



**THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING
May 09, 2023**

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

Zoom Webinar ID: 893 7454 3989 Password: 8000 [Click Here to Join](#)

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Interested parties are encouraged to attend the meeting in person. Those unable to attend in person may participate electronically via Zoom Webinar when called upon by the Chair in one of the following ways:

- *In your web browser, go to join.zoom.us and enter the **Webinar Meeting ID: 893 7454 3989** and **Password: 8000***
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**FAIRWAY ESTATES SPECIAL SERVICE RECREATION
DISTRICT 6:00 pm (or as soon thereafter as possible)**

1. CALL TO ORDER

2. BUSINESS ITEMS

- a. Work session to discuss Fairway Estates Special Recreation Improvement District Annual Budget for FY 2024.

3. ADJOURN

Interested parties may contact the board 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 board)

- *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.*

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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 board 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 board members and all other persons present in the meeting will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE

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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 board, staff, and the public.

Posted and dated May 5, 2023 Alan Anderson, Council Office Director



REQUEST FOR BOARD ACTION

Action: Request feedback from Board

Meeting Date Requested : 05/09/2023

Presenter: Danyce Steck

Deadline of item : 05/09/2023

Applicant: .

Department Sponsor: Admin. Services

Agenda Type: FAIRWAY ESTATES SPECIAL SERVICE

Time Requested: 15 minutes presentation, 10 minutes Board

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Work session to discuss Fairway Estates Special Recreation Improvement District Annual Budget for FY 2024.

2. EXECUTIVE SUMMARY

Discussion of long-term financial plan for the District. Decision about property tax revenue for FY 2024.

3. TIME SENSITIVITY / URGENCY

The District is a taxing authority and will need to determine if a property tax increase will be proposed FY 2024. This decision must be made prior to June 30th and preferably prior to June 1st for planning and public noticing purposes.

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

N/A

7. MOTION RECOMMENDED

N/A

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Presentation

10. OTHER INFORMATION

FAIRWAY ESTATES SPECIAL RECREATION IMPROVEMENT DISTRICT

MAY 9, 2023

BOARD WORK SESSION

JUST THE FACTS

- Established August 5, 1986
- Residential parcels 56
- Total acreage 7.97 acres
- Assessed value (2022) \$24,227,800
- Taxable value (2022) \$13,325,290

- Average lot size 0.14 acre
- Average assessed value \$431,620
- Average taxable value \$237,391
- Average property tax paid \$182



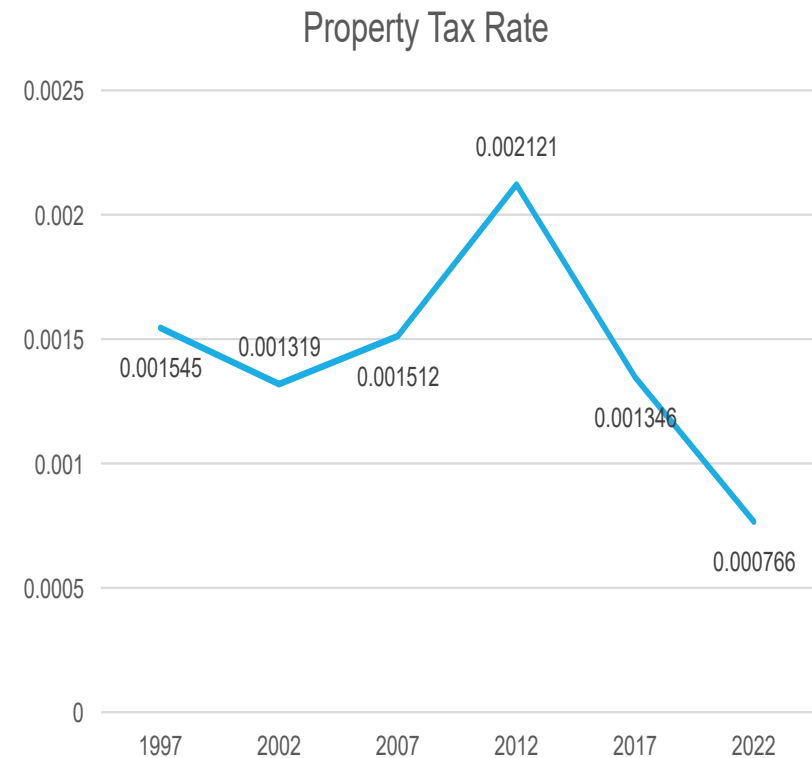
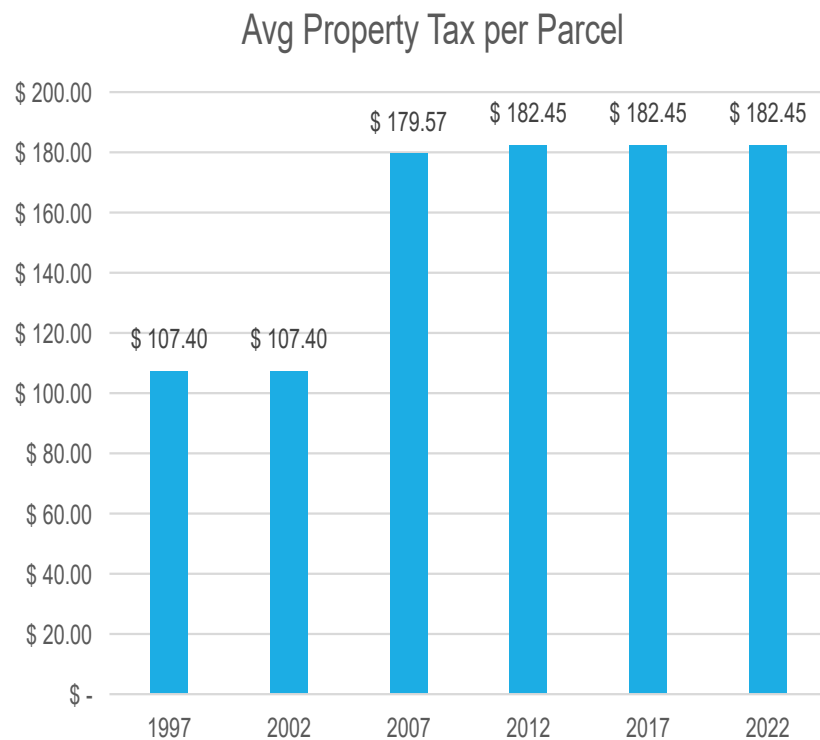
SERVICES

- Maintenance of three (3) separate park parcels in the neighborhood
- 1.23 acres
- Parcels owned by Fairway Estates SID
- Parks located in the center of the District, no public benefit
- Part of a development agreement for increased density

- Landscape contractor
- Water
- Electricity
- No overhead for administration of the District



TAX RATE HISTORY



67.2% increase in 2006 (FY2007)

1.5% increase in 2010 (FY2011)

SCENARIO A

- Equalized increases year over year, starting in FY 2024
- 5% year over year increase in utilities and landscaping services
- Minimum reserve at \$11,000

PER TAXPAYER IMPACT

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
% tax increase	0%	25%	25%	25%	25%	25%	15%
Avg property tax	\$182	\$227	\$284	\$355	\$444	\$555	\$694
Per month	\$15.17	\$18.94	\$23.68	\$29.60	\$37.00	\$46.24	\$57.81

5-YEAR FINANCIAL PLAN

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Property tax	\$10,135	\$12,669	\$15,836	\$19,795	\$24,744	\$30,930	\$35,570
Other	2,200	1,400	500	625	781	976	1,220
Utilities	(7,500)	(8,000)	(8,400)	(8,820)	(9,261)	(9,724)	(10,210)
Landscape services	(15,000)	(18,000)	(18,900)	(19,845)	(20,837)	(21,879)	(22,973)
	(\$10,165)	(\$11,931)	(\$10,964)	(\$8,245)	(\$4,573)	\$303	\$3,607
Reserves	\$42,504	\$30,573	\$19,609	\$11,364	\$6,791	\$7,094	\$10,701

SCENARIO B

- Declining increases year over year, starting in FY 2025
- 5% year over year increase in utilities and landscaping services
- Minimum reserve at \$11,000

PER TAXPAYER IMPACT

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
% tax increase	0.0%	0.0%	45.0%	40.0%	30.0%	25.0%	5.0%
Avg property tax	\$182	\$182	\$264	\$369	\$480	\$600	\$630
Per month	\$15.17	\$15.17	\$21.97	\$30.76	\$39.99	\$49.99	\$52.49

5-YEAR FINANCIAL PLAN

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Property tax	\$10,135	\$10,135	\$14,696	\$20,574	\$26,746	\$33,433	\$35,105
Other	2,200	1,400	500	625	781	976	1,220
Utilities	(7,500)	(8,000)	(8,400)	(8,820)	(9,261)	(9,724)	(10,210)
Landscape services	(15,000)	(18,000)	(18,900)	(19,845)	(20,837)	(21,879)	(22,973)
	(\$10,165)	(\$14,465)	(\$12,104)	(\$7,466)	(\$2,571)	\$2,806	\$3,142
Reserves	\$42,504	\$28,039	\$15,935	\$8,469	\$5,898	\$8,704	\$11,846

SCENARIO C

- Use of reserves until FY 2026 when rate increases to demand then flattens out to inflationary increases
- 5% year over year increase in utilities and landscaping services
- Minimum reserve at \$11,000

PER TAXPAYER IMPACT

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
% tax increase	0%	0%	0%	175%	5%	5%	5%
Avg property tax	\$182	\$182	\$182	\$500	\$525	\$551	\$579
Per month	\$15.17	\$15.17	\$15.17	\$41.67	\$43.76	\$45.94	\$48.24

5-YEAR FINANCIAL PLAN

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Property tax	\$10,135	\$10,135	\$10,135	\$27,871	\$29,265	\$30,728	\$32,264
Other	2,200	1,400	500	625	781	976	1,220
Utilities	(7,500)	(8,000)	(8,400)	(8,820)	(9,261)	(9,724)	(10,210)
Landscape services	(15,000)	(18,000)	(18,900)	(19,845)	(20,837)	(21,879)	(22,973)
	(\$10,165)	(\$14,465)	(\$16,665)	(\$169)	(\$52)	\$101	\$301
Reserves	\$42,504	\$28,039	\$11,374	\$11,205	\$11,153	\$11,254	\$11,555

