are anywhere from the $600,000 to 1 million. Why do you think that putting apartments and other "very high" density be a good idea? I would be concerned with not only the obvious problems with 7800 traffic, but schools and things like the grocery store. All ready many of us are going out of West Jordan to shop because other cities are easier to access and are not as crowded. I am also very concerned with crime in a much higher density area than single family homes and townhomes. Frankly back in those fields there is quite a few naughty things happening all ready.
The resources in this area are severely deficient, and before any zoning considerations are reviewed, the current infrastucu re need to be addressed first.
For the record I am opposed at this current time.

Thank you for your time.

Lise Letcher
801-209-0309
liseletcher@gmail.com

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-25

AN ORDINANCE FOR APPROXIMATELY 11.54 ACRES OF PROPERTIES LOCATED AT APPROX. 8945 SOUTH 4800 WEST, IDENTIFIED AS WELBY WEST DEVELOPMENT; AND

APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, AND OTHER CONDITIONS PRECEDENT

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2012, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for development agreements, and which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by Todd Amberry/Canyon Stone Capital and CS - Welby West, LLC ("**Applicant**") for approximately 11.54 acres of property located at approximately 8945 South 4800 West ("**Property**" or "**Welby West Development**") for a request for: (1) the General Plan Land Use Map to be amended from Neighborhood Commercial to High Density Residential; (2) the Zoning Map to be amended by changing the zoning designation from SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) to PRD(M) Zone (Planned Residential Development – Medium Density Zone); and (3) a Master Development Agreement ("**Application**", "**General Plan Land Use Map Amendment**", "**Rezone**", and "**MDA**"); and

WHEREAS, on April 19, 2022, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and which made a recommendation to the West Jordan City Council ("**City Council**") concerning Welby West Development; and

WHEREAS, a public hearing was held before the City Council on May 25, 2022, and an additional public meeting was held on July 27, 2022, and an additional public hearing was held on October 12, 2022, concerning the Welby West Development, including the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the Applicant has agreed to and has executed the MDA that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the MDA and the General Plan Land Use Map Amendment and Rezone, and should all the conditions precedent in the MDA be fulfilled; and

WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the conditions precedent therein; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the MDA, subject to the City Council, in its sole legislative discretion, choosing to adopt the Rezone, and subject to all the conditions precedent in the MDA being fulfilled.

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

Section 1. Approval of MDA. The MDA is approved and the Mayor is authorized to execute the MDA in "Attachment 1". The approval of the MDA is subject to the conditions precedent to the enforcement of the MDA, as set forth in the MDA, including but not limited to the City Council, in its sole legislative discretion, choosing to adopt, by Ordinance, the General Plan Land Use Map Amendment and Rezone.

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 upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____, 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-25.

_____ The Mayor vetoed Ordinance No. 22-25 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-25 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1 to
ORDINANCE NO. 22-25

AN ORDINANCE FOR APPROXIMATELY 11.54 ACRES OF PROPERTIES LOCATED AT APPROX. 8945 SOUTH 4800 WEST, IDENTIFIED AS WELBY WEST DEVELOPMENT; AND

APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, AND OTHER CONDITIONS PRECEDENT

MASTER DEVELOPMENT AGREEMENT
For the Welby West Development
(See the following pages)

Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

MASTER DEVELOPMENT AGREEMENT
For the Welby West Development

The City of West Jordan, a Utah municipal corporation (the "**City**") and CS - Welby West, LLC, a Utah Limited Liability Company ("**Master Developer**"), enter into this Master Development Agreement (this "**Agreement**" or "**MDA**") as of the date the City's mayor ("**Mayor**") signs this Agreement ("**Effective Date**"), and agree as set forth below. The City and the Master Developer are jointly referred to as the "**Parties**". Each party may be referred to as a "**Party**". The current property owner of the "Property" (see definition in Recital 1 below) is Welby West, LLC, a Utah Limited Liability Company ("**Property Owner**"), who acknowledges and consents to this Agreement and agrees to be bound to all the terms of this Agreement (as set forth in Section F.1 and the OWNER ACKNOWLEDGEMENT AND CONSENT below).

RECITALS

1. Master Developer has entered into an agreement or agreements for the purchase of approximately 11.54 acres of certain real property, located at approximately 8945 South 4800 West and identified as ***Assessor's Parcel Numbers 27-06-152-017 and 27-06-152-022*** (the "**Property**"). See the Legal Description of the Property, attached as **Exhibit F** and the Aerial Map (showing the location of the Property), attached as **Exhibit A.** The development identified in this Agreement, together with the Exhibits, including in the "**Master Development Plan**", attached as **Exhibit G,** is referred to herein as the **"Project"** or the **"Development"**.

2. The Property is currently designated as Neighborhood Commercial on the existing Future Land Use Map ("**Existing Future Land Use Map**") and is proposed to be redesignated to Medium Density Residential on the proposed Future Land Use Map ("**Proposed Future Land Use Map**"). See the "Existing Future Land Use Map" attached as **Exhibit B** and the "Proposed Future Land Use Map" attached as **Exhibit C**.

3. The Property is currently located in the SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) ("**Current Zone**") and is proposed to be rezoned to the PRD(M) Zone (Planned Residential Development – Medium Density Zone) (**"New Zone"** and **"Rezone"**). See the "Existing Zoning Map" attached as **Exhibit D** and the "Proposed Zoning Map" attached as **Exhibit E**.

4. Master Developer has sufficient resources to develop the Project in its entirety. Master

Developer acknowledges and agrees that the City currently has limited utility infrastructure available for the Project and agrees to be bound by these limitations, as set forth in Section D of the Terms below.

5. This Project is a Planned Residential Development ("**PRD**"), with residential dwellings to be constructed, consistent with the Master Development Plan, on the Property within the New Zone. The Development is limited to a maximum of sixty-three (63) residential dwelling units.

6. Master Developer may develop the Property in multiple phases and has contracted with the Property Owner to purchase and develop the Property in a manner that is consistent with this Agreement.

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

8. The following Exhibits are attached hereto and incorporated herein by reference:

Exhibit A – Aerial Map
Exhibit B – Existing Future Land Use Map
Exhibit C – Proposed Future Land Use Map
Exhibit D – Existing Zoning Map
Exhibit E – Proposed Zoning Map
Exhibit F – Legal Description of the Property
Exhibit G – Master Development Plan
Exhibit H – Form of Transfer Acknowledgment and Consent

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

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

TERMS

A. Recitals; Definitions. The Recitals and Exhibits are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City's Land Use Regulations.

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

1. Failure to Close on the Property Transactions. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being as Master Developer closes on each portion of the purchase of the Property from the Property Owner.

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

by Ordinance, this Agreement.

3. Approval of Rezone and Proposed Future Land Use Map Amendment. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves, by Ordinance, the Rezone and the Proposed Future Land Use Map Amendment, including a provision within said Ordinance which waives the West Jordan City Code PRD requirement for a 20-acre minimum size parcel for the Project.

4. Approval of Updated Water Master Plan. The City's currently approved water storage requirement in the City's Current Water Master Plan is 821 gallons per residential unit. However, the State of Utah has recently allowed a reduced required amount of storage from 821 to 650 gallons per unit. The City is in the process of preparing an "**Updated Water Master Plan**" for presentation to the City Council for its consideration in the next few months to modify the per unit storage requirement to be in line with the State of Utah's new requirements. It is anticipated by City Staff that the calculations in the Updated Water Master Plan will show that there would then be adequate culinary water storage capacity for the Project. City Staff is recommending approval of the modified per unit storage requirement. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves the Updated Water Master Plan, with the necessary calculations, as set forth in this Section B.4. Therefore, if: (a) the City Council, in its sole legislative discretion, approves the Updated Water Master Plan; and (b) the calculations show that there is adequate culinary water storage capacity for the Project, including for the maximum number of residential units identified in Recital No. 5 above, as certified by the City's Utilities Manager; this condition will have been fulfilled.

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

D. Development Obligations.

1. Development Plans, Site Plans, and Subdivision Plats. In addition to the Master Developer complying with the provisions of the Governing Regulations, development of the Property by the Master Developer shall be in accordance with any City-approved development plan(s), site plan(s), and/or subdivision plat(s). Any required development plan, site plan, subdivision plat, and/or similar application(s) may be submitted to the City immediately after approval of the Rezone and this Agreement. Once final site plan approval and/or final subdivision plat approval is obtained from the City, grading and land disturbance permits may be obtained. Building permits are subject to the Updated Water Master Plan being approved, pursuant to Section B.4 above. The approval of development plan(s), site plan(s), and/or subdivision plat(s) shall not be unreasonably withheld by the City.

2. Culinary Water. See Section B.4 above.

3. Sanitary Sewer. Master Developer agrees to either: (a) connect to a part of the City's sanitary sewer system that has capacity for the Project; and/or (b) provide capacity for the Project by paying for and constructing the necessary improvements, at its own expense, as Project Improvements (not as System Improvements).

E. Development Rights; and Reserved Legislative Powers.

1. Development Rights. Master Developer shall have the right to develop and construct the Project in accordance with the terms and conditions of this Agreement and the City Code. For purposes of this Agreement, the term "Substantial Construction" means completion of at least twenty-five percent (25%) of the value of all the public and nonpublic improvements in each phase of the Project, as determined by the city engineer or his designee. If from the Effective Date either (i) no Substantial Construction has occurred within five (5) years or (ii) any part of the Project has not been completed within ten (10) years, the City may unilaterally terminate this Agreement.

2. Reserved Legislative Powers. The Master Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited.

F. Term of this Agreement; Agreement Runs with the Land; and Vested Rights. Subject to Section B above, the obligations of the Parties under this Agreement shall take effect as of the Effective Date), shall run with the land, and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised. Unless the Parties mutually agree to extend the term by written agreement, this Agreement shall not extend beyond a period of ten (10) years from its date of recordation in the office of the Salt Lake County Recorder. If the Property has not been fully developed consistent with this Agreement prior to its termination, the undeveloped Property may not be developed until one of the following occurs: (i) a new written agreement has been negotiated and executed by the Parties or successors in interest, governing development of the Property; or (ii) Master Developer or its successor in interest applies to the City for zoning and the City Council, in its sole legislative discretion approves either the requested or different zoning.

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

2. Vested Rights Granted by Approval of this MDA. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grants the Master Developer all rights to develop the Project in fulfillment of this MDA (including the Master Development Plan), the City's "**Current Land Use Regulations**" (those in effect as of the Effective Date), and the New Zone, except pursuant to Section F.3 below and as otherwise specifically provided herein. The Parties specifically intend that this MDA grant to the Master Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2022).

3. Applicability of the City's Future Land Use Regulations. The City's "**Future Land Use Regulations**" (those becoming effective after the Effective Date) are only applicable to the Project as follows:

a. Agreement by the Master Developer. Future Land Use Regulations that the Master Developer agrees in writing to the application thereof to the Project;
b. State and Federal Compliance. Future Land Use Regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
c. Uniform Codes. Any Future Land Use Regulations that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;
d. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;
e. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
f. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, and applicable statutes, including but not limited to Utah Code Ann. § 11-36a-101 (2022) *et seq.*; or
g. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(ii)(A) (2022).

G. General Provisions.

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

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

If to Master Developer: ATTN: Todd Amberry
CS - Welby West, LLC
11275 North Normandy Way
Highland, UT 84003

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

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

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

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

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

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

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Master Developer's ability to complete the development of the Property is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The Parties agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Default.

a. If Master Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by a third party, then the City shall also provide a courtesy copy of the notice to Master Developer. The Notice of Default shall:

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

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

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

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

11. Remedies. If, after meeting and conferring, the Parties are not able to resolve an alleged default, then the Parties may have the following remedies:

a. The rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination;

b. The right to draw on any security posted or provided in connection with the Project and relating to remedying a default; and

c. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project on those properties owned by the defaulting party.

12. Emergency Defaults. Anything in this Agreement notwithstanding, if the Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section G.11 without meeting the requirements of Section G.10. The City shall give Notice to Master Developer and/or any applicable successor or assign of record, of any public meeting at which an emergency default is to be considered and the allegedly defaulting party shall be allowed to address the Council at that meeting regarding the claimed emergency default.

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

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

15. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Master Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of the Master Developer or its successors.

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

17. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

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

19. Assignment. Master Developer shall not assign, delegate, or transfer its interest in this Agreement without prior written approval by the City; provided, however, Master Developer may freely assign its interest in this Agreement (without approval from the City) to (i) an entity that is owned or controlled by Master Developer or its affiliates or subsidiaries or (ii) any joint venture partner of Master Developer or its affiliates or subsidiaries so long as Master Developer gives written notice of such assignment to the City and the successor party agrees to assume Master Developer's obligations set forth in this Agreement. Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer without the City's prior written approval will be void *ab initio*, and Master Developer will remain liable for the performance of each and every obligation of Master Developer in this Agreement. The City may only deny a proposed assignment if the proposed assignee is financially unable to perform the obligation of the Master Developer hereunder. If an assignment, delegation, or transfer is held not to be void, the parties intend that this Agreement will be binding on the assignee, delegatee, or transferee, as applicable. Any such request for assignment may be made by letter addressed to the City as provided herein, and the prior written consent of the City may be evidenced by letter from the City to Master Developer or its successors or assigns. The assignment of one or more phases of the Project, or of the entire Project, shall require the assignee to sign a form of transfer acknowledgement and consent, as designated by the City (see **Exhibit H** – Form of Transfer Acknowledgment and Consent, agreeing to be bound by the terms of the Land Use Regulations and this Agreement.

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

21. Third-Party Challenge. In the event of a third-party legal challenge, Master Developer shall at Master Developer's sole expense, defend, indemnify, and hold harmless the City ("**City**" includes the City's officials and employees), from and against any claims, losses, or liabilities, including any award of attorney's fees against the City, assessed or awarded against the City by way of judgment, settlement, or stipulation. City shall have the right to approve counsel that the Master Developer retains to represent

the City, which approval shall not be unreasonably withheld.

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

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

24. Public Information. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in Utah Code Ann. § 63G-2-101, *et seq.*

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

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

CITY OF WEST JORDAN,
a Utah municipal corporation

By: _____
Dirk Burton, Mayor

ATTEST:

_____
Tangee Sloan, City Recorder

ACKNOWLEDGMENT

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

On this ____ day of _____, 2022, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and Tangee Sloan, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

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

_____
Notary Public for Utah

APPROVED AS TO FORM

_____
City Attorney's Office

CS - Welby West, LLC,
a Utah Limited Liability Company
("**MASTER DEVELOPER**")

By (Sign): _____

Print Name: TODD AMBERRY

Its (Title): MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Utah)

On this 29th day of August, 2022, before the undersigned notary public in and for the said state, personally appeared Todd Amberry, known or identified to me to be the Manager of **CS - Welby West, LLC,** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

CAMERON MICHAEL MELLO
Notary Public - State of Utah
Comm. No. 717199
My Commission Expires on
Mar 8, 2025

_____
NOTARY PUBLIC

OWNER ACKNOWLEDGEMENT AND CONSENT

Welby West, LLC is the Property Owner of the Property referenced in the agreement entitled "MASTER DEVELOPMENT AGREEMENT For the Welby West Development", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature, **Welby West, LLC**: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Exhibits and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Master Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

Welby West, LLC,
a Utah Limited Liability Company

By (Sign): Darryl Lehmitz

Darryl Lehmitz

Print Name: MCL Management, LLC, one of its Managers

Its (Title): Manager of MCL Management, LLC

ACKNOWLEDGMENT

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

On this 9th day of August, 2022, before the undersigned notary public in and for the said state, personally appeared to me Willard R. Malmstrom, known or identified to me to be, who stated that he is a Manager of **MCL Management, LLC,** a Utah limited liability company which is, in turn, a Manager of **Welby West, LLC,** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

NOTARY PUBLIC
KARA LEE JOHNSON
707448
My Commission Expires
SEPTEMBER 03, 2023
STATE OF UTAH

Karalee Johnson
NOTARY PUBLIC

OWNER ACKNOWLEDGEMENT AND CONSENT

Welby West, LLC is the Property Owner of the Property referenced in the agreement entitled "MASTER DEVELOPMENT AGREEMENT For the Welby West Development", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature, **Welby West, LLC**: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Exhibits and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Master Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

Welby West, LLC,
a Utah Limited Liability Company

By (Sign): _____

Jana Malmstrom

Print Name: FJM Family, LLC, one of its Managers

Its (Title): Manager of FJM Family, LLC

ACKNOWLEDGMENT

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

On this 9th day of August, 2022, before the undersigned notary public in and for the said state, personally appeared to me Jana Malmstrom, known or identified to me to be, who stated that she is a Manager of **FJM Family, LLC,** a Utah limited liability company which is, in turn, a Manager of **Welby West, LLC,** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

WHITNEY ANN TURNER
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 710447
COMM. EXP. 02-05-2024

_____
NOTARY PUBLIC

OWNER ACKNOWLEDGEMENT AND CONSENT

Welby West, LLC is the Property Owner of the Property referenced in the agreement entitled "MASTER DEVELOPMENT AGREEMENT For the Welby West Development", the Agreement to which this OWNER ACKNOWLEDGEMENT AND CONSENT is a part. By its signature, **Welby West, LLC**: (i) acknowledges that it has reviewed the terms and provisions of the Agreement (including the Exhibits and all material referenced in the Agreement), (ii) has had opportunity, if so desired, to review the Agreement with legal counsel, (iii) acknowledges that Master Developer is authorized to enter into this Agreement, and (iv) acknowledges that pursuant to Section F.1 above of the Agreement, the Agreement shall also apply to all other current owners of real property in the Project, if any, who are likewise bound to all the terms of the Agreement.

Welby West, LLC,
a Utah Limited Liability Company

By (Sign): Willard R. Malmstrom

Willard R. Malmstrom

Print Name: WRM Family, LLC, one of its Managers

Its (Title): Manager of WRM Family, LLC

ACKNOWLEDGMENT

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

On this 9th day of August, 2022, before the undersigned notary public in and for the said state, personally appeared to me Willard R. Malmstrom, known or identified to me to be, who stated that he is a Manager of **WRM Family, LLC,** a Utah limited liability company which is, in turn, a Manager of **Welby West, LLC,** a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

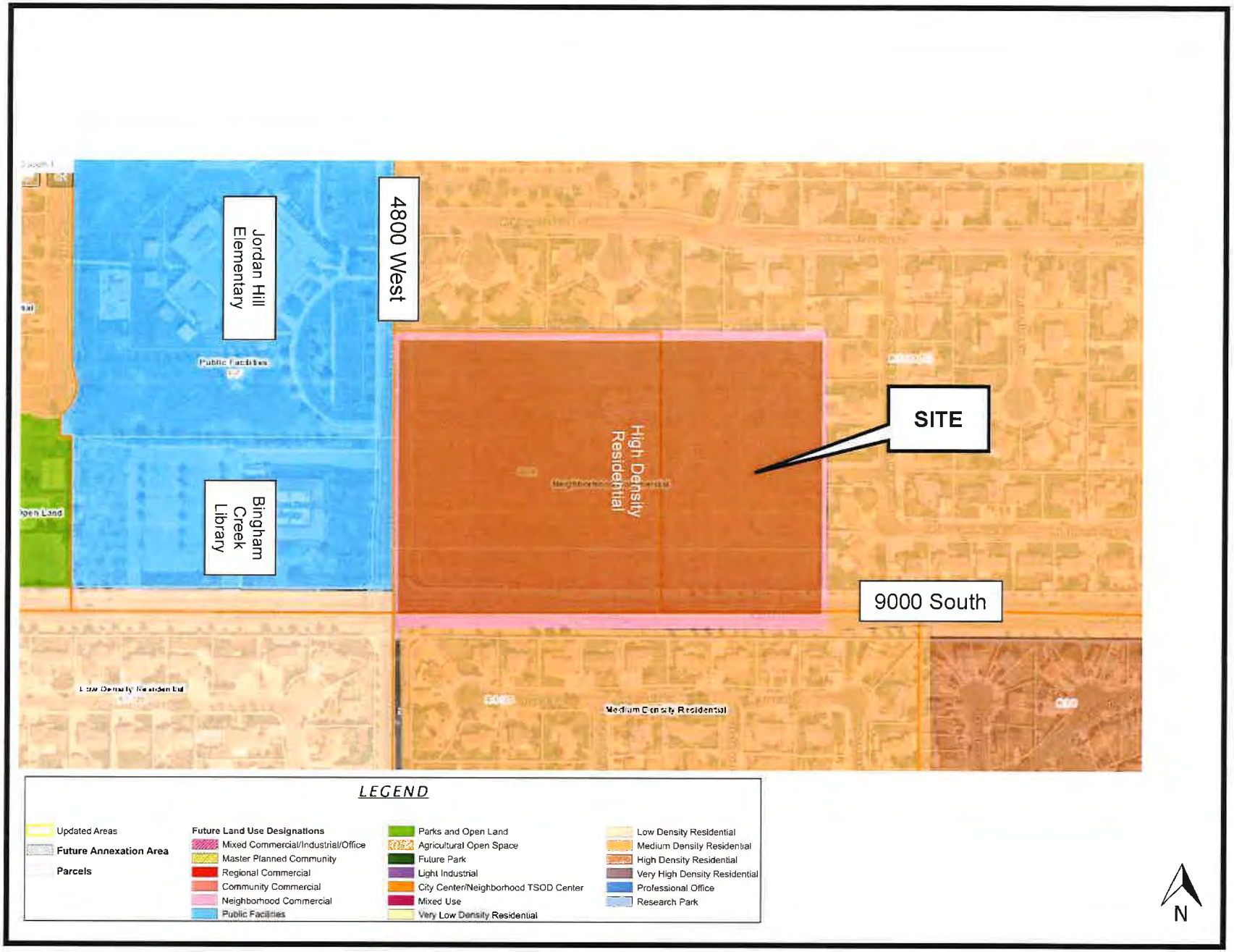
WHITNEY ANN TURNER
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 710447
COMM. EXP. 02-05-2024

NOTARY PUBLIC

Aerial Map


N
SITE
4800 West
Jordan Hill Elementary
Bingham Creek Library
9000 South

Existing Future Land Use Map



Proposed Future Land Use Map

{{section.number}}.{{item.number}}

Existing Zoning Map



Proposed Zoning Map



EXHIBIT A
DESCRIPTION OF PROPERTY

Real property located in Salt Lake County, State of Utah specifically described as follows:

Parcel 1:
Beginning South 0005' East 2029.16 feet and South 89°46' East 40 feet from the Northwest corner Section 6, Township 3 South, Range 1 West, Salt Lake Base Meridian; thence South 89°46' East 900 feet; thence South 0°05' East 473.84; North 89°47'50" West 900 feet; thence North 0°05' West 474.32 feet to beginning. Containing approximately 9.79 acres.

Parcel 2:
Beginning at South 0°05' East 2503 feet and East 53 feet from Northwest corner Section 6, Township 3 South, Range 1 West, Salt Lake Base Meridian; thence East 887 feet; thence South 0°05' East 90.79 feet; thence North 89°46' West 688 feet; thence North 450 West 17.04 feet; thence North 89°46' West 170.66 feet; thence North 44°50'30" West 21.3 feet; thence North 0°05' West 60.08 feet to beginning. Containing approximately 1.75 acres.

PRD(Medium Density) TABULATIONS	
PROJECT ACRES	11.47
TOTAL UNITS	63
UNITS/ACRE	5.5
OPEN SPACE ACRES	2.56
OPEN SPACE %	22.32%

PRD(Medium Density) BONUS DENSITY		
EXTRA OPEN SPACE	7.32%	1.83 u/a
BBQ PIT, PICNIC, PLAYGROUND	3	.30 u/a
TOT LOT	1	.15 u/a
THEME LIGHTING	1	.15 u/a
TOTAL UNITS/ACRE WITH BONUS DENSITY		5.5 u/a



OWNER/CLIENT

CANYONSTONE CAPITAL

ENGINEER/ARCHITECT

PEC
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

WELBY WEST

4800 W 9000 S
WEST JORDAN, UTAH 84088

SEAL/STAMP OF APPROVAL

ISSUE DATE

9/20/2022

NO.	REVISION	DATE
1	xxx	xx-xx-xxxx
2	xxx	xx-xx-xxxx
3	xxx	xx-xx-xxxx
4	xxx	xx-xx-xxxx
5	xxx	xx-xx-xxxx
6	xxx	xx-xx-xxxx
7	xxx	xx-xx-xxxx
8	xxx	xx-xx-xxxx
9	xxx	xx-xx-xxxx
10	xxx	xx-xx-xxxx

PLAN INFORMATION

N

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

SHEET NAME

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER

PRD(Medium Density)	
TABULATIONS	
PROJECT ACRES	11.54
TOTAL UNITS	63
UNITS/ACRE	5.45
OPEN SPACE ACRES	2.57
OPEN SPACE %	22.3%

PRD(Medium Density)		
BONUS DENSITY		
EXTRA OPEN SPACE	7.3%	1.825 u/a
BBQ PIT, PICNIC, PLAYGROUND	3	.30 u/a
TOT LOT	1	.15 u/a
THEME LIGHTING	1	.15 u/a
TOTAL UNITS/ACRE WITH BONUS DENSITY		5.53 u/a

LEGEND:

6' CONCRETE WALL

PERGOLA WITH 6 BENCHES

6' CONCRETE WALL

LIMITED COMMON AREA OWNED BY HOA AND MAINTAINED BY HOMEOWNER

35' OF OPEN SPACE

12' ASPHALT TRAIL

PICNIC & EXERCISE AREA

25.00'

RED SPRUCE DRIVE

BBQ AREA

6' CONCRETE WALL

12' ASPHALT TRAIL

50' OF OPEN SPACE

6' CONCRETE WALL

6' CONCRETE WALL

TOT/LOT

STORMDRAIN/ DETENTION AREA

PUBLIC ACCESS GATE

4800 W

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63

P:\West Jordan\2021\Projects\UT 21-103 Canyonstone Development- Welby West\Landscape\Drawings\CAD\Archive\21103_Site Base 6-30-22.dwg Sep 26, 2022 - 4:38pm

OWNER/CLIENT

CANYONSTONE CAPITAL

ENGINEER/ARCHITECT

PEC
PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

WELBY WEST

4800 W 9000 S
WEST JORDAN, UTAH 84088

SEAL/STAMP OF APPROVAL

ISSUE DATE

9/26/2022

NO.	REVISION	DATE
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2	xxx	xx-xx-xxxx
3	xxx	xx-xx-xxxx
4	xxx	xx-xx-xxxx
5	xxx	xx-xx-xxxx
6	xxx	xx-xx-xxxx
7	xxx	xx-xx-xxxx
8	xxx	xx-xx-xxxx
9	xxx	xx-xx-xxxx
10	xxx	xx-xx-xxxx

PLAN INFORMATION

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0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

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{{section.number}}.{{item.number}}

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TOT LOT	1	.15 u/a
THEME LIGHTING	1	.15 u/a
TOTAL UNITS/ACRE WITH BONUS DENSITY		5.53 u/a

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6' CONCRETE WALL

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6' CONCRETE WALL

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25.00'

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BBQ AREA

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12' ASPHALT TRAIL

50' OF OPEN SPACE

6' CONCRETE WALL

6' CONCRETE WALL

TOT/LOT

STORMDRAIN/ DETENTION AREA

PUBLIC ACCESS GATE

4800 W

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63

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OWNER/CLIENT

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PROJECT INFORMATION

WELBY WEST

4800 W 9000 S
WEST JORDAN, UTAH 84088

SEAL/STAMP OF APPROVAL

ISSUE DATE

9/26/2022

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7	xxx	xx-xx-xxxx
8	xxx	xx-xx-xxxx
9	xxx	xx-xx-xxxx
10	xxx	xx-xx-xxxx

PLAN INFORMATION

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0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

SHEET NAME

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER

{{section.number}}.{{item.number}}

WELBY WEST DEVELOPMENT PLAN *(option 1)*



September 22, 2022

Development Plan Submittal
Welby West by CanyonStone
11.54 acres Zoned PRD-Medium Density
4800 W 9000 S, West Jordan, Utah

- **Introduction.** Welby West is an 11.54 acre parcel located at the northeast corner of 4800 W and 9000 S. It was originally zoned SC-2 and R-1-10 and is being rezoned to PRD-Medium Density. Although the property is zoned for commercial, and After multiple meetings with the Land Use Committee, Neighborhood, individual neighbors adjacent to the property, Planning Commission and City Council, it was determined that the density that is best suited for this property is PRD-M at 5.5 du/ac or a total of 63 single family detached lots. Welby West will also be limited in the Master Development Agreement to 5.5 homes/acre or 63 total lots. With the 35-50' of open space as well as the rear yard setbacks, the homes in this project will be further away from the existing homes than would be required by an R-1-8 or R-1-10 zone by at least 20', further increasing the buffer from the existing neighbors.

  The community will contain in excess of the 15% required open space, which will include a tot lot, BBQ Area, "drop/waiting" area for students and a picnic area/exercise area with benches. In addition, a 12' trail, 50' of open space on the east/35' on the north, has been provided as a buffer to the existing homes, as requested by the neighbors, adjacent to the project as well as an area to meet, recreate and exercise. **This trail will be accessible to the public and provide connectivity to the library and elementary school for pedestrians via an access gate off of 9000 south.** Welby proposes a 6' perimeter wall on all 4 sides (updated from vinyl fencing), and landscaping at the entry off 4800 W, and along the trail. Last, Welby West is proposing theme or decorative street lights as well as lighting along the trail to provide safe passage for anyone using the trail or exercising in the open space in the morning and evening hours.

- **Location.** Welby West is located at the northeast corner of 4800 West and 9000 South in West Jordan, Utah. It is directly east of the Bingham Creek Library and Jordan Hills Elementary School (See Exhibit A). To the north and east is existing medium density single family residential built in the early 2000's. To the south is 9000 S then High Density Residential (attached townhomes) and additional single-family medium density residential built around the same time frame.

- **Land Features.** The land is generally flat with a slight slope from north to south. It has no access onto 9000 S, but accesses from both 4800 W on the west and Red Spruce Drive on the east. We have met with UDOT to discuss an additional access onto 9000 South, however, they will not allow additional access to 90th unless the signal at 4800 West receives more traffic and cannot meet an acceptable level of service as the current

traffic study shows that intersection meeting an acceptable level of service (completed in Sept. 2021 and updated in Sept. 2022).

- **Improvement and Amenities Installation.** The improvements for these homes will be completed in one phase and the amenities will be completed no later than the issuance of 75% of the certificates of occupancy for the homes in the subdivision.

Bonus Density.

Category	Standard	Provided	Bonus Density
Open Space	1% = .25 du/ac	22.3%	1.825 du/ac
Recreational Facilities	Tot Lot = .15 du/ac	1 tot lot	.15 du/ac
BBQ/Picnic Area	.1 du/ac for each	3	.3 du/ac
Theme Lighting	.15 du/ac	Yes	.15 du/ac
Base Density (PRD-M)			**3.1 du/ac**
Bonus Density Achieved			**2.43du/ac**
Total Density Allowed			**5.53 du/ac**

Zoning Regulations. PRD-M density allows up to 5.5 units per acre. Welby West will be limited per the zoning as well as the MDA restrictions to 5.5 units per acre. The minimum lot frontage is 50' wide, with some frontages larger than 50'. The setbacks will be a minimum of 18' in the front, 5' on the sides, 10' in the rear and 6' on the corners, except for the lots adjacent to the existing neighborhood, where the rear yard setbacks will be at least 25' from the existing/current property lines ***(more specifically, the homes on lots 1-13 and 44-46, will be placed at least 25' from the current property line and most homes will be more than 50' from the property line)*** . All setbacks will be measured to the foundation wall on all 4 sides and will exclude patios, whether covered or uncovered. Covered Patios may be built over the rear setback by 5' if the rear setback is 10' from the rear property line. Leaving at least 5' from the rear property line to the covered structure as a passageway from one side to the other. If covered area becomes a deck due to slope on lot, no stairs from the deck may be built within the 5' between property and said covered deck.

- **Building and Structures.** The homes proposed to be built are all single family detached with a 2 or 3 car attached garage ***(garages will be set flush or recessed from the façade of the home or front porch in all cases)*** and a full 2-car driveway (long enough to fit a full-size truck) and accommodate 2 guest parking stalls (see attached site plan and example elevations). The architecture will meet or exceed the design guidelines below, including all West Jordan city standards and codes (See Exhibit C). The homes will have multiple elevation styles to choose from. The location and placement of each home will be determined by the buyer's selected options and conformance to city code. ***No ADU's will be allowed on the site.***

- **Fencing and Walls.** The entire perimeter will have a 6’ high masonry wall (see example below). In addition, if a homeowner desires a fenced in yard, it will be no more than 4’ high and open railing to keep an open feel in the community, per the request of the adjacent neighbors.



Example of 6’ perimeter wall.



Example of 4’ Open Rail Fence

- **Lighting.** 14’ street lights will be used intermittently along the public ROW ***(locations will be approved by the City)*** and be placed according to the final construction plans for the subdivision. There will also be lighting placed in the open space and along the trail for safety.



- **Public and Private Use areas.** All open space and amenities will be private and managed by the to be formed HOA for Welby West, except as otherwise approved, and as noted related to the trail for public use.

- **Landscaping.** The front yard landscaping will be installed by the builder or homeowner and completed at the certificate of occupancy (C.O.) for each home, unless bonded by the builder or homeowner as acceptable to the City. Landscaping will include at least 1 tree and 5 shrubs. All trees shall be at least 2’ caliper and shrubs will be at least 2 gallon in size. The common areas and open space will be installed by the builder and completed no later than issuance of 75% of the C.O.’s for the homes. All private open space areas, detention ponds, amenities and landscaping will be maintained by the HOA. Each homeowner will be required to maintain their own landscaping. All landscape designs will be low water use where possible and as acceptable to the City.

- **Garbage Collection and Snow Removal.** Garbage collection and snow removal will be done by the city as all streets are public streets and meet City code for ROW and street section. Each home will be required to store their trash cans out of sight. Snow storage

will be placed into the open space as well as at the ends of blocks in designated snow storage easement areas, if necessary.

Design Guidelines.

Massing and Composition
In order to avoid negative appearances and create positive massing, a variety of housing types and material finishes will be available. This variety helps to naturally blend this neighborhood into the already existing community.

House Type: Single Family detached with front loading garages (2 and 3 car where the lot accommodates it). ***Garages Shall be even with or behind the front façade of the living area of the dwelling unit (or a covered porch that measures at least 6'x8'). Garage doors will be less than 50% of the ground floor, street facing, linear frontage.***

Roofs: Rooflines and coloration will change from home to home to avoid any sort of manufactured, cookie cutter feel to the neighborhood. These changes from home to home will give character to the structures in the neighborhood and positively impact massing. Variety will manifest in the following ways:

-Roofline and vertical height shifts
-Usage of different colors of roofing materials
-Multiple sloped pitches on the different housing types

Repetition*:* Homes of similar square footage and model will be placed strategically throughout the neighborhood and rarely ever neighboring one another. When such neighboring does occur, the color scheme will differ from that of neighboring model.

Height: Homes will not exceed 2 stories or 35 ft of height measured from top-of-curb to the midpoint of the roof.

Walls*:* All exposed building walls will be regulated in that they stay consistent with the overall feel of the neighborhood yet promote architectural creativity and draw to the homes. Wall regulations will be as follow:

Acceptable Materials: Masonry brick, stone, wood paneling (painted, colored, or stained), board and batten vertical wood siding, composite siding or acceptable industry alternative, stucco, or steel.

Colors*:* Major colors used will consist of; light browns, tans, beige, blues, reds, whites, blacks and greens. Accent colors consists of similar coloration but other approved colors may be used.

Single Material/Color*:* No more than 80% of the home will consist of the same exterior material or color. Acceptable materials consist of masonry brick, stone, wood paneling

(painted, colored, or stained), board and batten vertical wood siding, composite siding or acceptable industry alternative, stucco, or steel. The remaining 20% may consist of one or more of the acceptable materials or alternative colors, but may not be the same as the first material or color.

***Foundation Walls**:* Foundation walls above grade will be limited to 3ft of exposed foundation. Anything more than 3ft of exposure must be covered with "Acceptable Materials" listed above or with additional landscaping, rock, or grading.

***Retaining Walls**:* Although no retaining walls are needed or anticipated for the development of the project, if a homeowner decides to install a wall, all retaining walls shall not exceed 3 ft in one tier. If walls greater than 6 ft must be built, they must step in 3 ft increments with a minimum of 1 ft between each step. Acceptable material for retaining walls is board formed concrete, boulders, and other interlocking segmental blocks.

Windows and Doors: As the visual accents to a home, windows and doors placed tastefully will impact the appeal of a home. Additionally, the number of windows will not only accent the home but will give more openness to the home as well.

Windows: The wall in which the main entrance door of the home is located must contain a minimum of 2 variety types of widows. A minimum of 2 windows shall be found on any one side of the home. Acceptable window types are typically square or rectangular in shape. Full circle windows rarely should be used. Permitted widows should be constructed of renewed wood, metal or vinyl and must have coloration that agrees with the colors listed as "Acceptable Colors" above.

Doors: Doors should be made of wood, composite or other acceptable substitutes and align with the overall look and feel of the home.

Front Porches: At least 25% of the homes shall have a front porch. ***All front porches will be at least 6' deep and 8' wide.*** Front porches are intended to give a sense of arrival and dimensional variety to each home. Similar porch styles are allowed to be replicated throughout the neighborhood.

Structures: Small utility sheds, if added, must not occupy more than 12% of the rear or side yard where it is situated. All structures must be approved and follow "Acceptable Color" and "Acceptable Materials".

EXHIBIT A



EXHIBIT B





EXHIBIT B (cont.)





EXHIBIT C

13-5B-6: RESIDENTIAL EXTERIOR MATERIALS AND DESIGN:

A. Applicability:

1. This section applies to any new dwelling constructed within a subdivision or on a parcel that received: (a) final approval from the city after May 5, 2021; and (b) is located within a zone that resulted in an increase in density from the previous zone or is subject to provisions outlined in a development agreement.

2. This section does not apply to a dwelling that is constructed within a subdivision or on a parcel that received final approval from the city prior to May 5, 2021 and is not subject to provisions outlined in a development agreement.

B. Exterior Masonry Required: As applicable, the minimum area (A) of brick or stone required (measured in square feet) shall be determined by multiplying the outside perimeter (P) of the foundation (measured in feet), including the garage, by one foot (1') (Px1.0 = A) by two feet (2') (P x 2 = A)

C. Exception To Masonry Requirement: To encourage a variety of architectural design in residential construction, the requirement for exterior masonry may be modified if not less than four (4) of the following architectural features are combined in a design to create an overall architectural style for a residential building:

1. Gabled or hipped roof with a pitch of not less than six to twelve (6:12) and heavy architectural shingles.
2. Cornices.
3. 6/6 or 12/12 double hung windows with shutters.
4. Portico, sidelights and fan light.
5. Pediment entry with transom window.
6. Dormers.
7. Towers with conical roof.
8. Scallops or sunbursts.
9. Attached gazebos integrated into the front porch.
10. Front porches on at least 50% of the homes with an integrated decorative railing.

EXHIBIT H
[Form of Transfer Acknowledgment and Consent]

Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

Form of Transfer Acknowledgment and Consent For the Welby West Development

This Form of Transfer Acknowledgment and Consent ("**Acknowledgment**") is executed and delivered this ____ day of _____, 20___, by _____ ("**Owner**"), and by _____ ("**Transferee**") as to the property described below, and is provided to the City of West Jordan, a municipal corporation ("**City**") as described below.

RECITALS

1. Owners of the area referred to as the Welby West Development entered into that certain Master Development Agreement, which agreement was recorded on _____, as Entry No. _____ in Book ____ at Page _____ of the official records of the Salt Lake County Recorder, State of Utah (the "**Master Development Agreement**" or "**MDA**"). Capitalized terms used but not defined herein shall have the meanings given to such terms in the MDA.,

2. The MDA vests the uses, configuration, densities, and processes for approximately 11.54 acres of real property in the City limits of the City.

3. The MDA identifies CS - Welby West, LLC, a Utah Limited Liability Company as the "**Master Developer**" for the Welby West Development, and by such designation gives rise to various rights, obligations, and duties thereunder.

4. Pursuant to Section G.19 of the MDA, Owners, in conjunction with the sale to a purchaser, shall cause the Transferee to execute this Acknowledgment confirming its commitment to abide by the MDA and the City's Land Use Regulations and to perform all the requirements and obligations of the MDA, and shall provide notice by this Acknowledgment to the City.

NOW THEREFORE, pursuant to the aforementioned section of the Master Development Agreement, Owner hereby acknowledges that it has transferred and assigned the real property described on the attached Exhibit A to Transferee, and Transferee hereby acknowledges its acceptance of such rights and assumption of such obligations under the MDA as to the real property transferred.

OWNER:

By (Sign):

_____

Print Name:

_____

Its (Title):

_____

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of _____)

On this ____ day of _____, 202__, before the undersigned notary public in and for the said state, personally appeared _____, known or identified to me to be the _____ of _____, a _____, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

_____
NOTARY PUBLIC

TRANSFEREE:

By (Sign):

_____

Print Name:

_____

Its (Title):

_____

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of _____)

On this ____ day of _____, 202__, before the undersigned notary public in and for the said state, personally appeared _____, known or identified to me to be the _____ of _____, a _____, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

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

_____
NOTARY PUBLIC

CERTIFICATE OF NOTICE OF DELIVERY

Pursuant to Section G.19 of the Master Development Agreement for the Welby West Development, Owner, as transferor, hereby arranges delivery of this document by hand delivery to the following:

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

With a copy to: ATTN: Office of the City Attorney
City of West Jordan
8000 South Redwood Road
West Jordan City, UT 84088

Exhibit A

Legal Description of Real Property Transferred

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-26

AN ORDINANCE FOR APPROXIMATELY 11.54 ACRES OF PROPERTIES LOCATED AT APPROX. 8945 SOUTH 4800 WEST, IDENTIFIED AS WELBY WEST DEVELOPMENT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR WELBY WEST DEVELOPMENT FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL; AND

REZONE FOR WELBY WEST DEVELOPMENT FROM SC-2 ZONE (COMMUNITY SHOPPING CENTER ZONE) AND R-1-10D (ZC) ZONE (SINGLE-FAMILY RESIDENTIAL ZONE, WITH 10,000 SQUARE FOOT MINIMUM SIZE LOTS, AND WITH ZONING CONDITIONS) TO PRD(M) ZONE (PLANNED RESIDENTIAL DEVELOPMENT – MEDIUM DENSITY ZONE)

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2012, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by Todd Amberry/Canyon Stone Capital and CS - Welby West, LLC ("**Applicant**") for approximately 11.54 acres of property located at approximately 8945 South 4800 West ("**Application**", "**Property**", or "**Welby West Development**") for, in part, a General Plan Land Use Map amendment from Neighborhood Commercial to High Density Residential ("**General Plan Land Use Map Amendment**"); and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone for the Property from SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) to PRD(M) Zone (Planned Residential Development – Medium Density Zone) ("**Rezone**" and collectively "**General Plan Land Use Map Amendment and Rezone**"); and

WHEREAS, the Property is less than the 20-acre minimum requirement for the Rezone pursuant to City Section 13-5C-5A1; and

WHEREAS, on April 19, 2022, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and which made a recommendation to the West Jordan City Council ("**City Council**") concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, a public hearing was held before the City Council on May 25, 2022, and an additional public meeting was held on July 27, 2022, and an additional public hearing was held on October 12, 2022, concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the General Plan Land Use Map Amendment:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;

2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, consistent with City Code Section 13-7D-7A, the City Council has determined the following concerning the Rezone:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the City;
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways; and
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property ("**Welby West Master Development Agreement**" or "**MDA**"), should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed, considered, and approved the Welby West Master Development Agreement, subject to the conditions precedent set forth therein, including but not limited to the approval of the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, although the Property is less than the 20-acre minimum requirement for the Rezone pursuant to City Code Section 13-5C-5A1, the City Council now finds that: (a) the Applicant has reasonably shown that the surrounding neighborhood will not be adversely affected by the granting of the Rezone; and (b) the provisions of City Code Title 13, Chapter 5, Article C will be complied with; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the General Plan Land Use Map Amendment and Rezone.

[see the following pages.]

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

Section 1. General Plan Land Use Map Amendment and Rezone. For the Property, the General Plan Land Use Map is amended from Neighborhood Commercial to High Density Residential and the Zoning Map is amended by changing the zoning designation from SC-2 Zone (Community Shopping Center Zone) and R-1-10D (ZC) Zone (Single-Family Residential Zone, with 10,000 Square Foot Minimum Size Lots, and with Zoning Conditions) to PRD(M) Zone (Planned Residential Development – Medium Density Zone), as per the legal description in "Attachment 1", which is attached hereto.

Section 2. Waiver of Minimum Acreage Provision. The Property is less than the 20-acre minimum requirement for the Rezone pursuant to City Code Section 13-5C-5A1, but the Applicant's zoning request to waive the 20-acre minimum requirement is granted, as allowed by City Code Section 13-5C-5A1 and due to the findings in the recitals above.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____, 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-26.

_____ The Mayor vetoed Ordinance No. 22-26 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-26 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1 to
ORDINANCE NO. 22-26

AN ORDINANCE FOR APPROXIMATELY 11.54 ACRES OF PROPERTIES LOCATED AT APPROX. 8945 SOUTH 4800 WEST, IDENTIFIED AS WELBY WEST DEVELOPMENT; AND

AMENDING THE GENERAL PLAN LAND USE MAP FOR WELBY WEST DEVELOPMENT FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL; AND

REZONE FOR WELBY WEST DEVELOPMENT FROM SC-2 ZONE (COMMUNITY SHOPPING CENTER ZONE) AND R-1-10D (ZC) ZONE (SINGLE-FAMILY RESIDENTIAL ZONE, WITH 10,000 SQUARE FOOT MINIMUM SIZE LOTS, AND WITH ZONING CONDITIONS) TO PRD(M) ZONE (PLANNED RESIDENTIAL DEVELOPMENT – MEDIUM DENSITY ZONE)

LEGAL DESCRIPTION:

CS - WELBY WEST, LLC

Update this Business

Entity Number: 12703143-0160
Company Type: LLC - Domestic
Address: 11275 N Normandy Way Highland, UT 84003
State of Origin:
Registered Agent: Todd Amberry
Registered Agent Address:
11275 N Normandy Way
Highland, UT 84003

View Management Team

Status: Active

Purchase Certificate of Existence

Status: Active *as of 04/15/2022*
Renew By: 04/30/2023
Status Description: Current
The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.
Employment Verification: Not Registered with Verify Utah

History

View Filed Documents

Registration Date: 04/15/2022
Last Renewed: N/A

Additional Information

NAICS Code: 5313 **NAICS Title:** 5313-Activities Related to Real Estate

<< Back to Search Results

Business Name:

Registered Principals

Name	Type	City	Status
CS - WELBY WEST, LLC	Limited Liability Company	Highland	Active

Position	Name	Address	
Manager	Todd Amberry	11275 N Normandy Way	Highland UT 84003
Registered Agent	Todd Amberry	11275 N Normandy Way	Highland UT 84003

If you believe there may be more principals, click here to View Filed Documents

Business Name:

WELBY WEST, LLC

Update this Business

Entity Number: 7213971-0160
Company Type: LLC - Domestic
Address: 462 W 2350 S BOUNTIFUL, UT 84010
State of Origin:
Registered Agent: WRM FAMILY, LLC
Registered Agent Address:
462 W 2350 S
Bountiful, UT 84010

View Management Team

Status: Active

Purchase Certificate of Existence

Status: Active *as of 12/15/2008*
Renew By: 12/31/2022
Status Description: Current
The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.
Employment Verification: Not Registered with Verify Utah

History

View Filed Documents

Registration Date: 12/15/2008
Last Renewed: 12/30/2021

Additional Information

NAICS Code: 9999 **NAICS Title:** 9999-Nonclassifiable Establishment

<< Back to Search Results

Business Name:

Registered Principals

Name	Type	City	Status
WELBY WEST, LLC	Limited Liability Company	BOUNTIFUL	Active

Position	Name	Address	
Manager	FJM FAMILY, LLC	9066 S 4000 W	West Jordan UT 84088
Manager	MCL MANAGEMENT, LLC	8731 S OLD HOMESTEAD LN	West Jordan UT 84088
Registered Agent	WRM FAMILY, LLC	462 W 2350 S	Bountiful UT 84010
Manager	WRM FAMILY, LLC	462 W 2350 S	Bountiful UT 84010

If you believe there may be more principals, click here to View Filed Documents

Business Name:

MCL MANAGEMENT, LLC

Update this Business

Entity Number: 7213954-0160
Company Type: LLC - Domestic
Address: 8775 S OLD HOMESTEAD LANE WEST JORDAN, UT 84088
State of Origin:
Registered Agent: DARRYL LEHMITZ
Registered Agent Address:
8775 S OLD HOMESTEAD LN
West Jordan, UT 84088

View Management Team

Status: Active

Purchase Certificate of Existence

Status: Active *as of 02/04/2021*
Renew By: 12/31/2022
Status Description: Current
The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.
Employment Verification: Not Registered with Verify Utah

History

View Filed Documents

Registration Date: 12/15/2008
Last Renewed: 12/01/2021

Additional Information

NAICS Code: 5311 **NAICS Title:** 5311-Lessors of Real Estate

<< Back to Search Results

Business Name:

Registered Principals

Name	Type	City	Status
MCL MANAGEMENT, LLC	Limited Liability Company	WEST JORDAN	Active

Position	Name	Address	
Manager	DARRYL LEHMITZ, AS TRUSTEE OF THE GLEN WILLIAM LEHMITZ AND MARY C LEHMITZ LIVING TRUST	8775 S OLD HOMESTEAD LN	West Jordan UT 84088
Registered Agent	DARRYL LEHMITZ	8775 S OLD HOMESTEAD LN	West Jordan UT 84088

If you believe there may be more principals, click here to View Filed Documents

Business Name:

FJM FAMILY, LLC

Update this Business

Entity Number: 5915155-0160
Company Type: LLC - Domestic
Address: 9066 S 4000 W West Jordan, UT 84088
State of Origin:
Registered Agent: CAROL W MALMSTROM
Registered Agent Address:
9066 S 4000 W
West Jordan, UT 84088

View Management Team

Status: Active

Purchase Certificate of Existence

Status: Active *as of 05/19/2005*
Renew By: 05/31/2023
Status Description: Current
The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.
Employment Verification: Not Registered with Verify Utah

History

View Filed Documents

Registration Date: 05/19/2005
Last Renewed: 03/29/2022

Additional Information

NAICS Code: 5313 **NAICS Title:** 5313-Activities Related to Real Estate

<< Back to Search Results

Business Name:

Registered Principals

Name	Type	City	Status
FJM FAMILY, LLC	Limited Liability Company	West Jordan	Active

Position	Name	Address	
Registered Agent	CAROL W MALMSTROM	9066 S 4000 W	West Jordan UT 84088
Manager	CAROL W MALMSTROM	9066 S 4000 W	West Jordan UT 84088
Manager	JANALEE MALMSTROM	6042 SOUTH LIBERTY OAKS COVE #6	MURRAY UT 84107
Manager	SHERYL ANN ROZEMA	8958 SOUTH OLD HOMESTEAD LANE	WEST JORDAN UT 84088

If you believe there may be more principals, click here to View Filed Documents

Business Name:

WRM FAMILY, LLC

Update this Business

Entity Number: 6364644-0160
Company Type: LLC - Domestic
Address: 462 W 2350 S Bountiful, UT 84010
State of Origin:
Registered Agent: WILLARD R MALMSTROM
Registered Agent Address:
462 W 2350 S
Bountiful, UT 84010

View Management Team

Status: Active

Purchase Certificate of Existence

Status: Active *as of 10/20/2006*
Renew By: 10/31/2022
Status Description: Current
The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.
Employment Verification: Not Registered with Verify Utah

History

View Filed Documents

Registration Date: 10/20/2006
Last Renewed: 10/31/2021

Additional Information

NAICS Code: 5311 **NAICS Title:** 5311-Lessors of Real Estate

<< Back to Search Results

Business Name:

Registered Principals

Name	Type	City	Status
WRM FAMILY, LLC	Limited Liability Company	Bountiful	Active

Position	Name	Address	
Registered Agent	WILLARD R MALMSTROM	462 W 2350 S	Bountiful UT 84010
Manager	WILLARD R MALMSTROM	462 W 2350 S	Bountiful UT 84010

If you believe there may be more principals, click here to View Filed Documents

Business Name:

REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Presenter: Mark Forsythe

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARING

Time Requested: 5 minutes presentation, 10 minutes council

Meeting Date Requested : 09/14/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Consider **Ordinance No. 22-24**, a petition by Robert Bowman to amend the General Plan's Future Land Use Map concerning his 86.14-acre property at 6170 West 7800 South from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

2. **EXECUTIVE SUMMARY**
   The proposal would change the Future Land Use designations on the property at 6170 West 7800 South from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

   The applicant has withdrawn their previous application for a Rezone, Master Development Plan and a Master Development Agreement. As such, no specific development is proposed at this time.

3. **TIME SENSITIVITY / URGENCY**
   No known deadlines

4. **FISCAL NOTE**
   There is no fiscal impact for a Future Land Use Amendment, however, there are unknown fiscal impacts on infrastructure depending on a potential future rezone request, Master Development Plan and Master Development Agreement.

5. **STAFF RECOMMENDATION**
   A higher intensity land use makes sense from a land use planning standpoint if public facilities are able to serve the project; however, due to the lack of supportive and clarifying content from this application, the ambiguity of the timing and financial commitment associated with the infrastructure makes it challenging to forward a positive recommendation. Refer to Finding E in the staff report and recommendation from the city Department of Utilities.

6. **PLANNING COMMISSION RECOMMENDATION**
   The Planning Commission held a public hearing for this item on April 19, 2022 and voted unanimously to table it to the next meeting. On May 3, 2022, the Planning Commission voted unanimously to forward a negative recommendation to the City Council citing failure to meet Findings A, C and D of §13-7C-6 of the West Jordan City Code.

7. **MOTION RECOMMENDED**
   I move the City Council **(approve/deny)** Ordinance 22-24 regarding an amendment to the General Plan's Future Land Use Map for Bowman's Arrow at 6170 West 7800 South, amending 86.14 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community

Commercial, Future Park, and Parks and Open Land to Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use.

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Proposal Packet
Staff Report
Current FLUM
Proposed FLUM
MTP 2015
Parks Master Plan 2019
Ordinance
Land Use Subcommittee Minutes
Planning Commission Minutes 5/03/2022
Planning Commission Minutes 4/19/2022
General Plan Committee Minutes 6/16/2022

10. OTHER INFORMATION

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-24

AN ORDINANCE FOR 86.14 ACRES OF PROPERTY LOCATED AT APPROX. 6170 WEST 7800 SOUTH, IDENTIFIED AS BOWMAN'S ARROW;

AND AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, FUTURE PARK, AND PARKS AND OPEN LAND TO VERY HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL AND MIXED USE

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2012, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and

WHEREAS, an application was made by Robert Bowman ("**Applicant**") for approximately 86.14 acres of property ("**Property**" or **"Bowman's Arrow"**) located at approximately 6170 West 7800 South ("**Application**") for, in part, a request for an amendment to the General Plan's Future Land Use Map ("**General Plan Use Map Amendment**") for the Property from the Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land designations to the Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use; and

WHEREAS, on April 19, 2022 the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and which made a unanimous motion to table the amendment to the General Plan Land Use Map to the next available Planning Commission meeting; and

WHEREAS, on May 3, 2022 the Application was considered by the West Jordan Planning Commission ("**Planning Commission**") as a business item and which made a recommendation to the West Jordan City Council ("**City Council**") concerning the amendment to the General Plan Land Use Map; and

WHEREAS, a public hearing was held before the City Council on August 10, 2022 concerning the amendment to the General Plan Land Use Map; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the amendment to the General Plan Land Use Map:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and

more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and

6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following amendment to the General Plan Land Use Map.

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

Section 1. Amendment to the General Plan Land Use Map. The General Plan Land Use Map is hereby amended by changing the designations on approximately 86.14 acres, located at approximately 6170 West 7800 South, from the Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land designations to the Very High Density Residential, High Density Residential, Medium Density Residential, Community Commercial and Mixed Use designations, as per the legal descriptions in "Attachment 1", which is attached hereto.

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 upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____, 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-24.

_____ The Mayor vetoed Ordinance No. 22-24 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-24 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1 to
ORDINANCE NO. 22-24

AN ORDINANCE FOR 86.14 ACRES OF PROPERTY LOCATED AT APPROX. 6170 WEST 7800 SOUTH, IDENTIFIED AS BOWMAN'S ARROW;

AND AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, FUTURE PARK, AND PARKS AND OPEN LAND TO VERY HIGH DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL AND MIXED USE

LEGAL DESCRIPTION:

VERY HIGH DENSITY RESIDENTIAL

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 1278.29 feet North 89°58'36" East and 78.82 feet North 00°01'24" West from the Southwest Corner of said Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 363.69 feet; thence South 89°58'27" West 182.83 feet; thence North 00°02'47" East 350.49 feet; thence northerly 175.29 feet along the arc of a 262.78 foot radius curve to the left, through a central angle of 38°13'13", chord bears North 14°24'59" West 172.06 feet; thence North 32°52'10" West 578.71 feet; thence northwesterly 197.20 feet along the arc of a 200.05 foot radius curve to the left, through a central angle of 56°28'41", chord bears North 61°06'45" West 189.31 feet; thence North 633.72 feet; thence North 33°08'09" West 565.01 feet; thence North 89°51'27" West 285.76 feet to the westerly line of said Section 26; thence, along said westerly line of Section 26, North 00°27'05" West 1296.72 feet to the westerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence, along said westerly right-of-way line, the following eleven (11) courses: (1) South 21°52'11" East 234.12 feet, (2) South 23°19'12" East 262.06 feet, (3) South 18°16'57" East 250.48 feet, (4) South 30°30'48" East 193.13 feet, (5) South 49°06'22" West 16.31 feet, (6) South 40°53'38" East 44.24 feet, (7) South 23°19'12" East 507.09 feet, (8) South 32°57'48" East 2116.84 feet, (9) South 28°28'11" East 508.23 feet, (10) southerly 254.88 feet along the arc of a 1397.00 foot radius curve to the right, through a central angle of 10°27'13", chord bears South 23°14'35" East 254.53 feet, (11) South 25°04'56" West 37.22 feet to the north line of 7800 South Street, thence, along the said north line of 7800 South Street, South 89°59'21" West 778.29 feet to the Point of Beginning.

HIGH DENSITY RESIDENTIAL

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being 346.59 feet North 89°58'36" East and 442.49 feet North 00°01'24" West from the Southwest Corner of said Section 26 and running thence North 00°27'14" West 1818.29 feet; thence West 350.45 feet to the west line of said Section 26; thence, along said west line of Section 26,

North 00°28’02” West 374.49 feet to the West Quarter Corner of said Section 26; thence, continuing along the said west line of Section 26, North 00°27’05” West 9.81 feet; thence South 89°51’27” East 285.76 feet; thence South 33°08’09” East 565.01 feet; thence South 633.72 feet; thence southeasterly 97.20 feet along the arc of a 200.05 foot radius curve to the right, through a central angle of 56°28’41”, chord bears South 61°06’45” East 189.31 feet; thence South 32°52’10” East 578.71 feet; thence southerly 175.29 feet along the arc of a 262.78 foot radius curve to the right, through a central angle of 38°13’13”, chord bears South 14°24’59” East 172.06 feet; thence South 00°02’47” West 350.49 feet; thence South 89°58’27” West 581.22 feet; thence South 89°58’56” West 167.80 feet to the Point of Beginning.

MEDIUM DENSITY RESIDENTIAL

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the west line of said Section 26, said point also being 442.54 feet North 00°28’02” West from the Southwest Corner of said Section 26 and running thence, along said west line, thence North 00°28’02” West 1818.40 feet; thence East 350.45 feet; thence South 00°27’14” East 1818.29 feet; thence South 89°58’56” West 350.02 feet to the Point of Beginning.

COMMUNITY COMMERCIAL

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the west line of said Section 26, said point also being 392.99 feet North 00°28’02” West from the Southwest Corner of said Section 26 and running thence, along said west line, thence North 00°28’02” West 49.55 feet; thence North 89°58’56” East 517.82 feet; thence South 00°27’17” East 379.97 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South Street, the following four (4) courses: (1) North 89°58’36” West 392.65 feet, (2) North 35°13’17” West 141.55 feet, (3) North 00°28’02” West 214.82 feet, (4) South 89°31’58” West 44.39 feet to the Point of Beginning.

MIXED USE

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 517.72 feet North 89°58’36” East and 62.52 feet North 00°27’17” West from the Southwest Corner of said Section 26 and running thence North 00°27’17” West 379.97 feet; thence North 89°58’27” East 764.05 feet; thence South 363.69 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South Street, the following twelve (12) courses: (1) South 89°59’21” West 98.87 feet, (2) North 62°49’14” West 30.04 feet, (3) North 23°10’56” West 43.80 feet, (4) North 00°13’00” West 93.72 feet, (5) South 89°47’00” West 76.00 feet, (6) South 00°13’00” East 85.93 feet, (7) South 29°54’54” West 54.04 feet, (8) South 71°06’36” West 45.36 feet, (9) South 89°59’16” West 44.24 feet, (10) South 00°11’15” East 9.87 feet, (11) South 73°17’22” West 23.79 feet, (12) North 89°58’36” West 405.31 to the Point of Beginning.

The Community

At Bowman's Arrow

General Plan Map Amendment

July 6, 2022

Prepared by:

Bowman Properties

Psomas

{{section.number}}.{{item.number}}

Table of Contents

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Property:

Sidwell/Parcel # from SL Cnty: 20-26-301-004 **Acreage** 86.14 **Lots:** _____

Approximate Street Address: 6170 W. 7800 S.

Project Name: Bowman's Arrow

Project Location: _____

Type of Application: ☐ Concept ☐ Preliminary ☐ Final

☐ Agreement	☐ Site Plan	☐ Temporary Use Permit
☐ Conditional Use Permit	☐ Site Plan Amended	☐ Zone Change
☐ Design Review Committee	☐ Subdivision Major	☐ Planned Community
☐ Development Plan	☐ Subdivision Minor	
☒ General Land Use Amendment	☐ Subdivision Amended	
☐ **Other:** _____		

Applicant: Robert Bowman **Company:** ARB Investments, LLC
Address: 7103 S. Redwood Rd. #138
City: West Jordan State: UT Zip: 84084
Phone: 801.758.8885 Cell: _____
Email: Rob@Bowman.org

Consultant: PSOMAS
Address: 4179 Riverboat Rd. Suite 200
City: Salt Lake City State: UT Zip: 84123
Phone: 801.270.5777 Cell: _____
Email: Chris.Hupp@Psomas.com

**** Property Owner(s):**

Name: ARB Investments, LLC.
Address: 7103 S. Redwood Rd #138
City: West Jordan State: UT Zip: 84084
Phone: 801-758-8885 Cell: —
Email: _____

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____
Email: _____

*** Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.*

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.
   a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").

   b. "Property Owner(s)": Holders of any legal title to the Property.

2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.

3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.

4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.

5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in "4." above is and shall not be considered interference with the Applicant's business dealings.

6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.

7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature: _____ **Date:** 3/12/20

(Completed Notary Block for Applicant's signature must be attached to this Application form)

OFFICE USE ONLY

MUNIS #: _____ **Date Received:** _____ **Date of Meeting:** _____

ODA _____ **Planner:** _____ **Engineer:** _____ **Fire:** _____

Notary Block for Applicant's Signature

STATE OF UTAH)
: ss.
County of SALT LAKE)

On this 12 day of MARCH, 2020, before the undersigned notary public in and for the said state, personally appeared ROBERT BOWMAN [name of person], known or identified to me to be a/the OWNER [position of responsibility] of ARB INVESTMENTS, LLC [name of company or entity], and the person who executed the foregoing instrument and acknowledged to me that said company or entity executed the same.

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

Notary Public

JERAMY COCHRAN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 710396
COMM. EXP. 02-22-2024

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I, ROBERT BOWMAN, being duly sworn, by my signature represent, affirm and attest as follows:

1. Definitions. The following definitions apply in this Affidavit:
   a. "Application": Application includes (i) the document entitled *West Jordan City Development Services Application* ("Application Form"), (ii) this Property Owner Affidavit ("Affidavit") and any other Property Owner Affidavit(s), and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
   b. "Applicant": The individual and/or entity named as such on the Application Form.
   c. "Property Owner": Holder of any legal title to the Property.
   d. "Property": That parcel identified as sidwell/parcel# 20-26-301-004, located at approximately 6170 W. 7800 S.
   (approximate street address)

2. Property Owner. To the best of my knowledge **(check one):**
   ☒ I am the SOLE Property Owner.
   -or-
   ☐ There is/are (an) additional Property Owner(s), whose name(s) follow:

   _____
   (include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated 3-12-2020, submitted to the West Jordan City by ROBERT BOWMAN,
   (name of Applicant as appears on the signature line of the Application form)
   for the project entitled, "BOWMAN'S ARROW"
   (name of Project as appears on the Application form)
   which Application requests approval by the City of West Jordan for the following:

☐ Agreement	☐ Site Plan	☐ Temporary Use Permit
☐ Conditional Use Permit	☐ Site Plan Amended	☐ Zone Change
☐ Design Review Committee	☐ Subdivision Major	☐ Planned Community
☐ Development Plan	☐ Subdivision Minor	
☒ General Land Use Amendment	☐ Subdivision Amended	

☐ **Other:** _____

4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.

5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.

6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.

7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.

8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.

8. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

My signature below attests the I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.

(Property Owner Signature) Robert Bowman (Printed Name)

Subscribed and sworn to me this 12 day of MARCH, 2020.

(Notary)

Residing in SALT LAKE (County), UT (State)

My commission expires: 2/22/2024

JERAMY COCHRAN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 710396
COMM. EXP. 02-22-2024

Checklist

GENERAL PLAN MAP AMENDMENT SUBMITTAL CHECKLIST

APPLICANT Robert Bowman DATE 2/16/2022

PROJECT Bowman's Arrow

GENERAL PLAN MAP AMENDMENT

Your Check	City Check	Description
☒	❑	Application
☒	❑	Fees
☒	❑	As part of the general plan map amendment process, the applicant shall attempt to collect the signature of the property owner or authorized agent or, in the case of amendments affecting multiple properties, the signatures of a majority of the persons who own property within the area proposed for the general plan map amendment.
☒	❑	Provide the following information: 1. Legal description for the property 2. Property owner name 3. The present zoning classification 4. The present land use 5. The proposed land use 6. A scaled diagram of the subject parcel/land
☒	❑	In writing, explain the reason and justification for a general plan map amendment. The statement must include: 1. Explain how the required findings of the Municipal Code are met. 2. Analysis of the potential impacts on the existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electric power, fire protection, garbage collection, etc. 3. Specify the potential use of the property within the area of the proposed amendment. 4. Explain why the existing general plan designation/general plan language for the area is no longer appropriate or feasible.
☒	❑	Obtain a Salt Lake County Plat of the area.
☒	❑	Legal description of the boundary to be amended.
☒	❑	List of property owners within 300' radius of the subject parcel (prepared by Salt Lake County Recorders Office on address labels)
☒	❑	Prepare **two sets** of Addressed and Stamped (**not metered**) letter-sized envelopes (no. 10) to be mailed (by the City) to the neighboring property owners. Do not use envelopes with your business return address.
☒	❑	Digital copy in PDF format

*NOTE: **Incomplete applications will not be scheduled for Planning Commission Review.***

Legal Description

ARB INVESTMENTS LLC,
A UTAH LIMITED LIABILITY COMPANY
Parcel No 20-26-301-004

PROJECT BOUNDARY

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running, along the section line, North 00°28'02" West 2635.43 feet to the West Quarter Corner of said Section 26; thence, along the section line, North 00°27'08" West 1304.72 feet to the southerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence, along said deed, the following eleven (11) courses: (1) South 21°52'57" East 232.37 feet, (2) South 23°19'58" East 262.06 feet, (3) South 18°17'43" East 250.48 feet, (4) South 30°31'34" East 193.13 feet, (5) South 49°05'36" West 16.31 feet, (6) South 40°54'24" East 44.24 feet, (7) South 23°19'58" East 507.09 feet, (8) South 32°58'34" East 2116.84 feet, (9) South 28°28'57" East 508.23 feet, (10) southerly 254.88 feet along the arc of a 1397.00 foot radius curve to the right, through a central angle of 10°27'13" (chord bears South 23°15'22" East 254.53 feet), (11) South 24°53'23" West 37.47 feet; thence South 89°59'21" West 1086.81 feet; thence South 00°00'39" East 78.89 feet to the south line of said Section 26; thence, along said south line, South 89°58'36" West 945.30 feet to the Point of Beginning.

Contains 3,752,258 Sq. Ft. (86.14 Ac.)

Basis of Bearing being North 89°58'36" East along the section line from the Southwest Corner to the South Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

Future Land Use Map Legal Description

VERY HIGH DENSITY RESIDENTIAL

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 1278.29 feet North 89°58'36" East and 78.82 feet North 00°01'24" West from the Southwest Corner of said Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 363.69 feet; thence South 89°58'27" West 182.83 feet; thence North 00°02'47" East 350.49 feet; thence northerly 175.29 feet along the arc of a 262.78 foot radius curve to the left, through a central angle of 38°13'13", chord bears North 14°24'59" West 172.06 feet; thence North 32°52'10" West 578.71 feet; thence northwesterly 197.20 feet along the arc of a 200.05 foot radius curve to the left, through a central angle of 56°28'41", chord bears North 61°06'45" West 189.31 feet; thence North 633.72 feet; thence North 33°08'09" West 565.01 feet; thence North 89°51'27" West 285.76 feet to the westerly line of said Section 26; thence, along said westerly line of Section 26, North 00°27'05" West 1296.72 feet to the westerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence, along said westerly right-of-way line, the following eleven (11) courses: (1) South 21°52'11" East 234.12 feet, (2) South 23°19'12" East 262.06 feet, (3) South 18°16'57" East 250.48 feet, (4) South 30°30'48" East 193.13 feet, (5) South 49°06'22" West 16.31 feet, (6) South 40°53'38" East 44.24 feet, (7) South 23°19'12" East 507.09 feet, (8) South 32°57'48" East 2116.84 feet, (9) South 28°28'11" East 508.23 feet, (10) southerly 254.88 feet along the arc of a 1397.00 foot radius curve to the right, through a central angle of 10°27'13", chord bears South 23°14'35" East 254.53 feet, (11) South 25°04'56" West 37.22 feet to the north line of 7800 South Street, thence, along the said north line of 7800 South Street, South 89°59'21" West 778.29 feet to the Point of Beginning.

Contains 1,652,606 Sq. Ft. (37.94 Ac.)

High Density Residential

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being 346.59 feet North 89°58'36" East and 442.49 feet North 00°01'24" West from the Southwest Corner of said Section 26 and running thence North 00°27'14" West 1818.29 feet; thence West 350.45 feet to the west line of said Section 26; thence, along said west line of Section 26, North 00°28'02" West 374.49 feet to the West Quarter Corner of said Section 26; thence, continuing along the said west line of Section 26, North 00°27'05" West 9.81 feet; thence South 89°51'27" East 285.76 feet; thence South 33°08'09" East 565.01 feet; thence South 633.72 feet; thence southeasterly 197.20 feet along the arc of a 200.05 foot radius curve to the right, through a central angle of 56°28'41", chord bears South 61°06'45" East 189.31 feet; thence South 32°52'10" East 578.71 feet; thence southerly 175.29 feet along the arc of a 262.78 foot radius curve to the right, through a central angle of 38°13'13", chord bears South 14°24'59" East 172.06 feet; thence South 00°02'47" West 350.49 feet; thence South 89°58'27" West 581.22 feet; thence South 89°58'56" West 167.80 feet to the Point of Beginning.

Contains 1,015,591 Sq. Ft. (23.31 Ac.)

Future Land Use Map Legal Description Continued...

Medium Density Residential

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the west line of said Section 26, said point also being 442.54 feet North 00°28'02" West from the Southwest Corner of said Section 26 and running thence, along said west line, thence North 00°28'02" West 1818.40 feet; thence East 350.45 feet; thence South 00°27'14" East 1818.29 feet; thence South 89°58'56" West 350.02 feet to the Point of Beginning.

Contains 636.828 Sq. Ft. (14,62 Ac.)

Commercial

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the west line of said Section 26, said point also being 392.99 feet North 00°28'02" West from the Southwest Corner of said Section 26 and running thence, along said west line, thence North 00°28'02" West 49.55 feet; thence North 89°58'56" East 517.82 feet; thence South 00°27'17" East 379.97 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South Street, the following four (4) courses: (1) North 89°58'36" West 392.65 feet, (2) North 35°13'17" West 141.55 feet, (3) North 00°28'02" West 214.82 feet, (4) South 89°31'58" West 44.39 feet to the Point of Beginning.

Contains 177,314 Sq. Ft. (4.07 Ac.)

Mixed Use

A portion of the Southwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point being on the north line of 7800 South Street, said point also being 517.72 feet North 89°58'36" East and 62.52 feet North 00°27'17" West from the Southwest Corner of said Section 26 and running thence North 00°27'17" West 379.97 feet; thence North 89°58'27" East 764.05 feet; thence South 363.69 feet to the north line of 7800 South Street; thence, along the said north line of 7800 South Street, the following twelve (12) courses: (1) South 89°59'21" West 98.87 feet, (2) North 62°49'14" West 30.04 feet, (3) North 23°10'56" West 43.80 feet, (4) North 00°13'00" West 93.72 feet, (5) South 89°47'00" West 76.00 feet, (6) South 00°13'00" East 85.93 feet, (7) South 29°54'54" West 54.04 feet, (8) South 71°06'36" West 45.36 feet, (9) South 89°59'16" West 44.24 feet, (10) South 00°11'15" East 9.87 feet, (11) South 73°17'22" West 23.79 feet, (12) North 89°58'36" West 405.31 to the Point of Beginning.

Contains 270,977 Sq. Ft. (6.22 Ac.)

Basis of Bearing being North 89°58'36" East along the section line from the Southwest Corner to the South Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

Introduction & Vicinity Map

Bowman's Arrow will be located in the West Side Planning area of West Jordan City at the corner of Mountain View Corridor and 7800 South. It is bordered by the Mountain View Corridor to the East, 7800 South to the South, and the Maples development to the West. The property falls under the Interchange Overlay Zone (IOZ) area D.

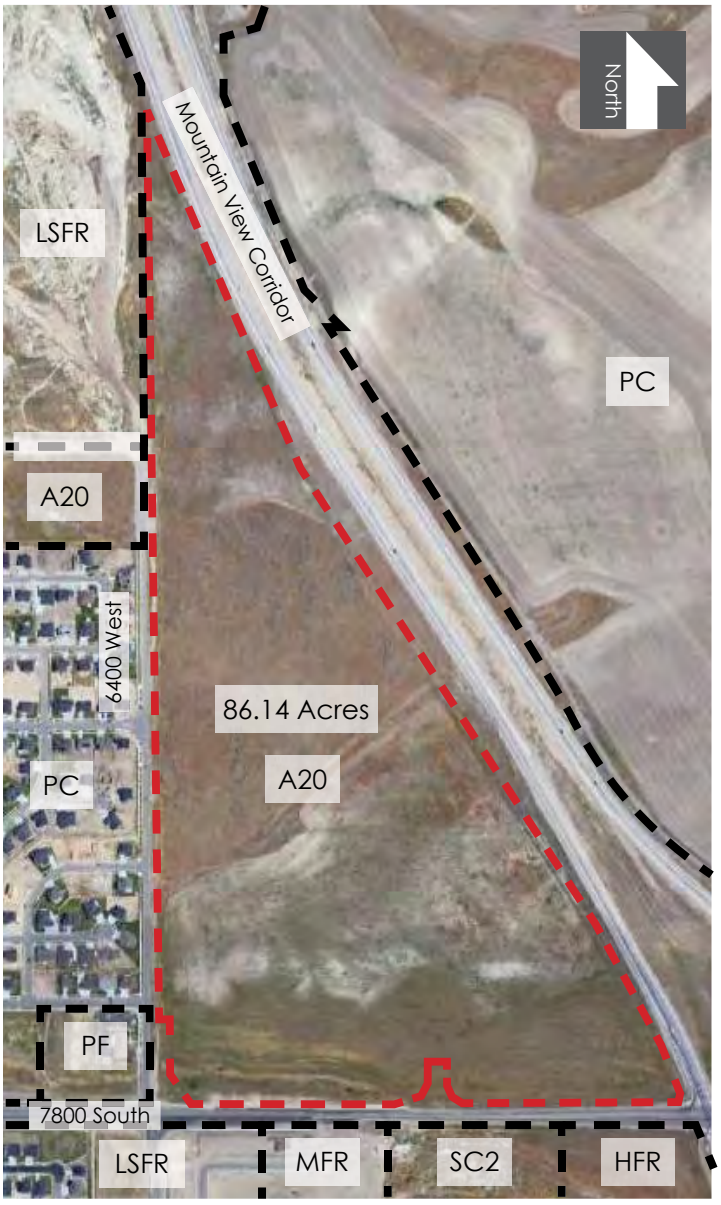


Bowman's Arrow

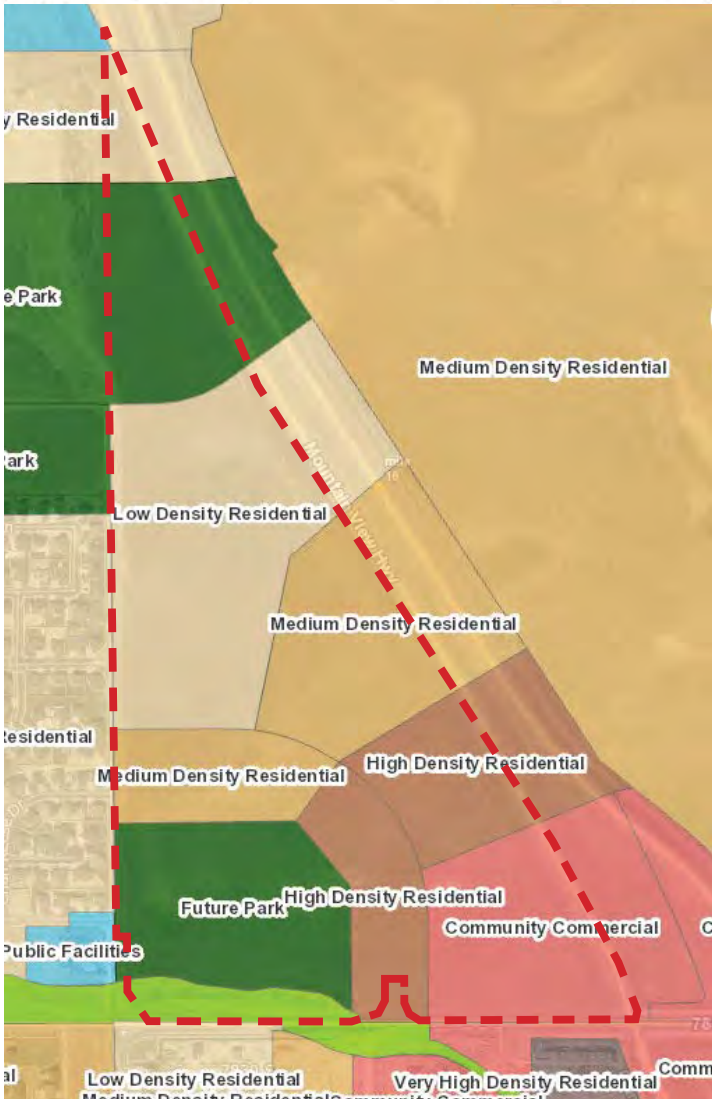
General Plan Amendment

Project Boundary, Acreage, Current Zoning & Land Use

The project boundary as shown below encompasses 86.14 acres on the west side of Mountain View Corridor. The map to the left shows existing zoning and the map to the right shows general plan land use. The entire site is currently zoned A-20, with the majority of the surrounding development zoned PC. The land use plan for the area includes a mix of residential density types, as well as some community commercial and open space. The proposed land use map on the following page updates the general plan map with a more compatible arrangement of uses and densities given the properties surrounding developmental context.



Density Designation	Density Range (Dwelling Units Per Acre)	Zoning Districts
Very Low Density	Up to 2.0	All A, RR, RE Zones, PC, PRD
Low Density	1 to 3.0	RR, RE, R-1-12, R-1-14, PC, PRD
Medium Density	3.1 to 5.0	R-1-8, R-1-9, R-1-10, PC, PRD
High Density	5.1 to 10.0	RM, R-1-5, R-1-6, R-2, R-3-6, R-3-8, R-3-10, PC, PRD
Very High Density	10.1 and up	R-3-12, R-3-16, R-3-20, R-3-22, PC, PRD



The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

Proposed Land Use

The proposed land use types for Bowman's Arrow are shown below. The nature of the project is to mix land use types (such as medium density, high density, very high density and community commercial) to create a cohesive community. Development in Bowman's Arrow is meant to match adjacent densities and support surrounding commercial centers while minimizing potential impacts on the transportation network. The land use layout was developed to better conserve resources by utilizing the surrounding infrastructure and uses. This land use layout allows a more urban walkable interior community with amenities, shopping, and services close by. It also allows for a range of different housing types–enhancing and increasing the affordability of residents in different life stages thus ensuring a vibrant walkable community through multi-generational overturn and integrated amenities.

In addition, this land use layout better meets the purpose of the West Jordan Municipal code in that it:

- Promotes the health, safety, convenience and general welfare of the city and its preset and future inhabitants. (Proximity to large commercial area, major transportation corridor, walkable community)
- Encourages and facilitates orderly growth and development. (Focusing development around major infrastructure and services)
- Provides adequate open space, prevents overcrowding, and lessens congestion
- Secures economy in municipal expenditures and encourages adequate provisions for services

It accomplishes these goals by focusing the development around major transportation corridors, commercial districts, and services. More compact development encourages walkability, close usable amenities, increases tax revenue/acre while decreasing cost to service residents, increases affordability of homes, increases viability and success of commercial development by adding higher intensities within less than a mile.



The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

Parcel Map

The below scaled map outlines the subject parcel/land for the Bowman's Arrow project. The entire project encompasses one parcel, with no boundary adjustments or subdivisions required. The parcel totals 86.14 acres in area.



The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

Amendment Justification

All elements required by Municipal Code for the Bowman's Arrow project are present in this document (see checklist items on page vii).

This proposed General Plan Amendment is compatible with neighboring uses and densities. The property is bounded to the east by Mountain View Corridor, to the west by medium density residential and a fire station, and to the south by high density and very high density residential. The updated land uses (pg 3) are strategically placed to create buffers and transition areas between existing and new development. The densities blend with existing development, and higher densities are used along major transportation corridors and intersections (providing efficient use of existing infrastructure and utilities).

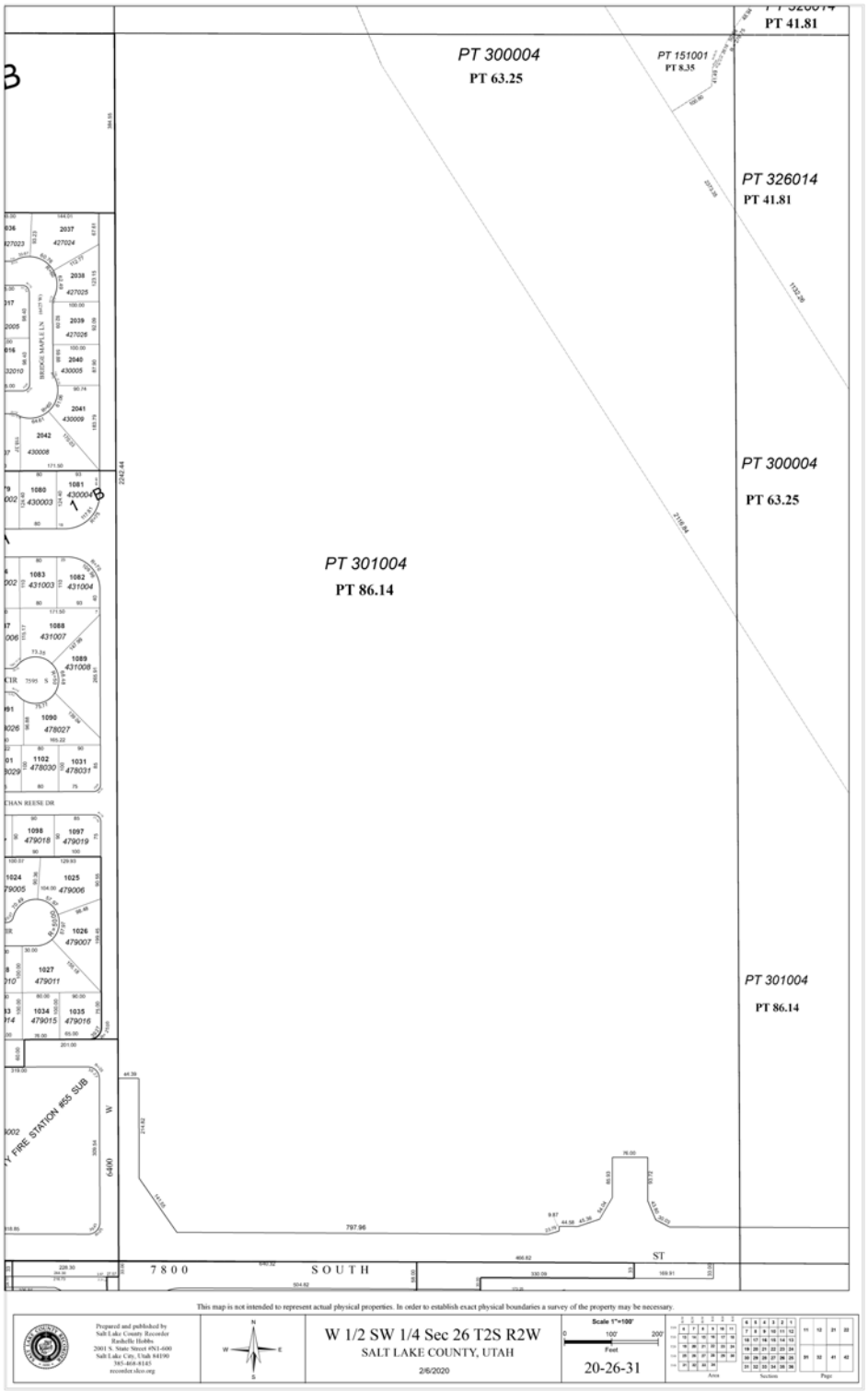
By consolidating the higher density units to the east, traffic can be channeled onto collector roads, and quickly onto the Mountain View Corridor, thus reducing the traffic impact to the neighborhoods to the west. A new intersection on 7800 South would provide safe access from the development. The proposed looping road network would allow easy access for fire and police protection, as well as garbage collection.

The use of the property will be primarily residential. The existing General Plan needs to be updated because the previously-planned layout and uses are no longer appropriate next to recent high and very high density residential developments and the previously developed medium and high density residential development in the area. The planned Community Commercial area was shifted from the southeast corner to the southwest corner for improved business access and traffic flows.

Bowman's Arrow

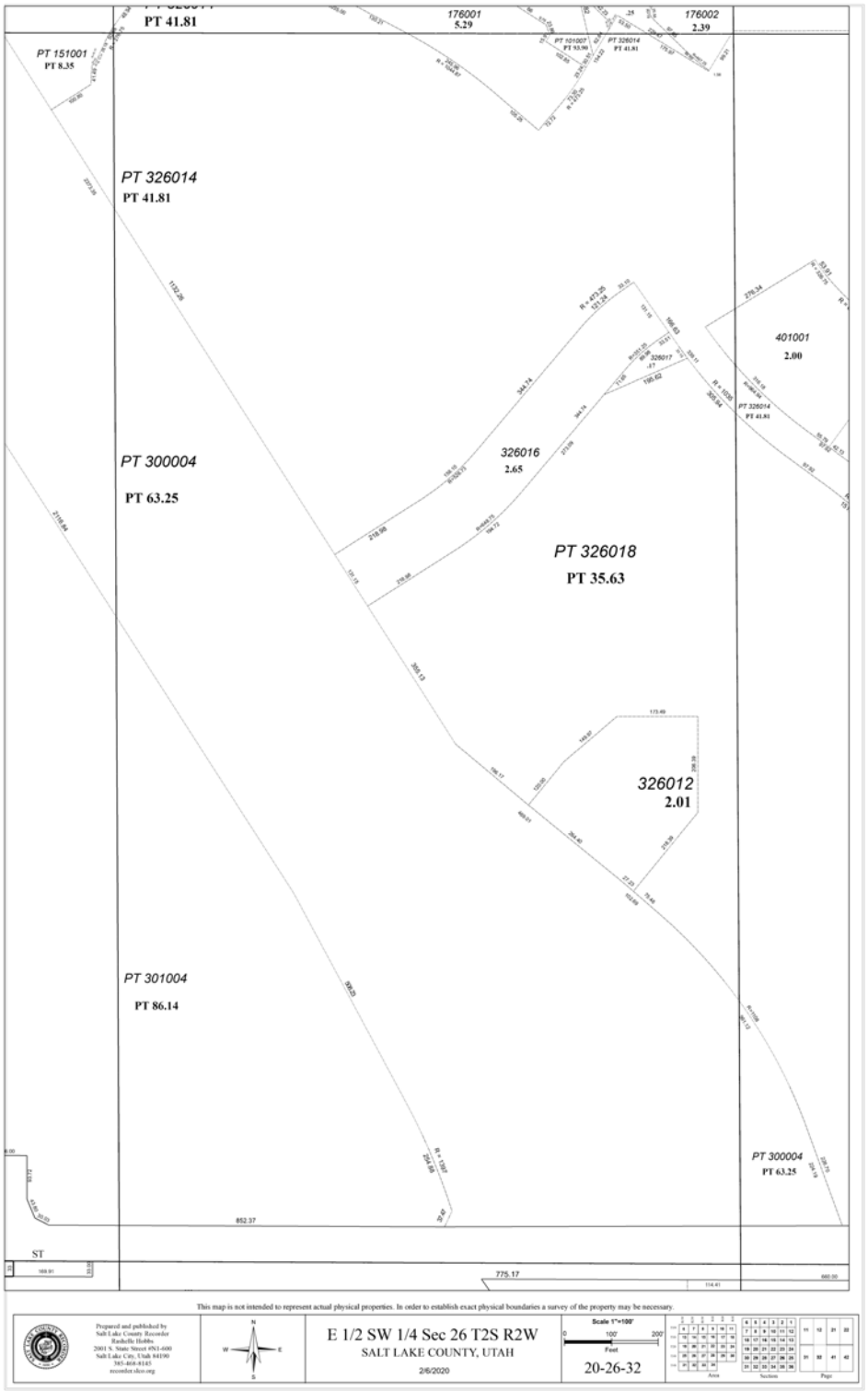
General Plan Amendment

Salt Lake County Plats



The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

Salt Lake County Plats Continued...



I. BACKGROUND

The subject property ("Property") which is the subject of this Land Use Map amendment ("Amendment") is 86.14-acres of land located at 6170 West 7800 South. The land is vacant and is bordered by the Mountain View Highway to the east, 7800 South to the south, and 6400 West to the west.

The Applicant initially filed an application for a Rezone to a P-C zone with an Interchange Overlay District, a Master Development Plan and a Future Land Use Map Amendment on March 2, 2020 for the purposes of developing the Property into a planned community consisting of a mix of multi-story apartments/condos, townhomes, detached single-family, active and passive open space, trails and various amenities. The application was reviewed for completeness and was deemed incomplete. The Applicant responded on April 2nd, 2020 and the application was then deemed complete.

The initial review of the Master Development Plan, Rezone and Future Land Use Map Amendment was completed on May 5, 2020. Some of the City staff comments from the initial review were:

- "Due to the significant increase in density the City will require an update to the master plan. This will be a privately funded update which must be approved by the City. Additional requirements may come as a result of the findings of that update."

- "Water Reservoir Storage for Zone 5 is presently not available for this project."

Following the initial review, the project was presented conceptually to the City Council in a work session on May 27, 2020. The majority of the City Council seemed supportive of the proposal but had concerns related to the presence of collapsible soils in the area, assurance that the proposed residential density will not cause an undo burden on city services, and the automobile traffic generated can be mitigated by means such as mass transit services provided by Utah Transit Authority and the inclusion of roundabouts on 7800 South. Following the City Council work session, the Applicant submitted a revised Master Development Plan.

A second review was completed by staff of this revision where it was determined that the availability of utilities related to the City's water and sewer master plans had not been adequately addressed by the Applicant. A revised Master Development Plan was submitted by the Applicant.

Due to the lack of adequate water service infrastructure to service the new development, inadequate sewer infrastructure and road connectivity issues, the Applicant chose to withdraw their applications for a Rezone and a Master Development Plan but chose to proceed with their application for an amendment to the Future Land Use Map.

On April 19, 2022, the Planning Commission held a public hearing for the proposed Amendment to the Future Land Use Map. Due to several written public comments that were sent to the Planning Commission minutes before the start of the meeting and the controversiality of the proposal, the Planning Commission voted unanimously to table the item to the next available meeting to provide them with more time to review the citizen comments. During the next meeting on May 3, 2022, the Planning Commission voted unanimously to forward a negative recommendation to the City Council

for the proposed Amendment. Their concerns pertained to the removal of commercial space and cited failure to meet Findings A, C and D of §13-7C-6 of the City Code. After the vote to forward a negative recommendation of the Application to the City Council, the Planning Commission suspended its rules and added additional information explaining the reasoning for the negative recommendation. In additional to expanding on the concerns with Findings A, C, and D §13-7C-6 of the City Code which were specifically mentioned in the prevailing motion, one Commissioner added that the Commissioner's "biggest concern" was the expense for infrastructure to support the Application (this requirement is Finding "E" required by the City Code, is not met in the current Application, and is further explained below).

Following the Planning Commission's decision, the Applicant met with the Land Use Subcommittee on May 17, 2022 to discuss some of the concerns from the Planning Commissioners and the public during the past hearings, particularly regarding the potential of including commercial land use. The Land Use Subcommittee recommended that the Applicant consult with the General Plan Committee.

On June 16, 2022, the Applicant met with the General Plan Committee to discuss the proposal and what they would envision for this area. The majority of the comments from the General Plan Committee were in favor of adding commercial and mixed use along 7800 South, preferably on the far side away from the Mountain View Corridor. The Applicant has now updated their proposed plan based on these comments.

II. GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	**Zoning**	**Existing Land Use**
North	Low Density Residential	A-20	Mountain View Highway
South	Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, Community Commercial, Parks and Open Land	LSFR, MFR, SC-2, HFR	7800 South, Detached Single-Family Residential, Townhomes, High Density Apartments, Vacant Land
West	Low Density Residential, Future Park, Public Facilities, Parks and Open Land	P-C, P-F, LSFR, A-20	Detached Single-Family Residential, West Jordan Fire Station, Vacant Land
East	Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial	A-20	Mountain View Highway

The Applicant is requesting to amend the General Plan's Future Land Use Map to a mix of Very High Density Residential, Community Commercial, Mixed Use, High Density Residential and Medium Density Residential in anticipation of a future master planned community on the 86.14-acre property on the northwest corner of the 7800 South/Mountain View Highway interchange. The original request was strictly for a mix of very high, high and medium density residential, but

the Applicant has decided to include commercial and mixed use based on the suggestions from the Planning Commission, the General Plan Committee and the general public residing in the area. The original Future Land Use Map Amendment request was for a "floating" residential land use category. The Applicant is no longer pursuing a specific overall density for a specific project but is instead requesting a conceptual arrangement of land use designations that would be conducive to a master planned community in the future and to guide future infrastructure planning.

III. FINDINGS OF FACT

Section 13-7C-6: Amendments to the General Plan Future Land Use Map

An amendment to the General Plan Future Land Use Map amendment may only be approved by the City Council if the following findings are made:

Finding A: ***The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.***

Staff Discussion: The proposed land use pattern will include a mix of mostly Very High Density Residential, High Density Residential and Medium Density Residential, which are defined in the General Plan as follows:

"Very High Density Residential will include development providing for multi-family high-rise apartments, condominium and townhomes, where public transit and major transportation routes are readily available and nearby. These higher density classifications should be applied around commercial nodes at major intersections.

High Density Residential will include development providing for multi-family housing at or above 2-stories in height, with densities intended to serve a large number of residents in a small development area. This designation is typically used to serve as a transition from higher intensity land uses to lower density residential uses and is located in neighborhoods near major transportation routes, near core shopping centers, and where densities are typically higher to increase daily ridership numbers that are near transit stations.

Medium Density Residential will include development providing for moderate intensity single-family attached/detached units as well as twin and town homes. Areas that should be designated as medium density residential uses should be preferred for infill development that are well buffered from commercial and industrial uses." – 2012 West Jordan General Plan; page 25

The proposed land use pattern meets the purposes behind these definitions by guiding development on land that is adjacent to a State highway and a major arterial, with the highest densities located adjacent to the highway with a transition to lower densities further to the west.

The General Plan provides a range of density for each type of residential land use, as depicted in the following table:

Residential Density - Adjusted Net Density (Excluding Multi -Family Residential)

Density Designation	Density Range (Dwelling Units Per Acre)	Zoning Districts
Very Low Density	Up to 2.0	All A, RR, RE Zones, PC, PRD
Low Density	1 to 3.0	RR, RE, R-1-12, R-1-14, PC, PRD
Medium Density	3.1 to 5.0	R-1-8, R-1-9, R-1-10, PC, PRD
High Density	5.1 to 10.0	RM, R-1-5, R-1-6, R-2, R-3-6, R-3-8, R-3-10, PC, PRD
Very High Density	10.1 and up	R-3-12, R-3-16, R-3-20, R-3-22, PC, PRD

Based on this table, the ***current*** Future Land Use Map designations within the Applicant's Property boundaries are planned for the following unit ranges:

- High Density Residential: 65.97 – 129.36 potential dwelling units
- Medium Density Residential: 52.57 – 84.79 potential dwelling units
- Low Density Residential: 23.22 – 69.67 potential dwelling units

In total, a range of 141.76 - 283.82 dwelling units is possible under the current Future Land Use Map.

The proposed land use pattern will have a density range larger than what the current land use map anticipates. Based on the legal descriptions provided by the Applicant, the ***proposed*** Future Land Use Map designations within the Property boundaries would have the following unit ranges:

- Very High Density Residential: 400 - ∞ potential dwelling units
- High Density Residential: 118 - 233 potential dwelling units
- Medium Density Residential: 45 - 73 potential dwelling units

In summary, the proposed amendment to the Future Land Use Map would allow a minimum of 563 dwelling units but *no maximum* number of units. The Very High Density Residential land use designation has no maximum limit, which means that the maximum density of any future development would be at the discretion of the City Council.

The Mixed Use and Community Commercial land use designations do not have a specified density range, although the General Plan suggests a density range of 0-25 dwelling units per acre for Mixed Use within the now-defunct Performance Based Planning Area (West Side Planning Area).

The most applicable objectives of the General Plan are:

General Land Use Goals and Policies

GOAL 2. CONTINUALLY AND CONSISTENTLY UPDATE THE FUTURE LAND USE MAP, ZONING MAP, AND ZONING ORDINANCE FOR EASE OF REFERENCE AND ADMINISTRATION.

Policy 1. The official Future Land Use Map should accurately represent the future land use needs and goals of the city.

Implementation Measure

1. Update the Future Land Use Map on an as-needed basis after positively finding that the location of the new or changed use is appropriate for the area and that no negative impact will be created to the neighborhood or the city because of the change.

The proposed land use pattern will be located near a major transportation interchange in an area that is designated for potential rezone to an Interchange Overlay District. The lowest density areas will be located near the existing single-family residential neighborhood, while the highest density areas will be adjacent to the Mountain View Highway.

Residential Goals and Policies

GOAL 1. PROVIDE A SAFE AND HEALTHY LIVING ENVIRONMENT FOR ALL CITIZENS OF THE CITY.

Policy 2. Establish standards employing easily sustainable practices.

Implementation Measures

6. Locate moderate to high density housing next to employment and transit centers to reduce the vehicle miles traveled.

The proposed land use pattern will encourage moderate to high density housing near the intersection of a State highway and a major arterial road. The nearest commercial center is on 5600 West and 7800 South, with another commercial center planned for the northeast corner of 7800 South and the Mountain View Highway, and other major job centers in West Jordan are easily accessible via a 2-4 mile drive south along the Mountain View Highway.

GOAL 3. MANAGE GROWTH OCCURRING WITHIN THE CITY.

Policy 1. Plan and support an efficient residential development pattern that enhances established neighborhoods and creates new neighborhoods in identified (infill) growth areas.

Implementation Measures

5. Ensure the adequacy of present and future public services such as culinary water, sanitary sewer, storm drain, schools, parks/recreation, public safety, transportation facilities and other vital utilities prior to approval of a development.

Water and sewer infrastructure is based upon the current land use map. An increase in density above what is currently planned for on the land use map is inadequate to service a large high density residential community. Any increase in residential density above what is planned for on the current land use map should be considered a project improvement not a system improvement and funding the increased utility costs should be negotiated with the City Council in a master development agreement.

Commercial Goals and Polices

GOAL 2. PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL AND BUSINESS SERVICES TO ALL CITY RESIDENTS.

Policy 1. Continue to implement the policy of limiting commercial centers to "nodes" located at the intersections of major arterial streets or, in the case of neighborhood commercial centers, at designated locations within large planned residential communities.

Implementation Measures

8. Provide for commercial districts within close proximity to residential neighborhoods and transit stations.

> The proposed commercial land use is placed in a location that is conducive to integral inclusion within a future planned community. The surrounding land uses will be low and medium density residential, with mixed use to the east. This location will allow for easy access from nearby existing and future residential neighborhoods.

GOAL 3. PROVIDE WELL-DESIGNED, AESTHETICALLY PLEASING, AND EFFICIENT COMMERCIAL AREAS WITHIN THE CITY OF WEST JORDAN.

Policy 2. Coordinate commercial development with transportation planning.

Implementation Measures

6. Expand economic development opportunities along the future Mountain View Corridor and near all major transit stations without compromising the existing adjacent land uses.

> The proposed commercial land use designation will be located on the corner of an arterial street and a collector street on the west side of the Mountain View Corridor. There is currently no commercial designated for the northwest and southwest corners of the Mountain View Highway/7800 South interchange and the addition of commercial should provide more economic and social vitality to the area. This area will be situated between an existing fire station and a future mixed use area, and will be compatible with both land uses.

Mixed Use Goals and Policies

GOAL 1. EVALUATE AND UPDATE SECTIONS OF THE ZONING ORDINANCE AND ZONING MAP TO INCORPORATE MORE MIXED USE DEVELOPMENT IN THE CITY.

Policy 1. Amend the Zoning Ordinance and Zoning Map to include a Mixed Use (MU) zoning district that applies to all areas of the city.

Implementation Measures

1. The Mixed Use designation should be applied to key intersections and street corridors in order to provide a mix of uses that will become centers of activity and development within the city.

The proposed Mixed Use land use designation will be located on the northwest corner of 7800 South and a planned collector road that will be constructed with future development. This future collector road will connect to 7800 South to 6400 West, which will facilitate easy access to the Mixed Use area from both 7800 South and the surrounding neighborhood.

Goals and Policies for Housing

GOAL 2 PROVIDE A RANGE OF HOUSING TYPES, STYLES, SIZES, AND PRICE LEVELS IN ALL AREAS OF THE CITY.

Policy 2. Provide opportunities within the community for a variety of multi-family housing units.

Implementation measures

1. Select multi-family development locations to minimize incompatibility with surrounding land uses, and to serve a transitional function between lower density residential areas and other land uses.

The proposed amendment to the Future Land Use Map will provide a transitional land use pattern between the single-family residential neighborhood to the west and the Mountain View Highway and commercial areas to the east.

Environmental Goals and Policies

GOAL 8. ACHIEVE A HARMONIOUS RELATIONSHIP BETWEEN MAN AND HIS ENVIRONMENT AND ASSURE ALL CITIZENS AN AESTHETICALLY PLEASING AND ENVIRONMENTALLY SENSITIVE URBAN ENVIRONMENT.

Policy 1. Preserve the natural character, beauty, and amenities of the city, and encourage developments compatible with the natural environment.

Implementation Measures

9. Protect all natural waterways in the city to provide for clean storm drainage and as a component of the city's linear park system.

The south end of the southwest quadrant of the Property is traversed by the Clay Hollow natural wash. The Applicant is proposing to remove the Parks & Open Lands designation for this area in order to provide a larger and more functional commercial development in the future by eventually piping the wash. Although the General Plan encourages the preservation of these washes, this particular wash is only 855 feet long and any future commercial development would be unreasonably

squeezed between the wash and a future eastward extension of 7735 South. This would result in a much smaller space for future development, which could limit the types of commercial development that could be built on the property.

Staff Finding: The proposed Amendment generally conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan; although, the lack of detail provided in this Application does open the door to potential conflict with the General Plan if a rezoning and/or other land use application is presented in the future.

Planning Commission Finding: The planning commission did not go into detail as to their specific findings, but in general they believe the proposed Amendment *does not* conform to and *is not* consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: ***The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.***

Discussion: The existing land use designations shown on the Future Land Use Map include a patchwork of Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, and Parks and Open Lands. These existing land uses call for a range of low-intensity residential areas that are situated directly adjacent to a major State highway. While this situation is not inherently bad, it is less than ideal considering that higher intensity uses would be better suited to such close proximity to a major highway.

Despite the abundance of areas throughout the city that are designated for residential, many of them do not allow the flexibility needed to provide for a variety of housing types and high-density availability that are supported by the General Plan. Based on land use studies conducted by the City last year, roughly 30% of all land in West Jordan is utilized for detached single-family residential and is the most prevalent land use in the city. The Future Land Use Map at that time also reflected these trends, with Medium Density Residential comprising the largest amount of land in the city at 28%. By comparison, multi-family housing occupied only 3% of all land in the city. The Very High Density Residential and High Density Residential future land use designations that are conducive to multi-family residential covered 11% of the city area, although it should be noted that many of these areas that are already developed contain detached single-family homes on smaller lots.

Due to the abundance of detached single-family residential subdivisions throughout the eastern two-thirds of the city and the desirability of larger lots near the Oquirrh Mountain foothills, the areas around the Mountain View Highway interchanges are best suited to accommodate higher density residential housing options that can also support nearby commercial businesses to, in turn, facilitate a more vibrant urban center within these interchange nodes.

Staff Finding: The development pattern contained on the land use plan

inadequately provides the appropriate optional sites for the use and/or change proposed in the Amendment.

Planning Commission Finding: The planning commission supports this Staff Finding.

Finding C: The proposed Amendment will be compatible with other land uses, existing or planned, in the vicinity.

Discussion: All of the proposed Very High Density Residential land use designations will be located along the east periphery of the Property, namely along the Mountain View Highway. The future development of these areas is anticipated to be multi-story condominiums or apartment buildings, 4-plex multi- family housing or townhomes. The southern periphery adjacent to 7800 South will also be designated for more intense uses, namely Very High Density Residential, Mixed Use and Community Commercial. The Medium Density Residential land use designation will be concentrated along 6400 West, directly across the street from the Maple Hills planned community. This existing community is designated for Low Density Residential, so a new Medium Density Residential land use designation on the opposite side of a collector road will be an appropriate transition.

In order to follow the land use policy of concentrating high intensity uses near major roadways and highway intersections, staff deems the location of Bowman's Arrow to be appropriate. High intensity uses are frequently found on most major intersections throughout West Jordan and the proposed development will continue this pattern. An existing example of the proposed land use pattern would be the Gladstone at the Highlands apartment complex directly across the street on the southwest corner of 7800 South and the Mountain View Highway. This development is subject to the Very High Density Residential and High Density Residential land use designations in a similar pattern, with the highest density located closest to the highway.

The Property is located adjacent to 7800 South, 6400 West and 7400 South, which are designated arterial and collector roads. 6400 West was constructed as a half-road, as approved by the City Council, with the Maple Hills development to the west for the purposes of serving said development. The latest Master Transportation Plan calls for 6400 West to be widened to a collector road, which will need to be dedicated and built to current City standards with any future development. The other half of a roundabout will also need to be completed. 7800 South will also need to be widened, depending on the increase in density. There are 2 roundabouts planned along 7800 South between 6400 West and the Mountain View Highway interchange. The Applicant's property is traversed by 2 planned collector roads. One of these planned roads runs through the center of the Property and will likely connect Haven Maple Drive to the west with Fall Water Drive to the south. The other master planned road is 7400 South, which is planned to run across the northern tip of the Property and over the Mountain View Highway to connect with Verdigris Drive on the east side. UDOT has agreed to construct the bridge over the Mountain

View Highway if the City can provide roads stubbing to each side of it.

Staff Finding: The proposed Amendment generally conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan; although, the lack of detail provided in this Application does open the door to potential conflict with the General Plan if a rezoning and/or other land use application is presented in the future.

Planning Commission Finding: The planning commission did not go into detail as to their specific findings, but in general they believe the proposed Amendment *does not* conform to and *is not* consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding D: The proposed Amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Discussion: The proposed land uses will guide development toward a variety of housing types that will help to alleviate current housing supply shortages, provide additional commercial services to the west side of the Mountain View Highway, support existing and future commercial centers on the west side and offer greater diversity in housing choices for different lifestyles.

The proposed land use pattern will provide a better west-to-east transition of land uses, with the more intense uses being located near the Mountain View Highway and 7800 South, with the less-intensive land uses gradually transitioning toward the detached single-family homes on the west side of 6400 West and acting as a buffer between the high-density areas and the low-density areas.

Although the existing Community Commercial land use area will be reduced and relocated to the corner of 6400 West and 7800 South, this change is justified because UDOT will not allow any current or future access near the Mountain View Highway/7800 South interchange. The natural wash and a potential road to be aligned with 7735 South further constrain the size of the commercial area. Most of the remaining area along 7800 South will be Mixed Use, which is currently non-existent on the west side of the Mountain View Highway. The use of smaller commercial areas on the Property is justified given that the largest commercial center on the western half of the city is located within 1 mile of the Property and a 14-acre commercial area is already designated across the street on 7800 South. In order for the current and future businesses in this commercial center to be viable and successful and to spur additional commercial development on property that has yet to attract any commercial development, the housing supply will need to increase to provide greater confidence for business owners looking to move to this area.

Staff Finding: The proposed Amendment generally conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan; although, the lack of detail provided in this Application does open the door to potential conflict with the General Plan if a rezoning and/or other land use application is presented in the future.

Planning Commission Finding: The planning commission did not go into detail as to their specific findings, but in general they believe the proposed Amendment *does not* conform to and *is not* consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding E: ***The proposed Amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.***

Discussion: Although the proposed land use patterns will increase the intensity of the land uses currently designated on the Property, the new land use patterns will be more consistent with the land use designations and current development in this area of the city. The development is located across the street from a fire station and

the schools that will service the Property include Fox Hollow Elementary to the south, Sunset Ridge Middle School to the southwest, and Copper Hills High School to the southeast. All existing utilities in this area have been installed underground, and any future development will follow suit.

The Engineering Division has provided the following review comments concerning utility infrastructure:

Storm Drain: The proposed land use drains to Clay Hollow Wash and will be required to detain on site. Any future development should include low impact development best management practices for storm water.

Sanitary Sewer: The landowner is proposing to increase the existing general planned density. The proposed increased density will require expensive public sewer infrastructure to be constructed in 7800 South, a major arterial in the City, from Mountain View Corridor to Airport Road. None of the needed improvements are included in current master plans or impact fee reports. The City cannot service this proposed increased density without the required expensive public infrastructure improvements.

Water: The Property is located within two separate pressure zones. Currently there is not sufficient infrastructure to accommodate the proposed density increase. In order to service this proposed increased density, the City would need to construct costly public infrastructure improvements to increase water storage capacity, water source capacity and existing distribution system capacity.

Conclusion: Significant and expensive on and off-site improvements are required in order for this Property to be developed at this density.

Staff Finding: The City does not have the ability to service the property with regards to culinary water and sanitary sewer at this time. Significant and expensive on and off site improvements are required in order for this property to be developed at this density.

Although certain land use goals, objectives, and policies set forth in the City General Plan may in isolation be satisfied by this Application, in the context of infrastructure, the proposed Amendment could demand, it cannot be concluded that the City can service the Property with regards to culinary water and sanitary sewer infrastructure. Although there is not a specific land development application accompanying the Application which specifies the exact density to be located on the Property, the magnitude of possible increased density the requested land use map change could support makes it clear that a significant increase in the breadth of additional infrastructure and possible expense for such would result if the Amendment were approved. Using the prior proposal of the Applicant as a baseline, Staff has provided an analysis of what density could be supported with existing infrastructure compared to what existing infrastructure must be built to accommodate the highest density the Amendment could allow (see attached "Utility Infrastructure Letter").

Planning Commission Finding: The planning commission supports this Staff Finding.

Finding F: ***The proposed Amendment is consistent with other adopted plans, codes, and ordinances.***

Discussion: In 2019, the City created and adopted the new Interchange Overlay Zone, along with corresponding ordinances and design standards. In summary, the IOZ is a mixed-use overlay district that allows commercial, office and high-density residential development near the interchanges of the Mountain View Highway. The adopted ordinances specify which areas of the city can be rezoned to an IOZ, and the Property is part of such an area. Development under this overlay district must be thoroughly planned through a Master Development Plan that is subject to strict architectural, amenity and urban design standards outlined in the adopted IOZ Design Guidelines. The Applicant originally intended to change the existing zoning to this IOZ designation and establish a Master Development Plan but has since withdrawn this request. However, the proposed Amendment might further reflect the intent of any future proposal to master plan this Property under the IOZ zoning designation by designating the area for a mix of residential densities allowed under this potential overlay district.

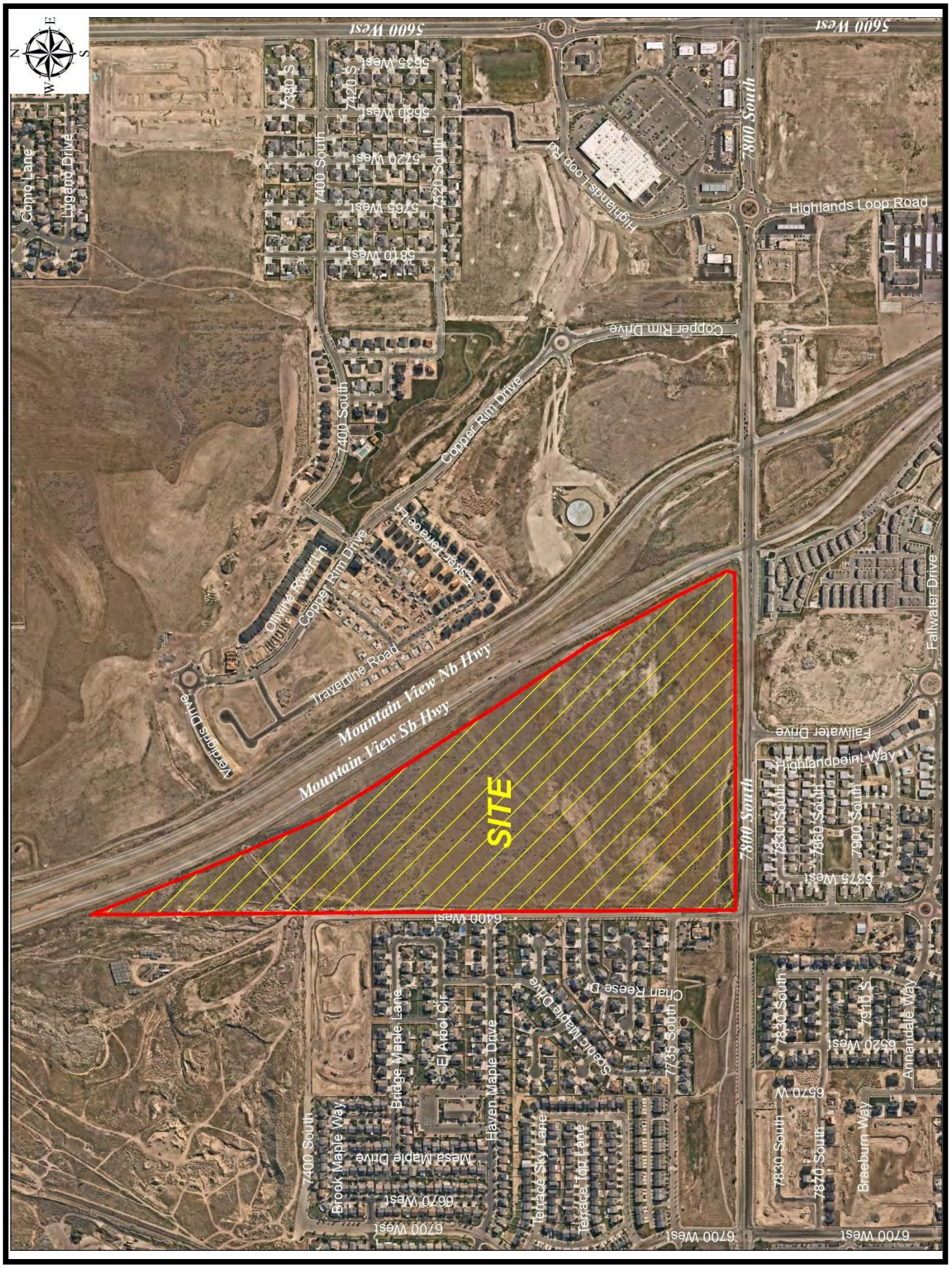
The current Future Land Use Map and the 2019 Parks, Recreation, Trails & Open Space Master Plan have 2 designated areas for regional parks: 7.1 acres within the northernmost "tip" of the Property and 15.3 acres within the southwest corner of the Property. The proposed land use patterns will eliminate these future parks entirely. However, it should be noted that any future master plan will need to provide a minimum number of amenities, such as parks, basketball courts, plazas, playgrounds, etc., based on the overall density. Although some of these amenities can be distributed throughout the development, a "signature space" consisting of a mix of multiple amenities in one place that provide a unique sense of identity and place will be required with any new master plan for this area. This signature space and other amenities could serve the purposes of providing park service in lieu of a large City-funded and maintained park. The 2019 Parks, Recreation, Trails & Open Space Master Plan shows a fairly significant projected level of service for the future park space designated on this plan. Further assessment could be conducted to determine if the projected level of service shown on the 2019 master plan is excessive, considering the combination of the new Maple Hills Park that is currently under construction and the unaccounted-for amenities and park space provided in the nearby Copper Rim development. Any amenities provided by a future development on the Property could add to these amenities in providing the needed park levels of service.

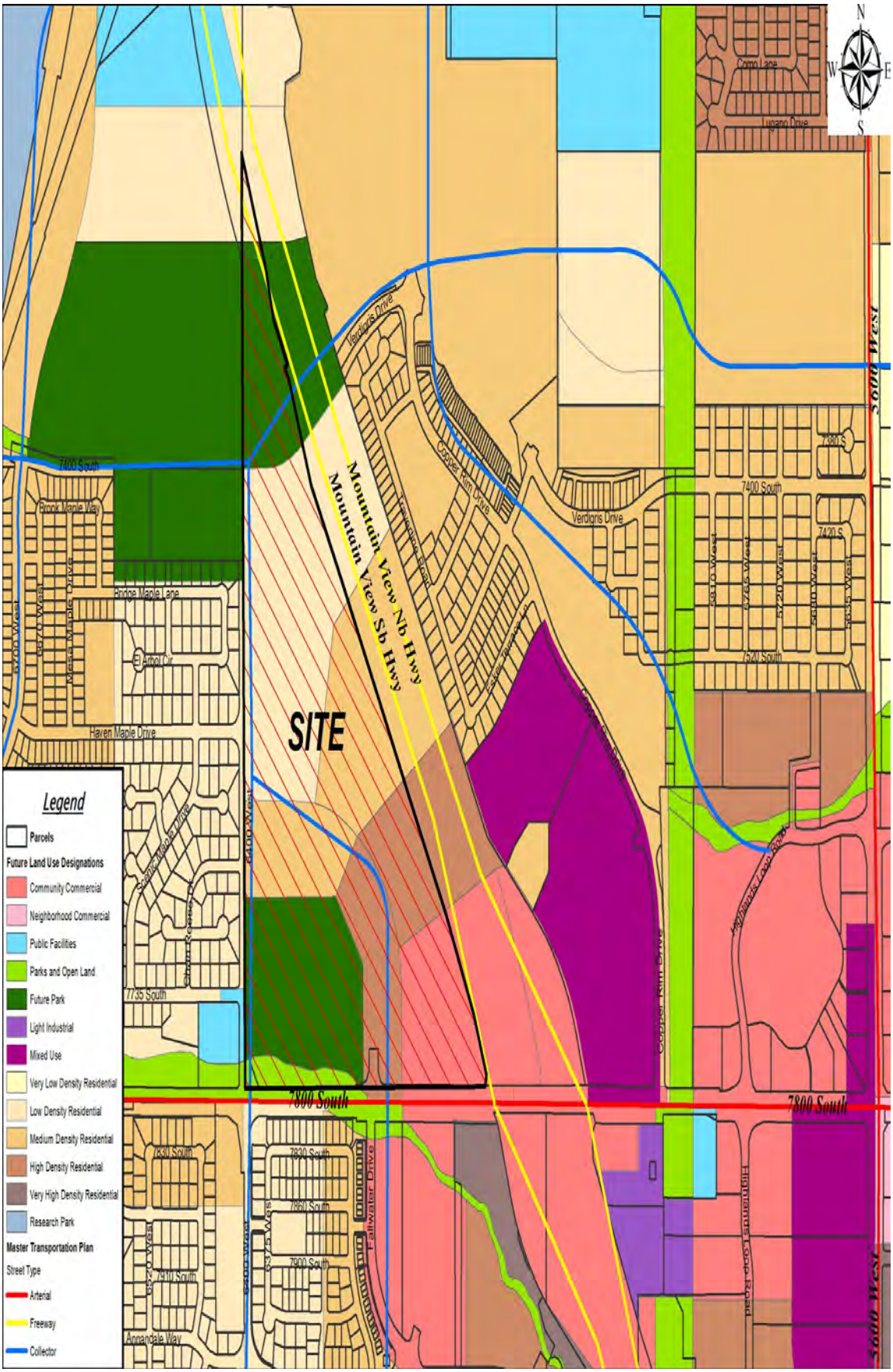
Staff Finding: The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances.

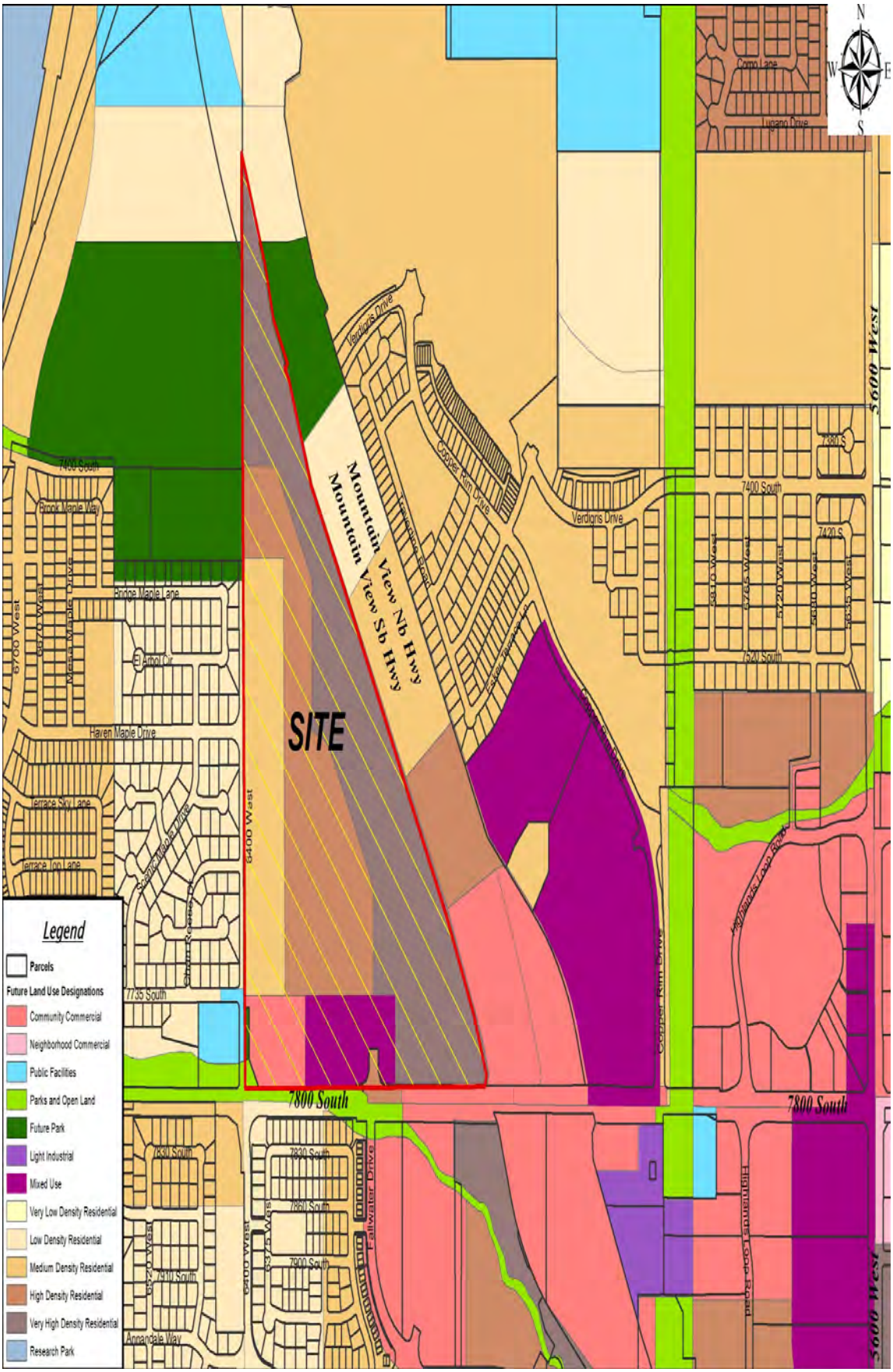
Planning Commission Finding: The planning commission supports this Staff Finding.

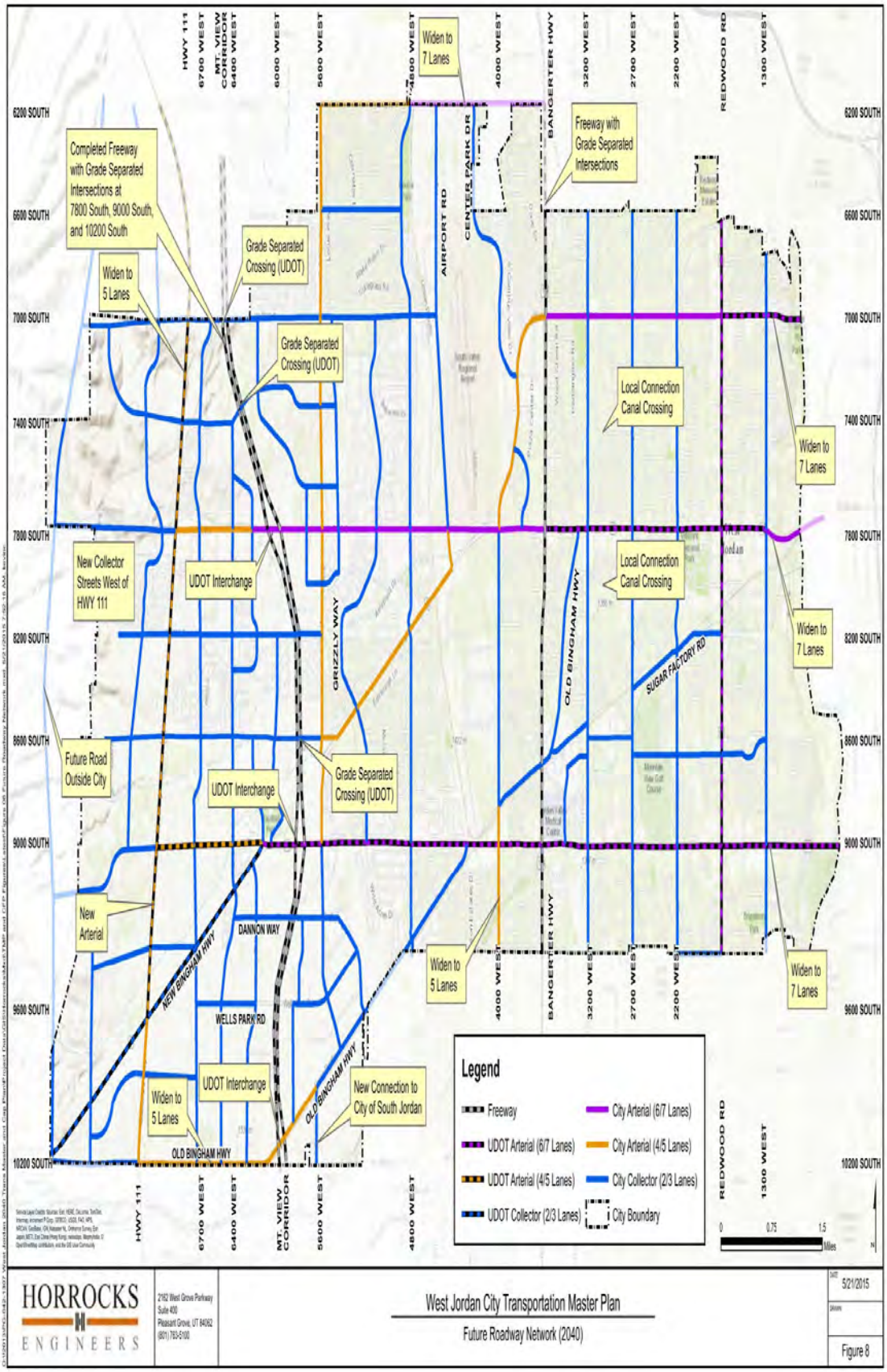
V. ATTACHMENTS:

Exhibit A – Aerial Map
Exhibit B – Current Future Land Use Map
Exhibit C – Proposed Future Land Use Map
Exhibit D – 2015 Master Transportation Plan
Exhibit E – 2019 Parks-Current & Future Levels of Service


Exhibit A
Aerial Map
SITE
Mountain View Nb Hwy
Mountain View Sb Hwy
7800 South
5600 West
Highlands Loop Road
Copper Rim Drive
7400 South
Travertine Road
Fallwater Drive
Highlandpoint Way
6400 West
6700 West
Bridge Maple Lane
Haven Maple Drive
Mesa Maple Drive
Brook Maple Way
Terrace Sky Lane
Terrace Top Lane
Scenic Maple Drive
Annandale Way
Braeburn Way
Como Lane
Lugano Drive
Olmine River Ln
Veridian Drive


SITE
Mountain View Nb Hwy
Mountain View Sb Hwy
7800 South
7400 South
5600 West
Verdigris Drive
Como Lane
Lugano Drive
Ridge Maple Way
Ridge Maple Lane
Haven Maple Drive
Arbor Cir
7735 South
7830 South
7860 South
7900 South
7910 South
Annandale Way
Fallwater Drive
Copper Rim Drive
Highlands Loop Road
Legend
Parcels
Future Land Use Designations
Community Commercial
Neighborhood Commercial
Public Facilities
Parks and Open Land
Future Park
Light Industrial
Mixed Use
Very Low Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Very High Density Residential
Research Park
Master Transportation Plan
Street Type
Arterial
Freeway
Collector


SITE
Mountain View Nb Hwy
Mountain View Sb Hwy
7800 South
7400 South
7735 South
7830 South
7860 South
7900 South
7910 South
6400 West
6600 West
5600 West
Verdigris Drive
Copper Rim Drive
Haven Maple Drive
Terrace Sky Lane
Terrace Top Lane
Ridge Maple Lane
Brook Maple Way
Arbor Cir
Annandale Way
Fallwater Drive
Highlands Loop Road
Como Lane
Lugano Drive
7380 S
7420 S
540 South
N
S
E
W
Legend
Parcels
Future Land Use Designations
Community Commercial
Neighborhood Commercial
Public Facilities
Parks and Open Land
Future Park
Light Industrial
Mixed Use
Very Low Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Very High Density Residential
Research Park



HORROCKS ENGINEERS

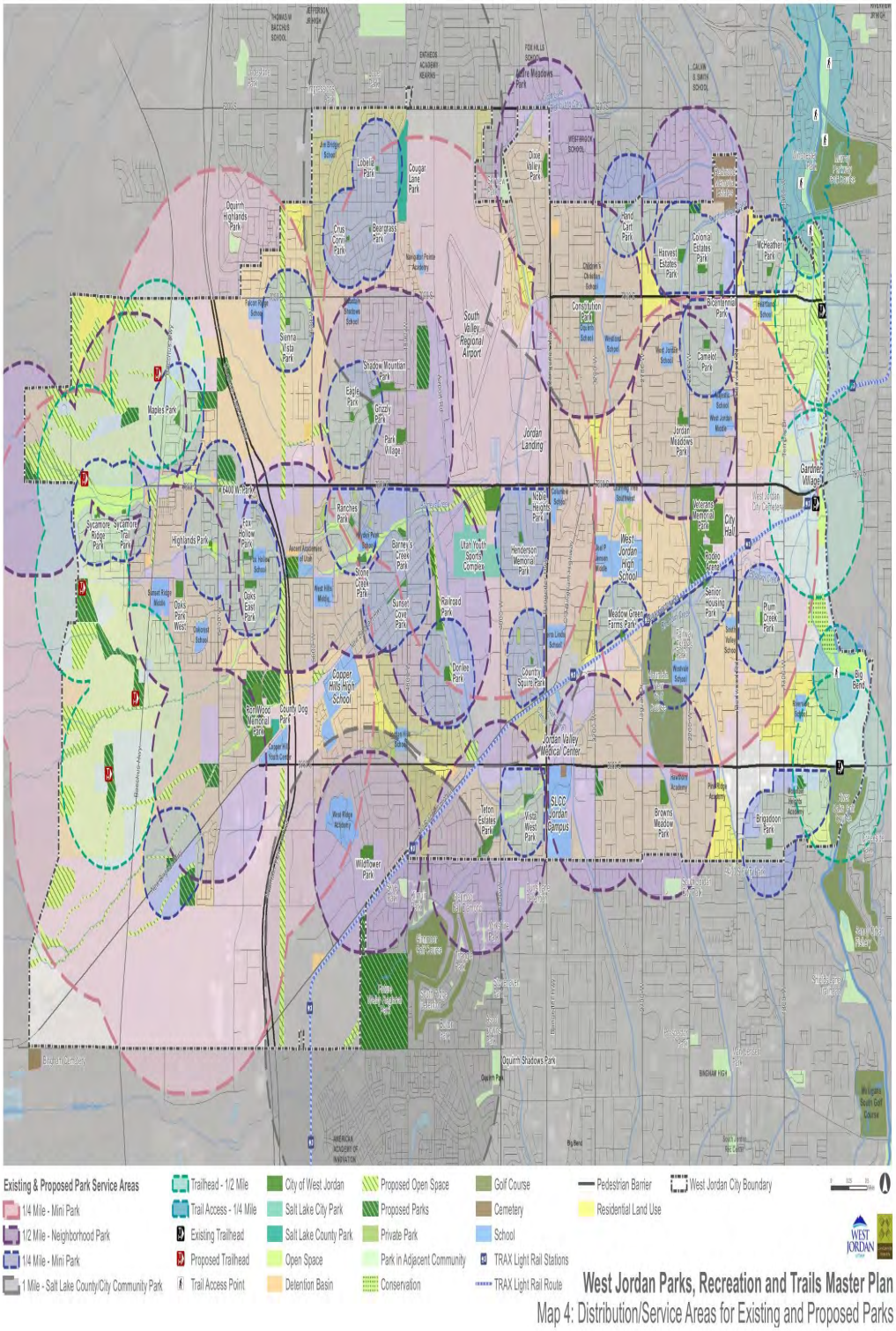
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

West Jordan City Transportation Master Plan

Future Roadway Network (2040)

5/21/2015

Figure 8


Existing & Proposed Park Service Areas
1/4 Mile - Mini Park
1/2 Mile - Neighborhood Park
1/4 Mile - Mini Park
1 Mile - Salt Lake County/City Community Park
Trailhead - 1/2 Mile
Trail Access - 1/4 Mile
Existing Trailhead
Proposed Trailhead
Trail Access Point
City of West Jordan
Salt Lake City Park
Salt Lake County Park
Open Space
Detention Basin
Proposed Open Space
Proposed Parks
Private Park
Park in Adjacent Community
Conservation
Golf Course
Cemetery
School
TRAX Light Rail Stations
TRAX Light Rail Route
Pedestrian Barrier
Residential Land Use
West Jordan City Boundary
West Jordan Parks, Recreation and Trails Master Plan
Map 4: Distribution/Service Areas for Existing and Proposed Parks

MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 3, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM

PRESENT: Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, and George Winn.

STAFF: Scott Langford, Larry Gardner, Mark Forsythe, Ray McCandless, Duncan Murray, Julie Davis, Greg Davenport, Paul Brockbank

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The briefing meeting was called to order by Jay Thomas. A spelling correction was made in the minutes and clarifying questions on the agenda were answered. Greg Davenport gave an update on the drought situation and possible restrictions.

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The regular meeting was called to order at 6:00 p.m.

1. Consent Calendar
Approve Minutes from April 19, 2022

MOTION: Trish Hatch moved to approve the minutes from April 19, 2022 with the correction noted in the pre-meeting. The motion was seconded by Ammon Allen and passed 6-0 in favor.

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2. Bowman's Arrow; 6170 West 7800 South; Future Land Use Map Amendment for 86.14 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to Medium Density Residential, High Density Residential, Very High Density Residential and Parks and Open Land; ARB Investments/Robert Bowman (applicant) [#20674; parcel 20-26-301-004]

Jay Thomas opened discussion for this business item, which was tabled for a decision from the previous meeting.

Matt Quinney felt that the City needs to retain commercial areas along the main arteries. Therefore, he couldn't support a plan that does not include some commercial/retail even though he thought that this was a good location for some high and very high density residential.

Kent Shelton agreed that the biggest problem with the amendment is the lack of commercial. A number of residents commented in the public hearing that they travel to other municipalities for dining and shopping because the area is lacking. Very high density residential is a hard pill to swallow, but this area is appropriate for at least some because of proximity to transportation arteries, even though the area already bears a lot of that burden.

George Winn said that in reviewing the proposal against the required findings, in his judgment, the proposal does not meet Findings A, C, or D so he was against the proposal.

Jay Thomas felt the same way and he would like to see a rough plan for infrastructure that shows how increased traffic will be handled.

Kent Shelton didn't feel that traffic was the issue because the request is only to amend the future land use map. Roads will be upgraded to handle the traffic in the future.

Jay Thomas said that added traffic will come no matter how the property develops, but it would be easier to manage a modest increase compared to a large increase.

Ammon Allen said he agreed with the same findings as Commissioner Winn. He liked the applicant's presentation that showed the need to look at the future land use on the entire west side of Mountain View Corridor so we can understand what infrastructure is needed for the city and to make other stakeholders aware. He hadn't completed ruled out the suggestion that the proposal wouldn't work, but he would like to see commercial in the project or look at the broader picture to see where other commercial areas are planned.

Kent Shelton agreed that this property and other large pieces in the area also need to be addressed with an updated land use map.

Trish Hatch agreed with the comments regarding the findings of fact. She agreed that there are infill problems, and the land use map needs to be updated but this is not the time. She agreed that there is a need for more commercial, and they need to understand how transportation and other infrastructure fits together. She was also against the proposal.

MOTION: George Winn moved, based on the findings A, C, and D that are not met, to forward a negative recommendation regarding this amendment to the General Plan's Future Land Use Map for Bowman's Arrow to the City Council. The motion was seconded by Jay Thomas and passed 6-0 in favor.

[Additional explanation of the motion occurred after the last agenda item.]

Matt Quinney asked Commissioners Winn and Hatch to elaborate on the negative findings cited in the motion for Item #2 Bowman's Arrow.

MOTION: Matt Quinney moved to suspend the rules to add an explanation of the findings. The motion was seconded by Ammon Allen and passed 6-0 in favor.

Duncan Murray said that it is appropriate to identify specific documents, facts, or information in the staff report or discussion in the public hearing that relate to the findings in the motion.

George Winn stated that his conclusion that Finding A, Goal 2 that reads "no negative impact will be created to the neighborhood or city because of the proposed change" has not been met because the public who commented at the meeting expressed that there would be a negative impact to them. Finding C that reads "the proposal has to be compatible with other land uses in the vicinity" has not been met because they heard during the hearing that the change was not compatible with other land uses in the vicinity. Finding D that reads "the proposal must be an overall improvement to the

neighborhood" has not been met again because the citizens' comments stated, and he felt, that it was not an improvement to the neighborhood.

Duncan Murray understood that Commission Winn's decision was based a lot upon the comments at the public hearing.

George Winn said his motion reflected the public comments as well as his personal judgment.

Trish Hatch said her biggest concern was Finding E that reads "the proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land uses, infrastructure, expense of public infrastructure improvements, etc.". It has been proven in the findings that we have to build infrastructure to service the proposal with water. The increase to high density will increase traffic, and road infrastructure is not yet built. Once they see what the area will look like then they can decide what type of housing makes sense. She agreed that this is an appropriate place for high and very high density, but she would like to see how it is going to be built up around the area before they move forward. She didn't feel that the proposal was fleshed out enough to provide what they are looking for. Regarding Finding D as being an overall improvement to the adopted general plan land use, it is hard to determine because in some ways the land use map is outdated and needs to be improved, but she didn't agree that this is the right approach.

George Winn asked if considering streets and utilities mentioned in Commissioner Hatch's comments on Finding E are within the Commission's purview.

Larry Gardner said how the land use map affects those things is within their purview. He felt that the applicant had been given satisfactory justification of the motion.

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3. West Jordan Medical Partners; 5459 West 7800 South; Preliminary Site Plan and Conditional Use Permit for Medical Services; P-C Zone; Fort Street Partners/James Balderson (applicant) [#26552; parcel 20-36-134-002]

Heather Lewellen, Fort Street Partners, gave an overview of the proposed one-story medical office building that is 18,000 square feet in size. Two leases have been signed at this point. The building backs onto 7800 South with parking and the main entrance on the south. The architecture is designed to look nice from all sides. Building height is 18 feet at the tallest parapet wall. Materials are EFIS, brick, aluminum siding to mimic wood, and glass. There is cross access between the building to the west and to the vacant property to the east, but the main access is from Ranches Loop Road. They are also requesting a conditional use permit for medical services and feel that this addition will enhance the health and safety of the community. Medical use is in line with the purposes of the general plan and is compatible with the surrounding uses.

Ray McCandless said the proposed medical office is within the Planned Community zone located on a major arterial street and includes good cross access with the neighboring properties. Staff felt that it fits in well with other buildings regarding height and design.

Regarding a question of future expansion of 7800 South, Nathan Nelson stated that the road is already built to the final width and will serve future needs.

Staff recommended that the Planning Commission approve the Preliminary Site Plan and Conditional Use Permit for Medical Services for the West Jordan Medical Partners office located at 5459 West 7800 South in a P-C zone subject to the Requirements of Site Plan Approval and Conditional Use Permit approval conditions listed below:

Requirements of Site Plan Approval

1. An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. Approval of a final site plan shall become null and void if development does not commence within two (2) years of the approval.
3. The proposed development shall meet all applicable 2009 City Code requirements.
4. The development shall meet all requirements of the Engineering and Fire departments.
5. All rooftop mechanical equipment must be screened from adjoining properties and streets.

Conditional Use Permit approval conditions:

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. Any appeals to the decision of the Planning Commission may be made to the Board of Adjustment within thirty (30) days pursuant to City Code, Section 15-5-3.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved to approve the Preliminary Site Plan for the West Jordan Medical Partners office located at 5459 West 7800 South in a P-C zone subject to the Requirements of Site Plan Approval 1 through 5 listed on Page 2 of the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor.

MOTION: Trish Hatch moved to approve the Conditional Use Permit for Medical Services for the West Jordan Medical Partners office located at 5459 West 7800 South in a P-C zone subject to the Conditional Use Permit approval conditions 1 and 2 listed on Page 2 of the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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4. Ortega Property; 1875 West 7800 South; Future Land Use Map Amendment for 0.39 acres from Parks and Open Lands to Professional Office and Rezone from R-1-8A (Single-family residential 8,000 square foot lots minimum) Zone to P-O (Professional Office) Zone; Efrain Ortega (applicant) [#26940, 26941; parcel 21-34-126-011]

Efrain Ortega, applicant, said the request is to change the zoning to professional office to match the current uses in the area. The property is not compatible with residential uses due to its location on 7800 South. He would like to use the existing building for small professional offices for rent, similar to those in the area. When asked if he would have a residential use along with the offices, he said that his

idea was to rent the basement for short term residential and use the top as offices. However, if that isn't allowed then he would use the whole property as professional offices.

Larry Gardner explained the area and surrounding uses. There are three structures that were built as houses on the south side of 7800 South. The properties to the north are former homes that have been converted into insurance offices as well as the home to the east. Although the applicant has expressed a proposal for offices, any allowed use in the P-O zone would be available to him. The current land use map shows the three homes on the south within the parks and open lands designation, which might have been intended for park expansion at one time. However, he thought that small offices would work better than a park for this property. The proposal is to change the land use map and zoning of the applicant's property to professional office. The property to the east is already zoned P-O. He proposed an alternate motion that would recommend amending the land use map for all three properties to professional office and rezoning the Ortega property only to P-O.

Jay Thomas opened the public hearing.

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

MOTION: Kent Shelton moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to amend the future land use map on .81 acres of property located at 1897 West 7800 South, 1875 West 7800 South, and 1871 West 7800 South from Parks and Open Land to Professional Office. The motion was seconded by Ammon Allen and passed 6-0 in favor.

MOTION: Kent Shelton moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for Ortega Property to Rezone .39 acres of property located at 1875 West 7800 South from R-1-8A (Single-family residential 8,000 square foot lot minimum) Zone to P-O (Professional Office) Zone. The motion was seconded by Ammon Allen and passed 6-0 in favor.

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5. Text Amendment - Drought Management Plan Update; Amend the 2009 West Jordan City Code Title 9, Chapter 6, Sections 1 through 8 (Utilities, Drought Management); city-wide applicability; City of West Jordan (applicant) [#27099]

Greg Davenport, West Jordan Utility Manager, reviewed proposed updates in Title 9. The City Council provided feedback for this amendment in a work session and included concerns regarding how inside watering restrictions would affect businesses and concerns with unfair enforcement practices. It was determined that enforcement will follow the current code. He reviewed the proposed drought stages for outdoor watering in the Drought Management Plan, which better match those from the Jordan Valley Water Conservancy District.

Staff recommended approval of this text amendment for the Drought Management Plan Update.

George Winn asked who determines when there is a drought and at what stage it is.

Greg Davenport said the Jordan Valley Water Conservancy Board does since that is where we get 95% of our water. The Board meets in April with all of the water suppliers, and they vote in May and let the communities know what the requirements are, for example to save 5% during the affected months of May, June, July, and August.

Ammon Allen appreciated the direction that the plan gives and with the recent change in landscaping this is a good start to conservation. He asked if commercial businesses are alerted any differently than residential.

Greg Davenport said in a stage 3 or 4 the city would require a business to save a certain amount compared to their previous usage. However, in a stage 1 or 2 the tier pricing system acts as a penalty of sorts for overwatering.

Jay Thomas opened the public hearing.

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

MOTION: Matt Quinney moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for this application regarding amendments to Title 9. The motion was seconded by George Winn and passed 6-0 in favor.

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MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 6:53 p.m.

_____
JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2022

MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 19, 2022 IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM

PRESENT: Jay Thomas, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, and George Winn.

STAFF: Scott Langford, Larry Gardner, Lisa Elgin, Mark Forsythe, Nathan Nelson, Duncan Murray, Julie Davis

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The briefing meeting was called to order by Jay Thomas. Duncan Murray provided training on types of Planning Commission decisions and recommendations – Administrative and Quasi-Judicial actions and by-laws.

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The regular meeting was called to order at 6:00 p.m.

1. Consent Calendar
Approve Minutes from April 5, 2022

MOTION: Ammon Allen moved to approve the minutes from April 5, 2022. The motion was seconded by Matt Quiney and passed 6-0 in favor.

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2. Welby West; 8945 South 4800 West; Future Land Use Map Amendment for 11.54 acres from Neighborhood Commercial to High Density Residential and Rezone from SC-2 (Community Shopping Center) Zone and R-1-10D (ZC) (Single-family residential 10,000 square foot minimum lots with zoning conditions) Zone to PRD(H) (Planned Residential Development – High Density) Zone and Master Development Plan; CanyonStone Capital/Todd Amberry (applicant) [#25540, 25541, 25538; parcels 27-06-152-017, 022]

Greg Hughes, CanyonStone Capital, reviewed the plan. The property is currently zoned community shopping center and single family residential. The property has remained vacant partly because UDOT will not allow access from 9000 South. The expected demographic is young family and senior/active adult. Home sizes are similar to the adjacent neighborhood, but with smaller lots. The goal was to achieve an attainable price point with economy of scale. Homes will have a two-car garage and there will be no on-street parking, regulated with CC&R's and an HOA that will also maintain yards and open space. Initially 108 lots were proposed but the City Council's land use subcommittee felt it was too dense. After several versions and neighborhood meetings, the count was lowered to 76 lots and included more open space and parking. Home prices had to increase because there were fewer lots to portion out the cost of development. Results from meetings also included a border trail that increases the distance from the existing homes, extra parking, and a left and right hand turn onto 4800 West for commuter benefit. Mr. Hughes felt that the project met the required findings and is feasible and less impactful than a fully developed commercial center. High density has a range of 5.6 to 10 dwelling units per acre. With the bonus density they are asking for 6.6 units per acre and not the maximum allowed. He also asked them to consider that density in R-1 zones now comes into question with recent changes in state law that allow for accessory dwelling units. However, the PRD zone does not allow them, so the approved number of units would remain at that number. There are no additional utility needs or increased demands between the proposal and the current zoning. He explained their options for utility connections and availability. The city has to sign off that utilities are being addressed in a satisfactory way.

Ammon Allen asked how many lots would fit on the property in an R-1-10 zone.

Greg Hughes said there would be around 50, but that would increase house prices even more. They feel that this location is a good fit for the proposal that provides a good buffer and a more attainable price.

Matt Quinney asked how their prices continue to rise above the median home price for the area when he knows someone in the area on more acreage in the $550,000 range.

Greg Hughes explained that the raw costs of development are reflected on the price of the finished lots. The more homes they have the lower the home costs.

Kent Shelton commented on the statement that traffic would be higher with a commercial property, but it is spread throughout the day instead of having pinch points with residential.

Greg Hughes said it works both ways. There may be less traffic at certain times with commercial, but there is also less traffic during the day with residential. Their traffic impact study said with current zoning the traffic impact is 3,970 daily trips. It was 1,022 trips per day with the first layout, but with 76 homes it is 808 trips per day. Drone data at school pick up and rush hour showed the largest ingress into the school is at 8:21 to 8:25 a.m. and from 3:00 – 3:20 p.m. the longest line had seven cars. The largest stacking on 4800 West turning left at commute times between 8:00 and 8:30 a.m. was 14 cars that lasted for three minutes. UDOT told them that they did not think this intersection was a congestion failure situation, but that they could adjust the lefthand turn signal to be longer during high traffic times.

Larry Gardner added that the traffic impact study did not recommend any mitigation for traffic created by this project. He confirmed with the city utility manager that if the applicant waits to build anything for four months, then the new reservoir will provide adequate water supply. There is sewer capacity in the 9000 South line, but if they choose to go through the Whispering Pines neighborhood the applicant will have to pay for sewer upgrades as a project improvement.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Master Development Plan, General Land Use Map Amendment, and Rezone.

Jay Thomas opened the public hearing and noted that emails in opposition of the request were received from the public and would be entered into the record.

Debra Stewart, West Jordan resident, said it is important to her that her home values increase. They are being shamed into allowing smaller lots when there is already so much high density. The current residents who want to keep the area nice need to be considered. She said it is not fair to have high density here and it is not what they were told when they moved to the area. The rail line is also in operation again. Homeowners' associations can be revoked, and she thought that visitors will be parking in the existing neighborhood if they only have two parking spaces. Home values will be lowered, and congestion will increase.

Aaron Baugh, West Jordan resident, said that traffic is a concern from an emergency vehicle perspective with the alleyways. There is already low income, high density across the street and high-density

apartments on 9000 South. He loves West Jordan, but standards need to be maintained. He was glad to see the unit count lowered and the addition of a trail, but he thought they could do better. Visitors will be parking on Red Pine or at the library, which could be unsafe if they don't cross 4800 West at the crosswalk.

Spencer Riehl, Taylorsville resident and middle school teacher in West Jordan, was disheartened when people complain about traffic or utilities. He was forced from West Jordan when he couldn't find a place to live. It is sad to see how home prices have to increase or to hear the people who live in the area think they have the right to all of the property around them and who get up the ladder and then pull up the ladder on others who are trying. There is a housing crisis, so he is in favor of more housing for more people.

Chris Hupp, West Jordan resident, said that a commercial development as a destination would create at least three times more traffic than the proposal. The residential development will have garages and two parking spots in the driveway, but a commercial development will create a huge parking lot and home values will go down. However, this development, and even an apartment complex, would cause their values to go up. He said that 9000 South is a key spot for transportation, which is where density belongs.

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

Trish Hatch reiterated Mr. Riehl's comments that people are getting priced out of home ownership. This is not low-income housing, and she thought it would be a great addition to the area. She appreciated the applicant's attempts at providing housing that was somewhat more affordable. She didn't think that traffic would be impacted with only 76 homes. She thought it would be great to provide a place where families can live and work and stay here.

Kent Shelton said he lives in the neighborhood, and he didn't feel like this plan will fit in with the existing neighborhood and it should not be approved.

Ammon Allen did not think this area would be a big commercial draw and agreed that it should be something other than that. He thought it was a nice idea, but it should be somewhere consistent with surrounding neighborhoods and closer to mass transit. This property would be consistent with an R-1-10 zoning. He said that the west side of the valley is in potentially bad shape with overcrowded roads, lack of UTA transit, and the need for expanded commercial districts. He said that the west side is being asked to take the burden for more high-density housing without proper infrastructure. He would support a recommendation for the R-1-10 zone.

Trish Hatch thought that because this is at the corner of 9000 South and 4800 West it is a good place for density. The HOA will solve any parking problems. In her experience, residents can usually have on-street parking for family gatherings, but not overnight. An R-1-10 zone will just create more of the same high housing costs. This proposal is not ideal, but we are not in an ideal situation.

MOTION: Trish Hatch moved to suspend the rules to allow the applicant to address the Commission. The motion was seconded by Matt Quinney and passed 6-0 in favor.

Greg Hughes stated that the property is within a half-mile of the Trax station and the State Statute looks to have higher density around Trax stations.

Matt Quinney said that after listening to the presentation and the comments he is beginning to agree with the comments from Commissioner Hatch. There is not an affordable price point with the development, but if the zoning is approved at R-1-10 it will only reduce the lots by 14 and it takes away the HOA controls and would allow parking on both sides of the road. Even with a more realistic zoning of R-1-8, the housing costs go up in order to share development costs. He is not a fan of 3500-square-foot lots, but creative solutions are needed for smaller parcels. The only finding that could be in question is Finding A that requires a recommendation for the PRD zone on less than 20 acres, but he felt that it meets the intent of the district.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the requested Master Development Plan for Welby West located at 8945 South 4800 West. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

Jay Thomas said that instead of changing the future land use plan again and again we need to stay with what is on the books. He agreed that this property probably isn't a good fit for commercial but considering comments from the neighbors he thought that R-1-10 would be better than high density.

Duncan Murray explained that if there are no other motions then a tied vote goes to the City Council as a negative recommendation.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the General Plan Land Use Map Amendment for Welby West located at 8945 South 4800 West amending the Future Land Use Map for 11.54 acres from Neighborhood Commercial to High Density Residential. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

MOTION: Trish Hatch moved, based on the findings set forth in the staff report, to forward a positive recommendation to the City Council to approve the rezone request for Welby West located at 8945 South 4800 West Rezoning 11.54 acres from SC-2 Zone and R-1-10D (ZC) Zone to PRD(H) (Planned Residential Development – High Density) Zone. The motion was seconded by Matt Quinney and failed 3-3 with Commissioners Shelton, Thomas, and Allen casting the negative votes.

[The application automatically is forwarded to the City Council with a negative recommendation.]

Jay Thomas explained to those in attendance that the application will be heard by the City Council for a final decision.

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3. Cottages at Parker Place Development Plan Amendment; 7430 South Redwood Road; Recommendation to Amend the development plan eliminating the requirement for a masonry wall; Liberty Homes, Inc./Joshua Shipp (applicant) [#26647; parcel 21-27-178-054]

Scott Langford explained that since there are no findings of fact to base a recommendation on, staff looks at the fact that City Council approved the development that showed a masonry wall, and that is the reason for a negative recommendation. The zoning ordinance addresses fencing and screening between different uses. Residential next to residential doesn't usually require a fence, but the original developer chose to go above that requirement with a masonry wall, which was approved by the City Council. The current developer is now asking for a change in the development plan regarding fencing.

Brian Pearson, general manager for Liberty Homes, said that most residential development would only require an opaque fence. The code requirement for a masonry wall pertains to properties adjacent to major streets, railroad tracks, or open waterways. This property borders apartments to the north and the Drake farm to the west. Otherwise, it is residential, and that is why they are making the request.

Ammon Allen said the initial application included a wall. He asked Mr. Pearson why they are now asking for something else.

Brian Pearson said the major reason is cost being $100 per foot versus $30 per foot. There is an existing vinyl fence on the north boundary, and it does not make sense to put a masonry fence next to it. He said the project will benefit the community. He said working with the city has been a positive experience, and he hoped it would remain that way. He said there are no other fences along the boundary of their property. They do not have ownership of Lot 15 or parcel A. They propose to leave the existing vinyl fence, which is not in disrepair.

Lisa Elgin added that when the original developer included the wall, especially the one on the north, it was in consideration of the senior residents.

Staff recommended that the Planning Commission recommend denial of the amended development plan for The Cottages at Parker Place.

Jay Thomas asked for clarification on the process following the Planning Commission meeting.

Duncan Murray said it is ultimately a City Council decision. He explained the recent policy change regarding the authority of the Zoning Administrator. Any request to amend a requirement that was made by the Planning Commission or City Council has to be approved by that same body. However, the more guidance the Planning Commission wants to give to the Council regarding the recommendation, the more helpful it will be.

Jay Thomas opened the public comment.

Jeanette Drake, West Jordan resident, said their property is zoned residential but it is being used as agricultural. There is a ditch on the fence line. They have had so many problems with this development since it was approved in 2017. In the letter she wrote to the Mayor there were three things they wanted communication about: 1) a stamped concrete wall; 2) a possible retaining wall due to grade change; 3)

access to their irrigation water. The ditch was piped so they are not able to install a pump to get the water. Mrs. Drake said her son bought an irrigation box that needs to be installed. Mr. Shipp told her that the only place on the west boundary that Liberty Homes intended to install a wall along was lot 14. She doesn't care what type of fence is on the northern property line, but they need a wall along their property for safety reasons with the irrigation box. They are shareholders in the South Jordan Canal company and need that access. She said 'good fences make good neighbors' and agreed that would be true in this situation. Another thing she is unhappy about is that they didn't get paid for giving access for an emergency turnaround.

Ron Drake, West Jordan resident, said not all people have a high tolerance for the things that come along with farming activities, so they need a concrete wall for residents of the homes facing west. When the developer installed the road they put a curb across the lane, so they had to put dirt on top of it for people to access the farm. The first contractor was going to help them get a bid to install concrete up to their store, which didn't happen. Now there is the curb instead. He would like the developer to cut out the curb that is blocking the lane when they are working on the two new homes.

Dan Drake said he is continuing the family farm. He said that there was a very old fence on the west property line that had grapes on it and one day they came home it had been ripped out without any discussion. Now the house is exposed. The Planning Commission now has the opportunity to allow the contractor to further disregard promises. The development has been poorly planned and executed and has dragged on with no resolution. There is now a square curb over his parents' driveway and his 80-year-old dad had to pile up dirt in order to access their driveway. This is the type of thing the builder wants to continue doing by not installing a wall. He said that the prior owners of the subject property said that children would climb over the vinyl fence. He said that they were promised sewer to the homes, city water with a new pipeline, a paved lane, and a fence. The only thing in writing was the fence, and now they don't want to do that. He said the wall placement should be discussed so that it isn't built on top of the ditch.

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

Larry Gardner explained that most of the real wrongs the Drake's mentioned were not caused by the current applicant who purchased the property from a previous developer.

Jay Thomas thought that the original approval by the City Council should be honored, even by the developer who acquired it.

Matt Quinney felt that the City Council should decide if they want to make a change. However, he thought that the developer should work with the Drakes who have been most affected by the development, including a masonry wall placed in a way that it won't interfere with the ditch. He didn't think that a masonry wall is needed between the apartments and the new lots. The property owners can work through the problem of children climbing the fence if that happens. There is already a fence next to the school.

Trish Hatch asked for clarification on what was approved for the west property line where the irrigation ditch is.

Lisa Elgin said the wall was only planned to be along lots 7, 8, 14, and 15, so the wall ends at Pearson Park Court.

Trish Hatch thought that City Council should address the issues with the irrigation water and safety.

Larry Gardner said the ditch is piped from the north property line to Parker Place, so it shouldn't be a safety issue. However, the Drakes still need to install the box in order to access irrigation water.

Matt Quinney said the big issue is to make sure that the fence is installed so that the ditch will not collapse. He explained that the Planning Commission is making a recommendation to City Council, who will make the final decision. The public will have a chance to give input again at that time.

MOTION: George Winn moved that the Planning Commission recommend to the City Council denial of the amended development plan for The Cottages at Parker Place located at 7398 South Redwood Road. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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4. Sienna Hills II; approx. 7515 S Copper Rim Drive; Preliminary Site Plan and Preliminary Subdivision Plat (79 townhome and 47 single-family lots and 7 parcels on 12.62 acres); P-C(IOZ) Zone; Lennar Homes Utah, LLC/Steven Jackson (applicant) [#25599, 26221; parcel 20-26-326-050]

Staff requested the Planning Commission continue the following item to a date uncertain to allow the applicant and City staff to work through several issues related to the subdivision plat.

MOTION: Matt Quinney moved to continue the Preliminary Subdivision Plat and Preliminary Site Plan for Sienna Hills II located at approximately 7515 South Copper Rim Drive in the P-C(IOZ) Zone to a date uncertain. The motion was seconded by Ammon Allen and passed 6-0 in favor.

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5. Bowman's Arrow; 6170 West 7800 South; Future Land Use Map Amendment for 75.66 acres from Low Density Residential, Medium Density Residential, High Density Residential, Community Commercial, Future Park, and Parks and Open Land to High Density Residential, Very High Density Residential and Parks and Open Land; ARB Investments/Robert Bowman (applicant) [#20674; parcel 20-26-301-004]

Ben Southworth, applicant, reviewed the application for an update to the future land use map. The proposal meets the vision of the code that has been approved by City Council. He said this property was originally part of a larger piece that includes Copper Rim, but it was split by the Mountain View Corridor, which created some changes. The area is in need of an update in the that follows the policies and direction of where the City is today and looking at the changes that have taken place in the area that justify making this amendment. The Mountain View Corridor is a significant change. Zoning will only change once adequate infrastructure is in place. An update to the future land use map will correct some issues and give time to all of the agencies to property plan for the future. The IOZ zoning overlay allows this property to take advantage of the freeway. If there are too many small commercial properties that

are not regional draws, they start cannibalizing each other. So rather than having commercial on this piece, the IOZ says it would be a good place for the housing component. There are still more than 200 acres of commercial to the east, which would be hard to compete with. He acknowledged that there are concerns with traffic, but this change won't impact traffic at this time. This is where density belongs based on the code, near transportation hubs. We need to address the concerns for housing availability. The findings are thorough, and they feel that this plan makes the most sense for the community going forward.

Matt Quinney asked why they need to make this change now if there is no infrastructure or available services.

Ben Southworth said they tried to bring the rezoning and development plan together with the land use map amendment, but infrastructure, schools, and city services can't be prepared for because the land use map hasn't been updated to show what is coming. A change in the land use plan triggers impact fees, they understand there are obligations with development for roads and other impacts. Impact fees need to be increased to help pay for development of infrastructure.

Matt Quinney said an example of commercial property going undeveloped is the lot at 4800 West and 9000 South. Then after a time the property becomes orphaned and a non-conforming project comes in.

Trish Hatch didn't see the need for going forward with the map amendment before we know what the plan is. She acknowledged that there are several areas in the city in which the land use map needs to be updated.

Mark Forsythe showed the current land use map. The general plan has a recommended density range for each land use designation. Using the current map, the density range is between 142 and 284 dwelling units. The proposed map shows higher density close to the highway and decreasing as it nears the neighborhood. The proposed map amendment estimates a minimum of 600 units. Density would be negotiated with City Council at rezoning for the very high-density designation, which starts at 10.1 units per acre with no cap. Two future park areas are also being removed, so the city would have to revisit the Parks and Open Lands Master Plan to reassess levels of park service. There is currently not enough water infrastructure to support this development. There are some planned infrastructure projects in the coming years, but any deficit in those levels would be addressed at rezoning. Significant upgrades to the sewer infrastructure would be needed to service this amount of density. He pointed out the master planned roads of 6400 West. UDOT has agreed to build a bridge over Mountain View Corridor at 7400 South if the city can connect the two road. Verdigris Drive is already in place on the east side.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Jay Thomas opened the public hearing. Emails in opposition of the request were received from the public and would be entered into the record.

June Christiansen, West Jordan resident, expressed serious concerns for increased traffic that this density would cause and for the possibility for a big box apartment complex. She thought that the future land use map as it is now gives a nice variety of housing that blends into the existing subdivisions. Over the years development has gone more and more to increased density, which has whittled away at property that

would have been developed in a more attractive way. There should be a nice mix of housing, but they shouldn't have to bear the brunt of affordable housing. Very high-density apartments cause schools to suffer because of the transient nature. She was strongly against the request at this point and said that it could be revisited when there is a plan.

Ken Wilhoite, West Jordan resident, said that 7800 South is congested and clearly over capacity. Even if the road is improved there is a limit to the number of travel lanes. He was concerned with the amount of very high density in the plan. He understood the need to know what the transportation plan will serve in the future, but there has been no reason given as to why that much high density is needed. He cannot see any parks and open lands designations on the new plan. He is against the project.

Lisa Banks, West Jordan resident, said she struggles with driving on 7800 South and is worried about lack of water. West Jordan has done a good job of having nice communities with different housing types but adding more high density is a problem when there are already so many apartments in that area. She liked the idea of commercial with a mix of low, medium, and high-density housing. As a schoolteacher she was also concerned about how that type of density would affect the schools. She was against the proposal.

Matthew Smith, West Jordan resident, was against the proposal. Finding E is unmet because of inadequate infrastructure, especially water and sewer. He saw a problem with roads. The shape of the property will require that everyone in this neighborhood will have to either go to 7800 South or over the bridge that just goes to another neighborhood before reaching a major road. Estimated units could go as high as 1800, which would triple the number of people and the amount of traffic in the area. Finding F is not met because the Interchange Overlay Zone is meant to be a mix of use types. The current land use map shows a mix, but the proposal does not. The proposal also goes against the cap and grade ordinance. He is worried that there is no upper limit to the density. It would be detrimental to the residents to take away the commercial property.

Carli Lewis, West Jordan resident, agreed with the comment about removing the commercial property, which would also take away revenue that is used for city services such as park maintenance. It makes sense to have a mixture in this area like it is currently shown. With a mix, it allows West Jordan residents to live, work, and shop here. She did not think that very high density made sense and that there isn't room for it. She felt that they need to solve the other problems first and take care of the community.

Brian Looney, West Jordan resident, said the most tragic part of the proposal is the children because our education system is not set up for this. West Jordan has some of the most populous schools in the state already. The children, as future leaders, need to be better supported now, and this will cause education to suffer even more. He was against the proposal.

Randy Hoffman, West Jordan resident, said they should consider that this plan would lack a of sense of community with the possibility of so many high-density apartment buildings. He did not know who would want to live in the medium density area surrounded by high density. The entire area will be transient with no sense of continuity or community. West Jordan needs additional funding for park maintenance because the current ones are horribly maintained. He understood that there is a need for high density, but the current plan has a decent mixture, and the proposal throws that out for something that is really extreme.

Tina Smith, West Jordan resident, said everyone in the community is struggling with the proposal. Traffic in the area is already being impacted from the 300 units of very high density to the south, which isn't even completed. This proposal is at least three times the number of units with access coming only onto 7800 South. No matter how wide they make 7800 South it will have a big impact. The west side is being given a huge load with the amount of high density. There are four very large apartment complexes within one mile of this property that all feed into 7800 South. The comment had been made that this is just a formality because it is not a zone change, but once this map is changed then the zone change is the formality and that is why this is a big deal to the neighborhood.

Brandon Bauman, West Jordan resident, said that it can take 10-15 minutes to get through the area between Mountain View Corridor and 5600 West. He would love some commercial development that included sit-down restaurants and stores on the west side of Mountain View Corridor. This proposal is not the best option for development. He thought it would be bad growth, with more crime, and increased water usage and traffic concerns, which makes it an undesirable place for the residents. He proposed that the Planning Commission reject the request and keep the property as it is.

Chris Hupp, representing this client, stated that there are valid concerns that have been mentioned. Regarding commercial development, there are more than 200 acres in the area. The reason there haven't been sit-down restaurants is because there aren't enough residents within a one-, three-, and five-mile radius. As a reference, he pointed out that the area indicated as low density on the current land use map is actually developed as medium density up to five units per acre, and the area indicated as medium is actually developed as high density up to 10 units per acre. Typically, townhomes are at 12-14 units per acre and a 3-story apartment building could not fit in the high-density range in West Jordan. They have some good commercial eating places in the area, but there are still 150 vacant commercial acres, and they need residents in order for it to fill in. Traffic is a valid concern, but UTA won't respond until the area meets the 12 units per acre threshold.

Nancy Andrew, West Jordan resident, showed pictures of what very high density looks like, but that could be even bigger. She said the area cannot handle more traffic and the schools are at risk. Her feelings are the same as most of the residents speaking tonight, and she was opposed to the change.

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

Ben Southworth understood that very high density can be scary. He pointed out that the very tip of the property will probably not be buildable because of the amount of property 7400 South will require. The highest density is pushed against Mountain View Corridor. The reality of what the IOZ will allow is going to be similar to what is already in the area. The very high density will act as a barrier and sound screen from the future freeway. Housing types vary and not everyone wants to live in the same type of product, but there are a lot of people who would want to live here. The City of West Jordan has wisely deemed areas where this type of density is preferable with the Interchange Overlay Zone, which includes this property. The plan matches medium density next to the existing medium density and moves in intensity toward the freeway. Density should not be the victim of unwise decisions in the past. This property meets all of the guidelines found in the general plan. Traffic issues will be addressed later with a development plan and will identify mitigation measures. They have worked with City Council and received positive reviews with suggestions to have a good transition from the existing neighborhoods, as well as other things. Because of problems with infrastructure, they are pulling back from the rezoning and development plan process so that infrastructure can come into place. He asked the Planning

Commission to look at this in an honest and objective way and ask, "Where does density belong, and where does commercial make sense?" Policies have also shifted with regards to parks due to maintenance constraints. This development would have private parks and open space that will be maintained by an HOA. They are only asking for what policy is already and allows for all stakeholders to prepare for the future.

Ammon Allen said his thoughts on this application have shifted just a bit. Most people in the area have to take 7800 South east to get to work. His commute has increased 2-3 minutes every year for the last five years. He is concerned about transportation, and he wants to get some commercial on the west side of Mountain View Corridor. He is generally against the proposal because of those reasons. However, he would like to see a review of the future land use map and the master transportation map for everything to the west. They cannot just stop at this one parcel. At this point he would make a negative recommendation for this change, but a positive recommendation to look at the future land use map in total.

Matt Quinney asked Commissioner Allen which findings he would use to support a negative recommendation.

Ammon Allen said with the size of the packet and with the number of comments received he would not be able to articulate it well at this point without more time. He suggested postponement until the next meeting.

Matt Quinney said there was so much information and comments being received from the residents up until the meeting that he would like more time to read comments and think through the applicant's presentation before deciding. He said that they do not need to reopen the public hearing but have it as a business item on the next agenda.

Larry Gardner explained to those in attendance that they will have another opportunity to give comments at the City Council meeting.

Matt Quinney appreciated the public involvement and input and respected their time. He would usually want a decision made tonight but because of the vast amount of information he needs more time.

George Winn also agreed that the decision should be postponed and appreciated the valuable input from the residents. He recognized the need for a change in the land use map, but he thought this proposal needed more work.

Ammon Allen said he would appreciate a discussion and review of the future land use map on the west side of the city during their next pre-meeting.

Larry Gardner said that staff and the General Plan Committee have been working on an update of the general plan. This summer the Commission will get to review the plan with the primary discussion being the remaining vacant parcels on the west side, which will take several meetings.

George Winn and Ammon Allen would like to review the land use map for more of the area around this property. Specifically, where the commercial centers are planned for if this commercial area is removed.

Commissioner Allen asked why this map amendment is being reviewed now instead of when the entire plan is reviewed and updated.

Larry Gardner explained that an applicant submitted and paid a fee for an application and staff is processing the application following State Law and City Code. This allows due process to occur, including holding the public hearing that allows people who are affected to attend and give input. When the general plan update comes before them, then the Planning Commission is the applicant and will be imposing the Planning Commission and City Council's will upon private property, but not because of an application.

Scott Langford explained that while the Commission and City Council have the right to ask for more time to review an application, it cannot be done too slowly.

Trish Hatch was pleased to see so much involvement from the public, which is very helpful, and she thanked them.

Larry Gardner encouraged the public to become involved in the general plan update process.

MOTION: Ammon Allen moved to table the Future Land Use Map Amendment for Bowman's Arrow to the May [3rd] meeting as a Business Item. The motion was seconded by Matt Quinney and passed 6-0 in favor.

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6. Text Amendment – Accessory Dwelling Units in Agriculture Zones; Amend the 2009 West Jordan City Code Section 13-5A-2 Adding Accessory Dwelling Units to the A-1, A-5, A-20, Zoning Districts as a Permitted Use; City of West Jordan (applicant) [#27084]

Larry Gardner said last year the code was updated for accessory dwelling units, which focused on the R-1 and RR zones. The Agricultural zones were not considered at that time. Staff has been approached by people with agriculturally zoned property requesting an ADU, which is not allowed. The impact is even less than it would be for a property with 10,000 square feet. The main difference with this amendment is that the setback restrictions revert to the standard setbacks for the primary house, which the properties are large enough to accommodate.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Text Amendment regarding Accessory Dwelling Units in Agriculture Zones. The motion was seconded by Matt Quinney and passed 6-0 in favor.

MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 8:47 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 3rd day of MAY, 2022

To: councilcomments@westjordan.utah.gov
Subject: Welby West neighborhood 4800 W.

Hello, I am a resident in the neighborhood just to the east of this purposed subdivision. I have attended the meetings with the developer and have expressed my concerns on this matter.
In my opinion West Jordan does not need any more neighborhoods like this, there have been a lot of them built off of 7800 s and Mountain View, and since all of these neighborhoods have come in the city has a huge traffic problem.
In my opinion this property needs to be developed similar to the existing neighborhood. 30-40 homes with .25+ acres. Putting 70+ homes in this tiny 11 acres is crazy. 4800 w is a nightmare around school time and parking is going to be horrible. I am assuming the city will see a large amount of vehicles parking along 4800 w to accommodate this development. I understand that lot needs to be developed, but in my opinion 70+ Low density homes is not the answer.
Thank you for your time.

Tyler

Julie Davis

From: Jennifer <jenniferhunt2008@comcast.net>
Sent: Tuesday, April 19, 2022 1:04 AM
To: Julie Davis
Subject: Welby west 9000 s 4800 w corner rezone

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

Name: Jennifer Hunt
Address: 8898 S Black Pine St
West Jordan It, 84088

Julie,

Hello. I am
Contacting you about the rezoning of the corner on 9000 s and 4800 w. We have a meeting 4/19/22 for the Welby west rezoning.

We have had several meetings with the contractors/people Who want to rezone and build here.I just have to say I am not a fan of either plan they have proposed.High density. One was 98 homes and now 77 homes.I really feel this should not be a high density corner. When we would try to voice our concerns these builders would change the subject or start another topic to address it. We suggested a senior living center and feel this would be perfect for this area.Many people have parents they would love to have close by who live in this area. It would bring less traffic as well. Ever since Mountain view opened and 9000 s opened to it.This area has tripled with cars and it is a speedway with so many cars.We don't need any extra traffic added here.
I learned This is an 11 acre corner and if homes are built, max should be 50-55 homes with quarter acre lots to match the existing neighborhood next to it and across from it on 90th.With a variety of ramblers, multi levels homes.Not 2 story. We have SO MANY high density living places right off 9000 so and 5600 w. We don't need more here.. We really don't.Please do not zone it high density. It should stay single family 10,000 sq ft lots as it is zoned.We are worried that we'll have overload of cars trying to park in our exsisting neighborhood or on the streets..Just like most High density living the cars line the busy roads for lack of parking.
The Jordan Hills school right by this corner is already overloaded everyday as well as 9000 so during morning and evening rush hour.I feel it is so unsafe to add more cars and a right only out in the direction of the school. We have so many people who walk on this corner as well as by the school and library.The less cars the better. Also the exsisting neighborhood cannot get out of the exit across the the school off pine crossing.This will make it so much worse.We've had several accidents already right here. I believe another 3000+ extra car trips from this corner daily in and out travel will make it awful. The builders keep saying we can control this with traffic lights being timed right, it's still going to be a nightmare.This road is

backed up every day at school Drop off and pick up from the school to the light on 90th. In the winter it's even worse. The builders did drone footage to view this..I don't think they fully understand or care about the issue.They just want what they want.What about a UDOT team conducting a survey?
The existing home owners bordering this field do not want 2 story homes looking down into their backyards. It's an invasion of privacy. The existing home owners do not like the idea of the hoa home owners having access into our neighborhood nor us driving through theirs.If this is built we suggest the 2nd entrance stay locked and not made a 2nd exit as has been for over 20+ yrs as the field owner had it and has been into the exsisting neighborhood and the city/fire/police will have access if this gate needs opened.We we're told this could be done at the last meeting by a West Jordan board member.
Sorry for any rambling and or repeating..I was trying to type this quickly tonight and get it sent in for the meeting.

Thank you for your time reading this.

Thank you,
Jen Hunt

Sent from my iPhone

Julie Davis

From: The Sanderson Family <sandersonclan@hotmail.com>
Sent: Wednesday, April 13, 2022 8:08 PM
To: Julie Davis
Subject: Comment for the April 19 Planning Commission Meeting - Welby West

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

Julie,
Please confirm that you will add the following comments to the Planning Commission Meeting on April 19, 2022; it's in regards to the Welby West Development Plan rezoning proposal. For the record, my name is Rachel Sanderson and my address is 8957 S. Black Pine Street, West Jordan, UT 84088. My husband, Phillip Sanderson, and I are the current owners. I will be out of town when this meeting takes place and want to make sure you know how I feel about this request.

"In regards to the Welby West proposed high density re-zoning: I appreciate that the developer has held 3 meetings trying to convince us that we need this "affordable housing", as they put it. To get behind this project I feel that they need a plan that would match the surrounding area. A plan for 8,000 - 10,000 sq ft lots would be prime. Right now the 3,700 square ft lots they are requesting, are just too small with no parking options. My home sits directly at the end of Red Spruce Drive and my concern is that when a HOA limits parking on high density housing, we will find more vehicles parked in front of my house and down Black Pine Street as an "overflow". Take a look at the Daybreak area south of 4800 West & 10200 South, there is road constantly filled with cars at all times of the day or night. I have only lived here for about 3 years, but I figured housing would always come to that piece of land, but not at such a high density. It will wreak havoc on my street with parking and traffic and I refuse to get behind their current proposed plan. I am hoping that the West Jordan Planning Commission would agree."

If you need to get in contact with me about this comment or anything else, please feel free to call me at 801-787-4709 or email me at sandersonclan@hotmail.com.

Thank you so much for your consideration,
Rachel E. Sanderson
8957 S Black Pine Street
West Jordan, UT 84088

Julie Davis

From: Trisha Masuda <trishamasuda@gmail.com>
Sent: Tuesday, April 19, 2022 10:35 AM
To: Julie Davis
Subject: Comment on land use amendment at Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please pass on my comment regarding a future land use amendment for Bowman's Arrow located at 6170 West 7800 South, West Jordan.

I am a resident across 7800 S and do not want the land use amended. We already have very high density apartment complexes in the area and the nature of the community will be negatively impacted by adding more (for several reasons including traffic congestion and lack of supporting commercial development.) I vote NO on amending the land use.

Trisha Masuda
6343 W 7830 S, West Jordan, UT 84081

Julie Davis

From: Diljeet Masuda <diljeetmasuda@gmail.com>
Sent: Tuesday, April 19, 2022 10:40 AM
To: Julie Davis
Subject: Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please pass on my comment regarding a future land use amendment for Bowman's Arrow located at 6170 West 7800 South, West Jordan.

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Diljeet Masuda
6343 W 7830 S, West Jordan, UT 84081

303-949-8791 cell

Sent from my iPhone

Julie Davis

From: Walker Masuda <walkermasuda@gmail.com>
Sent: Tuesday, April 19, 2022 10:43 AM
To: Julie Davis
Subject: Comment on land use amendment at Bowman's Arrow

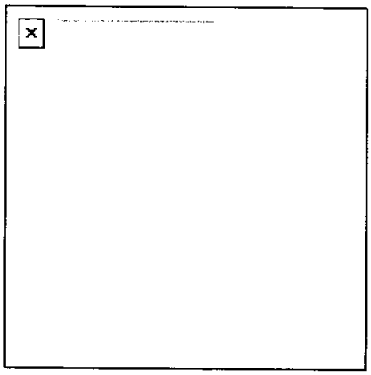
Follow Up Flag: Follow up
Flag Status: Flagged

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

Please pass on my comment regarding a future land use amendment for Bowman's Arrow located at 6170 West 7800 South, West Jordan.

I am a resident across 7800 S and do not want the land use amended. We already have very high density apartment complexes in the area and the nature of the community will be negatively impacted by adding more (for several reasons including traffic congestion and lack of supporting commercial development.) I vote NO on amending the land use.

Walker Masuda
6343 W 7830 S, West Jordan, UT 84081



Walker Masuda
Visual Artist & Musician/Composer/Producer

https://www.walkermasuda.com
My Social Pages: https://linktr.ee/walkermasuda.art

Directly Message Me
Discord • Twitter • Instagram

Julie Davis

From: Tirah Sheppard <tirah.sheppard@yahoo.com>
Sent: Tuesday, April 19, 2022 8:37 AM
To: Julie Davis
Subject: Bowman's Arrow zoning change

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

To whom it may concern:

I am writing today regarding the upcoming meeting on the proposed zoning change on Bowman's Arrow site. I am concerned with the change to High Density and Very High Density due of the lack of infrastructure in our area. 7800 South is not designed well enough to accommodate the already overwhelming amount of traffic, not to mention turning onto 7800 S from 6400 W is already a nightmare and a round-about (which is currently planned, from what I understand) does not seem to be adequate with the increased population that is being proposed. We also have extremely limited public transit to this area. There are no current bus routes or TRAX stations within walking distance of this site. In my opinion, before changing the zoning in this area, you need to address adding 2 full lanes with a turning lane on 6400 W, creating 4 full lanes and a turning lane on 7800 South, make a traffic light at 6400 W 7800 S, as well as add more schools to the area. The current Maple Hills neighborhood isn't even offered bus services to Fox Hollow Elementary School. This new neighborhood would also be considered "too close" with much heavier traffic for crossing on 7800 South. Sunset Ridge Middle School and Copper Hills High School are bursting at the seems. Before adding thousands more to the current population of the area, we need to consider where these children will get their education. West Jordan is already the third or fourth largest city in Utah. Traffic is terrible. Smith's is the only grocery store in the area, and although has adequate space to handle the existing residents, will not be able to accommodate the hundreds/thousands more that this proposal will bring. The area needs more basic necessities before we consider increasing the population with changing from low, medium and high density housing to high and very high density housing.

Thank you for your time.

Tirah Sheppard concerned West Jordan resident

Julie Davis

From: David Sheppard <dshep4589@gmail.com>
Sent: Tuesday, April 19, 2022 10:13 AM
To: Julie Davis
Subject: Bowman's Arrow

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As a West Jordan resident living near 7800 South and 6400 W, I am vehemently opposed to high density or multi-family housing of any kind being approved at Bowman's Arrow. It should be developed into an archery park to commemorate it's name. Children and adults of all ages can learn and develop a lifelong skill and those who love archery already can have a local place to practice.

Also, the county assessor's website has this area listed at 86.14 acres. Why is there a 10.48 acre discrepancy?

Dave Sheppard

Julie Davis

From: Chelsea Sheppard <chelsit21@gmail.com>
Sent: Tuesday, April 19, 2022 9:56 AM
To: Julie Davis
Subject: Against the Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Bowmans Arrow

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Hi,

We are VERY against "Bowman's Arrow" rezoning to high density housing. When we moved in, we were under the impression it was supposed to be a beautiful park area. We have enough houses going up around here that are already hurting our resources. My water pressure has dramatically decreased in the last year. I can't imagine what adding this kind of community would do. We are saying NO to this zoning option.

Chelsea Sheppard
6308 W 7900 S

Julie Davis

From: Cody Funk <cody.funk@hsc.utah.edu>
Sent: Thursday, April 14, 2022 1:06 PM
To: Julie Davis
Subject: Rezoning of "Bowman's Arrow"

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

Julie,

I am strongly against the rezoning of Bowman's Arrow just east of 6400S. We don't need more high or very high density housing in the area. The higher density housing that was built across 7800S is already falling into disrepair. The land hasn't been taken care of, there is no curbing in place around the complex. Building rental property just to fix the housing issues can potentially make it worse. In the long run it isn't going to do any good. This entire rezoning attempt is solely for the owner of an $11million dollar (according to the West Jordan website) piece of land to make more money off of it. I am also extremely against the major hit to properly values that higher density housing creates. We also don't want the crime increase, that higher density brings, nor do we even remotely have the infrastructure to support higher density housing. Fox Hollow Elementary School is already overcrowded, and we don't need the state education system any worse. Utah finally passed Idaho as the 2nd worst for spending per pupil in the nation, we don't want to be in last place again.

In talking to the people around my community, I haven't encountered anyone that is for this zoning change. If anything, the change should be for lower density in the area.

-Cody Funk

Bowman

Tudie Frank-Johnson & Allen E Johnson

[redacted] West Jordan, UT [redacted]

April 14, 2022

Planning and Zoning
City of West Jordan

RE: Comment on Proposed Land Use Change for NW corner of 7800 S and Mountain View

We are writing to voice our concern over the proposed change for Land Use of this corner that will be on your April 19, 2022 agenda. Please VOTE NO to the change.

As it is, 7800 S is already so crowded and changing that corner to more high-density use will burden the road and our nearby neighborhoods. In the mornings and afternoons, the round-a-bout by Smith's becomes a back log of cars. There is much need for 7800 to be widened towards Mountain View and beyond heading west.

We need more grocery store choices in the neighborhood. We need independent restaurants/bar/grills -vs- all the FAST FOOD CHAINS that are everywhere. We have no place to bike or walk to for a meal. A Sprouts or Trader Joe's or Whole Foods would be a welcome change and offer so many more options than the single grocery we have-Smith's or Wallmart down the road. It would be nice to see some higher end retail on our side of town. Jordan Landing is ok, but still several miles away without nice stores. Try to grab a bottle of wine to take to dinner at a friends'. Nope, you have to go to West Valley or Herriman to get one. Such an inconvenience. I come from Arizona where you can grab one at the grocery store. How about a state store in the Highlands?

We moved to West Jordan because we liked the cleaner air and the view from our yard is magnificent east and west. Moving that parcel's land use to super high-density apartments will bring more crime, trash, noise, air pollution and traffic. Transient apartment dwellers are rarely as respectful of neighborhoods as home owners are. We know first-hand as we own several rental properties and the renters wreck the homes. Please don't turn us into a West Valley!

Sincerely,

Tudie Frank-Johnson
Allen E Johnson

Julie Davis

From: Brandon Andersen <b_andersen540@yahoo.com>
Sent: Tuesday, April 12, 2022 10:29 AM
To: Julie Davis
Subject: Public Comment for 6170 W 7800 S Use Map Amendment

Bowman

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

Julie,

For the upcoming Planning Commission Meeting on Apr. 19, I will not be able to attend, but wanted my comment to be recorded. Regarding the Future Land Use Map Amendment for 6170 W. 7800 S., I have some major concerns regarding this requested change, the primary one being the increased amount of traffic this will bring to the area that is already overloaded. The E-W traffic during both morning and evening commute times is already too much for the intersection at 7800 S. and Mtn. View Corridor to handle. I have talked to UDOT about this and even they have admitted that this intersection was not designed to handle the amount of traffic that is currently going through this intersection, yet they have no plans within the next 10 years to do anything about it. As people travel during this timeframe and have to wait multiple lights, they get impatient and then make bad decisions, often resulting in accidents, sometimes deadly. UDOTs own data shows that this intersection is one of the two most dangerous along Mtn. View Corridor, and adding more residents will increase this and ultimately make this intersection even less safe and create even more frustration for residents in this area that are already frustrated with traffic here.

Before considering any change to the Use Map I would encourage those on the Planning Commission to drive through this intersection during the evening commutes and really think about how adding even more residencies will affect this area before voting. I truly understand the need to create more affordable housing in Salt Lake County, but when doing so, we must consider everything that will impact, especially our roads. Until major changes happen at this intersection that will alleviate the already strained traffic, I cannot put my support behind this Use Map Amendment, and ask the Planning Committee to do the same and not recommend this change. The current Use Map for this land will already create for issues here for this intersection, please dont make it even worse by recommending this change that will add even more residents.

Thanks,

Brandon Andersen
6513 W. 7735 S.
West Jordan, UT 84081
b_andersen540@yahoo.com
801-842-3031

Julie Davis

From: Carly Stirland <carlystirland@gmail.com>
Sent: Thursday, April 14, 2022 1:39 PM
To: Julie Davis
Subject: Re: Re-zoning

Bowman

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6170 W 7800 S
West Jordan, UT 84081

On Thu, Apr 14, 2022 at 1:37 PM Julie Davis <julie.davis@westjordan.utah.gov> wrote:

Can you tell me which property this is regarding?

Julie Davis

Executive Assistant

West Jordan Community Development

801.569.5066

From: Carly Stirland <carlystirland@gmail.com>
Sent: Thursday, April 14, 2022 1:36 PM
To: Julie Davis <julie.davis@westjordan.utah.gov>
Subject: Re-zoning

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

Please read this at the planning meeting.

To Whom it May Concern:

The field should not be rezoned.

High-density housing will put a strain on infrastructure, which is nowhere near ready.

Schools are overcrowded.

The current plan of mixed low, medium, and high density housing along with commercial, a future park and open space is very reasonable and was well thought out when the zoning was originally determined. It should stay as intended.

Please keep the plan as previously designed.

Thank you.

Carly Stirland

Julie Davis

From: Andrew Conelly <aconelly1813@gmail.com>
Sent: Thursday, April 14, 2022 3:29 PM
To: Julie Davis
Subject: Bowman's Arrow rezoning

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

I was told that could send an email to you in regards to the rezoning of Bowman's Arrow and have it passed on to the planning meeting.

I just wanted to voice my opposition to the possible rezoning of the aforementioned area from low, medium, and high density housing to high and ultra high density housing, as well as removing space for commercial building.

It's already getting crowded west of Mountain View Corridor and 7800 S isn't wide enough to accommodate the traffic as is. Adding high density apartments will not only exacerbate the traffic problem, but it will also further overcrowd our public schools.

In speaking with others in the area, we would much rather the zoning stay the same to accommodate some new homes, but also some new commercial properties.

Andrew Conelly
6617 W Terrace Sky Lane
West Jordan, UT 84081
801-380-3615

Sent from my iPhone

Julie Davis

From: Tiffany Nguyen <t.a.brinkerhoff@gmail.com>
Sent: Friday, April 15, 2022 12:54 PM
To: Julie Davis
Subject: Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I would like to formally state that I am against the proposal for the change of zoning to build high density and very high density buildings in Bowman's Area. The current zone for low - medium - high is why we chose the area for our family and to raise our children. We do not want very high density buildings here.
Please take this into consideration along with my fellow neighborhood complaints.
Thank you,

Tiffany

Julie Davis

From: Alissa Hicks <AlissaHicks@msn.com>
Sent: Saturday, April 16, 2022 6:40 PM
To: Julie Davis
Subject: Comment on Bowman's Arrow Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,

I wanted to send my comments about the rezoning of the Bowmans Arrow area that is on the meeting schedule for April 19th.

I am a homeowner in the Garbett home developments directly across the street from this piece of land. My backyard is right up against 7800 South. I want to say that I am very against the rezoning of this land to high and very high density. I do not want it at all.

My husband and I moved to West Jordan back in 2019, because we loved how open it all was. There was space to move around and little traffic, especially compared to the east side or towards salt lake city. Since then, the huge apartment complex right against mountain view corridor off 7800 south (as well as many other developments around the area) have been put in and the traffic is horrendous. 7800 south is a 2 lane road and with my house being against it, I can see how backed up the traffic is constantly. We are pretty far up the road and traffic will be stop/go, regularly, clear past my house! It is, also, impossible to turn left out of our neighborhood, except for very late at night. There are constantly accidents by the apartment complex entrance on to 7800, as well as, at that intersection of mountain view corridor. It is a very regular (and scary!) occurrence. Mind you, that this is all with just the current building that has already happened. I fear how much worse it will become if this development is allowed to move forward with very high density house. We do not have the infrastructure to deal with this many more people moving to the west side. Even mountain view corridor is only 2 lanes each direction!

Beyond that, I, also, worry about what kind of crime is going to be brought to the west side with all of those high density buildings. I grew up in Magna and once they started building all of those huge apartment complexes, the crime seemed to have increased significantly. Enough so, that my parents decided to move away after 20 years of living there. I love our area of West Jordan and I don't want it to become completely different.

I understand that people need places to live and that there might be a shortage of living spaces for everyone. However, this rezone does not feel like our area of West Jordan is being truly considered or cared about. To be honest, it feels like a massive cash grab from shoving a bunch of people into a very small area and not caring about any of the effects it may actually have on the area. (The little amount land I was forced to settle for in my neighborhood was bad enough!) What is to be done about our water situation for all of these new houses (now and in the future)? What about the traffic, as I mentioned? The overall quality of life in this area? People mention high/very high density housing when it comes to "affordable living", but is it actually? When those apartments on Mountain View were built, they were $1800 a month at the time. That is just barely less than my mortgage for an entire house, so, I'd hardly call that affordable at all. It sounds like an excuse to put more people on smaller and smaller amounts of land.

I would much rather see the varieties of housing density that this area is originally zoned for. Equal amounts of low, medium, and some high density would be fine. I love the idea of another a park and even some open land or a couple of commercial things. I can live with all of that. I just do not want high density only housing in our area. If I wanted to be around a ton of people in small areas, I'd live in Daybreak or the east side. I would've made a whole different decision on where I ended up. I built in this area of West Jordan, *because* I wanted to get away from a busy city, but still be close enough to drive in. I wasn't expecting the busy city to follow and be packed so tightly together. So, please, do not allow this area to be rezoned.

Thank you for your time and consideration,

-Alissa

Julie Davis

From: Edwin Morgan <edwin.s.morgan@gmail.com>
Sent: Monday, April 18, 2022 7:36 PM
To: Julie Davis
Subject: Bowman's Arrow Meeting Topics

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

Hi Julie, I was given your email to submit a request for the below comments to be added to the Bowman's Arrow group discussion on April 19, 2022.

One concern is how this rezoning will impact the city's last decade of decreasing water flows and the all-time water level lows.

Other areas that I think should be considered are local school ratios and if this rezoning will positively or negatively impact those. Recent estimates recognize West Jordan has a 23:1 student to teacher ratio (higher ratios depending on the age group). When comparing that to the national average of ~17:1. I see this rezoning proposal as negatively impacting our future student to teacher ratios. The student test scores are already pretty low (less than 50% in most categories) and taking further resources away from the teachers ability to effectively educate our children by increasing their class sizes significantly, will put our children at an even further disadvantage. New schools need to be considered

Julie Davis

From: Amy Rowe <maimes25@gmail.com>
Sent: Monday, April 18, 2022 8:21 PM
To: Julie Davis
Subject: Against the land plans at Mountain View and 7800 S North West side.
Bowman

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

To Whom it may concern,

I am one who does not voice my opinion but this plan is one that I really do not like at all. I am a mother and plan on raising our family in this neighborhood. We do not want high density housing just off the Mountain View Corridor and 7800 South on the northwest side. Here are my main concerns; 7800 South is not able to handle the traffic of that many cars or the intersection with mountain view, we are worried that having high density housing will lower the value of the area, high density housing leads to higher crime and garbage of the area, there are not enough restaurants or grocery stores in the area to accommodate this area with that many people in it.
The fire department will have huge issues using 7800 with the increase of cars. The roundabout that is planned for 7800 will not be able to handle the increase of people.
Instead we would like to see a developed neighborhood with parks like what has already been done in the area. This still allows for more homes to be built but still keeps green spaces and places for families to grow. Another thing that would be good for the neighborhood is a community garden area that could help bring people together and help those out in difficult times.More community spaces are a benefit to all and also increase value of the community and property.

Thanks for taking the time to read this and consider other options.

Very Respectfully the Rowe Family.

Julie Davis

From: allison sorenson <allisonsorenson@yahoo.com>
Sent: Monday, April 18, 2022 10:33 PM
To: Julie Davis
Subject: Bowman's Arrow

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

My name is Allison Burnett and I am strongly against Bowman's Arrow being a High density development. There are no resources for that many more people out here! Not to mention, where are all of the children going to go to school? The already overcrowded schools? Absolutely not!! There is no reason that area cannot just be single family homes. We DO NOT need any more apartments out here. The ones they are finishing on the corner of Mtn. View is ENOUGH.
Maybe you all should be focusing on widening 7800 S. before you even THINK about building more of anything out here. I really hope you consider this and let's stick to single family homes, more schools and working on 7800s(not in that order).

Best regards,

Allison burnett
Sent from Yahoo Mail for iPhone

Julie Davis

From: joe burnett <xjoebgox@yahoo.com>
Sent: Monday, April 18, 2022 10:34 PM
To: Julie Davis
Subject: Bowman's Arrow re-zoning

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

Hello, I'm writing you in regards to the proposed re-zoning of Bowman's Arrow in West Jordan. I'm hoping this will be read in the planning meeting scheduled for
4/19/2022.
I am a resident of Maple Hills which is adjacent to Bowman's Arrow. I am VERY opposed to any re-zoning of that property. We already have so many challenges in our neighborhood. Traffic on 7800 s is a complete nightmare. The schools are very over crowded Fox Hollow, Sunset Ridge and Copper Hills are so over capacity it's sad. I've chosen to remove my daughter from Sunset Ridge because the over crowding is so terrible. We've also had water pressure issues in our neighborhood which I can only imagine will increase due to the constant growth. I am asking the city council and the planning commission to deny any re-zoning of that property.

Thank you, Joe Burnett
Sent from Yahoo Mail for iPhone

Julie Davis

From: Loraine La <lorainela37@gmail.com>
Sent: Tuesday, April 19, 2022 12:45 PM
To: Julie Davis
Subject: Public Comment for Bowman's Arrow Future Land Use Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Julie,

Please may I ask that the below comments be entered in the public hearing for Bowman's Arrow listed as item 5 for the April 19, 2022 Planning & Zoning Commission meeting .

My name is Loraine La. I am a resident of the Maples Hills community west of 6400 W and north of 7800 S. I am opposed to the proposed amendment for Bowman's Arrow.

The increase to very high density in most of the lot will add a burden to the already stressed out traffic and road infrastructure, overcrowd the already full schools, and completely eliminate the community commercial zoning that is included in the current plan.

Commercial development has been slow to be added and removal of commercial zones will mean it will never be added. Before we eliminate the commercial zone entirely from the land use map, we must look at other options to attract businesses to West Jordan. We have watched development spring up on many neighboring cities's Mountain View Corridor intersections with bustling, attractive & lucrative commercial hubs, easily accessible on the Corridor and are eager to see that for ourselves. We would welcome being able to spend more of our dollars in West Jordan businesses (currently our dollars are spent in a lot of Riverton, Herriman and South Jordan businesses).

West Jordan as the 3rd largest city in the state, should be striving for more such commercial developments in such easily accessible transportation hubs as 78th South & Mountain View, while thoughtfully adding appropriate residential density adjacent to those commercial and transportation hubs.

Thank you for your time.

Loraine La
Maples Hills Resident

Julie Davis

From: mua aiono <mua_aiono@yahoo.com>
Sent: Tuesday, April 19, 2022 1:04 PM
To: Julie Davis
Subject: AGAINST Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Completed

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

To whom it may concern:

We currently live in the Maples Neighborhood and are AGAINST the development of high, medium, or low density apartments or homes in the Bowman's Arrow area. Our schools are currently over populated. For example, there are SEVEN 5th grade classes alone at Fox Hollow Elementary with 30 children in each class. That is ridiculous. 7800 South from 5600 W all the way west has terrible traffic as it is. These issues need to be FIXED first before any other homes are built. The developer said they are fixing the road in the next two years, why can't they bring up these plans after the road is fixed and the issue with overpopulation in school is fixed.

Regards,
Lomu Residence

Julie Davis

From: Shaleese McPhee <ShaleeseYoung@hotmail.com>
Sent: Tuesday, April 19, 2022 12:10 PM
To: Julie Davis
Subject: Planning & Zoning for Bowman's Arrow, Hearing 4/19/22

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

Good afternoon, Ms. Davis,

I was given your email after receiving the notice that we received about the meeting that is scheduled for this evening to discuss the planning and rezoning of the area located at 6170 W. 7800 S. in West Jordan into a high-density residential community. I am unable to attend the meeting, but I do wish to express my disapproval of the high-density residential community through email and I hope that my concerns will be read by the commission.

As a resident of the area, I can honestly say that the area cannot sustain a high-density residential community. The school system is overwhelmed, 7800 S. can not accommodate for the amount of traffic that travels on the road to and from Mountain View and SR 111, and our State is in a record drought and looking for alternative ways to preserve water. From what I've read on the HOA FaceBook page, my neighbors feel the same.

Thank you for receiving my email, and I hope a well thought out and conscious plan will come from tonight's meeting.

Sincerely,

Shaleese Young McPhee

Julie Davis

From: Matt Smith <matthewdsmith@gmail.com>
Sent: Tuesday, April 19, 2022 3:33 PM
To: Julie Davis
Cc: Tina Smith
Subject: Email to planning commission

Follow Up Flag: Follow up
Flag Status: Flagged

Bowmans Arrow

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

Julie Davis,

Would you please forward this email to the members of the Planning Commission? I will be in attendance at the meeting this evening but will not have time to read the entire text but would like the commission to have a copy to refer to.

Thank you,
Matthew and Tina Smith

For the West Jordan Planning and Zoning Commission

From the Maples Development Neighborhood at Jordan Hills

Our Arguments against amending the Future Land Use Map for 86. 14- acres of land located at 6170 West 7800 South, parcel# 20263010040000.

This proposed Land Map change is laying the groundwork for zone changes to this parcel of property., which is directly adjacent to our neighborhood to the East. If allowed to go forward, this map change will allow ease in zone change. *This Land Map change and the ensuing zone changes should not be allowed to go forward based on the following findings being unmet:*

Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan- **Partly Unmet.**

While this proposed Map change includes a mix of mostly Very High Density Residential, High Density Residential and Medium Density Residential (all allowed for within the Plan), this plan drastically alters the distribution of these densities and completely removes zoning for Commercial, Low Density and Future Parks/Green Space. Therefore it does not meet

the objectives of the General Plan in creating balance nor their goals in Providing a Safe and Healthy Living Environment, Preserving the Natural Character, Beauty and Amenities of the city.

Finding B: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/ or change proposed in the amendment. - **Unmet.**

The discussion in this section of the Proposal discusses land use across West Jordan City as a whole, and is inadequate for discussing the needs of a balanced Land Map. The acknowledgment that most of the lowest density housing within West Jordan is found in already established neighborhoods should be of concern to the West Jordan Planning commission. Balance is not just a numbers game. A good Land Map does not see that one area of the city is heavy in one type of zoning, and thus tries to balance the numbers by piling higher densities in other areas. The whole reason for a Land Use Map is to try to ensure balance within all areas of the city. The discussion in Finding B does not look at our specific area and discusses the balance of zoning needs within our community, as well as the city as a whole.

Finding C: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity. - **Partly Unmet**

As discussed above, this Proposal includes a mix of Residential Zoning that is allowed for within the Future Land Map, and in fact are already found within the parcel. However, the increased traffic demand created by increased density designations will over-stress and overwhelm the already struggling collector roads, intersections and removes potential for commercial amenities desperately needed, as discussed further below.

Finding D: The proposed amendment constitutes an overall improvement to the adopted general land use map - **Unmet.**

This proposed increased density change to the Land Use Map is definitely in the best interest of only one or two of the parties involved, and does not constitute an overall improvement. A reduction of Commercial zoning West of Mountain View cannot be justified using the parcels proximity to commercial located East of Mountain View, when all access to that commercial is limited to one single-lane road which is already over-taxed. In addition, all alternative mass transportation routes and plans are also located East of Mountain View, and not available to us on the West side.

The Proposal dictates that, "the proposed land uses will guide development toward a variety of housing types that will help to alleviate current housing supply shortages, support existing and future commercial centers and offer greater diversity in housing choices for different lifestyles." We ask the Committee step back and see that increasing density does not create variety or diversity in housing choices in our area. Indeed, a review of our area map shows that within the 1 mile of 7800 South adjacent to our neighborhood we have 4 of the largest and highly dense apartment complexes on the West side (Serengeti Springs, Gladstone, Affinity and Boulder Canyon). While we recognize and agree that High

Density zoning is necessary for a balanced Land Use Map, we implore the committee to maintain the current size and level of density in parcel# 20263010040000, thus insuring a balance of zoning for our community and a safe and healthy environment for us to live in.

Finding E: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

1) Adequate Road Infrastructure – **Unmet.**

Residents of the Maples and parcel# 20263010040000 must drive on 7800 So. to enter or exit the neighborhood, as there is no alternate North/South or East/West road to access our neighborhood. While improvements have been made to 7800 South over the last 20 years, this portion of the road remains a narrow 1-lane-each-way. This proposal would drastically increase traffic in this over-stressed essential portion of road- which already suffers from major bottlenecks during school/work high traffic times, as well as frequent and significant accidents at the Mountain View junction.

Increasing density to adjacent properties drastically impacts our neighborhood. As stated in the Planning Commission Staff Report, "the applicant has not provided a legal description that would be needed in order to calculate the new potential density." This is of great concern as the proposed changes would alter a significant portion of land to Very High Density. We are keenly aware of the impact this will have as we have recently seen this change occur with the addition of the Gladstone Place Apartments development, directly across 7800 South from parcel# 20263010040000, which is referenced in the proposal.

Gladstone is a Very High Density development, which is not yet complete. According to their office, at it's completion in 2023, Gladstone will have over 300 units. Unlike parcel# 20263010040000, Gladstone has an alternate exit allowing access to 8200 South. Despite this alternate route, already the traffic impact from this partially complete development have created substantial increase in traffic, delays and accidents on 7800 South. In addition, there is significant overflow street parking happening on 7800 South associated with these units.

This proposed amendment would create a Very High Density area which appears almost 3 times the acreage of Gladstone Place. Therefore, using Gladstone as a reference we can assume that just the Very High Density portion of this development could create between 700-900 units. When adding the High Density and Medium density portions, it is not unreasonable for us to assume that the zone change could result in around 1500 units, which is about 3000 new cars both within the neighborhood and driving on 7800 So. As all East-bound traffic from the west side bottlenecks through either 7800 South or 9000 South, significant increase in density on 7800 South will result in extreme delays on both these roads.

UDOT is responsible for both 7800 South and 9000 South in our area. All previous conversations we've had with UDOT have indicated that UDOT has no imminent plans or projections for widening 7800 So. (beyond one extra lane in each direction) or 9000 So. While Mountain View Highway is adjacent to this parcel, any access to Mountain View must come off of 7800 South. As we have no north-south roads accessing our neighborhood, it is unacceptable to consider adding the potential of approximate 3000 or more cars to our only access road (7800 So.) from one small entrance area, and does not meet the criteria to provide a Safe Living Environment for all Citizens required for Residential Goal 1.

2) Adequate Public Water and Waste Infrastructure – **Unmet.**

The City does not have the ability to service the property with regards to culinary water and sanitary sewer. The City's own findings confirm that this parcel does not have the Storm Drain, Sanitary Sewer or Water infrastructure to increase the current plan's density. As stated within the findings, "Water and sewer infrastructure is based upon the current land use map. An increase in density above what is currently planned for on the land use map is inadequate to service a large high density residential community." **Any movement towards increasing the potential density of this parcel creates a major expense and future claim on city funds**. "Significant and expensive on and off site improvements are required in order for this property to be developed at this density ."

3. Adequate Commercial Infrastructure – **Unmet**.

After over 20 years of existence and consistent development, our area West of Mountain View still only has a single business– a gas station on U-111. The proposed commercial development on U-111 and 7800 S. have been shrunk in place of high density housing. For years we have been told that increasing roof-tops will bring in more business, however the incredible growth over the last 10 years has actually been at the expense of our commercial zoning. Over and over intended commercial areas have been rezoned to mostly High Density zoning, While the Future Land Map is meant to be a fluid plan, with changes allowed as necessary, this trend defeats the purpose of the Future Land Map by creating an imbalance of appropriate zones and amenities. This constant increase of higher density zones without infrastructure on the west side has created an imbalance of amenities to households, with all residents having to travel East to get groceries and other necessities. While we have been thrilled to see increased commercial come to the east-side of Mountain View, we have watched our own Commercial Zones be re-zoned over and over. We implore the Planning Commission to reject this proposal of removing Commercial Zoning from parcel # 20263010040000, and allow the area to remain where Commercial Infrastructure can still be available to our community.

4) Adequate School Infrastructure – **Unmet.**

The overtaxing of our schools is a well-known problem here in the West part of West Jordan. Our elementary schools are crowded with many portable classrooms on school properties, and Copper Hills High School has almost 2900 students. While we have learned that the city works independently from the School District in projections and funding, we implore the Planning Commission to take into account the heavy burden the influx of potentially 1500 units from one parcel would have on our school infrastructure.

These plans will increase density in our area to what appears to be an unreasonable and unbalanced amount. We strongly urge the West Jordan Planning Commission to review and carefully consider what is best for the long-term development of our area, and that such broad areas of high density be kept in check.

Finding F: The proposed amendment does not take into consideration West Jordan's Cap and Grade ordinance. A future land use designation of Very High density residential should not be considered until the percentages of the cap and grade ordinance are met. - **Unmet**

We, the residents of the Maples at Jordan Hills, thank you for your time and URGE you as members of the West Jordan Planning and Zoning Commission to **vote against amending the Future Land Use Map for 86. 14- acres of land located at 6170 West 7800 South , parcel# 20263010040000.**

Julie Davis

From: Tom La <thomasla23@gmail.com>
Sent: Tuesday, April 19, 2022 3:53 PM
To: Julie Davis
Subject: Public Comment: Bowman's Arrow

Follow Up Flag: Follow up
Flag Status: Flagged

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Julie,

I am making comment on today's agenda item for Bowman's Arrow. Please make record and please read the comment in today's planning commission and zoning meeting.

I'd like to express my opposition to the future land use map amendment. The proposal to bump up the density levels to existing zones and removal of commercial and green space seems like a poor plan for the community. The existing infrastructure and and logistics is already highly stressed and traffic is terrible. High-density housing has already been packed in on the Southeast and Southwest quadrants of 7800 S and Mountain View. My concern with increased high-density housing will be the increase in crime and increase in stress to our already lacking infrastructure.

Mr. Bowman has addressed our community social media page stating that the density designation of the different resident zones are not consistent from city to city and that West Jordan is a step down in density range. If this is the case, West Jordan City needs to specially address this inconsistency so there is no ambiguity in understanding the plan.

Another disappointment to the development of this community is the lack of commercial development. First the Copper Rim plan west of the Smith's wants to decrease commercial from their original plan. Now the Bowman's arrow plan also wants to strip any plans of commercial development. The planning committee would be wise to follow the models that South Jordan, Herriman, and Riverton have had for commercial along Mountain View Corridor as those areas seem well planned and thriving.

Thanks,
Thomas La
Resident of West Jordan Maples Community

Sent from my iPhone

Julie Davis

From: Allie L <aliisaleon@gmail.com>
Sent: Tuesday, April 19, 2022 4:11 PM
To: Larry Gardner; Julie Davis; Mayor Burton; Council Comments; Mark Forsythe; Duncan Murray; Todd Johnson
Subject: 04/19/22 Planning Commission Meeting and Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

Bowman's Arrow

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Greetings,

I am writing to express my concerns over Agenda Item 5, The plan to amend West Jordan's General Plan's future land use on the land known as Bowman's Arrow. I wish I could attend in person to register my displeasure with this proposal but I must attend a previously scheduled event for the Utah Coalition Against Sexual Assault.

I own a home in the Maple Hills neighborhood adjacent to Bowman's Arrow. It is a pleasant, family-oriented neighborhood with large residential lots. Its residents are well informed and pay close attention to local politics. We vote in high numbers. We vote in local general elections AND primaries. We are well organized.

I've reviewed the current and proposed plans and maps for Bowman's Arrow. The current mixed use plan is reasonable. Whereas, the proposal to amend it to include very high and ultra high density housing is absolutely inconsistent with the current flavor of the neighborhood. West Jordan's city planning has a history of being a hodgepodge mess. This was one of the few pockets of nice residential homes within city limits that was not surrounded by high density housing, ugly low grade commercial space, or industrial zones. I am livid that the City wants to make a mess of this area too.

Moreover, we do not have the infrastructure: roads, schools, water, etc. in place to support ultra high density residential housing. Traffic is already an issue even outside of commuter hours. Traffic is routinely backed up at the crossroads by the firehouse and the roundabout. I am aware of the plans to address these issues and they fall short of the ***current*** needs let alone the future needs of the region even without the proposed amendment.

As someone who used to prosecute the crimes that occurred all too frequently within West Jordan City limits, I do not want the crime and noise that comes with the high density residential expanding to the area I live. I sacrificed to pay a premium to live in a nice area. Zoning and city planning should be consistent with the character of the existing neighborhood.

It is disappointing the planning commission staff has opted to support this proposal, favoring the greed of one large property owner over the well being and wishes of the hundreds of families that live adjacent to this property.

Best regards,
Aliisa N. Leon

Julie Davis

From:	Casey Dubbs <casey.dubbs@icloud.com>
Sent:	Tuesday, April 19, 2022 4:24 PM
To:	Larry Gardner; Julie Davis; Mayor Burton; Council Comments; Mark Forsythe; Duncan Murray; Todd Johnson
Subject:	Bowman Project - No very high density
Follow Up Flag:	Follow up
Flag Status:	Flagged

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To the planning commission,

I understand these emails will be read out loud and will be expecting to hear this and others and the meeting.

As a resident of Maple Hills and West Jordan, I am a very hard no on this proposed plan change.

There are no positives I see within this plan to anyone but the developer and those who have opportunity for financial gain.

Besides our streets water sewer and schools not being able to withstand that type of change it is not creating the type of city we should be out west. Why cram more high density in just because there is land to do so?

It will lower property values and increase crime.

Do better to clean up sidewalks weeds and run down lots and enforce our own city ordinances to keep the city a respectable and clean place to live. So many in this area take Mountain View down to south jordan and Herriman to shop because it is a vastly different experience and so much nicer.

Are we putting back into plans the rec center that was supposed to be built of 90? Why aren't we putting money into things for the residents that do generate city tax revenue?

The new plan not only adds way too much high density right off 78, but it removes the large park area and commercial area which is what was adjacent to the main road. That is a much classier and nice drive that to drive through high density apartments in both sides of the road. While we are at it, why are there so many cars just parked off 78 at those apartments on the gravel are right off the road? It's been a year plus since that development was out in. Was there not enough parking spaces? What a dump to drive by.

Some of those cars never even move. Why would I want two eye sores like that on both sides of the street.

Hard no.

- Casey

Julie Davis

From: Lise Letcher <liseletcher@gmail.com>
Sent: Tuesday, April 19, 2022 4:25 PM
To: Julie Davis
Subject: Bowmans Arrow

Follow Up Flag: Follow up
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Dear Members of the Planning Commission and our council.
I live at 7503 S Bridge Maple Lane in Maples Hills. My yard backs up to 6400 w. I am very concerned about you moving forward on the Bowmans Arrow project. I understand development has to happen, but why change the current residential zoning to very high? The homes surrounding this area are anywhere from the $600,000 to 1 million. Why do you think that putting apartments and other "very high" density be a good idea? I would be concerned with not only the obvious problems with 7800 traffic, but schools and things like the grocery store. All ready many of us are going out of West Jordan to shop because other cities are easier to access and are not as crowded. I am also very concerned with crime in a much higher density area than single family homes and townhomes. Frankly back in those fields there is quite a few naughty things happening all ready.
The resources in this area are severely deficient, and before any zoning considerations are reviewed, the current infrastucu re need to be addressed first.
For the record I am opposed at this current time.

Thank you for your time.

Lise Letcher
801-209-0309
liseletcher@gmail.com

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL WORK SESSION

Wednesday, May 27, 2020 - 5:30 p.m.
Approved June 24, 2020

Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088
With participants attending electronically via Zoom, and streamed on the West Jordan YouTube channel due to infectious disease COVID-19

COUNCIL: Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Michael Oliver, IT; Rachel MacKay, IT; Scott Langford, Development Services Director; Larry Gardner, City Planner; Mark Forsythe, Assistant Planner; Robert Wall, City Attorney; Derek Maxfield, Fire Chief; Duncan Murray, Assistant City Attorney; Kent Page, Senior Planner; Cindy Quick, City Recorder

PUBLIC: Chris Hupp

CALL TO ORDER
Chair McConnehey called the work session to order at 5:30 p.m.

MODERATE INCOME HOUSING PLAN
Larry Gardner explained that under Utah Code 10-9a-408 and 17-27a-408 (moderate income housing requirements), municipal legislative bodies must annually:

1. Update 5-year estimates of moderate-income housing needs;
2. Conduct a review of the moderate-income housing element and its implementation;
3. Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and WFRC no later than December 1st, 2019; the report on progress of said plan is due on December 1st, 2020; and annually after that; and
4. Post the report on their municipality's website.

Councilmember Green spoke of moderate income housing, property values, and property tax rates. Scott Langford and Mr. Gardner presented possible methods to encourage development of moderate income housing as interactive questions for the Council, with the following responses:

- Rezone for densities necessary to assure the production of moderate income housing – Yes (2) No (5)
- Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing – Yes (1) No (6)

- Facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing – Yes (5) No (2)
- Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city – Yes (0) No (7)
- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones – Yes (5) No (-)
- Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers – Yes (5) No (2)
- Encourage higher density or moderate income residential development near major transit investment corridors (required) – Yes (6) No (-)
- Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities (required) – Yes (1) No (5)
- Allow for single room occupancy developments – Yes (2) No (5)
- Implement zoning incentives for low to moderate income units in new developments – Yes (3) No (4)
- Utilize strategies that preserve subsidized low to moderate income units on a long-term basis – Yes (2) No (5)
- Preserve existing moderate income housing – Yes (6) No (1)
- Reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing – Yes (0) No (7)
- Participate in a community land trust program for low or moderate income housing – Yes (1) No (5)
- Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality – Yes (-) No (6)
- Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing – Yes (2) No (5)
- Apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity – Yes (3) No (4)
- Apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing – Yes (-) No (3)
- Apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance – Yes (-) No (4)
- Utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency – Yes (1) No (6)
- Any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income – Yes (5) No (2)

Mr. Gardner thanked the Council for their input, and said he would bring back updates to the Moderate Income Housing Plan based on their feedback.

TATTOO AND BODY ENGRAVING SERVICES

Tattoo businesses as defined in 2009 City Code are not currently allowed in any zone in the City. Mr. Langford explained the Planning Commission recommendation to allow Tattoo and Body Engraving Service as a conditional use in the SC-2, SC-3, CC-C, and M-1 zones with the following definition:

> Tattoo and Body Engraving Service: A personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.

The proposal to the Planning Commission was a conditional use in the SC-3 and CC-C zones. The Planning Commission recommended expanding the use to SC-2 and M-1 zones as well. Mr. Gardner showed on a map that allowing the use in SC-2 zones would put the conditional use closer to existing residential.

Councilmember Lamb suggested designating three or four areas in the City to allow the conditional use, rather than allowing the use in all SC-2 zones, to provide greater buffering for residential neighborhoods. The Council discussed possible options. Rob Wall discouraged retaining the current prohibition in all zones. The Council directed Staff to draft language based on the discussion.

NEW BUSINESS AND UNFINISHED BUSINESS

The Council reviewed a list of items that will appear for the first time on an upcoming Council agenda, and reviewed a list of unfinished Council business items.

Chair McConnehey adjourned the work session at 6:47 p.m.

I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on June 10, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
City Recorder

Approved this 24th day of June 2020

MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING

Wednesday, May 27, 2020 - 7:00 p.m.
Approved June 24, 2020

Based from City Hall, 8000 South Redwood Road, West Jordan, Utah 84088
With participants attending electronically via Zoom, and streamed on the West Jordan YouTube channel due to infectious disease COVID-19

COUNCIL: Chris McConnehey, Chair; Kelvin Green, Vice-Chair; Zach Jacob, Chad Lamb, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: Alan R. Anderson, Deputy Council Office Director; Brian Clegg, Public Works Director; Korban Lee, CAO; Dirk Burton, Mayor; Danyce Steck, Finance Director; Michael Oliver, IT; Rachel MacKay, IT; Robert Allred, IT Director; Scott Langford, Development Services Director; Tangee Sloan, Deputy City Recorder; Larry Gardner, City Planner; Robert Wall, City Attorney; Jared Smith, Risk & Emergency Manager; Derek Maxfield, Fire Chief; Duncan Murray, Assistant City Attorney; Kent Page, Senior Planner; Ray McCandless, Senior Planner; Brandon Turner, West Jordan Police Department; Mark Forsythe, Assistant Planner

PUBLIC: Chris Hupp, Gary Cannon, Ben Southworth

I. CALL TO ORDER

Chair McConnehey called the meeting to order at 7:00 p.m. Chair McConnehey explained to the public how to electronically participate in the citizen comment period and public hearings.

II. PLEDGE OF ALLEGIANCE

The Pledge was led by Chief Derek Maxfield.

FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT, MUNICIPAL BUILDING AUTHORITY, AND REDEVELOPMENT AGENCY MEETINGS

At 7:04 p.m., the City Council moved to a meeting of the Fairway Estates Special Service Recreation District, moved to a meeting of the Municipal Building Authority at 7:09 p.m., and moved to a meeting of the City of West Jordan RDA Board at 7:13 p.m., returning to regular Council meeting at 7:17 p.m.

III. CITIZEN COMMENT

Chair McConnehey opened the citizen comment period and closed the citizen comment period seeing that no one electronically indicated a desire to speak.

IV. COMMUNICATIONS

i. MAYOR'S REPORT

Mayor Burton thanked the Council for their ongoing work on the FY 2021 Budget. He updated the Council regarding operations at City Hall and City Parks, and reported on meetings recently attended.

ii. CAO'S REPORT

Korban Lee updated the Council regarding street projects and water projects, and reported that the City Passport Office would begin accepting passport applications on June 1, 2020. Mr. Lee reported on a recent car show/parade.

iii. COVID-19 UPDATE

Jared Smith provided an update on relief efforts related to COVID-19.

iv. COUNCIL OFFICE REPORT

Alan Anderson reported on Council Office matters.

v. CITY COUNCIL COMMENTS

Councilmember Worthen –

- Expressed enthusiasm for the recent car parade.
- Congratulated the graduated Class of 2020.
- Commended her neighbor, Sean O'Brien, for service in the community, and encouraged everyone to be kind and respectful of others.

Councilmember Whitelock –

- Thanked citizens who took the time to contact Councilmembers with input.

Councilmember Jacob –

- Reported on a recent Wasatch Front Regional Council Joint Policy Advisory Committee meeting.
- Recognized his daughter, a Copper Hills High School student, for receiving the Carson Scholarship from the Ben Carson Foundation.

Councilmember Green –

- Thanked residents for reaching out to Councilmembers in the last few weeks.
- Expressed understanding for citizen perspectives regarding the FY 20201 Budget and emphasized that the current budget situation was not caused by overspending on City services. He encouraged citizens to make constructive suggestions regarding the budget.

Councilmember Pack –

- Said he enjoyed speaking with and receiving input from citizens and agreed with Councilmember Green regarding constructive suggestions.

Councilmember Lamb –

- Said he missed being able to meet in person as a Council.

- Recommended improving safety for drivers around the 7800 South and 4000 West intersection.

Chair McConnehey –

- Expressed appreciation to the Parks Department.

V. PUBLIC HEARINGS

a. GENERAL LAND USE MAP AMENMDENT AND REZONE FOR MJ – PROJECT 1

Scott Langford and Larry Gardner explained the proposed General Land Use Map Amendment at 6835 West New Bingham Highway to rezone approximately 9 acres from Parks and Open Land to Light Industrial, and rezone approximately 60 acres from Agricultural 20-acre lots (A-20) Zone to Light Manufacturing (M-1) Zone. The Planning Commission forwarded a positive recommendation on this application.

Chair McConnehey opened a public hearing at 8:08 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment.

MOTION: Councilmember Whitelock moved to approve Ordinance No. 20-13 General Plan Land Use Map Amendment to rezone approximately 9 acres from Parks and Open Land to Light Industrial, and rezone approximately 60 acres from A-20 to M-1 Zone. Councilmember Jacob seconded the motion.

A roll call vote was taken

Councilmember Green	**Yes**
Councilmember Whitelock	**Yes**
Chair McConnehey	**Yes**
Councilmember Worthen	**Yes**
Councilmember Pack	**Yes**
Councilmember Jacob	**Yes**
Councilmember Lamb	**Yes**

The motion passed 7-0.

b. CANNON & COMPANY OFFICE REZONE

Kent Page explained the request to rezone approximately 2.29 acres at 8631 South Redwood Road from RR-1A (Rural Residential 40,000 square foot lots) Zone to P-O (Professional Office) Zone. The Future Land Use Map designated the subject property for professional office use.

Gary Cannon, applicant, spoke of the property's history and explained his plans for the property.

Chair McConnehey opened a public hearing at 8:21 p.m.

Denise Ballard, West Jordan resident, commented that few drivers obey traffic laws in the area, and asked what would be done to control street traffic when the office building was built.

Chair McConnehey closed the public hearing. Mr. Langford thanked Ms. Ballard for bringing the issue to the City's attention and stated Staff would look in detail at possible traffic calming measures. A traffic signal light is part of the long-term plan for the intersection.

MOTION: Councilmember Green moved to approve Ordinance No. 20-12 approving a rezone of 2.29 acres at 8631 South Redwood Road from RR-1A Zone to P-O Zone. Councilmember Worthen seconded the motion.

A roll call vote was taken

Councilmember Green	**Yes**
Councilmember Whitelock	**Yes**
Chair McConnehey	**Yes**
Councilmember Worthen	**Yes**
Councilmember Pack	**Yes**
Councilmember Jacob	**Yes**
Councilmember Lamb	**Yes**

The motion passed 7-0.

c. ADOPTION OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2020-2021

Danyce Steck presented the FY 2021 Tentative Budget and suggested the Council schedule a public hearing for June 10, 2020.

Chair McConnehey opened a public hearing at 8:31 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment. Ms. Steck confirmed that no changes had been made to the Tentative Budget since it was last presented to the Council.

MOTION: Councilmember Whitelock moved to adopt Resolution No. 20-31 regarding adoption of the Tentative Budget for FY 2020-2021. Councilmember Green seconded the motion.

Councilmember Whitelock and Chair McConnehey thanked Ms. Steck for her outstanding work on the FY 2021 Budget.

A roll call vote was taken

Councilmember Green	**Yes**

Councilmember Whitelock Yes
Chair McConnehey Yes
Councilmember Worthen Yes
Councilmember Pack Yes
Councilmember Jacob Yes
Councilmember Lamb Yes

The motion passed 7-0.

VI. CONSENT ITEMS

a. Approve meeting minutes: April 29, 2020 Combined City Council/Planning Commission Work Session
b. Approve Wastewater Planning Program Annual Report for the City of West Jordan
c. Approve Reimbursement Agreement with Peterson Development Company, LLC

MOTION: Councilmember Green moved to approve Consent Items 6a – 6c. Councilmember Whitelock seconded the motion.

A roll call vote was taken

Councilmember Green Yes
Councilmember Whitelock Yes
Chair McConnehey Yes
Councilmember Worthen Yes
Councilmember Pack Yes
Councilmember Jacob Yes
Councilmember Lamb Yes

The motion passed 7-0.

VII. CONSENT ITEMS DISCUSSION

No Consent Items were pulled for discussion.

VIII. BUSINESS ITEMS

a. RESCIND DIRECTION TO UPDATE THE VETERAN'S MEMORIAL PARK MASTER PLAN

Councilmember Green explained the recommendation to rescind direction to update the Veteran's Memorial Park Master Plan until more resources are available. Councilmember Jacob said he would not want to send the message that the City did not value the project. Councilmember Green responded that he would not want to carry the item under "Unfinished Business" for a year or more. Councilmember Whitelock asked how the Council could ensure the project remained a priority. Mr. Lee commented that the Parks Capital Fund included a list of unfunded projects. He suggested the update of the Veteran's Memorial Park Master Plan could be included with the Veteran's Memorial Park Expansion Project already listed as an unfunded project, or could be listed separately on the Final Budget as an unfunded project.

Councilmember Lamb commented that the Veteran's Memorial Park Master Plan update was intended to update sidewalk and landscaping in the area of the planned Art Center. He suggested discussion of the Park Master Plan update could be postponed until the City moved forward with the Art Center Project.

MOTION: Councilmember Green moved to approve Resolution No. 20-34 rescinding Council direction to update the Veteran's Memorial Park Master Plan. Councilmember Lamb seconded the motion.

Councilmember Jacob said he would vote against the motion because he would like the update to remain on the radar. Councilmember Pack suggested the update remain on the list of Unfinished Business. Councilmember Lamb said he expected the update would more forward when the Art Center Project moved forward. Chair McConnehey said he would prefer Unfinished Business not become a growing wish list.

A roll call vote was taken

Councilmember Green	**Yes**
Councilmember Whitelock	**Yes**
Chair McConnehey	**Yes**
Councilmember Worthen	**Yes**
Councilmember Pack	**Yes**
Councilmember Jacob	**No**
Councilmember Lamb	**Yes**

The motion passed 6-1.

IX. WORKSESSION

a. PRELIMINARY DEVELOPMENT PLAN FOR BOWMAN'S ARROW

Ben Southworth with Bowman's Arrow explained the proposed Future Land Use Map Amendment, proposed rezone to P-C IOZ, and Master Development Plan included with the Bowman's Arrow proposal. He encouraged strict adherence to the IOZ plan. The concept plan included 24.85 dwelling units per acre with net density varying depending on land use areas, with a total of 2,193 units. Mr. Southworth shared results of a traffic impact study, plans for open space, and infrastructure needs. He asked the Council for feedback regarding the possibility of including a mountain bike trailhead that would ultimately need to be City owned and maintained.

Councilmember Whitelock asked if existing infrastructure would be able to serve the existing zoning. David Murphy explained infrastructure needs and benefits that would be gained from a consistent long-term land use plan. Responding to a question from Councilmember Whitelock, Mr. Southworth stated that a majority of the housing units would be part of an HOA.

Councilmember Jacob emphasized that soil studies would be important in the situation. He said he would like to see more single-family homes along 6400 West than are shown on the concept plan. Councilmember Jacob said he liked that the development would be entirely owner-occupied.

Councilmember Worthen said she would not want to put the cost of needed infrastructure on the rest of the City residents. She stated a plan was needed to show how the infrastructure would be funded. She said she would be comfortable eliminating some of the commercial at the subject location because of other commercial in the area.

Councilmember Pack expressed concern with the idea of the City assuming ownership and maintenance responsibility for a portion of open space within the project.

Councilmember Green agreed with Councilmember Jacob's suggestion for more single-family homes along 6400 West. Councilmember Green said he believed impact fees need to balance with the impact on the City and said he would be willing to look at the long-term possibility of the City assuming ownership and maintenance of the portion of open space. He said he believed the proposed development was appropriate for the proposed location and suggested a tie to public transit would be beneficial.

Mr. Southworth confirmed that he was aware of the unstable soils in the area. Mr. Murphy stated Staff would pay close attention to the soil studies. Mr. Langford requested Council feedback regarding timing and phasing of 7400 South. Mr. Southworth spoke of protection zone restrictions, and Mr. Murphy responded that he would look at deeds for the protection zones.

X. REMARKS

Mayor Burton –

- Spoke of the delicious donuts created at Dunford Bakers in West Jordan.

David Murphy –

- Provided an update on the intersection at 7800 South and 4000 West.

Councilmember Jacob –

- Asked when the Council would be able to meet together at City Hall again, and asked when the state of emergency would expire. Alan Anderson responded that the Governor's Executive Order on open public meetings would expire on June 30th. He said he was working with the Facilities Department and Council leadership to determine when the Council could return to Council Chambers. Councilmember Pack commented that social distancing would need to be possible for the Council and Staff, as well as any citizens desiring to attend. Mayor Burton said he intended to wait to lift the state of emergency until the City had moved from Risk Level Yellow to Green.

Councilmember Green –

- Provided input regarding street signs at the west end of 7800 South.

XI. ADJOURNMENT

At 10:09 p.m., Councilmember Green moved to adjourn the Council meeting. Councilmember Worthen seconded the motion, which passed by unanimous vote (7-0).

I, Cindy Quick, hereby certify that the foregoing minutes represent an overview of what occurred at the meeting held on June 10, 2020. This document constitutes the official minutes for the West Jordan City Council Meeting.

Cindy M. Quick, MMC
City Recorder

Approved this 24th day of June 2020

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

TO: **Mayor Dirk Burton, Korban Lee,**
FROM: **Greg Davenport, P.E.**
DATE: **August 04, 2022**
RE: **Bowman's Arrow General Plan Land Use Amendment – Infrastructure Analysis**

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

Will the proposed general land use amendment for Bowman's Arrow adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change?

While the public utilities department cannot answer for roadways or public safety, we can provide information regarding the proposed amendment's impact to existing storm water, wastewater, and culinary water facilities of the City. The following statements were given in May to the Planning Commission for this application.

> *Storm Water: The proposed land use drains to Clay Hollow Wash. Any future development should include low impact development best management practices for storm water and will be required to detain on-site. The storm water impact for this development would not require expensive public infrastructure than otherwise be needed without the change.*
>
> *Sanitary Sewer: The landowner is proposing to significantly increase the existing general planned density. The proposed increased density will require larger and more expensive public sewer infrastructure to be constructed in 7800 South, a major arterial in the City, from Mountain View Corridor to Airport Road. None of the needed improvements are included in current master plans or impact fee reports.*
>
> *Water: The property is located within two separate pressure zones. Currently there is not sufficient infrastructure to accommodate the proposed density increase. In order to service this proposed increased density, the City would need to construct costly public infrastructure improvements to increase water storage capacity, water source capacity and existing distribution system capacity.*
>
> ***Finding: The proposed general land use amendment for Bowman's Arrow <u>will</u> adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, water and wastewater facilities, than would otherwise be needed without the proposed change.***

If the proposed property developed today under existing zoning which allows for four (4) residential units, the property owner would pay the current impact fee obligation. Existing utilities would support the development. In contrast the proposed land use amendment would allow for an unlimited number of units. This increase in density is almost impossible for the Utility Department to plan for and quantify without a more specific land use application.

However, to provide some perspective on the possible infrastructure costs that would result from development under a land use amendment as proposed, City staff has used a previous zoning application for this property as a guide which proposed a density for this property of 2,184 units. The previous zoning application included a conceptual engineering study that was only partially completed by the property owner.

Based upon the conceptual, partially completed study, City staff roughly estimates that additional water infrastructure improvements required to support 2,184 units on just this property would include an additional one (1) MG water storage tank, additional pumping facilities from zone 4 to zone 5, and a possible increase in a zone 5 transmission line to the site. City staff estimates that the cost of these additional improvements could be over 5 million dollars today and could be much greater in the future.

In addition, City staff also roughly estimates additional sewer infrastructure improvements required to support just this property if developed with 2,184 units would include removing and replacing existing sewer main lines in 7800 South from the east edge of the property to the intersection of New Bingham Highway and 7800 South. This 12,000 linear foot project would disrupt traffic along the five-lane arterial, pass through the very busy intersections of Mountain View Corridor Highway, 5900 West, 5600 West, Grizzly Way, 4800 West and Airport Road. The construction impact would be like the recent 7000 South project that began at 1300 West and ended at 3000 West. City staff believes the rough estimate for these improvements to be over 12 million dollars and could be much greater in the future.

It is important to again reiterate that because there is not a specific land use development application accompanying the land use amendment application it is not possible to provide a more refined and specific analysis of the cost associated with the proposed change. However, the rough estimates give a reasonable indication of the adverse impact this land use change would have on the neighborhood and community as a whole without larger and significantly more expensive infrastructure than would be otherwise needed without the proposed change.

Sincerely,

Greg Davenport, P.E.

Land Use Subcommittee
May 17, 2022

Present: Council Member Kelvin Green, Council Member Kayleen Whitelock, Council Member Melissa Worthen, Council Office Director Alan R. Anderson, Assistant City Attorney Duncan Murray, City Planner/Zoning Administrator Larry Gardner, and Associate Planner Mark Forsythe

Bowman's Arrow Proposal / Discussion

Council Member Kelvin Green turned time to Ben Southworth regarding a proposal for Bowman's Arrow Future Land Use Map amendment.

Mr. Southworth pointed out that they were not asking for a zoning change or a development agreement with the proposal just an amendment to the Future Land Use Map (FLUM). He briefly discussed the history of the FLUM from 2003 – 2012. It was mentioned that they had been working with the city on the proposal for over two years. He mentioned that one of the first questions asked was whether the city had water to develop the land and they were told there was water. Therefore, they moved forward with a City Council Work Session, updating the Water Master Plan, the Sewer Master Plan, traffic studies, engineering, and planning processes. Around November or December, the City came to them explaining that they didn't have the water infrastructure to develop the land. At that point they had to put on the breaks and worked to figure out what could be done, concluding that they could work with the city to update FLUM and proposed a change. He understood and disclosed that they want to play by the rules, following current code, goals, and policies. He reminded them that the City Council provided consent to proceed with prior plans before the water debacle. He then explained that when it was brought to the Planning Commission things changed due to resident concerns. Mr. Southworth asked if the current code, goals, and policies matter truly mattered or if they were ready to set new goals and rules. He noted that the Planning Commission mentioned commercial as a shortcoming and asked if the Council agreed. He then disclosed that they were willing to compromise but felt it was important to be aware of a few issues when deciding. He felt there should be a give and take between landowners and government processes.

Mr. Southworth then reported of inconsistencies between the adopted goals, objectives, and policy versus what was depicted in the FLUM, citing an example of major Park Policy changes. He suggested that transportation infrastructure would require coordination with the City, UDOT, WFRC, and development to reach a solution. He believed their proposal would help in accomplishing transportation infrastructure. West Jordan City policy clearly indicated that density should be placed along transportation corridors and should be in this location, however, the FLUM was misaligned with these policies. He asked for the Council's thoughts and direction mentioning he wanted to work together determining what is best for the future.

Rob Bowman mentioned that it wasn't just the Planning Commission pushing the idea of commercial it was also residents. He believed that traffic concerns and the loss of commercial were the main complaints. He felt that the traffic concerns would be solved in two years with plans coming and felt that commercial would be better located on that side of the freeway. However, it was his belief that commercial caused more traffic versus high density traffic. It was mentioned that they paid for a great deal of the engineering and planning for the project and wanted to move forward. He alleged that the sooner they put development in place, the better and noted that with the 7800 South widening project the sewer line could be done at the same time, however, if they waited it would cost a great deal more. To

DRAFT

him, waiting any further didn't make sense, in fact he felt their development should have taken place before the one to the west.

Council Chair Kayleen Whitelock agreed with resident and planning commission comments that commercial was an important part of the development. A mixed-use community should include commercial. She agreed that the General Plan should be updated on a regular basis and since they currently had a committee working on the plan, she wanted them to work together. Council Chair Whitelock preferred that commercial border major corridors, not housing and believed the number of housetops proposed would sustain commercial.

Council Member Melissa Worthen was torn because she felt there was a good amount of commercial on the opposite side of the freeway and believed the area was congested. However, if residents want more commercial, she understood that desire. She was felt their proposal was fine and didn't have any concerns. She opined about moving the commercial to the opposite corner. Rob Bowman reported that was their plan to place commercial on the southwest corner rather than the southeast corner.

Council Vice Chair Kelvin Green asked City Planner/Zoning Administrator Larry Gardner about a cap on very high-density zoning. It was reported that high density was 10 and up. Council Vice Chair Green was uncertain how to plan for future use in the area without a cap. Rob Bowman reminded them that it was a request for a rezone, just a plan change, and he believed there was a cap.

City Planner/Zoning Administrator Larry Gardner, responding to a question by Council Vice Chair Green, noted that high density was "up from 10" and the density was capped and found in CC 13-5c-3 Density Designations. Rob Bowman explained that in May of 2020 the plan was proposed with 2100 units and Council was okay with that proposal. He also mentioned about the 1300 units with ERUs in the IOZ zone and that there wasn't a general plan equivalent. Ben reminded them that with the commercial component included the number of units would be reduced.

Rob Bowman reported that he would be glad to do whatever needed to be done, whether it was including commercial, or a park. He reminded them however, that they were not the developer but they did want to work with the city and the residents. He asked them to express what was wanted so they could make it happen.

Council Member Melissa Worthen was fine with the plan and for them to move commercial to the west. Council Chair Kayleen Whitelock wanted them to work with the General Plan committee before moving forward. Rob Bowman was uncomfortable being required to coordinate with the committee being he had been working with the city for over two years. Council Chair Kayleen Whitelock was uncomfortable not including them she felt she was being asked to tell the committee what should take place in the area.

Council Member Melissa Worthen felt that the committee could understand that a developer had been requesting a plan in the area for a couple years and wanted to reach a solution. Ben felt that city code allowed for the process. He had a high respect for property rights and believed the committee agreed. He also mentioned that the General Plan was a living, breathing document.

Assistant City Attorney Duncan Murray thought the applicant was making a good point and believed the General Plan should match what was currently in the IOZ zone. Council Chair Kayleen Whitelock asked that Ben and Rob Bowman work with the committee and bring information back. Ben was okay to do but felt it was dragging out the process. Rob Bowman agreed to talk to General Plan committee before moving forward.

DRAFT

It was committee consensus for Alan to coordinate a discussion with the General Plan Committee and Ben and Rob Bowman. Duncan asked for Larry to be involved as well. Planned for mid to end of June.

Ben asked for any other direction and both Council Member Melissa Worthen and Council Chair Kayleen Whitelock requested a COSTCO. Ben asked about density and housing. Council Chair Kayleen Whitelock noted that the City would not be able to afford thousands of units right now. Rob Bowman noted they were submitting 2100 but would probably end up with 1200.

Assistant City Attorney Murray asked the committee if they were okay with no large city parks planned. Council Chair Kayleen Whitelock felt that open space should be required. Council Member Melissa Worthen okay without large city park. Ben believed that park space and trails would still be part of the development. Council Chair Kayleen Whitelock believed a large city park was not a viable option.

Ben asked if they had any concerns around transportation. He felt it was important to update the General Plan for both UDOT and WFRC. He felt that working with UDOT would help the city gain funding for the transportation in the area. Council Chair Kayleen Whitelock agreed that having good data and relationships were key.

Ben and Rob Bowman thanked the committee for their time.

Meeting adjourned (49:39)

DRAFT

REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Presenter: Greg Davenport

Department Sponsor: Public Utilities

Agenda Type: WORK SESSION

Time Requested: 15 minutes presentation, 10 minutes council

Meeting Date Requested : 10/26/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Provide information on the proposed 2022 Drinking Water Master Plan Update

2. **EXECUTIVE SUMMARY**
   The current West Jordan Drinking Water Master Plan was last updated in 2016. The City has hired Bowen and Collins to complete a new master plan to address changes in the system since the last update. The new master plan was created using water modeling software to evaluate current city water infrastructure against current and future demands. This new study better predicts required capital facilities to provide current and future residents with the best possible service.

   This workshop is an opportunity for staff and the consultant to answer questions City council might have regarding the plan.

   The purpose of this workshop is to allow City Council time to discuss the report and provide any comments or possible edits to the report.

3. **TIME SENSITIVITY / URGENCY**
   City staff would like to bring back the report to City Council in November for further public comment and possible adoption.

4. **FISCAL NOTE**
   This report includes proposed capital improvement projects for the drinking water system that will influence future impact fees and budgets.

5. **DEPARTMENT RECOMMENDATION**
   Staff desires to receive feedback from the Council on the report.

6. **PLANNING COMMISSION RECOMMENDATION**
   NA

7. **MOTION RECOMMENDED**
   NA

8. **MAYOR RECOMMENDATION**
   NA

9. **PACKET ATTACHMENT(S)**

10. **OTHER INFORMATION**

The 2022 Drinking Water Master Plan update was recently completed by Bowen and Collins. The report includes the following updates;

- Updated Data Collection – incorporated changes to the City system from 2016 to present
- Updated Demands – incorporated change to land use since 2016.
- Updated Existing Model – Updated InfoWater hydraulic model based on the new data provided. Calibrated model for future demand.
- Evaluated Buildout Scenario – Identified capacity required in the City system when all undeveloped land in the City has been developed.
- Capital Improvement Plan – Prepared a CIP to be used by City staff for future planning and budgeting purposes.



PREPARED FOR:

WEST JORDAN UTAH

PREPARED BY:

BOWEN COLLINS & ASSOCIATES

CITY OF WEST JORDAN

AUGUST 2022

WATER MASTER PLAN

{{section.number}}.{{item.number}}

WATER MASTER PLAN

AUGUST 2022

PREPARED FOR:

WEST JORDAN UTAH

PREPARED BY:

BOWEN COLLINS & ASSOCIATES

{{section.number}}.{{item.number}}

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EXECUTIVE SUMMARY

INTRODUCTION

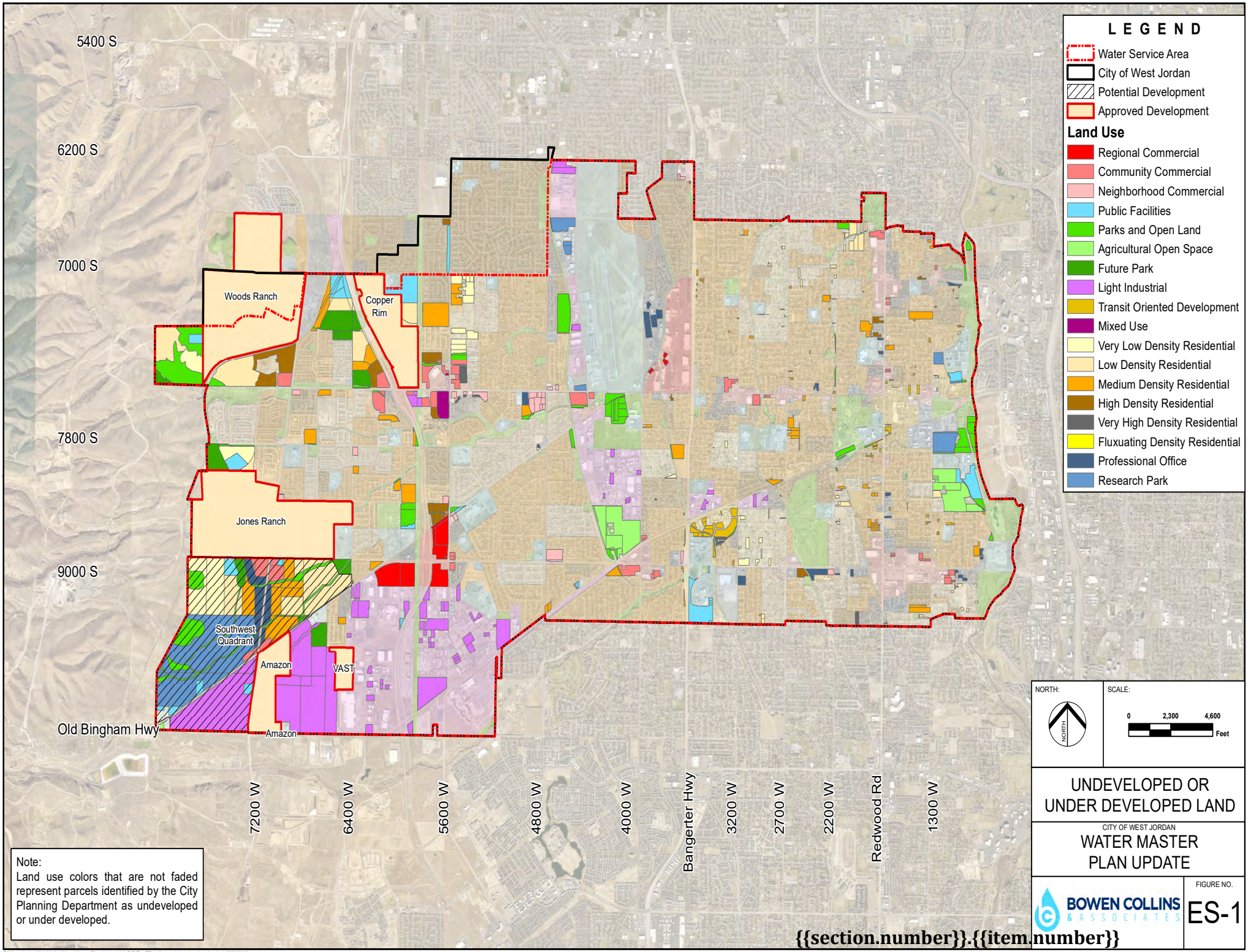
The City of West Jordan (City) is one of the largest cities in the State of Utah and is continuing to grow. The City desires to develop an updated master plan for its water system in order to adequately plan for the future. The water master plan identifies recommended improvements that resolve existing and projected future deficiencies in the water system throughout the City's service area. An implementation plan is then presented to complete the most pressing projects over the next ten years. This executive summary has been prepared to provide decision makers and the public with a summary of the evaluation process and information on all the major conclusions and recommendations. The full report provides additional technical details for City engineering and operations staff.

DEMAND PROJECTIONS

Through the planning window of this study (2060), the City is expected to see significant growth as the City approaches buildout. The United States Census Bureau estimates the population of the City to be approximately 117,000. The Wasatch Front Regional Council (WFRC), which provides population and employment projections, projects that the West Jordan area will increase of nearly 27,000 people from current. Over the past 15 years, the City's population has grown at approximately 1.8% per year. It is assumed that growth will continue at this rate in the near term before slowing as the City approaches buildout.

To determine where that growth will occur, City staff provided GIS data detailing undeveloped parcels. That information was combined with the City's current land use map to create a guide for where and how much water demand would increase. Figure ES-1 shows the undeveloped parcels with their assigned land use type, as well as several known developments that will be constructed in the near future.

To plan for water demand, population and employment projections are converted into a common unit, an equivalent residential connection (ERC). An ERC is defined as the equivalent water demand for the average residential water connection. As part of this study, Bowen Collins & Associates (BCA) worked with City staff to determine appropriate ERC densities for various residential and non-residential land use categories. Table ES-1 is a summary of the developable land available and the assumed ERC density associated with it. Based on this analysis, at buildout the water system will have 24,274 additional ERCs. It should be noted that any changes in land use or density assumptions can have significant impacts on the water system. Each ERC has an associated water source, pumping, conveyance and storage capacity associated with it.



UNDEVELOPED OR UNDER DEVELOPED LAND

CITY OF WEST JORDAN

WATER MASTER PLAN UPDATE

BOWEN COLLINS & ASSOCIATES

FIGURE NO.

ES-1

{{section.number}}.{{item.number}}

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Table ES-1
Assumed Densities by Land Use Type

Land Use Category	Developable Acreage	Assumed Density (ERC/Acre)	Additional ERCs
Generally Established Densities			
Community Commercial	109	2.2	239
Neighborhood Commercial	54	1.8	98
Parks and Open Land	341	2.1	716
Professional Office	102	2.6	265
Public Facilities	176	2.4	423
Regional Commercial	3	1.9	6
Research Park	352	1.5	529
Transit Oriented Development	39	20.0	773
Very Low Density Residential	211	2.0	421
Low Density Residential	317	3.0	950
Medium Density Residential	331	5.4	1,784
High Density Residential	46	8.0	365
Very High Density Residential	16	16	258
Jones Ranch	610	4.9	2,960
Copper Rim	177	3.5	618
Woods Ranch	193	4.7	912
Variable Density			
Light Industrial	632	3.1	1,984
Interchange Overlay Zone	375	29.3	10,974
TOTAL			**24,274**

Based on historic ERC counts and City Staff's tracking of planned developments over the past several years, it is estimated that in 2021 the City had an existing ERC count of 41,976. Adding the current and projected ERCs gives a buildout projection of 66,250. Figure ES-2 shows the expected increase in ERCs over time.

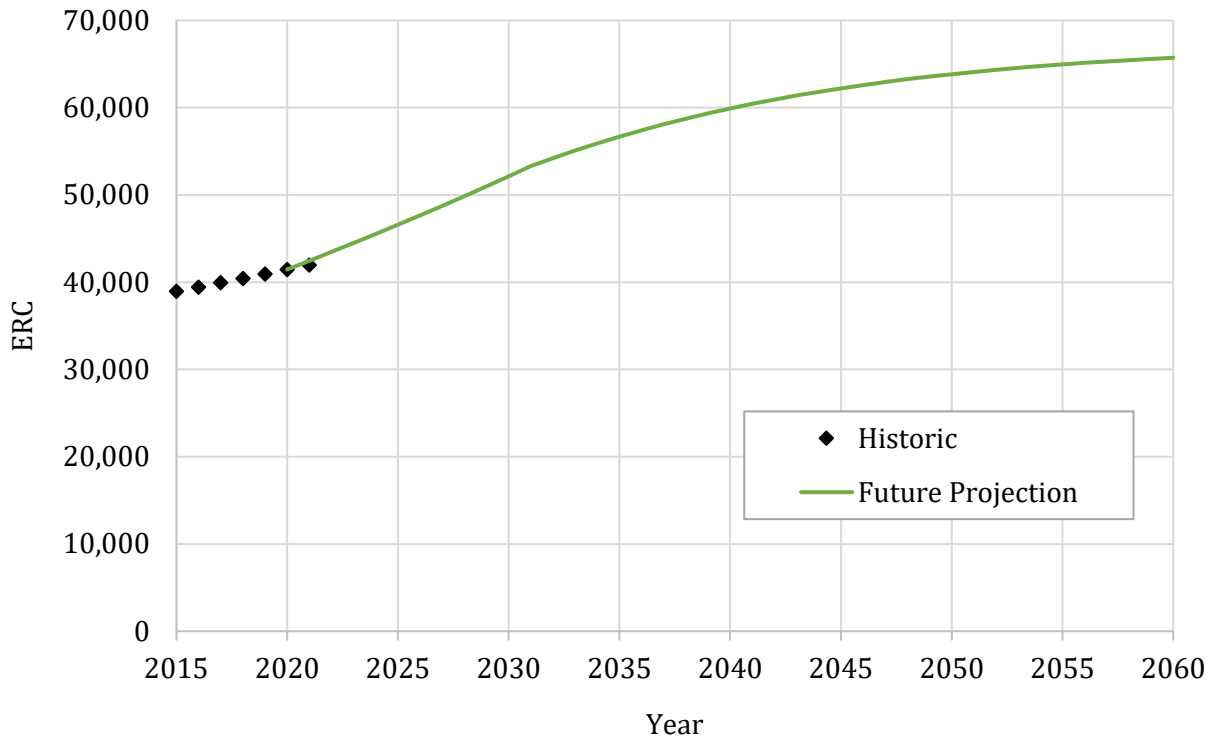


Figure ES-2 ERC Projections

PRODUCTION REQUIREMENTS

The State of Utah Division of Drinking Water recently conducted an analysis of the City's water usage of the past 3 years. The result of this analysis was a System-Specific Minimum Sizing letter that sets source requirements for average annual demand, peak day source demand and storage sizing as follows:

- Average Annual Demand = 237,250 gallons per ERC
- Peak Day Source Demand = 1,764 gallons per day per ERC
- Minimum Equalization Storage = 650 gallons per ERC

These sizing standards have been used for this analysis. The State will review the City's water usage and adjust these requirements every few years. These updates will take into account actual water usage which may be affected by conservation efforts, drought, or other factors. It should be noted that the production requirements of the State include a "variability factor" above and beyond actual historical use. This helps assure that water supply is available regardless of the variability of actual demand.

Production requirements have been compared to source availability to determine if City supplies are adequate to meet existing and future demands. The results of this analysis are summarized in a series of table below. Included in the tables is the following information:

- Projected future demands[1]. It will be noted that this is not a single value for any given year, but a range. As has been seen in the historical data, demand can vary significantly from year to year depending on weather conditions and other factors. The range shown incorporates the maximum and minimum per ERC water use in the historic record.
- Source sizing requirement based on the State of Utah minimum requirement.
- Source capacity. The City has two main sources of water: City-owned wells and water purchased from the Jordan Valley Water Conservancy District. These sources provide the City with 26,500 acre-ft/year of supply at a peak production rate of about 78 million gallons per day.

Results are summarized in Tables ES-2 through ES-5. Table ES-2 shows the projected annual demand and Table ES-3 shows the projected peak day demand through 2060. Table ES-4 shows the projected annual peak day supply compared with demand through 2060 and Table ES-5 shows the same comparison for peak day.

Table ES-2
Annual Water Demand Projection

Year	Projected Water Demand (Acre-Ft/Yr)		State Sizing Requirement (Acre-Ft/Yr)
	Low Estimate	High Estimate	
2021	21,600	25,600	29,000
2026	24,300	28,300	32,200
2031	27,000	31,000	35,500
2041	29,600	33,600	38,600
2051	30,900	34,900	40,300
2060	31,200	35,200	40,700

Table ES-3
Peak Day Water Demand Projection

Year	Projected Water Demand (MGD)		State Sizing Requirement (MGD)
	Low Estimate	High Estimate	
2021	41	59	75
2026	47	65	82
2031	54	72	90
2041	60	78	98
2051	63	81	102
2060	63	81	102

[1] It should be noted that both projected demands and the State sizing requirement have been projected assuming that the City can successfully achieve the State of Utah Regional Conservation goal. This includes a reduction in per capita water use from 198 gallons per day (gpd) in 2020 to 183 gpd in 2030 and to 166 gpd in 2065.

Table ES-4
Annual Water Supply Projection

Year	JVWCD Contract (Acre-Ft/Yr)	JVWCD Contract - Extra 20% (Acre-Ft/Yr)	Well Production (Acre-Ft/Yr)	State Sizing Requirement (Acre-Ft/Yr)	Surplus / (Deficit) (Acre-Ft/Yr)
2021	20,000	4,000	2,500	30,800	(4,300)
2026				34,000	(7,500)
2031				37,200	(10,700)
2041				40,300	(13,800)
2051				41,900	(15,400)
2060				42,300	(15,800)

Table ES-5
Peak Day Water Supply Projection

Year	JVWCD Contract (MGD)	Well Production (MGD)	State Sizing Requirement (MGD)	Surplus / (Deficit) (MGD)
2021	70.5	7.1	74.6	3.0
2026			82.3	(4.7)
2031			90.2	(12.6)
2041			97.7	(20.1)
2051			101.6	(24.0)
2060			102.4	(24.8)

As can be seen in Tables, the City has enough annual supply to satisfy projected demands for the next few years. However, it does not have enough redundant supply to meet the State sizing standard with its current variability factor. It is recommended that the City explore options for gradually increasing its annual supply. At a minimum, the City will need to have access to additional supply no later than 2024 when its projected demand will exceed available supply, even without the recommended redundancy factor. There are a couple options to consider for future source capacity as demand increases. This includes increasing the City's JVWCD contract, moving large outdoor watering locations to secondary water, increasing conservation efforts, or increasing well capacity. Increasing well capacity may be limited due to groundwater quality and availability concerns.

Source capacity looks a little better as shown in Table ES-5. Even with the current variability factor, the City has adequate production capacity to meet needs through at least 2025. When compared to actual demands, existing sources are expected to be adequate to meet demands through 2045. Since peak demands have been trending downward in recent years, it is recommended that the City wait on developing additional peak day capacity as it monitors demand trends over the next few years. If the City continues its current trend, it may not be necessary to add peak day capacity for several decades.

WATER STORAGE

Water production sources are typically sized for a peak day scenario, but as flow varies throughout the day, demands can be significantly higher. Storage becomes an integral part of delivering water to

meet fluctuating demands throughout the day. Storage is also needed for firefighting needs as well as various other operational scenarios. As noted above, the State's minimum sizing requirements set an equalization storage value of 650 gallons per ERC. Each pressure zone also has a specific fire storage and operational storage amount. Table ES-6 shows the calculated storage requirements based on existing ERCs. Table ES-7 shows the same information for existing ERCs plus all previously approved development. Table ES-8 shows the same analysis for projected development at buildout.

Table ES-6
Storage Requirements - Existing

Pressure Zone	Existing ERCs	Current Storage (MG)	Equalization Storage (MG)	Fire Storage (MG)	Emergency Storage (MG)	Total Storage (MG)	Surplus / (Deficit)
1	11,807	10.5	7.7	1.2	4.7	13.6	(3.1)
2	5,878	10	3.8	1.2	4.8	9.8	0.2
3	8,111	9	5.3	1.0	0.0	6.3	2.7
3A	410	0	0.3	0.0	0.0	0.3	(0.3)
3B	1,316	0	0.9	0.0	0.0	0.9	(0.9)
4	6,311	11	4.1	1.2	1.6	6.9	4.1
5	6,288	0	4.1	1.2	0.0	5.3	(5.3)
6	1,858	6	1.2	1.2	1.0	3.4	2.6
Total	**41,979**	**46.5**	**27.3**	**7.0**	**12.1**	**46.4**	**0.1**

Table ES-7
Storage Requirements - Existing & Previously Approved Development

Pressure Zone	Existing & Approved, Not Constructed ERCs	Current Storage (MG)	Equalization Storage (MG)	Fire Storage (MG)	Emergency Storage (MG)	Total Storage (MG)	Surplus / (Deficit)
1	12,329	10.5	8.0	1.2	4.7	13.9	(3.4)
2	5,950	10	3.9	1.2	4.8	9.9	0.1
3	8,609	9	5.6	1.0	0.0	6.6	2.4
3A	435	0	0.3	0.0	0.0	0.3	(0.3)
3B	1,396	0	0.9	0.0	0.0	0.9	(0.9)
4	7,618	11	5.0	1.2	4.8	11.0	0.0
5	8,463	0	5.5	1.2	0.0	6.7	(6.7)
6	3,815	6	2.5	1.2	1.0	4.7	1.3
7	0	0	0.0	0.8	0.0	0.8	(0.8)
Total	**48,615**	**46.5**	**31.6**	**7.8**	**15.3**	**51.5**	**(8.2)**

Table ES-8
Storage Requirements – All Projected Development at Buildout

Pressure Zone	Buildout ERCs	Current Storage (MG)	Equalization Storage (MG)	Fire Storage (MG)	Emergency Storage (MG)	Total Storage (MG)	Surplus / (Deficit)[1]
1	12,800	10.5	8.3	1.2	4.7	14.2	(3.7)
2	6,106	10	4.0	1.2	4.8	10.0	0.0
3	8,631	9	5.6	1.0	0.0	6.6	2.4
3A	414	0	0.3	0.0	0.0	0.3	(0.3)
3B	2,102	0	1.4	0.0	0.0	1.4	(1.4)
4	15,178	11	9.9	1.2	4.8	15.9	(4.9)
5	11,621	0	7.6	1.2	0.0	8.8	(8.8)
6	6,869	6	4.5	1.2	1.0	6.7	(0.7)
7	2,532	0	1.6	0.8	0.0	2.4	(2.4)
Total	**66,253**	**46.5**	**43.1**	**7.8**	**15.3**	**66.2**	**(19.7)**

As can be seen in the tables, the City has just barely enough storage to meet existing conditions. This moves to a deficiency of 5.0 million gallons[2] overall when approved development is considered (with individual deficiencies in multiple zones). By buildout, this deficiency increases to nearly 20 million gallons. The City is currently in the process of designing and constructing additional storage to address the needs of approved development and Table ES-9 lists the tanks planned to be constructed by buildout.

Table ES-9
Additional Storage Needed at Buildout

Pressure Zone	Tank Site	Additional Storage at Buildout (MG)
Zone 1	Cemetery 2	3
Zone 3	Zone 3 North	3
Zone 4	U-111 2	4
Zone 5	Zone 5 North	4
Zone 5	Zone 5 South	4
Zone 6	Bingham Junction 2	3
Zone 7	Zone 7 North	2
Zone 7	Zone 7 South	2

[2] It should be emphasized that this table is for existing and previously approved development. For existing development only, the City has adequate storage to meet the State sizing requirement. It is only when the previous approved development is added that the deficiency exists.

DISTRIBUTION SYSTEM IMPROVEMENTS

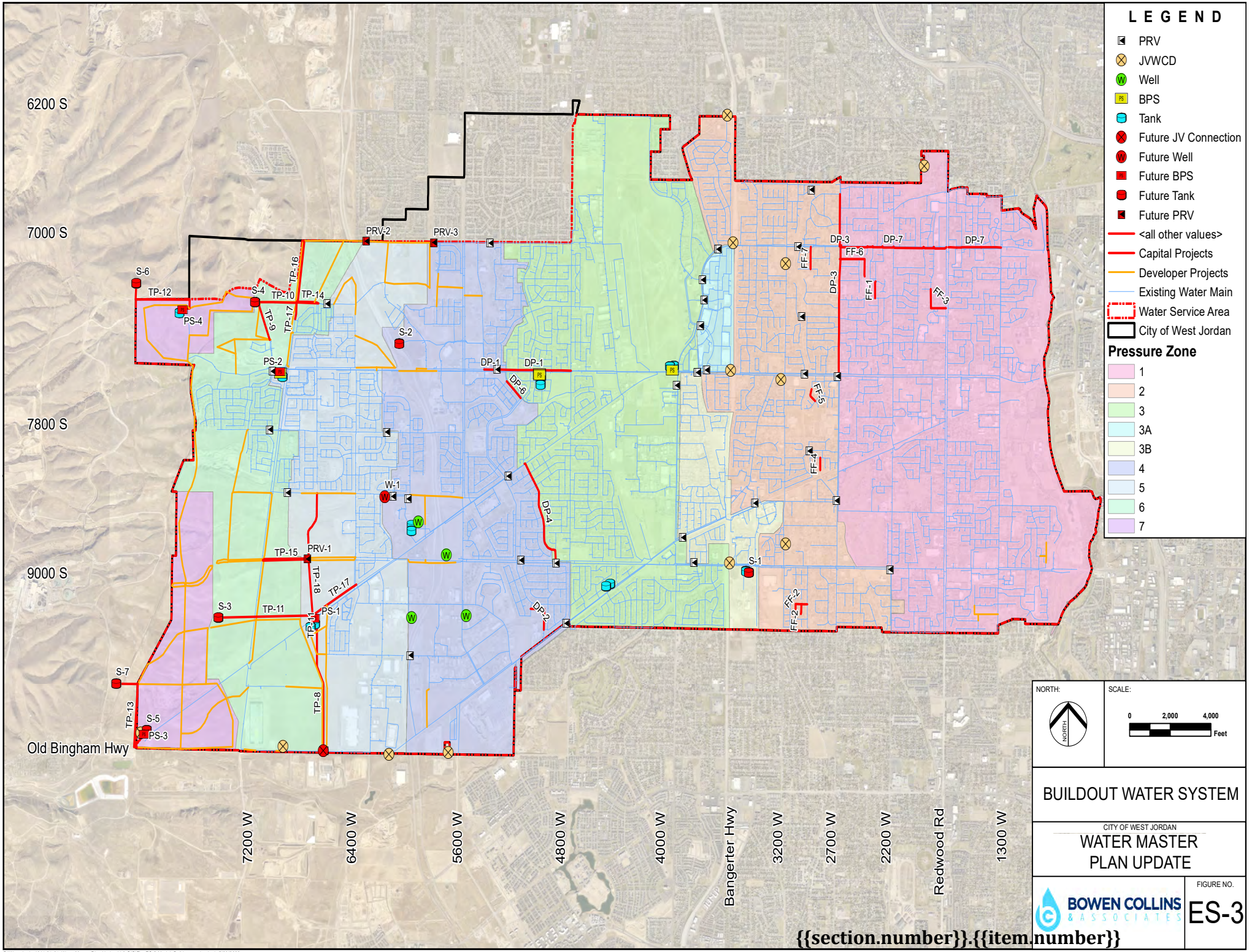
A hydraulic computer model was used to evaluate the performance of the City's water system for both existing and projected future conditions. Performance was evaluated relative to:

- **Pressure within the system during peak demand conditions** – Maintain 50 psi for peak hour conditions.
- **Pressure within the system during peak day demands with fire flow** – Be capable of conveying required fire flow with a residual pressure of 20 psi. This includes 1,000 to 1,500 gallons per minute in residential areas and 2,000 gpm and 4,000 gpm in commercial areas.
- **Maximum pipe velocities** – Limit pipelines velocities generally to 7 feet per second and in no case to more than 10 ft/sec during peak hour demands.
- **Conveyance capacity to storage reservoirs** – Be capable of maintaining storage reservoir levels during a peak day (i.e. storage reservoir is allowed to fill and drain as necessary throughout the day, but receives enough water each day to replenish overall storage).

Figure ES-3 shows the distribution system improvements necessary to meet the criteria above in the City water system. Table ES-10 summarizes the recommended projects by project type and associated costs for these projects. These improvements include new pipes necessary to serve new growth for developing areas. It is worth noting that the location for developing projects are schematic and it is anticipated that the alignments will be adjusted to match frontage roads or road alignments as areas develop.

Table ES-10
Summary of Distribution System Improvements

Improvement Type	Project Cost
Distribution & Transmission Pipelines	$34,158,000
Booster Pump Stations	$12,650,000
Storage	$82,000,000
Wells	$1,500,000
Rehabilitation & Replacement (10 years)	$50,000,000
TOTAL	**$180,308,000**



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REHABILITATION AND REPLACEMENT

The City's water system represents a significant investment by its residents. Continual investment is necessary to keep the system in good working order. Table ES-11 shows a comparison of the recommended annual budget for the City's water system based on the service life of various system components.

Table ES-11
Recommended Renewal Budget

System Component	Replacement Value	Service Life (years)	Recommended Annual System Investment Range	
Pipes	$854,800,000	60 - 80	$14,300,000	$10,700,000
Storage	$160,425,000	80 - 100	$2,100,000	$1,700,000
Booster Pump Stations	$22,500,000	40 - 50	$600,000	$500,000
Wells	$20,750,000	60 - 80	$400,000	$300,000
Total	**$1,058,475,000**		**$17,400,000**	**$13,200,000**

As summarized in the table, the value of the City's water infrastructure is more than $1 billion. Thus, it is recommended that the City's capital budget for investment in the water system be between $13 million and $17 million to sustainably maintain the system. Because much of the City's system is still relatively new, it is not necessary to spend this much strictly on rehabilitation and replacement. However, the total capital budget (distribution projects above, applicable bonding costs, and rehabilitation and replacement activities) should fall within this range. Recommended funding for rehab and replacement alone is approximately $5 million per year.

An area of particular importance in the rehabilitation and replacement of the system is areas with lead and copper lines. The Environmental Protection Agency recently finalized a major update to their Lead and Copper Rule. In summary, City actions required by the Lead and Copper Rule are as follows:

1. **Complete lead and copper inventory by October 2024.** This is a hard deadline that must be met by the City and will assist it in developing a detailed plan for subsequent actions.
2. **Begin process of replacing lines with lead and copper issues.** While regulations that will determine the required timing of lead and copper elimination are still being developed, it is certain that the City will need to budget for at least some action in this regard in the upcoming years. Replacing pipelines in the Dixie Village Area would be a good start.
3. **Implement additional actions as required based on sampling results.** Depending on sampling results, there may be some additional action required of the City as outlined in this report.

IMPLEMENTATION PLAN

Based on the system improvements identified above, Table ES-12 lists improvement projects that are recommended within the next 10 years, the budget required to complete those projects, and the recommended timing of those projects. Figure ES-4 shows these projects compared to the recommended capital budget range.

Table ES-12
Implementation Plan Summary

ID	Project	Cost Estimate	Priority	Year
Capital Projects - Pipelines				
DP-1	Increase transmission capacity from pump station and complete pipeline in north side of 7800 South	$1,401,000	11	2030
DP-2	High water user does not have service redundancy	$553,000	10	2029
DP-3	Zone 2a Transmission	$3,004,000	8	2028
DP-4	Low pressures in Zone 3	$1,601,000	9	2029
DP-6	Separate Pressure Zones 3 and 4	$687,000	12	2030
DP-7	The City prefers to have transmission pipelines on both sides of 5 lane roads	$3,004,000	13	2030
TP-8	Source transmission is needed for Terminal Tank	$4,170,000	With S-3	2024
TP-9	Source transmission is needed for new Zone 5 North Tank	$1,098,000	With S-4	2027
TP-10	Outflow transmission is needed for new Zone 5 North Tank	$1,510,000	With S-4	2026
TP-11	Transmission is needed for new Zone 5 South Tank	$2,750,000	With S-3	2024
TP-12	Transmission is needed for new Zone 7 North Tank	$1,900,000	With S-6	10+
TP-13	Transmission is needed for new Zone 7 South Tank	$1,390,000	With S-7	10+
TP-14	Transmission is needed on north side of Maples area	$400,000	With S-4	2027
TP-15	Additional transmission capacity is needed	$2,510,000	With S-3	2024
TP-16	Additional transmission capacity is needed	$1,380,000	With S-4	2027
TP-17	Transmission is needed for new Zone 5 South BPS	$1,200,000	With S-3	2024
TP-18	Transmission is needed from the south end of Zone 5 to the north end.	$2,220,000	With Development	2025
FF-1	Insufficient fire flow at West Jordan Elementary School	$250,000	1	2022
FF-2	Inadequate fire flow to residential area	$480,000	2	2023
FF-3	Inadequate fire flow to residential area	$540,000	3	2025
FF-4	Inadequate fire flow to residential area	$150,000	4	2025

ID	Project	Cost Estimate	Priority	Year
FF-5	Inadequate fire flow to residential area	$210,000	5	2025
FF-6	Inadequate fire flow to residential area	$660,000	6	2026
FF-7	Inadequate fire flow to residential area	$340,000	7	2026
PZ-1	Low pressures in Zone 1	$50,000	With P-3	2028
PZ-2	Low pressures in Zone 5	$10,000	14	2031
PRV-1	New PRV needed in 9000 South	$230,000	15	2031
PRV-2	Need PRV in Future 7000 South Transmission pipeline	$230,000	With S-4	2027
PRV-3	Need PRV in Future 7000 South Transmission pipeline	$230,000	16	2031
	Sub-Total	*$34,158,000*		
Capital Projects - Booster Pump Stations				
PS-1	Zone 5 South Booster Station	$3,300,000	With S-4	2026
PS-2	Zone 5 North Booster Station	$3,300,000	With S-3	2024
PS-3	Zone 7 North Booster Station	$2,800,000	With S-6	2031
PS-4	Zone 7 South Booster Station	$2,800,000	With S-7	10+
PS-5	Additional Zone 2 Booster Pump	$150,000	1	2027
PS-6	Additional Zone 3 Booster Pump	$150,000	2	2028
PS-7	Additional Zone 4 Booster Pump	$150,000	3	2029
	Sub-Total	*$12,650,000*		
Capital Projects - Storage				
S-1	Additional Storage Required in Zone 1	$10,400,000	1	2022
S-2	Additional Storage Required in Zone 3	$6,000,000	Complete	2021
S-3	Additional Storage Required in Zone 5	$13,800,000	3	2023
S-4	Additional Storage Required in Zone 5	$13,800,000	4	2026
S-5	Additional Storage Required in Zone 6	$10,400,000	2	2023
S-6	Additional Storage Required in Zone 7	$6,900,000	6	10+
S-7	Additional Storage Required in Zone 7	$6,900,000	7	10+
S-8	Additional Storage Required in Zone 4	$13,800,000	5	2028
	Sub-Total	*$82,000,000*		
Capital Projects - Wells				
W-1	Equip Well 8	$1,500,000	1	2025
	Sub-Total	$1,500,000		
Rehab & Replacement				
RR-1	Aging system components requires rehab & replacement (Annually)	$5,000,000	1	2022
	Sub-Total	$50,000,000		
	TOTAL	**$180,308,000**		

As can be seen in the figure, the recommended implementation plan tracks relatively closely to the identified sustainable range of system investment[3]. Thus, completing these projects following the schedule proposed in the implementation plan will accomplish the needed improvements identified in the master plan and also keep the City responsibly funding the system at the level necessary to provide quality ongoing service.

[3] The one notable exception to this overall conclusion is in the first few years when significant expenditures associated with storage will require investment above and beyond recommended long-term funding levels. In this case, it is recommended that the City consider bonding for at least a portion of these costs to address cash flow needs and keep annual expenditures consistent with long-term funding recommendations.

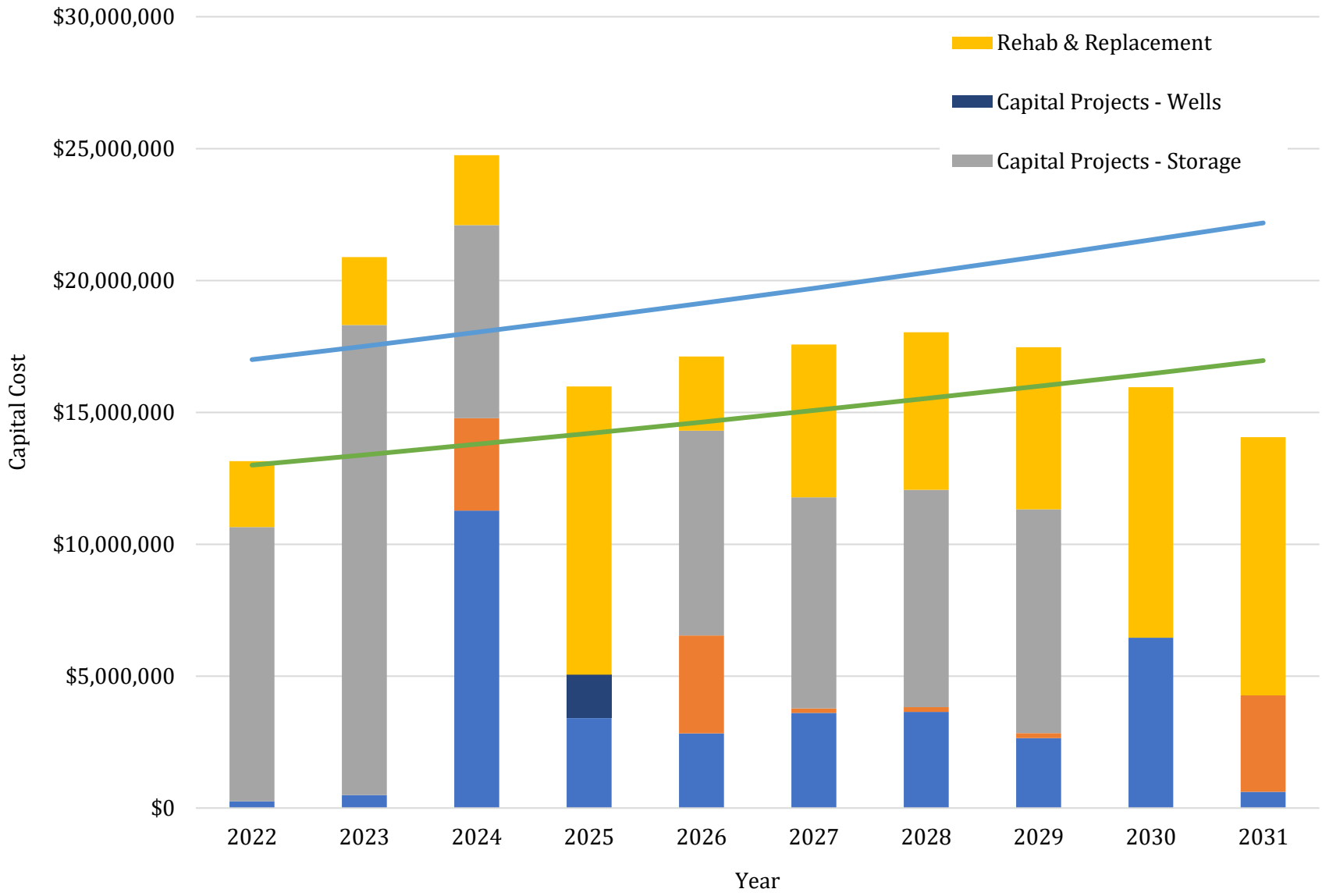


Figure ES-4 10 Year Expenditures

CHAPTER 1
INTRODUCTION

The City of West Jordan (City) is one of the largest cities in the State of Utah and is continuing to grow. The City desires to develop an updated master plan for its water system in order to adequately plan for the future. This water master plan identifies recommended improvements that resolve existing and projected future deficiencies in the water system throughout the City's service area. An implementation plan is then presented to complete the most pressing projects over the next ten years.

1.1 PREVIOUS DOCUMENTS

The primary previous master planning documents addressing the needs of the water system are:

- West Jordan City Drinking Water Master Plan Update – Prepared by Hansen, Allen & Luce, Inc. in November 2015
- Comprehensive General Plan – Prepared by West Jordan City in 2012 (Adopted March 14, 2012)

Those documents have been used a starting point for this analysis. However, they have been augmented by additional data and new information collected by the City over the last several years. All analysis contained in this master plan supersedes the information contained in the previous master plan document.

1.2 SCOPE OF SERVICES

The scope of the work documented in this report includes six primary tasks:

Task 1 – Project Water Demands

Task 2 – Evaluate Available Water Supply

Task 3 – Evaluate the Adequacy of the Projected Supply to Meet Projected Demands

Task 4 – Update the City's Hydraulic Model

Task 5 – Evaluate Storage Needs

Task 6 – Assess Transmission and Distribution System Performance

Task 7 – Update the City's Capital Facilities Plan

Task 8 – Review the City's existing water engineering standards

1.2.1 PROJECT WATER DEMANDS

This report will use and compare the Wasatch Front Regional Council (WFRC) population projections to project future residential and employment populations in the City of West Jordan service area through 2060. Available GIS mapping of the City will be used to examine the geographic distribution of existing and future demands. There are some specific issues that will be considered as part of the demand analysis:

Annual demands will be converted to peak day demands based on existing peaking ratios and the expected changes in the future resulting from conservation efforts.

Conservation goals and their impact on projected demands will be considered.

The impact to demand from drought will be estimated.

1.2.2 EVALUATE AVAILABLE WATER SUPPLY

The report will examine all identified existing and potential future water sources for the City including groundwater and wholesale water from Jordan Valley Water Conservancy District (JVWCD). This will include consideration of how the supplies will be impacted in drought scenarios.

1.2.3 EVALUATE THE ADEQUACY OF THE PROJECTED SUPPLY TO MEET PROJECTED DEMANDS

With updated system demands and an understanding of available supply, we will evaluate the adequacy of existing supplies and master plan future supply development as follows:

- The adequacy of City sources to meet projected demands on an annual volumetric basis will be evaluated.
- The adequacy of City sources to meet projected peak demands will also be evaluated.
- Both types of evaluations will consider the effects of conservation and will factor in the City's plans for source development.

1.2.4 UPDATE THE CITY'S HYDRAULIC MODEL

The City already had an existing water model. The existing model was updated to include the latest water system peak day demands and completed pipe construction projects. Existing facilities included in the hydraulic models were documented as part of this report.

1.2.5 EVALUATE STORAGE NEEDS

Existing and future storage requirements were evaluated based on existing and potential future demand patterns within the City.

1.2.6 ASSESS TRANSMISSION AND DISTRIBUTION SYSTEM PERFORMANCE

The updated hydraulic model was used to assess the performance of the City's water transmission and distribution system. Existing and future hydraulic deficiencies were identified within the culinary system. Improvements to address deficiencies were recommended along with cost estimates for the recommended improvements.

1.2.7 UPDATE THE CITY'S CAPITAL FACILITIES PLAN

Improvements that were recommended in the previous section were organized into an updated Capital Facilities Plan, including a cost estimate and prioritization for each project.

1.2.8 REVIEW THE CITY'S EXISTING WATER ENGINEERING STANDARDS

As part of this project the City's existing water engineering standards were reviewed. A separate technical memorandum provides comments and suggestions for improvements to these standards.

Subsequent chapters of this report document the execution of these tasks along with the corresponding results.

1.3 REPORT ASSUMPTIONS

As a long-term planning document, this report is based on a number of assumptions relative to future growth patterns, service area expansion, and source availability. Of special significance to the City

are a number of assumptions relative to water demands associated with development densities and the impact of conservation throughout the City. If any variables are significantly different than what has been assumed, the results of this report will need to be adjusted accordingly. Because of these uncertainties, this report and the associated recommendations should be updated every five to ten years or sooner if significant changes occur such as annexation or changes in development patterns.

CHAPTER 2
DEMAND PROJECTIONS

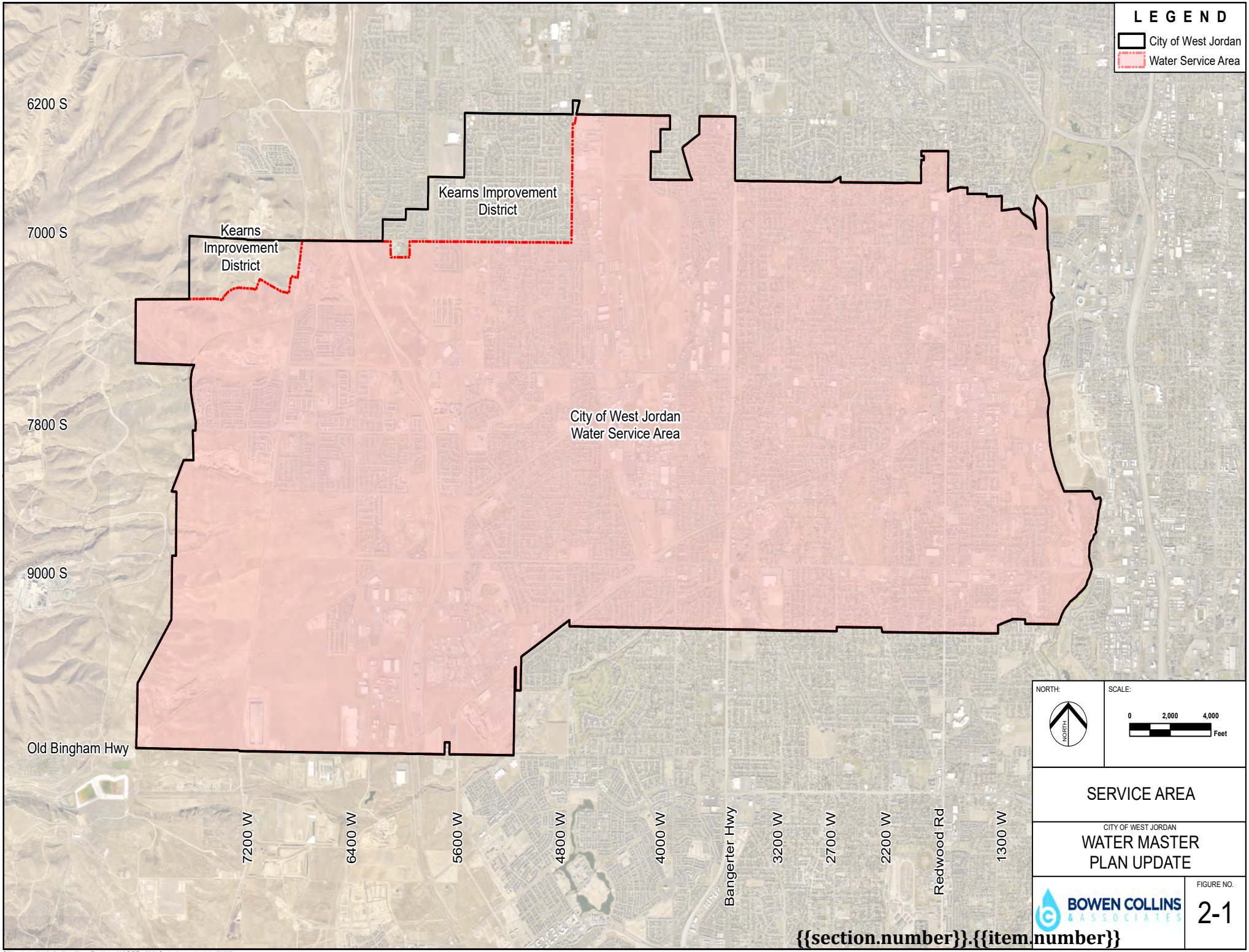
There are several methods that can be used to estimate future water demand. This study developed demand projections using equivalent residential connections (ERCs). An ERC is defined as the equivalent water demand for the average residential water connection. The methodology of this approach can be summarized as follows:

1. Define the service area.
2. Project residential populations for the service area based on the City's land use map and allowable densities for the designated land use types.
3. Following the State guidelines to establish use per ERC, estimate the contribution of equivalent residential connections based on a statistical analysis of existing levels of development and historic water use. This analysis is then used to confirm that use of the sizing requirements provided by the State are acceptable for future planning purposes.
4. Convert projections of equivalent residential connections to water demands based the State's minimum sizing requirements.
5. Adjust projected demands as necessary to account for conservation trends and goals

Each step of this process is summarized in the sections below.

2.1 SERVICE AREA

The City of West Jordan currently provides most of the retail water service within the City boundaries. The only exception is a small portion of the northwest portion of the City that is served by the Kearns Improvement District (KID).



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2.2 RATES OF GROWTH

There are a number of planning agencies that produce growth estimates covering the area included in the City of West Jordan: the State of Utah Governor's Office of Management and Budget (GOMB), the Kem C. Gardner Policy Institute, and the Wasatch Front Regional Council (WFRC). The first two agencies generally plan on a county or state level. As a result, planning estimates at those scales are often unhelpful for cities because boundaries often do not line up with their service area boundaries. The WFRC does planning on a smaller scale as a result of needing to conduct traffic modeling of future conditions. The WFRC develops residential and employment projections divided into relatively small areas representative of collector roads. These small subareas are called traffic analysis zones (TAZs). As a result of projections at the smaller TAZ level, the WFRC projections are more helpful than State of Utah estimates for projecting rates of growth for population and employment growth for cities and water providers.

2.2.1 EXISTING SERVICE AREA GROWTH

BC&A reviewed the WFRC TAZ projections for the City of West Jordan and used the existing population estimates and growth rates for each TAZ within the City to help define the rate of growth for the existing service area through the year 2050. The WFRC does not have population projection beyond the year 2050, so the rate of growth shown through 2060 is extrapolated at the 2050 rate for the existing service area.

The WFRC TAZ projections show a slow and fairly steady growth rate of 0.6% over the next 40 years. Unfortunately, this does not appear to be representative of recent observed growth trends. Over the past 15 years, the West Jordan population has grown at approximately 1.8 %. To ensure that the water system is ready and available when needed, BC&A and City staff identified a slightly higher planning growth rate for population projections. The recommended growth rate follows the higher historic growth rate of 1.8% over the next few years, and then gradually slows to match the total growth shown in the TAZ projections at the 40-year mark. This allows the projections to match regional expectations in the long-term while better reflecting observed trends in the short-term.

Table 2-1 and Figure 2-2 identify the population projections for the City service area.

Table 2-1
Population Projections for City of West Jordan

	West Jordan City TAZ Projection	West Jordan Service Area - TAZ Projection	Average Growth Rate	West Jordan Service Area - Accelerated Projection	Accelerated Growth Rate
2020	112,212	100,428		100,428	
2025	116,228	104,374	0.77%	107,677	1.40%
2030	119,928	108,023	0.69%	113,617	1.08%
2035	123,948	112,026	0.73%	118,130	0.78%
2040	126,873	114,898	0.51%	121,435	0.55%
2045	129,890	117,820	0.50%	123,792	0.39%
2050	133,208	120,970	0.53%	125,441	0.26%
2055	136,554	124,164	0.52%	126,579	0.18%
2060	139,899	127,357	0.51%	127,357	0.12%

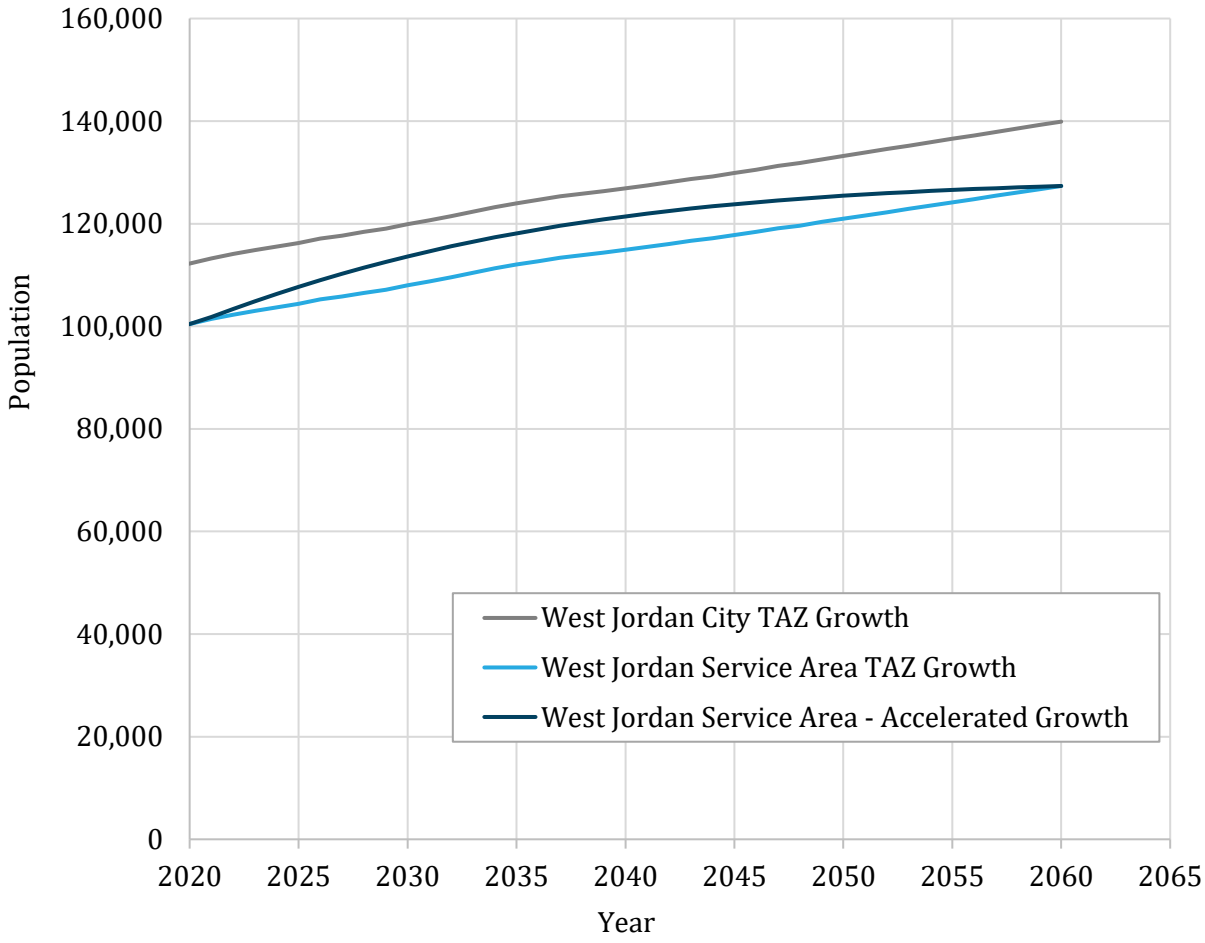
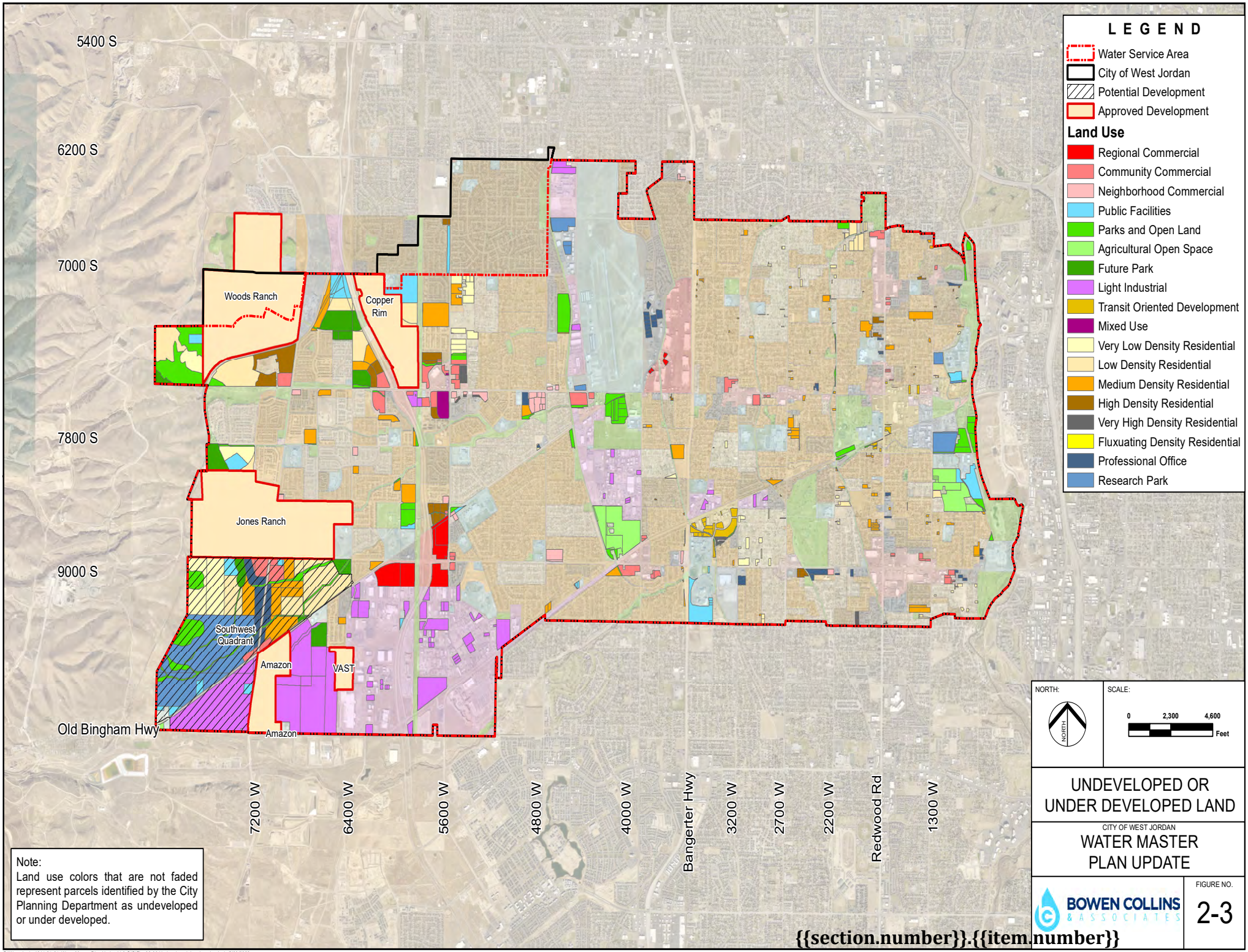


Figure 2-2 Residential Population

2.2.2 LAND USE AND BUILDOUT POPULATION EXPECTATIONS

While the rates of growth from the WFRC are useful for projecting how fast growth will occur, it is less useful for predicting final densities and buildout growth for the City. This is especially true for the City's west side, where larger parcels of land are still available to be developed. The City's planning department has developed a land use plan which, when combined with historic water use, can be used to project the buildout water demand.

Figure 2-3 shows the undeveloped or underdeveloped areas in the City as identified by the planning department. The figure also details the planned land use and developments that the City is aware of and has either approved or is under review.



UNDEVELOPED OR UNDER DEVELOPED LAND

CITY OF WEST JORDAN

WATER MASTER PLAN UPDATE

BOWEN COLLINS & ASSOCIATES

FIGURE NO. 2-3

{{section.number}}.{{item.number}}

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2.2.2.1 Impacts of Increasing Densities

In the past several years, development trends have been to increase housing densities within residential developments. Also, the City Council has passed an ordinance creating Interchange Overlay Zones near major interchanges along the newly constructed Mountain View Corridor. This creates a significant challenge for planning future water needs.

One approach to planning would be to base projections on the City's current land use and zoning plan. However, this would fail to capture the potential impacts of the expected changes in density noted above. The alternative would be to base planning projections on higher potential densities, but it is uncertain as to exactly where and what scale these higher densities impact future growth. In this section, two scenarios will be considered. The low-density planning period will be based on land use planning densities, assuming no increases are implemented. The high-density planning period will assume that densities in a few land use categories increase. This specifically includes the currently designated Interchange Overlay Zones and currently undeveloped light industrial areas. The undeveloped or underdeveloped acreage for each land use category and the assumed densities for both planning scenarios are detailed in Table 2-2.

Table 2-2
Assumed Densities by Land Use Type

Land Use Category	Developable Acreage	Low Planning Scenario - Assumed Density (ERC/Acre)	Low Planning Scenario - Additional ERCs	High Planning Scenario - Assumed Density (ERC/Acre)	High Planning Scenario - Additional ERCs
Generally Established Densities					
Community Commercial	109	2.2	239	2.2	239
Neighborhood Commercial	54	1.8	98	1.8	98
Parks and Open Land	341	2.1	716	2.1	716
Professional Office	102	2.6	265	2.6	265
Public Facilities	176	2.4	423	2.4	423
Regional Commercial	3	1.9	6	1.9	6
Research Park	352	1.5	529	1.5	529
Transit Oriented Development	39	20	773	20	773
Very Low Density Residential	211	2	421	2	421
Low Density Residential	317	3	950	3	950
Medium Density Residential	331	5.4	1,784	5.4	1,784
High Density Residential	46	8	365	8	365
Very High Density Residential	16	16	258	16	258
Jones Ranch	610	4.9	2,960	4.9	2,960
Copper Rim	177	3.5	618	3.5	618
Woods Ranch	193	4.7	912	4.7	912
Variable Density					
Light Industrial	632	1.3	821	3.1	1,984
Interchange Overlay Zone	375	8	3,000	29.3	10,974
TOTAL			**15,138**		**24,274**

As can be seen in the table, assumptions regarding density can have a significant impact on the amount of projected future growth the City plans for. Increasing densities could potentially add more than 9,000 ERCs of growth in the City and increase in expected growth of more than 60%.

2.2.3 EQUIVALENT RESIDENTIAL CONNECTIONS (ERC)

In 2021 it was calculated that the total ERCs was 41,976. This value accounts for the existing water demand on the system. Future growth is being determined by the assumed densities and growth rates discussed in the previous section. Figure 2-4 shows the ERC projections for the two planning scenarios. The low-density projection follows the population growth curve described above. The

high-density projection follows the same general growth pattern but has been scaled up to match the buildout ERCs for the higher density scenario.

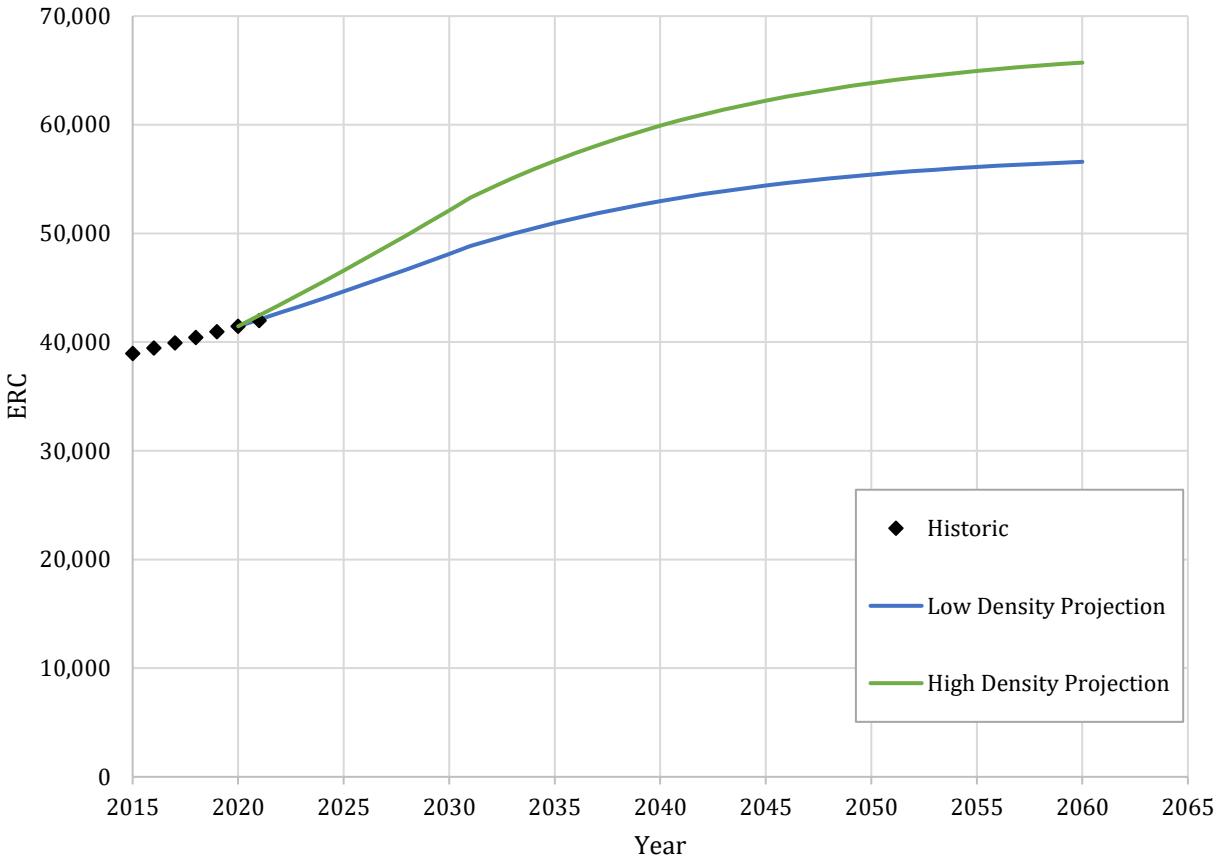


Figure 2-4 ERC Projections

2.2.4 PLANNING SCENARIO SELECTION

The previous sections illustrate that density assumptions can greatly impact the projections used for future planning scenarios. BC&A presented these projections to City staff for consideration. After review City staff directed BC&A to proceed with the high-density projections, and this is what will be used throughout the remainder of this report. This assumption will show greater deficiencies than the lower planning scenario but is more in line with recent approved development. Planning based on this scenario will allow the City to more appropriately size capacity increases.

2.3 WATER PRODUCTION PER ERC

The final step in developing annual water production requirement projections is to convert the ERC projections into actual water production requirement by multiplying the projection by historic water production requirements.

2.3.1 HISTORIC PRODUCTION REQUIREMENTS

In order to predict future water production requirements for the City of West Jordan, historical water use data was used to determine the appropriate factor. Historic water use for the years 2017 through 2020 as summarized in Table 2-3.

Table 2-3
West Jordan Historic Water Production

Year	Population	ERCs	Total Water Production (Acre-Ft)	Acre-Ft/ERC	gpd/ERC	Peak Day Water Production (mgd)	Peaking Factor
2017	102,000	39,935	22,200	0.56	496	43.6	2.20
2018	102,500	40,436	23,062	0.57	509	53.3	2.59
2019	103,250	40,943	20,853	0.51	455	46.0	2.47
2020	103,762	41,456	23,718	0.57	511	43.9	2.07

Based on the information in the table above, BC&A determined that the highest annual water use per ERC occurred in 2020 at 511 gal/day/ERC. The peaking factor from annual average to peak day water use was also calculated over the same span. The max peaking factor occurred in 2018 and was 2.59.

2.3.2 FUTURE PRODUCTION REQUIREMENTS

When determining future water supply projections, it is necessary to consider source reliability and availability. This is typically done by implementing a safety factor that would allow for one of the City's largest water supplies to be out of service. However, because the City of West Jordan relies so heavily on their connections to JVWCD, it is unrealistic to consider that source to be completely unavailable. In this case a 20% safety factor is recommended. This would be equivalent to the additional 20% JVWCD purchase option not being available (see Chapter 3 – Water Supply Projections for additional details). Adding 20% on top of the 511 gal/day/ERC requirement brings that number to 613 gal/day/ERC. This value is near the City's most recent System-Specific Minimum Sizing Standards letter from the State of Utah Department of Environmental Quality Division of Drinking Water requiring 650 gal/day/ERC. For the purpose of this report, the State minimum values will be used, including 650 gal/day/ERC for an average annual demand and 1,764 gal/day/ERC for peak day source demand.

2.4 WATER CONSERVATION

For both annual and peak day demands, the next step in the process was to consider the expected impact of conservation.

Future demand with conservation was projected using the State of Utah's Regional Water Conservation Goals for Salt Lake County. The County goals are based on a gallon per capita value, which the City is currently below. The City will continue to conserve, and the suggested goals are listed in Table 2-4.

Table 2-4
Water Conservation Goals

Year	Water Conservation Goal	
	State of Utah (gpcd)	City of West Jordan (gpcd)
2015	210	186
2020	-	198
2030	187	183
2040	178	175
2065	169	166

2.5 WATER PRODUCTION REQUIREMENT

Based on the several factors discussed above, Figure 2-5 shows the annual demand projections for the City. Included in this figure are several potential variations in demand depending on the scenario of interest:

- Demand at the State of Utah Sizing Standard (includes recommended reliability factor)
- A range of projected actual water use, which does not include the reliability factor. The range is helpful due to year-to-year variation caused by varying conditions such as wet or dry years or temporary drought restrictions.
- Both projections include conservation in future years

Figure 2-6 shows the peak day demand projections for the same scenarios. Which scenario to plan for will vary depending on circumstances and will be discussed in subsequent sections of this report.

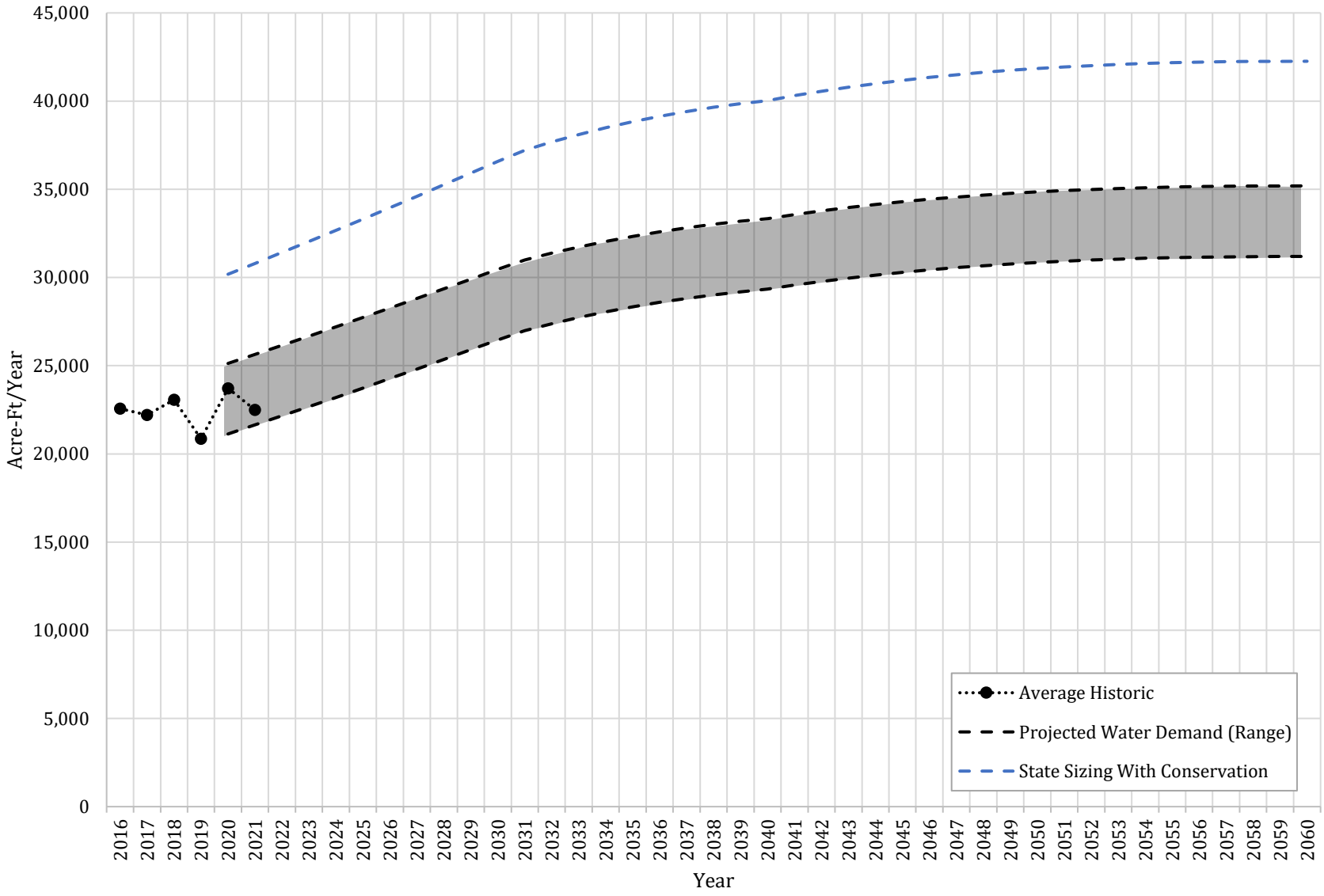


Figure 2-5 Annual Water Production Demand Projections

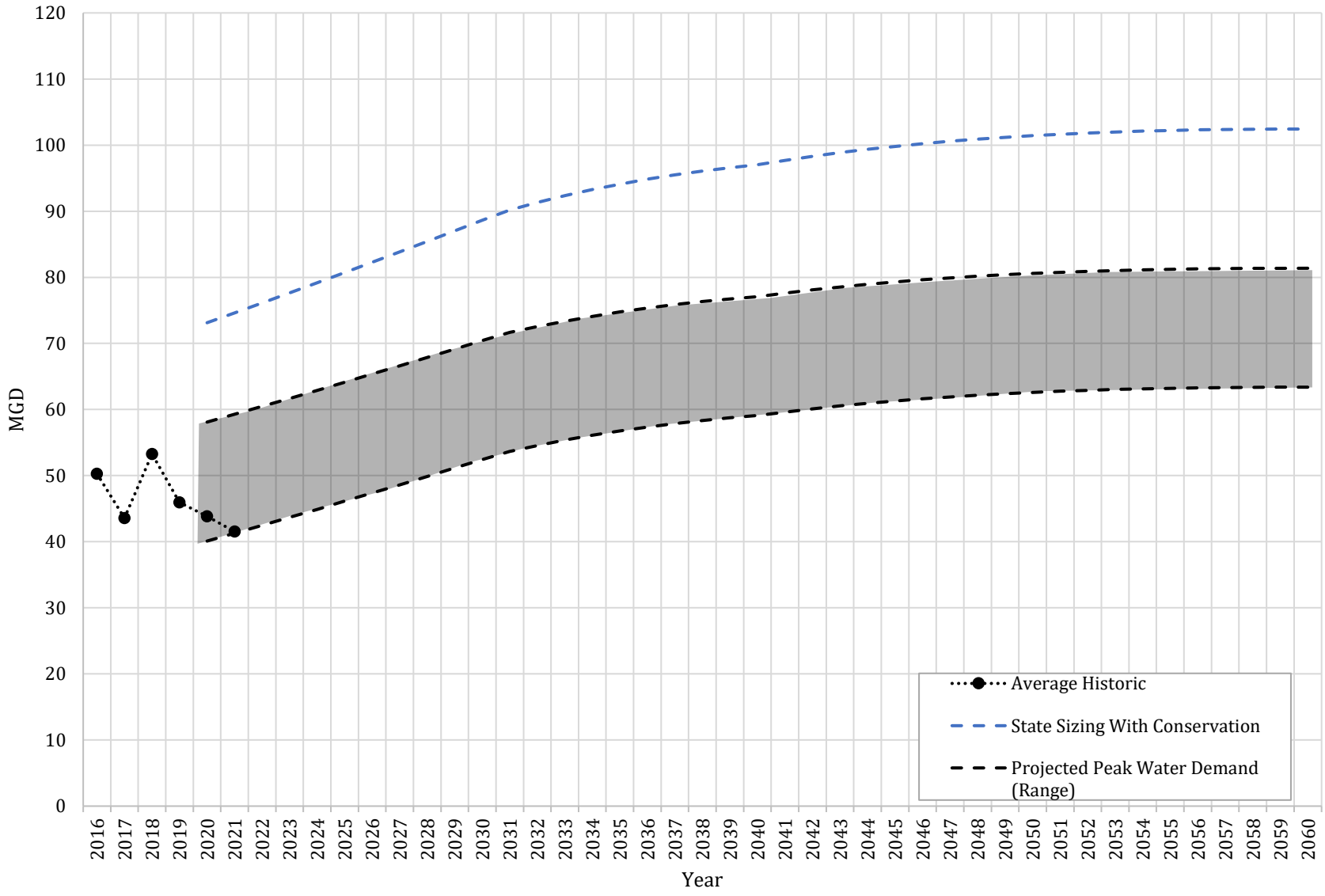


Figure 2-6 Peak Day Production Demand Projections

2.6 WATER REQUIREMENTS BY ZONE

Water production requirements are typically analyzed for a system as a whole to assure that there is adequate water available for the system. However, it is also beneficial to look at requirements by zone for infrastructure planning, which this report analyzes in later section. As such, BC&A completed an ERC analysis by zone.

Billing data for 2019 was provided by the City as the latest typical use year, as well as the ERC count the City completed for that year. Based on water use from the billing data, ERCs were determined for each pressure zone in 2019. This data was then compared to the 2013 ERC values that were used in the previous master plan. Since the previous master plan, the City has kept track of approved developments in each zone. The projected ERCs were compared to the currently approved developments to determine how many ERCs remain approved, but not constructed. This was projected forward to 2021 to provide final ERC projections by zone. Table 2-5 shows the results of this analysis, as well as the buildout ERCs for each zone.

Table 2-5
ERCs by Zone

Year	TOTAL	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
2013	**37,993**	11,493	5,834	9,473	5,526	4,983	684	0
2014	38,470	11,532	5,840	9,518	5,623	5,144	829	0
2015	38,952	11,571	5,845	9,563	5,720	5,305	974	0
2016	39,441	11,609	5,850	9,608	5,817	5,466	1,119	0
2017	39,935	11,648	5,856	9,652	5,914	5,627	1,264	0
2018	40,436	11,687	5,861	9,697	6,010	5,788	1,408	0
2019	**40,943**	11,725	5,866	9,742	6,107	5,949	1,553	0
2020	41,456	11,766	5,872	9,788	6,208	6,117	1,705	0
2021	41,976	11,807	5,878	9,836	6,311	6,288	1,858	0
Approved, Not Completed	6,638	522	72	604	1,307	2,175	1,957	0
2021 + Approved, Not Completed	48,614	12,329	5,950	10,439	7,618	8,463	3,815	0
Buildout	66,253	12,800	6,106	11,147	15,178	11,621	6,869	2,532

Once the ERCs by zone have been set, water requirements by zone can be determined. Previously, the peak day water supply requirement was determined based on the State's minimum sizing requirement. This is necessary for supply redundancy for the system as a whole. For modeling and infrastructure planning in individual zones, peak demand without redundancy can be used. Table 2-6 details the peak water demand by zone for 2021 and at buildout.

Table 2-6
Water Demand by Zone

Pressure Zone	2021 Peak Day Demand (gpm)	Buildout Peak Day Demand (gpm)
Zone 1	11,583	12,211
Zone 2	5,766	5,911
Zone 3	9,649	10,478
Zone 4	6,191	11,797
Zone 5	6,168	9,540
Zone 6	1,823	4,991
Zone 7	0	1,601
Total	**41,181**	**56,528**

CHAPTER 3
WATER SUPPLY PROJECTIONS

This chapter will describe the City's sources and discuss the adequacy of existing and future supplies to meet the projected demand discussed in Chapter 2. This chapter focuses on overall yields and capacity of existing and future sources.

3.1 WATER SUPPLY – EXISTING SOURCES

The City's existing water supply comes from two main sources, the Jordan Valley Water Conservancy District (JVWCD) and West Jordan City wells.

3.1.1 JORDAN VALLEY WATER CONSERVANCY DISTRICT SUPPLY

JVWCD provides water to multiple entities throughout the Salt Lake Valley, including the City of West Jordan. The City's contracted supply amount is equal to 20,000 acre-ft per year which the City takes year-round. Historically, JVWCD has allowed the City (and all its customers) to purchase additional water in any given year of up to 20 percent above its contract amount. If this additional purchase option is included, the total volume of water available from JVWCD is 24,000 acre-ft/year. Table 3-1 summarizes the City's existing connections to the JVWCD system.

Table 3-1
Existing JVWCD Connections

JVWCD Zone	Address	JVWCD Pipe Size (inch)	Meter Size (inch)	City Pressure Zone	Contract Capacity – Daily Flow Rate (GPM)	Connection Capacity (gpm)
Non-Pumped Zone A						
	3600 West 7800 South	78	30	1	11,285	15,500
	3600 West 7000 South	78	12	1	1,603	4,200
	3600 West 9000 South	78	10	1	1,973	3,800
	6400 South 1700 West	33	10	1	1,480	4,800
	6400 South 1700 West	33	6	1	0	0
Pumped Zone B South	5600 West 10200 South	24	12	2	1,850	6,000
Pumped Zone B North	3655 West 6200 South	30	8	2	308	3,265
	3200 West 7100 South	36	12	2	123	1,410
	3200 West 7800 South	36	12	2	1,233	1,233
	3200 West 8867 South	36	12	2	1,480	3,800
Pumped Zone C South	6100 West 10200 South	42	14	4	2,715	2,715

JVWCD Zone	Address	JVWCD Pipe Size (inch)	Meter Size (inch)	City Pressure Zone	Contract Capacity – Daily Flow Rate (GPM)	Connection Capacity (gpm)
Pumped Zone D South	6950 West 10200 South	42	12	6	1,480	1,480
	8400 West New Bingham Highway	42	24	6	735	735
Total					26,265	48,938
Contract Volume (acre-ft)	20,000					
20% Additional Option (acre-ft)	4,000					

In the past, JVWCD has always been able to deliver the full amount of the City's contract, even in drought years. However, JVWCD has recently updated its Drought Contingency Plan to include drought mitigation and response actions for each community within its service area. This will be discussed further in Chapter 4.

3.1.2 WEST JORDAN WELLS

The City has four active culinary wells, with an additional well in construction, that it uses to supplement the water that is taken from JVWCD. The City also has additional wells that are used for secondary uses, which are not included in this analysis. The culinary wells are used in conjunction with the JVWCD connections to meet the City's water needs. In an effort to reduce peaking charges from JVWCD the wells are of particular importance during peak demand. Potential yield (annual) and capacity (peak) associated with each of the wells is summarized in Table 3-2.

Table 3-2
Existing Wells

Name	Potential Yield at Maximum Production[1] (acre-ft)	Historic[2] Maximum Yield (acre-ft)	Estimated Capacity[3] (gpm)	City Pressure Zone
Well No. 3	758	360	470	4
Well No. 4	2,557	1,250	1,585	4
Well No. 5	1,686	780	1,045	3
Well No. 6	2,137	1,095	1,325	4
Total	7,944	3,485	4,425	

[1] Potential Yield assumes year-round operation of the wells at the estimated capacity
[2] Based on 2012 – 2020 DWR data
[3] Based on 2021 pumping data

City personnel report that they have water rights in excess of what has historically been used. With a potential yield of at maximum production of approximately 7,944 acre-ft, the City has the well capacity to access more than the historic maximum yield of 3,485. However, there is concern

regarding the health of the aquifer and water quality at high levels of utilization. The City is located near contaminated groundwater plumes in the principal aquifer of southwest Salt Lake County. This contamination was the result of historic mining activities in the Oquirrh Mountains. When the wells are operated at their full capacity for extended periods of time, City personnel have noticed the potential for significant water quality decreases as the contaminated plume is pulled closer to the City wells. Because of this, City staff has decided to limit their use of the wells to 2,000 to 3,000 acre-ft/year. For future planning purposes, a volume of 2,500 acre-ft/year will be used.

3.2 WATER SUPPLY – FUTURE SOURCES

As the City continues to grown and more customers are requiring water service, the City will need to evaluate its future sources to adequately meet that demand. The City will likely need to pursue multiple sources in order to meet the future demands, including wells, JVWCD contract adjustments, and secondary water.

As discussed previously, the City is limited in the amount of groundwater that can be pumped in the area. Drilling additional wells will not grow the annual supply much, but it can help increase the peak capacity. Well 8 has recently been drilled and will need to be equipped in the near future. It is anticipated that this well will add 500 gpm of peak capacity. After this well is completed, the City can expect a peak capacity of approximately 4,925 gpm when all wells are in operation. This is the value that will be used for the supply and demand analysis starting in 2022.

Currently the City receives a large majority of its supply from JVWCD and it is possible that contract adjustments may be able to be made that increase this amount in the future. In discussions between the City and JVWCD, JVWCD has indicated that they will be able to supply future needs. However, as water demands continue to increase throughout the Salt Lake Valley for a decreasing supply of available water, it is anticipated that the cost of water from JVWCD will also increase. In addition, the City will need to coordinate with JVWCD to make sure that water can be delivered to the City when and where it is needed.

In addition to the new culinary sources available, the City should consider additional methods which may help the City meet future demands. There are a few ways that this can be done:

- Convert major outdoor water users, such as parks and schools, to secondary water. While this does not increase the culinary water supply, it does reduce demand, allowing that culinary water supply to be available for other uses.
- Increase conservation efforts. By reducing water needs for both existing and future users, the water supply will be able to serve more people.
- Consider opportunities for water re-use in partnership with the South Valley Water Reclamation Facility, JVWCD, or other nearby cities.

Table 3-3 summarizes the existing and potential supplies that the City may be able to use to meet its future demands.

Table 3-3
Summary of Existing and Potential Source Annual Capacity

Source	Reliable Annual Capacity (acre-ft)	Reliable Peak Capacity (MGD)
Existing		
West Jordan Wells	2,500	6.4
JVWCD Contract	20,000	70.5
JVWCD Purchase Option (Additional 20 Percent)	4,000	-
Subtotal - Existing	***26,500***	***76.9***
Future		
Well 8	-	0.7
Total	***26,500***	***77.6***

3.3 COMPARISON OF ANNUAL WATER SUPPLY & DEMAND

Using the projected demands from Chapter 2 and the available supply identified above, the adequacy of supply to meet future demands (with appropriate reliability and redundancy buffers) can be evaluated. Figure 3-1 shows the projections discussed in Chapter 2 with the supply availability. Table 3-4 summarizes this data for select years.

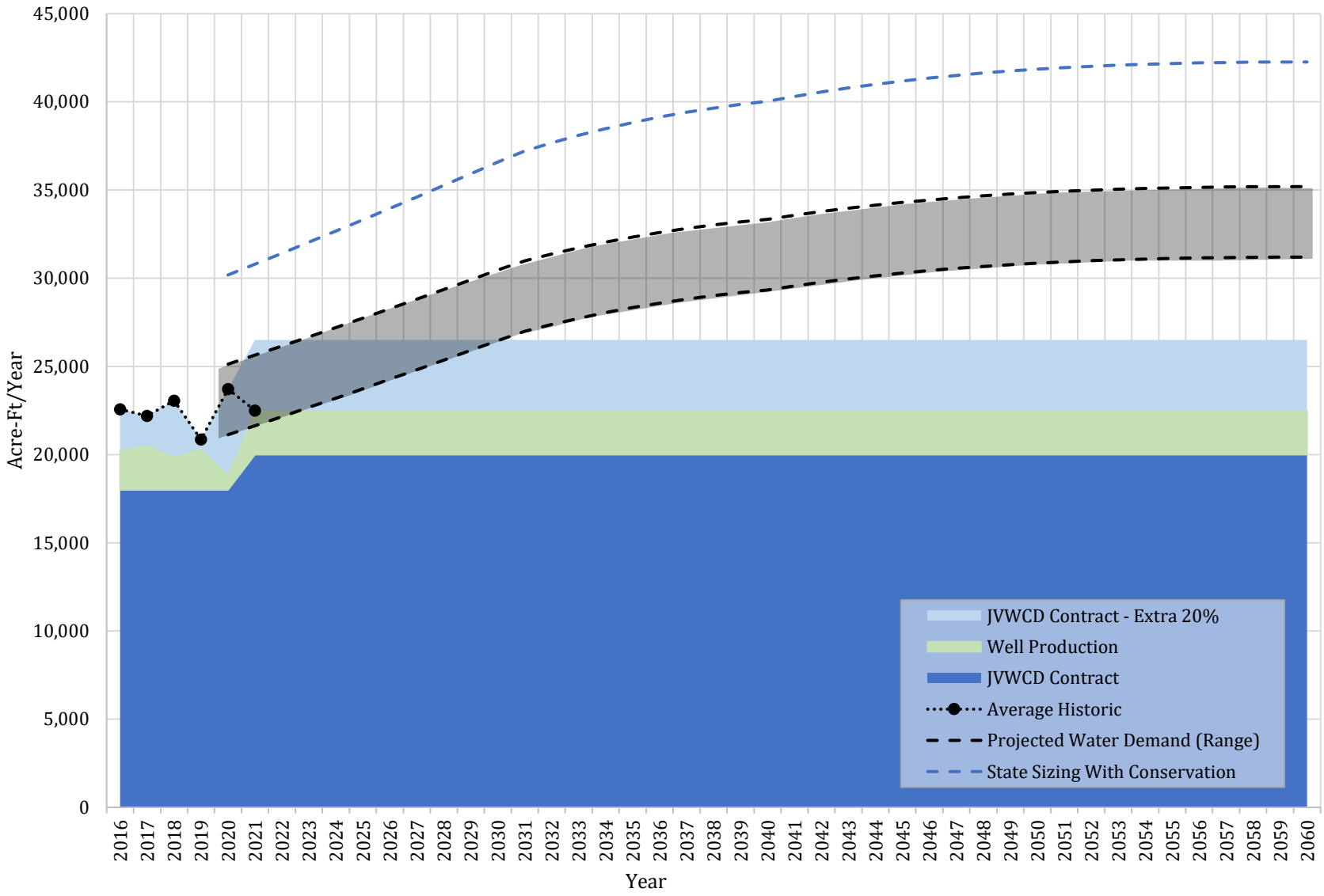


Figure 3-1 Annual Water Supply Requirements

Table 3-4
Annual Water Supply Projection

Year	JVWCD Contract (Acre-Ft/Yr)	JVWCD Contract - Extra 20% (Acre-Ft/Yr)	Well Production (Acre-Ft/Yr)	State Sizing Requirement (Acre-Ft/Yr)	Surplus / (Deficit) (Acre-Ft/Yr)
2021	20,000	4,000	2,500	30,800	(4,300)
2026				34,000	(7,500)
2031				37,200	(10,700)
2041				40,300	(13,800)
2051				41,900	(15,400)
2060				42,300	(15,800)

3.3.1 ANNUAL SUPPLY CONCLUSIONS

As can be seen in Figure 3-1 and Table 3-4, the City has enough annual supply to satisfy projected demands for the next few years. However, it does not have enough redundant supply to meet the State sizing standard with its current variability factor. It is recommended that the City explore options for gradually increasing its annual supply. At a minimum, the City will need to have access to additional supply no later than 2024 when actual demand is projected to exceed total supply. There are a couple options to consider for future source capacity as demand increases. This includes increasing the City's JVWCD contract, moving large outdoor watering locations to secondary water, increasing conservation efforts, or increasing well capacity. Increasing well capacity will be limited by groundwater quality and availability concerns.

Also of note is that water conservation must be an important focus of the City's future water supply plans. The projections shown in Figure 3-1 are based on the scenarios discussed in Chapter 2 including conservation. If conservation efforts are insufficient to meet the City's goals, the necessary supply will need to be larger than discussed in these conclusions. Correspondingly, it is essential that the City make conservation a critical component of its overall water supply plan and commit the resources necessary to achieve its conservation goals.

3.4 PEAK DAY WATER SUPPLY & DEMAND

In addition to meeting annual demand volumes, the City's water system will also need to be capable of delivering water at capacities sufficient to satisfy peak demands. Figure 3-2 shows the projections discussed in Chapter 2 with the supply availability. Table 3-5 summarizes this data for select years.

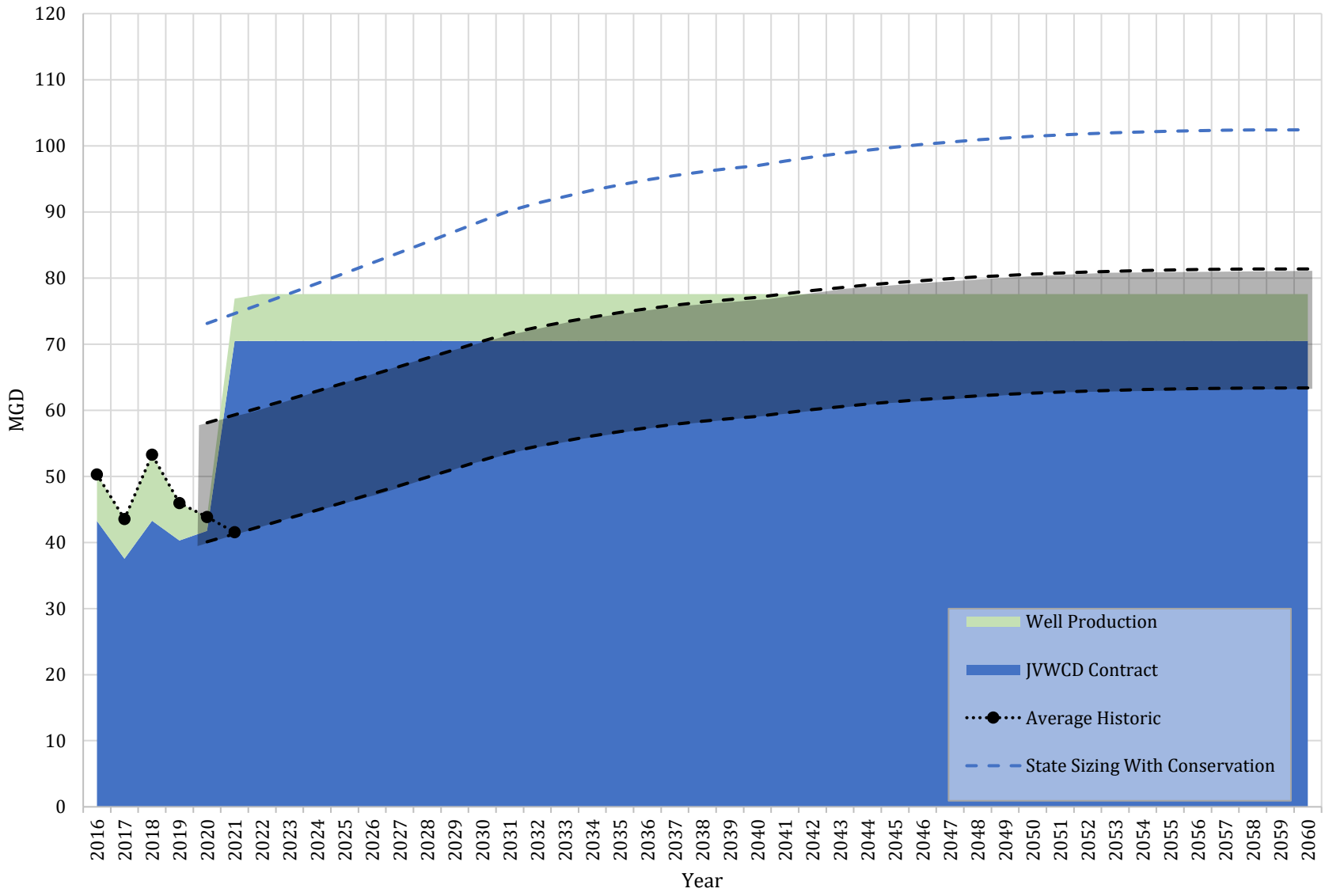


Figure 3-2 Peak Day Water Supply

Table 3-5
Peak Day Water Supply Projection

Year	JVWCD Contract (MGD)	Well Production (MGD)	State Sizing Requirement (MGD)	Surplus / (Deficit) (MGD)
2021	70.5	7.1	74.6	3.0
2026			82.3	(4.7)
2031			90.2	(12.6)
2041			97.7	(20.1)
2051			101.6	(24.0)
2060			102.4	(24.8)

3.4.1 PEAK DAY SUPPLY CONCLUSIONS

Source capacity looks a little better on a peak day basis as shown in Table 3-5. Even with the current variability factor, the City has adequate production capacity to meet needs through 2024. When compared to actual demands, existing sources are expected to be adequate to meet demands through 2040. Since peak demands have been trending downward in recent years, it is recommended that the City wait on developing additional peak day capacity as it monitors demand trends over the next few years. If the City continues its current trend, it may not be necessary to add peak day capacity for several decades.

As with annual demands, peak projections shown are also based on the conservation scenarios discussed in Chapter 2. Correspondingly, peak capacity needs further emphasize the importance of making conservation a critical component of the City's overall water supply plan.

3.5 WATER SUPPLY BY ZONE

For infrastructure planning it is also important to look at the supply by pressure zone. In addition to the water sources discussed in this chapter, some pressure zones may receive water from other pressure zones. This can be done through PRVs from a higher pressure zone or booster pump stations from a lower zone. Table 3-6 compares the water coming into a zone with the peak water demand in each zone. Deficits shown may be satisfied by higher pressure zones depending on how the system is operated.

Table 3-6
Water Supply by Zone

Pressure Zone	JVWCD Connections	Wells	Pump Stations	Total Inflow	2021 Peak Day Demand (gpm)	2021 Surplus / (Deficit) (gpm)	Buildout Peak Day Demand (gpm)	Buildout Surplus / (Deficit) (gpm)
Zone 1	28,300			28,300	11,583	16,717	12,211	16,089
Zone 2	15,708		13,000	28,708	5,766	22,942	5,911	22,797
Zone 3		1,045	4,800	5,845	9,649	(3,804)	10,478	(4,633)
Zone 4	2,715	3,380	8,500	14,595	6,191	8,404	11,797	2,798
Zone 5				0	6,168	(6,168)	9,540	(9,540)
Zone 6	2,215		4,400	6,615	1,823	4,792	4,991	1,624
Zone 7				0	0	0	1,601	(1,601)
Total	**48,938**	**4,425**	**30,700**	**-**	**41,181**	**42,882**	**56,528**	**27,535**

Zone 3 shows a small deficit, but there is sufficient surplus in Zone 4 that peak demands can be met through PRVs. One deficit to note is in Zone 5. This zone is currently supplied by Zone 6. However, the 2021 deficit is greater than excess supply in Zone 6, which would be problematic if the peak demand occurred for multiple days in a row. For this reason, the City is currently working on a new JVWCD connection and pump station to deliver water directly to this zone, rather than delivering water through Zone 6.

At buildout, deficits are shown in Zones 3, 5, and 7. Projects to address these deficiencies are shown in subsequent chapters.

CHAPTER 4
WATER SUPPLY RISK AND PLANNING

4.1 WATER SUPPLY VARIATION – NOW AND IN THE FUTURE

The information presented in Chapters 2 and 3 of this report is based recent available data. Intrinsic to this analysis is the assumption that sources are expected to produce well into the future in accordance with past performance. This begs questions such as:

Is the modern historical record sufficient to account for variation in water availability to be used for planning purposes?

Will drought or other factors likely affect water availability or system demands and, if so, in what ways?

This section is dedicated to considering these types of questions to better inform the conclusions reached elsewhere in this report, and ultimately to assist the City in understanding the long-term water supply and demand characteristics of their system inclusive of these types of considerations.

4.1.1 GROUNDWATER

The City pumps it wells well below its available water rights due to the groundwater contamination plume discussed previously. At the lower levels of pumping, the City has not observed any long-term trends of declines in the groundwater table. Therefore, there is little current concern regarding groundwater availability at the levels assumed for planning in this document. For planning purposes, it has been assumed that this volume will continue to be available, even during periods of drought. Even with that, the City should continue to monitor groundwater levels due to pumping from surrounding agencies. The City should also continue to closely track potential contamination issues. Due to the small percentage of total supply, it is expected that the City could adjust to a groundwater supply disruption if it were to occur.

4.1.2 JVWCD

The City's existing contract with JVWCD is generally considered reliable for planning purposes because JVWCD has its own contingencies to account for source interruption. However, JVWCD has recently produced a Drought Contingency Plan (still in draft form as of the writing of this chapter). This contingency plan includes drought mitigation and response actions for each community within its service area. JVWCD has created Water Supply Availability Levels and corresponding Drought Response Action Levels ranging from 1 to 4 (4 being the most severe drought level). If enacted by JVWCD, these response actions will result in a reduction in the water that will be delivered to member agencies and JVWCD retail customers. Table 4-1 shows these levels with the associated reduction in water deliveries for each level.

Table 4-1
JVWCD Supply Availability

Drought Level	% Reduction in JVWCD Contract	Annual Volume from JVWCD (Acre-ft)	Groundwater Remediation from JVWCD (Acre-ft)	Total Annual Volume from JVWCD (Acre-ft)
0	0%	18,500	1,500	20,000
1	5%	17,575	1,500	19,075
2	10%	16,650	1,500	18,150
3	20%	14,800	1,500	16,300
4	30%	12,950	1,500	14,450

While annual delivery volumes may be reduced in drought years, the plan does not identify any reduction in the delivery capacity from JVWCDD. Thus, it has been assumed that the peak delivery capacity from JVWCD will remain about the same, even in drought years. Correspondingly, the remainder of this chapter will focus primarily on the annual supply implications of drought.

4.2 RISK TO ANNUAL WATER SUPPLY

Annual supply has the potential for being adversely affected in several ways. The risk associated with water supply is that it may be reduced so much that it can no longer satisfy minimum annual production requirements.

The City's water supply could be reduced if a source were lost – either temporarily or permanently. While there are many ways this could occur, the most likely imaginable ways at this time are:

Unexpected mechanical failure of pumps or other system components limit the City's ability to treat or convey water temporarily.

An earthquake disables conveyance infrastructure or disturbs availability by adversely affecting aquifer characteristics.

A water source becomes suddenly contaminated – either intentionally through an act of terrorism or accidentally through an industrial spill or similar event.

Drought or other environmental changes reduce water supply, increase water demand, or both.

For discussion purposes, annual water supply risk is categorized into two scenarios: Minor Source Loss and Catastrophic Source Loss. The management of these risk scenarios will define the Recommended Supply Planning Scenario for the City's long term annual water supply planning.

4.2.1 MINOR SOURCE LOSS SCENARIO

This scenario covers the vast majority of potential source loss situations such as mechanical failure, pipe breaks, a single well becoming contaminated, etc. For this type of scenario, it is recommended that the City have water supply sufficient to handle this type of loss without disruption to customers, even during peak periods of demand. In other words, the City should always have enough extra supply that it can weather the loss of sources that are the most vulnerable to any of the risks listed above.

As discussed in Chapter 2, the System-Specific Minimum Sizing Standards letter from the State of Utah Department of Environmental Quality Division of Drinking Water sets a minimum supply at 649 gal/day/ERC, which is significantly above what the projected use will be. This is the standard that has been used for identifying recommended levels of supply. This additional supply buffer is large enough that it covers all likely minor source loss scenarios. Loss of any given well or interruption to a single JVWCD connection point all fall within this buffer and no additional modifications the supply plan are needed for this purpose.

4.2.2 SEVERE SOURCE LOSS SCENARIO

Beyond the more frequent, small supply disruptions discussed above, the City must also be prepared for more severe source losses. For example, it is conceivable to think that an extremely large earthquake on the Wasatch Front or other extreme event could cause the loss of more supply than discussed in the section above. In such a situation, it is not reasonable to expect the City to deliver water at the same level of service as it was prior to the severe event.

However, an earthquake is likely an extreme example. In the case of an earthquake, the City would likely move to an emergency mode of operation, limiting water delivery to essential indoor functions where possible. It is possible that earthquake would cause water delivery to not be possible, which is something the City should consider as part of its emergency planning.

A more likely source of periodic severe source loss is drought. As discussed above, the City's primary supply of water from JVWCD could be reduced by up to 30 percent in an extreme drought. Even in lesser droughts, reductions in supply could be observed that will affect how the City can use water. Therefore, for the City of West Jordan, drought becomes the most concerning water supply risk and should be reviewed and considered in addition to the overall supply planning discussed previously.

4.3 RECOMMENDED DROUGHT PLANNING

The most likely potential source loss for the City is a reduction of supply due to the JVWCD Drought Contingency Plan. At the different drought levels, JVWCD could implement reductions in supplied water by between 5 and 30 percent of typical use. Table 4-2 shows an example of the water surplus and deficit with a Level 2 (10%) drought reduction from JVWCD and Table 4-3 shows the same information with a Level 4 (30%) reduction. These tables do not include a supply redundancy buffer in the projected demands as this is already specifically represented through the reduction in supply availability. They also do not include future changes, such as moving large outdoor watering to secondary water, which will reduce the demand. These scenarios were chosen to illustrate the effect on the total City supply with a couple of the drought level scenarios if no changes were made. Similar tables could be prepared for other levels of drought but are excluded here for brevity.

For perspective and based on information from JVWCD, a Level 4 drought is extreme and is expected to occur very rarely, if ever. Conversely, Level 2 drought represents a significant but not unlikely level of drought, typical of what might be observed periodically as a result of normal variability in water supply. The most recent water year (2020-21) may have been around a Level 2 drought had JVWCD's Drought Contingency Plan been in place at the time.

Table 4-2
Level 2 Drought Supply vs Projected Water Demand

Year	JVWCD Contract (Acre-Ft/Yr)	Well Production (Acre-Ft/Yr)	Projected Water Demand - High Estimate (Acre-Ft/Yr)	Surplus / (Deficit) (Acre-Ft/Yr)
2021	18,150	2,500	25,600	(4,950)
2026			28,300	(7,650)
2031			31,000	(10,350)
2041			33,600	(12,950)
2051			34,900	(14,250)
2060			35,200	(14,550)

Table 4-3
Level 4 Drought Supply vs Projected Water Demand

Year	JVWCD Contract (Acre-Ft/Yr)	Well Production (Acre-Ft/Yr)	Projected Water Demand - High Estimate (Acre-Ft/Yr)	Surplus / (Deficit) (Acre-Ft/Yr)
2021	18,150	2,500	25,600	(8,650)
2026			28,300	(11,350)
2031			31,000	(14,050)
2041			33,600	(16,650)
2051			34,900	(17,950)
2060			35,200	(18,250)

As shown in the tables, expected supply during drought conditions is not expected to be adequate to meet normal City demands, even without the recommended supply planning buffer identified in the previous chapter. In order to stay within the available supply, the City will need to enact policies that will reduce its demands during periods of drought. Because the City uses JVWCD for the large majority of its water supply, the reduction in demand will need to nearly match the reduction in supply from Jordan Valley. For example, at Level 2, JVWCD will reduce their deliveries by 10% of the typical use. This results in a need for an approximate 9% reduction in total system demands. At Level 4, which is a 30% reduction from JVWCD, the City must reduce total system demands by approximately 27%.

4.4 CONCLUSIONS AND RECOMMENDATIONS

Based on this analysis, the following conclusions can be drawn:

1. To make sure that the City can successfully conserve additional water during a drought year, the City should finalize a drought contingency plan to address how it will encourage customers to reduce their water use should JVWCD implement one of their drought levels.

The plan can include items such as public education and outreach (mailers, social media campaigns, or fliers), water use restrictions (even/odd watering schedules, restrictions on areas to be watered, etc.), and/or financial incentives (such as drought water rates, which would be designed to encourage reducing outdoor water use during summer months). The drought contingency plan should be carefully designed to achieve a level of demand reduction equal to or greater than the reduction in supply.

2. The City could also consider increasing their contracted amounts with JVWCD to reduce the conservation required during drought scenarios. However, there are two main drawbacks to this approach. First, the City's contract with JVWCD is a take or pay contract, which would require the City to pay for the additional water during normal years, even if they did not use it. Second, the drought reductions in the JVWCD contingency plan are based on typical use rather than contracted amounts. This may mean that, even with a larger contracted amount, JVWCD may not supply any additional water than a lower contract during drought. These factors could be at least partially offset by the City turning off its wells during non-drought water years, but this would significantly add to the overall cost of water for the City. For these reasons, BC&A recommends increasing the JVWCD contracts at the intervals discussed in Chapter 3, rather than factoring in drought scenarios and focusing on demand reduction strategies during periods of drought.

3. As part of the City's emergency planning for events such as a large earthquake, there are several questions that should be considered:

    a. Does the City stock spare parts?

    b. If so, how many and what size?

    c. What is the lead time for special items?

    d. How is the response staged?

    These items may be considered as part of a asset management plan or emergency/disaster plan.

CHAPTER 5
EXISTING WATER FACILITIES

5.1 INTRODUCTION

As part of this Master Plan, BC&A has assembled an inventory of existing infrastructure within the culinary water system. The purpose of this chapter is to present a summary of the inventory of the City's existing water distribution system that can be used as a reference for future studies.

5.2 EXISTING SERVICE AREA AND TOPOGRAPHY

The City of West Jordan provides culinary water for almost all residents within the 32.3 square miles of its boundaries as shown in Figure 5-1. The main exception is 1.7 square miles in the northwest portion of the City boundaries which is served by Kearns Improvement District. The City's water service area is approximately 30.6 square miles and is bordered by the following:

Kearns Improvement District and Taylorsville-Bennion Improvement District to the north

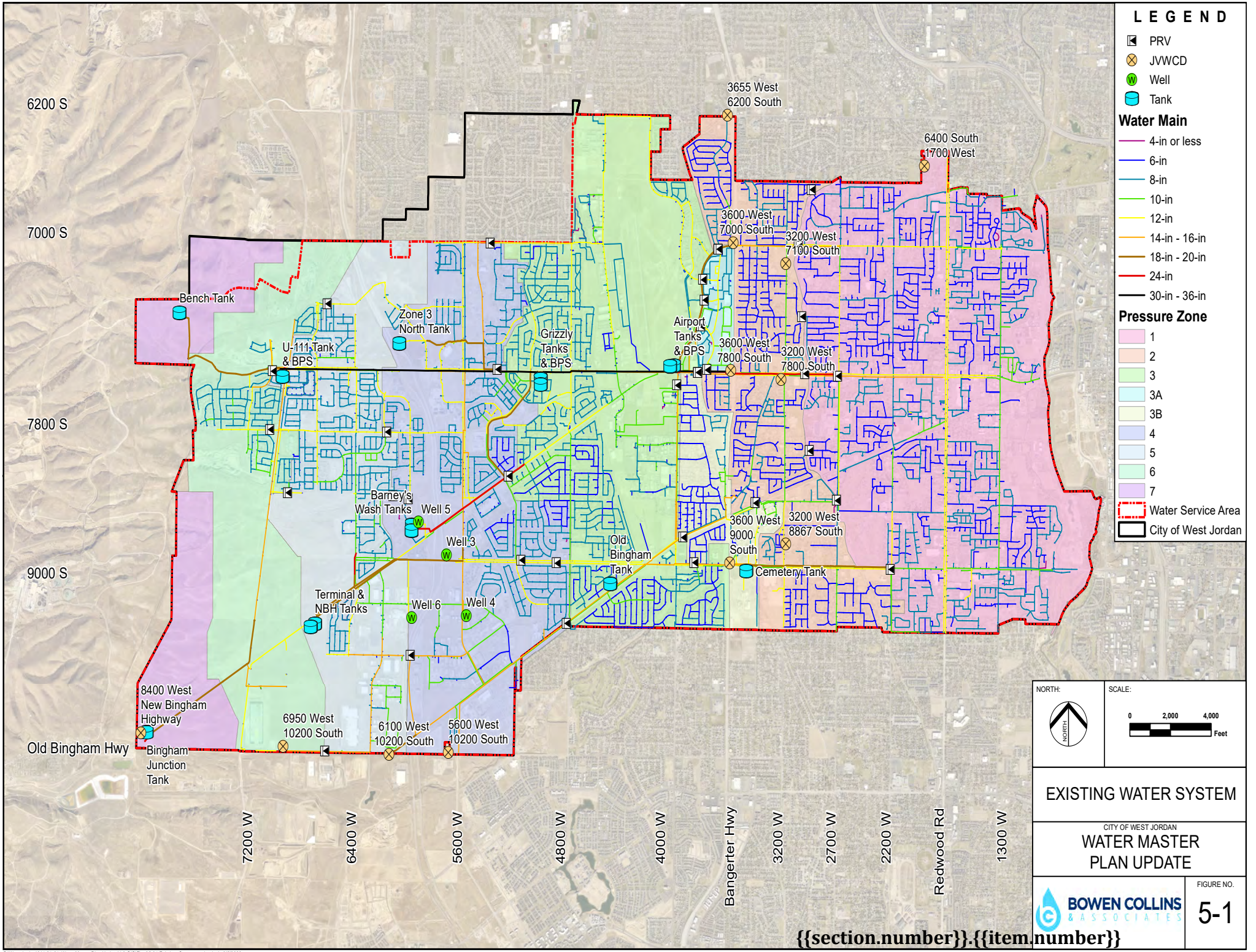
Midvale City and Murray City Water to the east/northeast

South Jordan City and Sandy City Water to the south/southeast

Oquirrh Mountain Range to the west

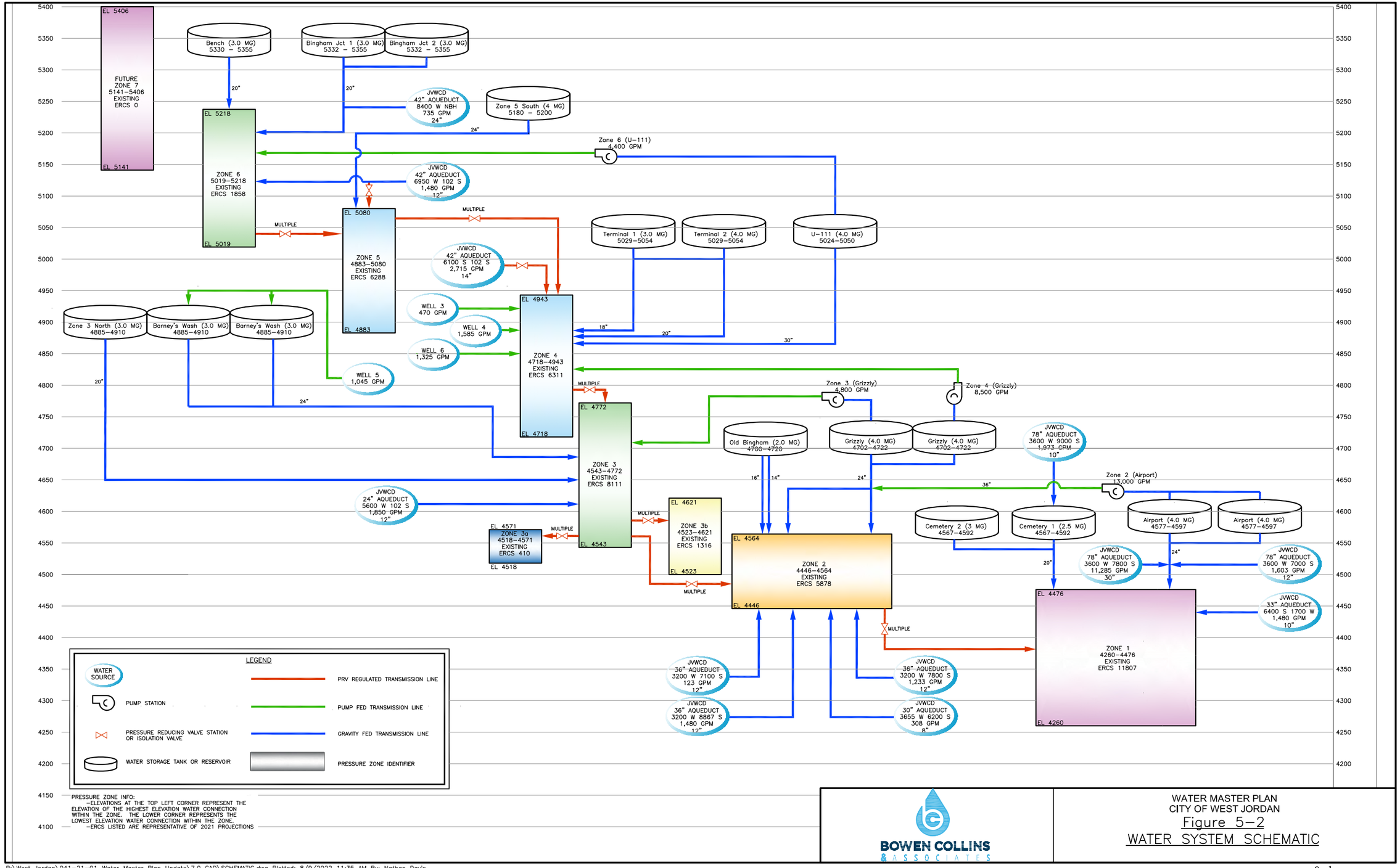
The topography of the City generally slopes from west to east such that most of the City's storage reservoirs are located west of the pressure zone that they serve by gravity.

In 2020, the City of West Jordan had a population of approximately 112,200 permanent residents with the water service area having a slightly lower population of 100,400. In addition to permanent residents, the City also serves many commercial, industrial, and institutional entities. The east side of the City is largely residential and commercial and is mostly built out. The west side of the City also includes residential and commercial areas, but also includes industrial, with some large areas still available for future development. Figure 5-2 shows a schematic of how the sources, storage reservoirs, and pump stations in the City are connected.



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FUTURE ZONE 7 5141–5406 EXISTING ERCS 0
EL 5406
EL 5141
Bench (3.0 MG) 5330 – 5355
Bingham Jct 1 (3.0 MG) 5332 – 5355
Bingham Jct 2 (3.0 MG) 5332 – 5355
JVWCD 42" AQUEDUCT 8400 W NBH 735 GPM 24"
Zone 5 South (4 MG) 5180 – 5200
Zone 6 (U–111) 4,400 GPM
ZONE 6 5019–5218 EXISTING ERCS 1858
EL 5218
EL 5019
JVWCD 42" AQUEDUCT 6950 W 102 S 1,480 GPM 12"
EL 5080
ZONE 5 4883–5080 EXISTING ERCS 6288
EL 4883
JVWCD 42" AQUEDUCT 6100 S 102 S 2,715 GPM 14"
Terminal 1 (3.0 MG) 5029–5054
Terminal 2 (4.0 MG) 5029–5054
U–111 (4.0 MG) 5024–5050
Zone 3 North (3.0 MG) 4885–4910
Barney's Wash (3.0 MG) 4885–4910
Barney's Wash (3.0 MG) 4885–4910
WELL 3 470 GPM
WELL 4 1,585 GPM
WELL 6 1,325 GPM
WELL 5 1,045 GPM
EL 4943
ZONE 4 4718–4943 EXISTING ERCS 6311
EL 4718
EL 4772
ZONE 3 4543–4772 EXISTING ERCS 8111
EL 4543
Zone 3 (Grizzly) 4,800 GPM
Zone 4 (Grizzly) 8,500 GPM
Old Bingham (2.0 MG) 4700–4720
Grizzly (4.0 MG) 4702–4722
Grizzly (4.0 MG) 4702–4722
JVWCD 78" AQUEDUCT 3600 W 9000 S 1,973 GPM 10"
Zone 2 (Airport) 13,000 GPM
JVWCD 24" AQUEDUCT 5600 W 102 S 1,850 GPM 12"
EL 4621
ZONE 3b 4523–4621 EXISTING ERCS 1316
EL 4523
EL 4571
ZONE 3a 4518–4571 EXISTING ERCS 410
EL 4518
EL 4564
ZONE 2 4446–4564 EXISTING ERCS 5878
EL 4446
Cemetery 2 (3 MG) 4567–4592
Cemetery 1 (2.5 MG) 4567–4592
Airport (4.0 MG) 4577–4597
Airport (4.0 MG) 4577–4597
JVWCD 78" AQUEDUCT 3600 W 7800 S 11,285 GPM 30"
JVWCD 78" AQUEDUCT 3600 W 7000 S 1,603 GPM 12"
JVWCD 33" AQUEDUCT 6400 S 1700 W 1,480 GPM 10"
EL 4476
ZONE 1 4260–4476 EXISTING ERCS 11807
EL 4260
JVWCD 36" AQUEDUCT 3200 W 7100 S 123 GPM 12"
JVWCD 36" AQUEDUCT 3200 W 7800 S 1,233 GPM 12"
JVWCD 36" AQUEDUCT 3200 W 8867 S 1,480 GPM 12"
JVWCD 30" AQUEDUCT 3655 W 6200 S 308 GPM 8"
MULTIPLE
LEGEND
WATER SOURCE
PUMP STATION
PRESSURE REDUCING VALVE STATION OR ISOLATION VALVE
WATER STORAGE TANK OR RESERVOIR
PRV REGULATED TRANSMISSION LINE
PUMP FED TRANSMISSION LINE
GRAVITY FED TRANSMISSION LINE
PRESSURE ZONE IDENTIFIER
PRESSURE ZONE INFO:
–ELEVATIONS AT THE TOP LEFT CORNER REPRESENT THE ELEVATION OF THE HIGHEST ELEVATION WATER CONNECTION WITHIN THE ZONE. THE LOWER CORNER REPRESENTS THE LOWEST ELEVATION WATER CONNECTION WITHIN THE ZONE.
–ERCS LISTED ARE REPRESENTATIVE OF 2021 PROJECTIONS
BOWEN COLLINS & ASSOCIATES
WATER MASTER PLAN
CITY OF WEST JORDAN
Figure 5–2
WATER SYSTEM SCHEMATIC
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5.3 CULINARY SOURCES

5.3.1 JORDAN VALLEY WATER CONSERVANCY DISTRICT

The City's main source of water is through its connections to the Jordan Valley Water Conservancy District (JVWCD). The City has 13 physical connections to JVWCD as previously summarized in Table 3-1.

The City updated their JVWCD contract in June 2021 bringing the contract volume to 20,000 acre-ft. The contract value is a minimum value, and the City is allowed to take an additional 20%, bringing the total volume to 24,000 acre-ft.

The Jordan Valley contract also details a capacity at each of the physical connections between JVWCD and the City. The capacity shown is based on the average use over the previous years and is not the physical limit of the connection. The actual capacity of the connection has been provided by JVWCD and is also listed in the table.

5.3.2 WELLS

In addition to the City's JVWCD water, there are four wells that contribute to the system. These wells were previously summarized in Table 3-2.

5.4 STORAGE FACILITIES

This City has storage reservoirs in each of its water pressure zones, except Sub-zones 3A and 3B (which receive water by PRV from Zone 3), Zone 5, and Zone 7 (which is a future zone and does not have any water demand at this time) Table 5-1 summarizes the characteristics of each storage facility. Figure 5-1 indicates the location of storage facilities for the City of West Jordan and Figure 5-2 shows how each of the storage facilities is connected within the City's water system.

Table 5-1
Storage Facilities

Name	Type	Diameter (ft)	Height (ft)	Volume (MG)	Outlet Level (ft)	Overflow/ Equalization Level (ft)
Airport 1	Concrete	184	20	4	4,577	4,597
Airport[1] 2	Concrete	184	20	4	4,577	4,597
Cemetery 1	Concrete	130	25	2.5	4,567	4,592
Grizzly 1	Concrete	184	20	4	4,702	4,722
Grizzly 2	Concrete	184	20	4	4,702	4,722
Old Bingham	Concrete	130	20	2	4,700	4,720
Barney's Wash 1	Concrete	143	25	3	4,885	4,910
Barney's Wash 2	Concrete	143	25	3	4,885	4,910
Zone 3 North	Concrete	143	25	3	4,885	4,910
Terminal 1	Concrete	143	25	3	5,029	5,054
Terminal 2	Concrete	166	25	4	5,029	5,054
U-111	Concrete	164	26	4	5,024	5,050
Bench	Concrete	146	25	3	5,330	5,355
Bingham Junction 1	Concrete	146	25	3	5,330	5,355
Total				46.5		

[1] The Airport 2 Tank is currently being replaced, going from 2 MG to 4 MG

5.5 BOOSTER PUMPING FACILITIES

Table 5-2 summarizes the characteristics of the booster pumps within the City's water system. The booster pump stations are typically located in the northern half of the City where there are fewer connections to JVWCD.

Table 5-2
Booster Pump Stations

Booster Station	Capacity (gpm)	Number of Pumps	Motor Type	Pressure Zone Delivery
Airport	13,000	1 x 3,000 gpm 3 x 5,000 gpm	VFD	2
Grizzly Zone 3	4,800	3 x 2,400 gpm	VFD	3
Grizzly Zone 4	8,500	2 x 2,500 gpm 2 x 3,500 gpm	VFD	4
U-111	4,400	1 x 1,400 gpm 2 x 3,000 gpm	VFD	6

5.6 DISTRIBUTION PIPING

Table 5-3 lists the reported pipe diameters and corresponding lengths in the City of West Jordan distribution system and Table 5-4 lists a breakdown of pipes by age and material.. Pipe location and sizing of distribution pipes are shown in Figure 5-1.

Table 5-3
Distribution Piping

Diameter (inch)	Length (ft)	Length (miles)	Percentage
4	8,123	2	0.3%
5	86	0	0.0%
6	643,030	122	27.5%
8	891,837	169	38.1%
10	227,448	43	9.7%
12	323,894	61	13.8%
14	18,978	4	0.8%
16	116,305	22	5.0%
18	32,676	6	1.4%
20	33,617	6	1.4%
24	19,580	4	0.8%
30	13,560	3	0.6%
36	10,993	2	0.5%
TOTAL	**2,340,128**	**443**	**100%**

Table 5-4
Pipe Material & Age

Age (years)	Pipe Material (feet)								Total	%
	Cast Iron	Ductile Iron	HDPE	PVC	Steel	Transite	Other	Unknown		
0-10	163	37,001	3,343	242,818	41	0	221	28,311	311,898	13.3%
11-20	1,045	75,208	0	292,399	0	0	2,268	82,708	453,628	19.4%
21-30	12,344	16,312	0	339,226	0	1,069	0	21,006	389,958	16.7%
31-40	17,702	11,142	0	74,624	0	0	4	25,032	128,504	5.5%
41-50	152,713	17,341	0	28,506	12,574	0	4,480	73,083	288,699	12.3%
51-60	74,896	348	0	0	0	4,486	0	2,869	82,599	3.5%
61-70	7,783	0	0	0	0	230	0	664	8,677	0.4%
71-80	1,396	0	0	0	0	0	0	0	1,396	0.1%
Unknown	24,804	110,258	0	113,409	810	5,597	21,249	398,643	674,770	28.8%
Total	292,846	267,612	3,343	1,090,983	13,425	11,382	28,221	632,316	2,340,128	-
%	12.5%	11.4%	0.1%	46.6%	0.6%	0.5%	1.2%	27.0%	-	-

5.7 PRESSURE ZONES

The City of West Jordan water distribution system is divided into 7 major pressure zones as shown in Figure 5-1. In addition to the seven major zones, Zone 3 has two sub-zones, Zone 3A and Zone 3B. Also, Zone 7 has been designated, but does not currently have any water demand. Table 5-5 lists the approximate elevations for each pressure zone along with the approximate existing peak day demand for each zone. Also included in the table is the approximate percentage of total demand associated with each zone.

Table 5-5
Pressure Zone Summary

Pressure Zone	Approximate Elevations (ft)	Existing Peak Day Demand (gpm)	Existing Percentage of Peak Day Demand (%)
1	4,260 ft – 4,476 ft	8,723	29%
2	4,446 ft – 4,564 ft	4,364	14%
3A	4,518 ft – 4,571 ft	302	1%
3B	4,523 ft – 4,621 ft	970	3%
3	4,543 ft – 4,772 ft	7,247	24%
4	4,718 ft – 4,943 ft	4,543	15%
5	4,883 ft – 5,080 ft	4,426	15%
6	5,019 ft – 5,218 ft	1,156	4%
7	5,141 ft – 5,406 ft	0	0%
Total	**4,260 ft – 5,406 ft**	**31,731**	**100%**

5.8 PRESSURE REDUCING VALVES

Each of the City's pressure zones is connect to the neighboring pressure zones by multiple pressure reducing valves (PRV). Table 5-6 details each of the PRVs in the system.

Table 5-6
Pressure Reducing Valves

Zone Boundary	Name	Approximate Location	Diameter (inch)	Elevation (ft)	Setting (psi)	HGL (ft)
Zone 2 to Zone 1	78th & 27th	7800 South, 2700 West	6 & 10	4,453	59	4,589
	90th & 22nd	9000 South, 2200 West	4 & 6	4,450	62	4,593
	86th & 27th	8600 South, 2700 West	4 & 6	4,476	50	4,592
	Blue Grass	8250 South, 2900 West	6	4,467	54	4,591
	Dill	7800 South, 2996 West	6	4,475	50	4,591
	Kathleen	7418 South, 3052 West	6	4,471	52	4,591
	Diamond	6885 South, 2963 West	4 & 6	4,471	52	4,591
	Carter Commons	7000 South, 3075 West	8 & 10	4,470	52	4,590
Zone 3 to Zone 3a	Theater South	Center Park Dr, 3780 West	6 & 10	4,554	90	4,762
	Theater North	Center Park Dr, 3782 West	6 & 10	4,557	100	4,788
	Chevron Jordan Landing	Jordan Landing Blvd, 3731 West	8	4,544	90	4,752
	Lowes	Campus View Dr, 3788 West	4 & 10	4,559	90	4,767
	Mountain America	Campus View Dr, 7783 South	4 & 10	4,549	100	4,780
Zone 3 to Zone 3b	Old Bingham	Old Bingham Hwy, 3939 West	6 & 10	4,608	70	4,770
	78th & 40th	7910 South, 4000 West	6 & 10	4,578	82	4,767
	Valley West	8920 South, 3860 West	10	4,615	60	4,754
Zone 3 to Zone 2	State Shops	7800 South, 3836 West	10 & 12	4,558	78	4,738
	Chevron Dixie Valley	Jordan Landing Blvd, 3731 West	4 & 8	4,544	70	4,706
Zone 4 to Zone 3	Jordan Highlands	New Bingham Hwy, 5262 West	4 & 10	4,776	56	4,905
	Glenmore	Old Bingham Hwy, 4847 West	10	4,776	54	4,901
	Field	9000 South, 5156 West	8 & 10	4,799	46	4,905
	Library	9000 South, 4897 West	4 & 8	4,755	60	4,894
	Randy's	7800 South, 5444 West	6 & 10	4,764	62	4,907
	Shadow Mountain	7000 South, 5413 West	6 & 10	4,776	52	4,896
Zone 5 to Zone 4	Oaks	8200 South, 6136 West	4 & 8	4,893	70	5,055
	Ron Wood	8629 South, 6000 West	2 & 6	4,895	70	5,057
	Duck Creek	8600 South, 6131 West	6 & 8	4,909	62	5,052
Zone 6 to Zone 5	Snowball	New Sycamore Dr, 7811 South	4 & 10	5,042	59	5,178
	Bridgeport	8600 South, 6914 West	6 & 10	5,064	40	5,156

Zone Boundary	Name	Approximate Location	Diameter (inch)	Elevation (ft)	Setting (psi)	HGL (ft)
	Maples	7400 South, 6622 West	4 & 8	5,064	59	5,200
	Sycamore	8200 South, 7032 West	4 & 8	5,067	49	5,180
JVWCD to Zone 5	Kraftmaid	Old Bingham Hwy, 6598 West	6, 12, & 12	5,078	56	5,207
JVWCD to Zone 4	Dannon Way	Dannon Way, 5802 West	8 & 10	4,893	64	5,041

CHAPTER 6
STORAGE EVALUATION

The purpose of this chapter is to evaluate the City's water storage capacity. This chapter provides an overview of State rules and regulations pertaining to public water system storage facilities. As part of this evaluation, the sizes and locations of existing storage reservoirs were analyzed to determine if the City has sufficient storage to adequately meet peak demands and to provide recommended emergency and fire flow storage.

6.1 STORAGE EVALUATION CRITERIA

Regulations regarding required system storage are found in Section R309-510-8 of the Utah Administrative Code. The first portion of the code outlines the types of storage required:

> "(1) General. Each public water system, or storage facility serving connections within a specific area, shall provide:
>
> (a) Equalization storage volume, to satisfy average day demands for water for indoor use and irrigation use,
>
> (b) fire flow storage volume, if the water system is equipped with fire hydrants intended to provide fire suppression water or as required by the local fire code official, and
>
> (c) emergency storage, if deemed appropriate by the water supplier or the Director."

The following sections discuss how each of these types of storage are addressed within the City's water system.

6.1.1 EQUALIZATION STORAGE

Sources, major conveyance pipelines, and pump stations are usually sized to convey peak day demands. During peak hour demands, storage must be used to meet the increased demands. Equalization or operational storage is the storage required to cover the difference between the maximum rate of supply and the rate of demand during peak conditions.

For several decades, equalization storage requirements per the State of Utah were a uniform 400 gallons per ERC for indoor water use plus outdoor water use based on location and irrigated area per ERC. For West Jordan, the total required storage was calculated as 821 gallons/ERC in the City's 2016 master plan. State storage requirements have changed significantly since that time.

In 2018, the Utah State Legislature passed an updated Utah Code 19-4-14, which supersedes most of the previous statewide requirements by directing the Division of Drinking Water to establish system-specific source and storage sizing requirements for public water systems. These standards are typically based on the last 3 years of water use data that the City has reported to DWRi. The City received a letter from the Division of Drinking Water dated June 18, 2020, which establishes the storage requirements for their system. The standards set in this letter are based on the City's water use data for 2016 through 2018.

For this analysis, the equalization storage requirement will be based on the system-specific minimum storage requirements as provided by the Division of Drinking Water, which is 650 gallons per ERC. This is obviously a significant reduction from the standard used in the past and will result in different storage needs than have been identified in past master plans.

6.1.2 FIRE FLOW STORAGE

Fire flow storage is the amount of water needed to combat fires occurring in the distribution system. As stated in the code, the primary authority responsible for establishing needed fire flows and fire flow storage is the local fire code official. The West Jordan Fire Department is the fire marshal for the City. Based on guidance from the Fire Department, the fire storage requirements for each zone have been identified at between 0.8 and 1.2 million gallons (see Table 6-2 later in this report for additional details).

Although not specifically outlined in the code, State Division of Drinking Water officials have historically allowed for the fire flow for individual water pressure zones to come from storage within the zone itself or from storage in higher zones in the system. For this evaluation, preference will be to have fire storage in each zone, however, if needed, the fire storage may be considered available if it in the next higher zone and adequate conveyance exists to deliver the water down to the lower zone during a fire event.

6.1.3 EMERGENCY STORAGE

Emergency or standby storage is the storage needed to meet demands when sources are interrupted as the result of unexpected events (power outages, equipment failure, etc.). The State's minimum sizing requirement for storage provides for some variability, but allows the City to determine if additional storage is needed.

The City has identified an additional need for emergency operational storage in zones with its largest booster stations. In these zones, having additional storage is important to allow the booster stations to continue to move water to where it is needed even if supply is interrupted for a period of time. To satisfy this pump station operational storage needs, this analysis includes storage equal to the volume of water necessary to operate the City's major pump stations at capacity for 6 hours. Zones with additional pump station operational storage include Zones 1, 2, 4, and 6.

6.2 TOTAL EXISTING AND FUTURE STORAGE REQUIREMENTS

Table 6-1 shows a summary of the City's existing storage by zone.

Table 6-1
Existing Storage Capacity by Zone

Pressure Zone	Tank Name	Volume (MG)
Zone 1	Airport 1	4
	Airport 2[1]	4
	Cemetery 1	2.5
	Sub-total	***10.5***
Zone 2	Grizzly 1	4
	Grizzly 2	4
	Old Bingham	2
	Sub-total	***10***
Zone 3	Barney's Wash 1	3
	Barney's Wash 2	3
	Zone 3 North[1]	3
	Sub-total	***9***
Zone 4	Terminal 1	3
	Terminal 2	4
	U-111	4
	Sub-total	***11***
Zone 6	Bench	3
	Bingham Jct 1	3
	Sub-total	6
Total		**46.5**

[1] Tank is not active, but is in construction and nearing completion at the time of this report

The evaluation of equalization, fire and emergency storage for existing conditions is shown in Table 6-2. The storage evaluation for existing and previously approved development is shown in Table 6-3 and for buildout conditions in Table 6-4 for the buildout planning scenario.

Table 6-2
Existing Storage Evaluation

Pressure Zone	Existing ERCs[1]	Current Storage (MG)	Equalization Storage (MG)	Fire Storage (MG)	Emergency Storage (MG)	Total Storage (MG)	Surplus / (Deficit)
1	11,807	10.5	7.7	1.2	4.7	13.6	(3.1)
2	5,878	10	3.8	1.2	4.8	9.8	0.2
3	8,111	9	5.3	1.0	0.0	6.3	2.7
3A	410	0	0.3	0.0	0.0	0.3	(0.3)
3B	1,316	0	0.9	0.0	0.0	0.9	(0.9)
4	6,311	11	4.1	1.2	1.6	6.9	4.1
5	6,288	0	4.1	1.2	0.0	5.3	(5.3)
6	1,858	6	1.2	1.2	1.0	3.4	2.6
Total	**41,979**	**46.5**	**27.3**	**7.0**	**12.1**	**46.4**	**0.1**

Table 6-3
Existing & Previously Approved Storage Evaluation

Pressure Zone	Existing & Approved, Not Constructed ERCs	Current Storage (MG)	Equalization Storage (MG)	Fire Storage (MG)	Emergency Storage (MG)	Total Storage (MG)	Surplus / (Deficit)
1	12,329	10.5	8.0	1.2	4.7	13.9	(3.4)
2	5,950	10	3.9	1.2	4.8	9.9	0.1
3	8,609	9	5.6	1.0	0.0	6.6	2.4
3A	435	0	0.3	0.0	0.0	0.3	(0.3)
3B	1,396	0	0.9	0.0	0.0	0.9	(0.9)
4	7,618	11	5.0	1.2	4.8	11.0	0.0
5	8,463	0	5.5	1.2	0.0	6.7	(6.7)
6	3,815	6	2.5	1.2	1.0	4.7	1.3
7	0	0	0.0	0.8	0.0	0.8	(0.8)
Total	**48,615**	**46.5**	**31.6**	**7.8**	**15.3**	**54.7**	**(8.2)**

Table 6-4
Buildout Storage Evaluation

Pressure Zone	Buildout ERCs	Current Storage (MG)	Equalization Storage (MG)	Fire Storage (MG)	Emergency Storage (MG)	Total Storage (MG)	Surplus / (Deficit)
1	12,800	10.5	8.3	1.2	4.7	14.2	(3.7)
2	6,106	10	4.0	1.2	4.8	10.0	0.0
3	8,631	9	5.6	1.0	0.0	6.6	2.4
3A	414	0	0.3	0.0	0.0	0.3	(0.3)
3B	2,102	0	1.4	0.0	0.0	1.4	(1.4)
4	15,178	11	9.9	1.2	4.8	15.9	(4.9)
5	11,621	0	7.6	1.2	0.0	8.8	(8.8)
6	6,869	6	4.5	1.2	1.0	6.7	(0.7)
7	2,532	0	1.6	0.8	0.0	2.4	(2.4)
Total	**66,253**	**46.5**	**43.1**	**7.8**	**15.3**	**66.2**	**(19.7)**

The tables show a storage evaluation by zone, as well as for the system as a whole. As mentioned previously, it is not required that all storage be in the exact zone that it is needed, as long as the water can be transferred to the zone. The City's pressure zones are all connected by PRVs, such that any higher zone (Zone 7 being the highest and Zone 1 being the lowest), could pass water to the zone below it.

In the City's existing system, the analysis shows a slight overall surplus of 0.1 million gallons. At an individual zone level, Zones 1 and 5 show specific deficiencies. Zones 3A and 3B also show deficiencies, but are sub-zones of Zone 3, which has adequate storage to accommodate these sub-zones.

Zone 1 shows a current deficit of 3.1 MG. The City is in the process of adding second storage tank at the Cemetery site, which will add 3.0 MG of storage to the zone and reduce the current deficit. Zone 5 does not currently have a storage tank, but a 4.0 million gallon tank is in the process of design and construction and will reduce the 5.3 MG shortage. Once this storage is complete, there will still be a small storage deficiency in the zone. However, Zone 6 has enough surplus that it will be able to provide the storage currently needed by Zone 5, which is how the system is currently operated.

When approved development is added to the existing storage analysis, the slight surplus changes to a 8.2 MG deficit. Specifically the deficits in Zones 1 & 5 increase and there is no longer enough surplus in Zone 6 to provide for Zone 5. It is necessary to construct currently planned additional storage to provide this development that has already been approved.

In the buildout scenarios, the analysis shows a total system deficit of 19.7 million gallons. When each zone is analyzed separately, potential deficits are identified in Zones 1, 4, 5, 6, and 7. A zone specific analysis for these zones shows whether or not additional storage is needed:

- Zone 1 is the City's largest existing zone and will have total storage volume of 13.5 million gallons when the second Cemetery tank is completed. Despite the large volume of storage, the analysis indicates the zone will be about 0.7 million gallons short of projected needs at buildout. However, there are two reasons that constructing additional storage in this zone is likely not needed. First, the fire storage for this zone (1.2 MG) is greater than the calculated short fall and is the same as the fire storage requirement for Zone 2. The fire storage in Zone 2 could be made available to Zone 1 and the deficiency eliminated. Second, Zone 1 includes 4.7 million gallons of pump station operational storage. While this storage is desirable, it is not a strict requirement and could be trimmed slightly to eliminate the apparent deficiency. Given these considerations and the relatively small volume of the shortfall, no additional storage is recommended in Zone 1 at buildout.
- Zone 4 is expected to see significant growth as the City approaches buildout. While the zone currently has a 4.1 MG surplus, that is expected to become a 4.9 MG deficit by buildout. To accommodate the future growth in this zone, an additional 4 MG of storage be constructed in this zone. Similar to the discussion in Zone 1, the remaining deficit can be considered as a part of overall needs in higher zones.
- Zone 5 shows a deficit of 8.8 MG at buildout. The City does not currently have any storage in this zone and storage is handled by the Zone 6 tanks. To reduce the reliance on the Zone 6 storage, the City is in the process of constructing a 4 MG tank to serve Zone 5. However, this leaves a 4.8 MG deficit at buildout, even after the tank for the zone is completed. The City is also planning an additional 3.0 MG storage tank in Zone 6, which will then have surplus storage that can be used to satisfy at least a portion of this deficiency. If excess Zone 6 storage is applied to Zone 5, the deficiency is reduced to about 2.5 million gallons. Based on this conclusion, it is recommended that the needs of both Zone 4 and Zone 5 be addressed through the construction of up to 4 million gallons of additional storage in Zone 5.

  It should be noted that it is not always prudent to rely on storage from an upper zone to satisfy deficiencies in a lower zone. Specifically, when a zone does not have enough storage to satisfy its own equalization storage, this practice can result in having to deliver water from

a higher zone on a daily basis, which wastes energy and pumping capacity. However, as long as the carry down storage is associated with rarely used emergency or fire flow storage, accounting for this storage in an upper zone is a reasonable approach. With the recommended construction of storage in Zone 5, it will have adequate storage to satisfy its own equalization storage and use of excess storage in Zone 6 is reasonable.

- Zone 7 does not currently have any storage or demand. Prior to connecting any services in this zone, a storage tank will need to be constructed. Based on the projections of this report, that needed storage will be two approximately 2 MG tanks.

Based on the conclusions above, a summary of the buildout storage requirements for the City's projected growth are shown in 6-5.

Table 6-5
Additional Storage Needed at Buildout

Pressure Zone	Tank Site	Additional Storage at Buildout (MG)
Zone 1		**3**
	Cemetery 2	*3*
Zone 3		**3**
	Zone 3 North	*3*
Zone 4		**4**
	U-111 2	*4*
Zone 5		**8**
	Zone 5 North	*4*
	Zone 5 South	*4*
Zone 6		**3**
	Bingham Junction 2	*3*
Zone 7		**4**
	Zone 7 North	*2*
	Zone 7 South	*2*
Total		**25**

CHAPTER 7
DISTRIBUTION SYSTEM EVALUATION

7.1 HYDRAULIC MODEL HISTORY

A hydraulic computer model is a digital representation of physical features and characteristics of the water system, including sources, pipes, valves, storage tanks, and pumps. Key physical components of a water system are represented by a set of user-defined parameters that represent the characteristics of the system. The computer model utilizes the digital representation of physical system characteristics to mathematically simulate operating conditions of a water distribution system. Computer model output includes pressures at each node, flow rate for each pipe in the water system, and water surface levels in storage tanks.

The City maintains a water model of its system and has used this model for previous master planning. A copy of this model was provided to BC&A for evaluation of the existing and future water system. The City's existing model was developed as an EPANET model using the InfoWater software developed by Innovyze.

To update the model for this study, recently constructed pipes were added to the model and existing pipe sizes were checked. Demand scenarios were updated based on the analysis contained in this report and the model was calibrated. The City was previously unable to export raw data from their SCADA system, but screenshots of tank levels and system pressures were used to check the calibration of the model and found the model to be reasonably calibrated.

7.2 MODEL SCENARIOS

The City's hydraulic model is setup to run extended period simulations. The model results that are most useful for evaluating the distribution system performance include operating conditions for several conditions: peak day demands with fire flow, peak hour demands, and buildout peak demands with improvements. Model results for the following scenarios have been documented to aid in evaluating system performance.

- **Peak Day Demand –** This scenario represents the average daily demands on the system during the peak usage day of the year. This scenario is primarily used to simulate fire flows to identify areas that do not meet fire flow requirements. It can also be used to identify source deficiencies within tank service areas to determine if sufficient production and conveyance capacity exists to fill and drain tanks properly during peak demands.
- **Peak Hour Demands –** The purpose of this scenario is to identify existing pressure deficiencies under peak hour demand conditions. For the culinary water system, a peak hour to peak day peaking factor of 1.45 was used for indoor demands and 2.27 for outdoor demands based on the City's historical diurnal patterns. As an extended period model simulation, these patterns are applied to the average demand for the peak day and minimum pressures throughout the simulation are used for evaluation.
- **Buildout Peak Demands with Improvements –** This scenario includes an extend period model that captures both peak day and peak hour demands. It includes additional piping and infrastructure to accommodate growth of demands in currently undeveloped areas. Originally the improvements that were proposed as part of the 2016 Master Plan were included and then evaluated and adjusted as needed. Modeling results from this scenario will be detailed in the following chapter.

The performance of the system was evaluated using the following criteria:

- **Pressure within the system during peak demands** - The state of Utah requires that a public water system maintain a minimum pressure standard of 30 psi during peak hour demands and 40 psi during peak day demands. This is the minimum design standard the City maintains. However, the City tries to maintain pressures above 50 psi for both peak day and peak hour demands in most of the distribution system. It only makes exceptions for areas with topography challenges that would require excessive additional pressure zones to otherwise resolve.
- **Pressure within the system during peak day demands with fire flow** – The State of Utah requires that a public water system be capable of conveying required fire flow with a residual pressure of 20 psi. Any node in a residential area incapable of supplying 1,000 gpm with a 20 psi residual was identified as deficient. It should be noted that 1,000 gpm was the typical residential fire requirement up until the 1990s, when fire code and increasing home sizes increased the recommended fire flow to 1,500 gpm. Large portions of the City were constructed prior to this change and are satisfactorily served by available fire flow of 1,000 gpm. For this reason, 1,000 gpm has been used for evaluation generally, but new construction and larger residential properties will need to meet the 1,500 gpm requirement. Commercial areas were evaluated using a specific list of requirements which ranged between 2,000 gpm and 4,000 gpm with a 20 psi residual.
- **Maximum pipe velocities** – High instantaneous velocities in a pipeline are not generally as much of a concern to the system as low pressures. However, they can help indicate areas where additional conveyance improvements will have the most benefit. Pipelines with velocities above 7 ft/sec have been identified to indicate areas where additional conveyance improvements would be beneficial. However, they have not specifically been identified as a deficiency unless they have a maximum velocity greater than 10 ft/sec during peak hour demands. In this case, the extreme velocity can cause damage to pipe linings, increase potential for hydraulic surges, and potentially lead to pipe failure.

7.3 EXISTING SYSTEM EVALUATION RESULTS

The hydraulic computer model was used to simulate system conditions for existing demands. The model was set up as an extended period peak day model to capture both peak day and peak hour demand periods. Peak day demands with fire flow were also modeled. Model results for these scenarios are included in the following figures:

1. Figure 7-1 shows minimum pressures for the existing water system with peak day demands.
    a. Zone 1 has minimum pressures greater than 120 psi along the eastern edge near the Jordan River. This area typically ranges between 120 psi and 150 psi. While the City prefers pressures to remain under 120 psi, it is not a requirement. All service lines in the area should be equipped with a functioning service line PRV.
    b. Along the western edge of Zone 1, west of 2700 W, minimum pressures drop below 50 psi. While pressures are lower than the desired range, they are not in violation of State requirements.
    c. The southwest corner of Zone 1 also has pressures that drop below 50 psi. This area can range between 43 psi and 55 psi, primarily due to its elevation along the western boundary of the zone.

d. In Zone 4, pressures are above 120 psi north of 7800 S, along the eastern pressure zone boundary. This area ranges between 120 psi and 140 psi. While the City prefers pressures to remain under 120 psi, it is not a requirement. All service lines in the area should be equipped with a functioning service line PRV.

e. The northern half of Zone 5 along the western pressure zone boundary have pressures that drop below 50 psi. This area can drop to 45 psi during the peak of the day.

2. Figure 7-2 shows maximum pipe velocities for the existing water system with peak day demands.

    a. A large majority of the pipes in the City's water system have velocities under 5 ft/second.

3. Figure 7-3 shows available fire flows during the peak day of demand with a residual pressure of 20 psi.

    a. There are a few areas of the distribution system that do not meet fire flow requirements. In general, most fire flow deficiencies are caused by the following concerns:

        i. High Elevation – Junctions near the upper end of pressure zones will have difficulty meeting fire flow requirements without large supply pipes and looping.

        ii. Dead-Ends – Dead end connections often have fire flow deficiencies because high velocities through a single pipe cause higher pressure losses. Dead-end connections frequently require oversized pipes to meet fire flow requirements unless the connection can be looped another way.

        iii. 6-inch and Smaller Pipes – The City has a few areas that cannot meet fire flow demands due to small pipes. Many cul-de-sacs are fed by a 6-inch, dead end pipe. If the small pipe is in a long street, or a neighborhood completely fed by small pipes, fire flows at the furthest junction may not be able to meet the 1,000 gpm requirement.

    b. One non-residential location, West Jordan Elementary School, is not able to meet the specified 3,250 gpm fire flow requirement. The model shows the current available fire flow at just over 1,600 gpm.

    c. Residential areas that are not able to meet the fire flow requirement include:

        i. 9240 S at Edenbrooke Way

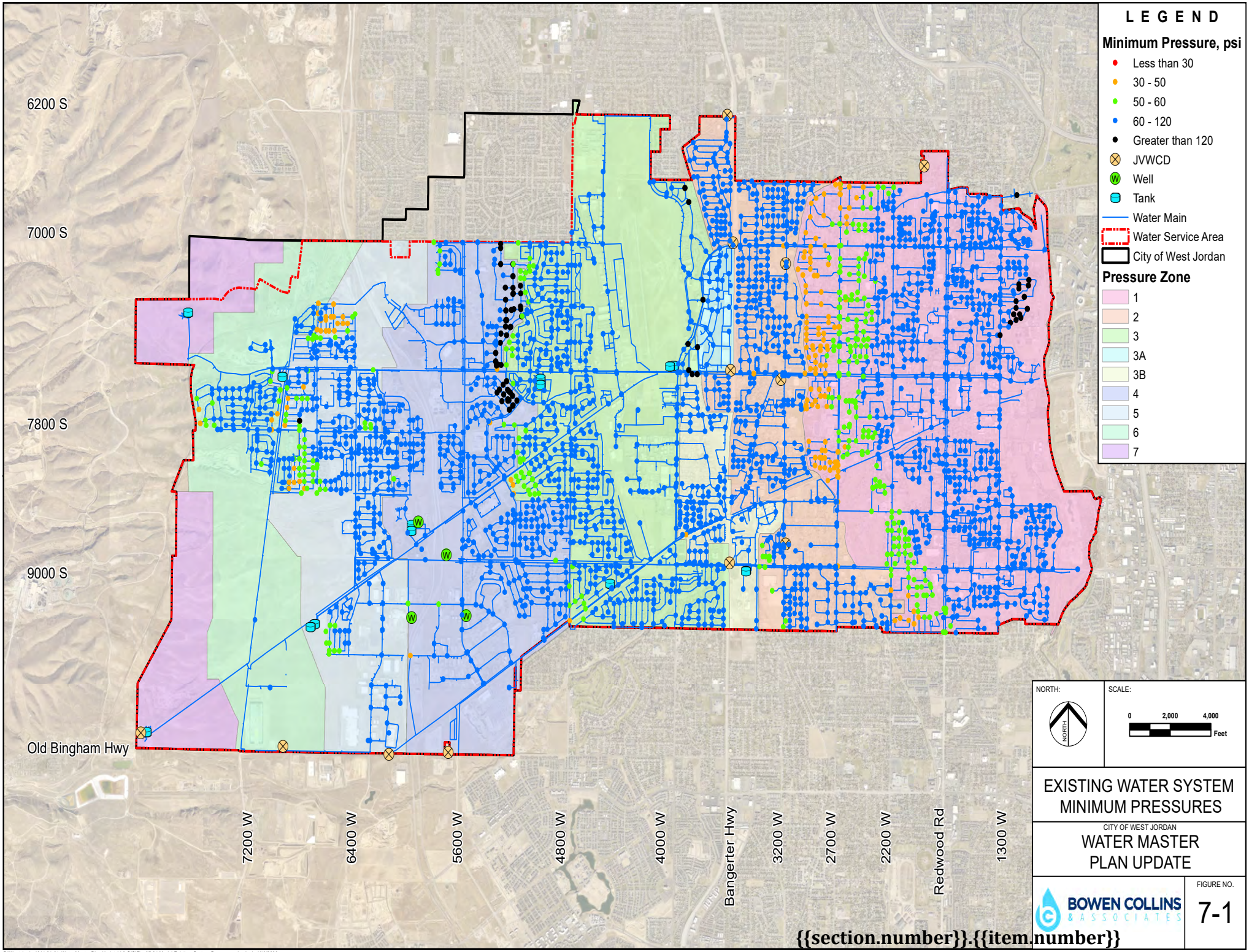
        ii. Executive Drive, from 7000 S to 7265 S

        iii. Mcgregor Lane at Dunlop Drive

        iv. Wood Cove Drive at 2940 West

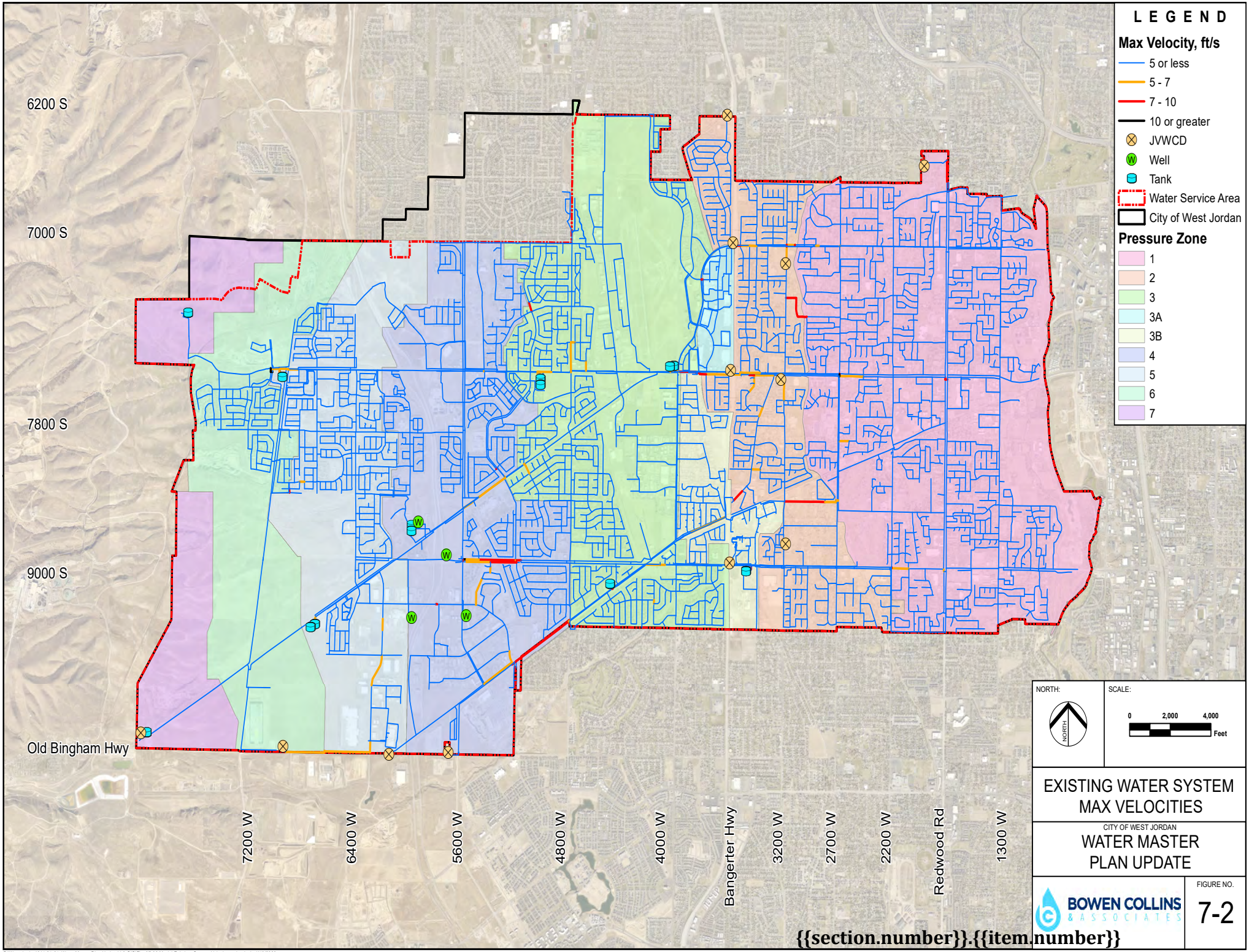
        v. Beverly Glen Avenue at 2470 West

        vi. 2980 West at 7140 South



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EXISTING WATER SYSTEM MAX VELOCITIES

CITY OF WEST JORDAN

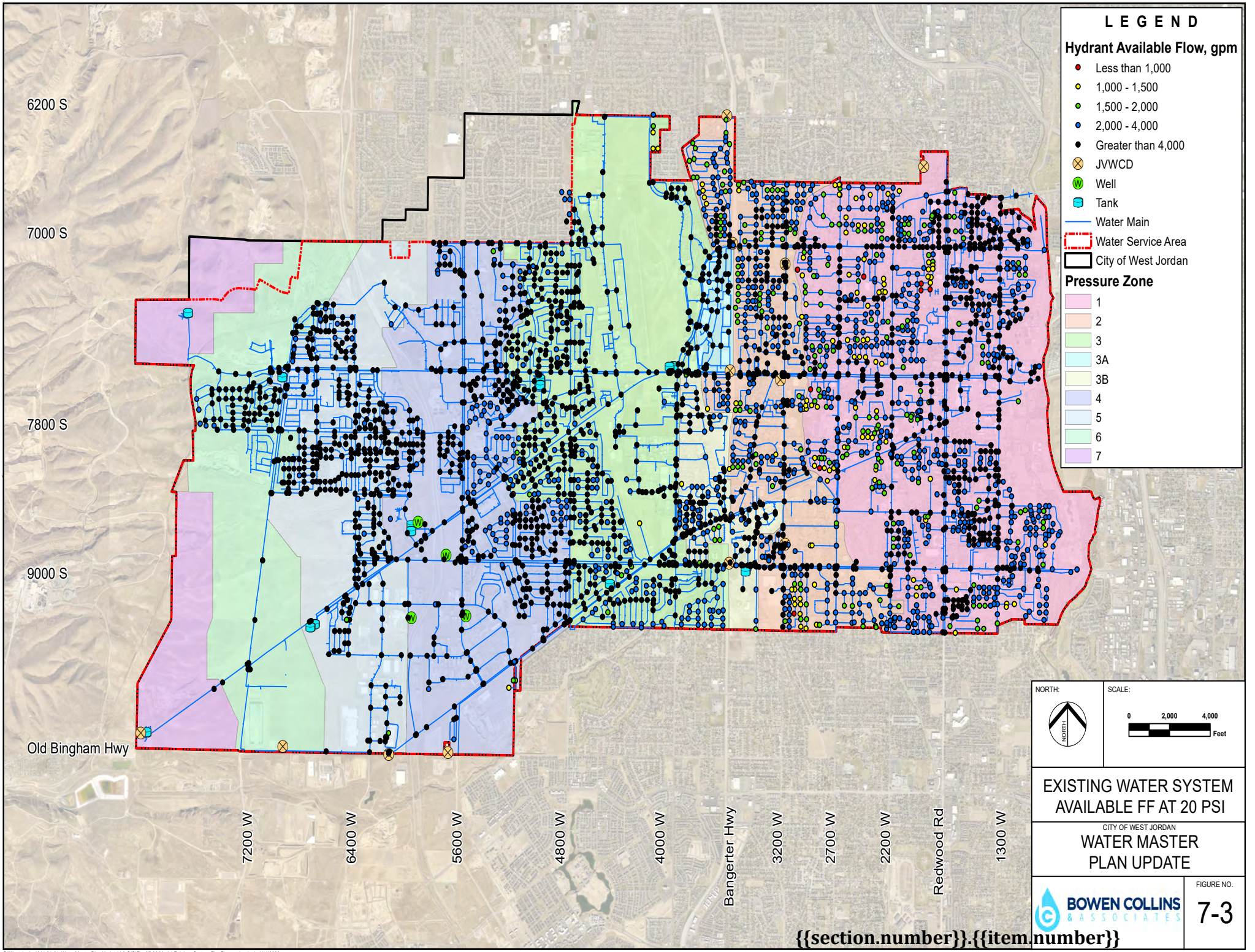
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BOWEN COLLINS & ASSOCIATES

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EXISTING WATER SYSTEM
AVAILABLE FF AT 20 PSI

CITY OF WEST JORDAN
WATER MASTER
PLAN UPDATE

BOWEN COLLINS & ASSOCIATES

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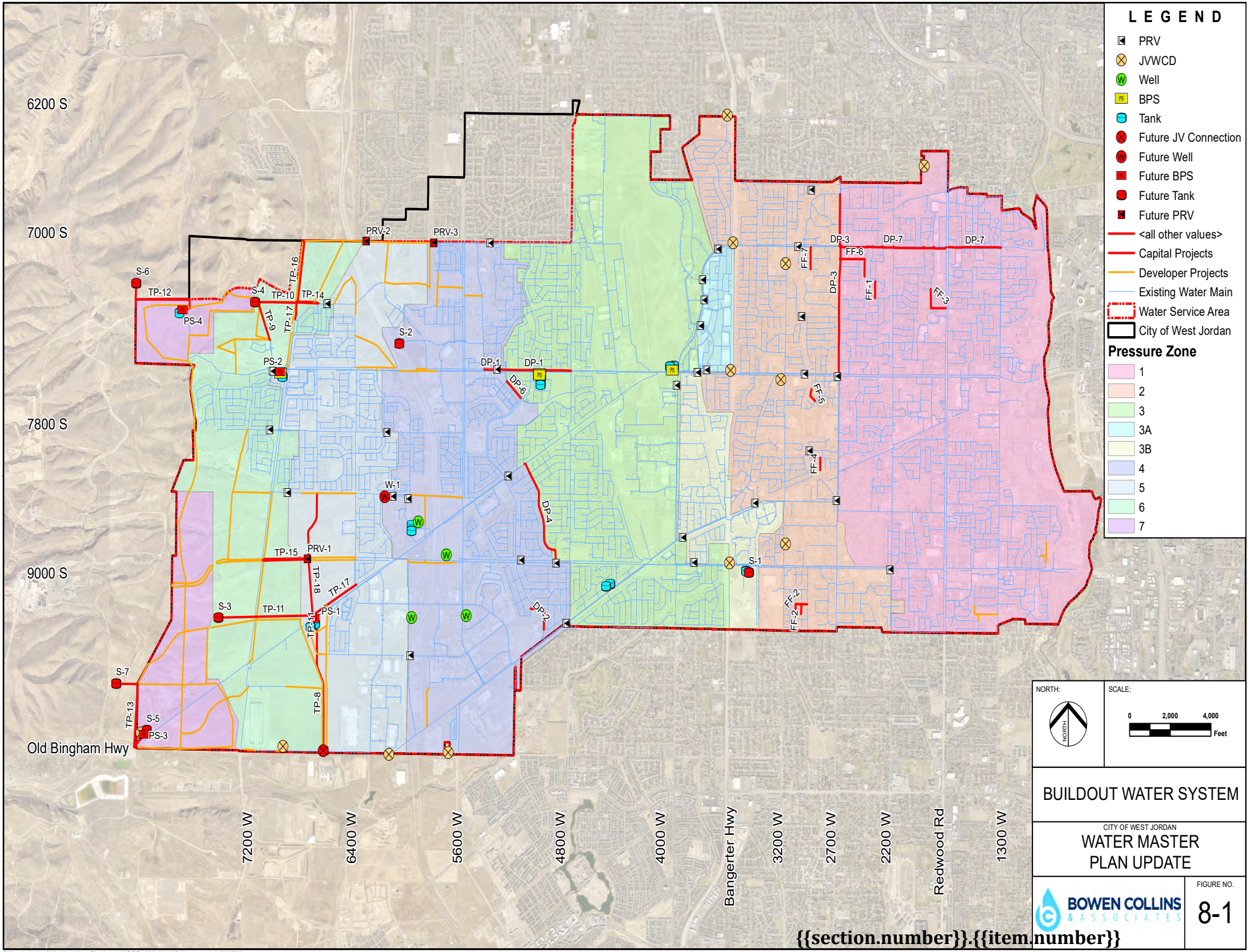
CHAPTER 8
DISTRIBUTION SYSTEM IMPROVEMENTS

The purpose of this chapter is to document recommended distribution system improvements for the City's water distribution system.

8.1 2060 DISTRIBUTION IMPROVEMENTS

Figure 8-1 shows the pipe improvements recommended for the distribution system. The projects are divided into City, or capital projects, and developer projects. The developer projects include new pipes necessary to serve new growth for developing areas. It is worth noting that the location for developer projects are schematic and it is anticipated that the alignments will change to match frontage roads or road alignments as areas develop.

The capital projects are projects that are necessary to meet the City requirements and expand capacity of the system These projects are detailed in the following sections.



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8.1.1 EXISTING DEFICIENCY IMPROVEMENTS

The previous chapter described deficiencies in the system based on existing conditions. Improvements that address those deficiencies are described in Table 8-1. Included in the table are project numbers from the 2016 Master Plan to allow for easy comparison between plans.

Table 8-1
Existing Deficiency Improvements

ID	Previous ID	Problem	Proposed Solution
DP-1	D-11	Increase transmission capacity from pump station and complete pipeline in north side of 7800 South	Install 1,590 feet of 8-inch pipeline in 7800 South between 5360 West and 5100 West, 355 feet of 12-inch pipe between 5100 West and 5060 West, 1,175 feet of 16-inch pipe between 5060 West and 4880 West, and 480 feet of 12-inch pipe between 4880 West and 4800 West, and 70 feet of 16-inch pipe across 7800 South at 5060 West
DP-2	D-12	High water user does not have service redundancy	Install 1,530 feet of 10-inch pipe in the business access road beginning at about 4980 West Old Bingham Highway and from that point north to about 9295 South then west to Winter Berry Drive, then north in Winter Berry Drive to connect to the existing 12-inch pipeline in Wild Acres Drive.
DP-3	D-18	Zone 2a Transmission	Install 7,900 feet of 12-inch pipeline in 2700 West between 6600 South and 7800 South
DP-4	D-19	Low pressures in Zone 3	Pressure Zone 3 & 4 boundary relocation including the installation of 4,605 feet of 8-inch pipe beginning at 4900 West 9000 South and proceeding north to 8900 South 4910 West and in McGinnis Lane between 4910 West and New Bingham Highway.
DP-6	D-24	Separate Pressure Zones 3 and 4	Install 1,900 feet of 10-inch pipe in Swift Water Way between Grizzly Way and 7800 South
DP-7	D-27	The City prefers to have transmission pipelines on both sides of 5 lane roads	Install 7,900 feet 12-inch pipe in 7000 South between 2700 West and 1300 West
PZ-1	D-17	Low pressures in Zone 1	Pressure Zone 1 west of 2700 West should be segregated to form a new Zone 2a and 2b pressure zones. Service line PRVs need to be checked prior to change over as pressures will increase significantly.
PZ-2	D-20	Low pressures in Zone 5	Move phase 3 of the Maples at Jordan Hills Subdivision to Zone 6
PRV-1	D-22	New PRV needed in 9000 South	Install a new 12-inch PRV at about 6730 West 9000 South

8.1.2 EXISITING FIRE FLOW IMPROVEMENTS

Table 8-2 outlines projects needed to eliminate existing fire flow deficiencies.

Table 8-2
Existing Fire Flow Improvements

ID	Previous ID	Problem	Proposed Solution
FF-1	F-1	Insufficient fire flow at West Jordan Elementary School	Install 690 feet of 10-inch pipe in 2370 West between 7350 South and 7200 South
FF-2	F-2	Inadequate fire flow to residential area	Install 570 feet of 8-inch pipe in 9240 South between 3000 West and 3090 West, 400 feet of 8-inch pipe in 3090 West between 9240 South and 9300 South, and 400 feet of 8-inch pipe in 3040 West between 9240 South and 9300 South
FF-3	F-4	Inadequate fire flow to residential area	Install 1,535 feet of 8-inch pipe in Drake Lane between Redwood Road and 1825 West and then north to Executive Drive
FF-4	-	Inadequate fire flow to residential area	Install 430 feet of 8-inch pipeline in Mcgregor lane, from Dunlop Drive to the end of the cul-de-sac
FF-5	-	Inadequate fire flow to residential area	Install 600 feet of 8-inch pipeline in 2940 West, from Wood Cove Drive north to the end of the cul-de-sac
FF-6	-	Inadequate fire flow to residential area	Install 1,900 feet of 8-inch pipeline in Beverly Glen Avenue, from 2700 West to 2470 West, continuing south on 2470 West to the end of the cul-de-sac
FF-7	-	Inadequate fire flow to residential area	Install 925 feet of 10-inch pipeline in 2980 West from 7000 South to 7140 South

8.1.3 BUILDOUT IMPROVEMENTS

As development continues and demands on the system trend towards buildout, additional projects will be necessary to maintain the City's level of service. Table 8-3 details the projects necessary for the water system at buildout. BC&A reviewed projects from the previous master plan and added, changed or removed projects based on whether the project had already been completed, the needs changed, or if additional capacity was needed.

Table 8-3
Buildout System Improvements

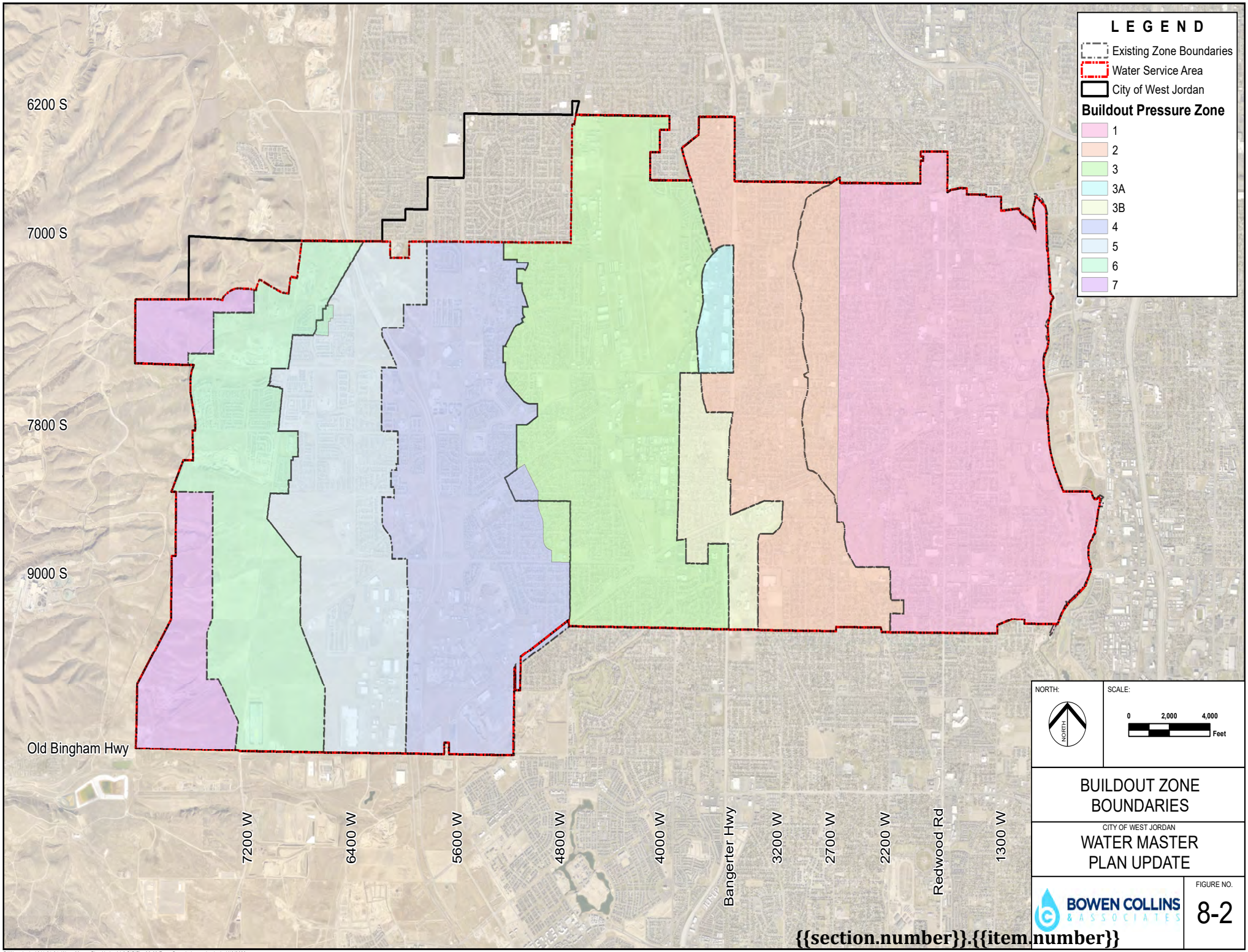
ID	Previous ID	Problem	Proposed Solution
TP-8	BD-2	Source transmission is needed for Zone 5 South Tank	Install 7,600 feet of 20-inch pipe in the future 6700 West between 10200 South and the Terminal Tanks
TP-9	BD-3	Source transmission is needed for new Zone 5 North Tank	Install 2,575 feet of 16-inch pipeline between the proposed Zone 5 pump station at the U-111 Tanks and the 6950 West 10200 South JVWCD connection

ID	Previous ID	Problem	Proposed Solution
TP-10	BD-4	Outflow transmission is needed for new Zone 5 North Tank	Install 3,540 feet of 16-inch pipeline between the proposed Zone 5 North Tank and 6700 West 7400 South
TP-11	BD-5	Transmission is needed for new Zone 5 South Tank	Install 6,000 feet of 24-inch pipeline from the Zone 5 Pump Station at the Terminal Tank Site across New Bingham Highway and then west to the Zone 5 South Tank
TP-12	BD-6	Transmission is needed for new Zone 7 North Tank	Install 5,000 feet of 12-inch pipeline between the proposed Zone 7 North Tank and the Zone 7 distribution pipes
TP-13	BD-7	Transmission is needed for new Zone 7 South Tank	Install 3,260 feet of 16-inch pipeline between the proposed Zone 7 South Tank and the Zone 7 distribution pipes
TP-14	BD-9	Transmission is needed on north side of Maples area	Install 1,045 feet of 12-inch pipe in the planned future road between U-111 and 7400 South 6800 West
TP-15	BD-11	Additional transmission capacity is needed	Install 2,670 feet of 20-inch & 8-inch pipe in 9400 South between U-111 and New Bingham Highway and a 16-inch PRV just west of the intersection of 9400 South and New Bingham Highway
TP-16	BD-13	Additional transmission capacity is needed	Install 3,230 feet of 16-inch pipe in U-111 between 7500 South and 7000 South
TP-17	-	Transmission is needed for new Zone 5 South BPS	Install 2,510 feet of 20-inch pipe in New Bingham Highway between the Zone 5 BPS discharge at the Terminal Tank site and 6400 West
TP-18	-	Transmission is needed from the south end of Zone 5 to the north end.	Install 5,200 feet of 16-inch pipe along future 6700 W from New Bingham Hwy to 8600 South
PRV-2	BD-14	Need PRV in Future 7000 South Transmission pipeline	Install a 12-inch PRV and vault in 7000 South at 6200 West
PRV-3	BD-15	Need PRV in Future 7000 South Transmission pipeline	Install a 12-inch PRV and vault in 7000 South at about 5820 West
PS-1	W-11	Zone 5 South Booster Station	New 4,500 gpm booster pump station at the Terminal Tank site to pump water into Zone 5
PS-2	W-12	Zone 5 North Booster Station	New 4,500 gpm booster pump station at the U-111 Tank site to pump water into Zone 5
PS-3	W-16	Zone 7 North Booster Station	New 1,500 gpm booster pump station at the Terminal Tank site to pump water into Zone 7
PS-4	W-17	Zone 7 South Booster Station	New 1,500 gpm booster pump station at the Bench Tank site to pump water into Zone 7

ID	Previous ID	Problem	Proposed Solution
PS-5	W-13	Additional Zone 2 Booster Pump	Additional booster pump in the existing Zone 2 booster pump station
PS-6	W-14	Additional Zone 3 Booster Pump	Additional booster pump in the existing Zone 3 booster pump station
PS-7	W-15	Additional Zone 4 Booster Pump	Additional booster pump in the existing Zone 4 booster pump station

8.1.4 PRESSURE ZONE CHANGES

During the analysis of the water system, it was noted that there are a few areas of the City that have pressures outside the normal desirable range. To address these issues, a few changes to pressure zone boundaries are proposed. The details of these changes are noted in the existing and buildout improvement sections above. For reference, Figure 8-2 shows the existing zone boundaries with a black dashed line and the proposed buildout boundaries in colored polygons. The Zone 3-4 and Zone 5-6 boundary changes are relatively small areas, while the Zone 1-2 change is larger. By bringing areas from lower zones to higher ones, pressures are significantly increased. Prior to any zone changes, service line PRVs should be verified to be in working order.

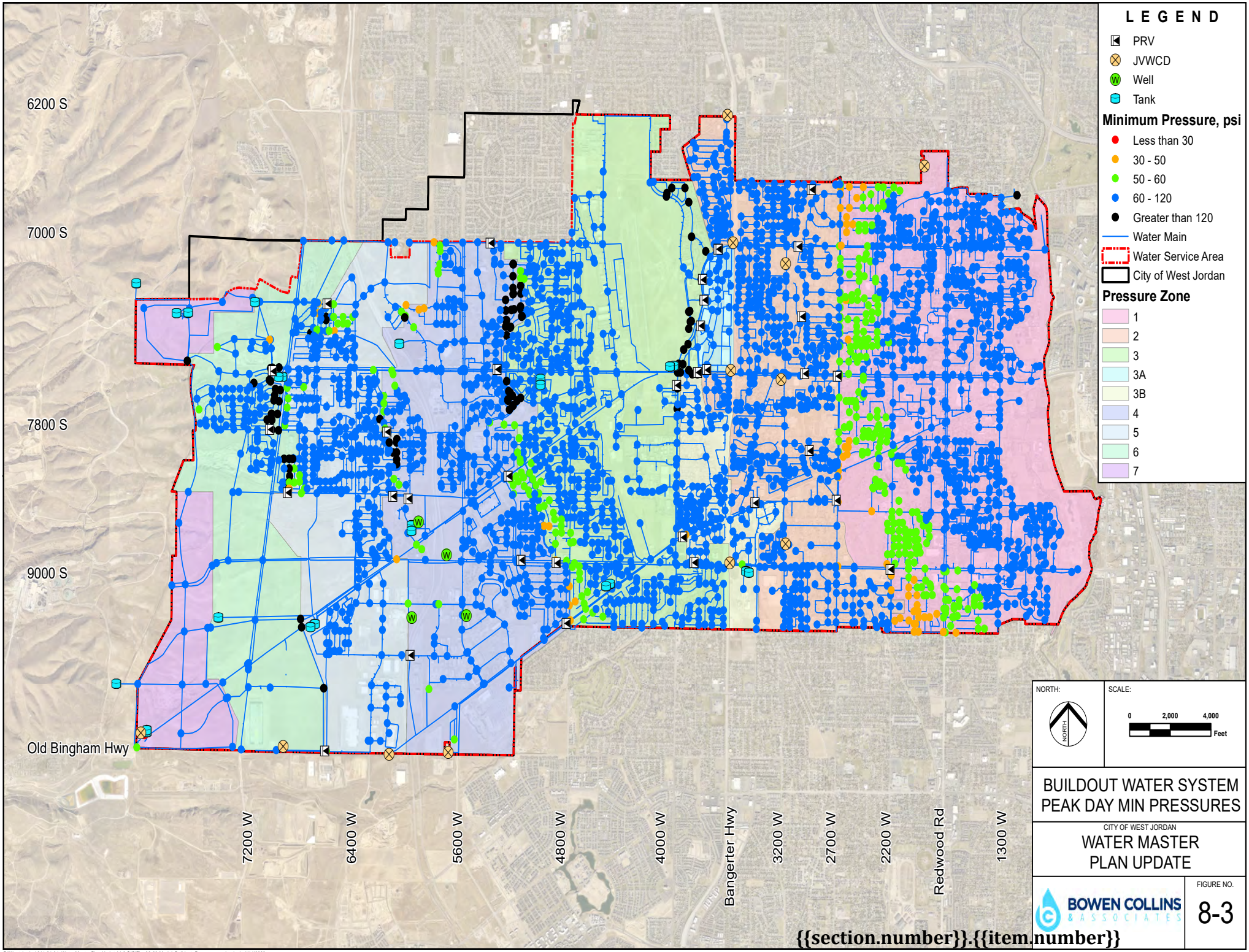


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8.2 SUMMARY OF BUILDOUT SYSTEM PERFORMANCE

With the proposed improvements in place, the hydraulic model can give us an indication of how the system will perform at buildout. Figure 8-3 shows the minimum pressures at buildout during the peak hour of a peak day. While there are still a few isolated areas that are slightly below the City standard of 50 psi, pressures in the system are generally excellent. Improvements were considered for those few areas below 50 psi. However, significant investment would be required to only marginally improve these areas, so they have been determined to be acceptable at this time.



BUILDOUT WATER SYSTEM
PEAK DAY MIN PRESSURES

CITY OF WEST JORDAN
WATER MASTER
PLAN UPDATE

BOWEN COLLINS & ASSOCIATES

FIGURE NO.
8-3

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CHAPTER 9
REHABILITATION AND REPLACEMENT

9.1 INTRODUCTION

Most of the projects recommended in the previous sections have been focused on meeting the capacity needs of the City's overall water system. However, a few of the projects also address the rehabilitation or replacement of existing facilities due to age or condition related concerns. The purpose of this chapter is to further examine the recommended rehabilitation and replacement investment needed to sustainably maintain the City's water systems. This is not a comprehensive evaluation of system conditions, nor is it a complete asset management plan. Instead, it is a collection of general observations assembled during the master planning process and corresponding recommendations relative to system rehabilitation and replacement.

9.2 WATER SYSTEM REHABILITATION AND REPLACEMENT

While it is beyond the scope of this study to identify a detailed list of all rehabilitation projects that will be required by the City, it is important that future financial planning include a sustainable budget that can be used for rehabilitation as specific projects are identified. One of the best ways to identify a recommended level of system renewal funding is to consider system service life. As with all utilities, each component of a water system has a finite service life. Therefore, it is necessary to continually spend money towards the rehabilitation or replacement of these components. If adequate funds are not set aside for regular system renewal, the water system will fall into a state of disrepair and be incapable of providing the level of service that customers expect.

The City's water conveyance system is composed of about 443 miles of pipe. The City has 14 existing culinary tanks that comprise 46.5 million gallons of storage. The City also has 4 wells connected to the culinary system and 4 booster pump stations. The total cost to replace all pipes, storage facilities, wells and booster pump stations in the City's water system would be approximately $1.1 billion based on 2022 construction costs.

Table 9-1 shows a comparison of the recommended annual budget for the City's water system based on the service life of various system components. As summarized in the table, it is recommended that the City's capital budget for the water system be between $13 million and $17 million to sustainably maintain the system. While some of this budget will need to go toward expansion and capacity projects as outlined in the previous chapter, a major portion should be reserved strictly for system rehabilitation and replacement.

Table 9-1
Recommended Renewal Budget

System Component	Replacement Value	Service Life (years)	Recommended Annual System Investment Range	
Pipes	$854,800,000	60 - 80	$14,300,000	$10,700,000
Storage	$160,425,000	80 - 100	$2,100,000	$1,700,000
Booster Pump Stations	$22,500,000	40 - 50	$600,000	$500,000
Wells (3,4,5,6,8)	$20,750,000	60 - 80	$400,000	$300,000
Total	**$1,058,475,000**		**$17,400,000**	**$13,200,000**

9.3 REHABILITATION AND REPLACEMENT PRIORITIES

The City has identified top areas to focus their rehabilitation and replacement efforts over the next several years, which include addressing lead and copper pipelines, fire flow improvements, asbestos cement (AC) pipe replacement, and condition related repairs.

9.3.1 LEAD AND COPPER

The Environmental Protection Agency's (EPA) Lead and Copper Rule limits the concentration of lead and copper allowed in public water systems. In 2020, the EPA finalized the first major update to the Lead and Copper Rule in over 30 years, increasing the requirements for public water providers. The new requirements have now been shifted to completely eliminate lead pipes, rather than reducing them. In December 2021, the EPA announced further clarifications titled Lead and Copper Rule Improvements. Water providers are being asked to eliminate lead service lines as quickly as feasible.

While some requirement details are still being determined, the following provides a summary of the requirements the City will be facing.

- **Lead and Copper Line Inventory** – The City is required to conduct an inventory and make public the locations of lead service lines by October 2024. This public knowledge is to allow communities to make informed decisions and reduce lead exposure. Residents with a known lead service line are to be notified and given information on how they can reduce their exposure.
- **Increased Testing Requirements** – Historical sampling methods could underestimate lead in drinking water. New requirements state that samples be taken from homes with known lead service lines and increased flushing occur before a sample is taken. Four liters of water mast be pulled from the source to assure that the water being sampled is being pulled from the lead service line and not from the internal plumbing of the building. When a sample at an individual home exceeds 15 ppb, the City must conduct a follow-up sampling as part of a find-and-fix process.
- **New Trigger Actions** – A new threshold of 10 ppb has been established that, when exceeded, triggers required actions to reduce corrosion. This threshold requires the system to re-optimize their corrosion control if equipped or requires that the system conduct a corrosion control study to identify the best treatment approach. If the trigger is met again in the future, the system is required to immediately implement the study's recommendations.
- **State Replacement Requirements** – In addition to the corrosion re-optimization or study, if the system tests above the 10 ppb threshold, state specific replacement requirements will be established. The State of Utah has not yet established what requirements will be, but those will be coming soon.
- **EPA Replacement Requirements** – Should 10 percent of sampling results pass above a 15 ppb threshold, the City will be required to have a replacement plan in place and start replacing lines as soon as sample results are above 15 ppb. The City cannot avoid replacing service lines through testing and will be required to replace the water system-owned portion of a lead service line when a customer chooses to replace their customer-owned portion of the line. Also, partial service line replacement will no longer meet the requirements.
- **Required Timely Notification of Homeowner** – If a sample passes the 15ppb of lead threshold, the City will be required to notify the residence within three days, so that steps to reduce lead exposure can be taken immediately.

- **Focus on Schools & Childcare** – Lead exposure is dangerous to both children and adults, but new requirements are placing an emphasis on locations where children spend large amounts of time, at schools and childcare locations. At least 20% of schools and childcares are required to be tested each year.

Given the additional requirements of the Lead and Copper rule, it is imperative that the City take preemptive measures to stay ahead of requirements. A list of service lines that have reached their expected life and may contain lead or copper are listed in the appendix of this report. One area that has been identified by City staff as a priority is the Dixie Valley area as shown in Figure 9-1.

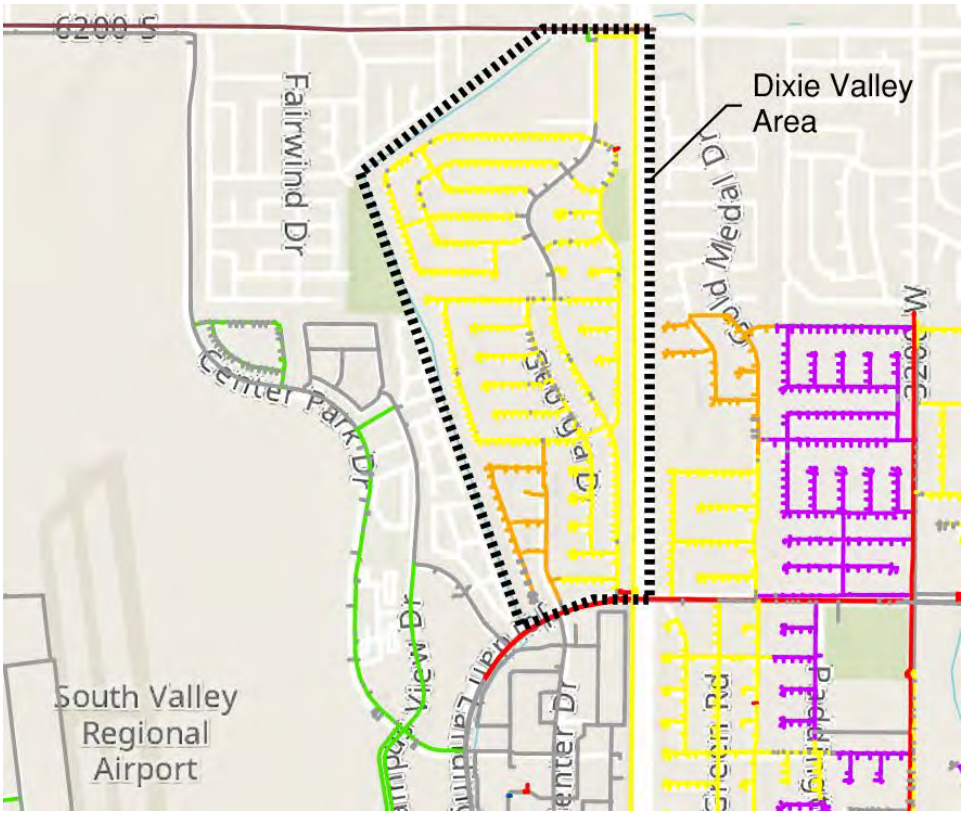


Figure 9-1 Dixie Valley Focus Area

The Dixie Valley area (6200 South to 7000 South, Bangerter Highway to Campus View Drive) has been identified as a large area with lead service lines. This area should be prioritized for lead removal and work should begin as soon as practicable.

In summary, City action required by the Lead and Copper Rule are as follows:

1. **Complete lead and copper inventory by October 2024.** This is a hard deadline that must be met by the City and will assist it in developing a detailed plan for subsequent actions.
2. **Begin process of replacing lines with lead and copper issues.** While regulations are still being developed that will determine the required timing of lead and copper elimination, it is certain that the City will need to budget for at least some action in this regard in the upcoming years. Replacing pipelines in the Dixie Village Area will be a good start.

3. **Implement additional actions as required based on sampling results.** Depending on sampling results, there may be some additional action required of the City as outlined above.

9.3.2 ADDITIONAL REHABILITATION AND REPLACEMENT PRIORITIES

There are three additional areas that are important to consider while planning rehabilitation and replacement efforts:

- **Fire Flow Improvements** – Providing necessary fire flow is an important requirement of the water distribution system. As discussed in previous sections of this report, additional improvements are required to meet these requirements. Many of these improvements will involve replacing older, under-sized pipelines that will contribute to the City's overall rehabilitation and replacement efforts.
- **AC Pipe Replacement** – Asbestos Cement (AC) pipe (aka Transite Pipe) was a popular pipe material used in the 1940's, 1950's, and 1960's for water systems. This pipe has a typical life span of 50 to 70 years, though it can vary greatly depending on its installed conditions. As such, much of this pipe is nearing or at the end of its useful life and will need to be replaced shortly. Due to the asbestos material used in the pipeline, special care is required for its removal and replacement.
- **Condition Related Repairs** – Even beyond AC pipe, many of the facilities in the existing City water system are aging and nearing the end of their useful life. As the water system continues to age, it will be necessary to plan for condition related repairs. Some factors that are indicative of a pipeline reaching its useful life are age, break history, and material. As pipe condition deteriorates, more repairs are required, and at a certain point, it is more economical to replace the line.

While developing a detailed asset management analysis of all facilities in the City's system is beyond the scope of this project, the City has developed a list of area where rehabilitation and replacement are needed. Specifically, the City maintains a map of water pipeline age and a table of pipelines that have reached their life expectancy. A copy of these are included in an appendix of this report and can be used to identify where rehabilitation and replacement efforts should be focused over the next few years.

9.4 TOTAL RECOMMENDED INVESTMENT

Based on this analysis, the recommended budget for the 10-year planning window of this implementation plan is between approximately $13 million and $17 million per year. These values are reported in 2022 dollars and should be adjusted for construction inflation over time. While some of this budget will need to go toward expansion and capacity projects as outlined in the previous chapter, a major portion should be reserved strictly for system rehabilitation and replacement. These budget levels should be revised from time to time and adjusted as part of future asset management planning.

CHAPTER 10
CAPITAL IMPROVEMENT PLAN

Previous chapters of this water master plan have identified improvements to resolve future deficiencies and to accommodate water demand from future growth while providing an acceptable level of service. The purpose of this chapter is to assemble a 10-year capital improvement program to implement the recommended improvements. This plan should be updated at least every five years to re-prioritize system improvements to best align with City goals.

10.1 CAPITAL IMPROVEMENT PRIORITIZATION

A discussion of each of the major budget categories and how they will be prioritized in the 10-year implementation plan is included below:

- **Transmission and Distribution System Capacity Improvements** – BC&A used the growth projections discussed in Chapter 2 of this report and the existing distribution system hydraulic model to determine when water system capacity improvements are needed. City staff then reviewed this list and assigned a priority. There is not much flexibility with the scheduling of these projects. While moving a project a few years forward or a few years back may be a possibility, major changes in timing cannot be accommodated. Unless growth occurs at rates significantly different than those projected, failure to complete the projects at the recommended dates will result in the City running out of available capacity and being forced to implement restrictions on development.
- **Transmission and Distribution System Rehabilitation** – A recommended budget level for water system rehabilitation improvements was developed in Chapter 9. This equates to approximately $5 million per year (2022 dollars). Although this exact amount does not need to be spent in every single year, failure to invest in the system at approximately this level over time will result in system degradation and costly system failures.

  Because the City does have some flexibility with these expenditures, this plan modifies the amount spent for this purpose depending on other needed expenditures during any given year. Because there will always be some high priority needs, every year includes a minimum of $2.5 million for rehabilitation and replacement. Beyond this, amounts were increased as funds were available in given years until the average annual system investment across the entire 10-year planning window was be equal to the recommended annual funding level of $5 million.

10.2 RECOMMENDED 10-YEAR CAPITAL IMPROVEMENT PROGRAM

Based on the system improvements identified in Chapter 8 and the recommended prioritization approach discussed above, Table 10-1 lists improvement projects that are recommended within the next 10 years, the budget required to complete those projects, and the recommended timing of those projects. For budgeting purposes, capital costs for some major capital improvements have been split up into multiple years.

Figure 10-1 summarizes the annual capital expenditures that will be required to support the recommended capital improvement plan. Expenditures have been grouped by major category for reference.

Table 10-1
Capital Improvement Plan

ID	Project	Description	Cost Estimate	Priority	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10+
Capital Projects - Pipelines																
DP-1	Increase transmission capacity from pump station and complete pipeline in north side of 7800 South	Install 1,590 feet of 8-inch pipeline in 7800 South between 5360 West and 5100 West, 355 feet of 12-inch pipe between 5100 West and 5060 West, 1,175 feet of 16-inch pipe between 5060 West and 4880 West, and 480 feet of 12-inch pipe between 4880 West and 4800 West, and 70 feet of 16-inch pipe across 7800 South at 5060 West	$1,401,000	11	2030									$1,775,000		
DP-2	High water user does not have service redundancy	Install 1,530 feet of 10-inch pipe in the business access road beginning at about 4980 West Old Bingham Highway and from that point north to about 9295 South then west to Winter Berry Drive, then north in Winter Berry Drive to connect to the existing 12-inch pipeline in Wild Acres Drive.	$553,000	10	2029								$681,000			
DP-3	Zone 2a Transmission	Install 7,900 feet of 12-inch pipeline in 2700 West between 6600 South and 7800 South	$3,004,000	8	2028							$3,587,000				
DP-4	Low pressures in Zone 3	Pressure Zone 3 & 4 boundary relocation including the installation of 4,605 feet of 8-inch pipe beginning at 4900 West 9000 South and proceeding north to 8900 South 4910 West and in McGinnis Lane between 4910 West and New Bingham Highway.	$1,601,000	9	2029								$1,970,000			

ID	Project	Description	Cost Estimate	Priority	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10+
DP-6	Separate Pressure Zones 3 and 4	Install 1,900 feet of 10-inch pipe in Swift Water Way between Grizzly Way and 7800 South	$687,000	12	2030									$871,000		
DP-7	The City prefers to have transmission pipelines on both sides of 5 lane roads	Install 7,900 feet 12-inch pipe in 7000 South between 2700 West and 1300 West	$3,004,000	13	2030									$3,806,000		
TP-8	Source transmission is needed for Zone 5 South Tank	Install 7,600 feet of 24-inch pipe in the future 6700 West between 10200 South and the Terminal Tanks	$4,170,000	With S-3	2024			$4,424,000								
TP-9	Source transmission is needed for new Zone 5 North Tank	Install 2,575 feet of 16-inch pipeline between the proposed Zone 5 pump station at the U-111 Tanks and the 6950 West 10200 South JVWCD connection	$1,098,000	With S-4	2027						$1,273,000					
TP-10	Outflow transmission is needed for new Zone 5 North Tank	Install 3,540 feet of 16-inch pipeline between the proposed Zone 5 North Tank and 6700 West 7400 South	$1,510,000	With S-4	2026					$1,700,000						
TP-11	Transmission is needed for new Zone 5 South Tank	Install 6,000 feet of 24-inch pipeline from the Zone 5 Pump Station at the Terminal Tank Site across New Bingham Highway and then west to the Zone 5 South Tank	$2,750,000	With S-3	2024			$2,918,000								
TP-12	Transmission is needed for new Zone 7 North Tank	Install 5,000 feet of 12-inch pipeline between the proposed Zone 7 North Tank and the Zone 7 distribution pipes	$1,900,000	With S-6	10+											$2,554,000
TP-13	Transmission is needed for new Zone 7 South Tank	Install 3,260 feet of 16-inch pipeline between the proposed Zone 7 South Tank and the Zone 7 distribution pipes	$1,390,000	With S-7	10+											$1,869,000
TP-14	Transmission is needed on north side of Maples area	Install 1,045 feet of 12-inch pipe in the planned future road between U-111 and 7400 South 6800 West	$400,000	With S-4	2027						$464,000					

ID	Project	Description	Cost Estimate	Priority	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10+
TP-15	Additional transmission capacity is needed	Install 2,670 feet of 20-inch & 8-inch pipe in 9400 South between U-111 and New Bingham Highway and a 16-inch PRV just west of the intersection of 9400 South and New Bingham Highway	$2,510,000	With S-3	2024			$2,663,000								
TP-16	Additional transmission capacity is needed	Install 3,230 feet of 16-inch pipe in U-111 between 7500 South and 7000 South	$1,380,000	With S-4	2027						$1,600,000					
TP-17	Transmission is needed for new Zone 5 South BPS	Install 2,510 feet of 20-inch pipe in New Bingham Highway between the Zone 5 BPS discharge at the Terminal Tank site and 6400 West.	$1,200,000	With S-3	2024			$1,274,000								
TP-18	Transmission is needed from the south end of Zone 5 to the north end.	Install 5,200 feet of 16-inch pipe along future 6700 W from New Bingham Hwy to 8600 South	$2,220,000	With Development	2025				$2,426,000							
FF-1	Insufficient fire flow at West Jordan Elementary School	Install 690 feet of 10-inch pipe in 2370 West between 7350 South and 7200 South	$250,000	1	2022	$250,000										
FF-2	Inadequate fire flow to residential area	Install 570 feet of 8-inch pipe in 9240 South between 3000 West and 3090 West, 400 feet of 8-inch pipe in 3090 West between 9240 South and 9300 South, and 400 feet of 8-inch pipe in 3040 West between 9240 South and 9300 South	$480,000	2	2023		$495,000									
FF-3	Inadequate fire flow to residential area	Install 1,535 feet of 8-inch pipe in Drake Lane between Redwood Road and 1825 West and then north to Executive Drive	$540,000	3	2025				$591,000							
FF-4	Inadequate fire flow to residential area	Install 430 feet of 8-inch pipeline in Mcgregor lane, from Dunlop Drive to the end of the cul-de-sac	$150,000	4	2025				$164,000							

ID	Project	Description	Cost Estimate	Priority	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10+
FF-5	Inadequate fire flow to residential area	Install 600 feet of 8-inch pipeline in 2940 West, from Wood Cove Drive north to the end of the cul-de-sac	$210,000	5	2025				$230,000							
FF-6	Inadequate fire flow to residential area	Install 1,900 feet of 8-inch pipeline in Beverly Glen Avenue, from 2700 West to 2470 West, continuing south on 2470 West to the end of the cul-de-sac	$660,000	6	2026					$743,000						
FF-7	Inadequate fire flow to residential area	Install 925 feet of 10-inch pipeline in 2980 West from 7000 South to 7140 South	$340,000	7	2026					$383,000						
PZ-1	Low pressures in Zone 1	Pressure Zone 1 west of 2700 West should be segregated to form a new Zone 2a and 2b pressure zones. Service line PRVs need to be checked prior to change over as pressures will increase significantly. (See Project P-3)	$50,000	With P-3	2028							$60,000				
PZ-2	Low pressures in Zone 5	Move phase 3 of the Maples at Jordan Hills Subdivision to Zone 6	$10,000	14	2031										$14,000	
PRV-1	New PRV needed in 9000 South	Install a new 12-inch PRV at about 6730 West 9000 South	$230,000	15	2031										$301,000	
PRV-2	Need PRV in Future 7000 South Transmission pipeline	Install a 12-inch PRV and vault in 7000 South at 6300 West	$230,000	With S-4	2027						$267,000					
PRV-3	Need PRV in Future 7000 South Transmission pipeline	Install a 12-inch PRV and vault in 7000 South at about 5820 West	$230,000	16	2031										$301,000	
	Sub-Total	*Sub-Total*	*$34,158,000*			*$250,000*	*$495,000*	*$11,279,000*	*$3,411,000*	*$2,826,000*	*$3,604,000*	*$3,647,000*	*$2,651,000*	*$6,452,000*	*$616,000*	*$4,423,000*
Capital Projects - Booster Pump Stations																
PS-1	Zone 5 South Booster Station	New 4,500 gpm booster pump station at the Terminal Tank site to pump water into Zone 5	$3,300,000	With S-4	2026					$3,715,000						

ID	Project	Description	Cost Estimate	Priority	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10+
PS-2	Zone 5 North Booster Station	New 4,500 gpm booster pump station at the U-111 Tank site to pump water into Zone 5	$3,300,000	With S-3	2024			$3,501,000								
PS-3	Zone 7 North Booster Station	New 1,500 gpm booster pump station at the Terminal Tank site to pump water into Zone 7	$2,800,000	With S-6	2031										$3,654,000	
PS-4	Zone 7 South Booster Station	New 1,500 gpm booster pump station at the Bench Tank site to pump water into Zone 7	$2,800,000	With S-7	10+											$3,763,000
PS-5	Additional Zone 2 Booster Pump	Additional booster pump in the existing Zone 2 booster pump station	$150,000	1	2027						$174,000					
PS-6	Additional Zone 3 Booster Pump	Additional booster pump in the existing Zone 3 booster pump station	$150,000	2	2028							$180,000				
PS-7	Additional Zone 4 Booster Pump	Additional booster pump in the existing Zone 4 booster pump station	$150,000	3	2029								$185,000			
	Sub-Total	*Sub-Total*	*$12,650,000*			*$0*	*$0*	*$3,501,000*	*$0*	*$3,715,000*	*$174,000*	*$180,000*	*$185,000*	*$0*	*$3,654,000*	*$3,763,000*
Capital Projects - Storage																
S-1	Additional Storage Required in Zone 1	Construct 3 MG Cemetery 2 Tank	$10,400,000	1	2022	$10,400,000										
S-2	Additional Storage Required in Zone 3	Construct 3 MG Zone 3 North Tank	$6,000,000	Complete	2021											
S-3	Additional Storage Required in Zone 5	Construct 4 MG Zone 5 South Tank	$13,800,000	3	2023		$7,107,000	$7,321,000								
S-4	Additional Storage Required in Zone 5	Construct 4 MG Zone 5 North Tank	$13,800,000	4	2026					$7,767,000	$7,999,000					
S-5	Additional Storage Required in Zone 6	Construct 3 MG Bingham Junction Tank	$10,400,000	2	2023		$10,712,000									
S-6	Additional Storage Required in Zone 7	Construct 2 MG Zone 7 North Tank	$6,900,000	6	10+											$9,274,000
S-7	Additional Storage Required in Zone 7	Construct 2 MG Zone 7 South Tank	$6,900,000	7	10+											$9,274,000
S-8	Additional Storage Required in Zone 4	Construct 4 MG Zone 4 U-111 2 Tank	$13,800,000	5	2028							$8,239,000	$8,487,000			
	Sub-Total	*Sub-Total*	*$82,000,000*			*$10,400,000*	*$17,819,000*	*$7,321,000*	*$0*	*$7,767,000*	*$7,999,000*	*$8,239,000*	*$8,487,000*	*$0*	*$0*	*$18,548,000*
Capital Projects - Wells																
W-1	Equip Well 8	Well 8 has been drilled and tested at 500 gpm and now needs to be equipped and connected to the system.	$1,500,000	1	2025				$1,640,000							

ID	Project	Description	Cost Estimate	Priority	Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	10+
	Sub-Total		$1,500,000			$0	$0	$0	$1,640,000	$0	$0	$0	$0	$0	$0	$0
Rehab & Replacement																
RR-1	Aging system components requires rehab & replacement (Annually)	This general budget is intended to cover ongoing rehab & replacement projects over the next 10-years.	$5,000,000	1	2022	$2,500,000	$2,575,000	$2,652,250	$10,927,270	$2,813,772	$5,796,370	$5,970,261	$6,149,369	$9,500,776	$9,785,799	$6,719,582
	Sub-Total		$50,000,000			$2,500,000	$2,575,000	$2,652,250	$10,927,270	$2,813,772	$5,796,370	$5,970,261	$6,149,369	$9,500,776	$9,785,799	$6,719,582
	TOTAL		**$180,308,000**			$13,150,000	$20,889,000	$24,753,250	$15,978,270	$17,121,772	$17,573,370	$18,036,261	$17,472,369	$15,952,776	$14,055,799	$33,453,582

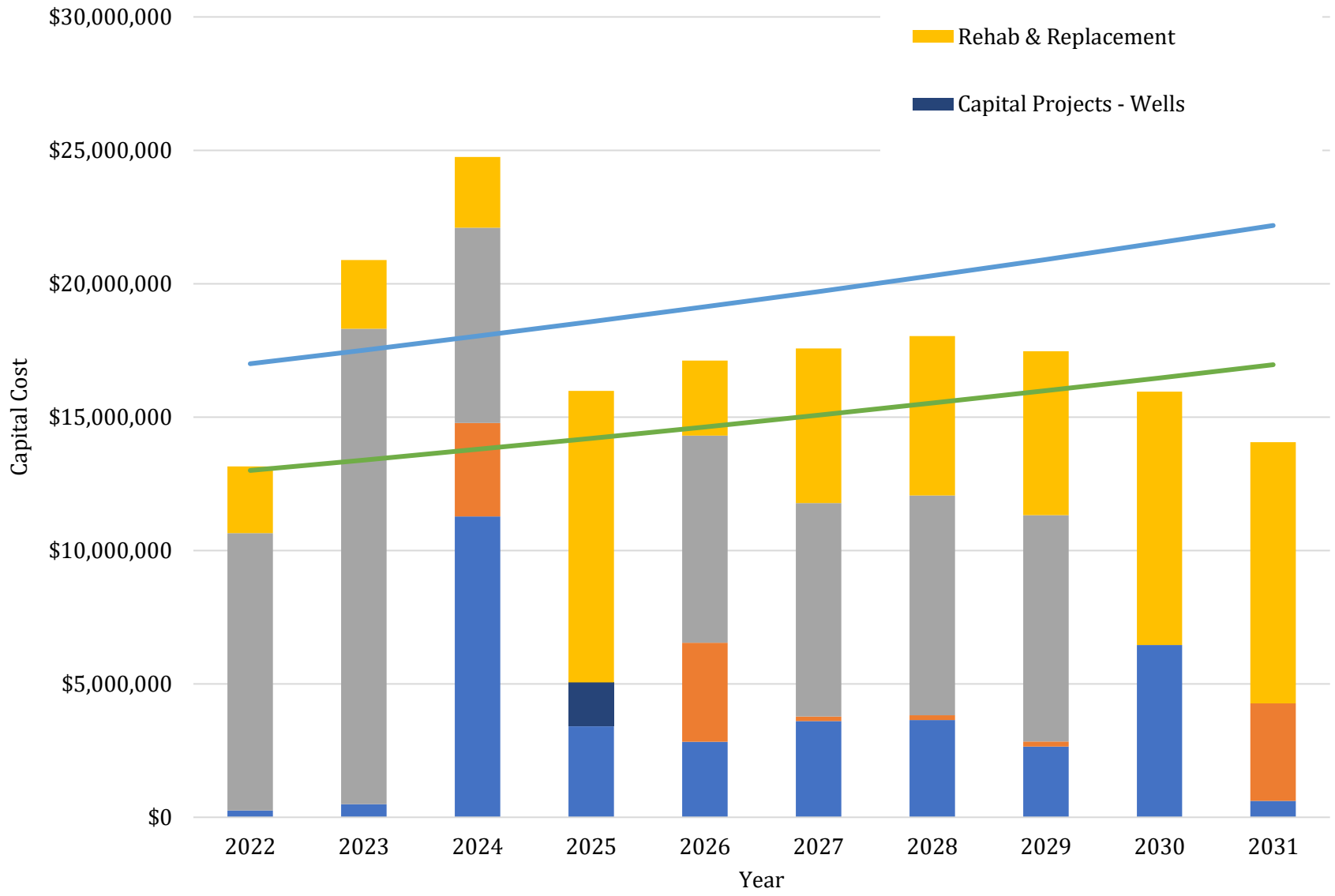


Figure 10-1 10-year Expenditures

For comparison purposes, Figure 10-1 also includes the recommended sustainable level of funding available for capital improvements based on the calculations in Chapter 9. The table and figure both include an assumed inflation rate of 3% per year. While this is a reasonable estimate of long-term inflation trends, it may not capture current economic conditions. It is recommended that the City closely track inflation over the next few years to see if an adjustment is needed in this regard.

A few conclusions can be made based on Table 10-1 and Figure 10-1:

- **Long-term Level of Funding –**Based on feedback from City staff comments, it is our understanding that recommended level of funding is significantly above historical levels of funding. While the City's historic level of funding for capital projects may have been adequate in the past, a healthy increase in investment is projected to be needed in the future. As the service area ages and more assets begin to reach the end of their expected life, it will be important that funding levels related specifically to rehabilitation and replacement increase and be a priority for the City.

- **Short-term Level of Funding –** In general, it looks like the system needs identified in this master plan can be accomplished within the range of sustainable funding identified for the system. This is good news as it means that the City does not have much deferred maintenance to catch up on. As long as the City adequately funds its system at the sustainable levels identified here, it should be able to maintain the quality level of service its residents have come to expect. The one notable exception to this overall conclusion is in the first few years when significant expenditures associated with storage will require investment above and beyond recommended long-term funding levels. In this case, it is recommended that the City consider bonding for at least a portion of these costs to address cash flow needs and keep annual expenditures consistent with long-term funding recommendations.

10.3 RECOMMENDATIONS

Based on the analysis contained in this report and the conclusions above, the following actions are recommended:

- **Adopt the Proposed Capital Improvement Plan** – The 10-year capital improvement plan summarized in Table 10-1 represents the best available assessment of the City's capital needs in the upcoming years. It is recommended that this plan be adopted for budgeting, staffing, rate making and impact fee calculation purposes.

- **Develop a Plan for Project Completion –** In addition to having adequate funding to complete the needed projects in upcoming years, the City will also need to make sure it has adequate help to manage and execute the needed projects. There may be too many capital projects for the City's existing staff to manage. It is recommended that the City identify a plan for increasing its capacity in this regard, either through the acquisition of additional staff or securing assistance from a consultant.

- **Develop a Detailed Asset Management Plan –** This plan includes a recommended rehabilitation and replacement budget and recommendations based on known regulations. It does not include specific recommendations based on current asset age or condition. To plan for this type of work and to adequately maintain the City's investment in the water system, the City should complete a more detailed asset management plan.

- **Update this Water Master Plan Regularly –** This water master plan should be viewed as a living document. The conclusions contained herein are based on several assumptions that will assuredly change from time to time. Examples of this include assumptions associated

with development patterns, regulatory requirements, economic conditions, inflation, etc. As changes occur in these areas, the conclusions and recommendations in this report may need to be revised. For this reason, it is recommended that this report be updated on a regular basis. This should be at least once every 5 years and more often in necessitated by a major change in the City (e.g. major new regulatory requirement, annexation of a new area, etc).

Appendix A
CIP Project Allocation

CIP Project Allocation
City of West Jordan

ID	Project	Cost Estimate	Priority	Year	% Existing	Existing Cost	% Future Growth	Future Growth Cost
Capital Projects - Pipelines								
DP-1	Increase transmission capacity from pump station and complete pipeline in north side of 7800 South	$1,401,000	11	2030	92.1%	$1,290,321	7.9%	$110,679
DP-2	High water user does not have service redundancy	$553,000	10	2029	100.0%	$553,000	0.0%	$0
DP-3	Zone 2 Transmission	$3,004,000	8	2028	97.6%	$2,931,904	2.4%	$72,096
DP-4	Low pressures in Zone 3	$1,601,000	9	2029	52.5%	$840,525	47.5%	$760,475
DP-6	Separate Pressure Zones 3 and 4	$687,000	12	2030	52.5%	$360,675	47.5%	$326,325
DP-7	The City prefers to have transmission pipelines on both sides of 5 lane roads	$3,004,000	13	2030	94.9%	$2,850,796	5.1%	$153,204
TP-8	Source transmission is needed for Zone 5 South Tank	$4,170,000	With S-3	2024	0.0%	$0	100.0%	$4,170,000
TP-9	Source transmission is needed for new Zone 5 North Tank	$1,098,000	With S-4	2027	0.0%	$0	100.0%	$1,098,000
TP-10	Outflow transmission is needed for new Zone 5 North Tank	$1,510,000	With S-4	2026	0.0%	$0	100.0%	$1,510,000
TP-11	Transmission is needed for new Zone 5 South Tank	$2,750,000	With S-3	2024	0.0%	$0	100.0%	$2,750,000

CIP Project Allocation
City of West Jordan

ID	Project	Cost Estimate	Priority	Year	% Existing	Existing Cost	% Future Growth	Future Growth Cost
TP-12	Transmission is needed for new Zone 7 North Tank	$1,900,000	With S-6	10+	0.0%	$0	100.0%	$1,900,000
TP-13	Transmission is needed for new Zone 7 South Tank	$1,390,000	With S-7	10+	0.0%	$0	100.0%	$1,390,000
TP-14	Transmission is needed on north side of Maples area	$400,000	With S-4	2027	36.5%	$146,000	63.5%	$254,000
TP-15	Additional transmission capacity is needed	$2,510,000	With S-3	2024	0.0%	$0	100.0%	$2,510,000
TP-16	Additional transmission capacity is needed	$1,380,000	With S-4	2027	0.0%	$0	100.0%	$1,380,000
TP-17	Transmission is needed for new Zone 5 South BPS	$1,200,000	With S-3	2024	0.0%	$0	100.0%	$1,200,000
TP-18	Transmission is needed from the south end of Zone 5 to the north end.	$2,220,000	With Development	2025	64.7%	$1,436,340	35.3%	$783,660
FF-1	Insufficient fire flow at West Jordan Elementary School	$250,000	1	2022	100.0%	$250,000	0.0%	$0
FF-2	Inadequate fire flow to residential area	$480,000	2	2023	100.0%	$480,000	0.0%	$0
FF-3	Inadequate fire flow to residential area	$540,000	3	2025	100.0%	$540,000	0.0%	$0
FF-4	Inadequate fire flow to residential area	$150,000	4	2025	100.0%	$150,000	0.0%	$0
FF-5	Inadequate fire flow to residential area	$210,000	5	2025	100.0%	$210,000	0.0%	$0
FF-6	Inadequate fire flow to residential area	$660,000	6	2026	100.0%	$660,000	0.0%	$0

CIP Project Allocation
City of West Jordan

ID	Project	Cost Estimate	Priority	Year	% Existing	Existing Cost	% Future Growth	Future Growth Cost
FF-7	Inadequate fire flow to residential area	$340,000	7	2026	100.0%	$340,000	0.0%	$0
PZ-1	Low pressures in Zone 1	$50,000	With P-3	2028	97.6%	$48,800	2.4%	$1,200
PZ-2	Low pressures in Zone 5	$10,000	14	2031	36.5%	$3,650	63.5%	$6,350
PRV-1	New PRV needed in 9000 South	$230,000	15	2031	0.0%	$0	100.0%	$230,000
PRV-2	Need PRV in Future 7000 South Transmission pipeline	$230,000	With S-4	2027	0.0%	$0	100.0%	$230,000
PRV-3	Need PRV in Future 7000 South Transmission pipeline	$230,000	16	2031	0.0%	$0	100.0%	$230,000
	Sub-Total	*$34,158,000*				*$13,092,011*		*$21,065,989*
Capital Projects - Booster Pump Stations								
PS-1	Zone 5 South Booster Station	$3,300,000	With S-4	2026	0.0%	$0	100.0%	$3,300,000
PS-2	Zone 5 North Booster Station	$3,300,000	With S-3	2024	0.0%	$0	100.0%	$3,300,000
PS-3	Zone 7 North Booster Station	$2,800,000	With S-6	2031	0.0%	$0	100.0%	$2,800,000
PS-4	Zone 7 South Booster Station	$2,800,000	With S-7	10+	0.0%	$0	100.0%	$2,800,000
PS-5	Additional Zone 2 Booster Pump	$150,000	1	2027	0.0%	$0	100.0%	$150,000
PS-6	Additional Zone 3 Booster Pump	$150,000	2	2028	82.1%	$123,160	17.9%	$26,840
PS-7	Additional Zone 4 Booster Pump	$150,000	3	2029	0.0%	$0	100.0%	$150,000
	Sub-Total	*$12,650,000*				$123,160		$12,526,840
Capital Projects - Storage								
S-1	Additional Storage Required in Zone 1	$10,400,000	1	2022	0.0%	$0	100.0%	$10,400,000
S-2	Additional Storage Required in Zone 3	$6,000,000	Complete	2021	99.8%	$5,987,097	0.2%	$12,903
S-3	Additional Storage Required in Zone 5	$13,800,000	3	2023	0.0%	$0	100.0%	$13,800,000
S-4	Additional Storage Required in Zone 5	$13,800,000	4	2026	0.0%	$0	100.0%	$13,800,000
S-5	Additional Storage Required in Zone 6	$10,400,000	2	2023	0.0%	$0	100.0%	$10,400,000
S-6	Additional Storage Required in Zone 7	$6,900,000	6	10+	0.0%	$0	100.0%	$6,900,000
S-7	Additional Storage Required in Zone 7	$6,900,000	7	10+	0.0%	$0	100.0%	$6,900,000
S-8	Additional Storage Required in Zone 4	$13,800,000	5	2028	0.0%	$0	100.0%	$13,800,000
	Sub-Total	*$82,000,000*				*$5,987,097*		*$76,012,903*

CIP Project Allocation
City of West Jordan

ID	Project	Cost Estimate	Priority	Year	% Existing	Existing Cost	% Future Growth	Future Growth Cost
Capital Projects - Wells								
W-1	Equip Well 8	$1,500,000	1	2025	0.0%	$0	100.0%	$1,500,000
	Sub-Total	$1,500,000				$0		$1,500,000
	TOTAL	**$130,308,000**				**$19,202,268**		**$111,105,732**

Notes:
1 - Costs are shown in 2022 dollars

Appendix B
Conservation Plan



2019 WATER CONSERVATION PLAN UPDATE

City of West Jordan
7960 South 4000 West
West Jordan, Utah 84088

CITY OF WEST JORDAN

2019 WATER CONSERVATION PLAN UPDATE

Prepared by:

Tim T. Heyrend, M.S., P.E.

Utilities Manager

City of West Jordan

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Introduction

The City of West Jordan is located in the center of the Salt Lake Valley and is currently experiencing phenomenal, and rapid growth. In 2000 West Jordan had a population of 78,788, and in 2018 the United States Census Bureau estimated the population at 115,522, a 46% increase. Providing a high-quality drinking water supply to meet the needs of our residents is the highest of priorities for city leaders and water planners. A portion of the forecasted water supply comes from water conservation in the form of a reduction in per capita water use of 25% from the year 2000 to 2025. If this goal is met, the City will have reduced consumption from 227 gallons per capita per day (gpcd) to 170 gpcd. The Utah State Legislature reemphasized its commitment to water conservation by implementing the water conservation plan act. This legislation requires water systems to update and submit a water conservation plan to the Utah Division of Water Resources every 5 years.

The purpose of the 2019 City of West Jordan (City) Water Conservation Plan (Plan) update is to provide a guidance document of conservation goals or Best Management Practices (BMPs) for the city to use for the next five years. The Plan includes data and graphs to support conservation goal implementation by presenting reductions in per capita residential water use.

Water System Profile

Service Area

There are just over 32 square miles within the City boundaries of West Jordan. The City's drinking water system serves the area within the City boundaries except for a 1.2 square mile area in the north part of the City that is served by Kearns Improvement District (KID) (Figure 1).

Types of Use

The City's drinking water system currently delivers annually about 13,810 ac-ft to 27,017 residential customers and 7,684 ac-ft to 1,233 commercial, 635 institutional, and 122 industrial customers throughout the City, see Table 1. The majority of the City's water (88%) comes from Jordan Valley Water Conservancy District (JVWCD) and is distributed throughout the City via multiple City-owned pump stations, storage reservoirs, and transmission pipelines.

The drinking water system supplies both indoor and outdoor water uses to most of these customers. Secondary water use from canals is limited to less than 7% of the total water in the City. Residential and commercial users are located throughout the City, while Industrial users are in the southwest area.

Table 1. Water System Use (acre-feet) by Connection Type

Year	Residential	Commercial	Institutional	Industrial
2015	12039	4919	1406	1411
2016	11959	6723	741	
2017	11886	5769		
2018	13810	1960	4159	971

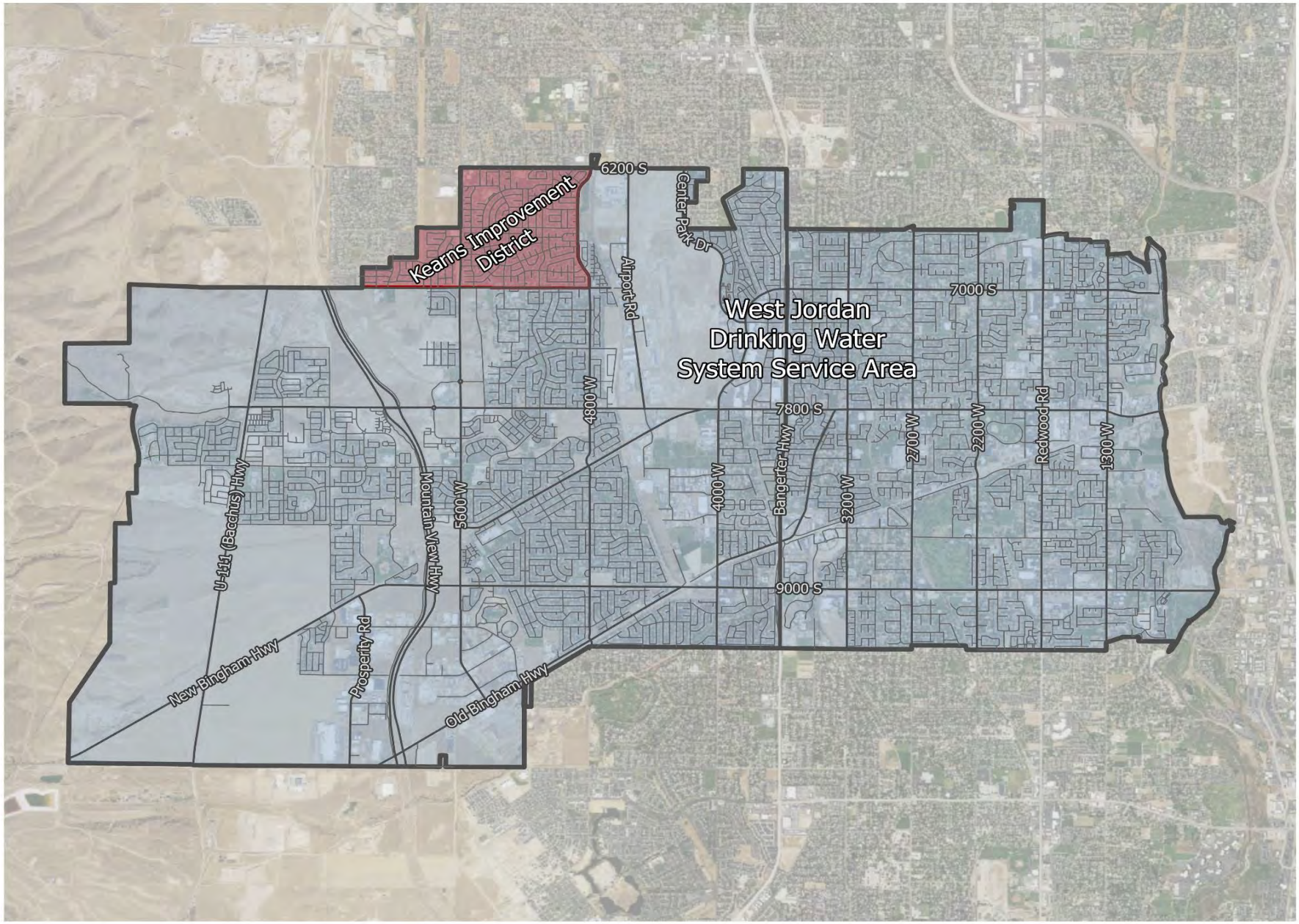


Figure 1: West Jordan Drinking Water System Service Area

Population

In 2017, the City of West Jordan had an estimated population of 113,905 residents according to the U.S. Census Bureau. Census and State of Utah estimates indicate a net increase of 10,193 residents between 2010 and 2017. Growth rate projections estimated the city's 2018 population at 115,522 residents. The Governor's Office of Management & Budget projected that the city would reach 118,872 residents by 2020 and 135,254 by 2030. Figure 2 displays population projections through 2060. Table 2 provides total historical, current, and future population and those served by West Jordan's water system, excluding about 12,000 residents served by KID.

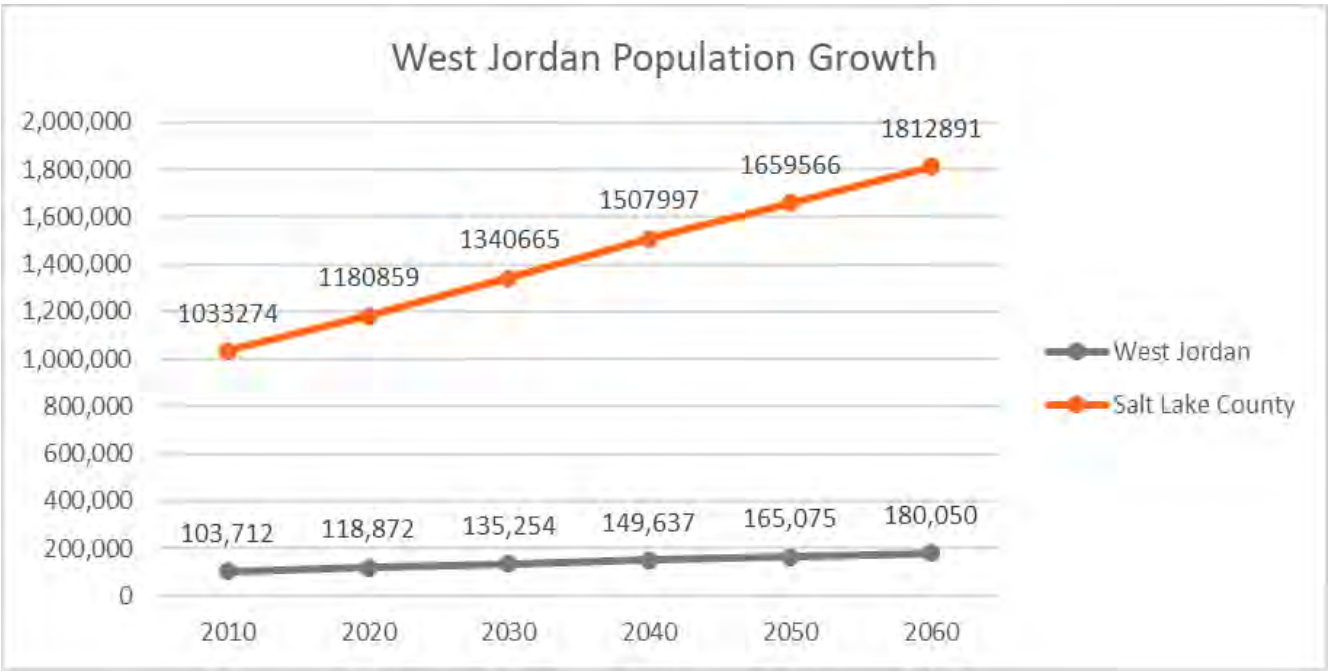


Figure 2 West Jordan Population Growth

Source: Governor's Office of Planning & Budget, 2012 Baseline Projections, U.S. Census Bureau

Table 2. Population Past, Current, and Future

Year	Total Population	Population Served Water by West Jordan System
2000	78,036	68,336
2005	95,620	85,418
2010	106,511	94,500
2015	112,171	100,171
2018	115,522	102,500
2020	118,871	106,871
2025	127,063	115,063
2030	135,254	123,254
2040	149,637	137,637
2050	165,075	153,075
2060	180,050	168,050

WATER USE

Annual Drinking Water Use

The City owns and maintains four wells and recently completed drilling of an additional well to be placed into service by spring 2021. The City annually samples and monitors the water quality from the City's wells. The City has conducted a source water assessment and has implemented a groundwater protection program for each well source, including a groundwater protection ordinance. The program has identified protection zones around each well and catalogued every potential contamination source within those zones. A risk assessment was conducted to evaluate the current safeguards to prevent or reduce pollution from entering drinking water sources. The water produced from City wells is mixed and blended with other water sources as it enters the water distribution system.

Annual Secondary Water Use

Secondary irrigation water in the City is supplied from five canals to a small portion of the City. This includes city parks, housing developments, a golf course, two public schools and several homes and businesses on the eastern portion of the City. Secondary water usage represents less than 7% of the total water used in the City; however, secondary water sources are expected to be distributed and used more in the future, see Table 3. A breakdown of type of use and indoor and outdoor applications is shown in Table 4. Figure 3 presents the yearly gallons per capital per day usage.

Table 3. Current and Past Per Capita Water Use by Source (acre-feet) 2000 to 2018

Year	JVWCD Supply	City Wells	Secondary Supply	Totals	Population Served*	Per Capita Use (gpcd)
2000	13,715	3,652		17,367	68,336	227
2005	15040	1980	150	17170	85,418	179
2010	16520	2924	1300	20744	94,500	196
2015	18983	1723	374	21081	100,171	186
2018	21173	1888	544	23605	102,500	206

*Does not include ~12,000 people in Oquirrh Shadows serviced by Kearns Improvement District

The Current 2018 gallons per capita per day (gpcd) = 206 gallons and includes residential, commercial, industrial, and institutional water use.

Future Water Use

Based on the City's population projections shown in Table 2, the population served by the City's water system is estimated to be approximately 115,063 by the year 2025. The City has adopted the State of Utah water conservation goal to reduce per capita water use by 25% by the year 2025 using year 2000 per capita water use as the benchmark. The City's per capita water use in 2000 was about 227 gpcd (gallons per capita per day). Therefore, the goal is to reduce water use to 170 gpcd by 2025. Per capita or per person water use is calculated by dividing the total water used in the City in gallons by the total water service population.

Table 4. 2018 Average GPCD Water Use by Type and Indoor vs. Outdoor

2018 Connections	Indoor (Winter Use)	Potable (Outdoor)	Non-Potable (Secondary)	Total
27,017 Residential	63	57	NA	**120**
1,233 Commercial	11	6	NA	**17**
635 Institutional	7	29	2	**38**
122 Industrial	7	1.7	NA	**8**
Total	**88**	**94**	**2**	**184**

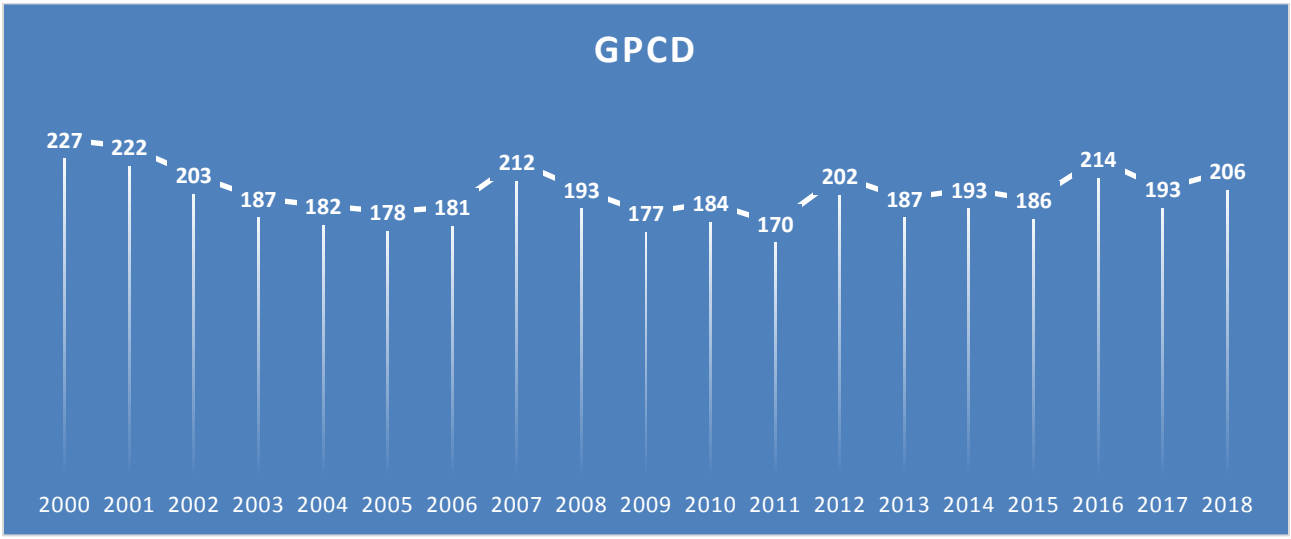


Figure 3. Average Gallons per Capita per Day (GPCD) by Year.

Current water use (2018) in the City has risen since the City reached the water conservation goal of 170 gpcd in 2011 and now averages 206 gpcd, see Figure 3. Precipitation in 2018 was 10.50 inches, a very low precipitation year. The 2011 water year produced 23.64 inches of rain when compared to 13.45 inches in 2016, the highest year of water use at 214 gpcd. High Industrial water use in the City can skew the total gallons per capita water rate higher. It is anticipated that more accurate population data will be available after the 2020 U.S. Census count, leading to better defined GPCD rates.

Table 5 presents projected water use with the current gallons per capita rate of 206 and compares this to the goal of 170 gallons per capita by 2025. At the current water use rate the

water demand is projected to be 26,498 acre-feet per year in 2025. With efficient water use the demand could be as low as 21,912 acre-feet per year. This represents a reduction of 4,586 ac-ft in the year 2025 with a maximum water purchasing cost savings of $2,823,917 per year of water not purchased at $615.79 per acre-foot (current west-side wholesale water contract cost).

Table 5. Projected Water Use at 206 GPCD and 170 GPCD Conservation Goal

Year	Population Served by City Water	Projected Water Use at Current 206 gpcd (acre-feet/yr)	Efficient Water Use at 170 gpcd (acre-feet/yr)	Water Savings (acre-feet/yr)	Cost Savings
2020	106,871	24612	21717	2895	$1,782,449
2025	115,063	**26498**	**21912**	**4586**	**$2,823,917**
2030	123,254	28384	23472	4912	$3,024,957
2035	130,446	30041	24842	5199	$3,201,454
2040	137,637	31697	26211	5486	$3,377,951
2045	145,356	33474	27681	5793	$3,567,395
2050	153,075	35252	29151	6101	$3,756,838

Gpcd = gallons per capita per day

RELIABLE WATER SUPPLY

The City water supply is well established with multiple drinking water and secondary water sources. The City contracts with JVWCD for treated drinking water delivery, and owns and uses underground water rights for wells, canal shares for surface irrigation, and spring rights for City ponds and the Cemetery. Some of these rights have early priority dates and the City maintains an adequate future allotment of rights for the future needs of the residents. Due to sulfate contamination of the underground aquifer on the west side of the City from mining activities on the Oquirrh Mountain bench, well production rates are voluntarily reduced to allow time for remediation wells to recover and treat the sulfate plume. Thus, the City currently relies heavily on JVWCD water to make up for the loss of water that could be pumped from City Wells. These underground water rights will be fully utilized in the future. Table 5 presents the supply sources and quantities that the City owns. Figure 4 compares projected water needs with and without conservation measures to the reliable water supply through 2050.

Table 5: Reliable Source Supply

Source	Acre-Feet per Year
JVWCD (Contract)	19,800 (Expandable)
Wells (Water Rights)	18,000
Canal Shares	1,167
Springs	43
Total	**39,010**

From: West Jordan *Water Resources Report 2005* and *Water Rights Update 2016*

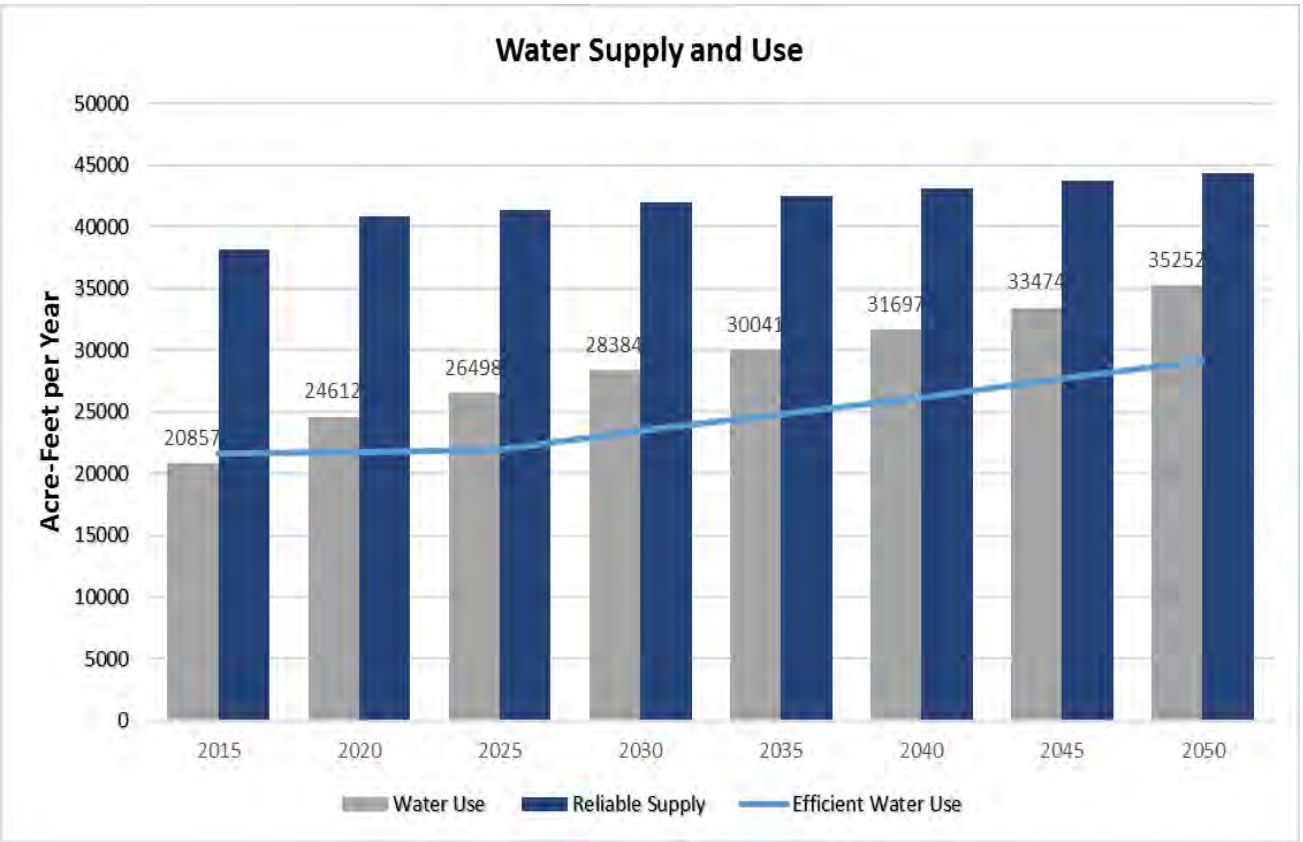


Figure 4. Water Supply and Use

WATER LOSS CONTROL

The City utilizes a radio read metering system that provides fixed interval meter readings for all water connections in the City. Separate commercial, institutional and industrial landscape meters are required on all new development. Meters are read monthly and observed for anomalously high data, whereupon the customer is notified and City personnel assist in determining the reason. The Commercial meters are replaced regularly based on usage in gallons. Construction water use is metered and accounted for with every construction project. City facilities such as parks and buildings are metered. Currently, the City does not calibrate any meters, but instead replaces older meters. 2018 Revenue losses for unaccounted water amounted to $1.7 Million based on $2.19 per 1,000 gallons. Water losses are tracked annually and are presented in Table 6.

Table 6: Water Produced vs. Metered, Percent Loss

Year	Produced (ac-ft)	Metered (ac-ft)	Difference (acre-feet)	% Difference	Lost Revenue
2008	20,026	19,463	563	(2.8)	$401,764.51
2009	18,544	17,465	1,079	(5.8)	$769,989.17
2010	19,444	18,177	1,267	(6.5)	$904,148.55
2011	18,293	17,149	1,144	(6.3)	$816,374.06
2012	21,900	21,436	464	(2.1)	$331,116.75
2013	20,550	20,321	229	(1.1)	$163,417.54
2014	20,769	19,919	850	(4.1)	$606,571.64
2015	21,229	19,285	1,944	(9.1)	$1,387,265.01
2016	22,409	20,155	2,254	(10.1)	$1,608,485.26
2017	21,839	18,386	3,453	(15.8)*	$2,464,108.07
2018	23,816	21,426	2,390	(7.1)	$1,705,536.72

*City switched financial software resulting in incorrect data transfers and meter totals for this year. Compare metered totals from 2016 and 2018 to 2017.

Lost Revenue based on $2.19/1,000 gallons

CITY WATER RATES

City water rates are used to cover the cost to operate and maintain 505 miles of pipe and deliver 7.2 billion gallons of water annually. Water rates fund the personnel and equipment necessary to deliver safe and reliable water to the residents and businesses. Periodic rate adjustments are necessary to cover inflation and rising wholesale water costs.

Residential customers pay a base rate and an additional tiered rate based on the volume of water consumed. Commercial rates are based on meter size with an additional tiered rate based on the water consumed. The tiered rate encourages water conservation, which is one of the City's best management practices. The current water rates for the City's drinking water system are summarized in Table 7.

Table 7: Water Rates by Usage Rate Tiers

Residential Monthly Water Rate in addition to a $35.35 Fixed Charge		Commercial Monthly Tiered Rate in addition to a Fixed Charge based on Meter Size	
Rate per thousand Gallons	Volume (Gallons)	Rate per thousand Gallons	Volume (Gallons)
$2.19	0-7,000	$1.91	0-200
$2.53	7,001-20,000	$2.20	201-5,000
$2.90	Over 20,000	$2.52	>5,000

WATER CONSERVATION GOALS

The Citywide conservation goals address the following circumstances:

- Water use in the summer months is almost four times the water use in the winter months. As a result, the promotion of more efficient outdoor water usage provides the greatest potential for water conservation.

- Water use during dry years is significantly higher than in normal water years. Promotion of more drought tolerant landscaping also provides an opportunity for water conservation.

- The City would like to encourage a water conservation culture throughout the water system.

- Potential for further indoor and outdoor conservation still exists.

The following water conservation goals have been identified by the City to aid in the overall goal of 25% reduction in per capita water use by 2025:

- The City will continue to implement the water conservation measures currently in effect.

- The City's water rate structure has been reviewed annually and adjusted based on cost of operations. The City will consider future rate adjustments to encourage wise water use.

- The City will promote a water conservation culture by continued public education and promoting JVWCD Water Savers Programs.

Water Conservation Measures

The City is already implementing, and will continue to implement, the following water conservation measures.

A portion of City staff responsibilities include periodic review of water conservation efforts, implementation of conservation efforts and reporting to City administration the progress towards reaching the City's water conservation goals.

New City water projects use rock scape land cover with low water use trees and shrubs instead of turf grass.

The City has a commercial landscape ordinance that requires all new non-residential developments to install water efficient landscapes as codified in Title 13, Chapter 13, Section 13 of the municipal code.

- Requires metering and monitoring of irrigation systems.

- Establishes a baseline landscape water consumption allowance for each month of the year through the required use of a water allowance worksheet that promotes conservation.
- Provides for monthly monitoring of irrigation use compared to the baseline water consumption allowance.
- Provides for a City water audit for habitual exceedance of the baseline water consumption allowance.

Irrigation of public landscaped areas is monitored by the City to promote conservation.

- Six of the City's parks and public landscaped areas use secondary water from canals for irrigation instead of the use of drinking water for irrigation. These parks include Brown's Meadow Park, Constitution Park, Veteran's Memorial Park, Plum Creek Park, the Soccer Complex, and the Cemetery.
- All City park irrigation systems are metered to monitor water use.
- The City is funding and implementing a SCADA controlled irrigation system for parks to allow for more efficient watering.
- The City drinking water system staff provides water usage reports to the parks department staff to allow for continued monitoring of water use for efficiency.

The City has an active public education program that promotes water conservation to residential and commercial water users.

1. Water conservation information is provided annually to customers within the West Jordan City Water Quality Report.

    a) Informs customers of water conservation goals.
    b) Promotes indoor and outdoor conservation strategies.
    c) Refers customers to conservewater.utah.gov for real-time watering recommendations.

2. The City maintains a Water Conservation page on their website.
    a) Provides a lawn watering guide that promotes conservation.
    b) Discusses need for conservation and City conservation efforts.
    c) Provides links to water conservation resources including Jordan Valley Water Conservancy District (www.jvwcd.org), the Slow the Flow program (www.slowtheflow.org), and the Governor's Water Conservation Team (conservewater.utah.gov).

3. The City provides a section on each customer's water bill that compares current usage to the customer's previous 13 months of usage along with a reminder to conserve water.

The City has adopted the International Plumbing Code (IPC) which requires installation of water-saving fixtures in new construction (Municipal Code: 10-1-5). Maximum flow rates as defined by IPC 604.4 are as follows:

- Shower head: 2.5 gpm at 80 psi
- Sink faucet: 2.2 gpm at 60 psi
- Toilet: 1.6 gal per flush

The City has adopted an inclining block water rate structure that encourages conservation through increased rates for high water use (see Table 7).

- Rates have been updated regularly since the year 2000.
- An annual review of water rates is performed based on cost of operations with consideration for conservation.

Existing City code provides for drought management of water use (Municipal code: 9-6).

The City has organized a Sustainability Committee (previously called the Water Conservation Committee) with citizen representatives that holds meetings to provide guidance on City water conservation efforts.

Proposed Additional Conservation Measures

The following conservation measures are proposed by the City for potential future implementation.

New Conservation Measures:

The City proposes to perform periodic review of commercial and residential landscape ordinances to ensure balance between aesthetics and water wise landscape and irrigation standards.

Past West Jordan City Conservation Measures for Future Consideration:

The City has distributed conservation information packets advertising water conservation programs to customers either in individual mailings or as bill inserts.

The City acquired a grant from Jordan Valley Water Conservancy District to study and implement a project that targeted high water users and sent custom reports of their water consumption compared to the “average similar customer” and the “efficient similar customer.” Similar customers are determined by similar lot size, meter size, etc.

In 2019 (27) residents participated in the Toilet Rebate Program through JVWCD for a total of $3,449.30. The City has implemented an ultra-low-flush toilet (ULFT) rebate program. Between 2006 and 2009, the City provided more than 500 rebates for ULFTs.

In 2019 (26) residents participated in the Flip Your Strip Program through JVWCD for a total of $12,841.24. The City has implemented a water-wise plant rebate program which offered $50 rebates for plants on the waterwiseplant.utah.gov plant list if the plants are placed such that it is watered separately from turf grass. Between 2006 and 2009, the City provided more than 80 rebates for water-wise plants.

In 2019 City residents (14) received funding for LocalScapes from JVWCD for a total of $1,517.34. The City has presented annual Water-Wise Landscape Awards to 2 residential and 2 commercial customers.

The City has conducted a 4th Grade Water Conservation Education Program. The program assisted 4th grade teachers in teaching principles of water conservation and distributed conservation packets that included low-flow shower heads and faucet aerators. Between 2006 and 2009, over 2,000 packets were distributed.

Other Potential Conservation Measures for Future Consideration:

The Utah Division of Water Resources published the Conservation Best Management Practices (BMPs). This template recommends 38 BMPs for water conservation in Utah.

Table 8. Cost of Water Conservation Program

Fiscal Year	City Funds	JVWCD Grants	Total Expenditures
2009-2010	1,350	0	1,350
2010-2011	348	0	348
2011-2012	3,375	0	3,375
2012-2013	0	0	0
2013-2014	0	0	0
2014-2015	6,600	50,000	56,000
2015-2016	0	0	0
2016-2017	0	0	0
2017-2018	0	0	0

Table 9. Water Conservation Implementation Plan Table

Best Management Practices	Plan of Implementation
Encourage JVWCD Water Savers Rebates	These programs are “Flip Your Strip”, “Localscapes Rewards”, “Toilet Rebate Program”, and “Smart Controller Program”
Water Bill Comparison	Continue to provide 13 month usage comparison on customer water bills with a reminder to conserve water.
Landscape Consultations	Refer Residents to JVWCD for a Free Landscape Consultation
Irrigation of Public Landscaped Areas	Promote conservation for public irrigated areas: Use secondary water at facilities where secondary water is available. Continue to meter water use at all parks and provide water usage reports to the parks department to monitor efficient water use. Implement SCADA controlled irrigation systems for parks to allow for more efficient watering.
Public Education Program	Promote water conservation to residential and commercial water users: Provide water conservation information in the annual Water Quality Report. Maintain and promote the City’s water conservation webpage.
Conservation Water Rates	City has adopted an inclining block water rate structure that encourages conservation that has been updated regularly. Consider water conservation during annual review of water rates.
Drought Management Ordinance	Municipal Code (9-6): Provides for management of water use during drought conditions.
Sustainability Committee	Regular meetings with citizen representatives to provide guidance on City water conservation efforts.

Appendix

West Jordan Conservation Ordinance City Code

13-13-1: PURPOSE AND SCOPE:

A. Purpose: The purpose of this chapter is to prescribe landscaping requirements that establish minimum standards and incentives to:

1. Improve the community's image and identity;

2. Enhance property values and buffer noncomplementary land uses;

3. Conserve water by improving irrigation efficiency and selecting water conserving plants;

4. Encourage innovation in design;

5. Improve long term landscape health and maintenance;

6. Improve ability of landscaped areas to accept stormwater to increase groundwater available to plants and decrease demands on stormwater systems;

7. Encourage a healthy urban forest and a diversity of plants suited to local conditions;

8. Improve community sustainability, including energy conservation, air quality and water quality; and

9. Improve the safety, comfort and aesthetics of public spaces by mitigating noise, glare and heat.

13-13-3: FEES AND SUBMITTALS:

e. Designation of "landscape zones", as defined in section 13-2-3 of this title, grouping plants with similar water needs;

b. Water conserving landscape worksheet: Outline the percentage of landscaped area coverage from water conserving shrubs, perennials and ground cover species expected after plant maturity, not including tree canopies.

c. Landscape water allowance worksheet: Submit to the city and property owner annual and monthly landscape water allowances based on the worksheet calculations. Water use for the sixty (60) day plant establishment period is exempt (see city of West Jordan landscape guidelines handbook for annual water allowance calculation).

d. Irrigation audit worksheet: The results of the irrigation audit shall be submitted on this worksheet. (2001 Code § 89-6-703; amd. 2009 Code; Ord. 11-01, 3-23-2011)

13-13-6: MATERIALS AND STANDARDS:

A. Irrigation Systems: When landscaping is required, a permanent irrigation system shall be installed to help ensure survival of plants, unless the landscape plans specifically indicate that the plants will not require artificial irrigation for establishment or to remain healthy. All irrigation systems and components shall be selected and designed for the most efficient use of water. Microspray, bubblers, deep root watering systems and drip irrigation are suggested. Irrigation shall be

designed and installed with suitable emitters or spray heads to avoid overspray beyond the area requiring irrigation.

C. Trees: Not less than seventy five percent (75%) of trees specified on the landscape plan shall be water conserving species selected from the city of West Jordan recommended plant list. Street trees in parking strips and parking lots shall be selected from the city of West Jordan street tree list. The recommended plant list and street tree list are contained in the landscape guidelines handbook which is available at the city's development department office or can be viewed on the city's development department webpage. At planting, all deciduous trees shall have a minimum trunk size of one and one-half inches (1.5") in caliper at four feet (4') above grade and all evergreen trees shall have a minimum height of five feet (5'). Vegetation, organic mulch or gravel shall be used around the base of trees and the trees shall be staked.

D. Shrubs, Herbaceous Perennial And Ground Cover Plants: Not less than seventy five percent (75%) of shrubs, herbaceous perennial and ground cover plants specified on the landscape plan shall be water conserving species, selected from the city of West Jordan recommended plant list. All shrubs shall be two (2) gallon minimum and have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit. All perennials shall be one gallon minimum. Ground cover crowns, plugs or containers shall be in a number and spacing sufficient by species to provide forty percent (40%) surface coverage at maturity.

E. Turf Grasses: Turf grasses shall comprise not more than twenty five percent (25%) of the total landscaped area. Use of water conserving grasses, selected from the city of West Jordan recommended plant list is encouraged. This list is contained in the landscape guidelines handbook which is available at the city's development department office or can be viewed on the city's development department webpage. Permeable artificial turf may be substituted for turf grass.

G. Mulch: Bark, shredded plant material, compost, and gravel between one-fourth inch (0.25") and three inches (3") in diameter may be used as mulch for plants. Mulch shall be a minimum three inches (3") in depth and placed to prevent it from migrating out of the landscape area onto adjacent roads or walkways.

13-13-8: PARK STRIP LANDSCAPING:

4. Plants:

a. Not less than seventy five percent (75%) of shrubs, herbaceous perennial and ground cover plants used in the park strips shall be water conserving species, selected from the City of West Jordan recommended plant list. This list is in the Landscape Guidelines Handbook which is available on the City's Development Department webpage or at the City's Development Office. Plants shall meet the size and growth standards outlined in section 13-13-6 of this chapter.

b. Up to twenty five percent (25%) of the plant coverage in the park strip may be turf grass. Turf is not permitted in park strips with a slope greater than thirty percent (30%). Permeable artificial turf may be substituted for turf grass.

c. Plants shall be of sufficient number and spacing to provide forty percent (40%) surface coverage at maturity, not including tree canopies. For properties with two (2) or more street frontages, the adjacent park strip on each street frontage is calculated separately.

5. Mulch: Mulch shall meet the requirements of section 13-13-6 of this chapter.

6. Hardscape, Ornamental Gravel, Rocks And Boulders: Gravel, rocks and boulders may be used as a landscape material on up to sixty percent (60%) of the park strip area. Mulch shall be sized and placed to prevent it from migrating out of the landscape area onto adjacent roads or walkways.

Pavers, pavement and other hardscape are permitted in park strips subject to the following limitations:

a. Pavers: Ornamental concrete, brick or natural stone pavers, may be used in up to sixty percent (60%) of a park strip's area.

a. Adjacent To Residential Developments: Unless part of a previously approved master plan, development plan or streetscape plan, single-family and two-family residential developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area, with plants arranged and approved by the City's Parks Department and the City's Urban Forester. The required ten foot (10') landscaped area shall be installed by the developer following provisions contained in this chapter from the back of sidewalk to the adjacent property line. Xeric plants should be used extensively and may be used exclusively and shall be used as much as possible. The required street wall shall be installed beyond the landscaped area adjacent to the property line. The required ten foot (10') landscaped area adjacent to single-family and two-family residential shall be dedicated to the City.

b. Adjacent To Commercial, Office, Industrial, Institutional And Multi-Family Developments: Unless part of a previously approved master plan, development plan or streetscape plan, commercial, office, industrial, institutional and multi-family developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area. The required ten foot (10') landscaped area shall be installed between the back of sidewalk to the adjacent development line (parking area, building area, etc.) along the entire area adjacent to the arterial street. Decorative or retaining walls no greater than two feet (2') in height may be installed in this area. Decorative boulders may be installed in this area. The required ten foot (10') landscaped area adjacent to commercial, office, industrial and multi-family developments shall be installed and maintained by the commercial, office, industrial, institutional and multi-family development. This area may be counted as part of the development's overall landscaping percentage requirement. The landscaped area shall comply with the provisions governing landscaping in this chapter. Xeric plants should be used extensively and may be used exclusively and shall be used as much as possible.

13-13-13: WATER CONSERVATION:

A. Intent: The city intends to meter, monitor, and require adjustments to irrigation systems to improve awareness of water consumption, promote careful landscape design and maintenance, and encourage water conservation.

B. Applicability: Applies to all properties that are required to build and maintain a separate water meter for landscape use.

C. Establish Usage Baseline Landscape Water Allowance: The baseline landscape water consumption allowance shall be established for each month of the year using the water allowance worksheet in the city of West Jordan landscape guidelines handbook (available at the city's development department office or on the city's development department webpage).

D. Monitoring: Water consumption records may be monitored monthly by the city. Businesses may receive an annual usage report by mail, with a comparison of their monthly landscape water allowance monthly allowance against actual water consumption data. Each month that a customer's water consumption exceeds one hundred thirty percent (130%) of the monthly landscape water allowance, the city may notify the property owner by mail.

E. Irrigation System Adjustments: After the first month in which a landscape exceeds one hundred thirty percent (130%) of its monthly landscape water allowance, a free irrigation audit and timing clock adjustment is provided by the city upon owner's request. After the third month in which a landscape exceeds one hundred thirty percent (130%) of its monthly landscape water allowance, an irrigation audit and timing clock adjustment may be required by the city to determine if the water allowance should be adjusted and locate any leaks, maladjusted sprinkler heads, design flaws, or scheduling changes that should be made in order to meet the monthly allowance. (Ord. 11-01, 3-23-2011)

Appendix C
Drinking Water Source Protection

WEST JORDAN
UTAH

DRINKING WATER SOURCE PROTECTION PLAN UPDATE

WELLS 3, 4, 5, 6, & 8

(HAL Project No.: 089.25.200)
System No. 18020

January 2021

HANSEN ALLEN & LUCE inc
ENGINEERS

CITY OF WEST JORDAN

DRINKING WATER SOURCE PROTECTION PLAN UPDATE

WELLS 3, 4, 5, 6, & 8

(HAL Project No.: 089.25.200)
System No. 18020



HANSEN ALLEN & LUCE INC
ENGINEERS

January 2021

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EXECUTIVE SUMMARY

This report is the Drinking Water Source Protection (DWSP) plan update for the City of West Jordan's Wells 3 through 6 and Well 8. The wells serve as a source of drinking water for residences in the City of West Jordan. Source protection areas for the wells have been delineated as defined in R309-600-9.

This report has been prepared to the Standard Report Format for Existing Wells and Springs, as published by the Division of Drinking Water (DDW, 2007).

This report describes well locations, pertinent geologic and structural data, hydrogeology of the contributing aquifer(s), and the methodology and derivation of descriptive aquifer parameters used in the delineation of Drinking Water Source Protection zones. Aquifer parameters for the wells were developed using Technical Publication 110-B (Lambert, 1995), well drillers' logs for Wells 3 through 6 and Well 8, and constant-rate pump tests conducted at Well 3 and Well 8. Aquifer parameters were used in the United States Environmental Protection Agency's (EPA) WhAEM (Wellhead Analytic Element Model) software to delineate source protection zones 2, 3 and 4. Source protection zones were overlain onto a map of the area, showing the relationship of these protection zones to surface features.

A Potential Contamination Source (PCS) inventory was conducted by Hansen, Allen & Luce, Inc. (HAL). PCSs include agricultural, residential, light industrial areas, transportation routes, and use and storage of hazardous materials. The PCSs have been prioritized, the hazards have been assessed, and land management strategies have been planned for all inadequately controlled PCSs. Management strategies for future PCSs will be implemented as the City of West Jordan becomes aware of the planned location of PCSs within the DWSP zones. The following additional sections are included in this DWSP: Implementation Schedule, Resource Evaluation, Record Keeping, Contingency Plan, Public Notification, and Waivers.

CHAPTER 1 – INTRODUCTION

Hansen, Allen & Luce, Inc. (HAL) was retained by the City of West Jordan to prepare the Drinking Water Source Protection (DWSP) plan update for Wells 3 through 6 and Well 8. The wells provide drinking water for residents of the City of West Jordan. This report has been prepared in accordance with R309-600 (Utah Administrative Code, 2017).

This introduction addresses the water system information, source information, and designated person information. Subsequent chapters of this report address the Delineation Report, Inventory of PCSs, Management Program for Existing and Future PCSs, Implementation Schedule, Resource Evaluation, Record Keeping, Contingency Plan, Public Notification, and Waivers.

SYSTEM INFORMATION

City of West Jordan
8000 South Redwood Rd
West Jordan, UT 84088
801-569-5070
System Number: 18020

SOURCE INFORMATION

The well locations are shown in Table 1-1.

Table 1-1
Well Locations

Well	Location
3	North 176 feet and West 793 feet from East Quarter Corner of Section 2, Township 3 South, Range 2 West, SLB&M
4	North 368 feet and East 206 feet from Southwest Corner of Section 1, Township 3 South, Range 2 West, SLB&M
5	South 1,096 feet and East 456 feet from the North Quarter Corner of Section 2, Township 3 South, Range 2 West, SLB&M
6	North 243 feet and East 138 feet from South Quarter Corner of Section 2, Township 3 South, Range 2 West, SLB&M
8	South 140 feet and West 1,208 feet from the North Quarter Corner of Section 2, Township 3 South, Range 2 West, SLB&M.

DESIGNATED PERSON

Mr. Brian Clegg
West Jordan Utilities Manager
8000 South Redwood Rd
West Jordan, UT 84088
801-569-5707

CHAPTER 2 – DELINEATION REPORT

GEOLOGIC DATA

The general geologic and groundwater conditions in the Salt Lake Valley have been described by the USGS and by the Utah Department of Natural Resources. Two of the reports include "Ground-Water Conditions in Salt Lake Valley, Utah, 1969-83, and Predicted Effects of Increased Withdrawals from Wells" by Waddell et. al. (1987), and "Water Resources of Salt Lake County, Utah" by Hely et. al. (1971). In these reports, four main aquifer divisions have been identified in the Salt Lake Valley. These water yielding aquifers are defined as follows:

1. Confined (artesian) aquifer,
2. Deep unconfined aquifer between the artesian aquifer and the mountains,
3. The shallow-unconfined aquifer overlying the artesian aquifer, and
4. Locally occurring unconfined-perched aquifers.

The confined aquifer, also known as the principal aquifer, is comprised of numerous interbedded lenses of fine grained materials and sands and gravels. However, the fine grained lenses are discontinuous, allowing for movement of water between the more permeable sand and gravel layers. The confined aquifer is generally not found adjacent to the east and west mountain ranges (Waddell et. al., 1987). In the area adjacent to the mountain ranges, a deep unconfined aquifer exists from which a large amount of water from the Salt Lake Valley is withdrawn. It is understood that the deep unconfined aquifer flows into the confined aquifer found in the center of the valley. Hely et. al. (1971) determined that areas in the deep unconfined aquifer along or near stream channels have better sorted material thus allowing for higher production. The opposite was true that areas between stream channels generally produced lower yields. Well 8 was completed within the deep unconfined aquifer near a stream channel.

Structure

Based on the Utah Geologic Survey (UGS, 2017), the nearest major faults are the West Valley Fault, located approximately 6 miles away, and the Granger Fault, located approximately 6.3 miles away. The above referenced mapping does not indicate the presence of any additional subsurface fractured zones in the immediate vicinity of Wells 3 through 6 and Well 8. However, it is possible that small, unidentified faults may exist which could impact the groundwater conditions on a localized basis. A copy of the geologic map of the area as reported by Marsell and Threet (1964) is included in Appendix A. In a numerical computer model of the Salt Lake Valley completed by Lambert (1995), any existing faults within the alluvium were assumed to not have an effect on groundwater flow within the aquifer. It is not expected that unconsolidated sedimentary deposits, such as those found in the aquifer, would exhibit fault related fractures that could serve as groundwater flow conduits.

Local Geology

Wells 3 through 6 and Well 8 were drilled to depths of 610 to 1000 feet. There is no indication in the well logs (See Appendix A) that bedrock was encountered within the completion depth of the wells. The primary water producing layer consists of sands and gravels and begins between 120 feet and 300 feet below ground. Some of the sand and gravel are mixed with intermittent clay layers. Well logs for Wells 3 through 6 and Well 8 are included in Appendix A.

WELL CONSTRUCTION DATA

A summary of well construction data for Wells 3 through 6 and Well 8 are included in Table 2-1. The driller's logs for the wells are included in Appendix A.

Table 2-1
Well Completion Data Summary

Well	Well Completion Date	Elevation of Wellhead	Well Casing Diameter	Well Perforations
3	August 31, 2011	~4,890 ft	30-in from 3 to 37 ft 20-in from 40 to 912 ft	417 to 477 ft – 304 SS 497 to 537 ft – 304 SS 550 to 570 ft – 304 SS 632 to 652 ft – 304 SS 661 to 666 ft – 304 SS 762 to 842 ft – 304 SS 862 to 902 ft – 304 SS
4	February 10, 1986	~4,885 ft	20-in from 0 to 590 ft	380 to 400 ft 430 to 450 ft 470 to 590 ft
5	May 15, 1989	~4,895 ft	16-in from 1 to 610 ft	330 to 340 ft – Wire Wrap 350 to 370 ft – Wire Wrap 445 to 475 ft – Wire Wrap 492 to 512 ft – Wire Wrap 534 to 544 ft – Wire Wrap 550 to 560 ft – Wire Wrap 583 to 603 ft – Wire Wrap
6	February 28, 1991	~4,930 ft	32-in from 0 to 30 ft 20-in from 32 to 607 ft	378.7 to 587 ft 607 to 690.3 ft
8	August 8, 2019	~4,919 ft	30-in from 0 to 100 ft 20-in from 100 to 667 ft	400 to 580 ft – SS Wire Wrap 610 to 630 ft – SS Wire Wrap 645 to 655 ft – SS Wire Wrap

PUMP DATA

The maximum pumping rates for Wells 3 through 6 come from the 250-day model discharge in in the 1996 delineation report (CH2MHill, 1996). The pumping rate of each pump is included in Table 2-3. The types of pumps equipped in the wells are unknown.

No pump data are available for Well 8 because the pump house hasn't been fully designed yet. It is anticipated that the well will be equipped with a vertical line shaft pump with a maximum capacity of 700 gpm.

AQUIFER CHARACTERISTICS

A constant-rate 24-hour test for Well 3 was analyzed, as well as a step-test, to determine the aquifer parameters for Well 3. The aquifer transmissivity for Well 3 was calculated using the computer modeling program AQTESOLV by HydroSOLV, Inc. AQTESOLV provides statistical parameter estimation methods with various graphical curve matching techniques. The second half of the constant-rate contained some anomalies that suggest that a nearby well may have

interfered with the test and the following recovery. Therefore, multiple methods were used to analyze the constant-rate test and step test to determine an average transmissivity for the aquifer. A review of the well log suggests that the aquifer may be a confined aquifer, but unconfined aquifer analyses were also included because the solutions fit the data closely. The results from the analyses are included in the table below. Analyses of AQTESOLV solutions to the Well 3 pump test are included in Appendix A.

Table 2-2
Well 3 Aquifer Analyses

Test Data	Solution Method	Transmissivity (ft^2/day)	Hydraulic Conductivity (ft/day)
Constant-Rate Discharge Test	Cooper-Jacob Confined Method (1st half of data)	3,185	12.0
	Cooper-Jacob Confined Method (2nd half of data)	1,160	4.4
	Cooper-Jacob Unconfined Method	2,923	11.0
Step-Rate Drawdown Test	Theis Unconfined Method	3,095	11.7
	Average	**2,591**	**9.8**

Well 8 had a constant rate pump test performed on August 7, 2019. The test ran for 24 hours and pumped at a constant rate of 700 gpm. Aquifer properties were thus determined and are summarized in Table 2-3. Aquifer transmissivity for Well 8 was calculated using the computer modeling program AQTESOLV (HydroSOLV, 2002). Transmissivity was evaluated with both the Theis and Cooper-Jacob aquifer solutions for confined aquifers and was computed to be 4,650 square feet per day (See Appendix A). This is within the range of values for transmissivity for this region as reported by Lambert in Technical Publication 110-B (Lambert, 1995). Hydraulic conductivity was calculated by dividing transmissivity by thickness, which resulted in 22 feet per day.

Table 2-3
Well 8 Constant Rate Pump Test Summary

Parameter	Data
Date of Test	August 7, 2019
Constant Pumping Rate (gpm)	700
Time-Drawdown Data and Curve	See Appendix A
Total Drawdown in Well (ft)	138
Static Level (ft)	331.3
Length of Drawdown Test (hr)	24
Computed Transmissivity (ft^2/day)	4,650
Aquifer Thickness (ft)	210
Average Hydraulic Conductivity (ft/day)	22

No constant rate pumping test data are available for Wells 4 through 6. Aquifer characteristics were derived based on the pump tests at Well 3, Technical Publication 110-B (Lambert, 1995) from the well logs, and from the previous DWSP Plan.

The hydraulic conductivity of Wells 4 through 6 was determined using data from Lambert's (1995) MODFLOW model or the AQTESOLV results for Well 3. The aquifer thickness for Wells

3 through 6 was calculated using the screened interval from the well logs and found to be 265, 160, 120, and 292 feet, respectively. Transmissivity values from the MODFLOW model were used to estimate hydraulic conductivity for Wells 4 and 6. Model transmissivity values were converted to hydraulic conductivity using the model layer thickness of 150 feet. The hydraulic conductivities between the multiple layers in the model were averaged. The hydraulic conductivity from the MODFLOW model for Well 4 (30 feet per day) and Well 6 (27 feet per day) were used. The hydraulic conductivity of 10 feet per day from the pump test was used for Well 3. Due to the large discrepancy between the model hydraulic conductivity for Well 5 (4 feet per day) and the Cooper-Jacobs value calculated for the well (76 feet per day), the average hydraulic conductivity for Wells 3, 4, and 6 was used for Well 5 (23 feet per day).

Effective porosity was estimated based on the driller's logs for Wells 3 through 6 and Well 8 which indicated that the primary production aquifer is composed of gravels and sands. Based on typical effective porosities reported in *Ground-Water Hydrology and Hydraulics* (McWhorter and Sunada, 1977) for gravels (0.24) and medium sands (0.32) an average value of 0.28 was used.

The hydraulic gradient and groundwater flow direction were obtained from Technical Publication 110-B. The hydraulic gradient was calculated to be 0.017 feet per foot for Wells 3 through 6 and 0.022 feet per foot for Well 8. The flow direction was estimated as east 15 degrees south for Wells 3 through 6 and Well 8. The calculations for the hydraulic gradient and flow direction can be seen in Appendix A.

Table 2-4 presents a summary of the aquifer characteristics summary.

Table 2-4
Aquifer Characteristics Summary

Description	Well 3	Well 4	Well 5	Well 6	Well 8
Transmissivity	2,650 ft^2/day	4,800 ft^2/day	2,760 ft^2/day	7,873 ft^2/day	4,650 ft^2/day
Aquifer Thickness	265 ft	160 ft	120 ft	292 ft	210 ft
Hydraulic Conductivity	10 ft/day*	30 ft/day**	23 ft/day***	27 ft/day**	22 ft/day*
Effective Porosity	0.28				
Hydraulic Gradient	0.017 ft/ft				0.022 ft/ft
Direction of Groundwater Flow	East 15° South				
Maximum Pumping Rate	1,374 gpm	2,415 gpm	1,605 gpm	2,561 gpm	700 gpm

*Calculated using AQTESOLV.
**Calculated using regional MODFLOW model.
***Calculated using average of Wells 3, 4, and 6.

HYDROGEOLOGIC METHODS, PROCEDURES AND CALCULATIONS

Theory

Delineation of the DWSP zones within the primary aquifer was performed using the WhAEM 2000 software. WhAEM is a two-dimensional groundwater computer model and was used to compute and display groundwater pathlines or flowlines for this analysis. WhAEM was developed by the EPA (Haitjema, 2005). The WhAEM assumption of homogeneous aquifers with steady flow fields is reasonably applicable to the unconsolidated aquifer that is found on the west side of the Salt Lake Valley.

In general terms, WhAEM code is based upon the following methodology. The amount of water passing through the aquifer is a function of the permeability of the aquifer materials, and the difference in pressure head. This relationship is known as Darcy's Law. The governing equation and definition of parameters are defined as follows:

$$v = k\, i$$

Where:

v = velocity (L/T)
k = permeability (L/T)
i = hydraulic gradient (L/L)

This equation is further modified because flow can only occur through that portion of the cross-sectional area occupied by voids. As a result, the average linear velocity of flow within the aquifer becomes:

$$\bar{v} = v / n$$

Where:

$\bar{v}$ = average linear velocity (L/T)
v = velocity (L/T)
n = effective porosity (dimensionless)

Based on the above equation, the average linear velocity ($\bar{v}$) is inversely proportional to the effective porosity (n). The distance that a particle of water will move over a given increment of time is simply the average linear velocity multiplied by time. As a particle of water approaches the drawdown cone induced by a pumping well, the travel velocity of that particle will increase in direct proportion to the gradient of the resultant potentiometric surface as shown in the above equations. Therefore, the travel time (t) between any two points on the potentiometric surface is the sum of the time required for the particle to move over discretized spatial steps (x_i) as follows:

$$t = \Sigma\, t_i\, x_i$$

Input parameters required by WhAEM include the aquifer thickness, hydraulic conductivity of the aquifer, the direction and magnitude of the regional hydraulic gradient, aquifer effective porosity, boundary conditions, the location and discharge rate of the pumped wells under analysis, and the location and discharge rate of other pumping wells or recharge wells in the study area. Calculations for the development of input parameters to WhAEM are presented in Appendix A.

Well Interference

For Wells 3 through 6, each well was modeled pumping at its maximum pumping rate while the other three wells pumped at their average pumping rate determined from data reported to the Division of Water Rights. The maximum pumping rate comes from the 250-day model discharge in the 1996 delineation report (CH2MHill, 1996). The pathlines used to delineate the DWSP zones from the resulting four models account for interference among Wells 3 through 6 with each other.

Well 8 was modeled pumping at the expected maximum pumping rate while Well 5 was pumped at the average pumping rate determined from data reported to the Division of Water Rights. The pathlines used to delineate the DWSP zones for Well 8 account for interference from Well 5.

DELINEATION OF DRINKING WATER SOURCE PROTECTION ZONES

The DWSP zones for Wells 3 through 6 and Well 8 are shown on Figure 2–1. Descriptions of the source protection zones are given below.

Modeling

WhAEM tracks particles representing groundwater as they travel through the modeled aquifer. These particles were tracked for 250 days, 3 years, and 15 years corresponding to DWSP zones 2, 3, and 4, respectively. The pathlines were then exported as shapefiles and displayed graphically in ArcGIS. The endpoints of the pathlines were digitized to delineate the respective DWSP zones within ArcGIS.

The DWSP zones shown on Figure 2-1 reflect the calculated up-gradient, down-gradient and lateral extent of the calculated DWSP zones using the methodology discussed above. The DWSP zones are defined as follows.

DWSP Zone 1

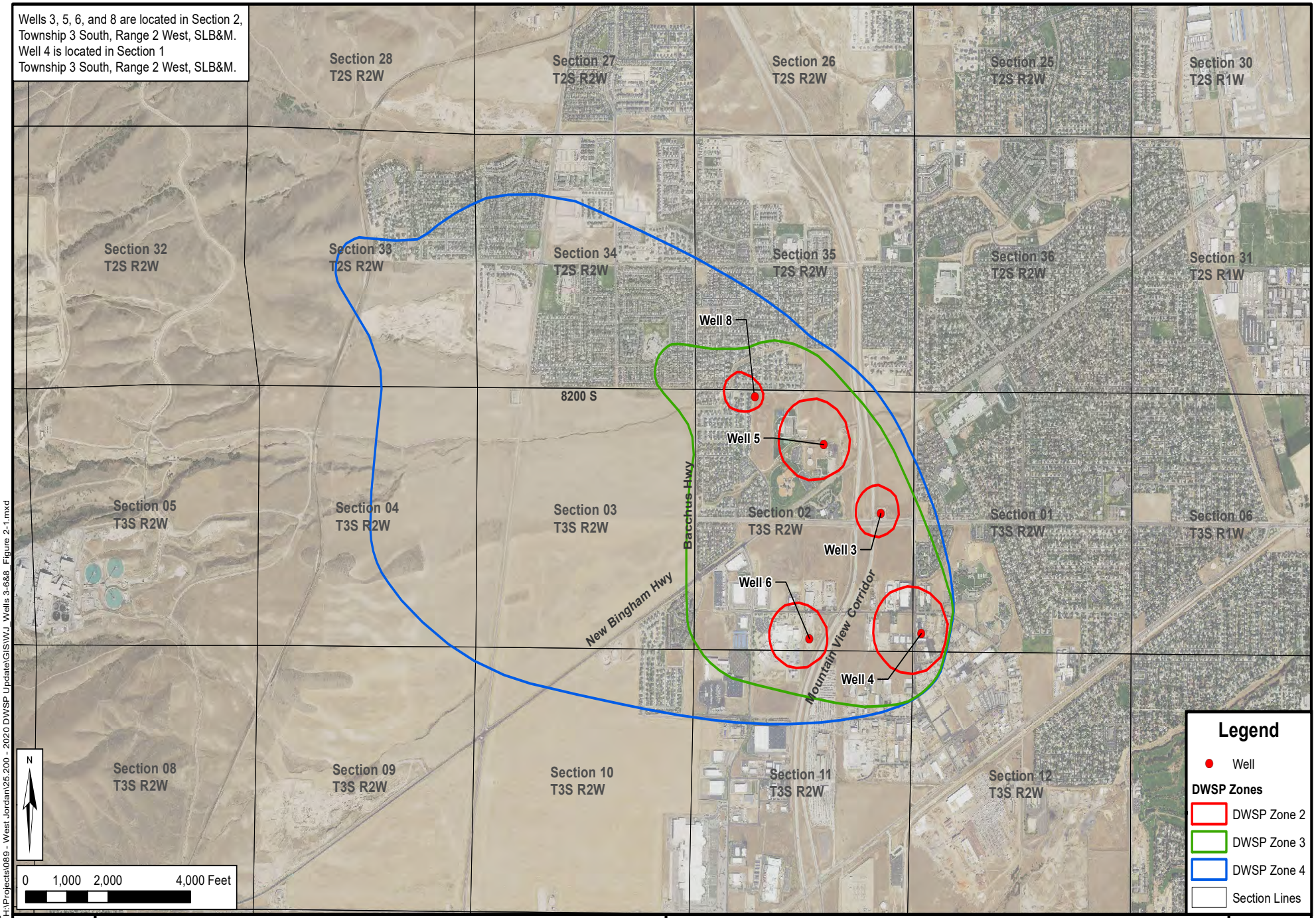
Due to map scale, the 100-foot radius around the well is not shown on Figure 2-1.

DWSP Zones 2, 3, and 4

DWSP zones 2, 3, and 4 shown on Figure 2-1 include the extent of the capture area within 250-day, 3-year, and 15-year groundwater travel time periods for Wells 3 through 6 and Well 8 assuming the parameters discussed previously. The maximum calculated extent of DWSP zones 2, 3, and 4 are shown in Table 2-5.

Table 2-5
Limits of Zones 2, 3, and 4

DWSP Zone	Maximum Overall Zone Dimension	Well 3	Well 4	Well 5	Well 6	Well 8
2	Width (ft)	1,060 (S-N)	1,760 (S-N)	1,650 (S-N)	1,330 (S-N)	730 (S-N)
	Length (ft)	1,050 (E-W)	1,800 (E-W)	1,725 (E-W)	1,400 (E-W)	970 (E-W)
3	Width (ft)	7,050 (S-N)				
	Length (ft)	9,410 (E-W)				
4	Width (ft)	9,925 (S-N)				
	Length (ft)	16,900 (E-W)				



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HANSEN ALLEN & LUCE inc ENGINEERS

West Jordan - DWSP Plan Update
Wells 3, 4, 5, 6, & 8

Drinking Water Source Protection Zones

FIGURE 2-1

PROTECTED AQUIFER CLASSIFICATION

The DWSP rule provides for classification as a "Protected Aquifer", as part of established criteria for the granting of a susceptibility waiver, provided the following three criteria are substantiated and supported with sufficient data. The three criteria for establishing a protected aquifer are:

- A minimum of 30 feet of a confining, clay layer which overlies the production aquifer. The thickness, depth and lithology must be clearly identified.
- Data must indicate the lateral continuity of the clay layer throughout the extent of Zone 2.
- The well or wells must be grouted from the ground surface down to at least 100 feet in depth and through the protective clay layer.

Wells 3 through 6 were grouted to a depth of 100, 150, 200, and 325 feet, respectively. Throughout the grouted interval, the driller's logs for Wells 3 through 6 do not show sufficient evidence of a 30 foot thick protective clay layer. As a result, Wells 3 through 6 do not qualify for protected aquifer classification.

Data from well logs for Well 8 do not provide sufficient evidence of 30 feet of clay throughout zone 2. Therefore, Well 8 does not qualify for protected aquifer classification.

CHAPTER 3 – INVENTORY OF POTENTIAL CONTAMINATION SOURCES

This chapter addresses the process of inventorying the Potential Contamination Sources (PCSs) within each of the four delineated protection zones around the sources, hazard identification at each PCS, prioritization of the inventory, and a map showing the locations of PCSs.

The requirements for development of the PCS inventory state that:

> *Each PWS shall list all potential contamination sources within each DWSP zone or management area in priority order and state the basis for this order. This priority ranking shall be according to relative risk to the drinking water source. The name and address of each commercial and industrial potential contamination source is required. Additional information should include the name and phone number of a contact person and a list of the chemical, biological, and/or radiological hazards associated with each potential contamination source. Additionally, each PWS shall identify each potential contamination source as to its location in zone one, two, three, four or in a management area and plot it on the map required in R309-600-9(6)(a)(viii) or R309-600- 9(6)(b)(i).*

IDENTIFICATION OF PCSs

The PCS inventory includes identified sources of potential contaminants which are capable of adversely impacting the quality of groundwater tributary to a drinking water source. In a general sense, PCSs may include any business, group, or individual involved in the manufacture, disposal, transport, storage, or use of contaminants which could potentially degrade the quality of the groundwater resources. Although there is a tendency to associate groundwater contamination with large business or industry, significant PCSs are often associated with smaller entities, which may include gas stations, farm storage tanks, septic tanks, and agricultural areas.

The DWSP zones include agricultural, residential, and light industrial areas. The basis for determining whether an activity constituted a PCS was based primarily upon guidelines provided by the "Ground Water Source Protection User's Guide" (DDW, 2013). Judgment was also applied in determining what would qualify as a PCS.

IDENTIFICATION OF HAZARDS AT EACH PCS

A survey was performed by Hansen, Allen & Luce, Inc. (HAL) personnel to identify PCSs and quantify potential hazards at each PCS. Chemical, biological, or radiological hazards are identified at each PCS in order to plan effective management strategies for reducing the risks to groundwater. A summary of information gathered for each PCS is included in Appendix B.

PCS INVENTORY

PCSs identified during the survey are summarized in Table 3-1. This table includes an assigned PCS number, contact information, potential hazards, and estimated contaminant quantities for each PCS.

Table 3-1
PCS Inventory

PCS #	Name of Facility	Contact Information	Hazards	Quantities
DWSP Zone 1 (No PCSs)				
DWSP Zone 2				
2-1	Agricultural Fields	Various addresses	Use of pesticides, fertilizers, and herbicides	Unknown
2-2	UDOT Highways (SR 48, 86, 111)	Bryan Adams UDOT Region 2 Director 2010 South 2760 West Salt Lake City, UT 84104 801-975-4900	Potential transportation of contaminants	Up to the quantity contained in a tanker truck
2-3	Ron Wood Memorial Park	West Jordan Park Department 7925 South 1300 West West Jordan, UT 84088 801-569-5700	Fertilizer and herbicide application and storage	Unknown
2-4	TeraFlex	5680 Dannon Way West Jordan, UT 84081 801-713-3314	Automotive fluid and chemical storage	Unknown
2-6	Historical Arts and Castings	5580 Bagley Park Rd. West Jordan, UT 84081 801-280-2400	Paint and solvents	Unknown
2-7	West Jordan Fire Station #54	9351 Hawley Park Rd. West Jordan, UT 84081 801-840-4000	Fuel storage	Unknown
2-8	CSM Construction	5541 W Bagley Park Rd. West Jordan, UT 84081 801-280-2803	Fuel storage	Unknown
2-9	Utility Coating & Fabrication Inc.	5481 Bagley Park Rd. West Jordan, UT 84081 801-280-1930	Fuel, paint, and solvents	Unknown
2-10	M & M Asphalt Services	5464 Leo Park Rd. West Jordan, UT 84081 801-280-9400	Asphalt storage, diesel, and gasoline tanks	3 500-gallon tanks
2-11	Industrial Fluoro-Plastics	9328 S. Hawley Park Rd. West Jordan, UT 84081 801-282-6722	Chemical storage	Unknown
2-12	Intermountain Precision	9342 Hawley Park Rd. West Jordan, UT 84081 801-562-5906	Chemical storage	Unknown
2-13	Towing Impound Yard	Mountain West Towing 5580 W Leo Park Rd. West Jordan, UT 84081 801-282-6650	Automotive fluids	~10 gallons of fuel and ~5 gallons of other automotive fluids per vehicle
2-14	L & M Enterprise Investments	L & M Enterprise Investments 5565 W Leo Park Rd. West Jordan, UT 84081	Portable restroom fluid	4 10,000-gallon tanks approximately half full
2-15	Carver Construction	5577 Leo Park Rd. West Jordan, UT 84081 801-573-4072	Automotive fluids	Unknown

PCS #	Name of Facility	Contact Information	Hazards	Quantities
2-16	Jeep Fix	Mike Walsman 5591 Leo Park Rd. West Jordan, UT 84081 801-280-8050	Automotive fluids	Unknown
2-17	U-Haul	5970 W Dannon Way West Jordan, UT 84081 801-758-7298	Diesel and gasoline	~20 gallons of automotive fluids per vehicle.
2-18	Finco Brothers Inc.	5971 W Dannon Way West Jordan, UT 84081 801-590-0819	Fuel storage	Unknown
2-19	Dannon Company Western Division	6165 Dannon Way West Jordan, UT 84081 801-280-7414	Chemical storage	Unknown
2-20	Residential and Light Industrial Areas	Various addresses	Municipal sewer connections, household hazardous waste, use and storage of yard chemicals, road runoff	negligible sewer leakage per residence, < 15 gallons of chemicals per building; < 25 lbs of fertilizers, pesticides, herbicides per residence
DWSP Zone 3				
3-1	Agricultural Fields	See 2-1		
3-2	UDOT Highways (SR 48, 86, 111)	See 2-2		
3-3	Residential and Light Industrial Areas	See 2-20		
3-4	Copper Hills Youth Center	5899 Rivendell Dr. West Jordan, UT 84081 800-776-7116	Fuel storage	10,000 gallon tank
3-5	Papa Pita Bakery	6208 Dannon Way West Jordan, UT 84081 801-282-3100	Chemical storage	Unknown
3-6	Elevated Transit	5970 W Dannon Way West Jordan, UT 84081 801-353-8283	Diesel and gasoline	~20 gallons of automotive fluids per vehicle.
3-7	Wadsworth Ralph L Construction	5900 W Dannon Way West Jordan, UT 84081 801-330-0888	Automotive fluids	Unknown
3-8	Cottonwood Landscapes	5718 Dannon Way West Jordan, UT 84081 801-679-2452	Pesticides, fertilizer, and herbicides	Unknown
3-9	Sysco Intermountain Food	9494 Prosperity Rd. West Jordan, UT 84081 801-563-6300	Chemical storage	Unknown
3-10	Black Forest Paving	9524 South Feulner Park Road West Jordan, UT 84081 801-280-1313	Used oil and fuel storage	Unknown
3-11	Rays Gardening	5768 W Feulner Park Cir West Jordan, UT 84081 801-253-3179	Pesticides, fertilizer, and herbicides	Unknown
3-12	TFP Utah	9509 S Wells Cir. West Jordan, UT 84081 801-280-6611	Chemical storage	Unknown

PCS #	Name of Facility	Contact Information	Hazards	Quantities
3-13	Messmers	9500 Hawley Park Rd West Jordan, UT 84081 801-569-2426	Chemical storage	Unknown
3-14	JT Steel	9550 Hawley Park Rd West Jordan, UT 84081 801-280-3520	Solvents and paints	Unknown
3-15	Savage Asphalt	5662 Wells Park Rd West Jordan, UT 84088 801-280-4441	Used oil and fuel storage	Unknown
3-16	Copperhills Power Equipment	9583 S Wells Cir West Jordan, UT 84081 801-282-8928	Chemical and fuel storage	Unknown
3-17	Pipeline Inc.	John Raymond 5766 W Wells Park Rd West Jordan, UT 84081 801-719-9429	Resin and chemicals	~20 50-gallon barrels
DWSP Zone 4				
4-1	Agricultural Fields	See 2-1		
4-2	UDOT Highways (SR 48, 86, 111)	See 2-2		
4-3	Residential Areas	See 3-3		
4-4	Holiday Oil #48	8166 UT 111 West Jordan, UT 84081 801-973-7002	Diesel and gasoline	30,000 gallons in 3 underground tanks
4-5	Oaks Park	West Jordan Park Department 7925 South 1300 West West Jordan, UT 84088 801-569-5700	Pesticides, fertilizer, and herbicides	Unknown
4-6	Sunset Ridge Middle School	8292 Skyline Arch Dr. West Jordan, UT 84081 801-412-2475	Pesticides, fertilizer, and herbicides	Unknown
4-7	Reynolds Pit 1	8300 Bacchus Hwy West Jordan, UT 84084 888-672-7766	Diesel and gasoline	15,000 gallons
4-8	Oakcrest Elementary	8462 Hilltop Oak Dr. West Jordan, UT 84081 801-280-7243	Fertilizer and herbicide application	Unknown
4-9	Electric Substation	Pacificorp 12840 Pony Express Rd Draper, UT 84020 888-221-7070	Electrical fluids	Unknown

PRIORITIZATION OF POTENTIAL CONTAMINATION SOURCES

Prioritization of PCSs is accomplished through a priority setting scheme similar to that used by the EPA, as set forth in "Managing Groundwater Contamination Sources in Wellhead Protection Areas: A Priority Setting Approach" (USEPA 570/9-91-023). This approach is recommended in the "Ground Water Source Protection User's Guide" by the State Division of Drinking Water (2013).

Using the EPA approach in its entirety was determined to be excessive for the scope and circumstances of this DWSP plan. However, the general theory of risk assessment used in the EPA approach is applicable for PCS prioritization.

The **prioritization approach** described in this chapter consists of a strategy where PCSs are prioritized by assessing the risk potential of each source. Risk potential is a function of the likelihood of contamination and the severity of the resulting contamination. These two factors are each divided into two sub-categories and are defined as follows:

1. **LIKELIHOOD OF CONTAMINATION**
   a. **Source Containment** – This includes factors or conditions at the PCS that affect the likelihood of contaminants being released into the groundwater. This represents approximately 25% of the total risk.
   b. **Time of Travel** – Time of travel is the time it takes for released contaminants to reach the drinking water source. This is primarily a function of distance from the source and represents approximately 25% of the total risk.

2. **SEVERITY OF CONTAMINATION**
   a. **Quantity of Contaminants** – Larger quantities of contaminants increase the risk to the drinking water source. This represents 25% of the total risk.
   b. **Health Risk of Contaminants** – Contaminants that present more severe health risks upon reaching the drinking water source pose a greater risk. This represents 25% of the total risk.

Each of the above factors are further broken down into sub-categories and assigned points as shown and defined in Table 3-2. Each PCS is evaluated and assigned a score for each subcategory. The total risk to the drinking water source from each PCS equals the sum of all the sub-category scores. PCSs are then prioritized from greater risk (higher risk score) to lesser risk (lower risk score).

Table 3-2
Contaminant Risk Evaluation

Likelihood of Contamination		
Source Containment	Located Indoors =	0
	Outdoors, Above Ground =	5
	Outdoors, Below Ground =	10
	Inadequate Storage =	15
	If PCS is adequately controlled, subtract 5 from the Source Containment Score	
Time of Travel	15-year Zone, far =	3
	15-year Zone, near =	5
	3-year Zone, far =	7
	3-year Zone, near =	9
	250-day Zone, far =	11
	250-day Zone, near =	13
	Within Zone 1 =	15
Severity of Potential Contamination		
Quantity	<55 gallons =	1
	56-100 gallons =	3
	101-500 gallons =	6
	501-1,000 gallons =	9
	1,001-10,000 gallons =	12
	>10,000 gallons =	15
Health Risk	Low =	5
	Medium =	10
	High =	15

This procedure may not be applicable to all types of PCSs. In cases where one or more sub-categories are not applicable to a PCS, the risk score is assigned using the best judgment of the individual performing the prioritization.

PRIORITIZATION RESULTS

The contaminant risk evaluation was applied to each PCS identified in Table 3-1. The numerical summation of all the risk factors was completed and the resulting sum sorted according to decreasing numerical risk ranking. PCSs that are located in multiple zones were prioritized based on the closest proximity to the drinking water source. PCSs that include multiple hazards were prioritized based on the hazard posing the greatest risk. The results of the contaminant risk evaluation are summarized in Table 3-3. The complete prioritization procedure is included in Appendix B.

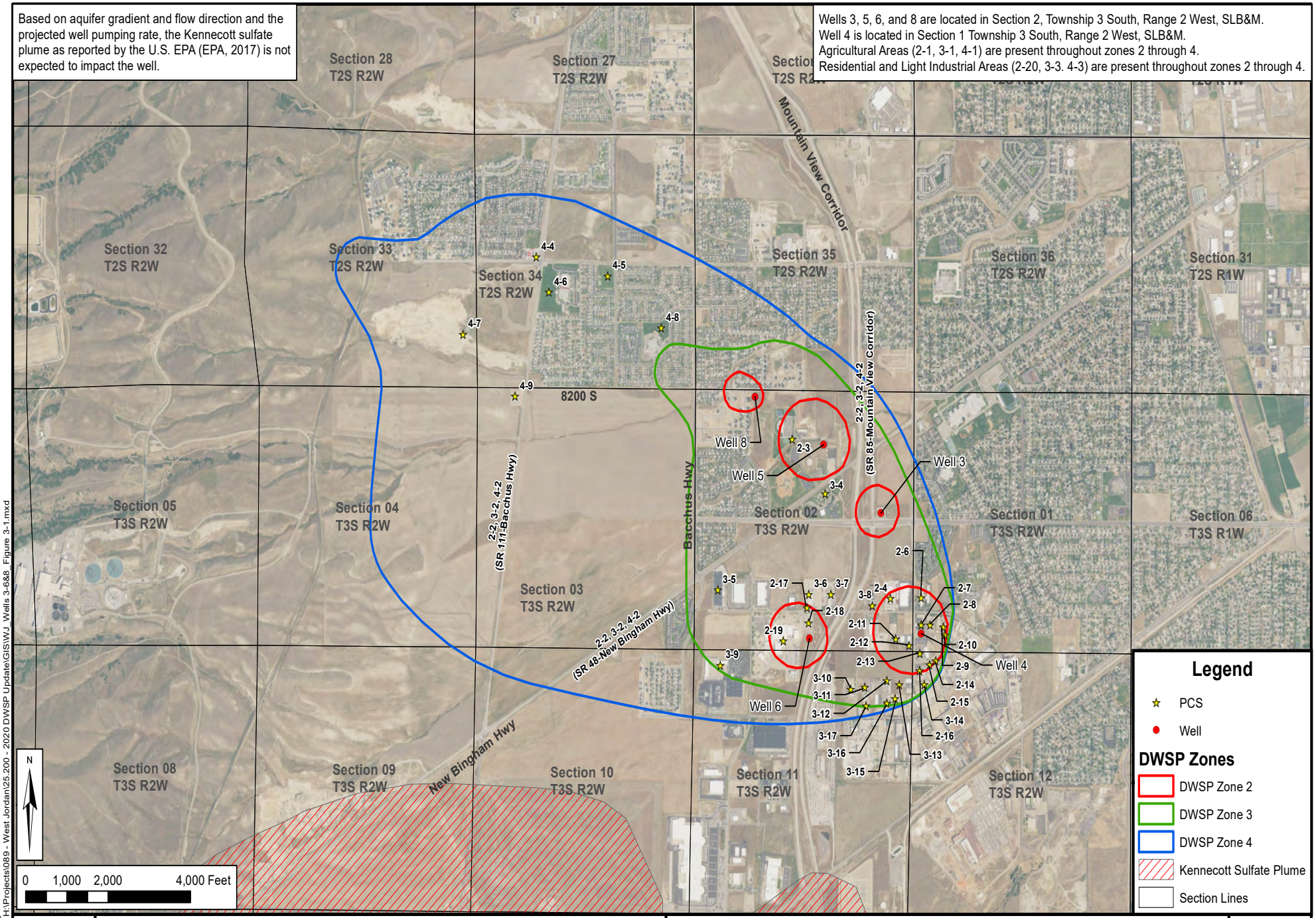
Table 3-3
PCS Priority Ranking

Priority	PCS #	PCS Name	Risk Score
1	2-14	L & M Enterprise Investments	41
2	2-13	Towing Impound Yard	40
3	2-18	Finco Brothers Inc.	40

Priority	PCS #	PCS Name	Risk Score
4	2-2, 3-2, 4-2	UDOT Highways (SR 48, 86, 111)	38
5	3-4	Copper Hills Youth Center	36
6	2-15	Carver Construction	35
7	3-16	Copperhills Power Equipment	34
8	2-10	M & M Asphalt Services	33
9	2-19	Dannon Company Western Division	33
10	4-4	Holiday Oil #48	33
11	4-7	Reynolds Pit 1	33
12	2-1, 3-1, 4-1	Agricultural Areas	32
13	2-8	CSM Construction	32
14	2-16	Jeep Fix	32
15	2-3	Ron Wood Memorial Park	32
16	3-13	Messmers	31
17	2-9	Utility Coating & Fabrication Inc.	30
18	3-8	Cottonwood Landscapes	30
19	3-11	Rays Gardening	30
20	3-5	Papa Pita Bakery	29
21	2-17	U-Haul	27
22	3-15	Savage Asphalt	26
23	2-20, 3-3, 4-3	Residential and Light Industrial Areas	25
24	3-6	Elevated Transit	25
25	2-12	Intermountain Precision	24
26	3-9	Sysco Intermountain Food	24
27	2-4	TeraFlex	22
28	2-6	Historical Arts and Castings	22
29	2-11	Industrial Fluoro-Plastics	22
30	2-7	West Jordan Fire Station #54	21
31	3-7	Wadsworth Ralph L Construction	20
32	3-12	TFP Utah	20
33	3-10	Black Forest Paving	18
34	4-8	Oakcrest Elementary	18
35	3-14	JT Steel	17
36	3-17	Pipeline Inc.	16
37	4-5	Oaks Park	16
38	4-6	Sunset Ridge Middle School	16
39	4-9	Electric Substation	16

POTENTIAL CONTAMINATION SOURCE LOCATION MAP

The well locations, delineated protection zones, and the locations of the identified PCSs within the source protection zones are shown on Figure 3-1. The numerical designation of the PCSs on Figure 3-1 corresponds with the assigned PCS number as shown in Table 3-1.



Date: 12/14/2020
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HANSEN ALLEN & LUCE inc ENGINEERS

West Jordan - DWSP Plan Update
Wells 3, 4, 5, 6, & 8

Potential Contamination Source Inventory

FIGURE 3-1

{{section.number}}.{{item.number}}

CHAPTER 4 – ASSESSMENT OF PCS HAZARDS

The hazards identified in Table 3-1 are each assessed as adequately controlled or inadequately controlled based on one of the four types of hazard controls identified by the Division of Drinking Water (R309-600-10(2)(a) through (d)). These controls are described in Table 4-1.

Table 4-1
Hazard Control Descriptions and Assessment Procedure

Control Type	Description	Procedure
Regulatory Controls	Regulatory Controls are codes, ordinances, rules, and regulations which regulate a PCS hazard.	1. Identify the enforcement agency. 2. Cite and/or quote applicable references in the regulation, rule or ordinance which pertain to controlling the hazard. 3. Explain how the regulatory controls affect the potential for ground water contamination. 4. Verify that the hazard is being regulated by the enforcement agency. 5. Assess the hazard as “Adequately Controlled” or “Not Adequately Controlled” and set a date to reassess the hazard if "Adequately Controlled."
Best Management Practices (BMPs)	BMPs include practices and procedures currently being used by the PCS to control a PCS hazard.	1. List the specific BMPs which have been implemented by the PCS management to control the hazard. 2. Indicate that the PCS is willing to continue the use of these BMPs. 3. Explain how these BMPs affect the potential for ground water contamination. 4. Assess the hazard as “Adequately Controlled” or “Not Adequately Controlled” and set a date to reassess the hazard if Adequately Controlled.
Physical Controls	Physical Controls are man-made structures and impoundments which prevent a hazard from entering the drinking water source.	1. Describe the physical control(s) which have been constructed to control the hazard. 2. Explain how these controls affect the potential for contamination. 3. Assess the hazard as “Adequately Controlled” or “Not Adequately Controlled” and set a date to reassess the hazard if Adequately Controlled.
Negligible Quantity Controls	Negligible Quantity Controls relate to the amount or toxicity of a hazard that is used by a PCS. The control deals with the risk of contamination and determining whether that risk is negligible or not significant enough to warrant further management.	1. Identify the quantity of the hazard that is being used, disposed, stored, manufactured, and/or transported. 2. Explain why this amount is a negligible quantity. 3. Assess the hazard as “Adequately Controlled” or “Not Adequately Controlled” and set a date to reassess the hazard if Adequately Controlled.

HAZARD ASSESSMENT

Table 4-2 includes the hazard assessment for each PCS and its hazards. Reassessment dates are only listed for those PCSs where an applied control is assessed as adequately controlling the PCS.

Table 4-2
Assessment of PCS Hazards

Priority Rank	PCS Name & No.	Applied Control	Description of Control*	Assessment Status Reassessment Date
1	L & M Enterprise Investments *(2-14)*	Physical Controls (Unknown fluid storage)	1. Storage tanks over pervious surface. No secondary containment is provided for the storage tanks. 2. Spills or leaks would not be contained.	Inadequately Controlled NA
2	Towing Impound Yard *(2-13)*	Physical Controls (Automotive fluids)	1. Vehicles are impounded on gravel. No secondary containment is provided for the automotive fluids. 2. Spills or leaks would not be contained.	Inadequately Controlled NA
3	Finco Brothers Inc. *(2-18)*	Best Management Practices (Fuel storage)	1. Unknown if BMPs are practiced. 2. Unknown. 3. Unknown if BMPs are practiced.	Inadequately Controlled NA
4	UDOT Highways (SR 48, 86, 111) *(2-2, 3-2, 4-2)*	Best Management Practices (Potential transportation of contaminants)	1. Spills of hazardous waste are reported by first responders and emergency response personnel, and cleanup efforts are initiated. 2. Federal law requires reporting of spill of hazardous materials and emergency response teams will continue to report spills. 3. Remediation efforts may include removing all the contaminant and any contaminated soils.	Adequately Controlled 2026
5	Copper Hills Youth Center *(3-4)*	Regulatory Controls (Fuel storage)	1. DEQ, CFR. 2. UST Rule 311-200, and 40 CFR 112. 3. All USTs are subject to these controls which require correct installation, maintenance, leak detection, and SPCC. 4. DERRID 4001327.	Adequately Controlled 2026
6	Carver Construction *(2-15)*	Physical Controls (Automotive fluids)	1. Automotive fluids over pervious surface. No secondary containment is provided for the automotive fluids. 2. Spills or leaks would not be contained.	Inadequately Controlled NA
7	Copperhills Power Equipment *(3-16)*	Physical Controls (Chemical and fuel storage)	1. Chemical and fuel storage over pervious surface. No secondary containment is provided for the chemical and fuel storage. 2. Spills or leaks would not be contained.	Inadequately Controlled NA
8	M & M Asphalt Services *(2-10)*	Physical Controls (Asphalt storage, diesel, and gasoline tanks)	1. Asphalt and fuel storage over impervious surface. Secondary containment is provided for the asphalt and fuel storage. 2. Spills or leaks would be contained.	Adequately Controlled 2026
9	Dannon Company Western Division *(2-19)*	Physical Controls (Chemical storage)	3. Secondary containment is provided for the chemical storage. 4. Spills or leaks would be contained.	Adequately Controlled 2026

Priority Rank	PCS Name & No.	Applied Control	Description of Control*	Assessment Status Reassessment Date
10	Holiday Oil #48 *(4-4)*	Regulatory Controls (Diesel and gasoline)	1. DEQ, CFR. 2. UST Rule 311-200, and 40 CFR 112. 3. All USTs are subject to these controls which require correct installation, maintenance, leak detection, and SPCC. 4. DERRID 4002440.	Adequately Controlled 2026
11	Reynolds Pit 1 *(4-7)*	Physical Controls (Diesel and gasoline)	1. Fuel storage over pervious surface. No secondary containment is provided for the fuel storage. 2. Spills or leaks would not be contained.	Inadequately Controlled NA
12	Agricultural Areas *(2-1, 3-1, 4-1)*	Best Management Practices (Pesticides, fertilizer, and herbicides)	1. Agricultural efforts use fertilizer and herbicides according to manufacturer direction. 2. Correct application of fertilizer and herbicides will continue. 3. Fertilizer and herbicide use according to manufacturer direction prevents excess application which could contaminate groundwater.	Adequately Controlled 2026
13	CSM Construction *(2-8)*	Physical Controls (Fuel storage)	1. Secondary containment is provided for the fuel storage. 2. Spills or leaks would be contained.	Adequately Controlled 2026
14	Jeep Fix *(2-16)*	Best Management Practices (Automotive fluids)	1. Unknown if BMPs are practiced. 2. Unknown. 3. Unknown if BMPs are practiced.	Inadequately Controlled NA
15	Ron Wood Memorial Park *(2-3)*	Best Management Practices (Fertilizer and herbicide application)	1. Use fertilizer and herbicides according to manufacturer direction. 2. Correct application of fertilizer and herbicides will continue. 3. Fertilizer and herbicide use according to manufacturer direction prevents excess application which could contaminate groundwater.	Adequately Controlled 2026
		Physical Controls (Fertilizer and herbicide storage)	1. Storage of fertilizer and herbicide is over impervious areas on spill pallets. 2. Storm drainage system is in place in storage area to prevent contaminated runoff from reaching groundwater and spill pallets will contain any leaks.	Adequately Controlled 2026
16	Messmers *(3-13)*	Physical Controls (Chemical storage)	1. Chemical storage over impervious surface. Secondary containment is provided for the chemical storage. 2. Spills or leaks would be contained.	Adequately Controlled 2026
17	Utility Coating & Fabrication Inc. *(2-9)*	Physical Controls (Fuel, paint, and solvents)	1. Secondary containment is provided for the fuel, paint, and solvents. 2. Spills or leaks would be contained.	Adequately Controlled 2026

Priority Rank	PCS Name & No.	Applied Control	Description of Control*	Assessment Status Reassessment Date
18	Cottonwood Landscapes *(3-8)*	Best Management Practices (Pesticides, fertilizer, and herbicides)	1. Unknown if BMPs are practiced. 2. Unknown. 3. Unknown if BMPs are practiced.	Inadequately Controlled NA
19	Rays Gardening *(3-11)*	Best Management Practices (Pesticides, fertilizer, and herbicides)	1. Unknown if BMPs are practiced. 2. Unknown. 3. Unknown if BMPs are practiced.	Inadequately Controlled NA
20	Papa Pita Bakery *(3-5)*	Physical Controls (Chemical storage)	1. Chemical storage over impervious surface. Secondary containment is provided for the chemical storage. 2. Spills or leaks would be contained.	Adequately Controlled 2026
21	U-Haul *(2-17)*	Physical Controls (Diesel and gasoline)	1. Fuel and automotive fluids stored over impervious surface. Secondary containment is provided for fuel and automotive fluids by private storm drainage system. 2. Spills or leaks would be contained.	Adequately Controlled 2026
22	Savage Asphalt *(3-15)*	Physical Controls (Used oil and fuel storage)	1. Used oil and fuel storage over impervious surface. Secondary containment is provided for the used oil and fuel storage. 2. Spills or leaks would be contained.	Adequately Controlled 2026
23	Residential and Light Industrial Areas *(2-20, 3-3, 4-3)*	Regulatory Controls (Municipal Sewer systems)	1. Utah Administrative Code. 2. Utah Administrative Code R317. 3. Regulation requires proper testing, plan reviews, and installation.	Adequately Controlled 2026
		Physical Controls (Road runoff)	1. Street runoff generally flows over impervious surfaces. 2. Storm drainage system is not in all residential and light industrial areas and street/parking runoff may enter the groundwater system.	Inadequately Controlled NA
		Negligible Quantities (Household chemicals, yard chemicals)	1. < 15 gallons of chemicals per building; < 25 lbs of fertilizers, pesticides, herbicides per residence. 2. Combined quantity from many buildings may not be negligible.	Inadequately Controlled NA
24	Elevated Transit *(3-6)*	Physical Controls (Diesel and gasoline)	1. Fuel and automotive fluids stored over impervious surface. Secondary containment is provided for fuel and automotive fluids by private storm drainage system. 2. Spills or leaks would be contained.	Adequately Controlled 2026
25	Intermountain Precision *(2-12)*	Best Management Practices (Chemical storage)	1. Unknown if BMPs are practiced. 2. Unknown. 3. Unknown if BMPs are practiced. History of illicit discharges.	Inadequately Controlled 2026

Priority Rank	PCS Name & No.	Applied Control	Description of Control*	Assessment Status Reassessment Date
26	Sysco Intermountain Food *(3-9)*	Physical Controls (Chemical storage)	1. Chemical storage over impervious surface. Secondary containment is provided for the chemical storage. 2. Spills or leaks would be contained.	Adequately Controlled 2026
27	TeraFlex *(2-4)*	Physical Controls (Automotive fluid and chemical storage)	1. Chemical storage indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026
28	Historical Arts and Castings *(2-6)*	Physical Controls (Paint and solvents)	1. Paint and solvents stored indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026
29	Industrial Fluoro-Plastics *(2-11)*	Physical Controls (Chemical storage)	1. Chemical storage indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026
30	West Jordan Fire Station #54 *(2-7)*	Physical Controls (Fuel storage)	1. Fuel storage indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026
31	Wadsworth Ralph L Construction *(3-7)*	Physical Controls (Automotive fluids)	1. Automotive fluids stored over impervious surface. Secondary containment is provided for the automotive fluids. 2. Spills or leaks would be contained.	Adequately Controlled 2026
32	TFP Utah *(3-12)*	Physical Controls (Chemical storage)	1. Chemical storage indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026
33	Black Forest Paving *(3-10)*	Physical Controls (Used oil and fuel storage)	1. Contaminants are used and stored indoors over impervious surface. . 2. Spills or leaks would be contained.	Adequately Controlled 2026
34	Oakcrest Elementary *(4-8)*	Best Management Practices (Fertilizer and herbicide application)	1. Use fertilizer and herbicides according to manufacturer direction. 2. Correct application of fertilizer and herbicides will continue. 3. Fertilizer and herbicide use according to manufacturer direction prevents excess application which could contaminate groundwater.	Adequately Controlled 2026
35	JT Steel *(3-14)*	Physical Controls (Solvents and paints)	1. Solvents and paints stored indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026
36	Pipeline Inc. *(3-17)*	Physical Controls (Resin and chemicals)	1. Resin and chemical stored indoors over impervious surface. 2. Spills or leaks would be contained.	Adequately Controlled 2026

Priority Rank	PCS Name & No.	Applied Control	Description of Control*	Assessment Status Reassessment Date
37	Oaks Park *(4-5)*	Best Management Practices (Pesticides, fertilizer, and herbicides)	1. Use fertilizer and herbicides according to manufacturer direction. 2. Correct application of fertilizer and herbicides will continue. 3. Fertilizer and herbicide use according to manufacturer direction prevents excess application which could contaminate groundwater.	Adequately Controlled 2026
38	Sunset Ridge Middle School *(4-6)*	Best Management Practices (Pesticides, fertilizer, and herbicides)	1. Use fertilizer and herbicides according to manufacturer direction. 2. Correct application of fertilizer and herbicides will continue. 3. Fertilizer and herbicide use according to manufacturer direction prevents excess application which could contaminate groundwater.	Adequately Controlled 2026
39	Electric Substation *(4-9)*	Best Management Practices (Electrical fluids)	1. Unknown if BMPs are practiced. 2. Unknown. 3. Unknown if BMPs are practiced.	Inadequately Controlled NA

*Numbered items in the Description of Control column correspond to the respective requirements for assessing a PCS as adequately controlled using Regulatory, Best Management Practice, Physical, and Negligible Quantity Controls as shown in Table 4-1 and as outlined in R309-600-10(2)(a) through (d).
NA = not applicable.

CHAPTER 5 – MANAGEMENT PROGRAM FOR EXISTING PCSs

Groundwater is a source of drinking water for the City of West Jordan. As such it is important that this vital resource be protected from contamination. Preventing contamination is the easiest and most cost-effective way to keep this water supply safe. Following sound management controls can serve as an important component of a source protection program to control groundwater contamination. Therefore, it is the City's objective to protect its water supply through preventative measures by developing management strategies to help potential contamination sources minimize the risk of contamination.

This section of the DWSP report describes the strategies for managing existing potential contamination sources within the delineated protection zones that have been assessed as inadequately controlled. The intent of these strategies, which are mostly educationally focused, is to provide the City with ways to encourage best management practices of existing potential contamination sources.

BASIS OF MANAGEMENT PROGRAM

A successful DWSP program requires management strategies that the Public Water Supplier (PWS) can legally and effectively implement. The effectiveness of the program depends upon several factors such as the resources needed, cost, manpower, and cooperation of the PCSs within the DWSP zones. The City of West Jordan understands that source protection is a community objective. Many of the management strategies are developed to inform and educate the community about source protection and how to be actively involved in achieving it.

Management strategies are generally categorized as either regulatory or non-regulatory. Regulatory controls involve legislation or other means of control exercised according to the water supplier's jurisdiction. These controls vary in their ability to manage land uses and activities. Some examples of regulatory management strategies are zoning and subdivision ordinances, site plan reviews, design and operating standards, and source prohibitions (DDW, 2013).

Non-regulatory management strategies are intended to reach as broad a spectrum of the community as possible. Some examples of non-regulatory land management strategies are public education programs, purchase of property or development rights, household hazardous waste collection programs, groundwater monitoring, water conservation programs, memoranda of understanding, and written contracts or agreements (DDW, 2013).

MANAGEMENT STRATEGIES FOR EXISTING PCSs

The City of West Jordan intends to pursue a public education program for managing existing potential contamination sources. A list of land management strategies that the City will implement for existing PCSs is presented in Table 5-1.

Table 5-1
Listing of Management Strategies

Strategy Code	Management Strategies
A	Request that the PCS use pesticides, herbicides, and fertilizers in accordance with manufacturer's directions and follow best management practices with regards to each as shown in Appendix C.
B	Request home and business owners to implement Best Management Practices for pollution prevention and for household hazardous waste (See Appendix C) and to not dispose of chemicals into the storm drain system or onto the ground.
C	Request PCS to store contaminants indoors over an impervious surface or to provide secondary spill containment for each container outdoors.
D	Request PCS to use a State approved business for automotive waste disposal.
E	Request the PCS to notify the PWS in the event of a leak or spill.

One or more of the management strategies identified in Table 5-1 will be implemented for each inadequately controlled PCS within the source protection zones. Table 5-2 identifies which management strategies will be applied to each inadequately controlled PCS. The strategies chosen for each PCS were based on the hazards present at the PCS.

Table 5-2
Management Strategies to be Implemented for Existing PCSs

Priority Ranking	PCS Name and No.	Contaminant Source	Management Strategies to be Implemented*				
1	L & M Enterprise Investments *(2-14)*	Portable restroom fluid		B	C		E
2	Towing Impound Yard *(2-13)*	Automotive fluids		B	C	D	E
3	Finco Brothers Inc. *(2-18)*	Fuel storage		B	C		E
6	Carver Construction *(2-15)*	Automotive fluids		B	C	D	E
7	Copperhills Power Equipment (*3-16)*	Chemical and fuel storage		B	C		E
11	Reynolds Pit 1 *(4-7)*	Diesel and gasoline		B	C		E
14	Jeep Fix *(2-16)*	Automotive fluids		B	C	D	E
18	Cottonwood Landscapes *(3-8)*	Pesticides, fertilizer, and herbicides	A	B			E
19	Rays Gardening *(3-11)*	Pesticides, fertilizer, and herbicides	A	B			E
23	Residential and Light Industrial Areas *(2-20, 3-3, 4-3)*	Household hazardous waste, use and storage of yard chemicals, road runoff	A	B	C	D	E
25	Intermountain Precision *(2-12)*	Unknown		B	C	D	E
39	Electric Substation *(4-9)*	Electrical fluids		B	C		E

*Letters in the "Management Strategies to be Implemented" column correspond to the Strategy Code in Table 5-1.

CHAPTER 6 – MANAGEMENT PROGRAM FOR FUTURE PCSs

Management strategies to control future potential contamination sources involve a management plan to protect groundwater resources by controlling future PCSs that could be established within each of the DWSP zones.

Future potential contamination sources are property owners, businesses, and other activities that do not yet exist within the DWSP zones but have a potential of locating within this area under existing social, economic and zoning conditions. Some of these future sources may perform the same type of functions as existing PCSs, or they may be activities that were not previously located in the DWSP zones. It is impossible for the City of West Jordan to predict the amount, size, or severity of risk that may be encountered with future potential contamination hazards. Therefore, a management program is included as part of the DWSP plan to effectively plan for these future hazards to groundwater.

ADOPT A DWSP ORDINANCE

Salt Lake County has adopted a Drinking Water Source Protection Ordinance as of May 11, 2010, and West Jordan City as of July 1, 2012 (see Appendix D).

MANAGEMENT STRATEGIES FOR FUTURE PCSs

In addition to use of the West Jordan City and Salt Lake County DWSP ordinances, the management plan for future PCSs shall include the following procedure.

1. Update the PCS inventory periodically with new PCSs that have moved into the DWSP zones.
2. Identify the hazards of new PCSs and include them in the prioritized inventory.
3. Assess hazard controls at new PCSs.
4. Plan land management strategies for new PCSs as necessary.

CHAPTER 7 – IMPLEMENTATION SCHEDULE

The Implementation Schedule included in Table 7-1 outlines the time frame in which the City of West Jordan will implement the land management strategies addressed in Chapters 5 and 6.

Table 7-1
Land Management Strategies Implementation Schedule

Land Management Strategy	Code*	Implementation Date
Request that the PCS use pesticides, herbicides, and fertilizers in accordance with manufacturer's directions and follow best management practices with regards to each as shown in Appendix C.	A	2021
Request home and business owners to implement Best Management Practices for pollution prevention and for household hazardous waste (See Appendix C) and to not dispose of chemicals into the storm drain system or onto the ground.	B	2021
Request PCS to store contaminants indoors over an impervious surface or to provide secondary spill containment for each container outdoors.	C	2021
Request PCS to use a State approved business for automotive waste disposal.	D	2021
Request the PCS to notify the PWS in the event of a leak or spill.	E	2021
DWSP Management Plan for future PCSs.	NA	Ongoing update of PCS inventory

CHAPTER 8 – RESOURCE EVALUATION

According to the DWSP Rule, each public water system must assess the financial and other resources which may be required to implement a DWSP plan and determine how these resources may be acquired.

FINANCIAL RESOURCES

West Jordan City provides water to residents and businesses within the City service area and administers all water system improvement programs. The City collects fees from the connections within the service area which cover the cost of providing culinary water. These resources have been adequate to meet the expenses of the water system. It is believed that this DWSP Plan can be implemented without significant cost to the City, and that available financial resources will be adequate.

HUMAN RESOURCES

The DWSP plan will be administered by the City of West Jordan. Implementation of the DWSP plan will not require extensive human resources. Staff currently exists to handle billings to the City's customers and is expected to adequately manage the implementation of the DWSP plan.

CHAPTER 9 – RECORD KEEPING SECTION

The Record Keeping portion of the DWSP plan will be updated by the City of West Jordan as steps are taken to implement the items covered in this DWSP plan. Examples to changes could include:

- The identification of new potential sources of groundwater contamination that were either not identified earlier or are new to the area;
- Changes in management practices at existing potential contamination sources;
- The acquisition of new information which significantly affects the assessment of controls of a potential source of groundwater contamination.
- Implementation of public education programs, letter, and other correspondence about preventing groundwater contamination.

DOCUMENTATION OF PLAN IMPLEMENTATION

Table 9-1 is included for the City to document implementation of this DWSP plan.

Table 9-1
Documentation of DWSP Plan Implementation

Date	Description of Completed Task
1996	The DWSP plan for Wells 3-6 was submitted to the Division of Drinking Water.
2007	The DWSP plan update for Wells 3-6 was submitted to the Division of Drinking Water.
2010	Salt Lake County adopted a Drinking Water Source Protection Ordinance.
2011	The Drinking Water Source Protection Plan Preliminary Evaluation Report (PER) was submitted and approved for the Well 3 replacement well.
2012	West Jordan City adopted a Drinking Water Source Protection Ordinance.
2018	The delineation of the DWSP zones was updated to reflect data collected during the Well 3 replacement drilling process and constant-rate pump test.
March 2018	The DWSP plan update for Wells 3-6 was submitted to the Division of Drinking Water.
2018	Prepared and submitted the DWSP PER for Well 8 to the Division of Drinking Water.
May 2018	The City sent out letters to individual PCSs outlining the City's wellhead protection program and advised the PCSs to protect the groundwater from potential contamination. This PCS list and an example letter that was sent out are examples of the City's implementation of the DWSP Plan and are found in Appendix E.
May 2020	Prepared the DWSP Plan for Well 8. Updated the delineation of DWSP Zones, PCS inventory and prioritization, hazard assessment, management programs for existing and future PCSs, implementation schedule, resource evaluation, documentation, public notification, and waivers. Submitted DWSP Plan to DDW.
Dec. 2020	Combined DWSP Plans for Wells 3-6 and Well 8 into one report and submitted to the Division of Drinking Water.
Dec. 23, 2020	Management Strategies have been implemented from the current DWSP Plan. Implementation of plan and example letters sent to individual PCSs are included in Appendix E.
2020	An annual Water Quality Report (CCR) was provided to customers and the State for the calendar year 2020 (see Appendix E).
Annually	West Jordan City requests the use of best management practices at residential homes through the annual Water Quality Report which is accessible on the City's website.

CHAPTER 10 – CONTINGENCY PLAN

There are no changes to the Contingency Plan already submitted for the City of West Jordan. The Contingency Plan consists of an Emergency Response Plan, a Rationing Plan, a Water Decontamination Plan, and Source Development Plan, as required in the State of Utah Administrative Code R309-600-14.

CHAPTER 11 – PUBLIC NOTIFICATION

Public water systems must notify the public that their DWSP plans are available for review in accordance with R309-600-15. The City of West Jordan will notify its customers of the general conclusions of the DWSP plan. Generally this information may be included in an annual Water Quality Report published and distributed by the City. An example of the required information required in the notification is included below:

> *The Drinking Water Source Protection Plan for West Jordan is available for your review. It contains information about source protection zones, potential contamination sources, and management strategies to protect our drinking water. Our sources are located in the City and have a medium level of susceptibility to potential contamination sources. General potential contamination sources within the source protection zones include agricultural, residential, and light industrial areas. We have also developed management strategies to further protect our sources from contamination. Please contact us if you have questions or concerns about our source protection plan.*

CHAPTER 12 – WAIVERS

Monitoring waivers have been established by the Division of Drinking Water to potentially save PWSs from significant water quality analysis costs, where risks to contamination of groundwater sources by certain chemical parameter groups are deemed to be low, and for PWSs which meet the established waiver guidelines. The three types of monitoring waivers available to PWSs are:

- Reliably and Consistently
- Use
- Susceptibility

The criteria for establishing a Reliably and Consistently Waiver is not affiliated with Drinking Water Source Protection plans, and therefore will not be addressed in this plan. However, the Use and Susceptibility Waivers are required to be addressed in the DWSP plan for consideration by the Division of Drinking Water.

USE WAIVER

If the chemicals within the VOC and/or pesticide parameter groups have not been used within the past five years within zones one, two, and three, the source may be eligible for a Use Waiver. The requirements for a Use Waiver, as established by DDW are:

1. List the chemicals which are used, disposed, stored, transported, and manufactured at each potential contamination source within zones 1, 2, and 3 where the use of the chemicals within the VOC and pesticide parameter groups are likely: and
2. Submit a dated statement which is signed by the system's designated person that none of the VOCs and pesticides within these respective parameter groups have been used, disposed, stored, transported, or manufactured within the past five years within zones 1, 2, and 3.

The City's Wells 3 through 6 do NOT meet the criteria for a Use Waiver, because VOCs and pesticides have been used and transported through zones 2 and 3 within the past five years.

SUSCEPTIBILITY WAIVER

A source which does not qualify for a Use Waiver may be eligible for a Susceptibility Waiver. A Susceptibility Waiver is based upon the evidence that a groundwater source is not susceptible to contamination from chemicals which exist in zones 1, 2, and 3. The requirements for a Susceptibility Waiver, as established by DDW are:

1. Submit the monitoring results of at least one applicable sample from the VOC and/or pesticide parameter group(s) that has been taken within the past five years. A non-detectable analysis for each chemical within the parameter group(s) is required;
2. Submit a dated statement which is signed by the system's designated person verifying that the PWS is confident that a susceptibility waiver for the VOC and/or pesticide parameter groups will not threaten public health; and
3. Verify that the source is developed in a protected aquifer, as defined in R309-600-6(1)(x), and have a public education program which addresses proper use and disposal practices for pesticides and VOCs in the management sections of the DWSP plan.

The City of West Jordan wells do not meet the requirements for a Susceptibility Waiver because Wells 3 through 6 and Well 8 do not qualify for protected aquifer classification.

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APPENDIX A

Delineation Calculations

HANSEN ALLEN & LUCE inc
ENGINEERS

Client: West Jordan
Project: Wells 3-6 & Well 8 DWSP Update
Project #: 089.25.200
Completed by: JCB
Date: 12/17/2020

Problem:

Calculate hydraulic conductivity, gradient, and flow direction to delineate the DWSP zones.

Data:

Geologic Map	See Sheet 5
Flow Direction Figures	See Sheets 6 - 7
Pathline Figures	See Sheets 8 - 9
Well Driller's Reports	See Sheets 10 - 20
Aquifer Test Solutions	See Sheets 21 - 30
Constant Rate Test Results	See Sheet 31

Calculations for Wells 3-6:

Calculate Hydraulic Gradient

Contour Interval 1		
x =	5,850	feet
y =	100	feet
gradient =	0.017	ft/ft

**Using Lambert (1995) Potentiometric surface in Figure 16*

Calculate Flow Direction

Flow Direction =	**E 15 S**

**Using Lambert (1995) Potentiometric surface in Figure 16*

Well Characteristics

	Well 3	Well 4	Well 5	Well 6
Surface Elevation	4,890	4,885	4,895	4,930
Depth to water	314	184	199	251
Well Depth	1,000	610	620	707
Static Water Elevation	4,576	4,701	4,696	4,679
Bottom Elevation	3,890	4,275	4,275	4,223
Screened interval	265	160	120	292
Well Diameter	20"	20"	22"	20"

Calculate Hydraulic Conductivity (K)

Transmissivity (ft2/day)

	Well 3	Well 4	Well 5	Well 6
Model Layer 3	-	7,692	755	7,871
Model Layer 4	-	5,570	480	3,970
Model Layer 6	-	200	-	200

**Using Lambert (1995) MODFLOW model (Layer thickness = 150 ft)*

Hydraulic Conductivity (ft/day)

	Well 3	Well 4	Well 5	Well 6
Model Layer 3	-	51.3	5.0	52.5
Model Layer 4	-	37.1	3.2	26.5
Model Layer 6	-	1.3	-	1.3
Average	10*	30	23**	27

**Value calculated from pump tests (Previous DWSP Plan = 25 ft/day)*

***Average of 10, 25, 27, 30*

WhAEM Input Parameters

	Well 3	Well 4	Well 5	Well 6
Wells				
Maximum Discharge (gpm)	1,374	2,415	1,605	2,561
Maximum Discharge (ft3/day)	264,495	464,887	308,962	492,992
Radius (ft)	0.83	0.83	0.92	0.83
Starting Elevation	4,023	4,355	4,335	4,369
Uniform Flow				
Reference Head (ft)	4,576	4,701	4,696	4,679
Hydraulic Gradient	0.017	0.017	0.017	0.017
Flow Direction	-15°	-15°	-15°	-15°
Aquifer Properties				
Base Elevation (ft)	3,890	4,275	4,275	4,223
Thickness (ft)	265	160	120	292
Hydraulic Conductivity (ft/day)	10	30	23	27
Porosity	0.28	0.28	0.28	0.28
Transmissivity	2,650	4,800	2,760	7,873

Estimate Interference Well Pumping Rate

Interference Well: Well 3

2016 pumping rate = 118.5 acft/year

73.5 gpm

14,142 ft^3/day

**Pumping rate from 2016 (no previous data) water rights data:*

Interference Well: Well 4

1997-2016 average pumping rate = 1000 acft/year

620.0 gpm

119,342 ft^3/day

{{section.number}}.{{item.number}}

Average pumping rate from 1997-2016 water rights data:

Interference Well: Well 5

1990-2015 average pumping rate =	822.47	acft/year
	509.9	gpm
	98,156	**ft^3/day**

Average pumping rate from 1990-2015 water rights data:

Interference Well: Well 6

1997-2016 average pumping rate =	1000	acft/year
	620.0	gpm
	119,342	**ft^3/day**

Average pumping rate from 1997-2016 (exclude 2014-2015) water rights data:

Calculations for Well 8:

Calculate Aquifer Parameters (K, n, B, T)

Hydraulic Conductivity (K)

K (ft/day) =	22

Hydraulic Conductivity equals Transmissivity divided by Thickness

Porosity (n) =	0.28

Porosity within range of those from McWhorter and Sunada (1977)

Screened Intervals		
From (ft)	To (ft)	Depth
400	580	180
610	630	20
645	655	10

From Well 8 Completion Report

Well 8 Thickness, B (ft) =	210

Thickness (B) equals sum of perforated screen intervals

Transmissivity, T (ft^2/day) =	4,650

Transmissivity computed by averaging the Unconfined Cooper-Jacob and Unconfined Theis AQTESOLV solutions (found on sheets 28 and 29)

Calculate Hydraulic Gradient

Upper Contour (ft) =	4900
Lower Contour (ft) =	4700
Rise (ft) =	200
Run (km) =	2.62
Run (ft) =	9200
Gradient (ft/ft) =	0.022

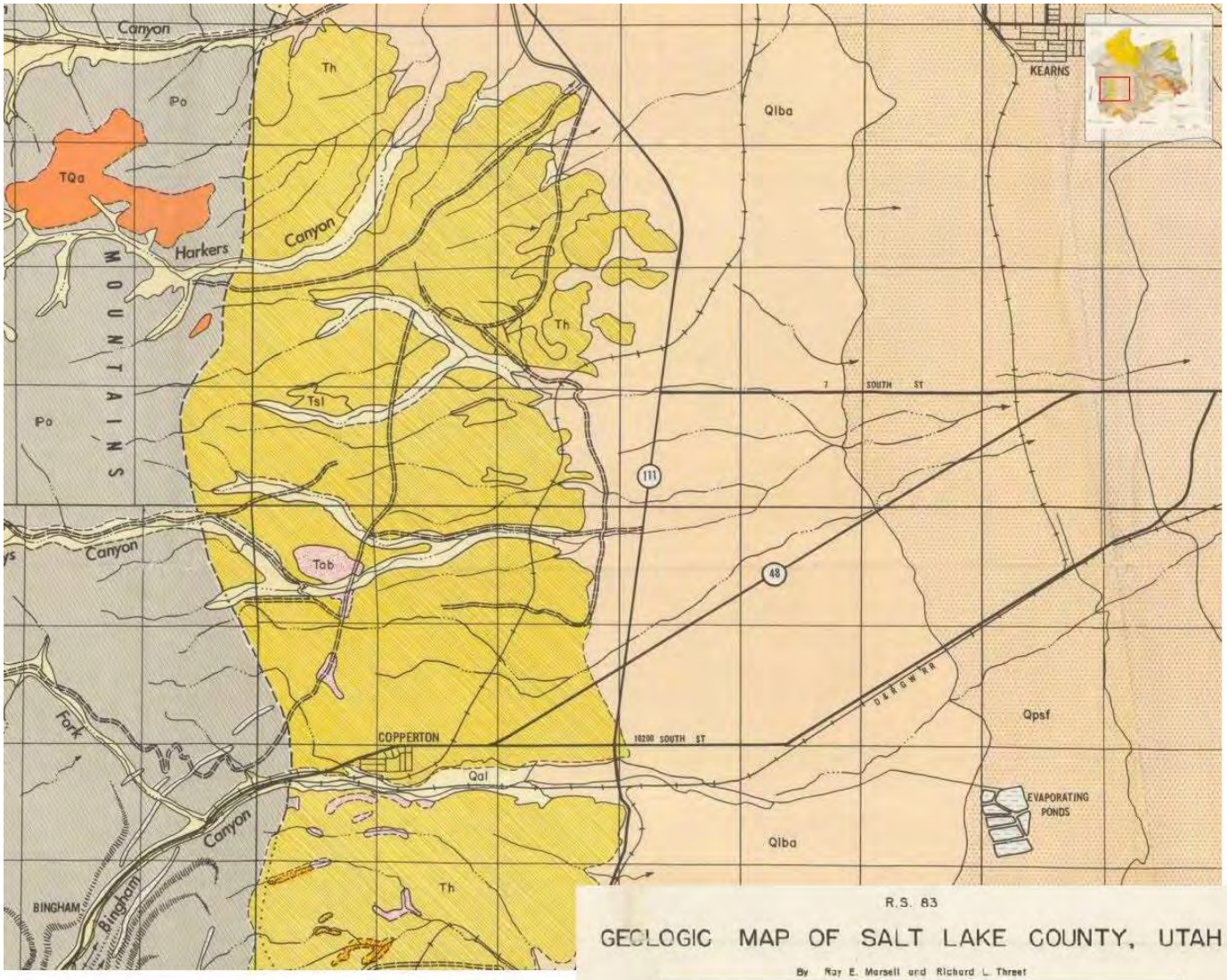
Slope calculated from Figure 16 in Lambert (1995)

WhAEM Input Information

Well inputs	Well #8 X-coordinate (ft) =	1490981
	Well #8 Y-coordinate (ft) =	7385859
	Pumping rate (gpm) =	700
	Pumping rate (ft3/day) =	134750
	Radius (ft) =	0.667

Uniform flow inputs	Reference Head (ft) =	4781
	Regional Hydraulic Gradient (ft/ft) =	0.0220
	Orientation (degrees) =	S 75 E

Aquifer inputs	Base Elevation (ft) =	4252
	Thickness (ft) =	210
	Hydraulic Conductivity (ft/day) =	22
	Porosity =	0.28



R.S. 83

GEOLOGIC MAP OF SALT LAKE COUNTY, UTAH

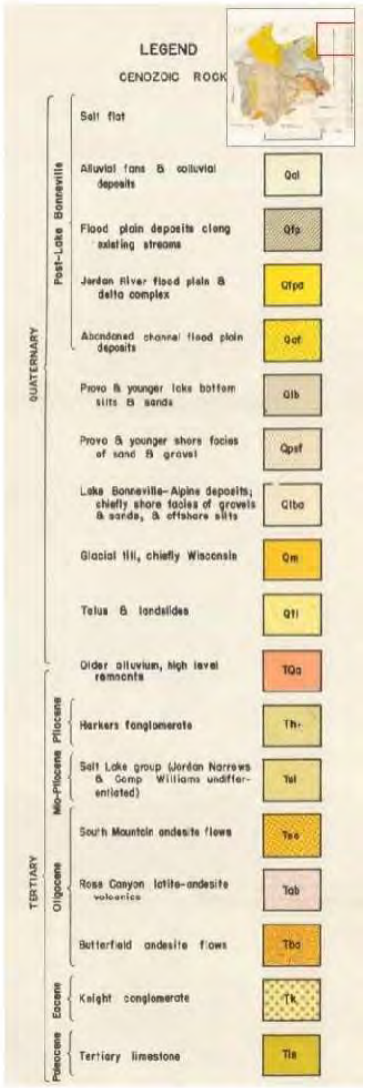
By Ray E. Marsell and Richard L. Threet

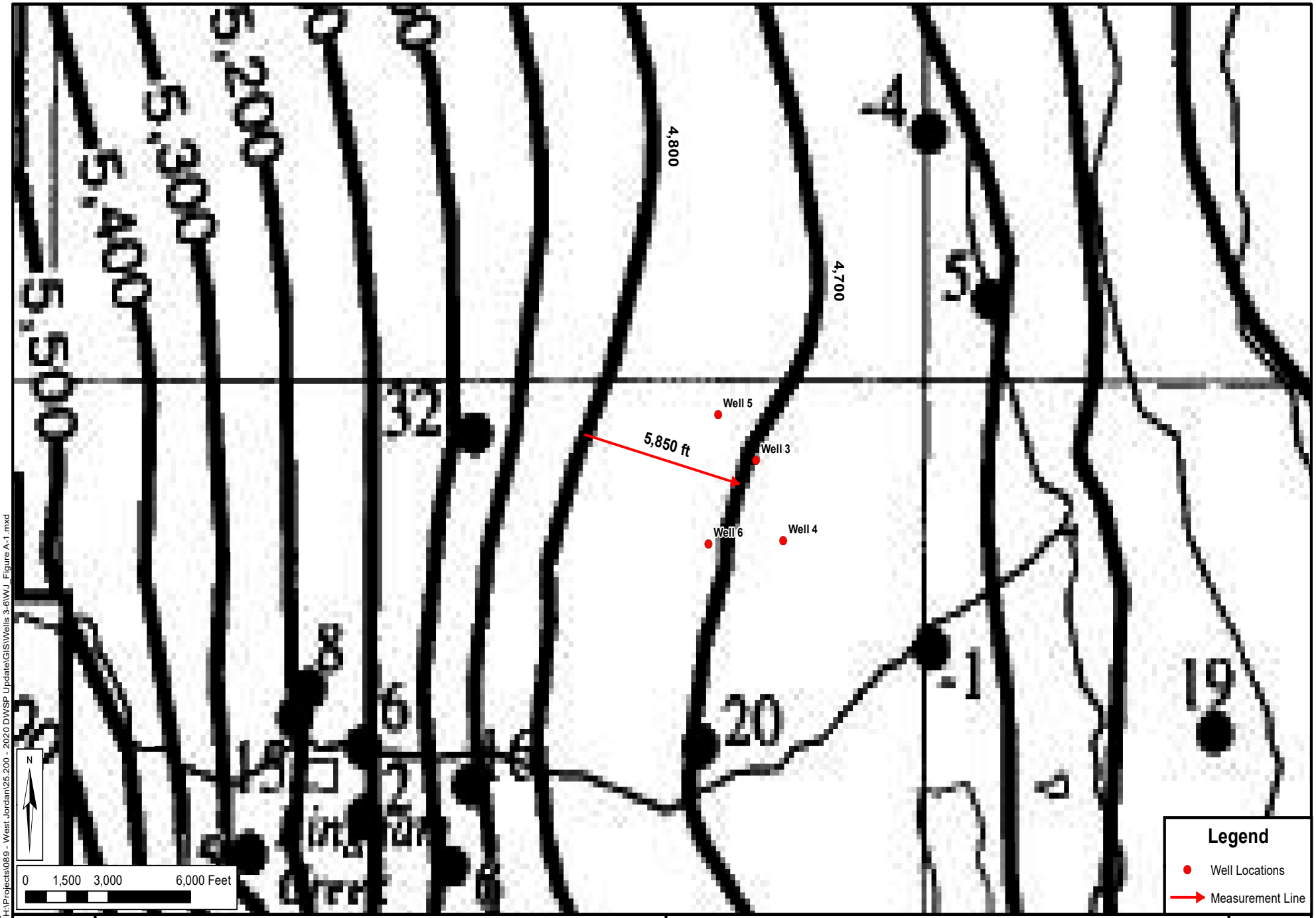
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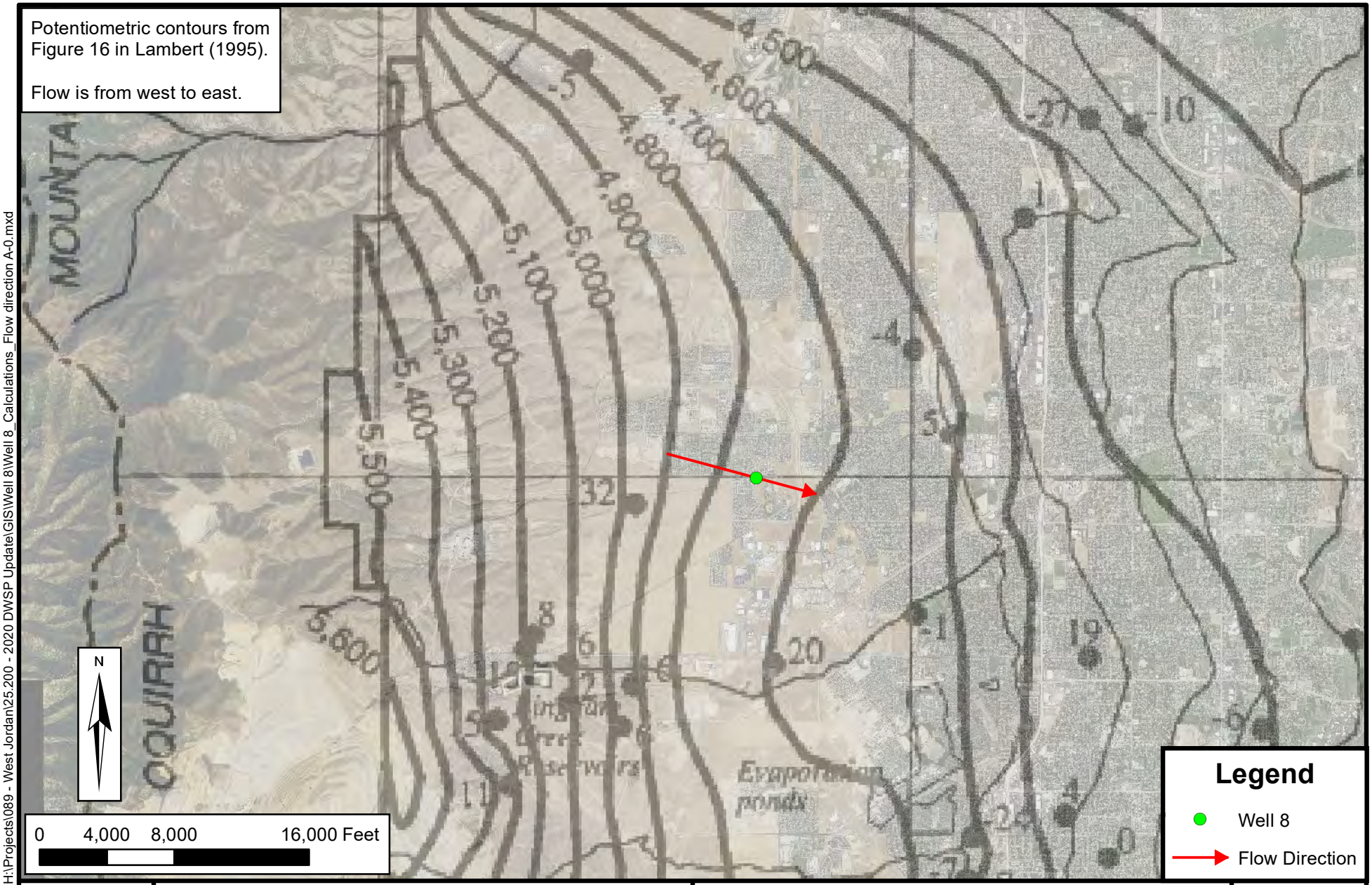
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HANSEN ALLEN & LUCE inc ENGINEERS

City of West Jordan - DWSP Plan Update
Wells 3, 4, 5, 6, & 8

Gradient and Flow Direction Calculation
Wells 3-6

FIGURE
A-1



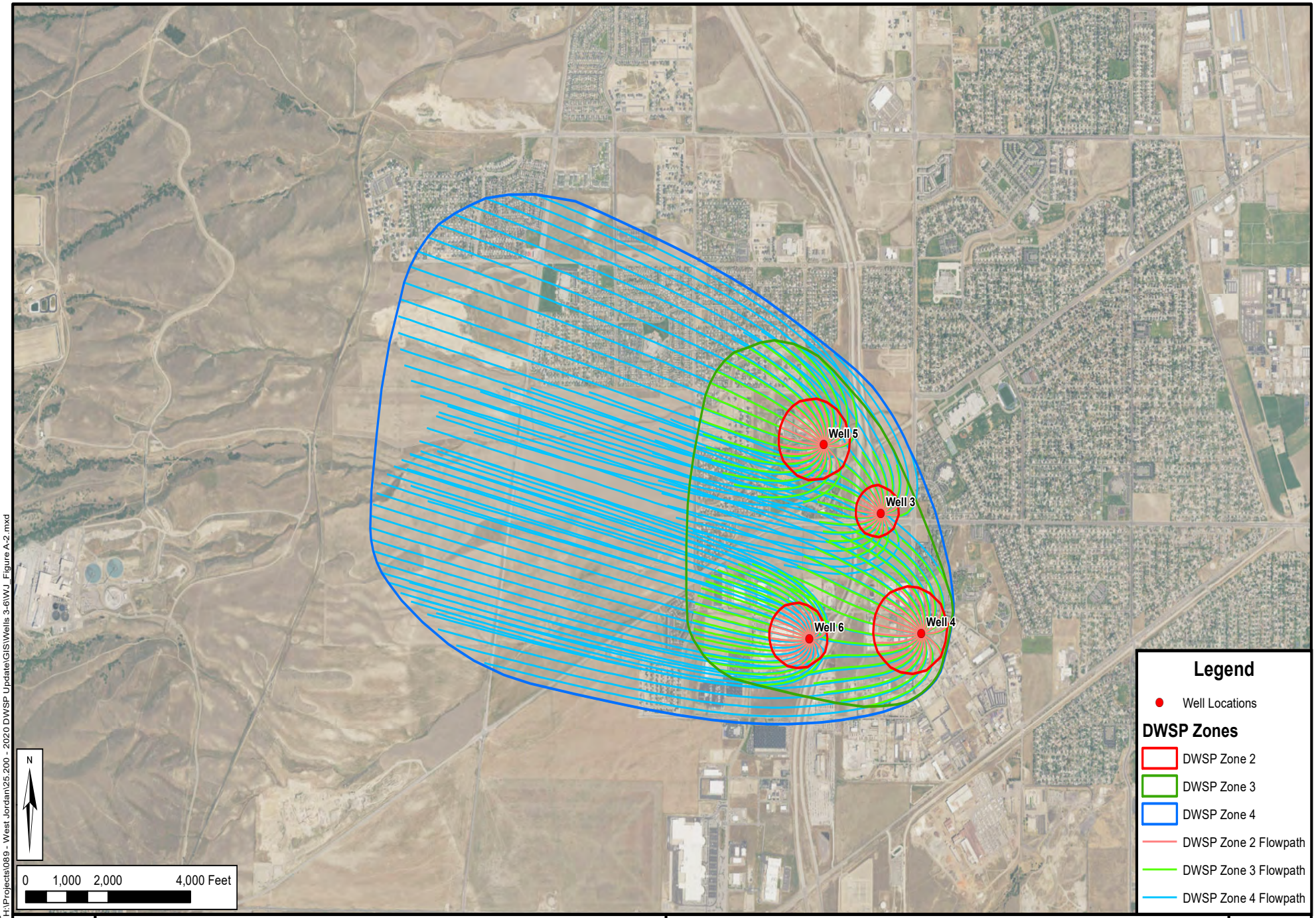
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City of West Jordan - DWSP Plan Update
Wells 3, 4, 5,6, & 8

Ground Water Flow Direction
Well 8

FIGURE
A-2



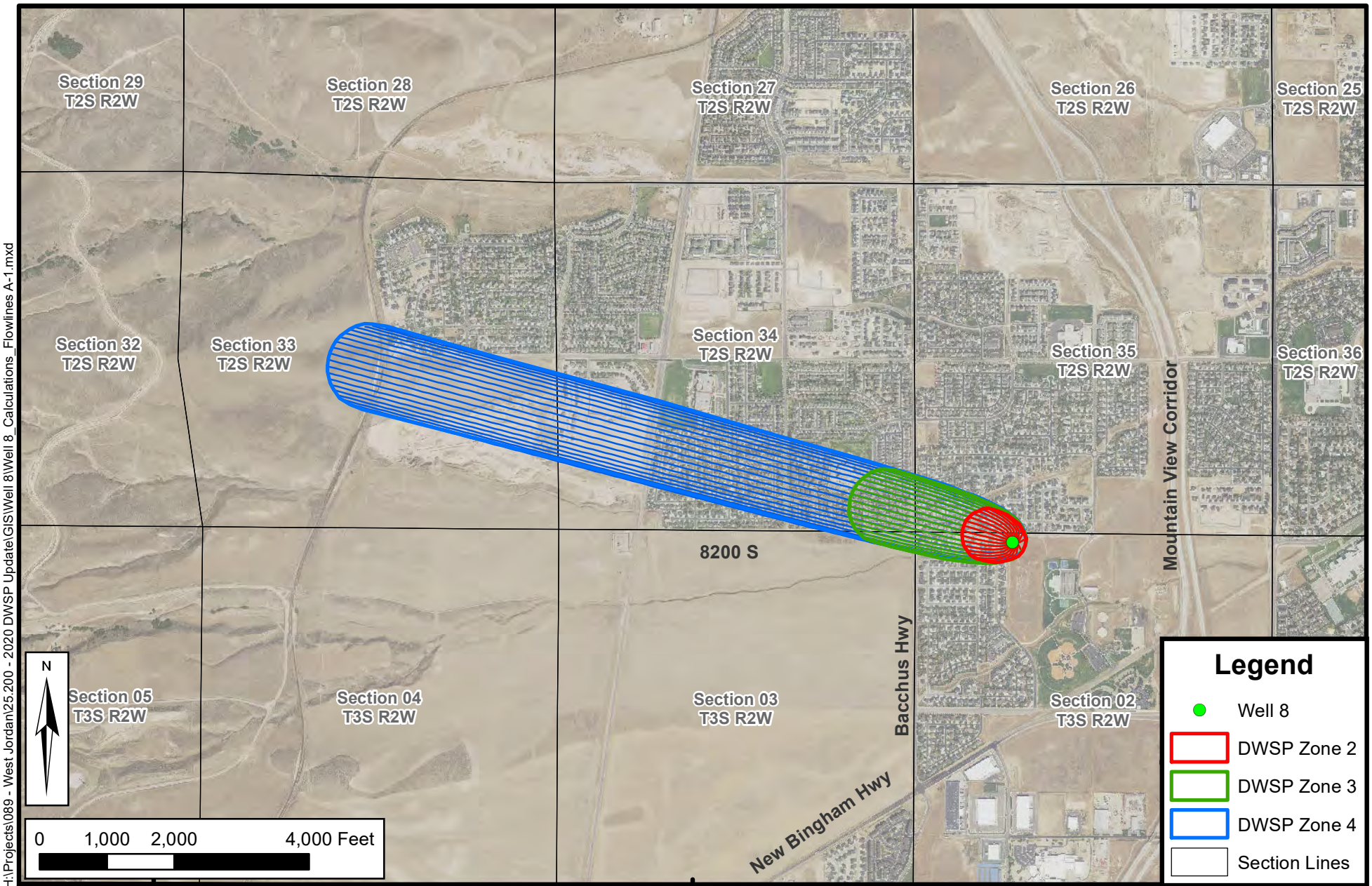
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City of West Jordan - DWSP Plan Update
Wells 3, 4, 5, 6, & 8

DWSP Zone Delineation Pathlines
Wells 3-6

FIGURE
A-3



Date: 12/17/2020
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HANSEN ALLEN & LUCE INC ENGINEERS

City of West Jordan - DWSP Plan Update
Wells 3, 4, 5, 6, & 8

DWSP Zone Pathlines
Well 8

FIGURE
A-4

10/31

WELL DRILLER'S REPORT
State of Utah
Division of Water Rights

AMENDED WELL LOG

For additional space, use "Additional Well Data Form" and attach

Well Identification

Change Application: a37279 (59-3584) WIN: 434850

Owner *Note any changes*

City of West Jordan
8000 South Redwood Road
West Jordan UT 84088

Contact Person/Engineer: _____

Well Location *Note any changes*

N 180 W 790 from the E4 corner of section 02, Township 3S, Range 2W, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Drillers Activity Start Date: 6-19-11 Completion Date: 8-31-11

Check all that apply: ☒ New ☐ Repair ☐ Deepen ☐ Clean ☐ Replace ☐ Public Nature of Use: _____

If a replacement well, provide location of new well. _____ feet north/south and _____ feet east/west of the existing well.

DEPTH (feet) FROM	TO	BOREHOLE DIAMETER (in)	DRILLING METHOD	DRILLING FLUID
0	1000'	19 3/4"	(0-300') Mud Rotary / Reverse Rotary (from 300'-1000')	Mud
0	920	28"	Mud Rotary / Reverse Rotary (300-920') (0-300')	mud

Well Log

DEPTH (feet) FROM	TO	WATER	PERMEABLE High	PERMEABLE Low	UNCONSOLIDATED CLAY	SILT	SAND	GRAVEL	COBBLES	BOULDER	OTHER	CONSOLIDATED ROCK TYPE	COLOR	DESCRIPTION AND REMARKS (e.g., relative %, grain size, sorting, angularity, bedding, grain composition density, plasticity, shape, cementation, consistancy, water bearing, odor, fracturing, minerology, texture,degree of weathering, hardness, water quality, etc.)
0	10					X	X	X	X	X				
10	90						X	X	X	X				
90	120						X	X	X	X				
120	150				X		X	X	X	X				
150	170						X							
170	178				X	X								
178	207						X	X	X	X				
207	228							X	X	X				
228	240				X	X	X	X						
240	293					X	X	X	X					

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SALT LAKE

Static Water Level

Date 8-29-11 Water Level 314 feet Flowing? ☐ Yes ☐ No
Method of Water Level Measurement probe If Flowing, Capped Pressure _____ PSI
Point to Which Water Level Measurement was Referenced ground Elevation _____
Height of Water Level reference point above ground surface _____ feet Temperature _____ degrees ☐ C ☐ F

[redacted] *Well Log* [redacted]

AMENDED WELL LOG
{{section.number}}.{{item.number}}

AMENDED WELL LOG

11/31

Construction Information

DEPTH (feet) FROM	TO	CASING: CASING TYPE AND MATERIAL/GRADE	WALL THICK (in)	NOMINAL DIAM. (in)	DEPTH (feet) FROM	TO	☒SCREEN ☐PERFORATIONS ☐OPEN BOTTOM: SCREEN SLOT SIZE OR PERF SIZE (in)	SCREEN DIAM. OR PERF LENGTH (in)	SCREEN TYPE OR NUMBER PERF (per round/interval)
+3	37	Steel A53B	.311	30"	417 497	477 537	.080		304-SS
+3	912	Steel A53B	.377	20	550 632	570 652	.080		"
					661 762	666 842	.080		"
		3' sections of 1/2" steel casing			862	902	.080		"
		above & below each section of screen							

Well Head Configuration: capped Access Port Provided? ☐Yes ☐No

Casing Joint Type: welded Perforator Used: Mill

Was a Surface Seal Installed? ☒Yes ☐No Depth of Surface Seal: 300 feet Drive Shoe? ☐Yes ☐No

Surface Seal Material Placement Method: pumped in

Was a temporary surface casing used? ☐Yes ☒No If yes, depth of casing: ____ feet diameter: ____ inches

DEPTH (feet) FROM	TO	SURFACE SEAL / INTERVAL SEAL / FILTER PACK / PACKER INFORMATION: SEAL MATERIAL, FILTER PACK and PACKER TYPE and DESCRIPTION	Quantity of Material Used (if applicable)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
0	285	Cement Grout	30 yards	15 bag mix
285	290	#60 Sand	15	50# bags
290	295	Bentonite Hole Plug	28	50# bags
295	300	#60 Sand	15	50# bags
300	920	6x9 Silica Sand	58 yards	

Well Development and Well Yield Test Information

DATE	METHOD	YIELD	Units Check One GPM	Units Check One CFS	DRAWDOWN (ft)	TIME PUMPED (hrs & min)
8/22/11	Line Shaft	1000	X		116	24 HR.

Pump (Permanent)

Pump Description: ____ Horsepower: ____ Pump Intake Depth: ____ feet

Approximate Maximum Pumping Rate: ____ Well Disinfected upon Completion? ☒Yes ☐No

Comments Description of construction activity, additional materials used, problems encountered, extraordinary circumstances, abandonment procedures. *Use additional Well Log form for more space.*

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WATER RIGHTS
SALT LAKE

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WATER RIGHTS
SALT LAKE

Well Driller Statement

This well was drilled and constructed under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name GARDNER BROTHERS DRILLING (Person, Firm, or Corporation - Print or Type) License No. [illegible]

Signature Dale Gardner (Licensed Well Driller) Date 10-14-11

{{section.number}}.{{item.number}}

WELL DRILLER'S REPORT ADDTIONAL DATA FORM

12/31

State of Utah
Division of Water Rights

AMENDED WELL LOG

Well Identification

Change Application: a37279 (59-3584)

Owner *Note any changes*

City of West Jordan
8000 South Redwood Road
West Jordan UT 84088

Contact Person/Engineer: _____

Well Location *Note any changes*

N 180 W 790 from the E4 corner of section 02, Township 3S, Range 2W, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Well Log

DEPTH (feet) FROM	TO	WATER	PERMEABLE High	PERMEABLE Low	UNCONSOLIDATED CLAY	SILT	SAND	GRAVEL	COBBLES	BOULDER	OTHER	CONSOLIDATED ROCK TYPE	COLOR	DESCRIPTION AND REMARKS (e.g., relative %, grain size, sorting, angularity, bedding, grain composition density, plasticity, shape, cementation, consistancy, water bearing, odor, fracturing, minerology, texture,degree of weathering, hardness, water quality, etc.)
293	340	X			X	X	X	X						
340	355				X	X								
355	385						X	X	X	X				
385	395						X	X	X					
395	480						X	X	X	X				
480	500				X	X								Sticky Clay
500	565						X	X	X					
565	640				X	X	X	X						
640	665					X	X	X	X					
665	690				X	X	X	X						
690	775				X	X	X							
775	905						X	X	X					
905	1000				X	X	X	X						

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SALT LAKE

Utah Division of Water Rights

WELLPR T Well Log Information Listing

13/31

Version: 2003.09.18.00 Rundate: 10/09/2003 02:37 AM

Utah Division of Water Rights

Water Well Log

LOCATION:
N 200 ft E 200 ft from SW CORNER of SECTION 1 T 3S R 2W BASE SL Elevation: 4882.00 feet
FIRE STATION WELL #4; 9351 S. 5600 W.

DRILLER ACTIVITIES:
ACTIVITY # 1 NEW WELL
DRILLER: AAA Drilling LICENSE #: 531
START DATE: 10/17/1985 COMPLETION DATE: 02/10/1986

BOREHOLE INFORMATION:

Depth(ft) From	Depth(ft) To	Diameter(in)	Drilling Method	Drilling Fluid
0	610	28	ROTARY	

LITHOLOGY:

Depth(ft) From	Depth(ft) To	Lithologic Description	Color	Rock Type
0	10	GRAVEL		
10	30	CLAY,SAND,GRAVEL		
30	140	GRAVEL		
140	165	CLAY,GRAVEL		
165	180	GRAVEL		
180	195	CLAY,SAND,GRAVEL		
195	200	CLAY,SAND,GRAVEL		
200	210	GRAVEL		
210	270	CLAY,SAND,GRAVEL		
270	320	GRAVEL		
320	330	CLAY,GRAVEL		
330	440	SAND,GRAVEL		
440	450	CLAY,SAND,GRAVEL		
450	460	SAND,GRAVEL		
460	475	CLAY,SAND,GRAVEL		
475	550	SAND,GRAVEL		
550	598	CLAY,SAND,GRAVEL		
598	610	CLAY,GRAVEL		

WATER LEVEL DATA:

Date	Time	Water Level (feet) (-)above ground	Status
02/10/1986		184.00	STATIC

CONSTRUCTION - CASING:

Depth(ft) From	Depth(ft) To	Material	Gage(in)	Diameter(in)
0	590	NEW	.375	20

CONSTRUCTION - SCREENS/PERFORATIONS:

Depth(ft) From	Depth(ft) To	Screen(S) or Perforation(P)	Slot/Perf. siz	Screen Diam/Length Perf(in)	Screen Type/# Perf.
380	400	SCREEN	80	20	

430	450	SCREEN	80	20
470	590	SCREEN	80	20

WELL TESTS:

Date	Test Method	Yield (CFS)	Drawdown (ft)	Time Pumped (hrs)
02/10/1986	PUMP	6.684	65	48

WATER QUALITY DATA AVAILABLE

15/31

Form 113—5M—12-60

Examined .....
Recorded: B. C. ..... T. B. .....
Inspection Sheet .....
Copied .....

REPORT OF WELL DRILLER
STATE OF UTAH

Application No. P.E T 88-59-46 0770
Claim No. A 43097 WR 69 4003
Coordinate No. .....

GENERAL STATEMENT: Report of well driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of the well. Failure to file such reports constitutes a misdemeanor.)

(1) WELL OWNER:
Name West Jordan City 84084
Address 1850 West 7800 South West Jordan Ut

(2) LOCATION OF WELL:
County Salt Lake Ground Water Basin (leave blank)
North 1090 feet, East 400 feet from N 1/4 Corner
South West
of Section 2, T 3 S, R 2 W SLBM (strike out words not needed)

(3) NATURE OF WORK (check):
Replacement Well ☐ Deepening ☐ Repair ☐ New Well ☒ Abandon ☐
If abandonment, describe material and procedure: .....

(4) NATURE OF USE (check):
Domestic ☐ Industrial ☐ Municipal ☒ Stockwater ☐
Irrigation ☐ Mining ☐ Other ☐ Test Well ☐

(5) TYPE OF CONSTRUCTION (check):
Rotary ☒ Dug ☐ Jetted ☐
Cable ☐ Driven ☐ Bored ☐

(6) CASING SCHEDULE:
Threaded ☐ Welded ☒
16 " Diam. from 1 feet to 330 feet Gage 375
340-350
..... " Diam. from ~~370~~ feet to 475 feet Gage .....
..... " Diam. from 475 ~~490~~ feet to ..... feet Gage .....
New ☐ 512-543 Reject ☐ 560-583 Used ☐
~~543~~ ~~603~~

(7) PERFORATIONS:
Perforated? Yes ☐ No ☐
Type of perforator used Screen
Size of perforations .065 inches by ..... inches
..... perforations from 330 feet to 340 feet
..... perforations from 350 feet to 370 feet
..... perforations from 445 feet to 475 feet
..... perforations from 492 feet to 512 feet
..... perforations from 534 feet to 544 feet

(8) SCREENS:
Well screen installed? Yes ☒ No ☐
Manufacturer's Name Roscoe Moss St Wire Wound
Type Wire wound type Model No. .....
Diam. ..... Slot size .065 Set from 550 ft. to 560
Diam. ..... Slot size ..... Set from 583 ft. to 603

(9) CONSTRUCTION:
Was well gravel packed? Yes ☒ No ☐ Size of gravel: 8-12
Gravel placed from 620 feet to 200 feet
Was a surface seal provided? Yes ☒ No ☐
To what depth? 200 feet
Material used in seal: 9 bag mix Cement
Did any strata contain unusable water? Yes ☐ No ☒
Type of water: ..... Depth of strata .....
Method of sealing strata off: .....

Was surface casing used? Yes ☒ No ☐
Was it cemented in place? Yes ☒ No ☐

(10) WATER LEVELS:
Static level 199 feet below land surface Date 4-18-89
Artesian pressure ..... feet above land surface Date .....

(11) FLOWING WELL:
Controlled by (check) Valve ☐
Cap ☐ Plug ☐ No Control ☐
Does well leak around casing? Yes ☐ No ☐

(12) WELL TESTS:
Drawdown is the distance in feet the water level is lowered below static level.
Was a pump test made? Yes ☒ No ☐ If so, by whom? Scott Stephenson
Yield: 2000 gal./min. with 65 feet drawdown after 24 hours
" ..... " ..... " ..... " .....
" ..... " ..... " ..... " .....
Bailer test ..... gal./min. with ..... feet drawdown after ..... hours
Artesian flow ..... g.p.m. Date .....
Temperature of water ..... Was a chemical analysis made? No ☐ Yes ☐

(13) WELL LOG:
Diameter of well 22 inches
Depth drilled 620 feet. Depth of completed well 620 feet.

NOTE: Place an "X" in the space or combination of spaces needed to designate the material or combination of materials encountered in each depth interval. Under REMARKS make any desirable notes as to occurrence of water and the color, size, nature, etc., of material encountered in each depth interval. Use additional sheet if needed.

DEPTH From	DEPTH To	Clay	Silt	Sand	Gravel	Cobbles	Boulders	Hardpan	Conglomerate	Bedrock	Other	REMARKS
0	50	X	X	X	X							
50	85	X		X	X							
85	125	X		X	X	X						
125	140	X			X	X	X					
140	290	X			X	X						
290	400	X		X	X	X						
400	445	X		X		X						
445	475	X		X	X							More Clay
475	525	X		X	X	X						
525	550	X		X	X							
550	605	X		X	X							
605	620	X		X								More Clay.

Work started Jan 23, 1989 Completed May 15, 1989

(14) PUMP:
Manufacturer's Name .....
Type: ..... H. P. .....
Depth to pump or bowles ..... feet

Well Driller's Statement:
This well was drilled under my supervision, and this report is true to the best of my knowledge and belief.

Name Scott Stephenson Drilling (Person, firm, or corporation) (Type or print)
Address P.O. Box 141 Fillmore Ut. 84631
(Signed) Scott Stephenson (Well Driller)
License No. 106 Date May 30, 1989

RECEIVED
MAY 31 1989
WATER RIGHTS
SALT LAKE

LOG RECEIVED

USE OTHER SIDE FOR ADDITIONAL REMARKS

{{section.number}}.{{item.number}}

16/31

Form 113—5M—12-60

Examined .....
Recorded: B. C. ..... T. B. .....
Inspection Sheet .....
Copied .....

REPORT OF WELL DRILLER
STATE OF UTAH

Application No. a15988 (J)
Claim No. 39-1572
Coordinate No. .....

GENERAL STATEMENT: Report of well driller is hereby made and filed with the State Engineer, in accordance with the laws of Utah. (This report shall be filed with the State Engineer within 30 days after the completion or abandonment of the well. Failure to file such reports constitutes a misdemeanor.)

(1) WELL OWNER:
Name CITY OF WEST JORDAN WELL #6
Address 1850 W. 7800 S., W. JORDAN, UT. 84084

(2) LOCATION OF WELL:
County SALT LAKE Ground Water Basin (leave blank)
North 220 feet, East 100 feet from 5-1/4 Corner of Section 2, T 3 S, R 2 W SLBM (strike out words not needed)

(3) NATURE OF WORK (check):
New Well XX Replacement Well ☐ Deepening ☐ Repair ☐ Abandon ☐
If abandonment, describe material and procedure: .....

(4) NATURE OF USE (check):
Domestic ☐ Industrial ☐ Municipal XX Stockwater ☐
Irrigation ☐ Mining ☐ Other ☐ Test Well ☐

(5) TYPE OF CONSTRUCTION (check):
Rotary XX Dug ☐ Jetted ☐
Cable ☐ Driven ☐ Bored ☐

(6) CASING SCHEDULE:
Threaded ☐ Welded ☐
32 " Diam. from 0 feet to 30 feet Gage 3/8
20 " Diam. from +2 feet to 378.7 feet Gage 3/8
20 " Diam. from 587 feet to 607 feet Gage 3/8
New ☐ Reject ☐ Used ☐

(7) PERFORATIONS:
Perforated? Yes ☐ No ☐
Type of perforator used .....
Size of perforations ..... inches by ..... inches
..... perforations from ..... feet to ..... feet
..... perforations from ..... feet to ..... feet
..... perforations from ..... feet to ..... feet
..... perforations from ..... feet to ..... feet
..... perforations from ..... feet to ..... feet

(8) SCREENS:
Well screen installed? Yes XX No ☐
Manufacturer's Name HOUSTON WELL SCREEN
Type ..... Model No. .....
Diam. 20 Slot size 80 Set from 378.7 ft. to 587
Diam. ..... Slot size ..... Set from 607 ft. to 690.3

(9) CONSTRUCTION:
Was well gravel packed? Yes XX No ☐ Size of gravel: 4-8
Gravel placed from 325 feet to 707 feet
Was a surface seal provided? Yes XX No ☐
To what depth? 325 feet
Material used in seal: CEMENT GROUT
Did any strata contain unusable water? Yes ☐ No XX
Type of water: ..... Depth of strata .....
Method of sealing strata off: .....
Was surface casing used? Yes XX No ☐
Was it cemented in place? Yes XX No ☐

(10) WATER LEVELS:
Static level 251.03 feet below land surface Date 2-25-91 T.O.C.
Artesian pressure ..... feet above land surface Date .....

(11) FLOWING WELL:
Controlled by (check) Valve ☐
Cap ☐ Plug ☐ No Control ☐
Does well leak around casing? Yes ☐ No ☐

RECEIVED
MAR 15 1991
WATER RIGHTS
SALT LAKE

(12) WELL TESTS:
Drawdown is the distance in feet the water level is lowered below static level.
Was a pump test made? Yes XX No ☐ If so, by whom? WIDDISON TURBINE
Yield: 785 gal./min. with 11.67 feet drawdown after 1 hours
" 1286 " " 21.47 " " 1 "
" 1748 " " 34.74 " " 4 "
2300 gal./min. with 60.77 feet drawdown after 18.5 hours
Artesian flow ..... g.p.m. Date .....
Temperature of water 61° F Was a chemical analysis made? No ☐ Yes XX

(13) WELL LOG:
Diameter of well 20 inches
Depth drilled 707 feet. Depth of completed well 690.3 feet.

NOTE: Place an "X" in the space or combination of spaces needed to designate the material or combination of materials encountered in each depth interval. Under REMARKS make any desirable notes as to occurrence of water and the color, size, nature, etc., of material encountered in each depth interval. Use additional sheet if needed.

DEPTH From	DEPTH To	Clay	Silt	Sand	Gravel	Cobbles	Boulders	Hardpan	Conglomerate	Bedrock	Other	REMARKS
0	190			X	X							
190	205			X	X							
205	225			X	X							
225	230			X	X	X						
230	245	X		X	X							
245	345			X	X							
345	405	X		X	X							
435	440	X		X	X							
440	515			X	X							
515	565	X		X	X							
565	590			X	X							
590	625	X		X	X							
625	645			X	X							
645	707	X		X	X							

Work started FEBRUARY 1, 19 91 Completed FEBRUARY 28, 19 91

(14) PUMP:
Manufacturer's Name .....
Type: ..... H. P. .....
Depth to pump or bowles ..... feet

Well Driller's Statement:
This well was drilled under my supervision, and this report is true to the best of my knowledge and belief.
Name LANG EXPLORATORY DRILLING (Person, firm, or corporation) (Type or print)
Address 2286 W. 1500 S., S.L.C., UT. 84104
(Signed) ..... (Well Driller)
License No. 568 Date MARCH 11, 19 91

USE OTHER SIDE FOR ADDITIONAL REMARKS

{{section.number}}.{{item.number}} INFORMED

Green

Well 8

WELL DRILLER'S REPORT 18017

State of Utah
Division of Water Rights

17/31

For additional space, use "Additional Well Data Form" and attach

Well Identification

Change Application: a43701 (59-3584) WIN: 442459

Owner *Note any changes*

City of West Jordan
8000 South Redwood Road
West Jordan UT 84088

Contact Person/Engineer: Lance Nielsen 801- 808-4953

Well Location *Note any changes*

S 140 W 1208 from the N4 corner of section 02, Township 3S, Range 2W, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Drillers Activity Start Date: Oct 29, 2018 Completion Date: 8-8-19

Check all that apply: ☒ New ☐ Repair ☐ Deepen ☐ Clean ☐ Replace ☐ Public Nature of Use:

If a replacement well, provide location of new well. _____ feet north/south and _____ feet east/west of the existing well.

DEPTH (feet) FROM	TO	BOREHOLE DIAMETER (in)	DRILLING METHOD	DRILLING FLUID
0	100	42"	Reverse Rotary	Bentonite
100	665	28"	Reverse Rotary	"

Well Log

DEPTH (feet) FROM	TO	WATER	PERMEABLE High	PERMEABLE Low	UNCONSOLIDATED CLAY	SILT	SAND	GRAVEL	COBBLES	BOULDER	OTHER	CONSOLIDATED ROCK TYPE	COLOR	DESCRIPTION AND REMARKS (e.g., relative %, grain size, sorting, angularity, bedding, grain composition density, plasticity, shape, cementation, consistancy, water bearing, odor, fracturing, minerology, texture,degree of weathering, hardness, water quality, etc.)
0	20						X	X					Brown	Sand, Gravel
20	25				X		X	X					Brown	5% Clay 15% Gravel 80% Sand
25	70						X	X					Brown	85% Sand, 15% Gravel
70	75						X		X				Brown	80% Sand
75	340						X	X					"	60% Sand, 40% Gravel
340	375				X		X	X					"	50% clay, 25% Sand, 25% Gravel
375	420						X	X					"	80% Gravel, 20% Sand
420	465				X		X	X					"	5% clay, 25% Sand, 70% Gravel
465	550						X	X					Brown	50% clay 50% Gravel
550	675				X		X	X					Brown	60% clay, 30% Gravel, 10% Sand

Static Water Level

Date 8-6-19 Water Level 331 feet Flowing? ☐ Yes ☒ No

Method of Water Level Measurement Electric Sounder If Flowing, Capped Pressure _____ PSI

Point to Which Water Level Measurement was Referenced Ground Level Elevation _____

Height of Water Level reference point above ground surface 0 feet Temperature 55 degrees ☐ C ☒ F

WELL DRILLER'S REPORT ADDTIONAL DATA FORM

State of Utah
Division of Water Rights

18/31

Well Identification

Change Application: a43701 (59-3584)

Owner *Note any changes*

City of West Jordan
8000 South Redwood Road
West Jordan UT 84088

Contact Person/Engineer: Lance Nielsen 801-808-4953

Well Location *Note any changes*

S 140 W 1208 from the N4 corner of section 02, Township 3S, Range 2W, SL B&M

Location Description: (address, proximity to buildings, landmarks, ground elevation,local well #)

Well Log

DEPTH (feet) FROM	TO	WATER	PERMEABLE High	PERMEABLE Low	UNCONSOLIDATED CLAY	SILT	SAND	GRAVEL	COBBLES	BOULDER	OTHER	CONSOLIDATED ROCK TYPE	COLOR	DESCRIPTION AND REMARKS (e.g., relative %, grain size, sorting, angularity, bedding, grain composition density, plasticity, shape, cementation, consistancy, water bearing, odor, fracturing, minerology, texture,degree of weathering, hardness, water quality, etc.)
675	715				X			X						60% Clay, 40% Gravel

Construction Information (con't)

DEPTH (feet) FROM	TO	CASING: CASING TYPE AND MATERIAL/GRADE	WALL THICK (in)	NOMINAL DIAM. (in)	DEPTH (feet) FROM	TO	☐SCREEN ☐PERFORATIONS ☐OPEN BOTTOM: SCREEN SLOT SIZE OR PERF SIZE (in)	SCREEN DIAM. OR PERF LENGTH (in)	SCREEN TYPE OR NUMBER PERF (per round/interval)
0	100	Conductr.	.50	30"	400	580	SS wire Wrap		.70
+2	400	Blank low Carbon	.50	20"	610	630	SS wire Wrap		.70
580	610	Blank low Carbon	.50	20"	645	655	SS wire wrap		.70
630	645	Blank low Carbon	.50	20"					
655	665	Blank low Carbon w/bottom cap	.50	20"					

DEPTH (feet) FROM	TO	SURFACE SEAL / INTERVAL SEAL / FILTER PACK / PACKER INFORMATION: SEAL MATERIAL, FILTER PACK and PACKER TYPE and DESCRIPTION	Quantity of Material Used (if applicable)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
0	665	SR1 1/4" x 1/8" Gravel Pack		

Comments (con't)

Well Driller Statement

This well was drilled and constructed under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name ZIM INDUSTRIES INC (Person, Firm, or Corporation - Print or Type) License No. 697

Signature Robert J Zimmer (Licensed Well Driller) Date 8-15-19

{{section.number}}.{{item.number}}

Amended Revised Test Pumping

20/31

ion Information - on Second Sheet

DEPTH (feet) FROM	TO	CASING: CASING TYPE AND MATERIAL/GRADE	WALL THICK (in)	NOMINAL DIAM. (in)	DEPTH (feet) FROM	TO	☐SCREEN ☐PERFORATIONS ☐OPEN BOTTOM: SCREEN SLOT SIZE OR PERF SIZE (in)	SCREEN DIAM. OR PERF LENGTH (in)	SCREEN TYPE OR NUMBER PERF (per round/interval)

Well Head Configuration:_____ Access Port Provided? ☐Yes ☐No

Casing Joint Type:_____ Perforator Used:_____

Was a Surface Seal Installed? ☐Yes ☐No Depth of Surface Seal:_____ feet Drive Shoe? ☐Yes ☐No

Surface Seal Material Placement Method:_____

Was a temporary surface casing used? ☐Yes ☐No If yes, depth of casing:_____ feet diameter:_____ inches

DEPTH (feet) FROM	TO	SURFACE SEAL / INTERVAL SEAL / FILTER PACK / PACKER INFORMATION: SEAL MATERIAL, FILTER PACK and PACKER TYPE and DESCRIPTION	Quantity of Material Used (if applicable)	GROUT DENSITY (lbs./gal., # bag mix, gal./sack etc.)
		on Second Sheet		

Well Development and Well Yield Test Information

DATE	METHOD	YIELD	Units Check One GPM	Units Check One CFS	DRAWDOWN (ft)	TIME PUMPED (hrs & min)
8-7-19	Constant Rate	700	X		138.12	24
8-6-19	Step test	450	X		61.78	2
8-6-19	Step test	450	X		101.55	2

Pump (Permanent)

Pump Description: N/A Horsepower:_____ Pump Intake Depth:_____ feet

Approximate Maximum Pumping Rate:_____ Well Disinfected upon Completion? ☐Yes ☐No

Comments Description of construction activity, additional materials used, problems encountered, extraordinary Circumstances, abandonment procedures. *Use additional well data form for more space.*

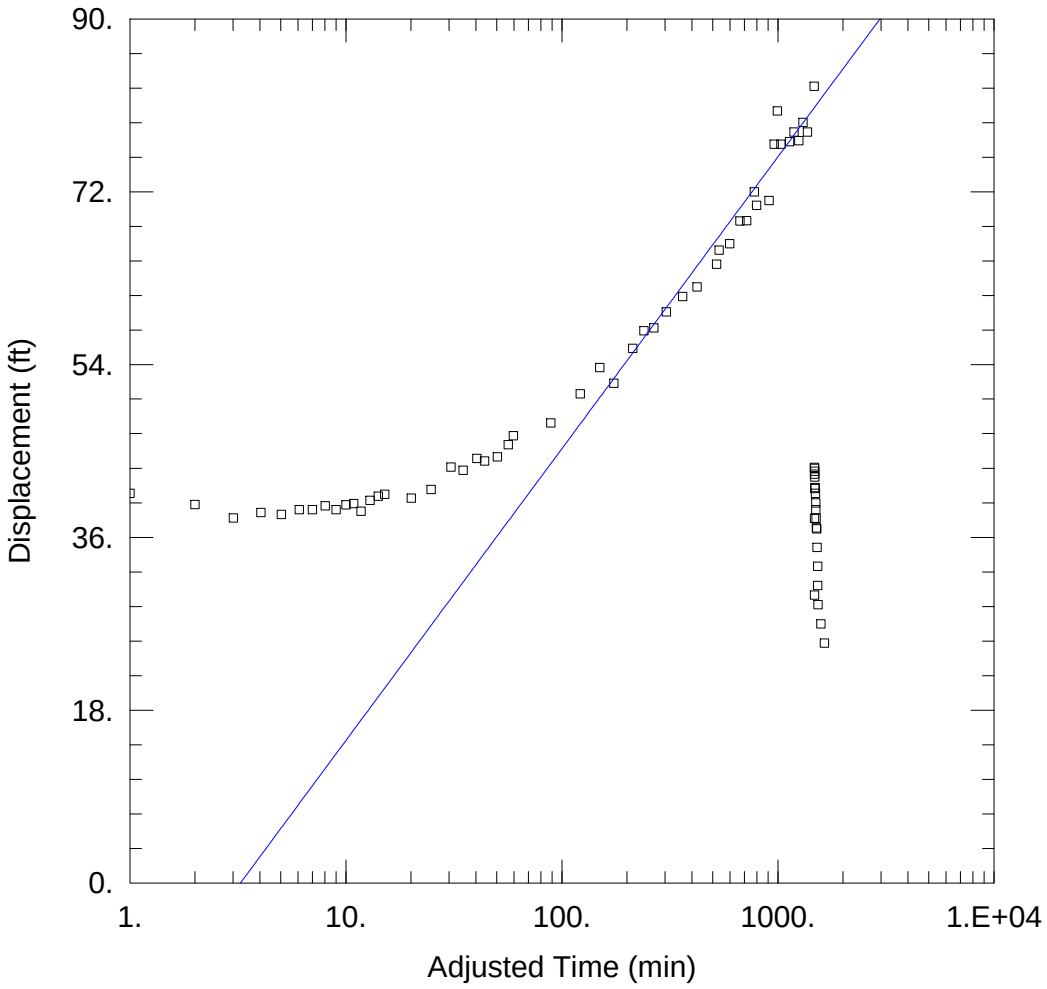
Well Driller Statement This well was drilled and constructed under my supervision, according to applicable rules and regulations, and this report is complete and correct to the best of my knowledge and belief.

Name ZIM INDUSTRIES INC License No. 697
(Person, Firm, or Corporation - Print or Type)

Signature Robert J Zimmerman Date 8-15-19
(Licensed Well Driller)

Robert J Zimmerman 10-1-19

{{section.number}}.{{item.number}}



WEST JORDAN WELL 3

Data Set: H:\...\Well3CR_CJ_High.aqt
Date: 02/09/18 Time: 15:18:15

AQUIFER DATA

Saturated Thickness: 265. ft Anisotropy Ratio (Kz/Kr): 1.

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well3	1494033.39	7383509.807

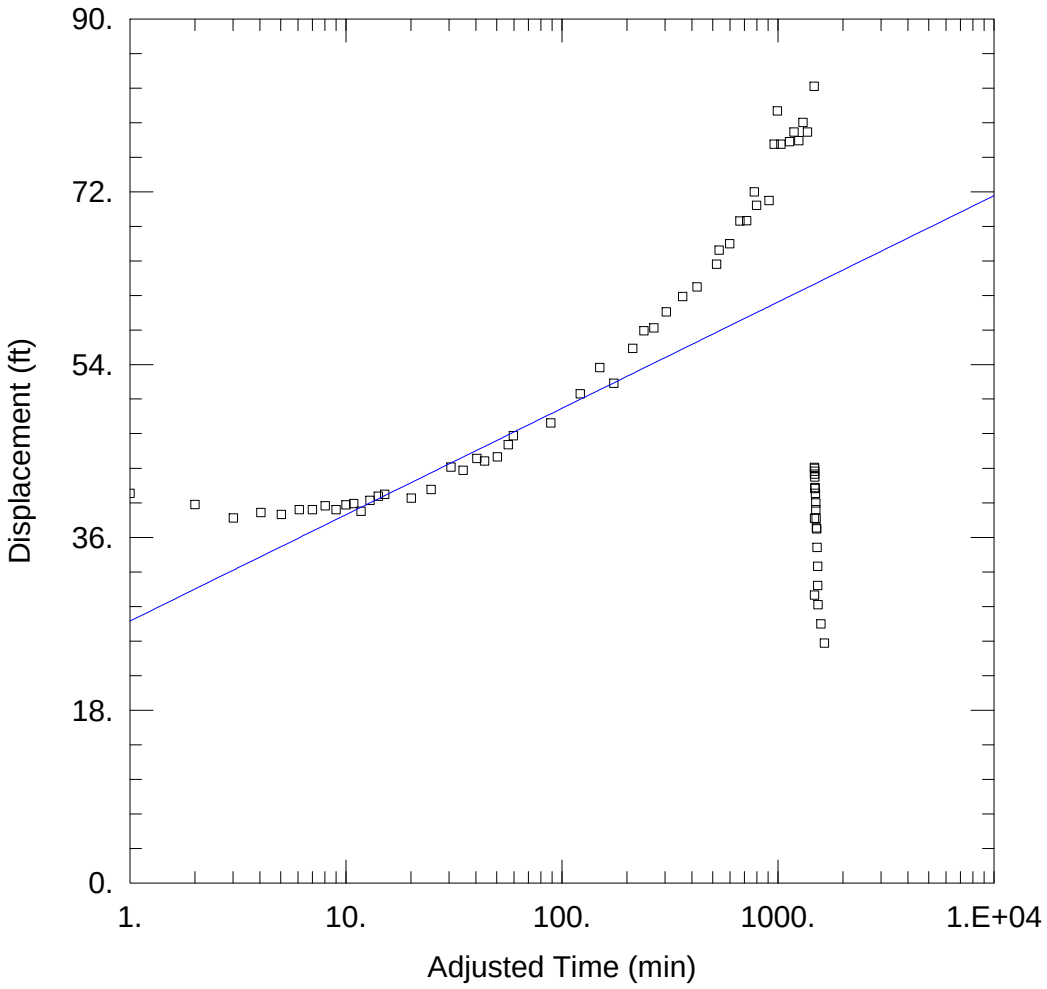
Observation Wells

Well Name	X (ft)	Y (ft)
OW 1	1494033.39	7383509.807

SOLUTION

Aquifer Model: Confined Solution Method: Cooper-Jacob

T = 1160.4 ft^2/day S = 0.9414



WEST JORDAN WELL 3

Data Set: H:\...\Well3CR_CJ_Low.aqt
Date: 02/09/18 Time: 15:16:07

AQUIFER DATA

Saturated Thickness: 265. ft Anisotropy Ratio (Kz/Kr): 1.

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well3	1494033.39	7383509.807

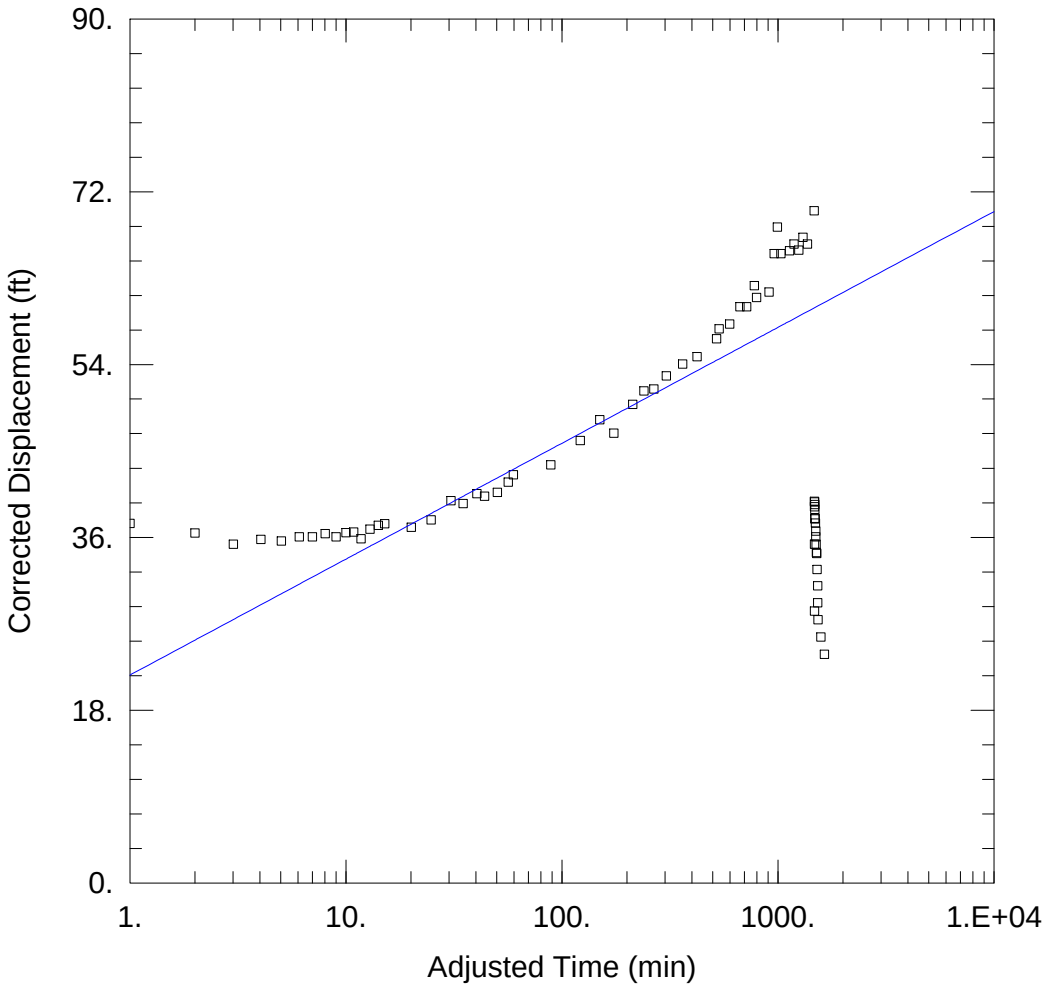
Observation Wells

Well Name	X (ft)	Y (ft)
OW 1	1494033.39	7383509.807

SOLUTION

Aquifer Model: Confined Solution Method: Cooper-Jacob

T = 3184.9 ft^2/day S = 0.002737



WEST JORDAN WELL 3

Data Set: H:\...\Well3CR_CJ_Unconfined.aqt
Date: 02/09/18 Time: 15:42:17

AQUIFER DATA

Saturated Thickness: 265. ft Anisotropy Ratio (Kz/Kr): 1.

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well3	1494033.39	7383509.807

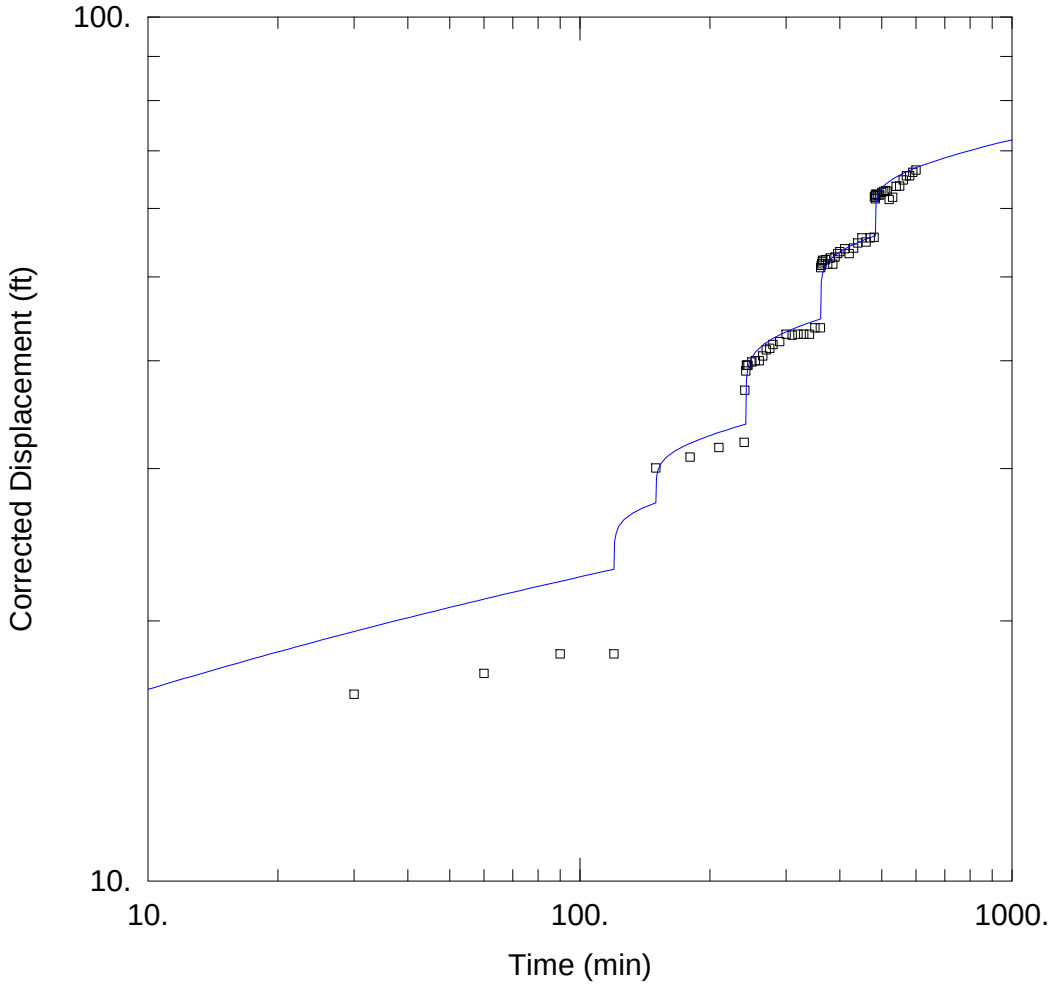
Observation Wells

Well Name	X (ft)	Y (ft)
OW 1	1494033.39	7383509.807

SOLUTION

Aquifer Model: Unconfined Solution Method: Cooper-Jacob

T = 2922.6 ft^2/day S = 0.01171



WEST JORDAN WELL 3

Data Set: H:\...\Well3StepTheisUnconfined.aqt
Date: 02/09/18 Time: 16:12:44

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well3	1494033.39	7383509.807

Observation Wells

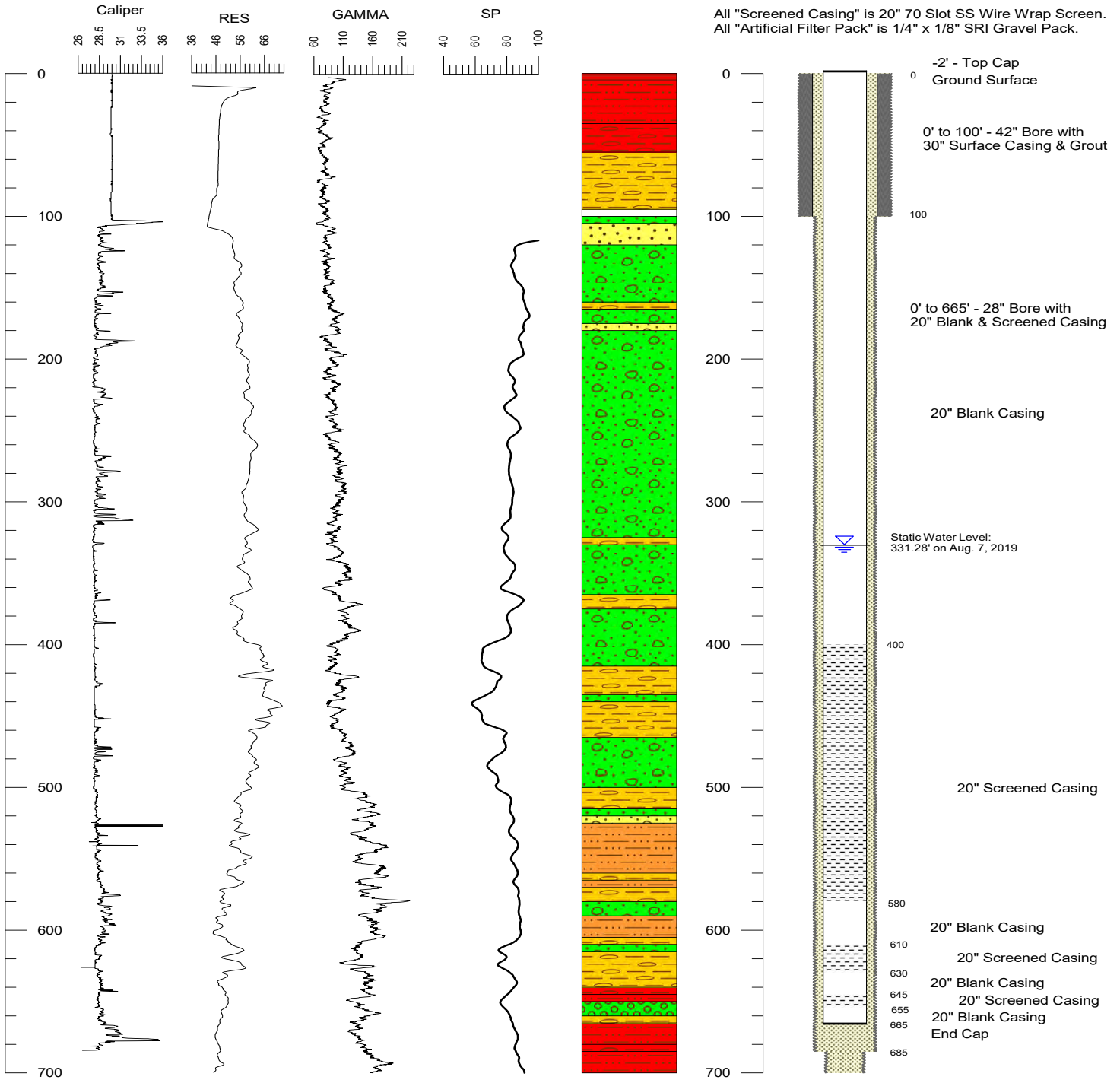
Well Name	X (ft)	Y (ft)
OW 1	1494033.39	7383509.807

SOLUTION

Aquifer Model: Unconfined
Solution Method: Theis

T = 3026.5 ft^2/day
S = 0.01046
Kz/Kr = 1.
b = 265. ft

West Jordan Well 8
Geophysical Logs and Well Construction Details



Well Completion
Oct. 29, 2018 to Sept. 13, 2019

Drilling Company
Zim Industries, Inc.

Drilling Method
Reverse Circulation

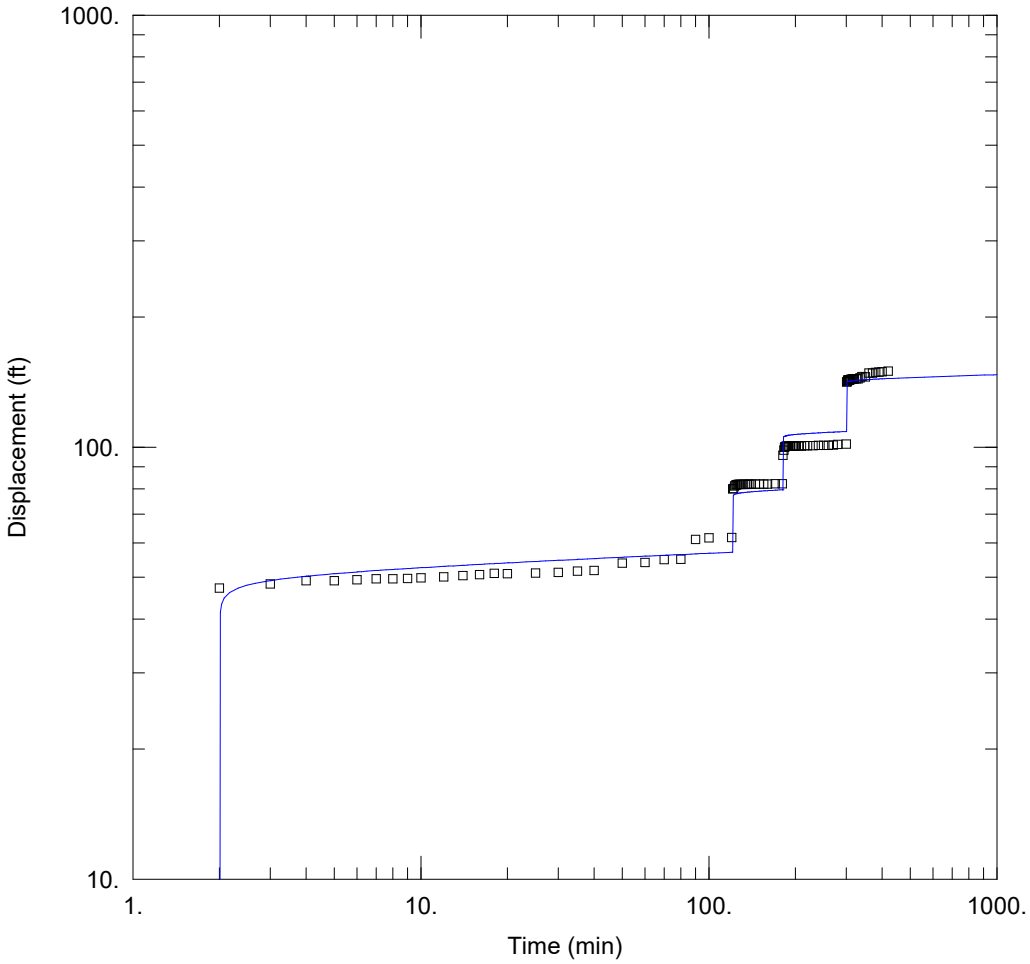
Lithologic Legend (Primary, Secondary)

Clay, Clay	Sand, Gravel
Clay, Sand	Gravel, Clay
Clay, Gravel	Gravel, Sand
Sand, Clay	Gravel, Gravel
Sand, Sand	

Well Construction Detail Legend

- Top or End Cap
- Grout
- Casing
- Screened Casing
- Artificial Filter Pack
- Bentonite

HANSEN ALLEN & LUCE inc
ENGINEERS



WELL TEST ANALYSIS

Data Set: H:\...\Well 8_Step Test_No Recovery.aqt
Date: 10/02/19 Time: 13:14:11

PROJECT INFORMATION

Company: Hansen, Allen & Luce, Inc.
Client: West Jordan
Project: 089.24.100
Location: West Jordan, UT
Test Well: Well 8
Test Date: 8/7/2019

AQUIFER DATA

Saturated Thickness: 210. ft Anisotropy Ratio (Kz/Kr): 0.6351

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well 8	0	0

Observation Wells

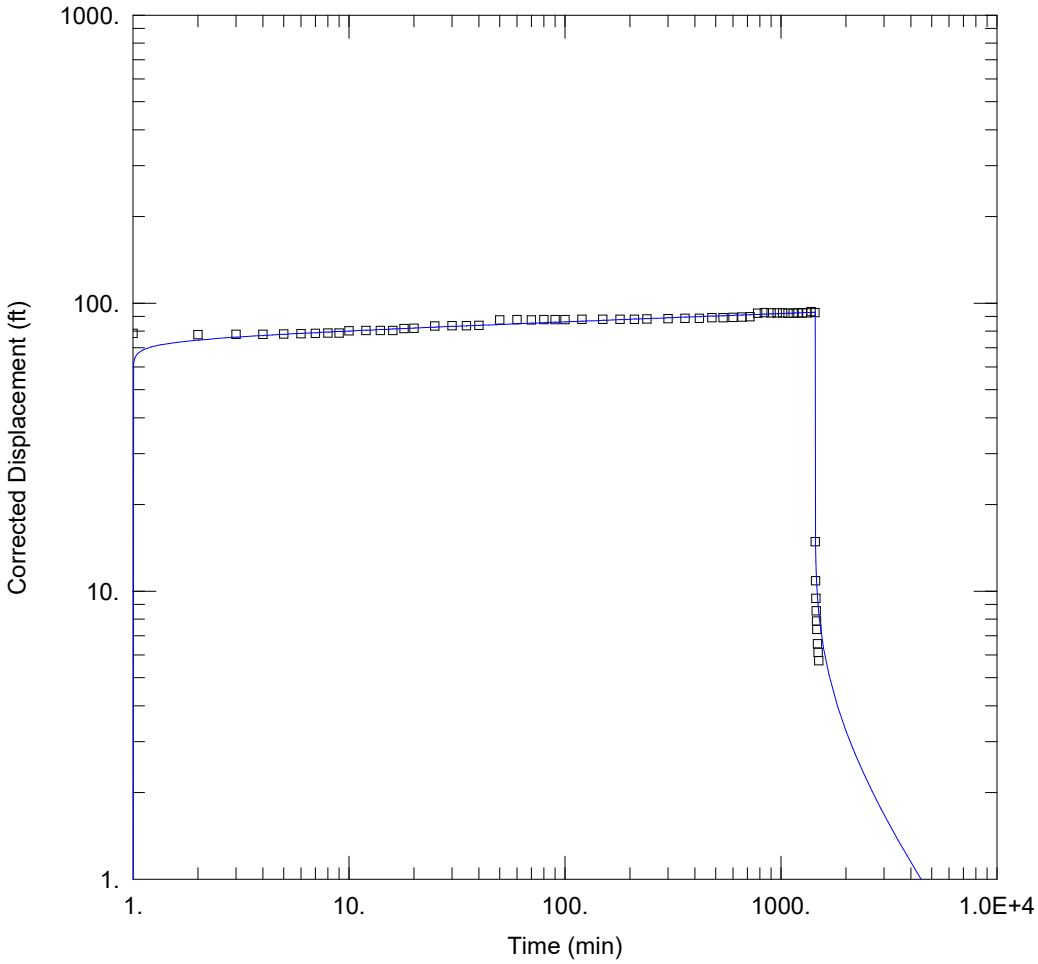
Well Name	X (ft)	Y (ft)
□ Well 8	0	0

SOLUTION

Aquifer Model: Confined Solution Method: Theis (Step Test)

T = 4094.9 ft^2/day S = 2.12E-8
Sw = 0. C = 7.163E-5 min^2/ft^5
P = 3.

Step Test Model: Jacob-Rorabaugh s(t) = -0.7201Q + 7.163E-5$Q^{3.}$
Time (t) = 1. min Rate (Q) in cu. ft/min W.E. = -1.#IO% (Q from last step)



WELL TEST ANALYSIS

Data Set: H:\...\Well 8_Complete Constant Rate Test.aqt
Date: 08/19/19 Time: 10:52:43

PROJECT INFORMATION

Company: Hansen, Allen & Luce, Inc.
Client: West Jordan
Project: 089.24.100
Location: West Jordan, UT
Test Well: Well 8
Test Date: 8/7/2019

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well 8	0	0

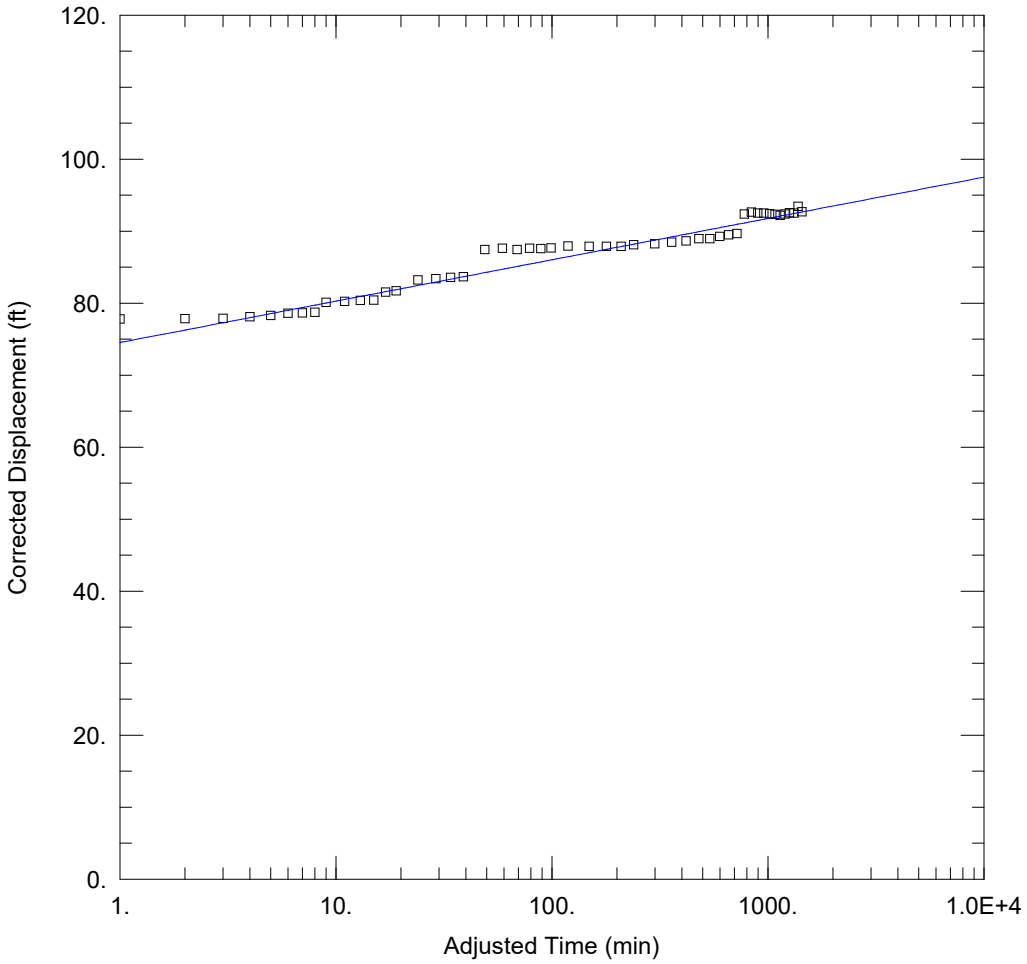
Observation Wells

Well Name	X (ft)	Y (ft)
▫ Well 8	0	0

SOLUTION

Aquifer Model: Unconfined
Solution Method: Theis

T = 4200. ft^2/day
S = 2.105E-12
Kz/Kr = 1.
b = 210. ft



WELL TEST ANALYSIS

Data Set: H:\...\Well 8_Constant Rate Test_No Recovery_Cooper Jacobs.aqt
Date: 08/19/19 Time: 11:12:43

PROJECT INFORMATION

Company: Hansen, Allen & Luce, Inc.
Client: West Jordan
Project: 089.24.100
Location: West Jordan, UT
Test Well: Well 8
Test Date: 8/7/2019

AQUIFER DATA

Saturated Thickness: 210. ft Anisotropy Ratio (Kz/Kr): 1.

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well 8	0	0

Observation Wells

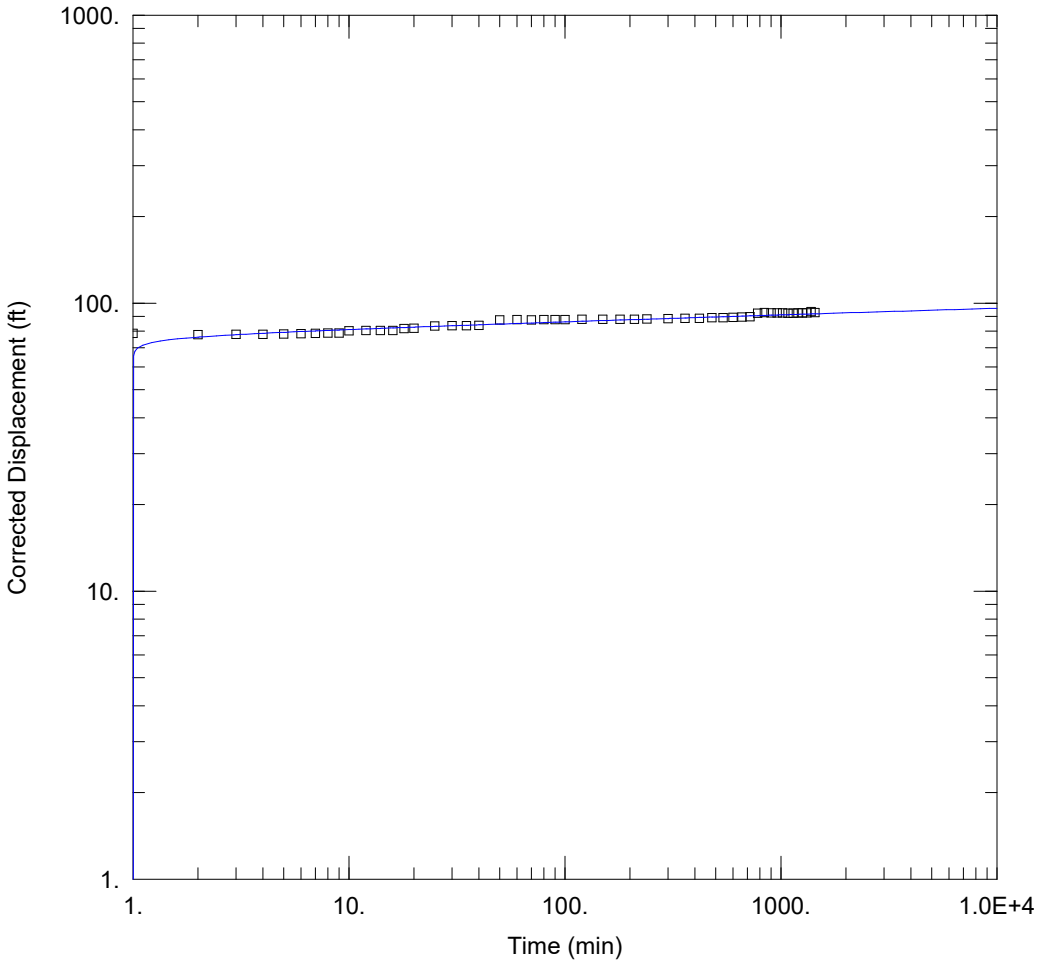
Well Name	X (ft)	Y (ft)
Well 8	0	0

SOLUTION

Aquifer Model: Unconfined Solution Method: Cooper-Jacob

T = 4300. ft^2/day S = 1.013E-12

{{section.number}}.{{item.number}}



WELL TEST ANALYSIS

Data Set: H:\...\Well 8_Constant Rate Test_No Recovery.aqt
Date: 08/19/19 Time: 10:55:50

PROJECT INFORMATION

Company: Hansen, Allen & Luce, Inc.
Client: West Jordan
Project: 089.24.100
Location: West Jordan, UT
Test Well: Well 8
Test Date: 8/7/2019

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Well 8	0	0

Observation Wells

Well Name	X (ft)	Y (ft)
Well 8	0	0

SOLUTION

Aquifer Model: Unconfined
Solution Method: Theis

T = 5000. ft^2/day
S = 4.165E-15
Kz/Kr = 1.
b = 210. ft

Client	*West Jordan*	Sheet	
Project	*Wells 3-6 DWSP Update*	Comp.	JKN
Feature	*Specific Capacity Calculations*	Chck'd	
Project #	*089.25.100*	Date	2/12/2018

Cooper-Jacob Aquifer Solution using Specific Capacity

$$T = \frac{264Q}{s}\log\left(\frac{0.3Tt}{r^2S}\right)$$

		Discharge Q (gpm)	drawdown s (ft)	time t (days)	Storage S	Radius r (ft)	T guess (gpd/ft)	T calculated (gpd/ft)	T (ft2/day)	Avg Value Used (ft2/day)	Screened Interval (ft)	Hydraulic Conductivity (ft/day)
5	Well 5	2000	65	1.00	0.01	0.92	50841.7	50841.7	6,797.0	6,791.6	90	75.5

$$T = \frac{2.3Q}{4\pi s}\log\left(\frac{2.25Tt}{r^2S}\right)$$

							T guess (ft2/day)		T (ft2/day)
5	Well 5	2000	65	1.00	0.01	0.92	6786.2		6,786.2

ZIM INDUSTRIES, INC.

4545 Lincoln • Fresno 93725
Ph: (559) 834-1551 • FAX: (559) 834-5156
E-mail: zim@zimindustries.com • www.zimindustries.com

Well 8

31/31

PUMP TEST DATA

TYPE OF PUMP TEST (I.E. STEP; CONSTANT RATE; OR RECOVERY): Constant Rate

S.W.L.: 331.28

TEST DATE: 8-7-19 8-8-19

ENGINE RATE (R.P.M.): 1410

TEST OPERATOR: Ignacio

TEST RATE (G.P.M.): 700

WELL LOCATION: WEST JORDAN

SPECIFIC CAPACITY: _____

OWNER OR JOB NAME: CITY JORDAN

Flowmeter = 1474682

JOB NUMBER: 18017

TIME	MIN.	P.W.L.	SAND
	0		
9:01	1	436.00	
9:02	2	434.40	0
9:03	3	434.51	
9:04	4	434.60	.01
9:05	5	435.00	
9:06	6	435.40	.02
9:07	7	436.00	
9:08	8	436.10	.09
9:09	9	436.21	
9:10	10 4689	439.00	.1
9:12	12	439.35	
9:14	14	439.62	
* 9:16	16	439.70	
9:18	18	442.00	.2
* 9:20	20 4696	442.41	
9:25	25	445.60	
9:30	30 4705	446.05	
9:35	35	446.45	.2
* 9:40	40 4710	446.61	
9:50	50 4717	455.45	
10:00	60 (1 HR) 4724	455.90	
10:10	70 4731	455.42	.2
10:20	80 4738	455.88	
10:30	90 4745	455.75	.2

TIME	MIN.	P.W.L.
10:40	100 4752	456.00
11:00	120 (2 HRS) 4766	456.58
11:30	150 4787	456.50
12:00	180 (3 HRS) 4808	456.55
12:30	210 4829	456.48
1:00	240 (4 HRS) 4850	457.10
2:00	300 (5 HRS) 4892	457.42
3:00	360 (6 HRS) 4934	457.95
4:00	420 (7 HRS) 4976	458.40
5:00	480 (8 HRS) 5018	459.21
6:00	540 (9 HRS) 5060	459.17
7:00	600 (10 HRS) 5102	460.00
8:00	660 (11 HRS) 5144	460.62
* 9:00	720 (12 HRS) 5186	461.00
10:00	780 (13 HRS) 5228	468.42
11:00	840 (14 HRS) 5270	469.20
12:00	900 (15 HRS) 5312	468.90
1:00	960 (16 HRS) 5354	468.82
2:00	1020 (17 HRS) 5396	468.61
3:00	1080 (18 HRS) 5438	468.40
4:00	1140 (19 HRS) 5480	468.00
5:00	1200 (20 HRS) 5522	468.51
6:00	1260 (21 HRS) 5564	469.00
7:00	1320 (22 HRS) 5606	468.86
8:00	1380 (23 HRS) 5648	471.62

TIME	MIN.	P.W.L.
9:00	1440 (24 HRS) 5690	269.40
	1500 (25 HRS)	
	1560 (26HRS)	
	1620 (27 HRS)	
	1680 (28 HRS)	
	1740 (29 HRS)	
RECOVERY	1800 (30 HRS)	1 hrs
905	1860 (31 HRS)	346.70
9:10	1920 (32 HRS)	342.45
9:15	1980 (33 HRS)	340.95
9:20	2040 (34 HRS)	340.00
9:25	2100 (35 HRS)	339.30
9:30	2160 (36 HRS)	338.78
9:40	2220 (37 HRS)	337.95
9:50	2280 (38 HRS)	337.50
10:00	2340 (39 HRS)	337.10
	2400 (40 HRS)	
	2460 (41 HRS)	
	2520 (42 HRS)	
	2580 (43 HRS)	
	2640 (44 HRS)	
	2700 (45 HRS)	
	2760 (46 HRS)	
	2820 (47 HRS)	
	2880 (48 HRS)	

24 hrs total Recovery

APPENDIX B

Potential Contamination Source Data

West Jordan Wells 3-6 & 8			PCS Information Summary						
Ranking	**PCS #**	**PCS Name**	**Description**	**Contact Info**	**Address**	**Phone**	**Contaminants**	**Quantity**	**notes**
12	2-1, 3-1, 4-1	Agricultural Areas	Farm land	Various	Various	Various	Pesticides, fertilizer, and herbicides	Unknown	Applied at recommened rate
4	2-2, 3-2, 4-2	UDOT Highways (SR 48, 86, 111)	State highways	Bryan Adams UDOT Region 2 Director	2010 South 2760 West Salt Lake City, UT 84104	801-975-4900	Potential transportation of contaminants	Up to the quantity contained in a tanker truck	Spills cleaned-up quickly with remediation to remove contaminants
23	2-20, 3-3, 4-3	Residential and Light Industrial Areas	Buildings with municipal sewer connections, household hazardous wastes, yard chemicals, and road runoff	Various	Various	Various	Municipal sewer connections, household hazardous waste, use and storage of yard chemicals, road runoff	negligible sewer leakage per residence, < 15 gallons of chemicals per residence; < 25 lbs of fertilizers, pesticides, herbicides per residence	Combined quanitities from many residences may not be negligible
15	2-3	Ron Wood Memorial Park	Athletic fields and parks	West Jordan Park Department	7925 South 1300 West West Jordan, UT 84088	801-569-5700	Fertilizer and herbicide application	Unknown	Applied at recommened rate
27	2-4	TeraFlex	Car part manufacturer		5680 Dannon Way West Jordan, UT 84081	801-713-3314	Automotive fluid and chemical storage	Unknown	Contaminants are used and stored indoors over impervious surface
28	2-6	Historical Arts and Castings	Art preservation		5580 Bagley Park Rd. West Jordan, UT 84081	801-280-2400	Paint solvents	Unknown	Contaminants are used and stored indoors over impervious surface
30	2-7	West Jordan Fire Station #54	Fire station		9351 Hawley Park Rd. West Jordan, UT 84081	801-840-4000	Fuel storage	Unknown	Contaminants are used and stored indoors over impervious surface
13	2-8	CSM Construction	General contractor		5541 W Bagley Park Rd. West Jordan, UT 84081	801-280-2803	Fuel storage	Unknown	Contaminants are stored in secondary containment
17	2-9	Utility Coating & Fabrication Inc.			5481 Bagley Park Rd. West Jordan, UT 84081	801-280-1930	Fuel and paint solvents	Unknown	Contaminants are stored in secondary containment
8	2-10	M & M Asphalt Services	Asphalt Services		5464 Leo Park Rd. West Jordan, UT 84081	801-280-9400	Asphalt storage, diesel, and gasoline tanks	3 500-gallon tanks	Contaminants are stored in secondary containment over impervious surface
29	2-11	Industrial Fluoro-Plastics			9328 S. Hawley Park Rd. West Jordan, UT 84081	801-282-6722	Chemical storage	Unknown	Contaminants are used and stored indoors over impervious surface
25	2-12	Intermountain Precision			9342 Hawley Park Rd. West Jordan, UT 84081	801-562-5906	Chemical storage	Unknown	History of illicit Discharge
2	2-13	Towing Impound Yard		Mountain West Towing	5580 W Leo Park Rd. West Jordan, UT 84081	801-282-6650	Automotive fluids	~10 gallons of fuel and ~5 gallons of other automotive fluids per vehicle	Contaminants stored over pervious surface

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West Jordan Wells 3-6 & 8			PCS Information Summary						
Ranking	**PCS #**	**PCS Name**	**Description**	**Contact Info**	**Address**	**Phone**	**Contaminants**	**Quantity**	**notes**
1	2-14	L & M Enterprise Investments	Large fluid tanks	L & M Enterprise Investments	5565 W Leo Park Rd. West Jordan, UT 84081	Unknown	Unknown fluid storage	4 10,000-gallon tanks approximately half full	Contaminants stored over pervious surface
6	2-15	Carver Construction	General contractor		5577 Leo Park Rd. West Jordan, UT 84081	801-573-4072	Automotive fluids	Unknown	Contaminants stored over pervious surface
14	2-16	Jeep Fix	Auto shop	Mike Walsman	5591 Leo Park Rd. West Jordan, UT 84081	801-280-8050	Automotive fluids	Unknown	Unknown if BMPs are practiced
21	2-17	U-Haul	Trailer rental		5970 W Dannon Way West Jordan, UT 84081	801-758-7298	Diesel and gasoline	~20 gallons of automotive fluids per vehicle.	Contaminents are stored over impervious surface
3	2-18	Finco Brothers Inc.	General contractor		5971 W Dannon Way West Jordan, UT 84081	801-590-0819	Fuel storage	Unknown	Unknown if BMPs are practiced
9	2-19	Dannon Company Western Division	Food production		6165 Dannon Way West Jordan, UT 84081	801-280-7414	Chemical storage	Unknown	Contaminants are stored in secondary containment over impervious surface
5	3-4	Copper Hills Youth Center			5899 Rivendell Dr. West Jordan, UT 84081	800-776-7116	Fuel storage	10,000 gallon tank	DERRID: 4001327
20	3-5	Papa Pita Bakery	Food production		6208 Dannon Way West Jordan, UT 84081	801-282-3100	Chemical storage	Unknown	Contaminants are stored in secondary containment over impervious surface
24	3-6	Elevated Transit			5970 W Dannon Way West Jordan, UT 84081	801-353-8283	Diesel and gasoline	~20 gallons of automotive fluids per vehicle.	Contaminents are stored over impervious surface
31	3-7	Wadsworth Ralph L Construction	General contractor		5900 W Dannon Way West Jordan, UT 84081	801-330-0888	Automotive fluids	Unknown	Contaminants are used and stored indoors over impervious surface
18	3-8	Cottonwood Landscapes	Greenhouses		5718 Dannon Way West Jordan, UT 84081	801-679-2452	Pesticides, fertilizer, and herbicides	Unknown	Unknown if BMPs are practiced
26	3-9	Sysco Intermountain Food			9494 Prosperity Rd. West Jordan, UT 84081	801-563-6300	Chemical storage	Unknown	Contaminants are stored in secondary containment over impervious surface
33	3-10	Black Forest Paving	General contractor		9524 South Feulner Park Road West Jordan, UT 84081	801-280-1313	Used oil and fuel storage	Unknown	Contaminants are used and stored indoors over impervious surface

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West Jordan Wells 3-6 & 8			PCS Information Summary						
Ranking	**PCS #**	**PCS Name**	**Description**	**Contact Info**	**Address**	**Phone**	**Contaminants**	**Quantity**	**notes**
19	3-11	Rays Gardening	Landscaping		5768 W Feulner Park Cir West Jordan, UT 84081	801-253-3179	Pesticides, fertilizer, and herbicides	Unknown	Unknown if BMPs are practiced
32	3-12	TFP Utah	Welding and manufacturing		9509 S Wells Cir. West Jordan, UT 84081	801-280-6611	Chemical storage	Unknown	Contaminants are used and stored indoors over impervious surface
16	3-13	Messmers	Stains		9500 Hawley Park Rd West Jordan, UT 84081	801-569-2426	Chemical storage	Unknown	Contaminants are stored in secondary containment over impervious surface
35	3-14	JT Steel	Steel manufacturer		9550 Hawley Park Rd West Jordan, UT 84081	801-280-3520	Solvents and paints	Unknown	Contaminants are stored indoors over impervious surface
22	3-15	Savage Asphalt	General contractor		5662 Wells Park Rd West Jordan, UT 84088	801-280-4441	Used oil and fuel storage	Unknown	Contaminants are stored in secondary containment over impervious surface
7	3-16	Copperhills Power Equipment			9583 S Wells Cir West Jordan, UT 84081	801-282-8928	Chemical and fuel storage	Unknown	Contaminants stored over pervious surface
36	3-17	Pipeline Inc.	Pipeline and manhole rehabilitation and lining	John Raymond	5766 West Wells Park Rd West Jordan, UT 84081	801-719-9429	Resin and chemicals	~20 50-gallon barrels	Contaminants are stored indoors over impervious surface
10	4-4	Holiday Oil #48	Gas station		8166 UT 111 West Jordan, UT 84081	801-973-7002	Diesel and gasoline	30,000 gal in 3 tanks	DERRID: 4002440
37	4-5	Oaks Park	City park	West Jordan Park Department	7925 South 1300 West West Jordan, UT 84088	801-569-5700	Pesticides, fertilizer, and herbicides	Unknown	Applied at recommened rate
38	4-6	Sunset Ridge Middle School	Athletic fields and parks		8292 Skyline Arch Dr. West Jordan, UT 84081	801-412-2475	Pesticides, fertilizer, and herbicides	Unknown	Applied at recommened rate
11	4-7	Reynolds Pit 1	Sand and gravel operation		8300 Bacchus Hwy West Jordan, UT 84084	888-672-7766	Diesel and gasoline	15,000 gallons	Contaminants stored over pervious surface
34	4-8	Oakcrest Elementary	Athletic fields and parks		8462 Hilltop Oak Dr. West Jordan, UT 84081	801-280-7243	Fertilizer and herbicide application	Unknown	Applied at recommened rate
39	4-9	Electric Substation	Pacificorp electric substation	Pacificorp	12840 Pony Express Rd Draper, UT 84020	888-221-7070	Electrical fluids	Unknown	Unknown if BMPs are practiced

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West Jordan			PCS Contaminant Risk Evaluation											
Wells 3-6 & 8			Source Containment		Time of Travel		Health	Scores						
			Location	Adequately Controlled	Distance	Quantity	Risk	SOURCE CONTAINMENT				HEALTH	RISK SCORE	
Ranking	PCS #	PCS Name	(I/OA/OB/IS)	(y/n)	(zone n/f)	gal	(h/m/l)	Location	Adeq. Cont.	DIST	QUANTITY	RISK	Total	
12	2-1, 3-1, 4-1	Agricultural Areas	OA	y	2n	1000	m	5	-5	13	9	10	32	
4	2-2, 3-2, 4-2	UDOT Highways (SR 48, 86, 111)	OA	y	2n	15000	m	5	-5	13	15	10	38	
23	2-20, 3-3, 4-3	Residential and Light Industrial Areas	OA	n	3n	50	m	5	0	9	1	10	25	
15	2-3	Ron Wood Memorial Park	OA	y	2f	500	h	5	-5	11	6	15	32	
27	2-4	TeraFlex	I	y	2f	250	m	0	-5	11	6	10	22	
28	2-6	Historical Arts and Castings	I	y	2f	500	m	0	-5	11	6	10	22	
30	2-7	West Jordan Fire Station #54	I	y	2n	100	m	0	-5	13	3	10	21	
13	2-8	CSM Construction	OA	y	2n	1000	m	5	-5	13	9	10	32	
17	2-9	Utility Coating & Fabrication Inc.	OA	y	2f	1000	m	5	-5	11	9	10	30	
8	2-10	M & M Asphalt Services	OA	y	2f	1500	m	5	-5	11	12	10	33	
29	2-11	Industrial Fluoro-Plastics	I	y	2f	250	m	0	-5	11	6	10	22	

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West Jordan			PCS Contaminant Risk Evaluation											
Wells 3-6 & 8			Source Containment		Time of Travel	Quantity	Health Risk	Scores						
			Location	Adequately Controlled	Distance			SOURCE CONTAINMENT				HEALTH	RISK SCORE	
Ranking	PCS #	PCS Name	(I/OA/OB/IS)	(y/n)	(zone n/f)	gal	(h/m/l)	Location	Adeq. Cont.	DIST	QUANTITY	RISK	Total	
25	2-12	Intermountain Precision	I	n	2n	50	m	0	0	13	1	10	24	
2	2-13	Towing Impound Yard	OA	n	2n	9000	m	5	0	13	12	10	40	
1	2-14	L & M Enterprise Investments	OA	n	2f	20000	m	5	0	11	15	10	41	
6	2-15	Carver Construction	OA	n	2f	1000	m	5	0	11	9	10	35	
14	2-16	Jeep Fix	OA	n	2f	250	m	5	0	11	6	10	32	
21	2-17	U-Haul	OA	y	2f	500	m	5	-5	11	6	10	27	
3	2-18	Finco Brothers Inc.	OA	n	2n	2000	m	5	0	13	12	10	40	
9	2-19	Dannon Company Western Division	OA	y	2f	10000	m	5	-5	11	12	10	33	
5	3-4	Copper Hills Youth Center	OB	y	3n	10000	m	10	-5	9	12	10	36	
20	3-5	Papa Pita Bakery	OA	y	3f	5000	m	5	-5	7	12	10	29	
24	3-6	Elevated Transit	OA	y	3n	500	m	5	-5	9	6	10	25	

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West Jordan			PCS Contaminant Risk Evaluation											
Wells 3-6 & 8			Source Containment		Time of Travel	Quantity	Health Risk	Scores						
			Location	Adequately Controlled	Distance			SOURCE CONTAINMENT				HEALTH	RISK SCORE	
Ranking	PCS #	PCS Name	(I/OA/OB/IS)	(y/n)	(zone n/f)	gal	(h/m/l)	Location	Adeq. Cont.	DIST	QUANTITY	RISK	Total	
31	3-7	Wadsworth Ralph L Construction	I	y	3n	300	m	0	-5	9	6	10	20	
18	3-8	Cottonwood Landscapes	OA	n	3n	250	m	5	0	9	6	10	30	
26	3-9	Sysco Intermountain Food	OA	y	3f	10000	l	5	-5	7	12	5	24	
33	3-10	Black Forest Paving	I	y	3f	200	m	0	-5	7	6	10	18	
19	3-11	Rays Gardening	OA	n	3n	250	m	5	0	9	6	10	30	
32	3-12	TFP Utah	I	y	3n	250	m	0	-5	9	6	10	20	
16	3-13	Messmers	OA	y	3n	10000	m	5	-5	9	12	10	31	
35	3-14	JT Steel	I	y	3n	100	m	0	-5	9	3	10	17	
22	3-15	Savage Asphalt	OA	y	3f	1000	m	5	-5	7	9	10	26	
7	3-16	Copperhills Power Equipment	OA	n	3f	5000	m	5	0	7	12	10	34	
36	3-17	Pipeline Inc.	I	y	3f	1000	l	0	-5	7	9	5	16	

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West Jordan			PCS Contaminant Risk Evaluation											
Wells 3-6 & 8			Source Containment		Time of Travel		Health	Scores						
			Location	Adequately Controlled	Distance	Quantity	Risk	SOURCE CONTAINMENT				HEALTH	RISK SCORE	
Ranking	PCS #	PCS Name	(I/OA/OB/IS)	(y/n)	(zone n/f)	gal	(h/m/l)	Location	Adeq. Cont.	DIST	QUANTITY	RISK	Total	
10	4-4	Holiday Oil #48	OB	y	4f	40000	m	10	-5	3	15	10	33	
37	4-5	Oaks Park	OA	y	4f	100	m	5	-5	3	3	10	16	
38	4-6	Sunset Ridge Middle School	OA	y	4f	100	m	5	-5	3	3	10	16	
11	4-7	Reynolds Pit 1	OA	n	4f	15000	m	5	0	3	15	10	33	
34	4-8	Oakcrest Elementary	OA	y	4n	100	m	5	-5	5	3	10	18	
39	4-9	Electric Substation	OA	n	4f	100	l	5	0	3	3	5	16	

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APPENDIX C

Best Management Practices for Managing PCSs

Partnership for the Environment

Utah Department of Environmental Quality

Pollution Prevention Fact Sheet

Pollution Prevention (P2) uses source reduction techniques and practices to reduce or eliminate the amount of hazardous substances, pollutants or contaminants entering any waste stream or being released into the environment. In short, P2 means not creating waste in the first place while reducing risks to public health, welfare, and the environment.

Pollution Prevention is Good Business

While most pollution control strategies cost money, P2 has saved many businesses thousands of dollars in treatment and disposal costs. Other economic benefits include:

- Reduced operating costs.
- Savings from reduced need for pollution control equipment.
- Elimination of waste transportation, storage, disposal and liability costs.
- Reduced compliance costs from government regulations.
- Improved public image.
- Stimulating reinvestment and enhancing competitiveness.
- Reducing risk of spills, accidents and emergencies.
- Increasing environmental protection.

P2 Techniques

Generating less waste is the best way businesses can practice pollution prevention. This can be achieved through:

- Inventory management: Tracking all raw materials and improving operations.
- Substitute non-hazardous materials for hazardous materials.
- Improving material receiving, storage, and handling practices.
- Modifying and redesigning equipment to enhance recovery and recycling.
- Improved operating efficiency of equipment.
- Establishing strict preventive maintenance programs.
- Segregating wastes for recovery.
- Separating hazardous and non-hazardous wastes to prevent cross-contamination.
- Eliminating sources of leaks and spills.
- Use of water soluble cleaning agents in place of organic solvents and degreasers.

Management Support

The support of company management is essential for developing a lasting and successful P2 program. This commitment should be passed on to employees, especially those working in areas that generate hazardous waste. Management approaches may included the following:

- Make P2 a part of the company policy, a process of continuous improvement.
- Target goals for reducing the volume and toxicity of waste streams.
- Implement recommendations identified through waste assessments.
- Reward employees who identify cost-effective P2 opportunities.
- Train employees in P2 hazardous material waste handling and emergency response procedures.

Good Housekeeping

Most successful P2 waste assessments identify sources of waste and calculate the true cost of waste generation and management. A little extra attention paid to "minor" sources of waste can result in major reductions. Improved housekeeping practices, system adjustments, process and product inspections, and the use of production unit control equipment and methods are often successful P2 practices. Others include:

- Inspect and repair equipment to reduce waste caused by equipment failure, leaks and spills.
- Contain leaks and spills by using drip trays and splash guards.
- Keep containers closed except when material is added or withdrawn.
- Utilize a "first-in first-out" inventory policy to avoid losses due to expirations.

Product Substitution

Some companies are so motivated by pollution prevention practices they change the products they produce in order to employ nonhazardous production processes. For example, they may change the design, specifications or composition of an existing end product to reduce the need for toxic materials can help reduce pollution and associated costs.

Process Modification

Inefficient or outdated production processes that could be sources of hazardous waste generation can be upgraded or replaced by a more efficient process.

- Changes in the placement order of equipment.
- Equipment modification.
- Changes in operation settings and schedules.
- Process automation.

For More Information, Contact:

Division of Solid & Hazardous Waste - (801) 538-6170
Division of Drinking Water, Source Protection Program - (801) 536-4200
Sonja Wallace, Pollution Prevention Coordinator - (801) 536-4477
Small Business Assistance Program - (801) 536-4479
Environmental Hotline - 1-800-458-0145

Partnership for the Environment

Utah Department of Environmental Quality

Household Hazardous Waste Fact Sheet

What is Household Hazardous Waste?

Many hazardous products and chemicals such as cleaners, oils and pesticides are used in the home every day. When discarded, these products are called household hazardous waste (HHW). HHWs are discarded materials and products that are ignitable, corrosive, reactive, toxic or otherwise listed as hazardous by the EPA. Products used and disposed of by a typical residence may contain more than 100 hazardous substances including:

- Batteries
- Cleaners
- Cosmetics
- Fluorescent light bulbs
- Glues
- Heating oil
- Insecticides and pesticides
- Ink
- Medicines
- Motor oil and automotive supplies
- Paints, thinners, stains and varnishes
- Polishes
- Swimming pool chemicals
- Smoke detectors
- Thermometers
- Fuel

HHW is a Serious Threat

The U.S. Environmental Protection Agency estimates the average American household generates 20 pounds of HHW each year. As much as 100 pounds of HHW can accumulate in the home and remain there until the resident moves or undertakes a thorough "spring cleaning."

Since the chemicals found in HHW can cause soil and groundwater contamination, generate hazardous emissions at landfills and disrupt water treatment plants, it is important to dispose of HHW properly. Many solid waste treatment facilities are currently required to screen for HHW to avoid operating under restrictive hazardous waste laws. Furthermore, many communities may be required to establish a HHW collection program in order to qualify for permits to manage storm water.

Safe Handling Tips

The best way to handle household hazardous materials is to completely use the product before disposing of the container. If this is not possible, then the next alternative is to return unused portions to your community household hazardous waste clean-up day. Keep products in their original package with all labels intact. If the container is leaking, place it in a thick plastic bag. Pack the products in a plastic-lined cardboard box to prevent leaks and breakage.

Household hazardous waste clean-up days are for household wastes only. No industrial or commercial wastes and no containers larger than five gallons are accepted. Explosives, radioactive

material and medical wastes are also unacceptable.

HHW can be dangerous to people and pets who come in contact with them. HHW can endanger water supplies, damage sewage treatment systems, and cause other environmental damage. Only use the products as directed. **DO NOT:**

- ❍ Flush HHWs down the toilet
- ❍ Pour HHWs down the sink
- ❍ Pour HHWs down a storm drain
- ❍ Pour HHWs on the ground

Contact your local health department or the Division of Solid and Hazardous Waste to determine whether your community has a household hazardous waste collection program.

Identify HHW

Reduce the amount of potentially hazardous products in your home and eliminate what you throw away by following these easy steps:

1. Before you buy:

- ❍ Read the labels and be aware of what they mean.
- ❍ Look for these words on labels; they tell you what products may need special handling or disposal.

Caution	Flammable
Combustible	Poison
Corrosive	Toxic
Danger	Volatile
Explosive	Warning

- ❍ Select a product best suited for the job.
- ❍ Buy only what you can use entirely.

2. After you buy:

- ❍ Read label precautions and follow directions for safe use.
- ❍ Recycle/dispose of empty containers properly.
- ❍ Share what you can't use with friends or neighbors.
- ❍ Store properly.
- ❍ Use recommended amounts; more is not necessarily better.
- ❍ Use the child-resistant closures and keep them on tightly.

For More Information, Contact:

Division of Solid & Hazardous Waste - (801) 538 - 6170
Division of Drinking Water, Source Protection Program - (801) 536-4200
Environmental Hotline - 1-800-458-0145
Sonja Wallace, Pollution Prevention Coordinator - (801) 536-4477

Partnership for the Environment

Utah Department of Environmental Quality

Fertilizer Fact Sheet

What Are The Potential Hazards?

Fertilizer applied to plants during crop, lawn, and garden maintenance may leach into the ground water and cause contamination. The main constituent in fertilizer is usually nitrogen. If the nitrate level of drinking water is too high, infants, up to the age of six months, can develop a fatal disease called blue baby syndrome (methemoglobenemia). Drinking water that contains 10 milligrams of nitrate-nitrogen per liter of water exceeds the drinking water standard and should not be used, especially for infant formula. Proper storage, application, and watering procedures should be included in fertilizer best management practices to prevent contamination of ground water.

Storing Fertilizers

The less fertilizer you buy, the less you will have to store. Therefore, only purchase the amount and kind of fertilizer that you need.

- Fertilizer should be stored in locked, dry cabinets.
- Keep fertilizer and pesticides on separate shelves.
- Don't store fertilizer with combustibles, such as gasoline or kerosine, because of explosion hazards.

Application Precautions

The chemical in fertilizer that can most easily pollute ground water is a form of nitrogen called nitrate. Nitrate moves readily in soil to the ground water strata. The best way to prevent the movement of nitrate into the ground water is to apply no more nitrogen than the crops, grass, garden plants, shrubs, or trees can use during the time that the plants are growing.

- Calibrate your spreader and sprayer to keep from applying too much fertilizer.
- Load fertilizer spreaders on the driveway or other hard surfaces so any spills can easily be swept up. Fertilizer that spills should be swept up and applied to the lawn or garden at the right time and amount. This allows the fertilizer to grow plants instead of washing off into the storm drain system and ultimately contaminating nearby streams and lakes.
- If you are using liquid fertilizer on your turf, add fertilizer to the spray tank while on the lawn. This way, if you spill the fertilizer, it will be used by the plants and not run off into the storm drain system.
- Do not spray or apply fertilizer near irrigation wells. Wells are conduits to the ground water.

Application Rates For Lawns

Utah State University's Extension Service recommends the following for Utah lawns: "It is important to fertilize on a regular basis every four to six weeks to maintain an attractive lawn. Begin

when lawns start to green in the spring, mid to late April. Earlier applications may cause a lawn to become greener faster, but may also increase spring disease problems. Summer applications of nitrogen fertilizer will not burn lawns, if you apply them to dry grass and water immediately. Fall applications are important for good winter cold tolerance, extended fall color, and fast spring green-up. A complete fertilizer containing nitrogen, phosphorus and potassium should be applied in the fall every three to four years. This will prepare the lawn for winter conditions and allow the phosphorus to penetrate into the root zone by the next growing season.

For a well-kept lawn in Utah, apply 1 pound of available nitrogen per 1,000 square feet each four to six weeks throughout the growing season. The following chart indicates how much of various fertilizer will supply one pound of nitrogen."

%N on Label	Pounds of Fertilizer Per 1000 Square Feet
12-15	7-8
18-21	5-5 ½
24-28	3 ½-4
30-34	3-3½
45-46	2-2 ¼

Types of Plants

One of the best ways to protect your ground water is to use plants that are drought-tolerant and that are adapted to your area. Drought-tolerant or low-water-use plants can continue to survive once they are established, even during times of little rainfall. Because you do not have to water these plants, there is less chance that nitrate and pesticides will be carried with the water through the soil and into the ground water.

If low-water-use plants are not practical, then try to use medium water use plants. Water these plants only when they begin to show drought stress. Some plants will wilt when they are drought-stressed, while other plants will show marginal leaf burn.

Watering

Over-watering plants can cause excess water to move through the soil. This water can flush fertilizer away from the root zone of your plants and into the ground water. The best way to avoid over-watering is simply to measure how much you are adding. Contact your county Extension Service to determine the best way to calculate how much water your plants need and how to measure the amount you are applying.

For More Information, Contact:

Division of Drinking Water, Source Protection Program - (801) 536-4200
Department of Agriculture - (801) 538-7100
Environmental Hotline - 1-800-458-0145
Sonja Wallace, Pollution Prevention Coordinator - (801) 536-4477

Partnership for the Environment

Utah Department of Environmental Quality

Pesticides Fact Sheet

What Are The Potential Hazards?

Pesticides applied to plants during crop, lawn, and garden maintenance may leach into the ground water and cause contamination. Proper storage, mixing, application, spill cleanup, watering, and disposal procedures should be included in pesticide best management practices.

Storing Pesticides

The fewer pesticides you buy, the fewer you will have to store. Therefore, only purchase the amount and kind of pesticide that is needed. Pesticides should always be stored in sound, properly labeled, original containers. ***Sound containers are the first defense against spills and leaks.***

- Ensure that there are no holes, tears, or weak seams in the containers and that the label is readable.
- Pesticides should be stored in locked, dry cabinets.
- Be sure to store dry products above liquids to prevent wetting from spills.
- Storage and mixing areas should not be located near floor drains of any kind.
- Storage facilities should have secondary containment, such as a berm or dike, which will hold spills or leaks at:
    1. 10% of the total volume of the containers, or
    2. 110% of the volume of the largest container, whichever is larger.

Mixing Pesticides

- Mix pesticides on an impermeable surface, such as concrete, so any spills will be contained.
- Mix only the amount that you will use:
    1. Measure the total square feet you intend to treat.
    2. Read the label on the pesticide container and follow the instructions. (These are often given in terms of amount of pesticide to use per thousand square feet.)
    3. By properly measuring and calculating, there should be little or no pesticide left in the spray tank when the job is finished and it will be applied at the recommended rate.

Applying Pesticides

Pesticides are used to kill or control weeds (herbicides), insects (insecticides) and fungi (fungicides) that attack plants. Some of these pesticides can move through the soil and into the ground water. Guidelines for the safe use of pesticides are listed below:

- Be willing to accept a low level of weed, insect, and plant disease infestation.

- Use pesticides only when absolutely necessary.
- Identify pests correctly. Use the proper pesticides.
- Read and follow the directions printed on the container labels. Remember, *the label is the law.*
- Calibrate your spreader and sprayer to keep from applying too much pesticide.
- Do not spray or apply pesticides near irrigation wells. Wells are conduits to the ground water.
- Do not spray or apply pesticides near your walks and driveway. This prevents them from washing off into the storm drain system.

Cleaning Up Spills

- Dry formulated pesticide spills should be swept up and applied to crops, lawns, and gardens at the rate specified on the label.
- Liquid pesticide spills should be soaked up using absorbent material (such as, soil, sawdust, and cat litter). The contaminated absorbent material should then be put in a sealed container and taken to a household hazardous waste collection site.

Watering

Over-watering your plants can cause excess water to move through the soil. This water can carry pesticides that can contaminate the ground water. The best way to avoid over-watering is simply to measure how much you are adding. Contact your county Extension Service to determine the best way to calculate how much water your plants need and how to measure the amount you are applying.

Disposing of Pesticides

If the pesticide was properly measured and mixed, there should be little or no spray left in the tank. The little that may be left can be safely sprayed over the area that was treated until it is gone. Disposal of "empty" pesticide containers and unused pesticides should be handled as follows:

- If you are using liquid pesticides, rinse the container three times. Be sure to pour the rinsing into your sprayer and not down a drain or onto the ground. Containers which have been emptied and rinsed can be discarded in the trash.
- Unused pesticides in their original containers can be recycled at household hazardous waste collection sites.

For More Information, Contact:

Division of Drinking Water, Source Protection Program - (801) 536-4200
Department of Agriculture - (801) 538-7100
Environmental Hotline - 1-800-458-0145
Sonja Wallace, Pollution Prevention Coordinator - (801) 536-4477

Partnership for the Environment

Utah Department of Environmental Quality

Pollution Prevention for Vehicle Maintenance & Repair Industry

Background

Vehicle repair shops generate regulated waste, either from the services they provide, such as fluid replacement, or from operations they perform, such as parts washing. Some common waste types include:

- Degreasers
- Engine fluids (oil, antifreeze)
- Floor dust
- Floor wash water
- Lead acid batteries
- Metal parts/scrap
- Oily waste sump sludge
- Spent solvents
- Paints and thinners
- Paper products (masking paper, cardboard, office paper.)
- Rags and absorbents
- Refrigerants
- Tires

Here are some options vehicle maintenance and repair companies can use to reduce wastes.

Train Employees to use Good Housekeeping Practices

- Implement spill prevention measures to reduce products from entering the environment.
- Perform preventative maintenance on equipment and vehicles.
- Check incoming vehicles for leaking fluids. Use drip pans to prevent spillage.
- Prevent non-hazardous material from getting contaminated by segregating waste streams.
- Monitor your inventory in storage to reduce accumulation of over-age products.
- Implement a “first-in first-out” policy.

Substitute Materials

- Look for ways to replace solvents with water based cleaners.
- Substitute detergent-based solutions for caustic solutions when cleaning.
- Substitute non-asbestos brake lining for asbestos brake lining.
- Purchase materials in non-aerosol form.
- Use biodegradable floor cleaners.
- Use non-chlorinated brake cleaners.

Modify Processes

- ❍ Prerinse parts with spent cleaning solution.
- ❍ Remove parts slowly after immersion in solvent solution to prevent spillage.
- ❍ Use a still rinse solvent sink rather than a free running rinse.
- ❍ Cover or plug solvent sinks when not in use to prevent evaporation.
- ❍ Replace solvent parts washers with a hot water washer or jet spray.
- ❍ Place cleaning equipment in a convenient location near the service bays to reduce drips and spills.
- ❍ Change spray painting process to high volume, low pressure process which will minimize paint lost due to overspray.

Recycle

- ❍ Recyclable waste streams should be segregated to prevent cross-contamination.
- ❍ Oils and antifreeze should be collected and recycled.
- ❍ Lease or purchase solvent sinks and recycle solvent on or off site.
- ❍ Send tires, batteries, and metal parts to a recycler.
- ❍ Contract a linen service which will supply clean rags and collect dirty ones for washing.
- ❍ Purchase a recycling system to recover refrigerant. Reuse containers within the facility or through a drum salvage company.
- ❍ An oil/water separator should be used before water is diverted to sewer.

For More Information, Contact:

Division of Solid & Hazardous Waste - (801) 538 - 6170
Divion of Drinking Water, Source Protection Program - (801) 536-4200
Division of Water Quality - (801) 538-6146
Small Business Assistance Program - (801) 536-4479
Sonja Wallace, Pollution Prevention Coordinator - (801) 536-4477
Environmental Hotline - 1-800-458-0145

APPENDIX D

Drinking Water Source Protection Ordinances

Chapter 9.25 - WATER SOURCE PROTECTION

Section

Salt Lake County Ordinance

Appendix A

9.25.010 - Purpose and intent.

A. This chapter shall be known as the Salt Lake County Water Source Protection Ordinance.

B. The purpose of this chapter is to comply with Utah Code Ann., §19-4-113 requiring counties to adopt a water source protection ordinance to protect groundwater sources of public drinking water. This chapter establishes use districts, known as drinking water source protection zones, and surrounding groundwater sources used by public drinking water systems and also provides for the regulation of land uses within such protection zones to prevent pollution.

C. Salt Lake County has the authority to adopt this chapter to facilitate the protection of groundwater source areas pursuant to the Safe Drinking Water Act, § 19-4-113; the County Land Use, Development and Management Act, §§ 17-27a-101, et seq.; the Local Health Department Act §§ 26A-1-101, et seq., Utah Code Ann., 1953 as amended; and Utah Admin. Code R309-600.

(Ord. No. 1677, § I, 5-11-2010)

9.25.020 - Definitions.

A. "Allowed uses" means a use, activity or practice allowed by this chapter which does not create a risk of pollution or contamination in the specified protection zone of such significance so as to require the implementation of regulatory requirements, best management practices or engineered controls.

B. "Best management practices" means a practice or combination of practices determined by the division of drinking water to be an effective practicable means of conducting a land use activity to minimize the potential for becoming a pollution source.

C. "Board of health" means the SLVHD Board of Health as created in Chapter 9.04 of the Salt Lake County Code of Ordinances.

D. "Collection area" means the area surrounding a groundwater source which is underlain by collection pipes, tile, tunnels, infiltration boxes, or other groundwater collection devices.

E. "Council" means the Salt Lake County Council.

F. "Division of drinking water" means the Utah Department of Environmental Quality, Division of Drinking Water.

G. "Groundwater source" means any well, spring, tunnel, adit or other underground opening from or through which ground water flows or is pumped from subsurface water bearing formations.

H.

"Land management strategy" means a written agreement, including but not limited to, a "land use agreement" as provided for in Utah Admin. Code R309-600-13(2)(d), wherein the landowner agrees to implement such land use restrictions, covenants, conditions or controls as may be required by a public water system to prevent the discharge of pollutants, contaminants or substances to groundwater. Such agreements must be recorded in the county recorder's office.

I. "Pollution source" means point source discharges of contaminants to ground or surface water or potential discharges of the liquid forms of "extremely hazardous substances" which are stored in containers in excess of "applicable threshold planning quantities" as specified in SARA Title III. Examples of possible pollution sources include, but are not limited to, the following: storage facilities that store the liquid forms of extremely hazardous substances, septic tanks, drain fields, class V underground injection wells, landfills, open dumps, landfilling of sludge and septage, manure piles, salt piles, pit privies, drain lines and animal feeding operations with more than ten animal units.

The following definitions are part of R309-600 and clarify the meaning of "pollution source:"

(1) "Animal feeding operation" means a lot or facility where the following conditions are met: animals have been or will be stabled or confined and fed or maintained for a total of forty-five days or more in any twelve-month period, and crops, vegetation forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility. Two or more animal feeding operations under common ownership are considered to be a single feeding operation if they adjoin each other, if they use a common area, or if they use a common system for the disposal of wastes.

(2) "Animal unit" means a unit of measurement for any animal feeding operation calculated by adding the following numbers: the number of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over fifty-five pounds multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0.

(3) "Extremely hazardous substances" means those substances which are identified in the Sec. 302(EHS) column of the "TITLE III LIST OF LISTS - Consolidated List of Chemicals Subject to Reporting Under SARA Title III" (EPA 550-B-96-015).

J. "Potential contamination source" means any facility or site which employs an activity or procedure which may potentially contaminate ground or surface water. A pollution source is also a potential contamination source.

K. "Prohibited use" means a use, activity or practice which creates a substantial risk of pollution or contamination in the specified protection zone. A prohibited use is not permitted.

L. "Public water system" means a system, either publicly or privately owned, providing water through constructed conveyances for human consumption and other domestic uses, which has at least fifteen service connections; or serves an average of at least twenty-five individuals daily at least sixty days out

of the year and includes collection, treatment, storage or distribution facilities that have an approved drinking water source protection plan from the division of drinking water.

M. "Restricted use" means a use associated with a "potential contamination source." A restricted use may be permitted only after review and recommendations are received from the affected public water system and the Salt Lake Valley Health Department.

N. "SLVHD" means Salt Lake Valley Health Department.

O. "Source protection zone" means the specified surface and subsurface area surrounding a groundwater source supplying a public water system, through which contaminants are reasonably likely to reach the groundwater source of drinking water.

P. "Time of travel" "TOT" means the time required for a particle of water to move in the producing aquifer from a specific point to a ground water source of drinking water.

(Ord. No. 1677, § I, 5-11-2010)

9.25.030 - Application.

This chapter applies to the incorporated and unincorporated areas of Salt Lake County except that it does not apply in a municipality that has adopted an ordinance in compliance with §19-4-113, Utah Code Ann., 1953 as amended. In addition, any municipal ordinance adopted pursuant to § 10-8-15 shall supersede this chapter to the extent the ordinances conflict.

(Ord. No. 1677, § I, 5-11-2010)

9.25.040 - Establishment of drinking water source protection zones.

Source protection zones are hereby established regulating specified land uses and conditions in zones designated for the protection of groundwater sources of drinking water. The drinking water source protection zones are identified and described as follows:

A. Protection zone one is the area within a one hundred-foot radius from the wellhead or margin of the collection area.

B. Protection zone two is the area within a two hundred fifty-day groundwater TOT to the wellhead, or margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer as specified on the "drinking water source protection map" described in Section 9.25.060 herein.

C. Protection zone three is the area within a three-year groundwater TOT to the wellhead, or margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer, as specified on the "drinking waters source protection map" described in Section 9.25.060 herein.

D.

Protection zone four is the area within a fifteen-year groundwater TOT to the wellhead, the boundary of the aquifer(s) [recharge area] which supplies water to the ground water source, or the groundwater divide, whichever is closer, as specified on the "drinking water source protection map" described in Section 9.25.060 herein.

(Ord. No. 1677, § I, 5-11-2010)

9.25.050 - Identification of public water systems and source protection plans.

Utah Administrative Code R309-600 requires public water systems to submit a drinking water source protection plan to the division of drinking water, for each of its groundwater sources of drinking water.

(Ord. No. 1677, § I, 5-11-2010)

9.25.060 - Drinking water source protection map.

A. The planning and development services division shall incorporate the GIS data files received from the division of drinking water identifying groundwater sources and source protection zones based on the source protection plans submitted to the division of drinking water by public water systems, on a county map known as the "drinking water source protection map."
B. The adoption and any amendments, additions or deletions to this map shall be made by the council on an annual basis.
C. Before identifying specific protection zones on the drinking water source protection map, each public water system submitting a source protection plan to the division of drinking water shall be responsible for notifying landowners who may be affected by the plan. Challenges to the source protection zones shall be resolved by the public water system that provided the relevant source protection plan and, if necessary, the division of drinking water may assist with the resolution of any challenges to the source protection plans and delineated protection zones approved for the public water system.

(Ord. No. 1677, § I, 5-11-2010)

9.25.070 - Overlapping source protection zones.

A. Public water systems with overlapping protection zones shall cooperate in resolving conflicts in the land management strategies contained in the applicable source protection plans. If necessary, the division of drinking water may assist with the resolution of any conflicts. In the event the challenge or conflict in overlapping protection zones cannot be resolved in one hundred eighty days, the most restrictive provision shall apply.
B. No permits or land use approvals including, but not limited to, a subdivision approval, conditional or permitted use approval, business license or building permit shall be issued pending the resolution of any challenges to the boundaries or conflict between overlapping protection zones.

(Ord. No. 1677, § I, 5-11-2010)

9.25.080 - Allowed uses.

Each use established before the effective date of this section and uses incidental and accessory to such use may be continued in the same manner thereafter, provided that such use is not in violation of any other ordinance, health regulation nor determined by a court of competent jurisdiction to be a nuisance under the provisions of federal, state and local laws or health regulations. All new land uses, change of uses, or expansion of uses shall comply with this section.

(Ord. No. 1677, § I, 5-11-2010)

9.25.090 - Restricted and prohibited uses.

A. The matrix attached as Appendix "A" adopted in this chapter, identifies specified land uses and conditions which have the potential to pollute or contaminate groundwater sources.
B. These land uses have been classified according to the potential risk of pollution or contamination posed by specified land uses and conditions in each of the four designated source protection zones as a "restricted" or "prohibited" use.
C. Any use deemed a potential contamination source by the public water system or a regulatory agency not listed on the matrix shall be reviewed by the source protection technical advisory committee as provided for in Section 9.25.130.

(Ord. No. 1677, § I, 5-11-2010)

9.25.100 - Drinking water source protection requirements.

Following the effective date of this section, no building permit or other form of approval required to develop or use real property in Salt Lake County shall be issued by the planning and development services division until the SLVHD determines that the proposed development or use of real property complies with the requirements of this section.

(Ord. No. 1677, § I, 5-11-2010)

9.25.110 - Review of applications.

A. Restricted use - a restricted use poses some risk of causing pollution or potential contamination in a specified protection zone. Following preliminary staff review of an application, the planning and development services division will request a verification of compliance from the SLVHD and from the appropriate public water system. The applicant shall submit to the appropriate public water system the best management practices and engineered and/or construction controls, or land management strategy to be implemented. Upon acceptance and approval, the appropriate public water system must

issue a recommendation letter to the SLVHD listing the best management practices, engineered and/or construction controls, or land management strategy to be implemented as part of the recommendation. Any engineered and/or construction controls must be illustrated on the site plan or construction drawings. A public water system shall respond to an applicant's best management practices, engineered and/or construction controls, or land management strategy within forty-five days of submission. If a public water system does not approve of the best management practices, engineered and/or construction controls, or land management strategy submitted by an applicant, or cannot come to an agreement on the issue, the public water system will submit the reason that approval is not given and provide recommendations for additions or changes. The recommendation must also comply with this chapter and any applicable SLVHD health regulations. The SLVHD shall review all recommendations received and specify the conditions of any approval before forwarding the approval to the planning and development services division.

Challenges to the best management practices, engineered and/or construction controls, land management strategy or other conditions recommended by a public water system may be appealed as provided for in Section 9.25.130 herein. The division of drinking water may assist the SLVHD in the resolution of an appeal challenging the recommendations of a public water system. No permits or land use approvals including, but not limited to, a subdivision approval, conditional or permitted use approval, business license or building permit shall be issued until such appeal has been resolved.

Every applicant having received a land use approval in accordance with this title shall re-submit to the responsible public water system their best management practices whenever significant changes or modifications are made and once every three years. Failure to do so may result in revocation of the land use permit.

B. Prohibited use - a prohibited use poses a very high risk of causing pollution or potential contamination in the specified source protection zone. An application received by the planning and development services division for any permits or land use approvals including, but not limited to, a subdivision approval, conditional or permitted use approval, business license or building permit in a zone designated as prohibited shall be denied. If a denial is based on a prohibited use designation listed on the matrix within a specified source protection zone, the applicant may:

(1) work with the public water system in the specified source protection zone to implement an acceptable engineered and/or construction control or a land management strategy; or

(2) appeal the denial to the SLVHD. The division of drinking water may assist the SLVHD, public water system, and applicant in the resolution of any appeal challenging a prohibited use.

(Ord. No. 1677, § I, 5-11-2010)

9.25.120 - Administration.

The policies and procedures for the administration of any groundwater source protection zone established under this chapter shall be administered by the planning and development services division and the SLVHD as provided for in this chapter.

(Ord. No. 1677, § I, 5-11-2010)

9.25.130 - Appeals process.

An applicant challenging the use restrictions imposed in a specified source protection zone, the best management practices, engineered and/or construction controls, conditions, or the denial of an application based on this chapter, may appeal by filing a written notice of appeal with the SLVHD within thirty days following the action. the public water system in the specified source protection zone must be made a party to the appeal.

The board of health shall appoint a source protection technical advisory committee. The purpose of the committee shall be to hear appeals filed by an applicant and to make recommendations to the board of health. The committee shall consist of a member from the planning and development services division, a member from the environmental health division, a member from a public water system, a member from the division of drinking water, a member of the board of health, and a member from a municipality with extra-territorial jurisdiction. All appeals shall be governed by the adjudicative hearing procedures adopted by the board of health.

(Ord. No. 1677, § I, 5-11-2010)

9.25.140 - Enforcement.

A retail water supplier may seek enforcement of this chapter following the procedures provided for in § 19-4-113(3)(c), Utah Code Ann.

(Ord. No. 1677, § I, 5-11-2010)

9.25.150 - Effective date.

This chapter shall become effective fifteen days after its passage and upon at least one publication of the ordinance from which this chapter derives or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

(Ord. No. 1677, § I, 5-11-2010)

APPENDIX A

The following table identifies uses which have varying potentials to contaminate groundwater sources. These uses have been classified according to the risk of contamination in each protection zone as follows:

Restricted (R)

Prohibited Uses (X)

Allowed (A)

Appendix A

Regulated Uses

Potential Contamination Sources	Protection Zone		
	Zone 1	Zone 2	Zones 3 and 4
Agricultural pesticide, herbicide, and fertilizer storage, use, filling, and mixing areas	X	R	R
Agriculture experimental station	X	R	R
Airport maintenance and fueling sites	X	R	R
Animal byproduct plants; offal or dead animal reduction or dumping	X	X	R
Animal feeding operations with more than 10 animal units, including dairy, stockyard, etc	X	X	R
Animal hospital or clinic; veterinary office	X	R	A
Apiary (Bee yard)	X	R	A
Appliance repair (commercial)	X	R	A
Aviary	X	R	A
Baby diaper service	X	R	R

Beauty salons and barber shops	X	R	A
Beverage bottling facilities	X	R	R
Boat building and refinishing	X	R	R
Blacksmith shop	X	R	R
Blast furnace	X	R	R
Boilers	X	R	R
Bookbinding	X	R	A
Breweries	X	R	R
Campgrounds	X	R	A
Carpet, rug, and upholstery cleaning or dyeing	X	X	R
Car washes	X	R	A
Cemetery, mortuary, etc	X	R	R
Chemical reclamation facilities	X	X	R
Chemical storage or pipelines (Ref the hazardous materials and extremely hazardous material lists found in (40 CFR 261 and 355))	X	X	X
Chemigation wells	X	X	R
Coal and fuel yards	X	R	R
Coke ovens	X	R	R
Commercial and private recreation	X	R	R

Concrete, asphalt, and tar use, storage, or processing	X	R	R
Draying, freighting or trucking yard or terminal	X	R	R
Dry cleaners with chemicals on site	X	X	R
Dry cleaners without chemicals onsite	X	A	A
Embalming services	X	R	R
Equipment storage or rental yards	X	R	R
Fabrication, assembly and maintenance of business machines and/or electronic instruments, excluding processing and compounding of raw materials	X	R	R
Fabrication, assembly and treatment of articles of merchandise from previously prepared precious or semiprecious metals or stones	X	R	R
Farm dump sites	X	R	R
Farm maintenance garage	X	R	R
Fat rendering processes	X	X	R
Feed, cereal or flour mill	X	R	R
Fertilizer and soil conditioner manufacture, processing and/or sales	X	X	R
Firearms and/or archery range; Gun club	X	R	A
Food processing and meat packing facilities	X	R	R
Forest industry; production of forest products	X	R	R
Foundry	X	R	R

Fruit and vegetable storage and packing plant	R	R	R
Fuel, oil, and heating oil distribution and storage facilities	X	R	R
Fur farm	X	R	R
Furniture stripping, painting, and finishing business	X	R	R
Gasohol production for private use	X	R	R
Geothermal heat pumps, less than 30 feet deep	X	R	R
Geothermal heat pumps, more than 30 feet deep	X	X	X
Golf course	X	R	R
Grain storage elevator	X	R	R
Gravel pits; quarries; mines	X	R	R
Greenhouse or nursery	X	R	R
Hatchery	X	R	R
Home business	X	R	A
Hospitals and medical and dental clinics or offices	X	R	R
Hydroelectric dam	X	R	R
Impound lot	X	R	R
Improperly Abandoned wells	X	X	X
Incinerator	X	X	R

Industrial manufacturers of: chemicals, pesticides, herbicides, paper products, leather products, textiles, rubber, plastic, fiberglass, silicone glass, pharmaceuticals, and electrical equipment, etc.	X	R	R
Industrial waste disposal / impoundment areas	X	X	R
Junk and salvage yards	X	R	R
Laboratory which may include scientific research, investigation, testing or experimentation including prototype product development or incidental pilot plants	X	R	R
Landfills and transfer stations	X	X	R
Laundromats	X	R	R
Logging and lumber processing, provided evidence is presented of approval by any federal or state agencies with jurisdiction over such use	X	R	R
Machine shops, metal plating, heat treating, smelting, annealing, and descaling facilities	X	R	R
Manufacturing: any use which involves the assembly, compounding, fabrication, maintenance, packaging, processing, refining, storage, or treatment, etc of any product or substance. (all uses listed in the M-1 or M-2 zones which involve manufacturing)	X	R	R
Manure spreading, processing, drying and sales	X	X	R
Manure piles > than 20 cu. ft.	X	X	R
Meat products smoking, curing and packing	X	R	R
Medical, optical and dental laboratories	X	R	A

Metal plating; metal anodizing; metal polishing	X	R	R
Metals crushing for salvage; metals and metal products treatment and processing	X	R	R
Mine; quarry; gravel pit; mining operations; including crushers, concrete batching plants, asphalt plant or any type of oil or asphalt emulsion mixing operation	X	R	R
Mineral extraction and processing	X	R	R
Monument works	X	R	R
Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales and reconditioning	X	R	R
Motor Vehicles: any use which involves motor vehicles: storage, maintenance, sales, car wash etc. Including boats, trailers etc. (any motorized vehicles)	X	R	R
Municipal wastewater treatment plants	X	R	R
Oil and/or gas storage and pipelines (excluding natural gas and propane)	X	R	R
Oil or lubricating grease compounding	X	X	R
Ore beneficiation	X	R	R
Organic disposal site	X	X	R
Other potential contamination sources	R	R	R
Outdoor chemical toilet use, storage,	X	R	R
Packaging facility	X	R	R

Paint store or paint shop of any kind, sign, auto body, etc	X	R	R
Park	X	R	R
Parking lot drainage	R	A	A
Pest extermination and control business	X	R	R
Petroleum refining or storage	X	R	R
Pharmacy	X	R	A
Photo processing and print shops	X	R	R
Planning mill	X	R	R
Printing and copying processes, including lithographing, engraving and photoengraving, etc	X	R	R
Public stable; riding academy; rodeo grounds	X	R	R
Publishing shop	X	R	R
Radiological materials mining, use , storage, or processing	X	R	R
Railroad yards, shop and/or roundhouse	X	X	R
Recreational grounds	X	R	A
Recreational vehicles campers, snowmobiles, etc.) use, storage	X	R	R
Recycling collection center	X	R	R
Residential pesticide, herbicide, and fertilizer storage, use, filling, and mixing areas	X	R	R
Rock crushing;	X	R	R

RV waste disposal stations	X	X	A
Salt and/or sand piles	X	R	R
Sand and gravel excavation and processing	X	R	A
Sandblasting	X	R	R
Sanitary landfill	X	X	R
Septic system (gray water) and black water holding tank	X	X	R
"Septic system, conventional" shall mean an underground wastewater disposal system for domestic wastewater. It consists of a building sewer, a septic tank and an absorption system.	X	X	R
Slaughterhouse; stockyard	X	X	X
Smelting or refining	X	R	R
Soil composting manufacture and sales	X	R	R
Solar evaporation pond for the processing of salt	X	R	R
Sportsman's kennel	X	R	R
Steel or iron mill	X	R	R
Storm water detention basin and snow storage sites	X	R	A
Swimming pool	X	R	R
Taxidermist	X	R	R
Tire store, or processing of any kind including re-treading, vulcanizing, etc	X	R	R

Underground record storage vaults	R	R	A
Underground storage tanks	X	R	R
Upholstering, including mattress manufacturing, rebuilding and renovating	X	R	R
Warehouse	X	R	R
Water treatment plant, pump station, or reservoir	X	R	R
Welding facilities	X	R	R
Wood preservative use, storage, or disposal	X	R	R
Worm farming	X	R	R

(Ord. No. 1677, § I, 5-11-2010)

West Jordan City Ordinance

Chapter 7
DRINKING WATER SOURCE PROTECTION

ARTICLE A. GENERAL PROVISIONS AND ADMINISTRATION

9-7A-1: APPLICABILITY:

It shall be the responsibility of any person owning real property and/or owning or operating a business within the jurisdiction of the city to conform and comply with this chapter. Ignorance of this provision shall not excuse any violations of the provisions of this chapter. (2001 Code § 90-5-101)

9-7A-2: PURPOSE:

A. The purpose of this chapter is to protect, preserve and maintain existing and potential public drinking water sources in order to safeguard the public health, safety and welfare of city residents and visitors. The intent of this chapter is to establish and designate drinking water source protection zones and ground water recharge areas for all sources of public drinking water within city boundaries and jurisdiction. This chapter establishes criteria for regulating the storage, handling, use or production of hazardous or toxic substances within identified areas where ground water is, or could be, affected by the potential contaminant source. This shall be accomplished by the designation and regulation of property uses and conditions that may be maintained within such zones or areas. Unless otherwise specified, the provisions of this chapter apply to new development and/or handling, movement and storage of potentially hazardous materials.

B. The degree of protection afforded by this chapter is considered adequate for regulatory purposes. This chapter does not ensure that public drinking water sources will not be subject to accidental or intentional contamination, nor does it create liability on the part of the city, or an officer or employee thereof, for any damages to the public water supplies from reliance on this chapter, nor any administrative order lawfully made thereunder.

C. A notice to cease or an exemption issued under this chapter shall not relieve the owner of the obligation to comply with any other applicable federal, state, regional or local regulations, rules, ordinances or requirements, nor shall said notice or exemption relieve any owner of any liability for violation of such regulations, rules, ordinances or requirements. (2001 Code § 90-5-102)

9-7A-3: DEFINITIONS:

Unless the context specifically indicates otherwise, the meaning of terms used in this chapter shall be defined as follows:

ABANDONED WELL: A well, the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.

BEST MANAGEMENT PRACTICES (BMPs): A practice or combination of practices determined to be the most effective practicable (including technological, economic, and institutional considerations) means of preventing or reducing the amount of pollution to a level compatible with water, soil and air quality goals.

COLLECTION AREA: The area surrounding a ground water source that is underlain by collection pipes, tile, tunnels, infiltration boxes, or other ground water collection devices.

CONTINUOUS TRANSIT: The nonstop movement of a mobile vehicle, except for stops required by traffic laws.

DISCHARGE: Means and includes, but is not limited to, spilling, leaking, seeping, pouring, injecting, emitting, emptying, disposing, releasing, or dumping regulated substances to the soils, air, ground waters or surface waters of the city. "Discharge" does not include the use of a regulated substance in accordance with the appropriate use intended or specified by the manufacturer of the substances; provided, that such use is not prohibited by federal, state or local regulations. "Discharge" shall not include discharges specifically authorized by federal or state permits.

DRINKING WATER SOURCE PROTECTION ZONE: An area within which certain practices are mandated to protect ground water flowing to public drinking water wells.

DRINKING WATER SUPPLY WELL: A drinking water well to supply water which has been permitted or intended for consumptive use.

GROUND WATER: Any water that may be drawn from the ground.

GROUND WATER DIVIDE: A line on a water table on each side of which the water table slopes downward in a direction away from the line.

GROUND WATER TOT: Time of travel for ground water.

HANDLE: To use, generate, process, produce, package, treat, store or transport a regulated substance in any fashion.

PCS: Potential contaminant source.

PWS: Public water system.

PERSON: An individual, firm, partnership, corporation, association, joint venture, governmental entity or other legal entity, and shall include the plural as well as singular.

PETROLEUM PRODUCT: Shall include fuels (gasoline, diesel fuel, kerosene, and mixtures of these

products including MTBE), lubricating oils, motor oils (new and used), hydraulic fluids, and other similar petroleum based products.

PRIMARY RECHARGE AREA: The areas depicted on the recharge area and protection zone map, as established and revised pursuant to title 13, chapter 8, article F of this code, or its successor provisions.

PROTECTION ZONE: The delineation zones of the drinking water source protection zone, as summarized in title 13, chapter 8, article F of this code, or its successor provision.

REGULATED SUBSTANCES: Substances (including degradation and interaction products) which because of quantity, concentration, or physical, chemical (including ignitability, corrosivity, reactiveness and toxicity), infectious characteristics, radiomutagenicity, carcinogenicity, teratogenicity, bioaccumulative effect, persistence (nondegradability) in nature, or any other characteristics relevant to a particular material that may cause significant harm to human health and/or environment (including surface and ground water, plants and animals).

SECONDARY RECHARGE AREA: The areas depicted on the recharge area and protection zone map as established and revised pursuant to title 13, chapter 6, article F of this code, or its successor provision.

SLUDGE OR BIOSOLIDS: The solids separated from wastewater during the wastewater treatment process.

TRAVEL TIME CONTOUR: The locus of points that form a line of any configuration in space from which ground water particles on that line theoretically take an equal amount of time to reach a given destination, such as a well or a wellfield, as predicted by the Refined Salt Lake Valley MODFLOW/MODPATH Model, copyrighted.

UAC: The Utah administrative code.

USGS: The United States geological survey.

WELL: Any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is for the location, acquisition, development or artificial recharge of ground water.

WELLFIELD: An area of land that contains one or more drinking water supply wells. (2001 Code § 90-5-103)

9-7A-4: ABROGATION AND GREATER RESTRICTIONS:

This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and other restrictions, including land use codes or development regulations conflict or overlap, whichever imposes the most stringent restrictions shall prevail. (2001 Code § 90-5-501)

9-7A-5: DISPUTES:

Disputes arising from the delineation of drinking water source protection zones and primary and secondary recharge areas shall be directed to the utilities manager to review specific detailed delineation maps showing the boundaries. The boundaries have been defined according to major city streets. (2001 Code § 90-5-502)

9-7A-6: LIABILITY:

Any person subject to regulation under this chapter shall be liable with respect to regulated substances emanating on or from the person's property for all cost of removal or remedial action incurred by the city or the PWS, and for damages for injury to, destruction of, or loss of natural resources, including the reasonable cost of assessing such injury, destruction, or loss from the discharge or threatened discharge of a "regulated substance", as defined by this article. Such removal or remedial action by the city or the PWS may include, but is not limited to, the prevention of further contamination of ground water, monitoring, containment and cleanup or disposal of regulated substances resulting from the discharge of any regulated substance or material which creates, or is expected to create, an emergency hazardous situation. (2001 Code § 90-5-601)

9-7A-7: ADMINISTRATION:

The policies and procedures for administration of any protection zone or primary and secondary recharge area established under this chapter, including, without limitation, those applicable to nonconforming uses, exceptions, enforcement and penalties, shall be the same as provided in any existing zoning ordinance in the city, as the same is presently enacted or may from time to time be amended. (2001 Code § 90-5-602)

ARTICLE B. MANAGEMENT STRATEGIES AND PERFORMANCE STANDARDS

9-7B-1: HANDLING REGULATIONS FOR TOXIC, HAZARDOUS AND OTHER MATERIALS:

A. Classes Of Substances: The general classes of substances to be regulated under this chapter shall be those set forth in the generic regulated substances list found below. The regulated substances shall include those set forth in the most current lists, as amended from time to time, entitled "Identification And Listing Of Hazardous Materials" (40 CFR part 261, subpart D) and "List Of

Extremely Hazardous Substances" (40 CFR part 355, appendix A and B), and which are in a form that they are, all or in part, capable of entering the ground water.

GENERIC REGULATED SUBSTANCE LIST

Acid and basic cleaning solutions.

Animal dips.

Antifreeze and coolants.

Arsenic and arsenic compounds.

Battery acids.

Bleaches and peroxide.

Brake and transmission fluid.

Brine solution.

Casting and foundry chemicals.

Caulking agents and sealants.

Cleaning solvents.

Corrosion and rust preventatives.

Cutting fluids.

Degreasing solvents.

Disinfectants.

Dyes.

Electroplating solutions.

Engraving and etching solutions.

Explosives.

Fertilizers.

Fire extinguishing chemicals.

Food processing wastes.

Formaldehyde.

Fuels and additives.

Glues, adhesives and resins.

Greases.

Hydraulic fluid.

Indicators.

Industrial and commercial janitorial supplies.

Industrial sludges and stillbottoms.

Inks, printing, and photocopying chemicals.

Laboratory chemicals.

Liquid storage batteries.

Medical, pharmaceutical, dental, veterinary, and hospital solutions.

Mercury and mercury compounds.

Metal finishing solutions.

Methyl tertiary butyl ether (MTBE).

Oils.

Painting solvents.

Paints, primers, thinners, dyes, stains, wood preservatives, varnishing and cleaning compounds.

Pesticides and herbicides.

Photo development chemicals.

Plastic resins, plasticizers and catalysts.

Poisons.

Polishes.

Polychlorinated biphenyls (PCBs).

Pool chemicals.

Processed dust and particulates.

Radioactive sources.

Reagents and standards.

Refrigerants.

Roofing chemicals and sealers.

Sanitizers, disinfectants, bactericides, and algaecides.

Soaps, detergents and surfactants.

Solders and fluxes.

Stripping compounds.

Tanning industry chemicals.

Transformer and capacitor oils and fluids.

Wastewater.

Water and wastewater treatment chemical.

B. Use And Storage In Zones And Areas Prohibited: The use and storage of regulated substances in designated protection zones and recharge areas shall be prohibited if the quantity of any substance meets or exceeds the "reportable quantity" for such regulated substance, as designated in 40 CFR 302 (pursuant to section 311 of the clean water act). A person may apply to be exempted from the provisions of this section, and such application may be approved if it is demonstrated to the city council and to the Utah division of drinking water quality that the regulated substances pose no hazard to ground water. A person granted an exemption pursuant to this section shall not be exempt from any other requirements of this chapter or title 13 of this code. (2001 Code § 90-5-201)

ARTICLE C. EXCLUSIONS AND EXEMPTIONS

9-7C-1: EXCLUSIONS:

A. Applicability: The exclusions and exemptions contained in this section shall not apply to zones 1 and 2.

B. Substances Specified: The following substances are not subject to the provisions of this chapter; provided, that these substances are handled, stored and disposed of in a manner that does not

result in an unauthorized release or cause contamination of the ground water:

1. Regulated substances stored at residences that do not exceed ten (10) pounds or five (5) gallons and are used for personal, family or household purposes.

2. Commercial products limited to use at the site solely for office or janitorial purposes when stored in total quantities of less than twenty (20) pounds, or ten (10) gallons.

3. Prepackaged consumer products available through retail sale to individuals for personal, family or household use, that are properly stored.

4. Water based latex paint.

5. Fertilizers and treated seed (except as noted in this chapter).

6. Pesticide products and materials intended for use in weed abatement, pest control, erosion control, soil amendment or similar applications when applied in accordance with manufacturer's instructions, label directions, and nationally recognized standards.

7. Compressed gases.

8. Substances or mixtures that may pose a hazard but are labeled pursuant to the federal food, drug and cosmetic act. (2001 Code § 90-5-301)

9-7C-2: CONTINUOUS TRANSIT:

The transportation of any regulated substances through any protection zone or recharge area shall be allowed; provided, that the transporting vehicle is in continuous transit. (2001 Code § 90-5-302)

9-7C-3: VEHICULAR AND LAWN MAINTENANCE FUEL AND LUBRICANT USE:

The use of any petroleum product solely as an operational fuel in the vehicle or lawn maintenance fuel tank, or as a lubricant in such a vehicle, shall be exempt from the provisions of this chapter. These spent products shall be properly disposed of in compliance with applicable federal, state and local regulations. (2001 Code § 90-5-303)

ARTICLE D. ENFORCEMENT, VIOLATION AND PENALTY

9-7D-1: INSPECTIONS:

The city manager or designated representative shall enforce the provisions of this chapter for the city. An authorized officer of the city or the PWS has the right to conduct inspections of facilities to determine compliance with this chapter. The authorized officer or the PWS shall inform the city manager and other city entities, as deemed appropriate, of the results of the inspection and whether violations were noted. The authorized officer of the city shall enforce the provisions of this chapter without regard to whether the wells within the city boundaries are owned by the city. Noncompliance with the provisions of this chapter is a violation. If the facility is not complying with the requirements of this chapter, penalties (e.g., citations of noncompliance, orders to cease operations or administrative penalties) may be assessed. (2001 Code § 90-5-401)

9-7D-2: NOTICE OF VIOLATIONS:

A. Notice Requirements: Whenever it is determined that there is a violation of this chapter or the regulations promulgated pursuant hereto, a notice of violation may be issued pursuant to title 1, chapter 14, article C of this code.

B. Authority Of City For Dangerous Conditions: In the event of a spill, leak or discharge of a regulated substance, which may pose a real and present danger of contaminating surface or ground water which would normally enter the public water supply, the city manager or designated representative has the authority under this chapter to issue an emergency order causing cessation of said activity or use of regulated substance, require administrative controls to mitigate said danger and/or cause the provision of pollution control and abatement activities.

C. Misdemeanor Violation: In addition to administrative penalties and enforcement, violations of the provisions of this chapter constitute a misdemeanor, punishable as provided by law. (2001 Code § 90-5-402; amd. Ord. 12-10, 4-25-2012, eff. 7-1-2012)

9-7D-3: APPEALS:

(2001 Code § 90-5-403; Rep. by Ord. 12-10, 4-25-2012, eff. 7-1-2012)

APPENDIX E

Implementation of Management Strategies

PCS Zones Business Addresses

"NO" means no letter avail.

NO	DBA	LOC_NO	C_PRE	LOC_STREET	STR	OC_UNIT	LOC_APT	LOC_CITY	OC_STA	ZIP CODE	BUS_PARCEL	6/15/2018	INITIAL
1	A KLEAN SOLUTIONS LLC	9901	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113020030000	NO	
2	A TO Z LANDSCAPING	9583	S	WELLS CIR				WEST JORDAN	UT	84081	26112260060000	6-27-18	
3	ABE'S TOWING LLC	6062	W	9860 S				WEST JORDAN	UT	84081	26113270100000	6-28-18	DS
4	ABLE AUTO & TOWING INC	6062	W	9860 S				WEST JORDAN	UT	84081	26113270100000	6-28-18	DS
5	ABLE AUTO & TOWING INC	6062	W	9860 S				WEST JORDAN	UT	84081	26113270100000	6-28-18	
6	AK MASONRY LLC	9901	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113020030000		6-27-18
7	ALL PRO ELECTRIC INC	9411	S	BAGLEY PARK RD				WEST JORDAN	UT	84081	26013000060000		6/28/18
8	ALL RITE PRODUCTS INC	9554	S	WELLS CIR		SUITE	D	WEST JORDAN	UT	84081	26112260020000	NO	
9	ALTAVIEW CONCRETE INC	5792	W	AXEL PARK RD				WEST JORDAN	UT	84081	26112000380000	6-28-18	
10	ANY TIME GLASS	5495	W	LEO PARK RD				WEST JORDAN	UT	84081	26121020090000	7-2-18	
11	ARCTIC CIRCLE #127	8677	S	5600 W				WEST JORDAN	UT	84081	26011000240000	6-27-18	
12	ARROW ROCK AND STONE LLC	5602	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121510180000		
13	ARROW ROCK AND STONE LLC	5602	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121510180000		
14	A-TOM PLUMBING INC	5606	W	AXEL PARK RD				WEST JORDAN	UT	84081	26112000090000	6-28-18	
15	AUTO TRANS CO	9626	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26121510030000	6-28-18	
16	BALKAMP INC/WESTERN DIVISION	9229	S	PROSPERITY RD		SUITE	600	WEST JORDAN	UT	84081	26023760010000		
17	BANTT LLC	5320	W	WELLS PARK RD		UNIT	14	WEST JORDAN	UT	84081	26121280020000	6-27-18	
18	BEDDY'S LLC	6101	W	9790 S				WEST JORDAN	UT	84081	26113270030000	6-28-18	
19	BEDROCK QUARTZ SURFACES LLC	5996	W	DANNON WY				WEST JORDAN	UT	84081	26023000100000	6-27-18	
20	BEDROCK QUARTZ SURFACES LLC	9229	S	PROSPERITY RD		SUITE	600	WEST JORDAN	UT	84081	26023760010000		
21	BELTRAN FENCE & CONSTRUCTION CO	5673	W	WELLS PARK RD				WEST JORDAN	UT	84081	26112000300000		
22	BENNION LANDSCAPE & MAINTENCE INC	6076	W	9860 S		Out of Business		WEST JORDAN	UT	84081	26113270090000		
23	BLACK FOREST PAVING LLC	9524	S	FEULNER PARK RD				WEST JORDAN	UT	84081	26112010020000	7-2-18	
24	BLACK MOUNTAIN MANUFACTURING LLC	5654	W	AXEL PARK RD				WEST JORDAN	UT	84081	26112000410000	6-28-18	
25	BLU COMPANY LLC	5320	W	WELLS PARK RD		UNIT	11	WEST JORDAN	UT	84081	26121280020000	6-27-18	
26	BLU COMPANY LLC	5320	W	WELLS PARK RD		UNIT	11	WEST JORDAN	UT	84081	26121280020000	6-27-18	
27	BOWLES PACKAGING COMPANY INC	5455	W	LEO PARK RD				WEST JORDAN	UT	84081	26013520010000	7-2-18	
28	CARVER CONSTRUCTION INC	5577	W	LEO PARK RD				WEST JORDAN	UT	84081	26121020020000	7-2-18	
29	~~CARVIL LLC~~ Fabric Weight	5323	W	WELLS PARK RD				WEST JORDAN	UT	84081	26121260020000	6-27-18	
30	CENTIMARK CORPORATION	9229	S	PROSPERITY RD		SUITE	600	WEST JORDAN	UT	84081	26023760010000	6-27-18	
31	CHAMPION HEATING & AIR CONDITIONING INC	5360	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121260170000	7-3-18	
32	CL WAYMAN PIPING LC	5535	W	LEO PARK RD				WEST JORDAN	UT	84081	26121020080000	7-2-18	
33	CLASSY CLOSETS	5585	W	WELLS PARK RD				WEST JORDAN	UT	84081	26121510130000	6-27-18	
34	CLEAN MACHINE LLC	9706	S	PROSPERITY RD				WEST JORDAN	UT	84081	26111510040000	6-28-18	
35	COPPER HILLS YOUTH CENTER	5899	W	RIVENDELL DR				WEST JORDAN	UT	84081	26022000380000	7-3-18	
36	COPPER MOUNTAIN FAB LLC	5300	W	OLD BINGHAM HWY				WEST JORDAN	UT	84081	26121760110000	7-5-18	
37	COTTONWOOD LANDSCAPES LLC	5718	W	DANNON WY				WEST JORDAN	UT	84081	26024000410000	6-28-18	
38	CRS AMERICA LLC	5970	W	DANNON WY				WEST JORDAN	UT	84081	26024000190000	7-2-18	
39	CSJ EQUIPMENT LLC	9901	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113020030000	NO	
40	CSM CONSTRUCTION INC	5541	W	BAGLEY PARK RD				WEST JORDAN	UT	84081	26013510020000	6-28-18	
41	CURIOUS COUNTRY CREATIONS LLC	5320	W	WELLS PARK RD		UNIT	8	WEST JORDAN	UT	84081	26121280020000	6-27-18	
42	CUSTOM INDUSTRIES INC	5400	W	OLD BINGHAM HWY				WEST JORDAN	UT	84081	26121760050000	7-5-18	
43	DAWSON DEVELOPMENT LLC	6184	W	9790 S		UNIT		WEST JORDAN	UT	84081	26111760030000	7-5-18	
44	DECOLS SPEED SHOP LLC	9901	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113020030000	NO	
45	DIRECT TO NET LLC	6061	W	9860 S		SUITE	A	WEST JORDAN	UT	84081	26113280050000	7-2-18	
46	DIRT BAG INC, THE	6054	W	9790 S				WEST JORDAN	UT	84081	26111760070000	7-5-18	
47	EDWARD J. FRAUGHTON INC	5566	W	BAGLEY PARK RD				WEST JORDAN	UT	84081	26013000150000	7-2-18	
48	ELEVATED TRANSIT LLC	5970	W	DANNON WY				WEST JORDAN	UT	84081	26024000190000	7-2-18	
49	EZCHLOR	5320	W	WELLS PARK RD		UNIT	15	WEST JORDAN	UT	84081	26121280020000	6-27-18	
50	FABCO REINFORCEMENT LLC	5323	W	WELLS PARK RD				WEST JORDAN	UT	84081	26121260020000	6-27-18	

Oakridge Park Phase 3

{{section.number}}.{{item.number}}

NO	DBA	LOC_NO	PRE	LOC_STREET	STR	LOC_UNIT	LOC_APT	LOC_CITY	LOC_STA	ZIP CODE	BUS_PARCEL	6/15/2018	INITIAL
51	FASHION CABINETS MANUFACTURING INC	5440	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121030040000		
52	FLAT OUT AUTOMOTIVE LLC	5428	W	LEO PARK RD				WEST JORDAN	UT	84081	26013510060000		
53	FLAT OUT AUTOMOTIVE LLC	5428	W	LEO PARK RD				WEST JORDAN	UT	84081	26013510060000		
54	FLOWQUIP MINING & INDUSTRIAL LLC	9554	S	WELLS CIR		SUITE	D	WEST JORDAN	UT	84081	26112260020000		
55	FOUR SEASONS TELECOMMUNICATION	9480	S	BAGLEY PARK RD				WEST JORDAN	UT	84081	26121260050000		
56	GENERATOR EXCHANGE INC	6113	W	9860 S				WEST JORDAN	UT	84081	26113280020000		
57	GLASSEY STEEL WORKS INC	5368	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121260090000		
58	GRAHAM PACKAGING COMPANY LP	6165	W	DANNON WY				WEST JORDAN	UT	84081	26023000210000		
59	GUARANTEE COMPANY OF NORTH AMERICA USA	9901	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113020030000		
60	HANCO CONSTRUCTION INC	5360	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121260170000		
61	HANCO CONSTRUCTION INC	5360	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121260170000		
62	HANSEN HEATING & AIR CONDITIONING INC	5752	W	FEULNER PARK CIR				WEST JORDAN	UT	84081	26112260090000		
63	HARDLINE EXCAVATION LLC	6184	W	9790 S		UNIT		WEST JORDAN	UT	84081	26111760030000		
64	HARDLINE EXCAVATION LLC	6184	W	9790 S		UNIT		WEST JORDAN	UT	84081	26111760030000		
65	HAYWARD BAKER INC	5662	W	WELLS PARK RD				WEST JORDAN	UT	84081	26112260190000		
66	HISTORICAL ARTS & CASTING INC	5580	W	BAGLEY PARK RD				WEST JORDAN	UT	84081	26013000180000		
67	HP SAVANNAHS	9620	S	HAWLEY PARK RD			not at this address	WEST JORDAN	UT	84081	26121510150000		
68	HP SAVANNAHS	9620	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26121510150000		
69	INDUSTRIAL FLUORS-PLASTICS INC	9328	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26024000540000		
70	INNOVATION BUILDERS LLC	5320	W	WELLS PARK RD		UNIT	#3	WEST JORDAN	UT	84081	26121280020000		
71	INNOVATIVE EXCAVATION INC	5403	W	WELLS PARK RD				WEST JORDAN	UT	84081	26121260200000		
72	INTEGRACORE FULFILLMENT LLC	6077	W	WELLS PARK RD				WEST JORDAN	UT	84081	26111760120000		
73	INTERMOUNTAIN ORNAMENTAL	10047	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113520030000		
74	INTERSTATE BRICK	9780	S	5200 W				WEST JORDAN	UT	84081	26123000060000		
75	IPM INC	9342	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26024000490000		
76	IRON MOUNTAIN ENGINE LLC	9431	S	BAGLEY PARK RD		UNIT	B	WEST JORDAN	UT	84081	26121270010000		
77	ISCO INDUSTRIES INC	9541	S	BAGLEY PARK RD				WEST JORDAN	UT	84081	26121270120000		
78	J & R PROPERTY MAINTENANCE	5769	W	FEULNER PARK CIR				WEST JORDAN	UT	84081	26112260110000		
79	J T STEEL INC	9550	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26112260200000		
80	JENNMAR CORPORATION OF UTAH INC	9786	S	PROSPERITY RD				WEST JORDAN	UT	84081	26111510050000		
81	JENNMAR CORPORATION OF UTAH INC	9786	S	PROSPERITY RD				WEST JORDAN	UT	84081	26111510050000		
82	JERSEY CONSULTING LLC	5565	W	LEO PARK RD				WEST JORDAN	UT	84081	26121020060000		
83	JERSEY CONSULTING LLC	5565	W	LEO PARK RD				WEST JORDAN	UT	84081	26121020060000		
84	JONES EXCAVATING COMPANY INC	5633	W	AXEL PARK RD				WEST JORDAN	UT	84081	26112000250000		
85	JONES EXCAVATION COMPANY INC	5776	W	AXEL PARK RD				WEST JORDAN	UT	84081	26112000390000		
86	JORDAN RIVER GALVANIZING INC	5447	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121760100000		
87	JORDAN SELF STORAGE-UTAH LLC	9528	S	BAGLEY PARK RD				WEST JORDAN	UT	84081	26121260070000		
88	KGB CONSTRUCTION LLC	5816	W	WELLS PARK RD				WEST JORDAN	UT	84081	26112010040000		
89	KGB CONSTRUCTION LLC	5816	W	WELLS PARK RD				WEST JORDAN	UT	84081	26112010040000		
90	KITCHEN & BATH CREATION DESIGN	5320	W	WELLS PARK RD		UNIT	# 62	WEST JORDAN	UT	84081	26121280020000		
91	KYDEN MACHINE INC	5577	W	WELLS PARK RD				WEST JORDAN	UT	84081	26121510140000		
92	LANDSCAPE MANAGEMENT SERVICE INC	6116	W	9860 S				WEST JORDAN	UT	84081	26113270070000		
93	LEGACY WELDING AND FABRICATION LLC	9371	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26013510080000		
94	LEVEL 3 COMMUNICATIONS LLC	6045	W	9860 S			never there	WEST JORDAN	UT	84081	26113280050000		
95	LOUIS AND COMPANY	9826	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113010010000		
96	LUXURIEN INTERNATIONAL LLC	6061	W	9860 S		SUITE	E	WEST JORDAN	UT	84081	26113280050000		
97	M & M ASPHALT SERVICES INC	5464	W	LEO PARK RD				WEST JORDAN	UT	84081	26013510110000		
98	MACKAY REAL ESTATE LLC	9258	S	PROSPERITY RD				WEST JORDAN	UT	84081	26023540010000		
99	MADDOX CONSTRUCTION LC	5365	W	AXEL PARK RD				WEST JORDAN	UT	84081	26121760020000		
100	MBC INC	5260	W	OLD BINGHAM HWY				WEST JORDAN	UT	84081	26121760080000		

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NO	DBA	LOC_NO	C_PRE	LOC_STREET	STDC_UNIT	LOC_APT	LOC_CITY	OC_STA	ZIP CODE	BUS_PARCEL	6/15/2018	INITIAL
101	MESSMER'S	9500	S	HAWLEY PARK RD			WEST JORDAN	UT	84081	26112260170000		
102	MK 1 STUDIO LLC	5320	W	WELLS PARK RD	UNIT	14	WEST JORDAN	UT	84081	26121280020000		
103	MOUNTAIN CREST CABINET INC	5404	W	OLD BINGHAM HWY			WEST JORDAN	UT	84081	26121530090000		
104	MOXIE LOGISTICS LLC	6101	W	9790 S			WEST JORDAN	UT	84081	26113270030000		
105	MULTI-FILL INC	9620	S	HAWLEY PARK RD			WEST JORDAN	UT	84081	26121510150000		
106	MULTI-FILL INC	9620	S	HAWLEY PARK RD			WEST JORDAN	UT	84081	26121510150000		
107	NEILS CONCRETE CUTTING INC	5654	W	AXEL PARK RD			WEST JORDAN	UT	84081	26112000400000		
108	NEWMAN WOOD SYSTEMS INC	9441	S	BAGLEY PARK RD			WEST JORDAN	UT	84081	26121270130000		
109	NEXT ENERGY ALLIANCE Moved	5647	W	WELLS PARK RD			WEST JORDAN	UT	84081	26112000080000		
110	NKD TECHNOLOGIES LLC	5320	W	WELLS PARK RD	UNIT	15	WEST JORDAN	UT	84081	26121280020000		
111	NORTHWEST STANDARD CORP	10001	S	PROSPERITY RD			WEST JORDAN	UT	84081	26113520070000		
112	NUTECH SPECIALTIES INC	9811	S	6150 W			WEST JORDAN	UT	84081	26113270010000		
113	OQUIRRH TIRE & SERVICE	5970	W	DANNON WY			WEST JORDAN	UT	84081	26024000190000		
114	OQUIRRH TOW LLC	5970	W	DANNON WY			WEST JORDAN	UT	84081	26024000190000		
115	OQUIRRH VIEW STORAGE LLC	6088	W	9790			WEST JORDAN	UT	84081	26111760150000		
116	ORACLE AMERICA INC	6136	W	10120 S			WEST JORDAN	UT	84081	26113760080000		
117	ORGANIZED SOLUTIONS INC	6184	W	9790 S	UNIT		WEST JORDAN	UT	84081	26111760030000		
118	OSI INDUSTRIES LLC	9470	S	4980 W			WEST JORDAN	UT	84081	26122010020000		
119	OUTLAW DEMOLITION INC	6117	W	9790 S			WEST JORDAN	UT	84081	26113270020000		
120	OVERLAND SELF STORAGE LLC	9372	S	PROSPERITY RD			WEST JORDAN	UT	84081	26023510020000		
121	PAPA PITA BAKERY	6208	W	DANNON WY			WEST JORDAN	UT	84081	26023000294001		
122	PIPELINE INSPECTION SERVICES INC	5766	W	WELLS PARK RD			WEST JORDAN	UT	84081	26112260140000		
123	PRC INC	10093	S	PROSPERITY RD			WEST JORDAN	UT	84081	26113520040000		
124	PROBUILD CONSTRUCTION INC	5495	W	LEO PARK RD			WEST JORDAN	UT	84081	26121020090000		
125	PROBUILD CONSTRUCTION INC	5495	W	LEO PARK RD			WEST JORDAN	UT	84081	26121020090000		
126	QUALITY STEEL CORPORATION OF MS	5520	W	OLD BINGHAM HWY			WEST JORDAN	UT	84081	26121520010000		
127	RALPH L WADSWORTH CONSTRUCTION CO	5892	W	DANNON WY			WEST JORDAN	UT	84081	26024000130000		
128	RAY'S GARDENING	5768	W	FEULNER PARK CIR			WEST JORDAN	UT	84081	26112260080000		
129	RG PROPERTIES LLC	9326	S	HAWLEY PARK RD			WEST JORDAN	UT	84081	26024000550000		
130	RIGHTWAY STEEL LLC	5495	W	LEO PARK RD		not@ address	WEST JORDAN	UT	84081	26121020090000		
131	ROCK CHUCKERS LLC	5415	W	LEO PARK RD			WEST JORDAN	UT	84081	26013760010000		
132	ROYAL WHOLESALE ELECTRIC	9229	S	PROSPERITY RD	SUITE	800	WEST JORDAN	UT	84081	26023760010000		
133	S & S MANUFACTURING INC	5784	W	WELLS PARK RD			WEST JORDAN	UT	84081	26112260130000		
134	S&P CONSULTIING SALES AND SERVICE	9554	S	WELLS CIR	SUITE	D	WEST JORDAN	UT	84081	26112260020000		
135	SALT DEPOT	5442	W	WELLS PARK RD			WEST JORDAN	UT	84081	26121020050000		
136	SCORPION ENGINEERING INC	5654	W	AXEL PARK RD			WEST JORDAN	UT	84081	26112000400000		
137	SITEONE LANDSCAPE SUPPLY LLC	9812	S	6045 W			WEST JORDAN	UT	84081	26113270050000		
138	SLASHTAG LLC	5591	W	LEO PARK RD			WEST JORDAN	UT	84081	26121020010000		
139	SLASHTAG LLC	5591	W	LEO PARK RD			WEST JORDAN	UT	84081	26121020010000		
140	SME INDUSTRIES INC	5801	W	WELLS PARK RD			WEST JORDAN	UT	84081	26112000270000		
141	SNUGZ USA INC	9258	S	PROSPERITY RD			WEST JORDAN	UT	84081	26023540010000		
142	SPECIALITY MACHIINE INC	9740	S	HAWLEY PARK RD			WEST JORDAN	UT	84081	26121520040000		
143	SPLIGITTY FIBER OPTIC SERVICES	9451	S	BAGLEY PARK RD			WEST JORDAN	UT	84081	26121270030000		
144	SPRUNG INSTANT STRUCTURES INC	5711	W	DANNON WY			WEST JORDAN	UT	84081	26024000840000		
145	STAIR FITTINGS INC	9469	S	BAGLEY PARK RD			WEST JORDAN	UT	84081	26121270100000		
146	STAKER & PARSON COMPANIES	5792	W	AXEL PARK RD			WEST JORDAN	UT	84081	26112000380000		
147	SYNERGY DANCE ACADEMY LLC	6102	W	9860 S			WEST JORDAN	UT	84081	26113270080000		
148	SYSCO INTERMOUNTAIN	9494	S	PROSPERITY RD			WEST JORDAN	UT	84081	26111010010000		
149	TAFFY TOWN INC	9813	W	PROSPERITY RD			WEST JORDAN	UT	84081	26113020040000		
150	TERAFLEX INC	5680	W	DANNON WY			WEST JORDAN	UT	84081	26024000080000		

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NO	DBA	LOC_NO	C_PRE	LOC_STREET	STR	OC_UNIT	LOC_APT	LOC_CITY	OC_STA	ZIP CODE	BUS_PARCEL	6/15/2018	INITIAL
151	THE BOEING COMPANY	10026	S	PROSPERITY RD				WEST JORDAN	UT	84081	26113510030000	6/27/18	MSB
152	THE DANNON COMPANY INC	6165	W	DANNON WY				WEST JORDAN	UT	84081	26023000210000	7-2-18	
153	TLC RV STORAGE LLC	9731	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26121530040000	6/25/18	
154	TOP TOOL SUPPLY LLC	9328	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26024000540000	7-2-18	
155	TOTAL AIR HANDLING INC	9431	S	BAGLEY PARK RD				WEST JORDAN	UT	84081	26121270010000	7-2-18	
156	TRU-FIT PRODUCTS OF UTAH LLC	9509	S	WELLS CIR				WEST JORDAN	UT	84081	26112260040000	6-27-18	
157	TSURUMI PUMP	6216	W	9790 S				WEST JORDAN	UT	84081	26111520020000	6-28-18	
158	UNIQUE PLASTERING INC	9326	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26024000550000	7-2-18	
159	UTILITY COATINGS & FABRICATION	5481	W	BAGLEY PARK RD				WEST JORDAN	UT	84081	26013510040000	6-28-18	JD
160	V 3 CONSTRUCTION INC	6076	W	9860 S				WEST JORDAN	UT	84081	26113270090000	6-28-18	
161	V 3 CONSTRUCTION INC	6076	W	9860 S				WEST JORDAN	UT	84081	26113270090000		
162	V 3 EXTERIORS LLC	6076	W	9860 S				WEST JORDAN	UT	84081	26113270090000		
163	VALLEY PLUMBING & DRAIN CLEANING	9285	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26013510010000	6-28-18	
164	VERIZON WIRELESS	9656	S	PROSPERITY RD				WEST JORDAN	UT	84081	26111510020000	6-27-18	
165	VOX NUTRITION, INC	5647	W	WELLS PARK RD				WEST JORDAN	UT	84081	26112000080000	6-27-18	
166	WALKER TAPE CO, INC	9312	S	PROSPERITY RD				WEST JORDAN	UT	84081	26023510010000	6-27-18	
167	WASATCH PLACE	5970	W	DANNON WY				WEST JORDAN	UT	84081	26024000190000	6-25-18	
168	WASATCH TRANSPORTATION INC	5970	W	DANNON WY				WEST JORDAN	UT	84081	26024000190000	6-28-18	
169	WASATCH TRANSPORTATION MANAGEMENT LLC	5970	W	DANNON WY				WEST JORDAN	UT	84081	26024000190000		
170	WEST RIDGE ACADEMY	5500	W	BAGLEY PARK RD				WEST JORDAN	UT	84081	26013770010000	6-28-18	
171	WKB LANDSCAPE & MAINENANCE INC	6054	W	9790 S				WEST JORDAN	UT	84081	26111760070000	6-28-18	
172	WORLD OF STAINS	9500	S	HAWLEY PARK RD				WEST JORDAN	UT	84081	26112260170000	7-2-18	

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City of West Jordan
Public Works Department
8030 South 4000 West
West Jordan, Utah 84088
Phone (801) 569-5700

5/17/2018

Dear Business Owner,

To protect the City of West Jordan's drinking water supply for water customers, we have developed a wellhead protection program as required by State law. As part of our wellhead protection program, we have mapped the area overlying the short-term recharge zone of our drinking water wells. This zone is the City's wellhead protection area.

Following the mapping of the wellhead protection area, we conducted an inventory of potential groundwater contamination sources within the area. The nature of your business and its location within our wellhead protection area means that your activities have the potential to affect the City's drinking water supply. We have notified the Utah Division of Drinking Water (DDW), which regulates your type of business/facility in wellhead protection areas. Should you request technical assistance to help manage your business in a way that will best prevent groundwater contamination, please contact the City of West Jordan Water Department (801) 569-5700, or DDW (801) 536-4200.

We realize you have interest in protecting the environment as you conduct your business. We hope that this information on your location within the wellhead protection area will result in further precautions to ensure that your activities protect the City's drinking water supply.

Sincerely,

City of West Jordan

Spill Response Contacts

Salt Lake County Health Department Environmental Spill Hotline - (385) 468-8888 #8

City of West Jordan Fire Department - (801) 870-9150

City of West Jordan Public Works Department - (801) 569-5700

Utah DEQ - Division of Drinking Water - (801) 536-4200

City of West Jordan
8000 S. Redwood Rd.
West Jordan, UT 84088
801-569-5100
WestJordan.Utah.gov

Questions or Input

Public comment can be shared during City Council meetings. The Council meets the 2nd and 4th Wednesday of each month at 5:30 p.m. at City Hall, 8000 S. Redwood Road.

Unusual Taste, Odor or Color?

Please contact the Water Division ASAP if your water is ever discolored or you notice any changes in the taste or odor of your water.

We Can Help

Although the main duties of the Water Division include routine and preventative maintenance, staff responds to more than 600 work requests a year. These requests vary from high water bill inspections to leaking fire hydrants or even water main breaks. If you notice a problem or have a question, let us come check it out.

Atención! Muy Importante!

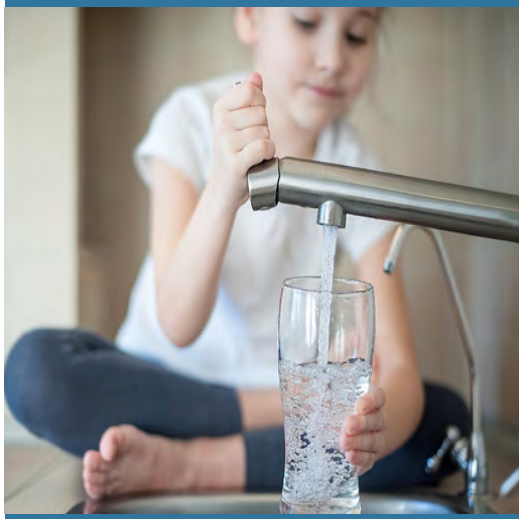
Este reporte de calidad de agua potable contiene valiosa información sobre la calidad del agua que Usted consume. Por favor, haga que alguien de su confianza le traduzca el contenido demismo.

Requests or questions? Email or call:

Email ..... publicworks@westjordan.utah.gov
Utility Billing 801-569-5020
Water Operations 801-569-5700
After-Hour Emergencies 801-330-4528

***Based on water testing performed in 2019**

WEST JORDAN
UTAH



Water Quality

CONSUMER CONFIDENCE REPORT*

2020

Safe, Clean Water

The City of West Jordan is dedicated to providing you with a safe and dependable water supply and is pleased to present the 2019 Water Quality Report.
This report contains important information regarding the quality of your drinking water. The Safe Drinking Water Act requires water providers to report to their customers on the quality of their drinking water each year.

Our Water Sources

The City of West Jordan's water supply comes from two sources — approximately 85% comes from the Jordan Valley Water Conservancy District (treated water sources include mountain reservoirs, springs, wells). The remaining 15% comes from City-owned groundwater wells, which are used only during summer months to help meet high water demand.

Are There Contaminants in My Drinking Water?

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

For more information about contaminants and potential health effects, please call the Environmental Protection Agency's Safe Drinking Water Hotline at 800-426-4791.

Special Health Alert & COVID-19

The EPA states that the COVID-19' virus has not been detected in drinking-water supplies. Based on current evidence, the risk to water supplies is low. **Americans can continue to use and drink water from their tap as usual.** The EPA also encourages the public to help keep household plumbing and our nation's water infrastructure operating properly by **only flushing toilet paper**. Disinfecting wipes and other items should be disposed of in the trash, not the toilet.

Although West Jordan's water is considered safe, some people may be more vulnerable to drinking water contaminants than the general population. People with compromised immunity such as cancer patients undergoing chemotherapy, people with HIV/AIDS or other immune system disorders, organ transplant recipients, and some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on ways to lessen the risk of infection by microbiological contaminants are available from the Safe Drinking Water Hotline at 800-426-4791 or online at epa.gov.

Fluoridation

In accordance with the Salt Lake Valley Health Department, the Jordan Valley Water Conservancy District (the City's water supplier) has been adding fluoride to your drinking water since October 1, 2003. Combined with the natural fluoride already present in the water, the amount added provides about 0.6 mg/L at your tap.

Arsenic

While your drinking water meets EPA standards for arsenic, it contains low levels of arsenic. EPA's standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. EPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

Nitrate

Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask for advice from your healthcare provider.

Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of West Jordan is
responsible for providing high-quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods,

Did you know?

Leaky faucets and toilets can waste over 100 gallons of water a day, increasing a water bill almost 15% a month.

and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline at 800-426-4791 or at www.epa.gov/safewater/lead

Drinking Water Source Protection

Pollution prevention is the most effective groundwater protection measure. Underground aquifers are often threatened by contamination from paint, used motor oil, gasoline, or lawn and garden chemicals that are not disposed of properly. Once the aquifer is polluted, it takes decades and millions of dollars to restore to its pristine condition.

Stormwater Pollution

Stormwater is NOT TREATED and can affect overall water quality. Stormwater flows through storm drains to local creeks, canals and rivers, and can move to groundwater (our drinking water source).

We all live downstream. Everything dropped, sprayed or poured on the ground could end up in stormwater. Avoid placing waste products or chemicals near or in storm drains. Protection of stormwater is key to protecting our drinking water supply.

What Can You Do?

Look through your home, garage or shed for the usual assortment of cans, bottles and boxes of leftover household cleaners, oil-based paints, stain removal products, and automotive fluids of all sorts. If these products are used in any way other than for what they were intended, they are considered hazardous materials and could harm our storm water and our water supply.

The Trans-Jordan Landfill accepts residential hazardous household waste for no charge Monday-Saturday from 8 a.m.-5 p.m. at 10873 S. Bacchus Hwy., South Jordan. Report illegal dumping of oil, fuel, paint and other hazardous materials into the storm system to: West Jordan Public Works 801-569-5700.

Cross Connection Control and Backflow Prevention

A cross connection is an actual or potential physical connection to the drinking water system through piping that has the possibility of allowing pollutants or contaminants to backflow into the public drinking water system.

Backflow is the reverse flow of non-potable water or other substances back into the drinking water system. A backflow incident could carry pollutants or contaminants into the drinking water system making it unsafe.

Protect your drinking water by installing an inexpensive Hose Bib Vacuum Breaker on each threaded hose bib around your home. These are needed when a hose bib does not come with an anti-siphon feature from the factory and can be found at a home improvement store. Remove hose bib vacuum breakers during freezing temperatures to prevent water pipe breaks.

City code requires all landscape sprinkling systems connected to the public drinking water system be equipped with an approved backflow prevention assembly. These need to be tested annually to comply with state law.

Water Testing

The Water Division takes more than 100 samples each month to make sure the levels for chlorine and disinfectant bi-products are safe, to look for bacteria and viruses, and to monitor natural contaminants like lead and copper.

Our drinking water meets all Federal and State requirements.

Complete report available online at WestJordan.Utah.gov

Parameter	Units	Average	Maximum	Minimum	Monitoring Criteria MCL	MCLG	Violation	Last Sampled	Comments / Likely Source
Primary Inorganics									
Arsenic	ug/L	1.1	2.4	0.0	10	0	No	2019	Erosion of naturally occurring deposits and runoff from orchards.
Barium	ug/L	45.7	75.1	0.1	2000	2000	No	2019	Erosion of naturally occurring deposits.
Copper	ug/L	18.1	125.0	ND	NE	NE	No	2019	Erosion of naturally occurring deposits.
Chromium	ug/L	0.2	7.1	ND	100	100	No	2019	Discharge from steel and pulp mills; Erosion of natural deposits.
Cyanide, Free	ug/L	<0.002	2.000	ND	200	200	No	2019	Discharge from steel/metal factories; discharge from plastic and fertilizer factories.
Fluoride	mg/L	0.63	0.97	0.10	4	4	No	2019	Erosion of naturally occurring deposits and discharges from fertilizers. Fluoride added at source.
Lead	ug/L	0.2	1.4	ND	NE	NE	No	2018	Erosion of naturally occurring deposits.
Nickel	ug/L	0.20	2.90	ND	NE	NE	No	2019	Erosion of naturally occurring deposits.
Nitrate	mg/L	1.25	4.00	1.00	10	10	No	2019	Runoff from fertilizer, leaching from septic tanks, and naturally occurring organic material.
Selenium	ug/L	0.5	4.1	0.0	50	50	No	2019	Erosion of naturally occurring deposits.
Sodium	mg/L	21.6	74.2	0.0	NE	NE	No	2019	Erosion of naturally occurring deposits and runoff from road deicing.
Sulfate	mg/L	55.9	239.0	51.0	1000	NE	No	2019	Erosion of naturally occurring deposits.
TDS	mg/L	248.3	1100.0	0	2000	NE	No	2019	Erosion of naturally occurring deposits.
Turbidity (groundwater sources)	NTU	0.2	0.6	0.00	5	NE	No	2019	MCL is 5.0 for groundwater. Suspended material from soil runoff.
Turbidity (surface water sources)	NTU	ND	0.15	0.00	0.3	TT	No	2018	MCL is 0.3 NTU 95% of the time for surface water. Suspended material from soil runoff.
SECONDARY INORGANICS - Aesthetic Standards									
Aluminum	ug/L	12.20	60.00	0.0	SS = 50-200	NE	No	2019	Erosion of naturally occurring deposits and treatment residuals.
Chloride	mg/L	35.0	161.0	10.00	SS = 250	NE	No	2019	Erosion of naturally occurring deposits.
Color	CU	3.00	10.00	0.50	SS = 15	NE	No	2019	Decaying naturally occurring organic material and suspended particles.
Iron	ug/L	21.7	187	ND	SS = 300	NE	No	2019	Erosion of naturally occurring deposits.
Manganese	ug/L	3.4	34.00	ND	SS = 50	NE	No	2019	Erosion of naturally occurring deposits.
pH		7.7	8.5	6.8	SS = 6.5-8.5	NE	No	2019	Naturally occurring and affected by chemical treatment.
Zinc	ug/L	0.2	10.0	ND	SS = 5000	NE	No	2019	Erosion of naturally occurring deposits.
UNREGULATED PARAMETERS - monitoring not required									
Alkalinity, Bicarbonate	mg/L	130	225	25	UR	NE	No	2019	Naturally occurring.
Alkalinity, Carbonate	mg/L	2.5	63.9	ND	UR	NE	No	2019	Naturally occurring.
Alkalinity, CO2	mg/L	100.8	200.0	28.00	UR	NE	No	2016	Naturally occurring.
Alkalinity, Total (CaCo3)	mg/L	112.1	225.0	22.0	UR	NE	No	2019	Naturally occurring.
Bromide	ug/L	ND	9.4	ND	UR	NE	No	2019	Naturally occurring.
Calcium	mg/L	41.7	87	23.00	UR	NE	No	2019	Erosion of naturally occurring deposits.
Chemical Oxygen Demand	mg/L	8.3	18.0	ND	UR	NE	No	2014	Measures amount of organic compounds in water. Naturally occurring.
Conductance	umhos/cm	416.9	1100	45.00	UR	NE	No	2018	Naturally occurring.
Geosmin	ng/L	1.3	6.8	ND	UR	NE	No	2018	Naturally occurring organic compound associated with musty odor.
Hardness, Calcium	mg/L	105.9	200.0	9.0	UR	NE	No	2018	Erosion of naturally occurring deposits.
Hardness, Total	mg/L	173.3	381	93.60	UR	NE	No	2018	Erosion of naturally occurring deposits.
Magnesium	mg/L	16.6	41.3	6.90	UR	NE	No	2018	Erosion of naturally occurring deposits.
Molybdenum	ug/L	0.87	2.20	ND	UR	NE	No	2018	By-product of copper and tungsten mining.
Oil & Grease	mg/L	23.2	40.0	ND	UR	NE	No	2016	Petroleum hydrocarbons can either occur from natural underground deposits or from man made lubricants.
Orthophosphates	ug/L	1.6	20.0	ND	UR	NE	No	2019	Erosion of naturally occurring deposits.
Potassium	mg/L	1.6	3.5	ND	UR	NE	No	2019	Erosion of naturally occurring deposits.
TSS (Total Suspended Solids)	mg/L	ND	ND	ND	UR	NE	No	2019	Erosion of naturally occurring deposits.
Turbidity (distribution system)	NTU	0.1	0.5	0.1	UR	NE	No	2019	Suspended material from soil runoff.
Vanadium	ug/L	0.854	2.200	ND	UR	NE	No	2019	Naturally occurring.
UNREGULATED PARAMETERS - monitoring required by EPA									
chlorate	ug/L	0.5	0.8	ND	UR	NE	No	2014	The Unregulated Contaminate Monitoring Rule (UCMR) is a monitoring program mandated by EPA. It requires public water systems to monitor for different parameters selected by EPA.
chromium-6	ug/L	ND	ND	ND	UR	NE	No	2014	
strontium	ug/L	0	0	0.000	UR	NE	No	2014	
VOCs									
All Parameters		ND	ND	ND	UR	NE	No	2019	Various sources
PESTICIDES/PCBs/SOCs									
Bis (2ethylhexyl) phthalate	ug/L	ND	0.70	ND	6.0	0	No	2019	Discharge from rubber and chemical factories.
RADIOLOGICAL									
Radium 226	pCi/L	0.18	1.30	-0.54	NE	NE	No	2019	Decay of natural and man-made deposits.
Radium 228	pCi/L	0.53	1.60	-0.30	NE	NE	No	2019	Decay of natural and man-made deposits.
Radium 226 & 228	pCi/L	0.50	2.60	-0.29	5	NE	No	2019	Decay of natural and man-made deposits.
Gross-Alpha	pCi/L	3.0	14.0	-1.3	15	NE	No	2019	Decay of natural and man-made deposits.
Gross-Beta	pCi/L	6.2	32.0	1.2	50	NE	No	2019	Decay of natural and man-made deposits.
Uranium	ug/L	4	10	ND	30	NE	No	2019	Decay of natural and man-made deposits.
Radon	pCi/L	ND	0	ND	NE	NE	No	2019	Naturally occurring in soil.
DISINFECTANTS / DISINFECTION BY-PRODUCTS									
Chlorine	mg/L	0.55	0.99	0.03	4	NE	No	2019	Drinking water disinfectant.
TTHMs	ug/L	38.60	67.90	1.20	80	NE	No	2019	High result is not a violation, violation is determined on annual location average. By-product of drinking water disinfection.
HAA5s	ug/L	20.2	50.8	ND	60	NE	No	2019	High result is not a violation, violation is determined on annual location average. By-product of drinking water disinfection.
HAA6	ug/L	19.85	53.6	2.20	UR	NE	No	2019	By-product of drinking water disinfection.
Chlorine Dioxide	ug/L	ND	0.07	ND	800	NE	No	2019	Drinking water disinfectant.
Chlorite	mg/L	0.51	0.75	ND	1	0.8	No	2019	By-product of drinking water disinfection.
ORGANIC MATERIAL									
Total Organic Carbon	mg/L	1.50	3.10	ND	TT	NE	No	2019	Naturally occurring.
Dissolved Organic Carbon	mg/L	1.80	2.30	1.60	TT	NE	No	2019	Naturally occurring.
UV-254	1/cm	0.02	0.05	0.01	UR	NE	No	2019	This is a measure of the concentration of UV-absorbing organic compounds. Naturally occurring.
LEAD and COPPER (tested at the consumer's tap) - monitoring required every 3 years.									
Lead	ug/L	2	23	ND	AL = 15	NE	No	2017	Lead violation is determined by the 90th percentile result. Corrosion of household plumbing systems, erosion of naturally occurring deposits.
Copper	ug/L	158	859	28	AL = 1300	NE	No	2017	Copper violation is determined by the 90th percentile result. Corrosion of household plumbing systems, erosion of naturally occurring deposits.
90th Percentile	Lead =305 ppb, Copper = 250 ppb								
# of sites above Action Level	Lead = 1, Copper = 0								
PROTOZOA (sampled at source water - prior to treatment)									
Cryptosporidium	Oocysts/1L	ND	ND	ND	TT	0	No	2017	Parasite that enters lakes and rivers through sewage and animal waste.
Giardia	Cysts/1L	1.5	7	0	TT	0	No	2017	Parasite that enters lakes and rivers through sewage and animal waste.
MICROBIOLOGICAL									
HPC	MPN/mL	0	0	0	500	0	No	2019	Used to measure the overall bacteriological quality of drinking water
Total Coliform	% Positive per Month	0%	6%						MCL is for monthly compliance. All repeat samples were negative; [illegible] naturally occurring in the environment.

{{section.number}}.{{item.number}}

Definitions

mg/L: milligrams per liter

ug/L: micrograms per liter

pg/L: picograms per liter

ng/L: nanograms per liter

NTU: Nephelometric Turbidity Unit

VOCs: Volatile Organic Compounds

PCBs: Polychlorinated Biphenyls

SOCs: Synthetic Organic Chemicals

pCi/L: picocuries per liter

MPN/mL: most probable number per milileter

Oocysts/1L: Oocysts per 1 liter

Cysts/1L: Cysts per 1 liter

MCL: Maximum Contaminant Level

MCLG: Maximum Contaminant Level Goal

TTHM: Total Trihalomethanes

HAA5s: Five Haloacetic Acids

HPC: Heterotrophic Plate Count

ND: None Detected

NA: Not Applicable

NE: Not Established

UR: Unregulated

TT: Treatment Technique

AL: Action Level

SS: Secondary Standard

Did You Know?

One pint of oil can produce a one-acre slick on a water surface and contaminate 250,000 gallons of water.



Potential Contaminants

Storm water flows through storm drains directly to local creeks and rivers with NO TREATMENT.
Water quality can be affected by a number of natural elements as well as chemical elements introduced by humans.
Contaminants resulting from unwise landscaping practices such as over applying or over watering might include dirt, leaves, grass clippings, fertilizers, herbicides, and pesticides.
Chemicals from household products from washing your car, painting, or household cleaners.
Toxins such as oil or antifreeze that may leak from your car.

Avoiding Water Contamination

- Never use the gutter or storm drain system for disposal of household hazardous waste. If you wouldn't drink it, don't dump it.
- Reduce automotive emissions through regular maintenance and by limiting vehicle usage.
- Clean spills with kitty litter or absorbent material and let dry. Dispose of cleanup as solid waste.
- Follow manufacturers' directions and properly dispose of unused household chemicals like cleaners, herbicides and pesticides.
- Store toxic products and chemicals indoors in a shed or storage cabinet.
- Use the least hazardous methods first to prevent and control pest or weed problems.
- Look for and consider using the least toxic cleaning products available.
- Take unwanted hazardous materials and containers to the household hazardous waste disposal facility at the Trans-Jordan Landfill.
- Do not wash tools and equipment in gutters, driveways, or drainage ways.
- Inspect and maintain vehicles to reduce fluid leakage.
- Vehicles should be washed at a commercial car wash. Vehicles can be washed on the lawn with biodegradable soap to reduce wash water flowing to the storm drain system.
- Recycle oil. Pour used oil into an unbreakable container like a plastic milk jug, seal and label. Recycling oil could reduce national petroleum imports by 25.5 million barrels per year.
- Do not mix other materials with oil.

'Slow the Flow'

Utah is a desert state, and even if we never have another drought, the Utah Division of Water Resources says water conservation is critical because of anticipated population growth — most of which is internal. The city's water supplier is also required by Federal contracts to reduce per capita water consumption.

The goal is to reduce per capita consumption by 25% between the years 2000 and 2025. The city has reduced per capita consumption since the year 2000, and we fully expect to reach the 25 percent goal by 2025. But our progress is fragile and reversible. Within one season, our numbers could easily jump back up to our old wasteful levels. For example, if we all started showering two minutes
longer and watering our lawns five minutes longer, this would eliminate 10 years of progress overnight.

West Jordan is on the right track. With your help, we will reach our long-term goals.

Help the City meet its water conservation goals and recommend ideas to the City Council on how the City can plan for tomorrow by adopting a variety of sustainable practices. Visit WestJordan.Utah.gov for more information or email publicworks@wjordan.com.

Indoor & Outdoor Water Use

About 66% of West Jordan residents' culinary water is used for landscape irrigation. Most of us give our lawn twice as much water as it really needs. The easiest way to achieve the most water savings is to water deeply, but as infrequently as possible, depending on the weather. Try applying 1/2" of water at a time (this will soak 6-7 inches deep), and irrigate once a week in the spring, increasing gradually to once every three days in summer, then gradually back to once a week in fall. Visit conservewater.utah.gov for real-time watering recommendations.

Six Measures to Help Ensure Water Quality Control

1. Public education and outreach
2. Public participation/involvement
3. Illicit discharge detection and elimination
4. Construction site runoff control
5. Post-construction runoff control
6. Pollution prevention and good housekeeping







{{section.number}}.{{item.number}}

Did You Know?

As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals, and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

City of West Jordan
Public Works Department
7960 South 4000 West
West Jordan, Utah 84088
Phone (801) 569-5700

Carver Construction
5577 Leo Park Road
West Jordan, UT 84081

12-23-2020

RE: Protecting Groundwater

Dear Carver Construction:

The City of West Jordan has a well located near your business that provides clean, high quality drinking water to the businesses and residences within our service area. Water that is pumped from the well flows through a groundwater aquifer that is located beneath this area before reaching the well. Because the soils between the ground surface and the aquifer are porous, any contaminants that are discharged on the ground have the potential to seep into the groundwater aquifer and eventually contaminate the water in the well. This could in turn compromise the health of the people drinking the water.

Fortunately, there is something that we all can do to protect groundwater quality. Careful and proper handling and disposal of chemicals, fuels, or other contaminants will prevent the discharge of these contaminants into the ground. Here are some easy ideas for how you can help us protect public health by protecting groundwater:

Listing of Management Strategies

Strategy Code	Management Strategies
A	Request that the PCS use pesticides, herbicides, and fertilizers in accordance with manufacturer's directions and follow best management practices with regards to each as shown in Appendix C.
B	Request home and business owners to implement Best Management Practices for pollution prevention and for household hazardous waste (See Appendix C) and to not dispose of chemicals into the storm drain system or onto the ground.
C	Request PCS to store contaminants indoors over an impervious surface or to provide secondary spill containment for each container outdoors.
D	Request PCS to use a State approved business for automotive waste disposal.
E	Request the PCS to notify the PWS in the event of a leak or spill.

For your reference, we have also attached an information bulletin that provides other ideas on how you can protect groundwater.

Thank you for your cooperation and support as we all work together to keep our groundwater safe and clean!

Sincerely,

Brian Clegg
Director of Public Works

City of West Jordan
Public Works Department
7960 South 4000 West
West Jordan, Utah 84088
Phone (801) 569-5700

Copper Hills Youth Center
5899 Rivendell Dr.
West Jordan, UT 84081

12-23-2020

RE: Protecting Groundwater

Dear Copper Hills Youth Center:

The City of West Jordan has a well located near your business that provides clean, high quality drinking water to the businesses and residences within our service area. Water that is pumped from the well flows through a groundwater aquifer that is located beneath this area before reaching the well. Because the soils between the ground surface and the aquifer are porous, any contaminants that are discharged on the ground have the potential to seep into the groundwater aquifer and eventually contaminate the water in the well. This could in turn compromise the health of the people drinking the water.

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For your reference, we have also attached an information bulletin that provides other ideas on how you can protect groundwater.

Thank you for your cooperation and support as we all work together to keep our groundwater safe and clean!

Sincerely,

Brian Clegg
Director of Public Works

City of West Jordan
Public Works Department
7960 South 4000 West
West Jordan, Utah 84088
Phone (801) 569-5700

Copperhills Power Equipment
5662 Wells Park Rd.
West Jordan, UT 84081

12-23-2020

RE: Protecting Groundwater

Dear Copperhills Power Equipment:

The City of West Jordan has a well located near your business that provides clean, high quality drinking water to the businesses and residences within our service area. Water that is pumped from the well flows through a groundwater aquifer that is located beneath this area before reaching the well. Because the soils between the ground surface and the aquifer are porous, any contaminants that are discharged on the ground have the potential to seep into the groundwater aquifer and eventually contaminate the water in the well. This could in turn compromise the health of the people drinking the water.

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For your reference, we have also attached an information bulletin that provides other ideas on how you can protect groundwater.

Thank you for your cooperation and support as we all work together to keep our groundwater safe and clean!

Sincerely,

Brian Clegg
Director of Public Works

City of West Jordan
Public Works Department
7960 South 4000 West
West Jordan, Utah 84088
Phone (801) 569-5700

Cottonwood Landscapes
5718 Dannon Way
West Jordan, UT 84081

12-23-2020

RE: Protecting Groundwater

Dear Cottonwood Landscapes:

The City of West Jordan has a well located near your business that provides clean, high quality drinking water to the businesses and residences within our service area. Water that is pumped from the well flows through a groundwater aquifer that is located beneath this area before reaching the well. Because the soils between the ground surface and the aquifer are porous, any contaminants that are discharged on the ground have the potential to seep into the groundwater aquifer and eventually contaminate the water in the well. This could in turn compromise the health of the people drinking the water.

Fortunately, there is something that we all can do to protect groundwater quality. Careful and proper handling and disposal of chemicals, fuels, or other contaminants will prevent the discharge of these contaminants into the ground. Here are some easy ideas for how you can help us protect public health by protecting groundwater:

Listing of Management Strategies

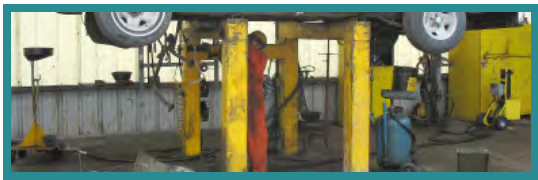
Strategy Code	Management Strategies
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For your reference, we have also attached an information bulletin that provides other ideas on how you can protect groundwater.

Thank you for your cooperation and support as we all work together to keep our groundwater safe and clean!

Sincerely,

Brian Clegg
Director of Public Works



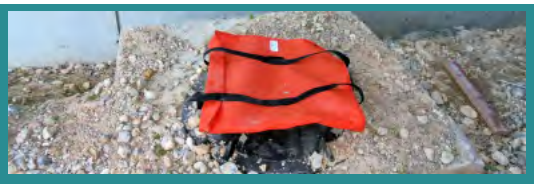
1 Vehicle/Equipment Maintenance

- Provide a designated area to perform vehicle maintenance including vehicle washing that is inside a covered structure or building and is connected to the sanitary sewer with approval by local sanitary sewer district. See Covered Storage BMPs below.
- Store vehicle fluids separately in closed, labeled, and non-leaking containers and dispose of properly. Perform cleaning at a centralized station to ensure liquids stay in one area.
- Remove batteries & place in a closed, acid-resistant storage container.
- Clean up spills immediately using dry cleanup procedures and properly dispose of cleanup materials.



2 Detention/Retention/ Infiltration Basins

- Use detention basins to collect uncontaminated storm water before discharging to surface or ground water.
- Use retention basins for process waste water to ensure capture and containment of all pollutants.
- Use infiltration basins to help remove sediments by infiltrating storm water into the soil.



3 Storm Drain Inlet Protection

- Use rock waddles, sand bags, or other appropriate material to cover the storm drain inlet to filter out trash and debris.
- Make sure the rock size, that is used in the rock waddle, is no larger than 1 inch in diameter; preferably use pea gravel or sand.
- Inspect inlet protection devices and maintain regularly as needed.
- Divert storm water drainage from liquid storage, loading/unloading facilities, and other operations areas.



4 Minimize Storm Water Discharge

- Direct downspout discharge into a vegetated area to minimize the volume of storm water discharged into the storm drain system.
- Direct downspout drainage to above or below ground cisterns. Water can be used for irrigation of landscapes, lawns, or gardens.
- Direct storm water runoff into a lined retention pond for evaporation.

TOP TEN BMPs

for Pollution Prevention at Industrial & Municipal Sites

See back for more information.

For more information on Best Management Practices (BMPs), go to:

www.BizHelp.utah.gov

For questions contact the Division of Water Quality at:

801-536-4300

To report an Environmental Emergency, call:

1-800-458-0145



5 Clean Paved Surfaces

- Prevent or clean up releases of automotive fluids and chemical spills to prevent surface contamination.
- Sweep and clean storage areas monthly or regularly as needed. Use dry cleanup methods.
- Use de-icing materials only when necessary on the parking lots and access roads in the winter.



6 Fugitive Dust Suppression

- Apply water on haul roads.
- Haul materials in properly tarped or sealed containers.
- Restrict vehicle speeds to 10 mph on-site.
- Prevent visible "track out", e.g., pollutants carried on the tires of vehicles or windblown raw materials.



7 Waste Management

- Cover all waste material with a durable, non-leaking cover and anchor in a way to keep water from entering the dumpster. See Covered Storage BMP below.
- Reuse or recycle paints, fluids, and parts when possible. Store in non-leaking, closed, and labeled container.
- Keep hazardous and non-hazardous wastes separate.



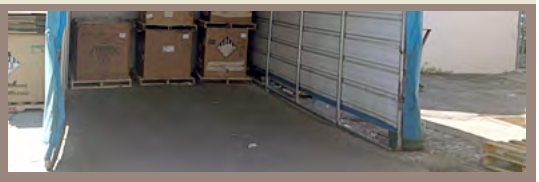
8 Secondary Containment

- Use secondary containment to capture and control leaking materials, including potential leaks from pipes, tanks, and storage containers.
- The secondary container walls, floors, and joints should be made of durable materials, e.g., concrete, concrete block, plastic, or steel.
- Capacity of the secondary container shall be at least 110% of the total volume capacity of the primary container. The total capacity of all primary and secondary containers should be clearly marked.
- Fill locations should have drip trays that drain into a drum or other container. Dispensing areas should have their own containment.



9 Good Housekeeping

- Look for leaks and maintenance issues. This could include loose fittings, gaskets, pumps, piping connections, and rubber nozzles on fuel dispensers.
- Label all containers of hazardous substances with the name of the chemical, expiration date, health or environmental hazards, and dispose of properly.
- Use pesticides, herbicides, fertilizers, and other chemicals only when needed and follow instructions on the label.
- Replace containers that are leaking, corroded, or otherwise deteriorating.
- Keep an accurate, up-to-date inventory of materials.
- Train employees and contractors on proper storm water best management practices.



10 Covered Storage

- Preferably store equipment, deicing materials, etc. in covered structures/buildings. "Covered structures/buildings" are completely roofed and walled, or with top cover but no side coverings, provided materials are not subject to run-on and runoff.
- Drums, barrels, tanks, and similar containers must be tightly sealed, non-leaking, and in good condition. "Sealed" means banded or otherwise secured and without operational taps or valves.
- Preferably store all materials with a durable, non-leaking cover (lid or some other type of cover) and anchor to keep water from entering the container. A "durable, non-leaking cover" means that nothing can enter from the top, drain out of holes in the bottom and no material

{{section.number}}.{{item.number}}

Environmental

BEST MANAGEMENT PRACTICES

at Industrial & Municipal Sites

Resources

Local Sanitary Sewer Districts (SSD)
Contact the city's sanitary sewer district.

Salt Lake County Health Department's Small Business Waste
Select Program/Services > Household Hazardous Waste at:
www.slcohealth.org.

Utah Division of Air Quality
(Air quality permits/Fugitive Dust Plan) (801-536-4000)
Select Permits or Compliance at:
www.airquality.utah.gov.

Utah Division of Solid and Hazardous Waste
(Recycling Information) (801-536-0200)
Select Recycling Information at:
www.hazardouswaste.utah.gov.

Utah Division of Water Quality
(Storm Water Program) (801-536-4300)
Select Programs > Storm Water Program at:
www.waterquality.utah.gov.

Utah Department of Environmental Quality
(Report Spills: 801-536-4123) or
(DEQ Hotline: 1-800-458-0145)
www.deq.utah.gov

Pollution Prevention

Pollution Prevention at Industrial & Municipal Sites

Do you manage or work at an industrial or municipal facility? If so, this guide is to help YOU minimize the generation of wastes at your facility, reduce or eliminate the discharge of pollutants in storm water runoff, as well as, recycle or reuse as many materials as possible. It covers Best Management Practices or BMPs. BMPs will help you save money by reducing waste disposal costs through better work practices and proper materials storage. BMPs are proven methods to help prevent pollution from being created, known as pollution prevention.

You can find storm water resources by selecting Storm Water on the Division of Water Quality website at:

www.waterquality.utah.gov

Most storm water discharges from Municipal and Industrial sites are considered point sources and an UPDES permit is required to prevent or minimize the discharge of pollutants in storm water runoff. You can find information on UPDES permits by selecting Storm Water > Industrial Activities or MS4:

www.waterquality.utah.gov

For best practices in storm water management, go to the Center for Watershed Protection website at:

www.cwp.org

For additional BMPs, go to the International Stormwater BMP Database website at:

www.bmpdatabase.org

Revised: 08/18/14 FPS

Best Management Practices

Hazardous Wastes: Identifying Hazardous Wastes

Business owners and operators are responsible for determining whether wastes that are generated on-site are hazardous or non-hazardous, as defined by the Resource Conservation and Recovery Act. There are several ways to identify hazardous wastes:

- Review Material Safety Data Sheets (MSDS) and product labels.
- Send a sample of waste to a laboratory for analysis. Important tests may include: pH, volatile organics, total petroleum hydrocarbons and heavy metals. If you use the same industrial process, you may only need to periodically test a waste stream.

The following materials are not considered hazardous waste:

- Spent lead acid batteries and mercury devices that will be sent off-site for reclamation.
- Gasoline, diesel, and used oil that has not been mixed with hazardous waste and is reused or recycled on or off-site.
- Solvent-contaminated wipes that are cleaned at industrial laundries or dry cleaners and reused or disposed of at a landfill.

For information on specific waste generator categories, go to: EPA's Managing Your Hazardous Waste: A Guide for Small Businesses at:

www.epa.gov/osw/hazard/generation/sqg/sqghand.htm

Spill Management

Clean up spills and leaks immediately.

- Store and maintain spill cleanup materials in a location that is readily accessible.
- Use absorbent to clean up spills.
- Store used absorbent in closed, labeled, and non-leaking container and dispose of properly.
- For guidance on disposing of spills of hazardous waste properly (R315-9 of the Utah Administrative Code), contact Utah Division of Solid and Hazardous Waste at 801-536-0200.
- Report spills to Utah DEQ at 801-536-4123.

Storm Water

The goal of a Storm Water Pollution Prevention Plan (SWPPP) is to eliminate or minimize the discharge of pollutants in storm water runoff. Storm water can carry pollutants such as oils, solvents, and heavy metals directly into streams or other surface waters, causing harm to Utah's rivers and lakes. The plan:

- Describes the facility and its operations.
- Identifies potential sources of storm water pollution at the facility.
- Lists Best Management Practices (BMP) or pollution control measures to reduce the discharge of pollutants in storm water runoff.

For more information on SWPPP, select Storm Water at:

www.waterquality.utah.gov

Outdoor Loading/Unloading

To minimize the discharge of pollutants in storm water runoff, follow these practices in outdoor loading/unloading areas:

- Conduct loading and unloading in dry weather if possible.
- Cover designated loading/unloading areas or use building overhangs at loading docks to reduce exposure of materials to rain.
- Consider placing a seal or door skirt between delivery vehicles and buildings to prevent exposure to rain.
- Design loading/unloading area to prevent storm water run-on, including grading or bermning the area and positioning roof downspouts to direct storm water away from loading/unloading areas.
- Use drip pans underneath hose and pipe connections and other leak-prone spots during liquid transfers and while making and breaking connections.
- Pave loading areas with concrete instead of asphalt.
- Avoid placing storm drains in the loading/unloading area.

Vehicle and Equipment Fueling

Fueling-related releases are a major source for contamination of surface waters and aquifers. Proper design and operation of fueling facilities and systems should be an environmental priority.

- Post signs at the fuel dispenser or fuel island warning vehicle owners/operators against "topping off" of vehicle fuel tanks.
- Cover fueling area with an overhanging roof structure or canopy.
- If a covering is not feasible and the fuel island is surrounded by pavement, apply a suitable sealant that protects the asphalt from spilled fuels.

Solvents

Solvents offer a quick, easy way to clean grease, oil, and dirt off parts but many solvents are harmful to employees and the environment. Use the following practices to minimize impacts:

- Use solvents sparingly and use nonhazardous or less hazardous materials whenever possible.
- Store solvents in closed, labeled, and non-leaking container and dispose of properly.
- Never dispose of any solvents into drains, on the ground, in the garbage, or by evaporating to the air.
- Use solvents at a centralized station only.

Employee Training/Education

Train employees and contractors on proper storm water best management practices including:

- Procedures for loading and/or unloading.
- Proper cleanup and spill response procedures.
- Proper handling and disposal of engine fluids and waste materials.
- Proper fueling and cleanup procedures.
- Recordkeeping of significant spills and leaks of toxic or hazardous pollutants.

Appendix D
JVWCD Contract

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 21-027

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A WATER PURCHASE AGREEMENT AND PETITION ("AGREEMENT") TO THE JORDAN VALLEY WATER CONSERVANCY DISTRICT AND TO EXECUTE THE AGREEMENT

Whereas, the City Council of the City of West Jordan desires to continue to provide a safe and reasonable amount of water to its residents and businesses; and

Whereas, the Jordan Valley Water Conservancy District (JVWCD) provides approximately 80% of the culinary water to the City; and

Whereas, the Water Purchase Agreement ("Agreement"), hereby attached as Exhibit A, defines the minimum amount of water the City must purchase, whether it uses the water or not, and defines the maximum amount of water the City is guaranteed at that price; and

Whereas, the City wishes to increase the total minimum amount of water purchased from 16,500 acre-feet to 20,000 acre-feet; and

Whereas, the City Council of the City of West Jordan has determined that the attached Purchase Agreement and Petition with JVWCD is acceptable.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Mayor is authorized to submit the City of West Jordan Water Purchase Agreement and Petition, attached as Exhibit A, and once approved by the Jordan Valley Water Conservancy District, to execute the Purchase Agreement. The Water Purchase Agreement and Petition shall not be binding upon the City of West Jordan until it is fully executed by the parties.

Section 2. This Resolution shall take effect immediately.

Adopted by the City Council of West Jordan, Utah, this 23rd day of June 2021.

CITY OF WEST JORDAN

Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

(continued on the next page)

VOTING BY THE CITY COUNCIL	"YES"	"NO"
Council Chair Zach Jacob	☒	☐
Council Vice Chair Kelvin Green	☒	☐
Council Member Chad R. Lamb	☒	☐
Council Member Christopher McConnehey	☒	☐
Council Member David Pack	☒	☐
Council Member Kayleen Whitelock	☒	☐
Council Member Melissa Worthen	☒	☐

EXHIBIT A

"Water Purchase Agreement and Petition"

CITY OF WEST JORDAN WATER PURCHASE AGREEMENT AND PETITION

This Agreement is made as of the 23rd day of June, 2021, by and between the Jordan Valley Water Conservancy District, a Utah local district ("District"), and the City of West Jordan, a municipality organized under the laws of the State of Utah ("Purchaser").

RECITALS:

A. The District is a water conservancy district organized and existing under the laws of the State of Utah for the purposes, among others, of making water available to those inhabitants residing within its boundaries and of entering into contracts with public and private entities for the purchase and sale of water and its delivery;

B. Purchaser is a municipality organized and existing under the laws of the State of Utah, which provides retail water service to its customers/inhabitants within its boundaries and which desires to purchase for them water from the District; and,

C. The parties enter into this Agreement to provide for the purchase of water by, and for the delivery of water to, Purchaser to meet a portion of the needs of its customers/inhabitants.

D. In accordance with it Rules and Regulations for Wholesale Water Service, the District has determined that Purchaser has implemented the District's water efficiency standards, and has appropriate ongoing monitoring and enforcement measures, and that Purchaser is therefore eligible to increase its minimum purchase amount.

TERMS:

The parties agree as follows:

1. (a) The District hereby agrees to sell and Purchaser hereby agrees to purchase annually, or in any event pay for annually, the minimum amount of water for the relevant years set forth on attached Exhibit A (the "Minimum Amount").

(b) Purchaser, at its discretion, may purchase annually additional water from the District in an amount not to exceed twenty percent (20%) of the then-current Minimum Amount, provided that the District first determines additional water is available.

(c) The Minimum Amount purchased by Purchaser shall be delivered by the District in accordance with the terms of this Agreement, and at the points of delivery and within the maximum daily flow rates (contract capacity) set forth on attached Exhibit B.

2. (a) Purchaser's commitment to pay for the Minimum Amount, among other considerations, insures a market for the sale of water by the District, allows the District to amortize the costs of facilities constructed to produce, store, and deliver water to Purchaser and all other customers of the District, and generates revenues for the repayment of indebtedness incurred by the District.

(b) The allotment of the Minimum Amount to Purchaser may serve, at the reasonable discretion of the District and pursuant to its interpretation and application of its policies, rules, and procedures, as they may be amended periodically, to form the basis for the allocation of water among the District's various customers during water shortages. Should water allocation to the District's customers be necessary and should the District's contractual water sale commitments be used in determining that allocation, then Purchaser's ratable allocation may be based on its then-current Minimum Amount.

3. (a) (i) The District has entered into a written agreement with Kennecott Utah Copper Corporation, predecessor to Kennecott Utah Copper LLC ("KUCC"), known as the "Project Agreement Between Kennecott Utah Copper Corporation and Jordan Valley Water Conservancy District, August 31, 2004," as part of a joint proposal to construct a groundwater extraction and treatment project with groundwater remedial functions, which, among other purposes, will provide treated, municipal-quality water to municipalities in specific areas of southwestern Salt Lake County, as defined in the Consent Decree dated August 21, 1995, entered in Civil Action No. 86-C-0902G in the United States District Court for the District of Utah (the "Project Agreement"). The District also entered into another written agreement with KUCC and with the Trustee for Natural Resources for the State of Utah, known as "The Agreement among the Trustee for Natural Resources for the State of Utah, the Jordan Valley Water Conservancy District, and Kennecott Utah Copper Corporation, August 31, 2004" (the "State Agreement"). Under both the Project Agreement and the State Agreement (collectively, the "Contracts"), the parties to the Contracts contemplate that for the forty (40) year Operational Period for the Zone A Plant, beginning on July 26, 2006, KUCC will produce and sell, and the District will have the right to purchase, a total volume of water equal to the Treated Water produced annually from the Zone A Plant that is delivered to the District, up to 3,500 acre-feet per year as determined on a rolling average basis. The District is authorized by the Contracts annually to sell and deliver to Purchaser up to thirty-five percent (35%), not to exceed one thousand two hundred twenty-five (1,225) acre-feet per year, of the water as it is delivered monthly by KUCC to the District. The District also was authorized by the Contracts to sell and deliver to Riverton City a portion of the Treated Water. Riverton City declined to purchase any

Treated Water and, for that reason, the Contracts authorize the District to sell and deliver Riverton City's portion to Purchaser and to others. Accordingly, the District is authorized by the Contracts annually to sell and deliver to Purchaser up to forty-two and 85/100 percent (42.85%), not to exceed one thousand five hundred (1,500) acre-feet per year, of the water as it is delivered monthly by KUCC to the District. Accordingly, pursuant to the terms and conditions of the Contracts and of this Agreement, Purchaser hereby agrees to purchase annually a total amount of forty-two and 85/100 percent (42.85%), but not to exceed one thousand five hundred (1,500) acre-feet per year, of the water as it is delivered monthly by KUCC to the District in accordance with the terms and conditions of the Contracts (the "Zone A Water").

(ii) All Zone A Water sold and purchased under this paragraph 3, and identified on Exhibit A, shall be delivered by the District in accordance with the terms of this Agreement and at the points of delivery set forth on Exhibit B and at flow rates not to exceed 1.48 million gallons per day ("MGD").

(iii) For accounting and payment purposes, and notwithstanding any term of this Agreement to the contrary, Zone A Water available for delivery each month shall be deemed to have been delivered first in that month, ahead of any portion of the Minimum Amount.

(iv) Purchaser shall pay to the District those sums identified on attached Exhibit C for each acre-foot of Zone A Water purchased by, and delivered monthly to, Purchaser, plus the Meter Base Charge. The price for Zone A Water purchased after June 30, 2022, plus the Meter Base Charge, shall be determined annually by the District in

accordance with its interpretation of the Contracts and with applicable provisions of paragraph 7 that address the Meter Base Charge.

(v) Zone A Water is available for purchase: (i) for a term not to exceed the forty (40) year Operational Period, beginning on July 26, 2006; and, (ii) as that water is delivered monthly by KUCC to the District during the forty (40) year Operational Period in accordance with the terms and conditions of the Contracts.

(vi) Purchaser understands, acknowledges, and agrees that the Project Agreement imposes a condition on the sale of Zone A Water to Purchaser, and that as an inducement for, and a condition of, the sale of Zone A Water to Purchaser by the District, Purchaser will not hereafter, and at any time during the forty (40) year Operational Period beginning on July 26, 2006, develop its Water Right No. 59-1572 at any point(s) of diversion closer than two thousand feet (2000') from the Affected Area.

(b) (i) The District is obligated by the Contracts to offer for sale to Purchaser water from the Zone B Facilities or, if the Zone B Facilities are not constructed or, when constructed, do not produce the full amount of water in any year as required by the Contracts, then from other sources available to the District as the District in its discretion shall determine (the "Zone B Water").

(ii) Pursuant to the terms and conditions of the Contracts and of this Agreement, Purchaser hereby agrees to purchase annually, or in any event pay for annually, the Zone B Water for the relevant years set forth on Exhibit A.

(iii) Purchaser, at its discretion, may purchase annually additional water from the District in an amount not to exceed twenty percent (20%) of Purchaser's

allotment of Zone B Water, provided that the District first determines additional water is available.

(iv) All Zone B Water sold and purchased under this paragraph 3, and identified on Exhibit A, shall be delivered by the District in accordance with the terms of this Agreement and at the points of delivery and within the maximum daily flow rates (contract capacity) set forth on Exhibit B.

(v) Purchaser shall pay to the District those sums identified on attached Exhibit D for each acre-foot of Zone B Water purchased by, and available for delivery to, Purchaser, plus pumping costs and the Meter Base Charge as incurred. After June 30, 2022, the price for each acre-foot of Zone B Water, plus associated pumping costs and the Meter Base Charge, shall be determined annually by the District in accordance with paragraph 7.

(vi) Zone B Water is offered for sale and available for purchase for a term not to exceed forty (40) years commencing on February 1, 2010. At the end of the forty year term, Purchaser, at its election and upon prior written notice to the District, may add all or any portion of its allotment of Zone B Water to its then-existing quantity of Minimum Amount ("Zone B Converted Water"); thereafter, all of the Zone B Converted Water shall be considered as Minimum Amount under the applicable terms of this Agreement and the Zone B Converted Water shall be delivered at such points of delivery and at such flow rates as the Parties mutually may agree.

(c) (i) The District is obligated by the Contracts to offer for sale to Purchaser water from the Lost Use Facilities or, if the Lost Use Facilities are not constructed or, when constructed, do not produce the full amount of water in any year as

required by the Contracts, then from other sources available to the District, as the District in its discretion shall determine ("Lost Use Water"). Lost Use Water shall be in addition to the Zone A Water, to the Zone B Water, and to the annual quantities of water that the District was obligated to deliver under contracts existing as of the date of execution of the Contracts.

(ii) Pursuant to the terms and conditions of the Contracts and of this Agreement, Purchaser hereby agrees to purchase annually, or in any event pay for annually, the Lost Use Water for the relevant years set forth on Exhibit A.

(iii) Purchaser, at its discretion, may purchase annually additional water from the District in an amount not to exceed twenty percent (20%) of Purchaser's allotment of Lost Use Water, provided that the District first determines additional water is available.

(iv) All Lost Use Water sold and purchased under this paragraph 3, and identified on Exhibit A, shall be delivered by the District in accordance with the terms of this Agreement and at the points of delivery and within the maximum daily flow rates (contract capacity) set forth on Exhibit B.

(v) Purchaser shall pay to the District those sums identified on Exhibit D for each acre-foot of Lost Use Water purchased by, and available for delivery to, Purchaser, plus pumping costs and the Meter Base Charge as incurred. After June 30, 2022, the price for each acre-foot of Lost Use Water, plus associated pumping costs and the Meter Base Charge, shall be determined annually by the District in accordance with paragraph 7.

(vi) Lost Use Water is offered for sale and available for purchase for a term not to exceed forty (40) years commencing on February 1, 2010. At the end of the forty year term, Purchaser, at its election and upon prior written notice to the District, may add all or any portion of its allotment of Lost Use Water to its then-existing quantity of Minimum Amount ("Lost Use Converted Water"); thereafter, all of the Lost Use Converted Water shall be considered as Minimum Amount under the applicable terms of this Agreement and Lost Use Converted Water shall be delivered at such points of delivery and at such flow rates as the Parties mutually may agree.

(d) Treated Water, Zone A Water, water from the Zone A Plant, Zone B Water, water from the Zone B Facilities, Lost Use Water, and water from the Lost Use Facilities, may be commingled by the District with other water within the District's system, and, for that reason, the District may, at its discretion, deliver to Purchaser, in satisfaction of the District's obligations under this paragraph 3, any water which meets applicable drinking water standards.

(e) All Zone A Water, Zone B Water, and/or Lost Use Water sold and purchased under this paragraph 3 is subject to the terms and conditions of the Contracts and to applicable terms and conditions of this Agreement, except as otherwise provided.

(f) Purchaser acknowledges and agrees it has received copies of the Contracts.

(g) The following items shall have in this paragraph 3 those definitions given to them in the Contracts: "Affected Area," "Complete and Operational," "Lost Use Facilities," "Lost Use Water," "Operational Period," "Treated Water," "Zone A Plant," and, "Zone B Facilities."

4. The District will provide water in accordance with standards for public drinking water set by applicable law, including the Utah Division of Drinking Water and/or the Utah Drinking Water Board of the Department of Environmental Quality, except the District shall not be liable, or in breach of this Agreement, for failure to meet those standards unless that failure is due to the District's willful misconduct or gross negligence.

5. The amount of water delivered to Purchaser depends in large part on water made available to the District and, for that reason, the District is not a guarantor of the delivery of any water to Purchaser against drought, adverse claims, acts of God, the acts or omissions of other water supply entities from whom the District purchases water, or all other matters beyond its reasonable control. The District acquires water from multiple water sources, some of which are under the control of third parties which own and/or operate their own water facilities, and their failure to deliver water to the District shall excuse the District's failure to deliver water to Purchaser.

6. The District's ability to deliver water to Purchaser depends, in part, on the capacity of available facilities, including, for example, reservoirs, pipelines, meters, and pump stations. Due to potential failures of equipment and infrastructure, the need of the District at its discretion to suspend service for construction, maintenance, inspection, and/or repairs, and due to limitations in water source and infrastructure capacities, the District is not a guarantor of delivery capacity to Purchaser. The allotment of contract capacity to Purchaser may serve, at the reasonable discretion of the District and pursuant to its interpretation and application of its policies, rules, and procedures as they may be amended periodically, to form the basis for the allocation of capacity among the District's various customers during capacity shortages. Should allocation of capacity among the

District's customers be necessary, including peak demand periods and times of limited delivery capacity, and should the District's contractual capacity commitments be used in determining that allocation, then Purchaser's ratable allocation may be based on its then-current contract capacity as set forth on Exhibit B.

7. (a) The price(s) for water purchased by Purchaser under paragraphs 1, 3(b), and 3(c), and the cost of providing water service to Purchaser, including pumping charges and the Meter Base Charge, shall be determined annually by the District in accordance with its then-current rate methodology, policies, rules, and procedures. The District may choose periodically to change methodologies and/or to change its interpretation and implementation of any methodology it selects, and/or to adopt, amend, or abandon its policies, rules, and regulations.

(b) As of the execution of this Agreement, the District uses the Base-Extra Capacity Method of the American Water Works Association, as interpreted and implemented by the District, for pricing all water purchased under paragraphs 1, 3(b), and 3(c) of this Agreement.

(c) As of the execution of this Agreement, the District charges a monthly fee (the "Meter Base Charge") for each meter through which water purchased under this Agreement may be delivered to Purchaser. The charge recovers, in part, the District's expenses associated with the meters, including but not limited to meter reading, account billing, service and maintenance, repair, replacement, and other overhead items. The Meter Base Charge is charged monthly for each meter based on its diameter, regardless of the actual volume of water taken through the meter. For each meter identified on Exhibit B, Purchaser shall pay a Meter Base Charge as set periodically by the District pursuant to its

interpretation and application of its policies, rules, and procedures as they may be amended.

(d) As of the execution of this Agreement, the District charges for pumping, if necessary, of water purchased under paragraphs 1, 3(b), and 3(c) of this Agreement. The cost of pumping includes the associated utility expenses.

(e) Based on subparagraphs 7(b) thru 7(d), but subject to change in the future as authorized by subparagraph 7(a), Purchaser shall pay to the District the sum of: (i) the price(s) set forth on Exhibit C and on attached Exhibit D per acre-foot of water sold to Purchaser under paragraphs 1, 3(b), and 3(c) of this Agreement; and, (ii) the Meter Base Charge.

(f) Neither the price per acre-foot of water purchased under paragraphs 1, 3(b), and 3(c) of this Agreement nor the Meter Base Charge shall be increased before July 1, 2022. The District specifically reserves the right thereafter to increase, or otherwise change from time to time, the price per acre-foot of water purchased under paragraphs 1, 3(b), and 3(c) of this Agreement, pumping costs, and the Meter Base Charge as the District, in its sole and reasonable discretion, deems appropriate. The District shall provide written notice to Purchaser of a change in the price per acre-foot of water, pumping costs, and/or the Meter Base Charge.

8. (a) Purchaser hereby represents, warrants, and covenants to the District that:

(i) Purchaser is a "public petitioner" and "public water user" within the meaning of § 17B-2a-1007 of the Water Conservancy District Act (Utah Code Ann. (1953) §§ 17B-2a-1001 et seq. (the "Act");

(ii) Within the meaning of § 1007 of the Act, the governing body of Purchaser has duly authorized and directed its chief executive officer to petition the Board of Trustees of the District for an allotment of water, upon terms prescribed by the Board of Trustees, by delivering this Agreement to the Board; and,

(iii) Purchaser has found and determined that this Agreement constitutes a written petition on behalf of Purchaser to request the District to enter into a water contract within the meaning of § 1007 of the Act; provided, however, that assessments shall be levied only in accordance with the provisions of this paragraph 8 and applicable Utah law.

(b) The governing bodies of the District and of Purchaser have found and determined, and it is hereby acknowledged, that:

(i) This is a petition which is in due and proper form and contains the information necessary for a lawful petition for water in conformance with the requirements of § 1007 of the Act;

(ii) The quantity of water petitioned for, when added to the present supply of water of Purchaser, makes an adequate supply for Purchaser;

(iii) It is in the best interest of the District that this petition be granted;

(iv) Purchaser and its customers/inhabitants will be benefitted thereby to an amount not less than the taxes which may be imposed by virtue of this petition;

(v) Purchaser's name is as set forth in this petition;

(vi) The quantity of water to be purchased or otherwise acquired by Purchaser is as set forth in this petition;

(vii) The water will be used on lands within the boundaries of Purchaser to the extent those lands are within the boundaries of the District (the "Lands");

(viii) The price per acre-foot or other unit of measurement, and the amount of any service, turnout, connection, distribution system charge, or other charges to be paid by Purchaser are as set forth in this petition;

(ix) Payments shall be made as set forth in this petition;

(x) The contract assessment as authorized and allowed by this petition and by the Act shall become a lien on the Lands; and,

(xi) Purchaser agrees to make payments for the beneficial use of such water together with annual maintenance and operating charges, and to be bound by the provisions of the Act and the rules and regulations adopted for the District by the Board of Trustees.

(c) To the extent permitted by law, Purchaser agrees that the District may accept and grant the petition represented hereby at any time after notice and hearing required by § 1007 of the Act, without regard to the amount of time which may have elapsed prior to the hearing or between the hearing and the acceptance and granting of this petition. Purchaser hereby acknowledges that it is contemplated that years may elapse before the hearing or between the hearing and the acceptance and granting of this petition.

(d) If Purchaser fails to pay timely to the District any amount due under this petition, the District, with notice, may proceed to hearing and to act on this petition to levy a contract assessment on the Lands pursuant to this petition and the Act for the unpaid

amounts and for any future amounts. The contract assessment, after recording of the instrument levying the assessment as required by the Act, shall be a perpetual lien on the Lands for all amounts owed as certified by the District pursuant to the Act.

(e) Collection of the levy, and further proceedings in connection with the levy of a contract assessment, shall be conducted as authorized or required by the Act.

9. It is mutually acknowledged that the District has petitions or contracts for water with the Central Utah Water Conservancy District for Central Utah Project water which require the District to pay annually for the water regardless of whether the water is called for, used, or is left unused. It is acknowledged that the District may elect to pay for this Central Utah Project water, in whole or in part, from water sales or from its own property tax levy as authorized by the Act and applicable law. It also is acknowledged that the District may elect to have all or part of any annual payment to the Central Utah Water Conservancy District paid for through the levy of a contract assessment by the Central Utah Water Conservancy District in accordance with the provisions of § 1007 of the Act, and/or in accordance with other provisions of this Agreement.

10. Purchaser shall not, outside the boundaries of the District, use, or deliver for use, or sell, or lease, or otherwise dispose of any water purchased under this Agreement.

11. (a) Amounts due from Purchaser under this Agreement, except as otherwise provided, will be billed monthly, and payments shall be due and payable within thirty (30) days of the date of the statement. A statement not paid by its due date will be considered delinquent. Delinquent amounts shall accrue simple interest of one percent (1%) per month (12% APR) until paid in full.

(b) In the event Purchaser defaults on any payment due under this Agreement, and Purchaser's default remains uncured for a period of thirty (30) days after Purchaser's receipt of written notice of its default, the District, at its sole discretion, shall be entitled to withhold delivery of water and/or terminate this Agreement and/or pursue all other remedies available to the District. No action taken by the District under this paragraph, however, shall relieve Purchaser of its obligation to pay any sum owed to the District.

12. The term of this Agreement shall be perpetual.

13. The parties may amend or terminate this Agreement at any time upon their mutual, written consent. No one other than the parties to this Agreement shall have any rights under this Agreement which would prohibit the parties from amending or terminating this Agreement if the parties mutually agree to do so.

14. (a) Purchaser shall be subject to and comply with the District's water rates, assessments, taxes, fees, policies, rules, and procedures as they may be adopted and/or amended. This Agreement and the parties are subject to the provisions of the Act, as amended.

(b) Beginning with 2022 and for each subsequent year during the term of this Agreement, Purchaser shall provide to the District an annual report of water use within Purchaser's retail service area. The report shall be completed through the District's web portal at <jvwcd.org> by February 15 following the specific calendar year for which the report is made, and include the following information:

i. The monthly volume, in acre-feet, of municipal drinking water from each supply source, in aggregate, entering Purchaser's water delivery system,

including drinking water from wells, other internal sources, other external sources, and the District; and,

ii. The monthly volume, in acre-feet, of secondary water and reuse water delivered for municipal purposes in Purchaser's retail service area. If the water is not metered, Purchaser shall provide an estimate of the monthly volume of secondary water and reuse water delivered, and a description of the method used to estimate such deliveries. Purchaser also shall include in its estimates any metered use (i.e., master metered use or metered end-use) of secondary water and reuse water delivered; and,

iii. The monthly volume, in acre-feet, of municipal drinking water delivered to Purchaser's retail customers, measured at the customer service connection, for each of the following user classes: combined residential use, combined commercial use, combined institutional use, and combined industrial use; and,

iv. Monthly estimates and the annual estimated total volume, in acre-feet, of non-revenue municipal drinking water within Purchaser's retail service area. Purchaser shall use its best efforts to account for, categorize, and provide a description of non-revenue water, including unmetered deliveries of municipal drinking water; and,

v. An estimate of the population served and a calculation of per capita water use. Purchaser shall include secondary water use and reuse water in its per capita water use calculation; and,

vi. A copy of Purchaser's annual water use data report as required by the Utah Department of Natural Resources.

15. Purchaser shall not assign this Agreement or any of its rights under it without the prior written consent of the District. The District may assign this Agreement and/or any of its rights under this Agreement.

16. All of the grants, covenants, terms, provisions, and conditions in this Agreement shall be binding upon and inure to the benefit of the successors or permitted assigns of the parties.

17. This Agreement is not intended to be a third-party beneficiary contract for the benefit of anyone, including the individual customers or constituent members of the District or of Purchaser.

18. (a) This Agreement, including exhibits, constitutes the entire agreement of the parties and supersedes all prior undertakings, representations, or agreements of the parties regarding the subject matter in this document.

(b) This Agreement supersedes and replaces the parties' prior Water Purchase Agreement and Petition, dated April 10, 2019, and all amendments, if any.

19. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entity identified.

20. The District and Purchaser each represent and warrant that it has authority to enter into this Agreement.

21. Notices given by or to the parties shall be in writing and may be served personally or served by depositing them in the United States mail, postage prepaid, certified or registered mail with return receipt requested, addressed to the parties at the

addresses set forth below, or at such other addresses as the parties may designate in writing.

[SIGNATURE PAGE FOLLOWS]

"District":

Jordan Valley Water Conservancy District

Dated: 07-14-2021

By: _____
Corey L. Rushton
Its Chair

Address: 8215 South 1300 West
West Jordan, UT 84088

ATTEST:

_____
Barton A. Forsyth, Clerk

"Purchaser":

City of West Jordan

Dated: _____

By: _____
Dirk Burton
Its Mayor

Address: 8000 S Redwood Road
West Jordan, UT 84088

ATTEST:

_____
Tangee Sloan, City Recorder

EXHIBIT A

MINIMUM AMOUNT OF WATER

YEAR	MINIMUM AMOUNT (AF)
2021, and each year thereafter	18,500

ZONE A WATER

YEAR	AMOUNT (AF)
2011, and each year thereafter through July 25, 2046	1,500
After July 25, 2046	0

ZONE B WATER

YEAR	AMOUNT (AF)
2011, and each year thereafter through February 1, 2050	0
After February 1, 2050	0

LOST USE WATER

YEAR	AMOUNT (AF)
2011, and each year thereafter through February 1, 2050	0
After February 1, 2050	0

EXHIBIT B

POINTS OF DELIVERY, CAPACITY, AND FLOW RATES

	METER INFORMATION	CONTRACT CAPACITY
ADDRESS	DIAMETER (INCHES)	MAXIMUM DAILY FLOW RATES (GPM)[(a)]
NON-PUMPED ZONE A:		
3600 West 7800 South	30"	11,285
3600 West 7000 South	12"	1,603
3600 West 9000 South	10"	1,973
6400 South 1700 West	10"	1,480
6400 South 1700 West	6"	0
PUMPED ZONE B SOUTH:		
5600 West 10200 South	12"	1,850
PUMPED ZONE B NORTH:		
3655 West 6200 South	8"	308
3200 West 7100 South	12"	123
3200 West 7800 South	12"	1,233
3200 West 8867 South	12"	1,480
PUMPED ZONE C SOUTH:		
6100 West 10200 South	14"	2,715
PUMPED ZONE D SOUTH:		
6950 South 10200 South	12"	1,480
8400 West New Bingham Highway	24"	735
TOTAL:		26,265

Notes:

(a) Maximum average flow rate over twenty-four (24) hours (GPM) allocated in association with the Minimum Amount, the Zone B Water, and the Lost Use Water.

In addition to the contract capacity indicated in this table, Purchaser has contracted for its allocation of Zone A Water which will be delivered at flow rates not to exceed 1,032 GPM. Purchaser may take Zone A Water at any one or at any combination of the points of delivery within pumped Zones C and D defined in this table.

EXHIBIT C

ZONE A WATER RATE EFFECTIVE JULY 1, 2021 – JUNE 30, 2022

RATE/ACRE-FOOT
$498.86

EXHIBIT D

WATER RATES EFFECTIVE JULY 1, 2021 – JUNE 30, 2022

PRESSURE ZONE	RATE ($/AF)
NON-PUMPED ZONE A	$517.68
PUMPED ZONE B NORTH	$540.30
PUMPED ZONE B SOUTH	$559.66
PUMPED ZONE C SOUTH	$578.11
PUMPED ZONE D SOUTH	$623.44

Resolution No. 21-027 JVW Purchase Agreement and Petition

Final Audit Report 2021-06-25

Created:	2021-06-24
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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"Resolution No. 21-027 JVW Purchase Agreement and Petition" History

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Adobe Sign

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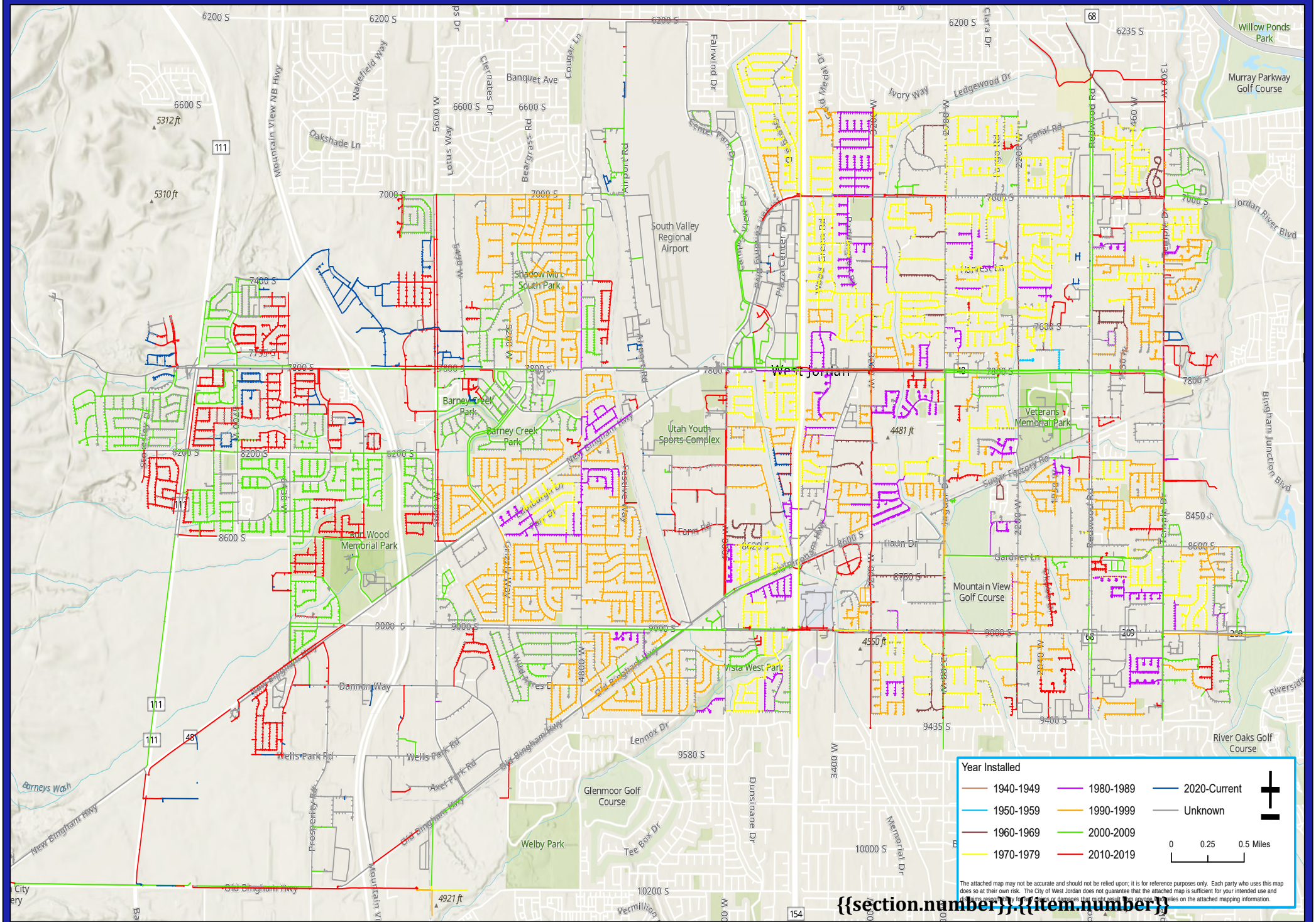
Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)
Signature Date: 2021-06-25 - 6:21:02 PM GMT - Time Source: server- IP address: 207.225.200.66

Agreement completed.
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Appendix E
Operation and Maintenance Plan

West Jordan City Water Install Year



Pipe System List

West Jordan City

OBJECTID	ZONE	MATERIAL	ABANDONED	LENGTH	DIAMETER	Line_Type	YR_INSTALL	LIFE_EXPECTANCY	YR_RETIRE
721	1	Cast Iron	No	537.2	4	Distribution	1961	50	2001
72073	1	Cast Iron	No	16.7	4	Distribution	1961	50	2001
72074	1		No	30.5	4		1961	50	2001
		Total Length =		584.4				Cost to Replace =	$116,882.21

OBJECTID	ZONE	MATERIAL	ABANDONED	LENGTH	DIAMETER	Line_Type	YR_INSTALL	LIFE_EXPECTANCY	YR_RETIRE
8862	1	Cast Iron	No	6.1	6	Fire	1946	50	1996
68582	1	Cast Iron	No	603.4	6	Distribution	1946	50	1996
68987	1	Cast Iron	No	6.8	6	Fire	1946	50	1996
68988	1	Cast Iron	No	1.6	6	Fire	1946	50	1996
68989	1	Cast Iron	No	449.1	6	Distribution	1946	50	1996
69005	1	Cast Iron	No	7.1	6	Fire	1946	50	1996
69006	1	Cast Iron	No	1.7	6	Fire	1946	50	1996
69018	1	Cast Iron	No	5.8	6	Fire	1946	50	1996
69019	1	Cast Iron	No	1.9	6	Fire	1946	50	1996
69023	1	Cast Iron	No	208.1	6	Distribution	1946	50	1996
69024	1	Cast Iron	No	104.5	6	Distribution	1946	50	1996
182	1	Cast Iron	No	554.8	6	Distribution	1952	50	2002
67944	1	Cast Iron	No	12.1	6	Fire	1952	50	2002
67962	1	Cast Iron	No	2.3	6	Fire	1952	50	2002
180	1	Cast Iron	No	296.3	6	Distribution	1959	50	2009
183	1	Cast Iron	No	542.7	6	Distribution	1959	50	2009
33169	1	Cast Iron	No	57.5	6	Distribution	1959	50	2009
33171	1	Cast Iron	No	59.2	6	Distribution	1959	50	2009
52060	1	Cast Iron	No	22.2	6	Distribution	1959	50	2009
53458	1	Cast Iron	No	3.6	6	Fire	1959	50	2009
649	1	Cast Iron	No	456.3	6	Distribution	1960	50	2010
650	1	Cast Iron	No	382.3	6	Distribution	1960	50	2010
651	1	Cast Iron	No	367.9	6		1960	50	2010
652	1	Cast Iron	No	180.6	6	Distribution	1960	50	2010
653	1	Cast Iron	No	324.3	6	Distribution	1960	50	2010
1625	1	Cast Iron	No	258.9	6	Distribution	1960	50	2010
42458	1	Cast Iron	No	119.9	6	Distribution	1960	50	2010
42463	1	Cast Iron	No	22.6	6	Distribution	1960	50	2010
42465	1	Cast Iron	No	57.9	6	Distribution	1960	50	2010
42466	1	Cast Iron	No	20.5	6	Distribution	1960	50	2010
42467	1	Cast Iron	No	57.4	6	Distribution	1960	50	2010
42471	1	Cast Iron	No	0.8	6	Fire	1960	50	2010
42475	1	Cast Iron	No	21.5	6	Distribution	1960	50	2010
42486	1	Cast Iron	No	4.6	6	Fire	1960	50	2010
42489	1	Cast Iron	No	343.6	6	Distribution	1960	50	2010
53461	1	Cast Iron	No	219.9	6	Distribution	1960	50	2010
53462	1	Cast Iron	No	37.7	6	Distribution	1960	50	2010
53463	1	Cast Iron	No	1.5	6	Distribution	1960	50	2010
53467	1	Cast Iron	No	4.8	6	Fire	1960	50	2010
53468	1	Cast Iron	No	287.6	6	Distribution	1960	50	2010
53478	1	Cast Iron	No	2.7	6	Fire	1960	50	2010
53492	1	Cast Iron	No	3.2	6	Fire	1960	50	2010
63366	1	Cast Iron	No	61.0	6	Distribution	1960	50	2010
63367	1	Cast Iron	No	8.3	6	Distribution	1960	50	2010
63368	1	Cast Iron	No	112.9	6	Distribution	1960	50	2010
69022	1	Cast Iron	No	104.3	6	Distribution	1960	50	2010
722	1	Cast Iron	No	156.2	6	Distribution	1961	50	2011
723	1	Cast Iron	No	294.3	6	Distribution	1961	50	2011
724	1	Cast Iron	No	231.6	6	Distribution	1961	50	2011
3730	1	Transite	No	229.6	6	Distribution	1961	0	1961
3731	1	Cast Iron	No	523.5	6	Distribution	1961	50	2011

3732	1	Cast Iron	No	302.9	6	Distribution	1961	50	2011
3733	1	Cast Iron	No	209.9	6	Distribution	1961	50	2011
3734	1	Cast Iron	No	160.3	6	Distribution	1961	50	2011
3735	1	Unknown	No	303.1	6		1961		
3940	1	Unknown	No	322.3	6		1961		
72070	1	Cast Iron	No	31.1	6	Distribution	1961	50	2011
72071	1	Cast Iron	No	46.5	6	Distribution	1961	50	2011
72072	1	Cast Iron	No	22.4	6	Distribution	1961	50	2011
72075	1	Cast Iron	No	49.9	6	Distribution	1961	50	2011
72076	1	Cast Iron	No	5.2	6	Fire	1961	50	2011
72097	1	Cast Iron	No	172.8	6	Distribution	1961	50	2011
72115	1	Cast Iron	No	0.8	6	Distribution	1961	50	2011
72125	1	Cast Iron	No	8.6	6	Fire	1961	50	2011
72138	1	Unknown	No	7.8	6	Fire	1961		
498	2	Unknown	No	1,414.8	6	Distribution	1962		
75629	2	Unknown	No	0.3	6	Fire	1962		
104	1	Cast Iron	No	714.8	6	Distribution	1963	50	2013
7253	3b	Transite	No	1,229.4	6	Distribution	1963	0	1963
7316	3b	Transite	No	502.8	6	Distribution	1963	0	1963
7381	3b	Transite	No	632.9	6	Distribution	1963	0	1963
48044	1	Cast Iron	No	3.8	6	Fire	1963	50	2013
75609	2	Unknown	No	2.2	6	Fire	1963		
75644	2	Unknown	No	1,138.6	6	Distribution	1963		
174	1	Transite	No	300.3	6	Distribution	1965	0	1965
175	1	Transite	No	228.1	6	Distribution	1965	0	1965
179	1	Transite	No	214.0	6	Distribution	1965	0	1965
524	2	Cast Iron	No	425.2	6	Distribution	1965	50	2015
1572	1	Cast Iron	No	472.3	6		1965	50	2015
1785	2	Transite	No	678.2	6	Distribution	1965	0	1965
8815	1	Cast Iron	No	580.4	6	Distribution	1965	50	2015
23505	2	Transite	No	648.0	6	Distribution	1965	0	1965
33168	1	Transite	No	21.3	6	Distribution	1965	0	1965
33478	2	Cast Iron	No	232.5	6	Distribution	1965	50	2015
33479	2	Cast Iron	No	55.2	6	Distribution	1965	50	2015
33480	2	Cast Iron	No	195.1	6	Distribution	1965	50	2015
33702	2	Unknown	No	4.2	6	Fire	1965		
33716	2	Unknown	No	1.8	6	Fire	1965		
44293	2	Cast Iron	No	322.9	6	Distribution	1965	50	2015
44294	2	Unknown	No	3.9	6	Fire	1965		
44300	2	Unknown	No	1.3	6	Fire	1965		
44301	2	Cast Iron	No	246.2	6	Distribution	1965	50	2015
50772	2	Unknown	No	2.5	6	Fire	1965		
50773	2	Cast Iron	No	21.2	6	Distribution	1965	50	2015
74118	1	Cast Iron	No	175.0	6		1965	50	2015
89496	1	Cast Iron	No	505.6	6		1965	50	2015
89608	1	Cast Iron	No	7.8	6		1965	50	2015
89609	1	Cast Iron	No	1.3	6		1965	50	2015
89610	1	Cast Iron	No	4.6	6		1965	50	2015
89611	1	Cast Iron	No	1.1	6		1965	50	2015
181	1	Cast Iron	No	377.9	6	Distribution	1966	50	2016
1882	N/A	Cast Iron	Yes	289.4	6	Abandoned	1966	50	2016
1961	N/A	Cast Iron	Yes	703.5	6	Abandoned	1966	50	2016
1962	N/A	Cast Iron	Yes	248.6	6	Abandoned	1966	50	2016
2165	N/A	Cast Iron	Yes	267.5	6	Abandoned	1966	50	2016
2166	N/A	Cast Iron	Yes	486.6	6	Abandoned	1966	50	2016
3620	1	Cast Iron	No	552.2	6	Distribution	1966	50	2016
52059	1	Cast Iron	No	49.5	6	Distribution	1966	50	2016
68143	1	Cast Iron	No	0.3	6	Fire	1966	50	2016
68144	1	Cast Iron	No	14.0	6	Fire	1966	50	2016
68149	1	Cast Iron	No	0.2	6	Fire	1966	50	2016
68150	1	Cast Iron	No	16.1	6	Fire	1966	50	2016
68156	1	Cast Iron	No	14.9	6	Fire	1966	50	2016
85407	1	Cast Iron	No	20.2	6	Fire	1966	50	2016

87144	1	Cast Iron	No	49.0	6	<Null>	1966	50	2016
87145	1	Cast Iron	No	54.4	6	Distribution	1966	50	2016
87157	1	Cast Iron	No	7.6	6	Fire	1966	50	2016
88077	1	Cast Iron	No	6.8	6	Fire	1966	50	2016
88080	1	Cast Iron	No	7.2	6	Fire	1966	50	2016
88	1	Cast Iron	No	921.0	6	Distribution	1968	50	2018
909	1	Cast Iron	No	824.4	6	Distribution	1968	50	2018
1736	1	Cast Iron	No	700.1	6	Distribution	1968	50	2018
19244	1	Cast Iron	No	58.3	6	Distribution	1968	50	2018
20127	1	Cast Iron	No	19.6	6	Distribution	1968	50	2018
34243	1	Cast Iron	No	3.9	6	Fire	1968	50	2018
76202	1	Unknown	No	3.8	6	Fire	1968		
76214	1	Unknown	No	2.7	6	Fire	1968		
76220	1	Unknown	No	4.5	6	Fire	1968		
83	1	Cast Iron	No	646.2	6	Distribution	1969	50	2019
466	2	Cast Iron	No	327.6	6	Distribution	1969	50	2019
3687	2	Cast Iron	No	331.2	6	Distribution	1969	50	2019
3688	2	Cast Iron	No	299.3	6	Distribution	1969	50	2019
3689	2	Cast Iron	No	412.1	6	Distribution	1969	50	2019
4476	2	Cast Iron	No	2.6	6	Fire	1969	50	2019
7254	3b	Cast Iron	No	384.0	6	Distribution	1969	50	2019
7255	3b	Cast Iron	No	184.8	6	Distribution	1969	50	2019
7256	3b	Cast Iron	No	192.5	6	Distribution	1969	50	2019
7261	3b	Cast Iron	No	348.7	6	Distribution	1969	50	2019
7262	3b	Cast Iron	No	657.9	6	Distribution	1969	50	2019
7266	3b	Cast Iron	No	151.3	6	Distribution	1969	50	2019
7329	3b	Cast Iron	No	751.3	6	Distribution	1969	50	2019
7331	3b	Cast Iron	No	610.8	6	Distribution	1969	50	2019
7415	3b	Cast Iron	No	6.2	6	Fire	1969	50	2019
7458	3b	Cast Iron	No	4.2	6	Fire	1969	50	2019
7472	3b	Cast Iron	No	3.2	6	Fire	1969	50	2019
7483	3b	Cast Iron	No	3.2	6	Fire	1969	50	2019
7488	3b	Unknown	No	3.4	6	Fire	1969		
7505	3b	Unknown	No	3.3	6	Fire	1969		
32104	2	Unknown	No	21.3	6	Distribution	1969		
32105	2	Cast Iron	No	91.1	6	Distribution	1969	50	2019
34451	1	Cast Iron	No	210.2	6	Distribution	1969	50	2019
34452	1	Cast Iron	No	239.6	6	Distribution	1969	50	2019
34455	1	Cast Iron	No	2.2	6	Fire	1969	50	2019
34463	1	Cast Iron	No	5.2	6	Fire	1969	50	2019
38436	3b	Cast Iron	No	57.9	6	Distribution	1969	50	2019
38437	3b	Cast Iron	No	34.5	6	Distribution	1969	50	2019
38438	3b	Cast Iron	No	24.5	6	Distribution	1969	50	2019
38439	3b	Cast Iron	No	59.1	6	Distribution	1969	50	2019
38440	3b	Cast Iron	No	9.5	6	Distribution	1969	50	2019
38441	3b	Cast Iron	No	56.7	6	Distribution	1969	50	2019
38442	3b	Cast Iron	No	60.8	6	Distribution	1969	50	2019
38443	3b	Cast Iron	No	7.8	6	Distribution	1969	50	2019
38444	3b	Cast Iron	No	55.8	6	Distribution	1969	50	2019
49170	2	Unknown	No	2.4	6	Fire	1969		
49204	2	Cast Iron	No	39.4	6	Distribution	1969	50	2019
49209	2	Cast Iron	No	4.4	6	Fire	1969	50	2019
49210	2	Cast Iron	No	215.3	6	Distribution	1969	50	2019
49211	2	Cast Iron	No	61.8	6	Distribution	1969	50	2019
49219	2	Cast Iron	No	1.7	6	Fire	1969	50	2019
94	1	Cast Iron	No	1,054.6	6	Distribution	1970	50	2020
97	1	Cast Iron	No	794.1	6	Distribution	1970	50	2020
98	1	Cast Iron	No	554.8	6	Distribution	1970	50	2020
102	1	Cast Iron	No	241.3	6	Distribution	1970	50	2020
103	1	Cast Iron	No	246.6	6	Distribution	1970	50	2020
107	1	Cast Iron	No	754.3	6	Distribution	1970	50	2020
108	1	Cast Iron	No	209.3	6	Distribution	1970	50	2020
143	1	Cast Iron	No	645.6	6	Distribution	1970	50	2020

144	1	Cast Iron	No	411.1	6	Distribution	1970	50	2020
145	1	Cast Iron	No	191.9	6	Distribution	1970	50	2020
146	1	Cast Iron	No	212.9	6	Distribution	1970	50	2020
147	1	Cast Iron	No	44.8	6	Distribution	1970	50	2020
148	1	Cast Iron	No	257.1	6	Distribution	1970	50	2020
149	1	Cast Iron	No	59.8	6	Distribution	1970	50	2020
151	1	Cast Iron	No	271.8	6	Distribution	1970	50	2020
173	1	Cast Iron	No	294.1	6	Distribution	1970	50	2020
176	1	Cast Iron	No	265.9	6	Distribution	1970	50	2020
178	1	Cast Iron	No	587.8	6	Distribution	1970	50	2020
465	2	Cast Iron	No	562.0	6	Distribution	1970	50	2020
676	1	Cast Iron	No	431.3	6	Distribution	1970	50	2020
678	1	Cast Iron	No	579.7	6	Distribution	1970	50	2020
714	1	Cast Iron	No	234.6	6	Distribution	1970	50	2020
715	1	Cast Iron	No	247.3	6	Distribution	1970	50	2020
716	1	Cast Iron	No	128.0	6	Distribution	1970	50	2020
1698	1	Cast Iron	No	65.9	6	Distribution	1970	50	2020
1798	1	Cast Iron	No	315.0	6	Distribution	1970	50	2020
3100	1	Cast Iron	No	259.4	6	Distribution	1970	50	2020
3290	1	Cast Iron	No	140.2	6	Distribution	1970	50	2020
3636	1	Cast Iron	No	211.7	6	Distribution	1970	50	2020
3638	1	Cast Iron	No	684.2	6	Distribution	1970	50	2020
3639	1	Cast Iron	No	510.4	6	Distribution	1970	50	2020
3641	1	Cast Iron	No	189.5	6	Distribution	1970	50	2020
4318	1	Cast Iron	No	248.0	6	Distribution	1970	50	2020
4319	1	Cast Iron	No	342.3	6	Distribution	1970	50	2020
4321	1	Cast Iron	No	260.7	6	Distribution	1970	50	2020
4322	1	Cast Iron	No	226.5	6	Distribution	1970	50	2020
4323	1	Cast Iron	No	227.2	6	Distribution	1970	50	2020
4324	1	Cast Iron	No	227.7	6	Distribution	1970	50	2020
6699	2	Cast Iron	No	454.9	6	Distribution	1970	50	2020
6700	2	Cast Iron	No	604.0	6	Distribution	1970	50	2020
6703	2	Cast Iron	No	374.6	6	Distribution	1970	50	2020
6704	2	Cast Iron	No	228.8	6	Distribution	1970	50	2020
6705	2	Cast Iron	No	637.6	6	Distribution	1970	50	2020
6710	2	Cast Iron	No	84.6	6	Distribution	1970	50	2020
6800	2	Cast Iron	No	4.2	6	Fire	1970	50	2020
6815	2	Cast Iron	No	4.7	6	Fire	1970	50	2020
6828	2	Cast Iron	No	3.7	6	Fire	1970	50	2020
6840	2	Unknown	No	5.4	6	Fire	1970		
6861	2	Cast Iron	No	3.2	6	Fire	1970	50	2020
6875	2	Cast Iron	No	2.8	6	Fire	1970	50	2020
6879	2	Cast Iron	No	1.7	6	Fire	1970	50	2020
6902	2	Unknown	No	3.5	6	Fire	1970		
6910	2	Unknown	No	2.1	6	Fire	1970		
6923	2	Cast Iron	No	1.6	6	Fire	1970	50	2020
6935	2	Cast Iron	No	3.1	6	Fire	1970	50	2020
6951	2	Cast Iron	No	3.3	6	Fire	1970	50	2020
6962	2	Unknown	No	3.4	6	Fire	1970		
6972	2	Cast Iron	No	1.8	6	Fire	1970	50	2020
7278	3b	Cast Iron	No	376.6	6	Distribution	1970	50	2020
7435	3b	Unknown	No	12.7	6	Fire	1970		
7820	3b	Unknown	No	3.9	6	Fire	1970		
18936	1	Cast Iron	No	65.3	6	Distribution	1970	50	2020
18938	1	Cast Iron	No	88.4	6	Distribution	1970	50	2020
18939	1	Cast Iron	No	143.3	6	Distribution	1970	50	2020
20126	1	Cast Iron	No	52.0	6	Distribution	1970	50	2020
26124	1	Cast Iron	No	130.5	6	Distribution	1970	50	2020
30007	1	Cast Iron	No	299.0	6	Distribution	1970	50	2020
30012	1	Cast Iron	No	21.8	6	Distribution	1970	50	2020
30013	1	Cast Iron	No	56.7	6	Distribution	1970	50	2020
30014	1	Cast Iron	No	290.3	6	Distribution	1970	50	2020
30015	1	Cast Iron	No	58.6	6	Distribution	1970	50	2020

30017	1	Cast Iron	No	57.5	6	Distribution	1970	50	2020
30018	1	Cast Iron	No	13.5	6	Distribution	1970	50	2020
32102	2	Cast Iron	No	431.1	6	Distribution	1970	50	2020
32103	2	Cast Iron	No	58.5	6	Distribution	1970	50	2020
32107	2	Cast Iron	No	58.3	6	Distribution	1970	50	2020
33167	1	Cast Iron	No	22.4	6	Distribution	1970	50	2020
33170	1	Cast Iron	No	23.4	6	Distribution	1970	50	2020
33366	1	Cast Iron	No	108.6	6	Distribution	1970	50	2020
33367	1	Cast Iron	No	55.3	6	Distribution	1970	50	2020
34472	1	Cast Iron	No	33.3	6	Distribution	1970	50	2020
34497	1	Cast Iron	No	399.1	6	Distribution	1970	50	2020
34498	1	Cast Iron	No	9.4	6	Distribution	1970	50	2020
34507	1	Cast Iron	No	21.6	6	Distribution	1970	50	2020
34509	1	Cast Iron	No	21.8	6	Distribution	1970	50	2020
34510	1	Cast Iron	No	58.8	6	Distribution	1970	50	2020
34511	1	Cast Iron	No	67.4	6	Distribution	1970	50	2020
34512	1	Cast Iron	No	480.0	6	Distribution	1970	50	2020
36672	1	Cast Iron	No	26.1	6	Distribution	1970	50	2020
36676	1	Cast Iron	No	62.9	6	Distribution	1970	50	2020
36677	1	Cast Iron	No	59.6	6	Distribution	1970	50	2020
36678	1	Cast Iron	No	25.6	6	Distribution	1970	50	2020
36682	1	Cast Iron	No	27.7	6	Distribution	1970	50	2020
38248	1	Cast Iron	No	4.2	6	Fire	1970	50	2020
38260	1	Cast Iron	No	3.4	6	Fire	1970	50	2020
38261	1	Cast Iron	No	157.8	6	Distribution	1970	50	2020
38273	1	Cast Iron	No	4.5	6	Fire	1970	50	2020
38292	1	Unknown	No	3.5	6	Fire	1970		
38449	3b	Cast Iron	No	106.8	6	Distribution	1970	50	2020
38450	3b	Cast Iron	No	81.8	6	Distribution	1970	50	2020
38451	3b	Cast Iron	No	4.5	6	Distribution	1970	50	2020
38521	2	Cast Iron	No	57.8	6	Distribution	1970	50	2020
38522	2	Cast Iron	No	22.5	6	Distribution	1970	50	2020
38523	2	Cast Iron	No	20.8	6	Distribution	1970	50	2020
38525	2	Cast Iron	No	22.7	6	Distribution	1970	50	2020
38526	2	Cast Iron	No	57.2	6	Distribution	1970	50	2020
38527	2	Cast Iron	No	44.9	6	Distribution	1970	50	2020
38531	2	Cast Iron	No	721.7	6	Distribution	1970	50	2020
38532	2	Cast Iron	No	81.1	6	Distribution	1970	50	2020
38533	2	Cast Iron	No	59.5	6	Distribution	1970	50	2020
38534	2	Cast Iron	No	21.8	6	Distribution	1970	50	2020
38539	2	Cast Iron	No	58.5	6	Distribution	1970	50	2020
38543	2	Cast Iron	No	58.3	6	Distribution	1970	50	2020
39288	1	Unknown	No	14.9	6		1970		
40295	1	Cast Iron	No	3.1	6	Fire	1970	50	2020
40300	1	Cast Iron	No	308.0	6	Distribution	1970	50	2020
40307	1	Cast Iron	No	4.4	6	Fire	1970	50	2020
40308	1	Cast Iron	No	29.4	6	Distribution	1970	50	2020
40319	1	Cast Iron	No	1.7	6	Fire	1970	50	2020
47872	1	Cast Iron	No	32.4	6	Distribution	1970	50	2020
47873	1	Cast Iron	No	16.2	6	Distribution	1970	50	2020
47874	1	Cast Iron	No	63.4	6	Distribution	1970	50	2020
47884	1	Unknown	No	0.8	6	Fire	1970		
47898	1	Unknown	No	1.6	6	Fire	1970		
47904	1	Cast Iron	No	34.2	6	Distribution	1970	50	2020
47905	1	Cast Iron	No	398.9	6	Distribution	1970	50	2020
47912	1	Cast Iron	No	3.3	6	Fire	1970	50	2020
47921	1	Cast Iron	No	3.7	6	Fire	1970	50	2020
47998	1	Cast Iron	No	2.3	6	Fire	1970	50	2020
48011	1	Cast Iron	No	6.9	6	Fire	1970	50	2020
48022	1	Cast Iron	No	5.4	6	Fire	1970	50	2020
48035	1	Cast Iron	No	3.9	6	Fire	1970	50	2020
49171	2	Cast Iron	No	269.1	6	Distribution	1970	50	2020
49175	2	Cast Iron	No	1.4	6	Fire	1970	50	2020

49185	2	Cast Iron	No	3.1	6	Fire	1970	50	2020
49188	2	Cast Iron	No	179.9	6	Distribution	1970	50	2020
49189	2	Cast Iron	No	138.6	6	Distribution	1970	50	2020
49199	2	Cast Iron	No	2.7	6	Fire	1970	50	2020
51175	1	Cast Iron	No	2.7	6	Fire	1970	50	2020
51196	1	Cast Iron	No	2.4	6	Fire	1970	50	2020
51197	1	Cast Iron	No	118.2	6	Distribution	1970	50	2020
51198	1	Cast Iron	No	3.3	6	Fire	1970	50	2020
51347	1	Cast Iron	No	13.1	6	Distribution	1970	50	2020
51348	1	Unknown	No	2.6	6	Fire	1970		
51358	1	Cast Iron	No	5.2	6	Fire	1970	50	2020
51977	1	Cast Iron	No	4.4	6	Fire	1970	50	2020
51990	1	Cast Iron	No	199.6	6	Distribution	1970	50	2020
64387	1	Cast Iron	No	4.7	6	Fire	1970	50	2020
69610	1	Cast Iron	No	4.1	6	Fire	1970	50	2020
70759	1	Cast Iron	No	133.4	6	Distribution	1970	50	2020
76051	1	Cast Iron	No	58.8	6	Distribution	1970	50	2020
76114	1	Cast Iron	No	17.6	6	Distribution	1970	50	2020
76120	1	Cast Iron	No	2.5	6	Fire	1970	50	2020
83553	1	Cast Iron	No	22.9	6	Distribution	1970	50	2020
83632	1	Cast Iron	No	3.5	6	Fire	1970	50	2020
83641	1	Cast Iron	No	2.0	6	Fire	1970	50	2020
83644	1	Cast Iron	No	3.7	6	Fire	1970	50	2020
83659	1	Cast Iron	No	1.4	6	Fire	1970	50	2020
83660	1	Cast Iron	No	43.3	6	Distribution	1970	50	2020
83661	1	Cast Iron	No	3.0	6	Fire	1970	50	2020
		Total Length =		55,881.9				Cost to Replace =	$11,176,386.18

OBJECTID	ZONE	MATERIAL	ABANDONED	LENGTH	DIAMETER	Line_Type	YR_INSTALL	LIFE_EXPECTANCY	YR_RETIRE
5024	3b	Transite	No	30.8	8	Distribution	1963	0	1963
819	1	Cast Iron	No	690.3	8	Distribution	1966	50	2016
826	1	Cast Iron	No	602.2	8	Distribution	1966	50	2016
827	1	Cast Iron	No	249.9	8	Distribution	1966	50	2016
831	1	Cast Iron	No	507.5	8	Distribution	1966	50	2016
1575	1	Cast Iron	No	297.1	8	Distribution	1966	50	2016
3623	1	Cast Iron	No	310.2	8	Distribution	1966	50	2016
30011	1	Cast Iron	No	59.9	8	Distribution	1966	50	2016
68142	1	Cast Iron	No	265.5	8	Distribution	1966	50	2016
68147	1	Cast Iron	No	7.7	8	Distribution	1966	50	2016
68148	1	Cast Iron	No	379.1	8	Distribution	1966	50	2016
88076	1	Cast Iron	No	23.1	8	Distribution	1966	50	2016
903	1	Cast Iron	No	720.2	8	Distribution	1968	50	2018
19245	1	Cast Iron	No	35.3	8	Distribution	1968	50	2018
6701	2	Cast Iron	No	223.8	8	Distribution	1970	50	2020
6702	2	Cast Iron	No	243.8	8	Distribution	1970	50	2020
6706	2	Cast Iron	No	212.5	8	Distribution	1970	50	2020
6707	2	Cast Iron	No	218.1	8	Distribution	1970	50	2020
6708	2	Cast Iron	No	265.7	8	Distribution	1970	50	2020
6709	2	Cast Iron	No	85.8	8	Distribution	1970	50	2020
6731	2	Cast Iron	No	172.5	8	Distribution	1970	50	2020
6732	2	Cast Iron	No	170.6	8	Distribution	1970	50	2020
6733	2	Cast Iron	No	429.2	8	Distribution	1970	50	2020
6734	2	Cast Iron	No	544.3	8	Distribution	1970	50	2020
7280	3b	Cast Iron	No	239.2	8	Distribution	1970	50	2020
7282	3b	Cast Iron	No	270.4	8	Distribution	1970	50	2020
36671	1	Cast Iron	No	62.6	8	Distribution	1970	50	2020
38503	3b	Cast Iron	No	157.7	8	Distribution	1970	50	2020
38524	2	Cast Iron	No	58.3	8	Distribution	1970	50	2020
38535	2	Cast Iron	No	53.8	8	Distribution	1970	50	2020
38536	2	Cast Iron	No	57.0	8	Distribution	1970	50	2020
38537	2	Cast Iron	No	57.6	8	Distribution	1970	50	2020
38538	2	Cast Iron	No	51.2	8	Distribution	1970	50	2020

38540	2	Cast Iron	No	22.8	8	Distribution	1970	50	2020
38541	2	Cast Iron	No	56.5	8	Distribution	1970	50	2020
38542	2	Cast Iron	No	41.4	8	Distribution	1970	50	2020
38544	2	Cast Iron	No	45.1	8	Distribution	1970	50	2020
81571	1	Cast Iron	No	28.6	8	Distribution	1970	50	2020
		Total Length =		7,947.2				Cost to Replace =	$1,589,431.30

OBJECTID	ZONE	MATERIAL	ABANDONED	LENGTH	DIAMETER	Line_Type	YR_INSTALL	LIFE_EXPECTANCY	YR_RETIRE
311	1	Cast Iron	No	223.8	10	Distribution	1966	50	2016
320	1	Cast Iron	No	266.3	10	Distribution	1966	50	2016
14211	1	Cast Iron	No	456.6	10	Distribution	1966	50	2016
		Total Length =		946.7				Cost to Replace =	$189,343.95

Total Cost to Replace = $13,072,043.64

Service Lateral List

West Jordan City

OBJECTID	ZONE	ABANDONED	LENGTH	DIAMETER	Line_Type	YR_INSTALL
21413	1	No	12.2	0.75	Service	1946
68585	1	No	29.9	0.75	Service	1946
68586	1	No	29.9	0.75	Service	1946
68587	1	No	5.8	0.75	Service	1946
68588	1	No	5.6	0.75	Service	1946
68983	1	No	29.4	0.75	Service	1946
68984	1	No	7.1	0.75	Service	1946
68985	1	No	28.5	0.75	Service	1946
68986	1	No	7.5	0.75	Service	1946
68990	1	No	9.1	0.75	Service	1946
68991	1	No	6.5	0.75	Service	1946
68992	1	No	26.7	0.75	Service	1946
68993	1	No	7.4	0.75	Service	1946
68994	1	No	26.6	0.75	Service	1946
68995	1	No	30.5	0.75	Service	1946
68996	1	No	27.5	0.75	Service	1946
68997	1	No	10.1	0.75	Service	1946
68998	1	No	23.7	0.75	Service	1946
68999	1	No	22.0	0.75	Service	1946
69000	1	No	8.1	0.75	Service	1946
69001	1	No	8.8	0.75	Service	1946
69002	1	No	26.9	0.75	Service	1946
69003	1	No	8.7	0.75	Service	1946
69004	1	No	9.8	0.75	Service	1946
69007	1	No	26.3	0.75	Service	1946
69008	1	No	25.9	0.75	Service	1946
69009	1	No	13.8	0.75	Service	1946
69010	1	No	14.1	0.75	Service	1946
69011	1	No	8.6	0.75	Service	1946
69012	1	No	28.1	0.75	Service	1946
69013	1	No	8.4	0.75	Service	1946
69014	1	No	28.4	0.75	Service	1946
69015	1	No	12.7	0.75	Service	1946
69016	1	No	7.3	0.75	Service	1946
69017	1	No	28.3	0.75	Service	1946
69020	1	No	27.0	0.75	Service	1946
69021	1	No	23.6	0.75	Service	1946
69025	1	No	5.4	0.75	Service	1946
69026	1	No	12.1	0.75	Service	1946
69027	1	No	28.4	0.75	Service	1946
69028	1	No	26.4	0.75	Service	1946
67945	1	No	14.2	0.75	Service	1952

67946	1	No	30.3	0.75	Service	1952
67947	1	No	14.0	0.75	Service	1952
67948	1	No	27.3	0.75	Service	1952
67949	1	No	11.8	0.75	Service	1952
67950	1	No	27.5	0.75	Service	1952
67951	1	No	11.8	0.75	Service	1952
67952	1	No	28.2	0.75	Service	1952
67953	1	No	9.1	0.75	Service	1952
67954	1	No	30.0	0.75	Service	1952
67955	1	No	9.3	0.75	Service	1952
67956	1	No	29.3	0.75	Service	1952
67957	1	No	10.2	0.75	Service	1952
67958	1	No	28.7	0.75	Service	1952
67959	1	No	45.1	0.75	Service	1952
67960	1	No	35.6	0.75	Service	1952
67961	1	No	12.3	0.75	Service	1952
67963	1	No	40.0	0.75	Service	1952
67964	1	No	27.6	0.75	Service	1952
53444	1	No	31.9	0.75	Service	1959
53445	1	No	1.2	0.75	Service	1959
53446	1	No	1.7	0.75	Service	1959
53447	1	No	32.3	0.75	Service	1959
53448	1	No	32.6	0.75	Service	1959
53449	1	No	1.5	0.75	Service	1959
53450	1	No	0.8	0.75	Service	1959
53451	1	No	33.0	0.75	Service	1959
53452	1	No	0.6	0.75	Service	1959
53453	1	No	33.1	0.75	Service	1959
53454	1	No	1.1	0.75	Service	1959
53455	1	No	33.5	0.75	Service	1959
53456	1	No	0.7	0.75	Service	1959
53457	1	No	34.1	0.75	Service	1959
53459	1	No	34.8	0.75	Service	1959
53460	1	No	0.4	0.75	Service	1959
42468	1	No	1.2	0.75	Service	1960
42469	1	No	0.6	0.75	Service	1960
42470	1	No	2.9	0.75	Service	1960
42472	1	No	3.2	0.75	Service	1960
42473	1	No	34.9	0.75	Service	1960
42474	1	No	3.5	0.75	Service	1960
42476	1	No	1.7	0.75	Service	1960
42477	1	No	34.5	0.75	Service	1960
42478	1	No	1.5	0.75	Service	1960
42479	1	No	35.7	0.75	Service	1960
42480	1	No	1.1	0.75	Service	1960
42481	1	No	33.6	0.75	Service	1960
42482	1	No	0.9	0.75	Service	1960

42483	1	No	33.6	0.75	Service	1960
42484	1	No	32.9	0.75	Service	1960
42485	1	No	0.4	0.75	Service	1960
42487	1	No	1.7	0.75	Service	1960
42488	1	No	33.6	0.75	Service	1960
42490	1	No	0.8	0.75	Service	1960
42491	1	No	33.2	0.75	Service	1960
42492	1	No	1.0	0.75	Service	1960
42493	1	No	32.8	0.75	Service	1960
42494	1	No	0.8	0.75	Service	1960
42495	1	No	32.9	0.75	Service	1960
42496	1	No	0.7	0.75	Service	1960
42497	1	No	32.7	0.75	Service	1960
42498	1	No	0.7	0.75	Service	1960
42499	1	No	0.8	0.75	Service	1960
53464	1	No	33.5	0.75	Service	1960
53465	1	No	0.1	0.75	Service	1960
53466	1	No	0.1	0.75	Service	1960
53469	1	No	1.8	0.75	Service	1960
53470	1	No	34.9	0.75	Service	1960
53471	1	No	5.3	0.75	Service	1960
53472	1	No	34.8	0.75	Service	1960
53473	1	No	2.1	0.75	Service	1960
53474	1	No	38.6	0.75	Service	1960
53475	1	No	66.3	0.75	Service	1960
53476	1	No	51.9	0.75	Service	1960
53477	1	No	32.3	0.75	Service	1960
53479	1	No	0.2	0.75	Service	1960
53480	1	No	32.8	0.75	Service	1960
53481	1	No	33.2	0.75	Service	1960
53482	1	No	0.5	0.75	Service	1960
53483	1	No	0.6	0.75	Service	1960
53484	1	No	33.8	0.75	Service	1960
53485	1	No	35.1	0.75	Service	1960
53486	1	No	0.4	0.75	Service	1960
53487	1	No	0.9	0.75	Service	1960
53488	1	No	36.1	0.75	Service	1960
53489	1	No	0.6	0.75	Service	1960
53490	1	No	34.1	0.75	Service	1960
53491	1	No	0.3	0.75	Service	1960
69029	1	No	0.9	0.75	Service	1960
69030	1	No	32.7	0.75	Service	1960
69031	1	No	0.5	0.75	Service	1960
69032	1	No	34.1	0.75	Service	1960
69033	1	No	0.4	0.75	Service	1960
69034	1	No	0.7	0.75	Service	1960
69035	1	No	35.5	0.75	Service	1960

69036	1	No	34.8	0.75	Service	1960
69037	1	No	2.4	0.75	Service	1960
72077	1	No	12.9	0.75	Service	1961
72078	1	No	21.3	0.75	Service	1961
72079	1	No	7.9	0.75	Service	1961
72080	1	No	28.2	0.75	Service	1961
72081	1	No	15.5	0.75	Service	1961
72082	1	No	1.7	0.75	Service	1961
72083	1	No	5.5	0.75	Service	1961
72084	1	No	15.7	0.75	Service	1961
72085	1	No	28.9	0.75	Service	1961
72086	1	No	17.4	0.75	Service	1961
72087	1	No	5.5	0.75	Service	1961
72088	1	No	28.8	0.75	Service	1961
72089	1	No	2.9	0.75	Service	1961
72090	1	No	5.3	0.75	Service	1961
72091	1	No	27.4	0.75	Service	1961
72092	1	No	21.8	0.75	Service	1961
72093	1	No	20.1	0.75	Service	1961
72094	1	No	0.4	0.75	Service	1961
72095	1	No	5.2	0.75	Service	1961
72096	1	No	21.6	0.75	Service	1961
72098	1	No	1.8	0.75	Service	1961
72099	1	No	28.5	0.75	Service	1961
72100	1	No	1.7	0.75	Service	1961
72101	1	No	32.7	0.75	Service	1961
72102	1	No	5.8	0.75	Service	1961
72103	1	No	36.6	0.75	Service	1961
72104	1	No	34.6	0.75	Service	1961
72105	1	No	3.7	0.75	Service	1961
72106	1	No	1.8	0.75	Service	1961
72107	1	No	27.1	0.75	Service	1961
72108	1	No	6.5	0.75	Service	1961
72109	1	No	28.7	0.75	Service	1961
72110	1	No	5.1	0.75	Service	1961
72111	1	No	2.9	0.75	Service	1961
72112	1	No	29.6	0.75	Service	1961
72113	1	No	2.0	0.75	Service	1961
72114	1	No	4.5	0.75	Service	1961
72116	1	No	1.2	0.75	Service	1961
72117	1	No	31.3	0.75	Service	1961
72118	1	No	1.1	0.75	Service	1961
72119	1	No	6.1	0.75	Service	1961
72120	1	No	2.5	0.75	Service	1961
72121	1	No	30.6	0.75	Service	1961
72122	1	No	30.8	0.75	Service	1961
72123	1	No	6.4	0.75	Service	1961

72124	1	No	29.9	0.75	Service	1961
72126	1	No	6.5	0.75	Service	1961
72127	1	No	28.4	0.75	Service	1961
72128	1	No	30.8	0.75	Service	1961
72129	1	No	3.4	0.75	Service	1961
72130	1	No	30.9	0.75	Service	1961
72131	1	No	31.4	0.75	Service	1961
72132	1	No	31.8	0.75	Service	1961
72133	1	No	0.2	0.75	Service	1961
72134	1	No	2.2	0.75	Service	1961
72135	1	No	0.7	0.75	Service	1961
72136	1	No	2.8	0.75	Service	1961
72137	1	No	31.4	0.75	Service	1961
72139	1	No	3.9	0.75	Service	1961
72140	1	No	1.4	0.75	Service	1961
72141	1	No	35.2	0.75	Service	1961
72142	1	No	2.5	0.75	Service	1961
72143	1	No	37.8	0.75	Service	1961
72146	1	No	8.6	0.75	Service	1961
83751	1	No	11.4	0.75	Service	1961
83752	1	No	34.2	0.75	Service	1961
86688	1	No	20.5	0.75	Service	1961
86689	1	No	29.9	0.75	Service	1961
86694	1	No	6.1	0.75	Service	1961
75617	2	No	50.9	0.75	Service	1962
75618	2	No	0.4	0.75	Service	1962
75619	2	No	50.8	0.75	Service	1962
75620	2	No	4.2	0.75	Service	1962
75624	2	No	53.0	0.75	Service	1962
75625	2	No	48.9	0.75	Service	1962
75626	2	No	5.7	0.75	Service	1962
75627	2	No	51.3	0.75	Service	1962
75628	2	No	6.0	0.75	Service	1962
75630	2	No	1.5	0.75	Service	1962
75631	2	No	54.3	0.75	Service	1962
75632	2	No	52.1	0.75	Service	1962
75633	2	No	49.1	0.75	Service	1962
75634	2	No	8.8	0.75	Service	1962
75635	2	No	0.0	0.75	Service	1962
75636	2	No	50.9	0.75	Service	1962
75637	2	No	50.4	0.75	Service	1962
75638	2	No	0.2	0.75	Service	1962
75639	2	No	2.2	0.75	Service	1962
75640	2	No	49.5	0.75	Service	1962
75641	2	No	5.3	0.75	Service	1962
48038	1	No	2.9	0.75	Service	1963
48039	1	No	32.9	0.75	Service	1963

48040	1	No	33.5	0.75	Service	1963
48041	1	No	2.6	0.75	Service	1963
48042	1	No	34.3	0.75	Service	1963
48043	1	No	2.4	0.75	Service	1963
48045	1	No	34.0	0.75	Service	1963
48046	1	No	1.2	0.75	Service	1963
48047	1	No	1.3	0.75	Service	1963
48048	1	No	32.4	0.75	Service	1963
48049	1	No	35.6	0.75	Service	1963
48050	1	No	1.7	0.75	Service	1963
48051	1	No	1.6	0.75	Service	1963
48052	1	No	35.5	0.75	Service	1963
48053	1	No	0.0	0.75	Service	1963
75603	2	No	43.0	0.75	Service	1963
75604	2	No	9.2	0.75	Service	1963
75605	2	No	43.3	0.75	Service	1963
75606	2	No	1.2	0.75	Service	1963
75607	2	No	43.8	0.75	Service	1963
75608	2	No	1.3	0.75	Service	1963
75610	2	No	41.8	0.75	Service	1963
75611	2	No	1.6	0.75	Service	1963
75612	2	No	44.1	0.75	Service	1963
75613	2	No	44.8	0.75	Service	1963
75614	2	No	1.0	0.75	Service	1963
75615	2	No	6.6	0.75	Service	1963
75616	2	No	56.5	0.75	Service	1963
33697	2	No	0.5	0.75	Service	1965
33698	2	No	35.1	0.75	Service	1965
33699	2	No	34.9	0.75	Service	1965
33700	2	No	0.2	0.75	Service	1965
33701	2	No	0.8	0.75	Service	1965
33703	2	No	35.7	0.75	Service	1965
33704	2	No	0.5	0.75	Service	1965
33705	2	No	35.2	0.75	Service	1965
33706	2	No	0.9	0.75	Service	1965
33707	2	No	1.0	0.75	Service	1965
33708	2	No	36.2	0.75	Service	1965
33709	2	No	0.7	0.75	Service	1965
33710	2	No	35.9	0.75	Service	1965
33711	2	No	1.8	0.75	Service	1965
33712	2	No	36.6	0.75	Service	1965
33713	2	No	0.8	0.75	Service	1965
33714	2	No	36.3	0.75	Service	1965
33715	2	No	1.5	0.75	Service	1965
44289	2	No	9.9	0.75	Service	1965
44290	2	No	42.1	0.75	Service	1965
44291	2	No	5.0	0.75	Service	1965

44292	2	No	38.8	0.75	Service	1965
44295	2	No	34.5	0.75	Service	1965
44296	2	No	11.6	0.75	Service	1965
44297	2	No	6.6	0.75	Service	1965
44298	2	No	39.2	0.75	Service	1965
44299	2	No	4.6	0.75	Service	1965
44302	2	No	5.2	0.75	Service	1965
44303	2	No	33.9	0.75	Service	1965
44304	2	No	6.1	0.75	Service	1965
44305	2	No	47.3	0.75	Service	1965
50770	2	No	58.9	0.75	Service	1965
50771	2	No	14.4	0.75	Service	1965
79743	2	No	15.9	0.75	Service	1965
83865	2	No	5.3	0.75	Service	1965
83866	2	No	46.9	0.75	Service	1965
83867	2	No	40.9	0.75	Service	1965
87479	2	No	35.2	0.75	Service	1965
87480	2	No	7.5	0.75	Service	1965
74122	1	No	59.0	0.75	Service	1968
76194	1	No	31.4	0.75	Service	1968
76195	1	No	55.9	0.75	Service	1968
76196	1	No	8.6	0.75	Service	1968
76197	1	No	43.0	0.75	Service	1968
76198	1	No	8.9	0.75	Service	1968
76199	1	No	33.6	0.75	Service	1968
76200	1	No	33.2	0.75	Service	1968
76201	1	No	0.5	0.75	Service	1968
76203	1	No	34.8	0.75	Service	1968
76204	1	No	1.2	0.75	Service	1968
76205	1	No	34.0	0.75	Service	1968
76206	1	No	0.4	0.75	Service	1968
76207	1	No	33.0	0.75	Service	1968
76208	1	No	1.0	0.75	Service	1968
76209	1	No	32.7	0.75	Service	1968
76210	1	No	2.2	0.75	Service	1968
76211	1	No	32.7	0.75	Service	1968
76212	1	No	0.4	0.75	Service	1968
76213	1	No	32.7	0.75	Service	1968
76215	1	No	4.0	0.75	Service	1968
76216	1	No	1.8	0.75	Service	1968
76217	1	No	34.0	0.75	Service	1968
76218	1	No	32.8	0.75	Service	1968
76219	1	No	1.0	0.75	Service	1968
76221	1	No	33.6	0.75	Service	1968
76222	1	No	0.3	0.75	Service	1968
76223	1	No	34.6	0.75	Service	1968
7401	3b	No	5.7	0.75	Service	1969

7402	3b	No	29.0	0.75	Service	1969
7403	3b	No	29.5	0.75	Service	1969
7404	3b	No	1.1	0.75	Service	1969
7405	3b	No	29.8	0.75	Service	1969
7406	3b	No	32.8	0.75	Service	1969
7407	3b	No	33.2	0.75	Service	1969
7408	3b	No	2.0	0.75	Service	1969
7409	3b	No	30.5	0.75	Service	1969
7410	3b	No	31.5	0.75	Service	1969
7411	3b	No	30.5	0.75	Service	1969
7412	3b	No	1.8	0.75	Service	1969
7413	3b	No	32.4	0.75	Service	1969
7414	3b	No	31.2	0.75	Service	1969
7416	3b	No	1.5	0.75	Service	1969
7417	3b	No	29.7	0.75	Service	1969
7418	3b	No	5.2	0.75	Service	1969
7419	3b	No	3.3	0.75	Service	1969
7420	3b	No	2.2	0.75	Service	1969
7421	3b	No	35.5	0.75	Service	1969
7422	3b	No	1.1	0.75	Service	1969
7450	3b	No	2.0	0.75	Service	1969
7451	3b	No	34.1	0.75	Service	1969
7452	3b	No	32.9	0.75	Service	1969
7453	3b	No	2.0	0.75	Service	1969
7454	3b	No	2.3	0.75	Service	1969
7455	3b	No	3.1	0.75	Service	1969
7456	3b	No	30.6	0.75	Service	1969
7457	3b	No	31.0	0.75	Service	1969
7459	3b	No	3.1	0.75	Service	1969
7460	3b	No	31.4	0.75	Service	1969
7461	3b	No	2.0	0.75	Service	1969
7462	3b	No	32.0	0.75	Service	1969
7463	3b	No	2.3	0.75	Service	1969
7464	3b	No	32.3	0.75	Service	1969
7465	3b	No	1.9	0.75	Service	1969
7466	3b	No	33.2	0.75	Service	1969
7467	3b	No	33.7	0.75	Service	1969
7468	3b	No	0.6	0.75	Service	1969
7469	3b	No	1.3	0.75	Service	1969
7471	3b	No	2.6	0.75	Service	1969
7473	3b	No	0.0	0.75	Service	1969
7474	3b	No	31.9	0.75	Service	1969
7475	3b	No	2.7	0.75	Service	1969
7476	3b	No	31.5	0.75	Service	1969
7477	3b	No	1.3	0.75	Service	1969
7478	3b	No	3.2	0.75	Service	1969
7479	3b	No	0.5	0.75	Service	1969

7480	3b	No	0.6	0.75	Service	1969
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7482	3b	No	0.1	0.75	Service	1969
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7485	3b	No	1.7	0.75	Service	1969
7486	3b	No	32.2	0.75	Service	1969
7487	3b	No	0.8	0.75	Service	1969
7489	3b	No	4.1	0.75	Service	1969
7490	3b	No	32.7	0.75	Service	1969
7491	3b	No	34.7	0.75	Service	1969
7492	3b	No	1.9	0.75	Service	1969
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7494	3b	No	34.4	0.75	Service	1969
7495	3b	No	33.3	0.75	Service	1969
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7499	3b	No	32.8	0.75	Service	1969
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7507	3b	No	2.3	0.75	Service	1969
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7509	3b	No	31.3	0.75	Service	1969
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7516	3b	No	33.0	0.75	Service	1969
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34454	1	No	0.4	0.75	Service	1969
34456	1	No	3.1	0.75	Service	1969
34457	1	No	1.0	0.75	Service	1969
34458	1	No	38.5	0.75	Service	1969
34459	1	No	36.0	0.75	Service	1969
34460	1	No	3.5	0.75	Service	1969
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34462	1	No	4.9	0.75	Service	1969
34464	1	No	3.6	0.75	Service	1969
34465	1	No	33.2	0.75	Service	1969
34466	1	No	33.6	0.75	Service	1969
34467	1	No	0.9	0.75	Service	1969
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49202	2	No	1.1	0.75	Service	1969
49203	2	No	33.7	0.75	Service	1969
49207	2	No	37.6	0.75	Service	1969

49208	2	No	4.4	0.75	Service	1969
49212	2	No	2.6	0.75	Service	1969
49213	2	No	32.2	0.75	Service	1969
49214	2	No	35.5	0.75	Service	1969
49215	2	No	3.0	0.75	Service	1969
49216	2	No	33.9	0.75	Service	1969
49217	2	No	1.3	0.75	Service	1969
49218	2	No	32.8	0.75	Service	1969
49220	2	No	8.4	0.75	Service	1969
49221	2	No	34.7	0.75	Service	1969
49222	2	No	55.9	0.75	Service	1969
49223	2	No	13.4	0.75	Service	1969
49224	2	No	24.4	0.75	Service	1969
49225	2	No	35.8	0.75	Service	1969
71564	2	No	34.4	0.75	Service	1969
71565	2	No	2.5	0.75	Service	1969
71566	2	No	35.1	0.75	Service	1969
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6807	2	No	1.3	0.75	Service	1970
6808	2	No	34.4	0.75	Service	1970
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6822	2	No	35.1	0.75	Service	1970
6823	2	No	2.0	0.75	Service	1970
6824	2	No	34.0	0.75	Service	1970
6825	2	No	1.3	0.75	Service	1970
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6827	2	No	1.2	0.75	Service	1970
6829	2	No	34.2	0.75	Service	1970

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6837	2	No	33.6	0.75	Service	1970
6838	2	No	34.5	0.75	Service	1970
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6841	2	No	34.8	0.75	Service	1970
6842	2	No	1.9	0.75	Service	1970
6843	2	No	34.1	0.75	Service	1970
6844	2	No	2.2	0.75	Service	1970
6845	2	No	35.0	0.75	Service	1970
6846	2	No	1.7	0.75	Service	1970
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6849	2	No	34.8	0.75	Service	1970
6850	2	No	1.8	0.75	Service	1970
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6901	2	No	0.2	0.75	Service	1970
6903	2	No	34.3	0.75	Service	1970
6904	2	No	1.5	0.75	Service	1970
6905	2	No	1.2	0.75	Service	1970
6906	2	No	50.0	0.75	Service	1970
6907	2	No	61.9	0.75	Service	1970
6908	2	No	46.7	0.75	Service	1970
6909	2	No	17.7	0.75	Service	1970
6911	2	No	9.4	0.75	Service	1970
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6929	2	No	10.9	0.75	Service	1970
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7815	3b	No	9.3	0.75	Service	1970
7816	3b	No	2.7	0.75	Service	1970
7817	3b	No	36.5	0.75	Service	1970
7818	3b	No	2.1	0.75	Service	1970
7819	3b	No	35.5	0.75	Service	1970
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38257	1	No	34.7	0.75	Service	1970
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38263	1	No	0.4	0.75	Service	1970
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38268	1	No	41.3	0.75	Service	1970
38269	1	No	33.4	0.75	Service	1970
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40306	1	No	34.6	0.75	Service	1970
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40312	1	No	35.8	0.75	Service	1970
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40314	1	No	0.7	0.75	Service	1970
40315	1	No	0.1	0.75	Service	1970
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40318	1	No	34.6	0.75	Service	1970
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40321	1	No	33.0	0.75	Service	1970
40322	1	No	2.3	0.75	Service	1970
40323	1	No	34.2	0.75	Service	1970

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47885	1	No	0.5	0.75	Service	1970
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47888	1	No	34.6	0.75	Service	1970
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47890	1	No	0.1	0.75	Service	1970
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47893	1	No	34.2	0.75	Service	1970
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47897	1	No	35.0	0.75	Service	1970
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47901	1	No	0.3	0.75	Service	1970
47906	1	No	35.1	0.75	Service	1970
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47911	1	No	1.4	0.75	Service	1970
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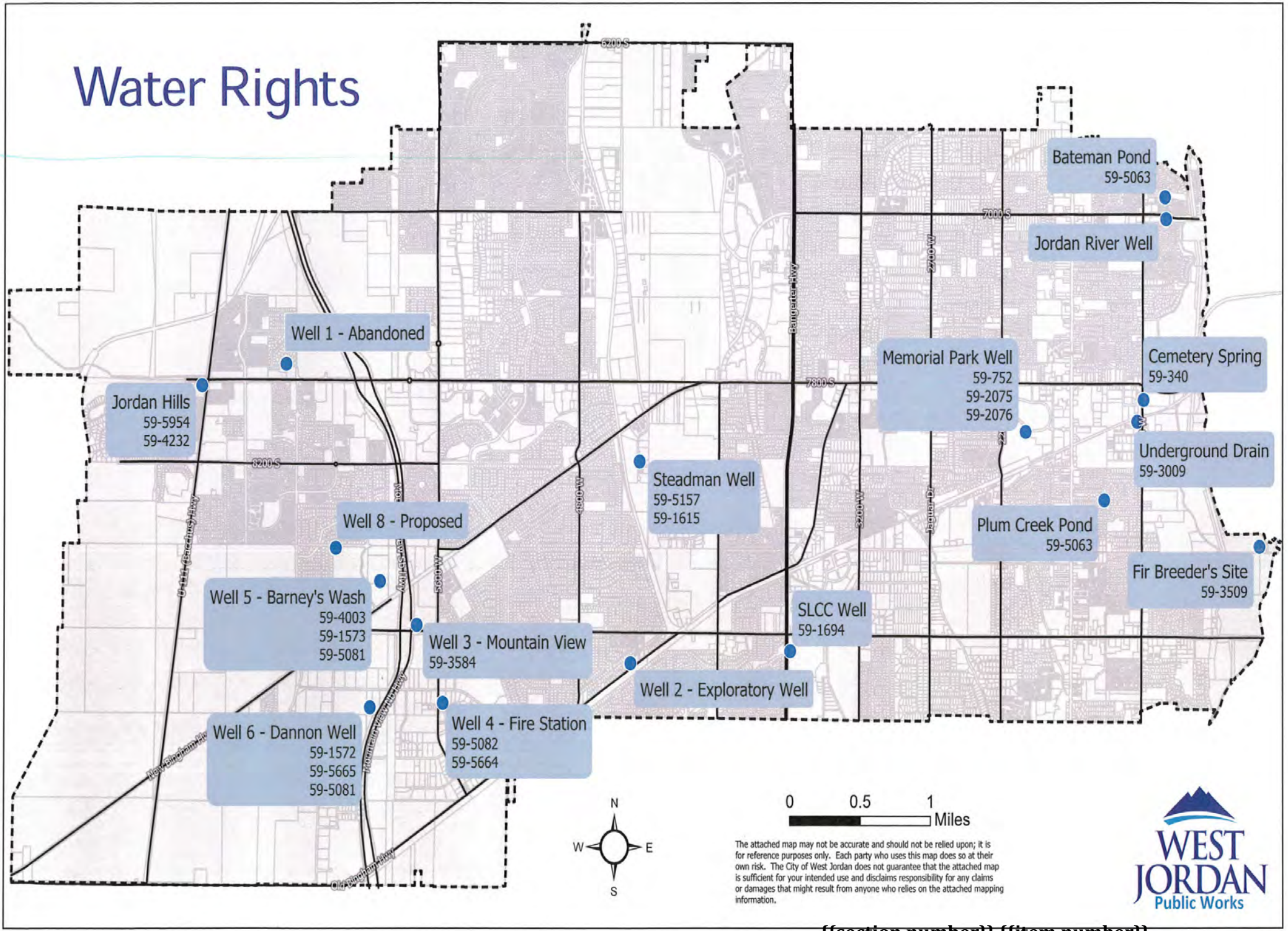
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69606	1	No	0.4	0.75	Service	1970
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83631	1	No	1.5	0.75	Service	1970
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Total Services to Replace =			**997.0**	**Replacement Cost =**		**$1,994,000.00**

Appendix F
Water Rights

Water Rights

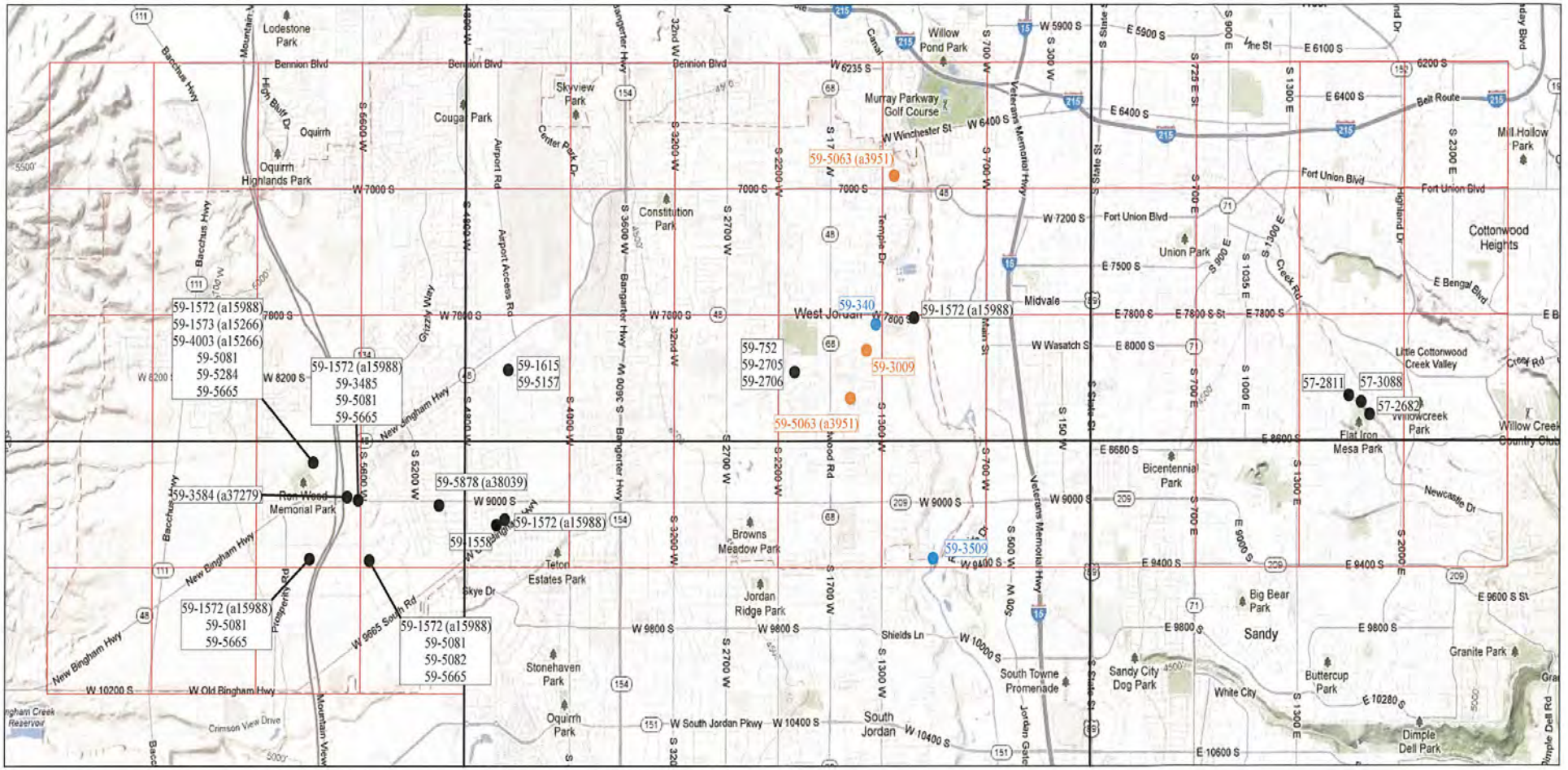


The attached map may not be accurate and should not be relied upon; it is for reference purposes only. Each party who uses this map does so at their own risk. The City of West Jordan does not guarantee that the attached map is sufficient for your intended use and disclaims responsibility for any claims or damages that might result from anyone who relies on the attached mapping information.

WEST JORDAN
Public Works

Table 5-1 Water Rights of the City of West Jordan

Water Right Number	Status of Right	Change Application Numbers	Status of Change	Cfs	Ac-ft	Priority Date	Proof Due Date	Source(s)	Uses	Comments
57-2682	Certificated			1		3/30/1956		Well - Proctor	Municipal	
57-2811	Certificated			0.3025		12/7/1945		Well - Proctor	Municipal	
57-3088	Approved			0.8		11/10/1965	1/31/2021	Well - Proctor	Municipal	40 year plan is due on this right on the proof due date
59-340	Certificated			1		11/14/1942		Unnamed Creek	Irrigation - 8.57 acres	Supplemental with 59-3009, used on West Jordan Cemetery
59-752	Certificated			0.278		9/20/1949		Well - Sugar Factory	Industrial - Sugar Factory	Supplemental with 59-2705, 59-2706
59-1558	Certificated			0.015		4/21/1960		Well - Sec 6, T3S, R1W	Irrigation - 0.5 acre	
59-1572	Approved	a15988	Approved	1	337.5	7/14/1960	1/31/2021	7 Wells	Municipal	40 year plan is due on this right on the proof due date
59-1573	Approved	a15266	Approved	1	337.5	7/14/1960	1/31/2021	Well #5	Municipal	40 year plan is due on this right on the proof due date
59-1615	Certificated	a13758	Approved		150	6/7/1961	9/30/2021	Well - Steadman	Municipal	
59-2705	UGWC			0.5		10/00/1933		Well - Sugar Factory	Industrial - Sugar Factory	Supplemental with 59-752, 59-2706
59-2706	UGWC			0.167		00/00/1916		Well - Sugar Factory	Industrial - Sugar Factory	Supplemental with 59-752, 59-2705
59-3009	UGWC			0.011		00/00/1910		Drain	Irrigation - 8.57 acres	Supplemental with 59-340, used on West Jordan Cemetery
59-3509	Decree			5.3	99.5	00/00/1850		Jordan River North Jordan Canal	Irrigation - 19.9 acres	86.05 ac-ft or 17.21 acres owned by City of West Jordan 13.45 ac-ft or 2.69 acres owned by Fur Breeders Ag. Co-Op
59-3584	Certificated	a37279	Approved	2.5		1/29/1969	7/31/2016	Well #3	Municipal	
59-4003	Approved	a15266	Approved	2	1448	12/6/1973	6/30/2024	Well #5	Municipal	The proof due date is the end of the 50 year period.
59-5063	Approved	a37951	Approved	0.2	13.57	8/28/1984	1/31/2022	2 Drains, Bateman Pond and Plumb Cr. Pond	Municipal	
59-5081	Approved	a15988	Approved	6		2/20/1985	6/30/2021	7 Wells	Municipal	
59-5082	Certificated			5.793		2/20/1985		Well #4	Municipal	
59-5157	Approved			0.56		12/26/1986	8/31/2021	Steadman Well	Municipal	
59-5284	Certificated	a15266a	Certificated	1.44		12/26/1986		Well #5	Municipal	
59-5665	Approved	a15988	Approved	2.41		7/14/1960	1/31/2020	7 Wells	Municipal	40 year plan is due on this right on the proof due date
59-5878	Approved	a38039	Approved		100.34	8/4/1959	5/31/2020	2 Wells	Municipal	40 year plan is due on this right on the proof due date



City of West Jordan		
Water Rights Map		
PREPARED BY: Jim Riley Engineering LC		
DATE	DATE OF SURVEY	SCALE 1" = 1 mi
WATER RIGHT NUMBER	WATER RIGHT LOCATION	APPLICATION NO:

{{section.number}}.{{item.number}}

2013

City of West Jordan
Section 5 – Water Rights

Prepared By: Jim Riley Engineering, LC
James E. Riley, P.E. & Logan Riley
175 South Main Suite 1330 Salt Lake City, UT 84111
Ph: 801-355-1883
8/12/2013

General

This section is to replace Section 5 of the Report entitled "City of West Jordan, Utah Final Water Resources Update Report" dated December 2005. An update of Table 5-1 is included as part of this report along with a map of the locations of the wells of the City of West Jordan. There also is a discussion about each of the water rights and any issues surrounding each water right.

The State Engineer has adopted a groundwater management plan for Salt Lake Valley which he has called the Salt Lake Valley Groundwater Management Plan, dated June 25, 2002. A copy of this plan is included in this report. There are several factors in this plan that are of concern to the City of West Jordan, namely the over appropriation of the groundwater resource of Salt Lake Valley, how change applications are going to be evaluated, the efforts of the State Engineer to distribute the withdrawal of groundwater resource, the safe yield of the aquifer, and water quality issues. With the implementation of the Salt Lake Valley Groundwater Management Plan it affects how change applications are evaluated by the State Engineer and how and where the City of West Jordan can move water rights.

When evaluating water rights for acquisition, the State Engineer has granted far more water rights in this valley than the resource will or could provide. Hence, priority is an issue. Any water right with a priority date of mid 1970's or later, should be assumed that it will at some point in the future be cut off by priority. This action may not happen for several decades, however, there is a real possibility that groundwater rights will be regulated by priority in the Salt Lake Valley and it appears that water rights with a priority of 1976 or later will be cut off.

The wells that are currently being utilized by the City of West Jordan are located in the Western Region. The State Engineer will not move water rights from any of the other regions of Salt Lake Valley into the Western Region. As opportunities arise to acquire water rights, the City of West Jordan should make sure they are currently located in the Western Region.

As change applications are contemplated, locations within the areas where wells may be sited have to consider the other water rights that exist in the area. The State Engineer has introduced a Transfer Index Number (TIN) for each section, which is a measure of how many acre-feet of water is located in the sections near any section that is being considered for a possible location of a water right. As water rights are acquired, locations where the water right can be moved has to be a consideration if the water right should be acquired. There is a limit of 4000 on the TIN number for any section that is contemplated for a change application. If a section has a higher TIN number, additional water from outside of the section will not be

allowed to be moved into that section. They only way to be able to divert additional water in that section would be to acquire water rights in the same section.

There are some remediation areas that have to be considered when filing change applications as well. Wells that are proposed to be located in a remediation area will likely be rejected.

Water Right Summary

The water rights of the City of West Jordan are summarized in Table 5-1. The following is a discussion of each water right.

Water Right Number 57-2682

Water Right Number 57-2682 was originally filed by West Side Water System for 1.0 cfs for municipal purposes on March 30, 1956, which is the priority of this water right. The point of diversion was later changed to the current location by Change Application Number 57-2682 (a4277) in 1963. This well is known as the Proctor Well due to the owner of the property, Ira Proctor. The City of West Jordan acquired this water right by assignment in 1973. Proof was submitted on September 30, 1977 and a certificate was issued on March 10, 1978 for the full 1.0 cfs for municipal purposes. Historically this water was piped to the City of West Jordan.

Nonuse applications have been filed on this water right and have been approved until September 30, 2017. In the last approval, nothing was stated about the water right ceasing if proof was not submitted or additional nonuse applications were not submitted. Current statutes make it unnecessary to file additional nonuse applications on this water right.

Current negotiations are in place to deed this water right along with the other two Proctor Well water rights to Jordan Valley Water Conservancy District in exchange for a portion of a water right owned by Jordan Valley Water Conservancy District that lies within the service area of the City of West Jordan. Change applications will be filed by both the City of West Jordan and Jordan Valley Water Conservancy District on the Proctor water rights and also on the Jordan Valley Water Conservancy District water rights to facilitate this exchange. Deeds will be exchanged after the change applications have been approved.

Water Right Number 57-2811

Water Right Number 57-2811 is a segregated portion of Water Right Number 57-1024. Water Right Number 57-1024 was originally filed for 0.7 cfs for the domestic needs of 450 families by

West Side Water System. Water Right Number 57-1024 was certificated for 0.55 cfs. West Side Water System quit claimed 55% of Water Right Number 57-1024 to Taylorsville – Bennion Improvement District in 1965 who then quit claimed the same 55% to The City of West Jordan in 1978, which 55% portion of Water Right Number 57-1024 was segregated into Water Right Number 57-2811. Water Right Number 57-2811 is for 0.3025 cfs for municipal purposes. The priority of this water right is December 7, 1945.

The well that is water right is located in is the Proctor Well. The well was abandoned in 2011. A Nonuse Application was approved on Water Right Number 57-2811 on September 29, 2010 to September 30, 2017. No conditions were imposed on this nonuse approval.

Current negotiations are in place to deed this water right along with the other two Proctor Well water rights to Jordan Valley Water Conservancy District in exchange for a portion of a water right owned by Jordan Valley Water Conservancy District that lies within the service area of the City of West Jordan. Change applications will be filed by both the City of West Jordan and Jordan Valley Water Conservancy District on the Proctor water rights and also on the Jordan Valley Water Conservancy District water rights to facilitate this exchange. Deeds will be exchanged after the change applications have been approved.

Water Right Number 57-3088

Water Right Number 57-3088 was originally filed by West Side Water System for 0.8 cfs of water for the domestic needs of 600 families on July 14, 1960. The application lapsed on October 30, 1965, but was reinstated with a priority date of November 10, 1965. This water right was assigned to The City of West Jordan in 1973. The source of this water right is the Proctor Well.

This water right is not perfected as of this point in time. The last extension of time was at the end of the 50 year period since the application was approved. The City of West Jordan filed a 40-year plan demonstrating the need for this water right and how they would be able to place the water to beneficial use. Proof is due on January 31, 2021. A revised or updated 40-year plan will be required if additional time is needed to place the water to beneficial use by that time.

Current negotiations are in place to deed this water right along with the other two Proctor Well water rights to Jordan Valley Water Conservancy District in exchange for a portion of a water right owned by Jordan Valley Water Conservancy District that lies within the service area of the City of West Jordan. Change applications will be filed by both the City of West Jordan and

Jordan Valley Water Conservancy District on the Proctor water rights and also on the Jordan Valley Water Conservancy District water rights to facilitate this exchange. Deeds will be exchanged after the change applications have been approved.

Water Right Number 59-340

Water Right Number 59-340 was originally filed by the Town of West Jordan for 1.0 cfs from an unnamed creek to irrigate 10.0 acres of land within the West Jordan Cemetery on November 14, 1942, which is the priority of this water right. Proof was submitted on July 28, 1959, and a certificate was issued on August 28, 1959 for the full 1.0 cfs of water and the irrigation of 8.57 acres. A Proposed Determination of Water Rights was prepared by the State Engineer for the area and this right was found to be supplemental with Water Right Number 59-3009 for the irrigation of the 8.57 acres of land. Since 59-3009 has a sole supply of 0.17 acre, Water Right Number 59-340 has a sole supply of 8.4 acres. This water is pumped from a pond that is located South and West of the Cemetery and delivered to the cemetery for irrigation purposes.

Currently this right appears to continue to be utilized on the West Jordan Cemetery and is in good standing.

Water Right Number 59-752

Water Right Number 59-752 was filed by Utah – Idaho Sugar Company for 0.6 cfs of water from a well for the manufacture of sugar with related uses on September 20, 1949. On the application it is stated that this use of the water would consume all of the water diverted. Proof was submitted on December 19, 1951 and a certificate issued on May 29, 1952 for 0.278 cfs of water for boiler feed, cooling of condensers, compressors and centrifugal machines, and for washing filters, beets, and for fluming beets, for laboratory uses and for domestic purposes in the operation and maintenance of a sugar beet factory manufacturing 18,000 tons of sugar per annum. This water right is part of the Proposed Determination of Water Rights that was prepared by the State Engineer. Water Right Number 59-752 is supplemental with Water Right Numbers 59-2705 and 59-2706 for the industrial use of water. This water right was acquired by the City of West Jordan from the LDS Church on March 31, 1994.

A change application moving this water right to a new point of diversion and changing the nature of use to municipal has been prepared, however it has not been filed as of the date of this report.

Water Right Number 59-1558

Water Right Number 59-1558 was originally filed by Wallace D. Harkness for 0.015 cfs of water for the irrigation of 0.5 acre of land. The priority date of this right is April 21, 1960. This right was certificated on December 29, 1961. This water right is part of the Proposed Determination of Water Rights that was prepared by the State Engineer. The City of West Jordan acquired this right in 2000. A change application should be filed on this water right changing the use to municipal and possibly modifying the point of diversion to one of the wells owned by the City of West Jordan.

Water Right Number 59-1572

Water Right Number 59-1572 is an Application to Appropriate Water that was originally filed by West Side Water System on July 14, 1960 and approved on January 20, 1961. The priority of this application is July 14, 1960. The application was filed and approved for 1.0 cfs for the domestic needs of 750 families. Change Application Number 59-1572 (a15988) was filed and approved in 1991 on this right along with Water Right Numbers 57-3089 and 59-5081. This change application modified the use to municipal and moved the right into 7 wells. This application was evaluated in the change application to have a limitation of 337.5 acre-feet based on the domestic needs of the 750 families at 0.45 acre-foot per family.

A 40-year plan was submitted for this water right along with the last extension of time to submit proof, since it had been 50 years since the time when this appropriation was approved. The extension was granted to January 31, 1021 with the only condition being that a revised and updated 40-year plan must accompany any additional requests for extensions of time.

Water Right Number 59-1573

Water Right Number 59-1573 is an Application to Appropriate Water that was originally filed by West Side Water System on July 14, 1960 and approved on January 20, 1961. The priority of this application is July 14, 1960. The application was filed and approved for 1.0 cfs for the domestic needs of 750 families. Change Application Number 59-1573 (a15266) was filed in 1989 and approved in 1990 on this right along with Water Right Numbers 59-4003 and 59-5284. This modified the use to municipal and moved the right to Well #5. This application was evaluated in the change application to have a limitation of 337.5 acre-feet based on the domestic needs of the 750 families at 0.45 acre-foot per family.

A 40-year plan was submitted for this water right along with the last extension of time to submit proof, since it had been 50 years since the time when this appropriation was approved. The extension was granted to January 31, 1021 with the only condition being that a revised and updated 40-year plan must accompany any additional requests for extensions of time.

Water Right Number 59-1615

Water Right Number 59-1615 was originally filed by Steadman Ditch Association for 5 cfs of water for the irrigation of 278 acres. The application was filed on June 7, 1961 and approved on November 1, 1961. The priority of this right is June 7, 1961. A certificate was issued on August 16, 1965 for 1.18 cfs of water for the supplemental irrigation of 215.97 acres of land. The City of West Jordan was deeded this water right in 1985.

Change Application Number 59-1615 (a13758) was filed in 1985 and approved in 1987 modifying the use to municipal, limiting the acre-feet to 150 acre-feet annually and modifying the use to municipal. The source for this water right is the Steadman Well. Proof is due on the change application on September 30, 2021.

Water Right Number 59-2705

Water Right Number 59-2705 is an Underground Water Claim was filed by Utah – Idaho Sugar Company for 0.5 cfs of water from a well for industrial purposes on March 21, 1936. The priority of this right is October 1933. This right was adjudicated and is part of the Proposed Determination of Water Rights that was prepared by the State Engineer. Because this water right is for industrial purposes, the full 0.5 cfs of water can be fully consumed. Water Right Number 59-2705 is supplemental with Water Right Numbers 59-752 and 59-2706 for the industrial use of water. This water right was acquired by the City of West Jordan from the LDS Church on March 31, 1994.

A change application moving this water right to a new point of diversion and changing the nature of use to municipal has been prepared.

Water Right Number 59-2706

Water Right Number 59-2706 is an Underground Water Claim was filed by Utah – Idaho Sugar Company for 0.167 cfs of water from a well for industrial purposes on March 2, 1936. The priority of this right is 1916. This right was adjudicated and is part of the Proposed Determination of Water Rights that was prepared by the State Engineer. Because this water

right is for industrial purposes, the full 0.167 cfs of water can be fully consumed. Water Right Number 59-2706 is supplemental with Water Right Numbers 59-752 and 59-2705 for the industrial use of water. This water right was acquired by the City of West Jordan from the LDS Church on March 31, 1994.

A change application moving this water right to a new point of diversion and changing the nature of use to municipal has been prepared.

Water Right Number 59-3009

Water Right Number 59-3009 is an Underground Water Claim filed by the Hyrum Beckstead Estate on March 19, 1940 for 0.11 cfs of water from a drain. The priority of this water right is 1910. Originally this right was for the watering of 5 equivalent livestock units and the domestic needs of 1 family. Through the magic of the adjudication process, this right is now in the name of the City of West Jordan and is supplemental with 59-340 for the irrigation of 8.57 acres. Water Right Number 59-3009 has a sole supply of 0.17 acre of irrigation. This right is in the Proposed Determination of Water Rights for this area. The place of use is the West Jordan Cemetery.

Water Right Number 59-3509

Water Right Number 59-3509 is a water right for water from the Jordan River through the North Jordan Canal. The priority of this water right is 1850. The City of West Jordan owns 17.21 acres of irrigation under this water right. The flow rate is 5.3 cfs and the amount in acre-feet that can be diverted is 86.05 acre-feet. The Fur Breeders Ag. Co-Op name is on the balance of this right, however, the Fur Breeders Ag. Co-Op deeded to Utah Power & Light Company a portion of the land where the water was used without reserving the water right. The City of West Jordan was deeded this water right on July 23, 2001.

Water Right Number 59-3584

Water Right Number 59-3584 is a certificated appropriation for 2.5 cfs of water for municipal purposes filed by West Jordan City Corporation. The priority date of this water right is January 29, 1969. The point of diversion for this water right is Well #3. A new change application, Number 59-3584 (a37279), has been filed and approved moving the location of Well #3, due to the construction of the Mountain View Corridor. Proof is due on the change on July 31, 2016. A Non-Use Application has also been filed and approved on this water right. The proof due date for the Non-Use Application is October 31, 2019. The most recent Non-Use Application

was filed due to the language that the prior Non-Use Application had on it, however, due to the changes in the law, future Non-Use Applications may not be required.

Water Right Number 59-4003

Water Right Number 59-4003 was filed by the City of West Jordan on December 6, 1973, and was approved on June 24, 1974, for 2.0 cfs of water for municipal purposes. The priority date of this water right is December 6, 1973. The point of diversion is Well #5. This water right has not been perfected as of this date and proof is due on June 30, 2024, which is the end of the 50 year period since the application has been approved. If proof is not submitted on this water right by this proof due date, a 40 year plan will have to accompany and request for extension of time to submit proof.

Water Right Number 59-5063

Water Right Number 59-5063 is an application to appropriate water for 0.2 cfs of water that was originally filed by Glenn Turpin. Glen Turpin assigned this water right to the City of West Jordan on April 29, 1991. This water right has not been perfected yet. The priority date of this water right is August 28, 1984. Change Application Number 59-5063 (a37951) was filed and approved to modify this water right to two drains one for the Plumb Creek Pond and the other for the Bateman Pond. The use of water was also changed to municipal for the City of West Jordan. The proof on this water right is due on January 31, 2022.

Water Right Number 59-5081

Water Right Number 59-5081 is an application to appropriate water for 6 cfs of water for municipal purposes for the City of West Jordan. The priority of this water right is February 20, 1985. The water is to be diverted from 7 wells.

Water Right Number 59-5082

Water Right Number 59-5082 is a certificated water right for 5.793 cfs of water from Well #4. The use of water is municipal for the City of West Jordan. The priority date of this water right is February 20, 1985.

Water Right Number 59-5157

Water Right Number 59-5157 is an application to appropriate water for 0.56 cfs of water for municipal use of water by the City of West Jordan. The priority date of this water right is December 26, 1986. The priority date of this water right was reduced from December 6, 1985 to December 26, 1986 due to an increase in quantity of water and the payment of the additional fee for the additional flow. The water is to be diverted from the Steadman Well. The proof is due on this water right on August 21, 2021. Water Right Number 59-5284 was segregated from this water right.

Water Right Number 59-5284

Water Right Number 59-5284 is certificated water right for 1.44 cfs of water for municipal purposes by the City of West Jordan. The priority date of this water right is December 26, 1986. The water is diverted from Well #5. This water right was segregated from Water Right Number 59-5157. Change Application Number 59-5284 (a15266a) moved this water right to Well #5.

Water Right Number 59-5665

Water Right Number 59-5665 is an application to appropriate water for 2.41 cfs of water for municipal purposes of the City of West Jordan. The water is to be diverted from 7 wells. The priority date of this water right is July 14, 1960. Originally this water right was filed by West Side Water System and has been deeded to the City of West Jordan. Two change applications have been filed and approved on this water right. The proof is due on this water right on January 31, 2020. The last extension of time was filed along with a 40 year plan to get the proof due date extended on this water right.

Water Right Number 59-5878

Water Right Number 59-5878 is the water right that the City of West Jordan was deeded as part of the agreement for the Little Cottonwood Creek water from the Brady Ditch. There was an agreement that was entered into between Sandy City, Jordan Valley Water Conservancy District, and the City of West Jordan wherein the City of West Jordan was to receive approximately 100 acre-feet of groundwater that could be developed within its borders. Water Right Number 59-5878 is a portion of Water Right Number 59-1532. Water Right Number 59-1532 is an Application to Appropriate Water that was filed on August 4, 1959 and approved on March 11, 1960. This was part of 125 cfs of water that was appropriated to Jordan Valley Water Conservancy District for municipal purposes under several water rights. The records of

the State Engineer still have Jordan Valley Water Conservancy District as the owner of this water right. A Report of Water Right Conveyance will need to be prepared and submitted to the State Engineer to resolve this problem. Change Application Number a38039 was filed to move this water right to a location where the City of West Jordan could drill a new well and the change application also modified the use to municipal for the City of West Jordan. The proposed well location appears to be incorrect and a new change application will have to be prepared and filed. Proof is due on this water right on May 31, 2020. A 40 year plan will have to be prepared as part of an extension request.

Table 5-1 Water Rights of the City of West Jordan

Water Right Number	Status of Right	Change Application Numbers	Status of Change	Cfs	
57-2682	Certificated			1	
57-2811	Certificated			0.302	
57-3088	Approved			0.8	s right on the proof due date
59-340	Certificated			1	09, used on West Jordan Cemetery
59-752	Certificated			0.278	05, 59-2706
59-1558	Certificated			0.015	
59-1572	Approved	a15988	Approved	1	s right on the proof due date
59-1573	Approved	a15266	Approved	1	s right on the proof due date
59-1615	Certificated	a13758	Approved		
59-2705	UGWC			0.5	2, 59-2706
59-2706	UGWC			0.162	2, 59-2705
59-3009	UGWC			0.01	0, used on West Jordan Cemetery
59-3509	Decree			5.3	owned by City of West Jordan owned by Fur Breeders Ag. Co-Op
59-3584	Certificated	a37279	Approved	2.5	
59-4003	Approved	a15266	Approved	2	end of the 50 year period.
59-5063	Approved	a37951	Approved	0.2	
59-5081	Approved	a15988	Approved	6	
59-5082	Certificated			5.79	
59-5157	Approved			0.56	
59-5284	Certificated	a15266a	Certificated	1.44	
59-5665	Approved	a15988	Approved	2.41	s right on the proof due date
59-5878	Approved	a38039	Approved		s right on the proof due date

Appendix G
Well Production Data

2020 Monthly Well Reading/Water Pumped Report

Well 3						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
Jan			000.000			0.0
Feb			000.000			0.0
Mar			000.000			0.0
Apr			000.000			0.0
May			000.000			0.0
Jun	227.341	242.446	015.105			0.0
Jul	242.446	264	021.371			0.0
Aug	264.617	285.112	020.495			0.0
Sep	285.112	303.97	018.858			0.0
Oct	303.97	320.012	016.042			0.0
Nov	320.012	338.662	018.650			0.0
Dec	338.662	359.293	020.631			0.0

Well 4						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
Jun			000.000			0.0
Jul	7.01	013.020	006.010			0.0
Aug	13.02	093.490	080.470			0.0
Sep	93.49	166.130	072.640			0.0
Oct	166.13	221.450	055.320			0.0
Nov	221.45	227.650	006.200			0.0
Dec			000.000			0.0

Well 5						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
May	4484.03	4519.4	035.370			0.0
Jun	4519.4	4562.95	043.550			0.0
Jul	4562.95	4607.66	044.710			0.0
Aug	4607.66	4650.85	043.190			0.0
Sep	4650.85	4692.5	041.650			0.0
Oct	4692.4	4729.7	037.300			0.0
Nov	4729.7	4733.39	003.690			0.0
Dec			000.000			0.0

Well 6						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
May			000.000			0.0
Jun	8741.92	8795.41	053.490			0.0
Jul	8795.41	8882.88	087.470			0.0
Aug	8882.88	8932.2	049.320			0.0
Sep	8932.2	8972.17	039.970			0.0
Oct	8972.17	8998.98	026.810			0.0
Nov	8998.98	9001.42	002.440			0.0
Dec			000.000			0.0

2021 Monthly Well Reading/Water Pumped Report

Well 3						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
Jan	359.293	380.000	020.707	42.2	44.2	2.0
Feb	380.000	395.196	015.196	44.2	44.1	-0.1
Mar	395.895	417.273	021.378	44.1	45.3	1.2
Apr	417.273	438.268	020.995	45.3	44.1	-1.2
May	438.268	459.838	021.570	44.1	45.1	1.0
Jun	459.838	479.083	019.245	45.1	43.6	-1.5
Jul	479.083	497.99	018.907	43.6	41.8	-1.8
Aug	497.99	516.556	018.566	41.8	40.5	-1.3
Sep	516.556	532.291	015.735	40.5	42.2	1.7
Oct	532.291	554.85	022.559	42.2	42.1	-0.1
Nov	550.854	575.073	024.219	42.1	44.6	2.5
Dec	575.073	596.367	021.294	44.6	43.8	-0.8

Well 4						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
Jun	227.65	278.810	051.160	98.8	74.7	-24.1
Jul	278.81	349.420	070.610	74.7	69.4	-5.3
Aug	349.42	395.090	045.670	69.4	83.9	14.5
Sep	395.09	424.220	029.130	83.9	89.6	5.7
Oct			000.000			0.0
Nov			000.000			0.0
Dec			000.000			0.0

Well 5						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
May	4733.39	4772.2	038.810	40.6	31.8	-8.8
Jun	4772.2	4817.96	045.760	31.8	30.5	-1.3
Jul	4817.96	4864.53	046.570	30.7	29.8	-0.9
Aug	4864.53	4898.45	033.920	29.8	33.8	4.0
Sep	4898.45	4908.81	010.360	33.8	35.1	1.3
Oct			000.000			0.0
Nov			000.000			0.0
Dec			000.000			0.0

Well 6						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
May	9001.42	9009.76	008.340	160.7	169.2	8.5
Jun	9009.76	9055.16	045.400	168.5	169.1	0.6
Jul	9055.16	9114.11	058.950	169.1	n/a	#VALUE!
Aug	9114.11	9165.54	051.430	n/a	n/a	#VALUE!
Sep	9165.54	9180.45	014.910	n/a	n/a	#VALUE!
Oct			000.000			0.0
Nov			000.000			0.0
Dec			000.000			0.0

2022 Monthly Well Reading/Water Pumped Report

Well 3						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
Jan	596.367	617.626	#REF!	43.8	45.7	#REF!
Feb	618.362	637.017	018.655	45.1	45.4	0.3
Mar	637.725	658.605	020.880	45.7	45.1	-0.6
Apr	659.157	679.378	020.221	45.1	46.8	1.7
May	680.067	700.826	020.759	46.3	46.4	0.1
Jun	701.57	721.229	019.659	47.5	46.4	-1.1
Jul			000.000			0.0
Aug			000.000			0.0
Sep			000.000			0.0
Oct			000.000			0.0
Nov			000.000			0.0
Dec			596.367			43.8

Well 4						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
Jun	426.830	440.340	#REF!	95.7	93.2	-2.5
Jul			000.000			0.0
Aug			000.000			0.0
Sep			426.830			0.0
Oct			000.000			0.0
Nov			000.000			0.0
Dec			000.000			0.0

Well 5						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
May	4908.81		#REF!	35.1		#REF!
Jun			000.000			0.0
Jul			000.000			0.0
Aug			000.000			0.0
Sep			4908.810			35.1
Oct			000.000			0.0
Nov			000.000			0.0
Dec			000.000			0.0

Well 6						
Month	Reading			Drawdown		
	Starting	Ending	MG Pump	Beg	End	Difference
May	9180.45		#REF!			0.0
Jun			000.000			0.0
Jul			000.000			0.0
Aug			000.000			0.0
Sep			9180.450			0.0
Oct			000.000			0.0
Nov			000.000			0.0
Dec			000.000			0.0

Appendix H
DDW System-Specific Minimum Sizing Standards

State of Utah
GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

L. Scott Baird
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

June 18, 2020

Travis Martin
West Jordan City Water System
7960 South 4000 West
West Jordan, Utah 84088

Subject: **System-Specific Minimum Sizing Standards**
West Jordan City Water System, System #18020, File #11579

Dear Mr. Martin:

Based on the water use data submitted to the Division of Water Rights (DWRi), the following system-specific minimum sizing standards have been set for West Jordan City Water System:

Peak Day Source Demand (gal/day/ERC) – 1,764 gal/day/ERC
Average Annual Demand (gal/year/ERC) – 236,972 gal/year/ERC
Equalization Storage (gal/ERC) – 650 gal/ERC
Fire Storage (gal) – 6,200,000 gal

These standards are effective as of the date of this letter. A summary of the water use data and calculations used to set the minimum sizing standards is attached for your reference. The Division plans to evaluate these standards every 3 years, or upon request.

Water System Background

West Jordan City is a community water system which provides culinary water for both indoor and outdoor use to population of approximately 113,699 people.

Minimum Sizing Standard Background

Per Utah Code 19-4-114, the information needed for the Division of Drinking Water (the Division) to set system-specific minimum sizing standards may be based on water use data submitted to the DWRi, or alternatively, a community water system can submit an engineering study to the Division if the water system's water use data is not representative of future use or the water system does not yet have actual water use data.

Actual water use data was available through DWRi and an engineering study was not submitted to the Division for review. Therefore, the Division analyzed the submitted DWRi water use data and sent a draft summary of the resulting system-specific minimum sizing standards to you on March 5, 2020. The Division allowed for 30 days for your water system to review the draft system-specific minimum sizing. You replied on March 27, 2020 to inform the Division that you intended to update the water use data with DWRi. The Division sent an updated draft summary to you on May 29, 2020 and you verified that the draft sizing standards are representative; therefore, the Division is setting system-specific minimum sizing standard for West Jordan Water System.

Water Use Data Definitions

Peak Day Source Demand is the total flow into a public water system to meet the demand of the water system on the day of highest water consumption in a calendar year.

Average Annual Demand is the total quantity of drinking water flowing into a public water system within a calendar year.

Total Equivalent Residential Connections (ERCs) term represents the number of residential service connections and the number of equivalent residential connections for non-residential connections (commercial, industrial, institutional connections).

Minimum Equalization Storage requirement is a volume that is equivalent to the amount of water needed to meet the average day culinary demand for public water systems. Equalized storage per ERC is calculated by dividing the Average Annual Demand per ERC data by the number of operational days in a year.

Fire Storage was set based on information provided to the Division from West Jordan City's Fire Marshal, Paul Brockbank, on May 7, 2020.

Storage Capacity

Based on your system's storage facilities and the storage minimum sizing requirement established in this letter, your system is compliant with the minimum storage capacity requirements.

Source Capacity

The Division has documentation of established safe yields for all of your system sources. Using total system wide safe yields and the source minimum sizing requirement established in this letter indicates your water system is compliant with minimum source capacity requirements.

If you have any questions regarding this letter, please contact Julie Cobleigh, of this office, at (385) 214-9770, or Nathan Lunstad, Engineering Manager, at (385) 239-5974.

Sincerely,

Nathan Lunstad, P.E.
Engineering Manager

JJC/nl/mdb

Enclosures
1. Utah Department of Environmental Quality Division of Drinking Water Minimum Sizing Standards Summary Report

cc: Jorge Mendez, Salt Lake County Health Department, JMendez@slco.org
Travis Martin, West Jordan City, travis.martin@westjordan.utah.gov
Julie Cobleigh, Division of Drinking Water, jjcobleigh@utah.gov
Paul Brockbank,, West Jordan Fire Marshal, paul.brockbank@westjordan.utah.gov
Coy Porter, Office of the State Fire Marshal, coyporter@utah.gov

DDW-2020-012572

Utah Department of Environmental Quality
Division of Drinking Water
Minimum Sizing Standards

WEST JORDAN CITY WATER SYSTEM	PWS ID: UTAH18020

MARTIN, TRAVIS BRETT
7960 South 4000 West
WEST JORDAN, UT 84088
Phone: 801-301-6948
Emergency Phone: 801-633-8961
travis.martin@westjordan.utah.gov

System Type: Community
Population: 113,699

MINIMUM SIZING STANDARD

Date Standard Effective:	**05/29/2020**
Peak Day Source Demand Per ERC (gal/day):	**1,764**
Average Annual Demand Per ERC (gal/year):	**236,972**
Equalization Storage Per ERC (gal/day):	**650**

MINIMUM SIZING STANDARD CALCULATIONS

			Variability Factor		
Data from these reporting years:	2016	to	2018		
Max Peak Day Source Demand Per ERC (gal/day):	1,434	x	23%	=	1,764
Max Average Annual Demand Per ERC (gal/day):	209,710	x	13%	=	236,972
Max Equalization Storage Per ERC (gal/day):	575	x	13%	=	650

DWRi WATER USE DATA REPORTED

Data Year	Peak Day Source Demand (gal/day)	Average Annual Demand (gallons)	ERCs	Peak Demand per ERC (gal/day)	Avg Annual Demand per ERC (gal/year)	Equalization Storage per ERC (gal/day)	Op Days
2018	53,272,000	7,514,692,969	40,488	1,316	185,603	509	365
2017	43,566,000	7,233,839,907	37,415	1,164	193,341	530	365
2016	50,275,551	7,353,262,451	35,064	**1,434**	**209,710**	**575**	365
Variability			**15%**	**23%**	**13%**		

Data Year	Peak Month Average (gal/day)	Peak Month Average per ERC (gal/day)	Ratio of PD/ERC to Peak Month Avg/ERC
2018	45,242,800	1,117	1.2
2017	42,892,188	1,146	1.0
2016	44,519,920	1,270	1.1

CAPACITY CALCULATIONS FOR STORAGE

STORAGE CALCULATION		
Equalization Storage per ERC (gal):	650	
Existing Storage (gal):	37,500,000	
ERCs:	40,488	
Required Storage w/o Fire Flow (gal):	26,317,200	
Required Fire Storage (gal)	6,200,000	
Required Storage w/Fire (gal)	32,517,200	
Storage Deficiency:	0	0.0%
No Storage Deficiency		

SYSTEM STORAGE AND SOURCE INVENTORY

SYSTEM STORAGE DETAILS			
ST009	AIRPORT EAST STORAGE	4,000,000	GAL
ST002	AIRPORT WEST STORAGE	2,000,000	GAL
ST007	BARNEY'S SOUTH STORAGE	3,000,000	GAL
ST004	CEMETARY TANK	2,500,000	GAL
ST005	BARNEY'S NORTH STORAGE	3,000,000	GAL
ST006	TERMINAL TANK	3,000,000	GAL
ST003	OLD BINGHAM TANK	2,000,000	GAL
ST008	GRIZZLY STORAGE	4,000,000	GAL
ST010	JORDAN HILLS TANK	4,000,000	GAL
ST011	BENCH TANK	3,000,000	GAL
ST012	JUNCTION RESERVOIR	3,000,000	GAL
ST013	GRIZZLY 4 MG TANK (TANK 2 - SO	4,000,000	GAL
	Storage Totals:	**37,500,000**	**GAL**

SYSTEM SOURCE DETAILS			
WS001	WELL #3	1,400	GPM
WS005	FIRE STATION WELL #4	2,800	GPM
WS006	BARNEY CREEK WELL #5	710	GPM
WS008	WELL #6	2,300	GPM
WS002	UTAH18027 JVWCD	0	GPM
	Source Totals:	**7,210**	**GPM**

Appendix I
City Fire Requirements

Additional Fire Flow Requirements

City of West Jordan

Zone	Name	Address	Flow (gpm)	Volume (MG)
1	Heartland Elementary School	1451 West 7000 South	2,750	0.3
1	Jordan School District Auxiliary Services Building	7905 South Redwood Road	4,000	1
1	Lets Play Soccer	1194 West 7800 South	2,250	0.3
1	Majestic Elementary School	7430 South Redwood Road	3,500	0.6
1	Riverside Elementary School	8737 South 1220 West	2,625	0.3
1	Smith's Marketplace - east	1820 West 9000 South	4,000	1
1	South Valley School	8400 South Redwood Road	2,250	0.3
1	St. Joseph the Worker	7405 South Redwood Road	2,250	0.3
1	Viridian Library	8030 South 1825 West	3,000	0.5
1	West Jordan Elementary School	7220 South 2370 West	3,250	0.6
1	West Jordan Middle School	7550 South Redwood Road	5,500	1.3
1	Westvale Elementary School	2300 West Gardner Lane	2,625	0.3
2	Beehive Rest Home	8892 South 2700 West	2,000	0.2
2	Columbia Elemetary School	3505 West 7800 South	2,750	0.3
2	Granger Medical Center	3181 West 9000 South	2,500	0.3
2	Joel P. Jensen Middle School	8105 South 3200 West	2,750	0.3
2	Oquirrh Elementary School	7165 South Paddington Road	2,625	0.3
2	Terra Linda Elementary School	8400 South 3400 West	2,500	0.3
2	West Jordan High School	8136 South 2700 West	4,000	1
2	Westland Elementary School	2925 West 7180 South	2,500	0.3
3	Airport Storage	7508 South Airport Road	2,750	0.3
3	CAO Group	4628 West Skyhawk Drive	2,500	0.3
3	Jordan School District Office	7387 South Campus View Drive	2,250	0.3
3	Jordan School District Tranportation Dome Building	8370 South 4300 West	1,375	0.2
3	Jordan School District Tranportation Main Building	8370 South 4300 West	2,000	0.2
3	Mountain America Credit Union	7167 South Center Park Drive	4,000	1
3	Mountain Shadow Elementary School	5255 West 7000 South	2,625	0.3
3	Target	7779 South Jordan Landing Blvd.	4,000	1
3a	Jordan Landing	7349 South Plaza Center Drive	3,250	0.6
3a	Jordan Landing Phase IV	7140 South Plaza Center Drive	4,000	1
3a	Jordan Landing Phase VI	7181 South Campus View Drive	2,250	0.3
3b	Jordan Applied Tech. Center 1	9301 South 3400 West	2,125	0.3
3b	Jordan Applied Tech. Center 2	9301 South 3400 West	3,125	0.6
3b	Jordan Valley Medical Center Expansion	3580 West 9000 South	2,000	0.2
4	Copper Canyon Elementary School	8917 South Copperwood Drive	2,625	0.3
4	Copper Hills High School	5445 West New Bingham Highway	4,000	1
4	Fox Hollow Elementary	6020 West 8200 South	3,125	0.6
4	Hayden Peak Elementary School	5120 West Hayden Peak Drive	2,625	0.3
4	Jordan Hills Elementary School	8892 South 4800 West	2,625	0.3
4	Smith's Marketplace	5710 West 7800 South	4,000	1
4	West Hills Middle School	8270 South Grizzly Way	4,000	1
5	3rd Dimension	6208 West Dannon Way	4,000	1
5	Boeing	10026 South Prosperity Road	4,000	1
5	Louis and Company	9826 South Prosperity Road	3,000	0.5
5	Oakcrest Elementary School	8462 South Hilltop Oak Drive	2,750	0.3
5	Oracle America, Inc.	6136 West 10120 South	4,000	1
6	LDS Church Sunset Ridge	7528 West Abbotsbury Lane	2,000	0.2
6	Residential House	Sycamores	2,000	0.2
6	Sunset Ridge Middle School	8292 South Skyline Arch Drive	4,000	1
6	Falcon Ridge Elementary School	6111 West 7000 South	2,750	0.3

Appendix J
Engineering Standards Review

BOWEN COLLINS & ASSOCIATES

TECHNICAL MEMORANDUM

TO:	Greg Davenport, David Murphy
COPIES:	File
FROM:	Nathan Davis, Keith Larson
DATE:	August 3, 2022
SUBJECT:	Engineering Standards Review
JOB NO.:	041-21-01

REVIEW OF WEST JORDAN CITY WATER ENGINEERING STANDARDS

INTRODUCTION

As part of the 2022 update to the City of West Jordan's (City) Water Master Plan, the City requested that Bowen Collins & Associates (BC&A) review the City's current water engineering standards. The purpose of this review is to provide recommendations for improvement and not to draft the actual changes to the manual. If the City decides to implement these suggestions, they will draft and update the document internally. The purpose of this memorandum is to document the results of that review.

BC&A obtained the latest copy of the water engineering standards, "Engineering Policies & Design Criteria Manual, Part V – Water Policies & Design Criteria Manual" dated December 2005, from the City's website. The manual consists of eight completed sections and one "To Be Prepared" section, as follows:

1. Introduction and General policies
2. Design Criteria
3. Materials
4. Construction
5. Abandonment
6. Testing and Disinfecting Water Mains
7. Cross Connections & Backflow Prevention
8. Reservoirs and Pumping Stations
9. Water Conservation (To Be Prepared)

In additions to the sections of the manual listed above, there are five listed appendices, though only one is complete:

1. Appendix A – Standard Water Drawings
2. Appendix B – Water System Master Plan – Executive Summary (To Be Prepared)

3. Appendix C – Culinary Water Ordinance (Not Included)
4. Appendix D – Fire Flow Requirements for Buildings (Not Included)
5. Appendix E – Rules Governing Public Drinking Water Systems (Not Included)

SUGGESTED IMPROVEMENTS

Following the review of the water engineering standards, the following suggestions are offered for consideration.

Update Water System Information

Section 2 of the manual includes a description of the City's existing water system. Since the publication of the manual in 2005, the City has grown significantly and will continue to do so until it reaches a buildout state. The section includes details related to reservoirs, pumping stations, JVWCD connections, wells, and pressure reducing valves (PRV). With the exception of PRVs, the details of these items stay relatively constant, however, without a regular update newer infrastructure may be missing from this section. For PRVs, settings may be adjusted more frequently than changes to the other items. The section also references maps of the City's system which are not included in the manual.

Each update of the City's master plan should include a description of the City's existing system up to that point in time. For simplicity, the manual may be able to simply reference the most up-to-date version of the master plan for this information. However, the master plan is typically updated every five years and keeping this information updated more frequently may be desired. If this is the City's preference a separate existing system description could be created and updated as often as desired. BC&A's recommendation would be to update this document annually.

Separate Specific Make and Model Requirements

Throughout the manual and Appendix A are references to specific makes and models of equipment to be used in the water system, such as tapping sleeves or valve boxes. Manufactures frequently make changes to the items they produce or models available. References to outdated product information can cause confusion for designers or result in the use of an unapproved device.

For clarity, BC&A recommends replacing references to specific items with a reference to an approved material list. This list will contain all references to specific materials approved for use in the water system and should be updated more frequently. City staff should review this list on a set schedule as well as when made aware of unavailable items. The published list should updated as often as necessary.

Conduct a Detailed Review of Appendix A

Appendix A contains many standard drawings for different portions of the City's water system. The purpose of these drawings is to provide details to design engineers and contractors of specific ways that an item should be constructed. These details keep the distribution system consistent, which is a large benefit for City maintenance staff. The details also ensure that all local and building codes are met.

With the latest manual being over 20 years old it is possible that maintenance requirements or engineering standards have changed. BC&A recommends hiring a consultant to conduct a detailed review of the drawings, including consulting maintenance staff for changes that may be beneficial.

CONCLUSION

The design criteria manual is a valuable asset to the City. It provides details to design engineers and contractors to help promote a high quality water system. The suggestions detailed in this memo will allow the City to bring the manual up to date as well as simplify the information contained within so that it can stay up to date.

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BOWEN COLLINS & ASSOCIATES

WWW.BOWENCOLLINS.COM

REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Presenter: Brock Hudson

Department Sponsor: Comm. Development - Code

Agenda Type: DISCUSSION TOPICS

Time Requested: 10 minutes presentation, 10 minutes council

Meeting Date Requested : 11/16/2022

Deadline of item :

(Council may elect to provide more or less time)

1. **AGENDA SUBJECT**
   Business License Code Update

2. **EXECUTIVE SUMMARY**
   During the August 10, 2022 Work Session, Council requested an update to the Business Licensing program. Council suggestions were to simplify the application process, combine categories, move Section 4-1C into Title 16, and reduce fees.

   The purpose of the item is to discuss modifications and obtain feedback and direction for the Business License code. This update will bring the code in compliance with state statutes and update operating procedures of the Business License Department.

3. **TIME SENSITIVITY / URGENCY**
   No urgency for the update

4. **FISCAL NOTE**
   There are no fiscal impacts

5. **DEPARTMENT RECOMMENDATION**
   The updates provided will assist the Business License Department to streamline the licensing process as well as include the switch to on-line applications and payments. The update also provides for the Administrative Law Judge to be the hearing authority for all denials, revocations, or suspensions of a business license.

6. **PLANNING COMMISSION RECOMMENDATION**
   This title does not require review by the Planning Commission

7. **MOTION RECOMMENDED**
   No motion required at this time

8. **MAYOR RECOMMENDATION**
   No recommendation from the Mayor at this time

9. **PACKET ATTACHMENT(S)**
   Ordinance No. 22-51

10. **OTHER INFORMATION**

THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 22-51

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (GENERAL BUSINESS REGULATIONS AND LICENSING REQUIREMENTS; AMENDING CITY CODE SECTIONS 4-1A-1 THROUGH 4-1D-5 INCLUSIVE)

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**City Council**") desires to amend a certain section of the City Code, regarding and related to General Business Regulations and Licensing Requirements, including City Code Sections 4-1A-1 through 4-1D-5 inclusive ("**proposed City Code amendments**"); and

WHEREAS, the City Council held a public hearing on December 7, 2022, regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

Section 1. Amendment of Code Provisions. The proposed City Code amendments, City Code Sections 4-1A-1 through 4-1D-5, are amended to read as shown on Attachment 1.

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 upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____DAY OF _____, 2022.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Kayleen Whitelock	☐	☐
Council Vice-Chair Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Pamela Bloom	☐	☐
Council Member Christopher McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Melissa Worthen	☐	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OR PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 22-51.

_____ The Mayor vetoed Ordinance No. 22-51 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 22-51 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 2022. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

(Attachment on the following pages)

Attachment 1

[Attachment to ORDINANCE NO. 22-51

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (GENERAL BUSINESS REGULATIONS AND LICENSING REQUIREMENTS; AMENDING CITY CODE SECTIONS 4-1A-1 THROUGH 4-1D-5 INCLUSIVE)]

Legislative Version:

TITLE 4

BUSINESS AND LICENSE REGULATIONS

CHAPTER 1
GENERAL BUSINESS REGULATIONS AND LICENSING REQUIREMENTS

ARTICLE A. GENERAL PROVISIONS

SECTION:

4-1A-1: Purpose

4-1A-2: Definitions

4-1A-3: Applicability Of This Chapter

4-1A-4: General Business And Special Business Licenses Needed

4-1A-1: PURPOSE:

Pursuant to its inherent police powers within statutory authority granted by the state to protect the health and welfare of its citizens, the city intends by this title to regulate and license businesses and occupations undertaken and operating within its corporate limits; to maintain a current index of licensed businesses and occupations; and to raise revenues sufficient, among other things, to offset the costs of administering this title by imposing license fees upon such businesses and occupations. (Ord. 12-13, 6-13-2012)

4-1A-2: DEFINITIONS:

The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different

meaning. The definitions in this section are also applicable to all subsequent chapters in this title.

Unless otherwise indicated, the definitions found within the Utah alcoholic beverage control act, Utah Code Annotated title 32B, are incorporated into this chapter as though set forth in their entirety. In addition to these definitions, the following words and phrases used in this chapter shall have the following meanings unless a contrary meaning is clearly indicated. The definitions in this section are also applicable to all other chapters in this title.

ACCESSORY DWELLING UNIT: A separately leasable dwelling unit on a subdivided lot that is incidental to the principal dwelling unit, as further described in title 13.

ADULT: A person who is either: (a) "emancipated" pursuant to the definition in Utah Code Ann. section 80-7-102 or successor provisions; or (b) age eighteen (18) years of age or older; and who is not the subject of a court order for guardianship which limits the person's rights. For purposes of alcohol, tobacco, and other substances, the applicable definitions in the Utah Code Ann. should be used.

ADULT BOOKSTORE OR ADULT VIDEO STORE: Any commercial establishment which:

A. Excludes minors from more than fifteen percent (15%) of the retail floor or shelf spaces of the premises; or

B. As one of its principal purposes, offers for sale or rental, for any form of consideration: 1) any pictures or written material, whether alone or in a book or magazine; 2) motion pictures, on film, tape or electronic media; or 3) sound recordings, the central theme of any of which depicts or describes specified sexual activities or specified anatomical areas; or 4) instruments, devices or paraphernalia which are designated for use in connection with specified sexual activities, except for legitimate medically recognized contraceptives. As used in this definition, "principal purposes" means fifteen percent (15%) or more of the business's gross yearly sales measured in any year.

ADULT BUSINESSES: All adult bookstores, adult video stores, adult motion picture theaters and adult theaters.

ADULT MOTION PICTURE THEATER: A commercial establishment which:

A. Excludes minors from the showing of two (2) consecutive exhibitions; repeated showings of any single exhibition shall not be considered a consecutive exhibition; or

B. Shows for any form of consideration motion pictures, slides, or similar photographic reproductions which are primarily characterized by the depiction or description of specified sexual activities or specified anatomical areas.

ADULT THEATER: A theater, concert hall, auditorium or similar commercial establishment which:

A. Holds itself out as such a business;

B. Excludes minors from the showing of two (2) consecutive exhibitions; or

C. Features persons who appear in live performances in a state of nudity, or which are characterized by the exposure of specified anatomical areas or by specified sexual activities.

ADVOCATING: Speech or conduct intended to inform, promote or support religious belief, political position or charitable activities.

AGREEMENT: Unless otherwise qualified, the binding agreement entered with the city as part of the good landlord program.

AGRICULTURAL VENDOR: A person engaged in the sale of fruits and/or vegetables from stands, motor vehicles or roadsides.

ALCOHOLIC BEVERAGE: Means and includes "beer" and "liquor", as they are defined in this section.

ANTIQUE DEALER: Any person engaging in the business of purchasing, bartering, exchanging or selling old or archaic items which are indicative of an older culture, excluding numismatic items, bullion items, and precious metals and/or precious gems.

APPLICANT: A person or business possessing a business license from the city, and any person or business seeking a business license from the city. If the application is made by a ~~corporation, partnership, limited partnership, individual or~~ business entity (as defined in this section) doing business under an assumed name, each partner, principal, officer, director, manager, assistant manager, and any shareholder (corporate or personal) of ~~more than twenty percent (20%)~~ fifty one percent (51%) or more of the stock of the business entity shall also be considered an applicant. Any holding company or any entity holding ~~more than twenty percent (20%)~~ fifty one percent (51%) or more of an applicant shall be considered an "applicant" for purposes of this title.

APPLICATION: The completed forms provided by the business licensing authority with all attachments required by this title for the issuance of a permit or license.

ARCADE: A place of business containing more than three (3) automatic amusement devices.

AUCTION HOUSE: A business where property is sold on an ongoing basis by auction to the highest bidder.

AUCTIONEER: A person who conducts an auction.

AUTOMATIC AMUSEMENT DEVICES: Each machine which, upon the insertion of a coin, trade token, slug, or similar object, operates, or may be operated, as a game or contest of skill or amusement of any kind or description, and which contains no automatic payoff for the return of money to the player. An "automatic amusement device" is hereby further defined as any machine, apparatus or contrivance which is used, or which may be used, as a game of skill and amusement wherein, or whereby, the player initiates, employs or directs any force generated by the machine, but specifically excludes a "musical mechanical device" as defined in this section. Such term shall include, but is not limited to, such devices as mechanical or electronic marble machines, pinball machines, skill balls, mechanical grab machines which yield prizes, electronic skill games of all types and all games, operations or

similar transactions however called or by whatever name indicated. This definition is intended to be broadly construed and to include, but not be limited to, devices and activities otherwise defined in this section; provided, however, that this definition does not include single coin operated devices held for private amusement in private residences.

BCI BACKGROUND CHECK: An original or copy, dated no older than one hundred eighty (180) days prior to the date of the application, of either:

A. A Utah department of public safety bureau of criminal identification, verified criminal history report personal to the applicant; ~~or~~

B. Verification by the Utah department of public safety bureau of criminal identification that no criminal history rising to the level of a "disqualifying factor" (pursuant to the definition in this section or any other applicable meaning) status exists for the applicant; or

C. A government-issued and verified criminal history report form the applicant's current state of residence or recent state of residence.

BEER, LIGHT BEER, MALT LIQUOR AND MALTED BEVERAGE: Any beverage containing sixty three one-hundredths of one percent (0.63%) of alcohol by volume, or one-half of one percent (0.5%) of alcohol by weight, but not more than four percent (4%) of alcohol by volume or three and two-tenths percent (3.2%) by weight, fermentation, infusion or decoction of any malted grain. Beer may or may not contain hops or other vegetable products. Beer includes products referred to as malt liquor, malted beverages or malt coolers.

BILLIARD HALL: Business premises containing more than three (3) tables on which billiards, bagatelle or pool is played by the public for a fee. This definition includes virtual games operating through computer simulation.

BOWLING ALLEY: An amusement hall where bowling and related activities are played by the public for a fee.

BULLION: Items of or containing gold, silver, platinum or palladium in any form or shape, including, but not limited to, bars, ingots or medallions which:

A. Are gold or silver coins originally minted or manufactured as legal tender in their country of origin, but which, because of their physical condition, have little or no numismatic value and which are bought, sold, bartered or exchanged based on the value of the gold or silver they contain and are commonly known as "junk silver" or "junk gold"; or

B. Carry a hallmark which:

1. Identifies the manufacturer;

2. States the degree or percentage of purity; and

3. States the weight of the item; and

C. Are of a purity at or exceeding eighty percent (80%), i.e., the item is composed of or contains eighty (80) parts of gold, silver, platinum and/or palladium to twenty (20) parts of other metal.

"Bullion" does not include sterling silver flatware or utensils and does not include jewelry containing gold, silver, platinum or palladium.

BULLION DEALER: Any person who engages in the business of purchasing, selling, bartering or exchanging bullion.

BUSINESS: Means and includes:

A. All activities, trades, professions or callings undertaken, operated or engaged in within the corporate limits of the city of West Jordan carried on for the purpose of economic gain or economic benefit, except that the acts of employees rendering service to employers shall not be included in the term "business" unless otherwise specifically prescribed.

B. As used in this title, the owning and operating of one or more residential rental units, whether a single-family home, a residential dwelling complex (such as a duplex, triplex or larger apartment complex) or mobile home park, or otherwise, for economic gain, ~~or~~ economic benefit, or personal benefit shall be deemed to be a business.

C. Activities, trades, professions or callings undertaken, operated, or engaged in for the purpose of economic gain, ~~or~~ economic benefit, or personal benefit within the confines of a person's residence building or within or from an ancillary structure on the same property as the person's residence building will constitute a "business" subject to the requirements of this title.

D. There is no regulatory distinction in this title between a "business" and an "occupation". Both are a "business".

BUSINESS ENTITY: A specific partnership, limited partnership, corporation, association, limited liability company, or other entity, but not a “dba”, listed as “active” and “current” on the Utah division of corporations’ business entity website or the equivalent website of another state or territory of the Unites States of America.

BUSINESS LICENSE AUTHORITY: The city administrator or an authorized designee.

CARD ROOM: Any room where there is played any backgammon, cards, checkers, chess, or other games of similar nature, or any game played with beans, buttons, dice or similar devices, or to keep, maintain or operate in the city any table on which said games are played, where charge is made for the use of the room, use of the tables or for the privilege of playing on such tables or in such room. This definition includes virtual games operating through computer simulation.

~~CERTIFICATE: A card representing an issued city solicitor's license.~~

CHARITABLE ACTIVITIES: Advocating by persons or entities that either are, or support, a charitable organization.

CHARITABLE ORGANIZATION: Includes any person, joint venture, partnership, limited liability company, corporation, association, group, or other entity that is organized or established: a) as a benevolent, educational, voluntary health, philanthropic, humane, patriotic, religious or eleemosynary, social welfare or advocacy, public health, environmental or conservation, or civic organization; b) for the benefit of a public safety, law enforcement or firefighter fraternal association; or c) for any charitable purpose. A "charitable organization" includes a chapter, branch, area or office, or similar affiliate or any person soliciting contributions within the state for a charitable organization, that has its principal place of business outside the city or the state of Utah pursuant to Utah Code Annotated section 13-22-2, or its successor statute.

CHRISTMAS TREE: A cut tree, usually fir or evergreen, but including any tree sold to be decorated and used as part of the Christmas celebration and commemoration.

CHRISTMAS TREE BUSINESS: To sell, offer to sell or display for sale Christmas trees to the public for profit. Each location at which Christmas trees are sold, offered or displayed for sale shall be considered a separate business.

CITY ADMINISTRATOR: The city administrator of the city.

COINS: Pieces of metal money issued by any government as legal tender in the country of origin and includes commemorative coins, mint sets and proof sets, but does not include items manufactured primarily for transfer as bullion, including, but not limited to, Krugerrands, Maple Leafs and Austrian Coronas. "Coin" refers to a single piece of money as defined in this definition.

COMMUNITY LOCATION:

A. A public or private kindergarten, elementary, middle, junior high, or high school;

B. A licensed childcare facility or preschool;

C. A trade or technical school;

D. A church;

E. A public library;

F. A public playground;

G. A public park;

H. A youth center or other space used primarily for youth oriented activities;

I. A public recreational facility; ~~or~~

J. A public arcade; or

K. A homeless shelter, for licenses issued after July 1, 2018.

COMPETENT INDIVIDUAL: A person claiming or appearing to be at least eighteen (18) years of age and of sufficiently sound mind and body, to be able to engage in rational thought, conversation and conduct.

COMPLETED APPLICATION: A fully completed application form; a BCI check; two (2) copies of the original identification, relied on by the applicant to establish proof of identity; and the tendering of all required fees.

CONVENIENCE STORE: An establishment serving a limited market area and engaged in the retail sale or rental, from the premises, of primarily food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales. These products must constitute forty five percent (45%) or more of the store's gross monthly proceeds. The store's signage must clearly identify it as a convenience store and not as another type of store.

CRIMINALLY CONVICTED: The final entry of a conviction, whether by a plea of no contest, guilty, entry of a judicial or jury finding of guilt, which judicial determination has not been set aside on appeal or pursuant to a writ of habeas corpus. The criminal conviction is that offense of which the applicant or registered solicitor was convicted, without regard to the reduced status of the charge after completion of conditions of probation or parole, and charges dismissed under a plea in abeyance or diversion agreement.

CURRENCY: Paper money or money of a material other than metal which was originally printed, minted or manufactured as legal tender in the country of origin and includes commemorative currency.

DANCE STUDIO: A place where people are taught to dance, with or without the payment of a fee.

DISQUALIFYING FACTORS: Anything specifically defined in this title as requiring the denial or suspension of a ~~certificate~~ license, plus any of the following:

A. Criminal charges are currently pending against the applicant or a key employee and the criminal charges bear a substantial relationship to the applicant's or licensee's ability to safely, competently, or legally practice the occupation, profession, or type of business;

B. The applicant or a key employee has been criminally convicted of a felony, within the last ten (10) years and the criminal conviction bears a substantial relationship to the applicant's or licensee's ability to safely, competently, or legally practice the occupation, profession, or type of business;

C. The applicant or a key employee has been criminally convicted of a misdemeanor within the past five (5) years and the criminal conviction bears a substantial relationship to the applicant's or licensee's ability to safely, competently, or legally practice the occupation, profession, or type of business;

D. A final civil judgment has been entered against the applicant or a key employee within the last five (5) years indicating that: 1) the applicant or key employee had either engaged in fraud or intentional misrepresentation; or 2) the applicant or key employee engaged in

~~wilful~~ willful and malicious activity causing injury to another entity or to the property of another entity;

E. The applicant or key employee is currently subject to a protective order based on physical or sexual abuse issued by a court of competent jurisdiction;

~~F. The applicant is currently on parole or probation to any court, penal institution or governmental entity, including being under house arrest or subject to a tracking device (for this purpose probation includes pleas in abeyance, diversions, etc.); or~~

F~~G~~. The applicant has an outstanding arrest warrant from any jurisdiction~~.~~ ;or

G~~H~~. The applicant, or any principal of the applicant, has administrative, civil or criminal citations or charges pending or on appeal, brought or assessed by the state or another jurisdiction, and based on violations of applicable licensing or regulatory requirements in connection with the business proposed to be conducted.

DOOR TO DOOR SOLICITATION: The practice of engaging in or attempting to engage in conversation with any person at a residence, whether or not that person is a competent individual, while making or seeking to make or facilitate a home solicitation sale, or attempting to further the sale of goods and/or services.

EMPLOY: Hiring an individual to work for pecuniary or any other form of compensation, whether such person is hired on the payroll of the employer, as an independent contractor, as an agent, or in any other form of employment relationship.

EMPLOYEE: The operator, owner or manager of a business and any persons employed by such person in the operation of the business in any capacity, and also any salesperson, agent, leased employee or independent contractor engaged in the business in any capacity.

EMPLOYMENT AGENCY: Any person or persons, including an entity, procuring or obtaining for money or other valuable consideration, either directly or indirectly, any work or employment for persons seeking the same, or to otherwise engage in such business, or in any way to act as a broker or go-between between employers and persons seeking work; provided that the term "employment agency" does not include any person operating such an office or business exclusively for schoolteachers provided such an office or business does not receive directly or indirectly, for employment information or assistance rendered, a commission or other remuneration valued in excess of five percent (5%) of the amount of the first year's salary of the person to whom such information is furnished.

ENGAGING IN BUSINESS: Means and includes, but is not limited to, the sale or offer for sale of tangible personal property at retail or wholesale, the manufacturing of goods, including foodstuffs, the owning or operating of rental property, the building and development of real property, and the rendering of personal services for others for compensation, but does not include the rendering of personal services by an employee to his employer under any arrangement or contract of personal employment.

ESCORT: Any person who, for pecuniary compensation, dates, socializes, visits, consorts with or accompanies or offers to date, consort, socialize, visit or accompany another person

or other persons to or about social affairs, entertainment or places of amusement, or within any place of public or private resort, or any business or commercial establishment or any private quarters. An "escort" shall not be construed to include persons who provide business or personal services, such as private nurses, aides for the elderly or handicapped, social secretaries or similar service personnel whose relationship with their patron is characterized by a bona fide contractual relationship having a duration of more than twelve (12) hours and who provide a service not principally characterized as dating or socializing. An "escort" shall also not be construed to include persons providing services such as singing telegrams, birthday greetings, or similar activities characterized by appearances in a public place, contracted by a party other than the person for whom the service is being performed and of a duration not longer than one hour.

ESCORT SERVICE: An individual or entity who, for pecuniary compensation, furnishes or offers to furnish one or more escorts, or provides or offers to introduce patrons to escorts.

ESCORT SERVICE RUNNER: Any third person, not an escort, who, for pecuniary compensation, acts in the capacity of an agent or broker for an escort service, escort or patron by contacting or meeting with escort services, escorts or patrons at any location within the city, whether or not such third person is employed by such escort service, escort, patron or by another business, or is an independent contractor or self-employed.

~~EXEMPT RENTAL DWELLING UNIT: A rental dwelling unit contained within a single building containing up to three (3) other dwelling units (i.e., a duplex, triplex or fourplex) wherein one of the dwelling units is owner occupied by the owner of the building.~~

FEES OR FEE SCHEDULE: The city's ~~comprehensive~~ consolidated fee schedule as it relates to business license fees, disproportionate rental dwelling unit fees and the discount fees associated with the good landlord program.

GENERAL SECONDHAND DEALER: Any person engaging in the business of purchasing, bartering, exchanging or selling of any secondhand merchandise of value other than antiques, precious metals or numismatic pieces. For the purpose of this title, a "general secondhand dealer" shall not include any person who:

A. Deals solely in the purchasing, bartering, exchanging or selling of used motor vehicles or trailers;

B. Is a scrap metal processor;

C. Is a store, office or place of business operated by a charitable organization which acquires secondhand goods or merchandise exclusively by charitable donation;

D. Engages in a business which requires a license pursuant to this title; or

E. Is a person who deals solely in the consignment sale of used clothing, provided such clothing does not include jewelry or furs.

GROSS SALES:

A. Total sales at invoice values, not reduced by customer discounts, returns or allowances, or other adjustments. Gross sales includes the amount of any manufacturer's or importer's excise tax included in the price of the product or property sold, even though the manufacturer or importer is also the wholesaler or retailer thereof, and whether or not the amount of such tax is stated as a separate charge.

B. "Gross sales" shall not include:

1. The amount of any federal tax, except excise taxes imposed upon or with respect to retail or wholesale sales, whether imposed upon the retailer, wholesaler, jobber or upon the consumer, and regardless of whether or not the amount of federal tax is stated to customers as a separate charge; and

2. The amount of net Utah state sales tax.

HOME SOLICITATION SALE: To make or attempt to make a sale of goods or services by a solicitor at a residence by means of door to door solicitation, regardless of the means of payment or consideration used for the purchase; the time of delivery of the goods or services; or the previous or present classification of the solicitor as a solicitor, peddler, hawker, itinerant merchant, or similar designation.

ICE CREAM WAGON: A vehicle holding, offering and selling ice cream products by means of cruising residential neighborhoods and parks and thus seeking customers.

JUKEBOX OR MUSICAL MECHANICAL AMUSEMENT DEVICE: Includes each machine vending recorded music, or a period of radio or television entertainment in return for the insertion or deposit therein of a coin, trade token, slug, or similar object.

LEGITIMATE ARTISTIC MODELING: A person contracted in writing for nude modeling or appearance, whether on an outcall basis or otherwise, which contract is signed more than forty eight (48) hours in advance of the modeling or appearance; provided that during such nude modeling or appearance, it is unlawful to:

A. Appear nude or seminude in the presence of one or more minors, as defined in this section ~~persons under the age of eighteen (18)~~;

B. Allow, offer or agree to any touching of any other person;

C. Allow, offer or agree to commit prostitution, solicitation of prostitution, solicitation of a minor, or undertaking activities harmful to a minor;

D. Allow, offer, commit or agree to any specified sexual activities;

E. Allow, offer, agree or permit any person to masturbate in the presence of the individual contracted to appear nude; or

F. Allow, offer or agree for the individual appearing nude to be within five feet (5') of any other person while performing or while nude or seminude.

LICENSED PREMISES: Any building, enclosure, room or equipment used in connection with the conduct of the business, including, but not limited to, the sale, storage, service, manufacture, distribution or consumption of alcoholic beverages.

LIQUOR: Alcohol, or any alcoholic, spirituous, vinous, fermented, malt or other liquid or combination of liquids, a part of which is spirituous, vinous or fermented, and all other drinks or drinkable liquids, which contain more than one-half of one percent (0.5%) of alcohol by volume which is suitable to use for beverage purposes; except that the term shall not include any beverage defined as beer, malt liquor or malted beverage that has an alcohol content of less than four percent (4%) alcohol by volume.

MASSAGE: The practice whereby a person, either by the hands or with a mechanical or electrical apparatus, administers to another person effleurage (stroking), friction (rubbing), petrissage (kneading), tapotement (percussion) and vibration (shaking or trembling), or variations of these, and the use of rehabilitative procedures involving the muscles by nonintrusive means and without spinal manipulation. The practice of massage may include the use of oil rubs, heat lamps, salt glows, hot and cold packs or tub, shower, steam or cabinet baths. For purposes of this title, "massage" also includes shiatsu and reiki therapy.

MASSAGE APPRENTICE: A person who is licensed as a massage apprentice by the state of Utah.

MASSAGE ESTABLISHMENT: Any place where massages are given for hire.

MASSAGE TECHNICIAN: A person who is licensed as a massage technician by the state of Utah.

MECHANICAL BULL: An automatic amusement device that is ridden by the public.

MINOR: Any person ~~under the age of twenty one (21) years~~ who does not meet the definition of “adult” as set forth in this section, or as otherwise set forth in the applicable provisions of the Utah Code Ann.

NO SOLICITATION SIGN: A reasonably visible and legible sign that states "No Soliciting", "No Solicitors", "No Salespersons", "No Trespassing", or words of similar import.

NONPUBLIC DANCES: Dances conducted and sponsored by public or private schools, not for profit associations, the city or churches for the students or members thereof, even though an admission fee is charged. Dances conducted in private homes on a private basis shall not be deemed to be public dances, and shall be exempt from the licensing provisions of this title.

NUDE DANCING AGENCY AND SEMINUDE DANCING AGENCY: Any person who furnishes, books or engages or offers to furnish, book or otherwise engage the service of a professional dancer licensed pursuant to this title for performance or appearance at a business licensed for nude entertainment, seminude dancing bars, or adult theaters.

NUDE ENTERTAINMENT BUSINESS: Any business, including an adult theater, where employees perform or appear, in the presence of patrons of the business, in a state of

nudity or seminudity. A business shall also be presumed to be a nude entertainment business if the business holds itself out as such a business. Notwithstanding the foregoing, "nude entertainment business" does not include:

A. A preparatory school licensed by the state, or a college, junior college or university supported entirely or partly by taxation.

B. A private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation.

NUDITY AND STATE OF NUDITY:

A. The human body in a state of undress allowing the viewing of the anus, genitals, or female nipple or areola.

B. A state of dress which fails to opaquely cover the anus, genitals, or nipple or areola of the female breast.

NUMBER OF EMPLOYEES: The average number of employees engaged in business at the place of business each regular working day during the preceding calendar year. ~~In computing such number, each regular full time employee shall be counted as one full time employee and each employee which is not a regular full time employee shall be counted as a part time employee.~~

NUMISMATIC DEALER: Any person who engages in the business of purchasing, selling, bartering or exchanging coins or currency.

OPERATOR: The manager or other natural person principally in charge of a sexually oriented business.

OUTCALL SERVICES: Services of a type performed by a sexually oriented business employee away from the licensed premises, including, but not limited to, escorts, models, dancers, entertainers and other similar employees, regardless of the location of the premises of the licensed business employing the outcall employee.

OWNER: The person having ownership.

OWNER OCCUPIED: A residence occupied as a primary residence by the legal owner of the building within which the residence exists. For example a single-family home occupied as a primary residence by the legal owner of the building is owner occupied. Similarly a residence within a fourplex building occupied as a primary residence by the legal owner of the building, even though the other three (3) residences in the building are occupied by third parties under rental agreements, is owner occupied.

PARTICIPANT: A temporary merchant, not licensed as such, participating in a sales event.

PATRON: Any person who contracts with or employs any escort services or escort, or is a customer of any business licensed pursuant to this title.

PAWNBROKER: Any person who loans money on deposit of personal property, or deals in the purchase, exchange or possession of personal property on condition of selling the same back again to the pledger or depositor, or who loans or advances money on personal property by taking chattel mortgage security thereon and takes or receives such personal property into his or her possession, and who sells the unredeemed pledges together with such new merchandise as will facilitate the sale of same.

PECUNIARY COMPENSATION: Any commission, fee, salary, tip, gratuity, hire fee, profit, reward or any other form of consideration given in return for goods or services offered by a business.

PERSON: Includes any individual, group of individuals, ~~partnership, corporation, association~~ business entity, group of business entities, or other legal entity or legal entities.

PLACE OF BUSINESS: Each separate location at or from which business is conducted or transacted. For this purpose branch locations and mobile business locations are each considered a separate place of business requiring a business license.

POLITICAL POSITION: Any actually held belief, or information for, against, or in conjunction with any political, social, environmental or humanitarian belief or practice.

PREMISES: Any room, house, building, structure or place licensed by or defined in this title.

PRIVATE SCHOOL: For the purposes of this title, any school accredited by the state of Utah, whether by formal state action or by state acceptance of accreditation given to an academic program, which has been accepted as an alternative to public schools.

PROGRAM: As used in this title, the good landlord program of the city.

PROPRIETOR: Any person who, as the owner, lessee, or ~~proprietor~~ manager, has under that person's control ~~an arcade~~ a business.

PUBLIC DANCE: Any dance to which the general public may gain admission, with or without the payment of a fee, or any dance which is conducted in the normal course of business on the premises of a restaurant, tavern or private club, but shall not include any dance conducted on or in any public park, street or public grounds by permission of the city, under the supervision of the city administrator or his/her assignee, or the Salt Lake County recreation department.

PUBLIC DANCE HALL: Any room, place or space in which a public dance is held and in which dancing or providing space for dancing is the principal business.

PUBLIC SCHOOLS: The public education system and higher education system as defined in article X of the Utah constitution and as implemented by appropriate state statutes.

REGISTERED SOLICITOR: Any person who has been issued a current ~~certificate~~ license by the city.

RELIGIOUS BELIEF: Any sincerely held belief, or information for, against, or in conjunction with, any theistic, agnostic, or atheistic assumption, presumption or position, or religious

doctrine, dogma or practice, regardless of whether or not the belief or information is endorsed by any other person or public or private entity.

RELIGIOUS OR CHARITABLE ORGANIZATION: Any organization which can provide written approval from the internal revenue service that the organization has been granted tax exempt status under section 501(c)(3) of the internal revenue code, or its successor.

RENTAL DWELLING UNIT: Any individual dwelling unit~~, other than an exempt dwelling unit,~~ that is rented, leased, ~~or~~ hired out, or provided as a benefit to be used or occupied as a home or residence. This definition is inclusive of any ~~buildings or~~ accessory dwelling units, apartment buildings, or other buildings so arranged, designed, built, rented, let or hired out to be used or occupied as the home, residence, or dwelling unit of one or more families living independently of each other. For the purpose of this definition, a residence that is under a bona fide contract of sale to an occupying purchaser is not a rental dwelling unit.

RESIDENCE: Any living unit contained within any building or structure that is occupied by any person as a dwelling, together with the lot or other real property on which the living unit is located. This term does not include the sidewalk, public street or public rights of way.

RESIDENTIAL TREATMENT FACILITIES: An adult daycare (limited and general), group home (large and small), residential substance abuse treatment home (large and small), and/or transitional home (large and small), all as defined in title 13 of this code. "Residential treatment facilities" is a special purpose definition used to apply general requirements to each of its constituent defined facilities.

RESPONSIBLE PERSON OR ENTITY: That person or entity responsible to refund any money or reversing any credit card charges for persons who timely rescind any sale pursuant to applicable contractual rights or legal requirements, and the competent individual in a residence to whom a sale of goods or services is made or attempted to be made by means of a home solicitation sale.

SALE OF GOODS OR SERVICES: The conduct and agreement of a solicitor and the competent individual in a residence regarding particular goods or services that entitles the consumer to rescind the same within three (3) days under any applicable federal, state or local law.

SALES EVENT: An event where two (2) or more temporary merchants, not more than one of whom is licensed as a temporary merchant, display any goods, wares or services at a location in the city for the purpose of sale or soliciting orders to be filled in the future, for financial gain or profit.

SCRAP METAL PROCESSOR: Any person who, from a fixed location, utilizes machinery and equipment for processing and manufacturing iron, steel or nonferrous scrap into prepared grades, and whose principal product is scrap iron, scrap steel or nonferrous metallic scrap for sale for remelting purposes.

SECONDHAND COMPACT DISC DEALER: Any person engaging in the business of purchasing, bartering, exchanging or selling secondhand compact discs or "CDs", including DVDs.

SECONDHAND COMPUTER DEALER: Any person engaging in the business of purchasing, bartering, exchanging or selling secondhand computers and/or computer parts.

SECONDHAND JUNK COLLECTOR: Any person not having a fixed place of business within the corporate limits of the city who goes from house to house or place to place gathering, collecting, or otherwise dealing solely in secondhand rags, papers, metals or other articles commonly known as "junk" for his own account.

SECONDHAND JUNK DEALER: Any person engaging in the business of purchasing, bartering, exchanging or selling:

A. Secondhand metals other than precious metals; or

B. Glass, rags, rubber, paper or other articles commonly known as "junk" from a fixed place of business.

For the purpose of this title, a "junk dealer" shall not include a scrap metal processor.

SECONDHAND PRECIOUS METAL AND/OR PRECIOUS GEM DEALER: Any person engaging in the business of purchasing, bartering, exchanging or selling, in any form:

A. Secondhand gold, silver, platinum or other precious metals, or secondhand articles containing any of such metals, but not including "coins", "currency" or "bullion"; or

B. Secondhand precious gems or any secondhand articles containing any precious gems.

SELL, SALE, AND TO SELL: Any transaction, exchange, or barter whereby, for any consideration, an alcoholic beverage is either directly or indirectly transferred, solicited, ordered, delivered for value, or by any means or under any pretext is promised or obtained, whether done by a person as principal, proprietor, or as an agent, servant or employee, unless otherwise defined in the alcoholic beverage control act or regulations adopted by the state alcoholic beverage control commission.

SEMINUDE: A state of human undress in which opaque cloth or other opaque material fully covers only the areola of the female breast, the genitals, pubic region, and anus.

SEMINUDE BOOKING AGENCY: Any person which furnishes, books, or otherwise engages or offers to furnish, book, or otherwise engage the service of a professional dancer licensed pursuant to this title for seminude performance or appearance.

SEMINUDE ENTERTAINMENT BUSINESS: A business, including adult theater, where employees perform or appear in the presence of patrons of the business seminude. A business shall also be presumed to be a seminude entertainment business if the business holds itself out as such a business.

SERVICES: Those intangible goods or personal benefits offered, provided or sold to a competent individual.

SEXUALLY ORIENTED BUSINESS: An adult bookstore, adult video store, adult motion picture theater, adult theater, escort service, nude and/or seminude dancing agency, nude and/or seminude entertainment business or entertainer, and/or an outcall service.

"Legitimate artistic modeling", as defined in this article, is not a sexually oriented business. This definition does not include a sex therapist or similar individual licensed by the state to provide bona fide sexual therapy or counseling, licensed medical practitioner, licensed nurse, psychiatrist, psychologist, nor shall it apply to any educator licensed by the state for activities in the classroom.

SEXUALLY ORIENTED BUSINESS EMPLOYEES:

A. Those employees who work on the premises of the sexually oriented business in activities related to the sexually oriented portion of the business. This includes all managing employees, dancers, entertainers, escorts, models and other similar employees whether or not hired as employees, agents or as independent contractors.

B. Sexually oriented business employees do not include individuals whose work is not directly related to the sexually oriented portion of the business such as janitors, bookkeepers and similar employees, cooks, serving persons, bartenders and similar employees, except where they are managers or supervisors of the business or where the employee will be required or chooses to appear in the sexually oriented business in a nude or seminude condition.

C. All persons making outcall meetings, including escorts, models, entertainers, guards, escort runners, drivers, chauffeurs and other similar employees, are sexually oriented business employees, regardless of the location of the premises of the licensed business employing the outcall employee.

SHOOTING GALLERY: A place of business where shooting of any kind is done, including a shooting range.

SOLICITING, SOLICIT, SOLICITATION: Any of the following activities when conducted on a door to door home contact basis:

A. Seeking to obtain sales or orders for the exchange of goods, wares, merchandise or perishables of any kind, for any kind of remuneration or consideration, regardless of whether advance payment is sought;

B. Seeking to obtain prospective customers to apply for or to purchase insurance, subscriptions to publications, or publications;

C. Seeking to obtain contributions of money or any other thing of value for the benefit of any person or entity;

D. Seeking to obtain orders or prospective customers for goods or services;

E. Seeking to engage an individual in conversation at a residence for the purpose of promoting or facilitating the receipt of information regarding religious belief, political position, charitable conduct, or a home solicitation sale.

F. Other activities falling within the commonly accepted definition of soliciting, such as hawking or peddling.

SOLICITOR, SOLICITORS: A person or persons engaged in door to door solicitation. A solicitor's license ~~and certificate~~ does not authorize or enable hawking goods or contacting people in public places, in a park or on the street.

SPECIFIED ANATOMICAL AREAS: The human male or female pubic area or anus with less than a full opaque covering, or the human female breast from the beginning of the areola, or nipple to its end with less than full opaque covering.

SPECIFIED CRIMINAL ACTS: Any act defined in title 76 of the Utah Code Ann. or in titles 6 or 7 of this code as a crime.

~~A. Providing material harmful to minors;~~

~~B. Prostitution or prostitution offenses;~~

~~C. Unlawful sexual intercourse with a minor;~~

~~D. Lewdness or gross lewdness;~~

~~E. Rape;~~

~~F. Object rape;~~

~~G. Forcible sexual abuse;~~

~~H. Contributing to the delinquency of a minor;~~

~~I. Pornographic, obscene harmful materials, or lewd performance offenses;~~

~~J. Any sexual offense involving a child;~~

~~K. Any offense involving theft or dishonest practices;~~

~~L. Any offense against government order;~~

~~M. Racketeering enterprise offenses;~~

~~N. Money laundering and currency transportation reporting offenses;~~

~~O. Furnishing alcohol, drugs or paraphernalia, or sale of firearms to a minor;~~

~~P. Offenses committed in other jurisdictions which are substantially similar to those listed in this definition, regardless of the exact title of the offense; or~~

~~Q. Attempt, aiding, abetting, solicitation, or conspiracy to commit any of the offenses described in this definition.~~

SPECIFIED SEXUAL ACTIVITIES: Any sexual act defined in title 76 of the Utah Code Ann. or in titles 6 or 7 of this code as a crime.

~~A. Acts of:~~

~~1. Masturbation;~~

~~2. Human sexual intercourse;~~

~~3. Sexual copulation between a person and a beast;~~

~~4. Fellatio;~~

~~5. Cunnilingus;~~

~~6. Bestiality; or~~

~~7. Anal copulation between two (2) persons or person and a beast.~~

~~B. Manipulating, caressing or fondling by any person of:~~

~~1. The genitals of a human, including oneself;~~

~~2. The pubic area of a human, including oneself; or~~

~~3. The covered or uncovered female nipple or areola, including of oneself.~~

~~C. Flagellation or torture by or upon a person clad in undergarments, a mask or bizarre costume, or the condition of being fettered, bound or otherwise physically restrained on the part of one so clothed.~~

SUBSTANTIATED REPORT: An oral, written or electronic report that is submitted to and documented by the city that provides any of the following information regarding a person or business holding a city business license of any type:

A. Documented verification of a previously undisclosed disqualifying factor;

B. Probable cause that the person or business has committed a disqualifying factor which has not yet been determined to be a disqualifying factor;

C. Documented, eyewitness accounts that the person or business has engaged in repeated patterns of behavior that demonstrates failure by the person or business to adhere to the requirements of this title; or

D. Probable cause that continued licensing of the person or business demonstrates exigent circumstances that threaten the health, safety or welfare of any individuals or entities within the city.

TEMPORARY MERCHANT:

A. Any person, whether a resident of the city or not, who within the limits of the city:

1. Engages in a temporary business of selling and/or delivering goods, wares or services, or who conducts meetings open to the general public where franchises, distributorships, contracts or business opportunities are offered to the public; or

2. Sells, offers or exhibits for sale any goods, wares or services, franchises, distributorships, contracts or business opportunities, during the course of or any time

within six (6) months after a lecture or public meeting pertaining to such goods, wares, services, franchises, business opportunities, contracts or distributorships.

B. The foregoing notwithstanding, a "temporary merchant", for the purposes of this title, shall not include the following:

1. A person who shall occupy any business establishment for the purpose of conducting a permanent business therein; provided, however, that no person shall be relieved from the provisions of this title by reason of a temporary association with any local dealer, trader, merchant or auctioneer, or by conducting such temporary or transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant or auctioneer; or

2. Any sales of merchandise damaged by smoke or fire, or of bankrupt concerns, where such stock has been acquired from a merchant or merchants of the city regularly licensed and engaged in business; provided, however, no such stock of merchandise shall be augmented by new goods; or

3. A person who sells his or her own property which was not acquired for resale, barter or exchange, and who does not conduct such sales more than twice during any calendar year; or

4. Art exhibits, where participating artists sell their original works, and which do not contain any sales of artwork purchased or taken on consignment and held for resale, providing such art exhibits are sponsored by a local, responsible organization; or

5. "Religious or charitable organizations", as defined in this section; or

6. Sales of goods, wares or services at a convention, meeting or exposition which is not open to nor advertised to the general public, to the extent such sales are made to registered members of the sponsoring organization, provided the sponsoring organization or its designated agent delivers to the city license supervisor, at least fifteen (15) days in advance of such convention, meeting or exposition, a statement of the organization's qualification for this exemption and a statement of the common interest or category of those who will be attending such convention, meeting or exposition; and providing all persons selling or purchasing goods, wares or services at such convention, meeting or exposition shall wear or display in a conspicuous manner a tag stating the name of the sponsoring organization.

TEMPORARY MERCHANT SPONSOR: Any person who leases or rents a building or portion of a building, or other space, for the purpose of conducting a sales event with two (2) or more participants.

TOBACCO PRODUCT:

A. Any cigar, cigarette, or electronic cigarette as defined in Utah code section 76-10-101;

B. A tobacco product as defined in Utah code section 59-14-102, including:

1. Chewing tobacco; or

2. Any substitute for a tobacco product, including flavoring or additives to tobacco; and

C. Tobacco paraphernalia as defined in Utah code section 76-10-104.1.

TOBACCO SPECIALTY BUSINESS: As defined in Utah Code Ann. subsection 10-8-41.6(1)(h) or successor provisions. ~~A commercial retail establishment that, through signage, floor space allocation and sales revenue, demonstrates it is substantially engaged in the offer and sale of tobacco products. Any one or more of the following factors indicate the operation of a tobacco specialty business:~~

~~A. The sale of tobacco products accounts for more than thirty five percent (35%) of the total quarterly gross receipts for the establishment for two (2) successive calendar quarters; to facilitate the city's perception of this factor, a licensee operating a retail sales business that includes the offer of tobacco products shall send to the city's business license administrator quarterly gross sales information within ten (10) business days of the end of each calendar quarter. This quarterly data provision requirement does not apply to businesses already licensed as a tobacco specialty business, or to business locations within which an area is licensed by the state of Utah as a pharmacy;~~

~~B. The name of the business evidences holding oneself out as a tobacco specialty business; e.g., "Smoke Shop", "Vape Shop", etc., as opposed to "Tommy's Trinkets" or "Nonie's Notions";~~

~~C. The allocation of floor and shelf space inside the business shows a focus on tobacco products. Forty percent (40%) or more is devoted to the offer, display and/or storage of tobacco products.~~

TRANSIENT AUCTION HOUSE: Any person or any agent, servant or employee of any person who shall sell, or offer for sale at auction, any goods, wares, merchandise or articles for value in or from any hotel, rooming house, dwelling house, boarding house, store, storeroom, stall, tent, building, structure, stand or other place indoors or outdoors, and who shall occupy such place for the purpose of conducting a temporary business in that place.

WAIVER: The written form provided to an applicant by the city wherein applicant agrees that the city may obtain a name/date of birth BCI background check on the applicant for licensing purposes under this title and which contains applicant's signature, which is either executed in the presence of the business licensing authority, or notarized at the time the waiver is signed. (Ord. 12-13, 6-13-2012; amd. Ord. 13-14, 3-27-2013; Ord. 16-01, 1-13-2016; Ord. 16-06, 1-13-2016; Ord. 16-11, 3-23-2016; Ord. 21-04, 2-10-2021)

4-1A-3: APPLICABILITY OF THIS CHAPTER:

The provisions of this chapter apply to all businesses and employees in the city. (Ord. 12-13, 6-13-2012)

4-1A-4: GENERAL BUSINESS AND SPECIAL BUSINESS LICENSES NEEDED:

Certain types of businesses have additional and special licensing and business conduct requirements, and these are set forth in chapter 2 of this title. For these specially addressed types of business, a general business license and a special business license will be required, including the payment of such license fees as are provided from time to time by the city council. (Ord. 12-13, 6-13-2012)

ARTICLE B. BUSINESS LICENSES

SECTION:

4-1B-1: Unlawful To Conduct Business Within The City Without A Business License

4-1B-2: Responsibility For Obtaining A Business License

4-1B-3: Business License Authority

4-1B-4: Powers Of Business License Authority, Including Applicant Investigation:

4-1B-5: City Inspection Authority

4-1B-6: License Nontransferable; Limited To Licensed Name And Premises

4-1B-7: License Application Requirements

4-1B-8: Furnishing False Information

4-1B-9: Application Numbering And Filing

4-1B-10: Engaging In Business Prohibited During Investigation

4-1B-11: ~~Applicant Investigation~~ [Reserved]

4-1B-12: Issuance Of License

4-1B-13: Index Of Licensed Persons And Businesses

4-1B-14: License Posting And Display Required

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4-1B-16: License Fees

4-1B-17: License Year; Fee Payments ~~And Prorations~~

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4-1B-20: Mistakes In Fee Calculations

4-1B-21: Deviations Prohibited

4-1B-22: License Fee Collection; Civil Actions Authorized

4-1B-23: Refunds

4-1B-24: No License Transfers; and Change of License Information

4-1B-25: Designation Of Agent For Service Of Process

4-1B-26: Recordkeeping Required

4-1B-27: ~~Illegality Or Deceptive Artifices~~ [Reserved]

4-1B-28: Hours Of Operation

4-1B-29: Dealing With ~~Certain~~ Minors and Intoxicated and Mentally Deficient Persons Prohibited

4-1B-30: License Termination Following Cessation Of Operations

4-1B-31: ~~Equivalent Alternative Methods Of Regulation~~[Reserved]

4-1B-1: UNLAWFUL TO CONDUCT BUSINESS WITHIN THE CITY WITHOUT A BUSINESS LICENSE:

Unless specifically exempt from such requirement in this title or other applicable law, it shall be unlawful for any person to engage in or carry on any business within the ~~City~~ city, without first procuring a business license, or for any person to continue to engage in or carry on a business when the required business license has been suspended or revoked. (Ord. 12-13, 6-13-2012)

4-1B-2: RESPONSIBILITY FOR OBTAINING A BUSINESS LICENSE:

Every person engaging in business within the ~~City~~ city shall apply for and maintain in full force and effect a valid ~~City~~ city business license. (Ord. 12-13, 6-13-2012)

4-1B-3: BUSINESS LICENSE AUTHORITY:

The business license authority shall have responsibility for issuing business licenses and ~~collecting~~ ensuring all license fees are paid ~~and taxes~~, based on the rates and charges established by law and as set forth in the ~~City's general~~ city's consolidated fee schedule, and assist in the enforcement of civil and criminal actions brought against persons violating this title. (Ord. 12-13, 6-13-2012)

4-1B-4: POWERS OF BUSINESS LICENSE AUTHORITY, INCLUDING APPLICANT INVESTIGATION:

The business license authority and all license inspectors in the performance of their official duties shall have and exercise the following powers:

A. Notices Of Violation; Criminal Referrals: The business license authority may issue notices of violation and seek suspension or revocation of a license and/or assess fines for violations of the provisions of this title using the procedures set forth in title 16 of this ~~Code~~ code, and may refer cases to the criminal authorities for prosecution as crimes.

B. Inspections: The business license authority and any authorized agent may enter free of charge, during normal business hours, the physical space being used or occupied by any business, in conformity with law, and demand the exhibition of the applicable ~~City~~ city license for the current term from any person engaged or employed in the operation or transaction of such business or the operation of such vehicle, and may generally inquire into and inspect the conduct and operations of the business.

~~C. Right To Consider Individual Officers Of An Artificial Entity: In determining whether the applicant is entitled to a business license, the business license authority may disregard the corporate or business entity status, if any, of the applicant and examine the qualifications, or lack of qualifications, of the individual owners, officers, agents and employees of the business entity.~~

C~~D~~. Conditions Precedent To License Issuance: The business license authority shall not issue a license unless the application forms have been properly completed and the annual business license fee for the first year has been paid in advance. The business license authority may require the applicant to fully disclose the nature and scope of the proposed business activity. In making the determination to issue the business license, the business license authority may look to the previous activities of the business or its principals and employees.

D~~E~~. Time Period Within Which To Act On License; Denial: The business license authority may take up to ~~ninety (90)~~ thirty (30) days from the date when the ~~license~~ completed application is received by the business license authority, to review an application and investigate the relevant facts. If the business license authority concludes to deny an application, a statement of the facts and reasons for the denial shall be given to the applicant.

E~~F~~. Time Extensions: Upon a showing of good cause, the business license authority may grant extensions of time.

F~~G~~. License Authority Denial: The business license authority shall have the authority, without a hearing, to deny a license for the reasons provided for in this article, subject to appeal rights.

G~~H~~. Business License Authority Investigation: The business license authority may, on ~~his or her~~ its own initiative or in response to complaints from the general public or any city department or division, investigate and gather evidence of violations of this title or other

circumstances which may give rise to a denial, suspension or revocation; or seek the police department's or other investigative organization's assistance or investigations. In particular, the business license authority may, prior to the issuance of any business license required by this title, investigate any applicant for such license, if there is reasonable cause to believe that the applicant:

1. Has filed an application which is incomplete, erroneous or false in any respect;

2. Fails in any respect to qualify to do business in the city under any federal, state or city law, rule or regulation;

3. Has committed such act or acts as may be grounds for revocation or denial of a license application under any federal, state or city law, rule or regulation; or

4. Investigation is required by city ordinance.

H. Documents And Witnesses: The business license authority may compel the production of documents and witnesses in order to conduct such investigation as provided by this section. (Ord. 12-13, 6-13-2012)

4-1B-5: CITY INSPECTION AUTHORITY:

A. New Business Premises Inspections: Prior to the issuance of a license to a person to engage in a new business not previously licensed under this title, the person or applicant shall permit inspections to be made of the prospective place of business by representatives of the appropriate departments of the city to ensure compliance with zoning, building, fire and health, and other codes, statutes, ordinances, and laws which may apply to the business and premises for which a license application was submitted. No license shall be granted without the approval of all such required inspections.

B. Periodic Inspection; Time To Correct: Places of business licensed within the city shall be inspected periodically by departments of the city, county or the state for compliance with zoning, building, fire and health codes. Written notice shall be given by a code enforcement officer ~~the business license authority~~ to a licensed person or business upon the finding of any code infractions, which shall provide for time ~~sixty (60) days~~ in which to correct such infractions, pursuant to title 16, unless the noncompliant issue constitutes a hazard or exigent circumstance requiring immediate remediation under law. Failure to bring the licensed premises into legal compliance may result in the revocation of the license by the city.

C. Identifying Violations: From time to time one or more agents of the city, including, but not limited to, police officers, code enforcement officers, and community enforcement officers, are authorized and required to enter and examine the physical locations and space occupied and used by any business or vehicle, for which a city license is required. They shall determine if such places of business, persons and vehicles are properly licensed and that no business, other than the one described in and covered by the license, is operating or transacting business. They may issue citations or otherwise enforce the law, and shall

advise the business license authority of each person doing business in violation of this title. (Ord. 12-13, 6-13-2012)

4-1B-6: LICENSE NONTRANSFERABLE; LIMITED TO LICENSED NAME AND PREMISES:

A. No Transfer Of License: No license granted or issued under the provisions of this title shall be in any manner assignable or transferable unless authorized by the business license authority in writing; or authorize any person, other than is therein named, to do business; or authorize any other business, calling, trade or profession than is therein described to be done or transacted; or the business, calling, trade or profession therein described to be done or transacted, at any place other than is therein provided.

B. No Transfer Of Entity Ownership: If an entity is the licensee, the licensee may not transfer more than ten percent (10%) of the ownership interest in such entity within any two (2) year period without notice to ~~and approval by~~ the business license authority.

C. Duty To Use Name Identified In License Application: It is unlawful for a business to do business under any name other than the business name specified in the application. (Ord. 12-13, 6-13-2012)

4-1B-7: LICENSE APPLICATION REQUIREMENTS:

A. ~~Written~~ Application: Applications for licenses and permits required by this title shall be made ~~in writing~~ online to the business license authority in the absence of provision to the contrary~~, which applications shall be made upon forms provided by the city~~. The application shall show:

1. Legal Name: The correct legal name of each applicant, corporation, partnership, limited partnership or entity doing business under an assumed name.

2. Doing Business Under Assumed Name: If the applicant is a ~~corporation, partnership, limited partnership, individual or~~ business entity doing business under an assumed name, submittal of the information required for individual applicants for each partner, principal, officer, director and any shareholder (corporate or personal) of ~~more than twenty percent (20%)~~ fifty one percent (51%) or more of the stock of any applicant. Any holding company or any entity holding ~~more than twenty percent (20%)~~ fifty one percent (51%) or more of an applicant shall be considered an applicant for purposes of disclosure under this article.

3. Signatories: Identification by all ~~corporations, partnerships or noncorporate~~ business entities included on the application of each individual authorized by the ~~corporation, partnership or noncorporate~~ business entity to sign the checks for such ~~corporation, partnership or noncorporate~~ business entity.

4. Applicant Information: For all applicants, a statement of:

a. Any other names or aliases used by the individual;

b. The age, date and place of birth;

c. Present business address and telephone number (if applicable);

d. Present residence and telephone number; and

e. Utah driver's license, social security or identification number.

5. Age; Citizenship: Acceptable written proof that ~~an individual is at least twenty one (21) years of age and a U. S. citizen~~ each applicant is a person, as defined in section 4-1A-2, and is either (a) an individual who is a U.S. citizen and an adult, as defined in section 4-1A-2, or (b) a business entity, as defined in section 4-1A-2; provided that the business license authority is empowered to waive ~~this~~ the age requirement in appropriate cases.

~~6. Employment History: A statement of the business, occupation and employment history of the applicant for three (3) years immediately preceding the date of the filing of the application.~~

6~~7~~. License Type: The kind of license desired, stating in detail the business to be performed, practiced or carried on.

7~~8~~. License Class: The class of license desired, if the particular business activity has special licenses divided into classes.

8~~9~~. Place: The place where such business, calling, trade or profession is to be carried on, giving the street number if such business is to be carried on in any building or enclosure.

9~~10~~. Term: The period of time for which such license is desired to be issued (i.e., an ongoing business activity or a temporary business activity).

~~11. Convictions: Disclosure of all class B misdemeanor and higher criminal convictions for five (5) years prior to the application date and all felony criminal convictions for the applicant, individual or other entity subject to disclosure under this article. This disclosure shall include the date, place, nature of each conviction or plea of no contest, and sentence of each conviction or other disposition; identifying the convicting jurisdiction and sentencing court; and providing the court identifying case numbers or docket numbers.~~

10~~12~~. Application Fee: A nonrefundable application fee in an amount adopted by the city council in its ~~uniform~~ consolidated fee schedule.

~~13. Additional Information:~~

~~a. The application may also request such additional information as may reasonably be needed to demonstrate that the applicant:~~

~~(1) Meets all requirements of applicable city ordinances, including requirements regarding unexpunged criminal convictions;~~

~~(2) Is not in default under the provisions of any city ordinance; and~~

~~(3) Is not overdue on any indebtedness or obligation owed to the city.~~

~~b. The application may also require information reasonably calculated to demonstrate that the proposed use of any premises by the applicant will not be in violation of city zoning regulations, that the principals of the applicant's business are properly bonded if bonding is required, and that the applicant will otherwise be in full compliance with all applicable city, state and federal laws and ordinances.~~

B. Accuracy And Veracity Required: The truthfulness, completeness and accuracy of all of information provided by an applicant shall be attested to by the applicant or an authorized representative thereof.

C. Misleading Prohibited: Failure to provide all required information or providing false or misleading information in the application shall constitute grounds for denial of the application or revocation of an existing permit or license, and shall constitute a misdemeanor, if done ~~wilfully~~ willfully with the intent to mislead the city.

D. Notice Of Change To Application Information: Any change in the information required to be submitted under this article for a business license shall be given in writing to the business license authority within fourteen (14) days after such change. (Ord. 12-13, 6-13-2012)

4-1B-8: FURNISHING FALSE INFORMATION:

It is unlawful for any person to ~~wilfully~~ willfully give the licensee or his or her agents or employees false or misleading information which the licensee is required by this chapter to obtain from such person. (Ord. 12-13, 6-13-2012)

4-1B-9: APPLICATION NUMBERING AND FILING:

~~The license application, with accompanying statements and bonds, shall be numbered by the business license authority in the order in which they appear in the license supervisor's office and, after numbering, the bonds shall be filed in the office of the business license authority, and the applications shall be filed in the office of the business license authority in the order in which they are recorded in the business license master list. Each application shall bear its proper number and shall be filed in said office.~~ All license applications shall be numbered according to the licensing software used by the business license authority. (Ord. 12-13, 6-13-2012)

4-1B-10: ENGAGING IN BUSINESS PROHIBITED DURING INVESTIGATION:

It is unlawful for any person applying for a business license which requires investigation by the business license authority to engage in the business for which license application is

made, until such investigation is completed and the license approved and issued. (Ord. 12-13, 6-13-2012)

4-1B-11: ~~APPLICANT INVESTIGATION:~~ [Reserved]

~~A. Investigation: The business license authority may, prior to the issuance of any business license required by this title, investigate any applicant for such license, if there is reasonable cause to believe that the applicant:~~

~~1. Has filed an application which is incomplete, erroneous or false in any respect;~~

~~2. Fails in any respect to qualify to do business in the city under any federal, state or city law, rule or regulation; or~~

~~3. Has committed such act or acts as may be grounds for revocation or denial of a license application under any federal, state or city law, rule or regulation; or~~

~~4. Investigation is required by city ordinance.~~

~~B. Documents And Witnesses: The business license authority may compel the production of documents and witnesses in order to conduct such investigation as provided by this section.~~ (Ord. 12-13, 6-13-2012)

4-1B-12: ISSUANCE OF LICENSE:

A. License Issuance: Within thirty (30) days after receiving a completed application and completion of any needed investigation, or as in law specifically required, the business license authority shall issue the license, provided all fees are paid and legal requirements met, or shall deny the license if the legal requirements are not met.

B. Formal Requirements: All ~~certificates of~~ license<u>s</u> shall be signed by the business license authority, which may be by facsimile signature, and shall contain the following information:

1. The name of the person to whom such ~~certificate~~ <u>license</u> has been issued;

2. The kind of license, and the class of license, if such licenses are divided into classes;

3. The term of the license, stating the commencing date and the expiration date.

C. Issuance Approval: No new business license ~~certificate~~ which requires inspection or approval of any department of city government, whether new or renewal, shall be delivered or mailed to the applicant, until all legal requirements for the issuance or renewal have been met. (Ord. 12-13, 6-13-2012; amd. Ord. 15-22, 8-25-2015)

4-1B-13: INDEX OF LICENSED PERSONS AND BUSINESSES:

The business license authority shall keep a registry containing the names of the businesses and persons holding business licenses. (Ord. 12-13, 6-13-2012)

4-1B-14: LICENSE POSTING AND DISPLAY REQUIRED:

Every ~~certificate of~~ license issued shall be posted by the applicant in a conspicuous place upon the wall of the building, room or office of the store or place in which such licensed business is carried on, so that the same may be easily seen, and when such ~~certificate of~~ license shall have expired or be revoked or suspended, it shall be removed by the applicant from such place in which it has been posted; and no ~~certificate of~~ license which is not in force and effect shall be permitted to remain posted upon the wall or any part of any room, store, office or place of business after the period of such ~~certificate or~~ license has expired. It shall be the duty of each and every person and business holding a business license from the city to show the license ~~certificate~~ at any proper time when requested so to do by any police officer or license inspector. Any person holding a separate business license must have such license on their person at all times during the business activity. (Ord. 12-13, 6-13-2012)

4-1B-15: ~~EXEMPTIONS FOR NONPROFIT BUSINESSES, ORGANIZATIONS AND OTHER ENTITIES~~ [Reserved]:

~~The provisions of this title shall not be deemed or construed to require the payment of a license fee for the issuance of a license to any institution or organization which is conducted, managed or carried on wholly for the benefit of charitable purposes from which profit is not derived, directly or indirectly, by any person; nor shall the payment of a license fee be required to issue a license for the conducting of any entertainment, concert, exhibition or lecture whenever the receipts from such are to be appropriated to any church, school, governmental entity, or nonprofit organization.~~ (Ord. 12-13, 6-13-2012)

4-1B-16: LICENSE FEES:

Annual license and other fees shall be those periodically adopted by the city council in its ~~uniform~~ consolidated fee schedule. (Ord. 12-13, 6-13-2012)

4-1B-17: LICENSE YEAR; FEE PAYMENTS ~~AND PRORATIONS~~:

A. Fees To Be Paid In Advance In U.S. Legal Tender: All license fees shall be paid in advance in legal tender of the United States ~~at the main office of the city~~ online through the city's payment portal.

B. License Year; Renewal Date; Prorations:

1. License Year; Good Landlord Program: Except for any first year prorations, a "license year" will run for twelve (12) consecutive calendar months following the date of commencement and end on the last day of the twelfth month. Notwithstanding the foregoing, participants in the city's "good landlord" program, governed by chapter 2, article R of this title, must renew their good landlord certification every four (4) years and provide the business license authority with a copy of the certificate of completion, and thus good landlord certification will run for forty eight (48) consecutive calendar months.

2. Administratively Assigning License Year Dates: Annual licenses issued pursuant to this title need not be issued on a calendar year basis. In order to have city licenses come due for renewal and spread city administrative handling of license issuance and renewals in a roughly uniform basis throughout the calendar year, the business license authority shall cause the city to be divided into four (4) geographic quadrants that are periodically established to equalize estimated licensing activity in the city into fourths. Each geographic quadrant will be assigned a month of commencement. Licenses issued within each quadrant shall commence on the first day of that quadrant's designated commencement month, also known as the "renewal date", as follows: quadrant A, July; quadrant B, October; quadrant C, January; and quadrant D, April. ~~Licenses for preschools and daycares will not use the geographic quadrant system.~~

~~3. Pro Rata Charges For Initial License Period: The initial license period shall run from the first day of the month the license was issued through the last day of the month immediately preceding the applicable quadrant's renewal date. The first year's annual license fee shall be reduced on a pro rata basis, for each quarter of a year for which the license was not in effect. Any partial quarter or three (3) month period of the license year in which the initial license was granted shall be counted as a period for which full pro rata payment is required. This pro rata payment shall be administered so that a license applicant shall pay a percentage of the annual license fee periodically established in the city council uniform fee schedule, computed on a license year quarter, as follows:~~

~~a. One hundred percent (100%) for a license issued in the first three (3) calendar months of the initial license year;~~

~~b. Seventy five percent (75%) for a license issued in the second three (3) calendar months of the initial license year;~~

~~c. Fifty percent (50%) for a license issued in the third three (3) calendar months of the initial license year; and~~

~~d. Twenty five percent (25%) for a license issued in the fourth three (3) calendar months of the initial license year.~~

~~4. Renewal License Fee: Following the pro rata payment, renewal license fees shall be for a full twelve (12) month license year period.~~

C. Payments: Each license fee shall be paid at the time of an application's filing, whether as a new or a late renewal application. The application shall not be processed until the fee is paid. (Ord. 12-13, 6-13-2012; amd. Ord. 15-22, 8-25-2015)

4-1B-18: LATE PAYMENT PENALTY AND CONSEQUENCES:

A. Late Renewal Fee Penalties: If a license renewal fee is not paid by the due date, a penalty in the amount provided in the ~~uniform~~ consolidated schedule of fees and service charges shall be added to the original amount.

B. Duty To Cease Business Operations: Any person holding a business license from the city whose license renewal fee and accrued penalties remain unpaid for thirty (30) calendar days from the original due date shall terminate business operations. No business shall be conducted thereafter by such person, ~~unless and~~ until:

1. The business license authority approves a reinstatement application or petition for renewal of a license following payment of all overdue fees and costs; or

2. A new license application is filed and a new license issued by the business license authority.

C. Initial Fee Nonpayment Penalty: When any person engages in any business or occupation requiring a license and fee by the provisions of this title, or engages in any additional activities which require an additional license and fee, without first paying the required license fee, a penalty in the amount provided in the ~~uniform~~ consolidated schedule of fees and service charges shall be added to the original amount thereof.

D. Collection: All penalties provided for in this section shall be collected by the business license authority and the payment thereof shall be enforced by him or her in the same manner as the license fees are collected and payment enforced.

E. No License Issuance: No license shall be issued, until all penalties legally assessed have been paid in full.

F. Other Enforcement Not Precluded: Nothing in this section shall be construed to prevent or in any manner interfere with the enforcement of any criminal or civil penalty provision contained in any other title of this code, including, but not limited to, those provisions pertaining to operation of businesses without a current and valid business license. (Ord. 12-13, 6-13-2012; amd. Ord. 15-22, 8-25-2015)

4-1B-19: FEE EXEMPTIONS FOR BUSINESSES ~~OPERATING FOR PROFIT~~:

Although they shall apply in all respects for the obtaining of a business license pursuant to this title, the following persons are exempt from the payment of license fees:

A. Building Contractors: Building contractors having no retail product sales and who pay construction permit fees, pursuant to applicable city ordinances, but do not have an actual business location within city limits. However, contractors who operate a construction business from a home located within the city are not exempt.

B. Insurance Companies: Insurance companies paying license fees to the state pursuant to the provisions of Utah Code Annotated title 31A, chapter 1, or any successor provisions.

C. Nonprofit/Charitable Organizations: The provisions of this title shall not be deemed or construed to require the payment of a license fee for the issuance of a license to any institution or organization which is conducted, managed or carried on wholly for the benefit of charitable purposes from which profit is not derived, directly or indirectly, by any person; nor shall the payment of a license fee be required to issue a license for the conducting of any entertainment, concert, exhibition or lecture whenever the receipts from such are to be appropriated to any church, school, governmental entity, or nonprofit organization. (Ord. 12-13, 6-13-2012)

4-1B-20: MISTAKES IN FEE CALCULATIONS:

In no event shall any mistakes made by an applicant or the city in the calculation of a license fee prevent or prejudice the collection by the city of the amount actually due from any person subject to licensing under this title. Likewise, no such mistakes shall prevent or prejudice the refund to licensees of amounts overpaid by reason of mistakes. (Ord. 12-13, 6-13-2012)

4-1B-21: DEVIATIONS PROHIBITED:

No greater or lesser amounts shall be charged or received for licenses, and no license shall be issued for any period of time other than as specifically provided in this title. (Ord. 12-13, 6-13-2012)

4-1B-22: LICENSE FEE COLLECTION; CIVIL ACTIONS AUTHORIZED:

A. Civil Actions: In all cases where a city ordinance requires that a license be obtained to carry on or to engage in any business, occupation or calling within the city, and a fee for such license is authorized by ordinance, and the fee is not paid at the time or in the manner provided in said ordinance, a civil action may be brought in the name of the city against the person failing to pay such license fee, in any court of this state having jurisdiction of such action, to recover the fee and any penalty due, together with reasonable attorney fees and reasonable costs of collection. In any case where several or diverse amounts of license fees remain due and unpaid by any such person, such several amounts of unpaid license fees may be joined as separate causes of action in the same complaint in such civil actions. The provisions of title 16 may be utilized, as applicable.

B. Other Enforcement: Nothing in this section shall be construed to prevent or in any manner interfere with the enforcement of any penalty provision contained in any ordinance of the city, or to prevent or in any manner interfere with the use of any remedy available to the city. (Ord. 12-13, 6-13-2012)

4-1B-23: REFUNDS:

No refund shall be made for any fee paid for a license issued pursuant to this title, unless the fee paid was incorrect due to a calculation error or not legally owed under the provision of this title. (Ord. 12-13, 6-13-2012)

4-1B-24: NO LICENSE TRANSFERS; AND CHANGE OF LICENSE INFORMATION:

~~Upon the written consent of the business license authority endorsed on the license, licenses issued pursuant to the provisions of this title may be transferred from one place of business to another, provided the business or person holding the business license remains the same and the nature of the business is unchanged. A transfer fee shall be paid in a sum established periodically by the city council in its uniform fee schedule.~~ No transfers of licenses are allowed. Any change of ownership, business name, address, or other main license information shall require a new application for a new license. (Ord. 12-13, 6-13-2012)

4-1B-25: DESIGNATION OF AGENT FOR SERVICE OF PROCESS:

A. Duty To Designate Service Of Process Agent: Before any business license shall be issued to a person, the applicant shall file with the business license authority an instrument naming a true and lawful agent of such applicant with full power and authority to accept service or notice of process for or on behalf of such applicant with respect to any matters connected with or arising in connection with such license, which agent, for an individual, can be him or herself. The instrument shall also state that applicant for the license consents and agrees that any service or notice of process shall be made upon the agent and when so made shall be taken and held to be valid, as if personally served upon the applicant according to the laws of this or any other state, waiving all claim or right of error by reason of such acknowledgment of service or manner of service. (Ord. 12-13, 6-13-2012)

4-1B-26: RECORDKEEPING REQUIRED:

Every person liable for the payment of any license fee imposed by this title shall keep all records required by law ~~for three (3) years records which accurately state the amount of such person's gross annual sales of goods and services. Such records shall also state the number of employees of the business in a manner and format which reasonably permits the amount of any license fee for which such person to be liable under the provisions of this title may be determined~~. (Ord. 12-13, 6-13-2012)

4-1B-27: ~~ILLEGALITY OR DECEPTIVE ARTIFICES:~~ [Reserved]

~~Notwithstanding anything else in this title, the business license authority shall not issue a business license for any business or business activity which would, in the reasonable opinion of the business license authority:~~

~~A. Involve the violation of any city ordinance, county ordinance, state statute or federal statute, or lawful regulations issued under such ordinances or statutes;~~

~~B. Involve activities, under the guise of conducting a legitimate business, which are fraudulent or deceptive.~~ (Ord. 12-13, 6-13-2012)

4-1B-28: HOURS OF OPERATION:

A. Duty To Post Operating Hours: Every licensed business in the city is required to post in plain sight, clearly visible by all participants, the relevant operating hours of said place of business.

B. Curfew Law Applicable: Any business accepting or catering to minors shall not be operated in a manner contrary to the curfew provisions of any applicable state, county or municipal curfew statutes. (Ord. 12-13, 6-13-2012)

4-1B-29: DEALING WITH ~~CERTAIN~~ MINORS AND INTOXICATED AND MENTALLY DEFICIENT PERSONS PROHIBITED:

It is unlawful for any person licensed pursuant to this article, or any employee of any person licensed pursuant to this article, to receive any items from: (a) a minor, as defined in section 4-1A-2, ~~a person who is under eighteen (18) years of age,~~ without the written consent of the parent or guardian of such person~~, or~~ ; or (b) a person who is either intoxicated or obviously mentally deficient. (Ord. 12-13, 6-13-2012)

4-1B-30: LICENSE TERMINATION FOLLOWING CESSATION OF OPERATIONS:

Any business license issued pursuant to this article will expire no later than ten (10) calendar days following the continuous closure or cessation of business operations for which the license was issued, except when cessation or closure is required to repair damage caused by flood, fire, earthquake or other natural disaster. (Ord. 12-13, 6-13-2012)

4-1B-31: ~~EQUIVALENT ALTERNATIVE METHODS OF REGULATION:~~ [Reserved]

~~A. City Administrator Alternate Regulatory Rules: Whenever a person regulated under this chapter and/or chapter 2 of this title alleges that specified requirements are impracticable or excessively burdensome as applied to such person, s/he may file with the~~

~~city administrator a written petition setting forth such allegations and presenting suggested methods of regulation of such person by the city in lieu of enforcement of the specified requirements of this chapter so objected to. The city administrator may either approve or deny the proposed alternative methods of regulation proposed by the petitioner or may approve other alternative methods of regulation. Upon approval by the city administrator, such alternative regulation shall be as obligatory upon the petitioner as if such had been specific requirements set forth in this chapter, the violation of any of which alternate regulations shall be a misdemeanor.~~

~~B. Standards For Approval: The standard for approval of any such alternative regulation shall be that they are equivalent to the existing requirements which they would supplant, in meeting the objectives of enhancing and protecting the public health, safety and welfare, including, but not limited to, inhibiting theft and trafficking of stolen merchandise and providing adequate opportunity for examination by the police of suspect transactions.~~
(Ord. 12-13, 6-13-2012; amd. Ord. 19-47, 12-04-2019, Effective at 12 noon on January 6, 2020; Ord. 21-04, 2-10-2021)

ARTICLE C. DENIAL, SUSPENSION, REVOCATION; ~~LICENSE DENIAL APPEAL BOARD~~ LICENSE APPEAL AUTHORITY

SECTION:

4-1C-1: Denial Of A Business License

4-1C-2: Revocation Or Suspension Of License

4-1C-3: Procedure For Suspension Or Revocation

4-1C-4: Effect Of Revocation And Suspension

4-1C-5: ~~License Denial Appeal Board~~ License Appeal Authority Established

4-1C-6: ~~Authority And Duties Of Board~~ Administrative Law Judge as the License Appeal Authority

4-1C-7: Filing An Appeal Of A Denial, Suspension, or Revocation

4-1C-8: Appeal Hearing

4-1C-9: Decision Of ~~License Denial Appeal Board~~ the License Appeal Authority

4-1C-10: Appeal Of ~~License Denial Appeal Board~~ a License Appeal Authority Decision

4-1C-11: Licensing After Revocation

4-1C-12: Validity Of Business License During Appeal

4-1C-1: DENIAL OF A BUSINESS LICENSE:

A. Reasons For Denial: After a person has made application to the city for a business license, including a renewal of an existing business license, the application may be denied for any lawful reason, including, but not limited to, the following reasons:

1. The business will be involved in activities that will violate a city, county, state or federal law or regulation;

2. The business will be involved in activities on the licensed premises which would constitute a public nuisance, or otherwise a menace to the health, welfare and peace of the city;

3. The business would involve activities by patrons of the business or business activity where it could be shown the patrons are reasonably likely to constitute a public nuisance, or to commit violations of law;

4. The business is not in compliance with the city zoning standards or requirements applicable to the licensed premises;

5. Issuance of the license would result from fraud or misrepresentation of a material fact in the procurement of or application for the license;

6. The business or its employees will be undertaking activities which would constitute grounds for revocation or suspension of a business license; or

7. Issuance of the license will jeopardize or unreasonably endanger the public health, safety or welfare, or the safety or welfare of any individual, because the applicant or a key employee:

a. Does not possess the requisite state or federal licensing to conduct the business activity for which the city license is applied;

b. Does not possess the required training, experience, professional degrees or licensing normally required for or associated with such business activity;

c. Has been guilty of unprofessional conduct, as proscribed by applicable statute or regulation or by applicable regulations or standards of conduct promulgated by the professional association or regulatory agency normally associated with that business activity;

d. Has been criminally convicted of a class B misdemeanor or greater offense and the criminal conviction bears a substantial relationship to the applicant's or licensee's ability to safely, competently, or legally practice the occupation, profession, or type of business or is subject to one or more "disqualifying factors" (as defined in ~~article A of this chapter~~ section 4-1A-2); or

8. For a new application, nonpayment of ~~a returned check for~~ the required license fees at the time the application is made. For a renewal application, nonpayment of the required license renewal fees, plus any penalty due under this title;

9. One of the reviewing departments or divisions of the city, whose approvals are required under law has lawfully disapproved the application pursuant to any applicable provision of the city code or other applicable law;

10. False, or misleading, or incomplete information given on the application;

11. Noncompliance with any requirement or condition imposed in a conditional use permit, a variance or a special exception in connection with any location of the proposed business activities;

12. Noncompliance with any ~~City, State or Federal Statutes~~ city, state or federal statutes or any Health Department regulations governing the applicant's proposed business.

B. Refusal To Renew: The ~~City~~ city may refuse to renew the business license based on any of the grounds provided for revocation or suspension of a license in this title arising at or before the time of the submittal and consideration of a license application. (Ord. 12-13, 6-13-2012)

4-1C-2: REVOCATION OR SUSPENSION OF LICENSE:

A. License Revocable: Under the provisions of this title, the issuance of a license grants only a revocable privilege to engage in business and confers no vested rights of any kind or nature upon the business or person holding the business license.

B. Revocation Or Suspension: Every business license issued by the ~~City~~ city may be revoked or suspended for:

1. Substantiated report of any violation by the licensed person or business or by an agent, officer, employee, or invitee of any provisions of this title or any other applicable ordinance or law governing the business or activity. The person or business holding a business license shall be strictly responsible for the operation of the business or activity in conformance with all applicable laws;

2. Substantiated report of fraud or misrepresentation of a material fact in the procurement of the license;

3. Failure to pay when due any license fee, tax, charge and/or penalty provided in ~~State Statute~~ state statute or ~~City~~ city ordinance;

4. Substantiated report of the violation of ~~City~~ city ordinance or ~~Federal~~ federal or ~~State Statute~~ state statute relating to the licensed business and resulting from the conduct of such business or activity;

5. Substantiated report of any condition or conduct at or in connection with the business;

6. Substantiated report of using or possessing for use a false weight or measure or any other device for falsely determining or recording any quantity or quality;

7. Substantiated report of selling, offering or exposing for sale products or commodities which vary from the standard of composition or quality described in connection with the offer or sale;

8. Substantiated report of activities at or in connection with the business, which are fraudulent or deceptive;

9. Substantiated report of failure of the applicant to retain the legal qualifications necessary for the business license, including the continuing absence of "disqualifying factors" (as defined in ~~article A of this chapter~~ section 4-1A-2); or

10. Substantiated report of failure to properly maintain operational business records and other records required in this title for inspection and audit by the ~~City~~ city.

C. Pendency Of License: The ~~City~~ city may revoke or suspend a license for any of the grounds listed for denying a license application or a renewal application in this chapter arising during the pendency of a business license. (Ord. 12-13, 6-13-2012)

4-1C-3: PROCEDURE FOR SUSPENSION OR REVOCATION:

The business license authority may prosecute a suspension or revocation administratively as provided in title 16 of this ~~Code~~ code, and/or as a Class B misdemeanor. (Ord. 12-13, 6-13-2012)

4-1C-4: EFFECT OF REVOCATION AND SUSPENSION:

A. If the license is revoked, no new application shall be considered by the business license authority until expiration of the time period, in any event not less than one year, specified in the order of revocation.

B. A suspension shall be for a period not exceeding six (6) months, following which the license shall be reinstated. Should the license be under suspension at the time the license would have otherwise been renewed or renewable, the license shall not be renewed until expiration of the period of time imposed on the original suspension. (Ord. 12-13, 6-13-2012)

4-1C-5: ~~LICENSE DENIAL APPEAL BOARD~~ LICENSE APPEAL AUTHORITY ESTABLISHED:

The ~~administrative law judge~~ license appeal authority shall hear and decide all appeals of license denials, suspensions, revocations, and similar actions (collectively referred to as "appeals"). The license appeal authority shall have authority to hear evidence in all appeals referred to the license appeal authority and, after an appeal hearing, shall prepare a written decision and order, as provided in this title and in title 16. Whether as an individual or when constituted of more than one person, the person or persons designated to hear an appeal shall hereafter be designated as the ~~license denial appeal board~~ license appeal

authority. (Ord. 12-13, 6-13-2012; amd. Ord. 19-47, 12-04-2019, Effective at 12 noon on January 6, 2020; Ord. 21-04, 2-10-2021)

4-1C-6: ~~AUTHORITY AND DUTIES OF BOARD~~ ADMINISTRATIVE LAW JUDGE AS THE LICENSE APPEAL AUTHORITY:

~~The license denial appeal board shall have authority to hear evidence in all business license denial matters referred to the board and, after such hearing, shall prepare a written decision and order, as provided herein.~~ Unless the mayor retains by contract another individual or individuals to fulfill the responsibilities of the license appeal authority set forth in this title, the administrative law judge, identified in title 16, shall be and shall fulfill all the responsibilities of the license appeal authority. (Ord. 12-13, 6-13-2012)

4-1C-7: FILING AN APPEAL OF A DENIAL, SUSPENSION, OR REVOCATION:

Appeals of a business license authority's decision to deny, suspend, or revoke a business license may be made by filing a written notice of appeal with the city recorder, within fifteen (15) days of receipt of the notice of denial, suspension, or revocation. The appeal notice shall contain a specific and detailed explanation of the alleged mistake made by the business license authority and a specific statement of the relief desired. (Ord. 12-13, 6-13-2012; amd. Ord. 19-47, 12-04-2019, Effective at 12 noon on January 6, 2020; Ord. 21-11, 3-24-2021)

4-1C-8: APPEAL HEARING:

A. Hearing Date And Time: All hearings shall be conducted at a time, place and day set by the ~~license denial appeal board~~ license appeal authority through a written notice of hearing provided to all parties. The hearing shall be scheduled ~~to occur no sooner than four (4) working days and no later than twenty (20) working days following the city recorder's receipt of the notice of appeal~~ and held pursuant to title 16.

B. City ~~Attorney~~ To Present Case: At the hearing, a representative from the city ~~attorney's office or another~~ or designee of the business license authority shall present the reasons for the decision to deny, suspend, or revoke the license.

C. Licensee Presentation: The applicant, in person or through his or her attorney, may then present any evidence and/or argument showing reason why the business license authority's decision was in error.

D. Sworn Witnesses: All witnesses, if any, shall be sworn to testify truthfully. Either party is entitled to confront and cross examine any witnesses.

E. Evidentiary Rules: ~~Any oral or documented evidence may be received, but the license denial appeal board shall exclude all privileged, irrelevant, immaterial, or unduly~~

~~repetitious evidence.~~ The license appeal authority shall apply the evidentiary rules identified in title 16.

F. Grounds For Decision Under Review: If the denial appealed is based on a determination of the business license authority that sufficient grounds existed under city, state or federal law, the ~~license denial appeal board~~ license appeal authority may reexamine the factual nature of the grounds and determine whether they are sufficient to sustain the decision of the business license authority.

G. ~~Board~~ License Appeal Authority Lacks Authority To Waive Compliance With Requirements: The ~~license denial appeal board~~ license appeal authority does not have the authority to waive compliance with ~~applicable provisions of this title, nor can the license denial appeal board~~ or to extend deadlines set forth in this title or in title 16, except as specifically identified therein.

H. Preponderance Of Evidence Standard Of Review: All factual determinations made by the ~~license denial appeal board~~ license appeal authority shall be supported by a preponderance of the evidence, presented to the ~~license denial appeal board~~ license appeal authority during hearing proceedings. (Ord. 12-13, 6-13-2012; amd. Ord. 21-11, 3-24-2021)

4-1C-9: DECISION OF ~~LICENSE DENIAL APPEAL BOARD~~ THE LICENSE APPEAL AUTHORITY:

A. Date Decision Due; Findings: The ~~license denial appeal board~~ license appeal authority, after hearing all the evidence, shall announce its decision within ~~seven (7)~~ fourteen (14) calendar days from the date of hearing, unless for good cause, it extends the time for rendering a decision. The ~~board~~ license appeal authority may affirm or reverse the decision of the business license authority, and may remand the matter for further action by the business license authority. The decision shall be in writing and shall be based upon findings of fact and conclusions of law. The ~~board~~ license appeal authority may designate that the prevailing party draft the findings of fact and order. If the prevailing party drafts the decision, the opposing party shall have five (5) working days from the date the draft is submitted within which to file objections to the draft. Upon resolution of all objections to the draft, the ~~board~~ license appeal authority shall issue its decision.

B. Service Of Appeal Decision: The decision of the ~~license denial appeal board~~ license appeal authority shall be delivered to the applicant by mail, postage prepaid, by electronic means, or by personal service, at the discretion of the ~~board~~ license appeal authority.

C. Reversal Of Decision: The denial of the license shall be reversed by the ~~appeals officer~~ license appeal authority if, upon review of the written appeal and information submitted, the ~~appeal board~~ license appeal authority finds that the licensing officer made a material mistake of law or fact in denying or suspending the applicant's or registered solicitor's ~~certificate~~ license.

D. Affirmation Of Decision: If the written appeal and information submitted indicates that the licensing officer properly denied a license the denial shall be affirmed.

E. Administrative Exhaustion Of Remedies: After the ruling of the ~~appeal board~~ license appeal authority, the applicant or solicitor is deemed to have exhausted all administrative remedies with the city. (Ord. 12-13, 6-13-2012)

4-1C-10: APPEAL OF ~~LICENSE DENIAL APPEAL BOARD~~ A LICENSE APPEAL AUTHORITY DECISION:

The ~~license denial appeal board's~~ license appeal authority's decision may be appealed by the applicant or the city to the district court within thirty (30) days from the date on which the ~~board's~~ license appeal authority's written decision is issued. (Ord. 12-13, 6-13-2012)

4-1C-11: LICENSING AFTER REVOCATION:

A person, whose business license has been revoked, may not be issued a new license for a period of twelve (12) months following the revocation. (Ord. 12-13, 6-13-2012)

4-1C-12: VALIDITY OF BUSINESS LICENSE DURING APPEAL:

A. Right To Operate During Appeal: A person or business holding a business license subject to an order of the business license authority suspending or revoking the license may continue to legally operate the licensed business in compliance with federal, state and all other local laws pending a final decision on appeal, or until the time for appeal has passed, whichever event occurs first.

B. No Right To Operation Without Valid License Having Been Issued: An applicant for a currently unlicensed business shall not operate, and it shall be unlawful for any person to conduct business for which a license is required at the premises until a valid business license is issued, notwithstanding the city's denial of that license has been appealed. (Ord. 12-13, 6-13-2012)

ARTICLE D. ENFORCEMENT

SECTION:

4-1D-1: Powers And Duties Of Police And Inspectors

4-1D-2: Penalties For Violation

4-1D-3: Effect Of Conviction; Prosecution Not Barred

4-1D-4: Injunction

4-1D-5: Liability For Acts Of Employees

4-1D-1: POWERS AND DUTIES OF POLICE AND INSPECTORS:

A. Authorized Enforcement Personnel:

1. All police officers, community enforcement officers, code enforcement officers, and ~~City~~ city building inspectors are appointed to act as business license inspectors, and are empowered and required to examine all places of business and persons who are required to have a business license and to determine if posted licenses are valid and displayed in a conspicuous place within the place of business, as required by law.

2. Police officers and inspectors shall have and exercise the power to enter free of charge, during normal business hours, any place open to the general public and for which a license is required. They may require the exhibition of a current license by any person engaged or employed in the conduct of such business.

B. Duty To Enforce: It shall be the duty of the ~~City~~ city police officers, community enforcement officers, code enforcement officers, and the ~~City~~ city building inspectors, as well as the ~~City~~ city business license authority, to cause complaints to be filed against all persons violating any of the provisions of this title. Enforcement against pawnshops is limited as provided in Utah Code section 13-32a-112.5. (Ord. 12-13, 6-13-2012)

4-1D-2: PENALTIES FOR VIOLATION:

A. Administrative Fines And Penalties: If the ~~City Council~~ city council so authorizes, the ~~business license authority~~ license appeal authority may assess administrative penalties for violations of this title. ~~Such penalties shall not exceed five hundred dollars ($500.00) for each violation.~~

B. Violation: Any violation of this title may be prosecuted administratively as provided in title 16 of this ~~Code~~ code, and/or as a Class B misdemeanor.

C. Each Sale Without A License Is A Separate Offense: The sale of each article by a temporary merchant, a temporary merchant sponsor or a participant, without a license

therefor, shall be a separate offense under and a separate violation of this title. (Ord. 12-13, 6-13-2012)

4-1D-3: EFFECT OF CONVICTION; PROSECUTION NOT BARRED:

The conviction and punishment of any person for transacting business without a license shall not excuse or exempt such person from the payment of any license fees, penalties or fines due or unpaid at the time of such conviction, and nothing in this title shall prevent a criminal prosecution for any violation of the provisions of this title. (Ord. 12-13, 6-13-2012)

4-1D-4: INJUNCTION:

An entity or individual who operates or causes to be operated a business without a valid license in violation of the provisions of this chapter is subject to a suit for an injunction in addition to the civil and criminal violations provided in this chapter and any other remedy available at law or in equity. (Ord. 12-13, 6-13-2012)

4-1D-5: LIABILITY FOR ACTS OF EMPLOYEES:

The holder of a ~~City~~ city business license is strictly liable for any and all acts of his or her own employees and for any violation by them of any provisions of this title. (Ord. 12-13, 6-13-2012)