

SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING

May 21, 2024

Present: Mayor Dawn R. Ramsey, Council Member Don Shelton, Council Member Jason McGuire, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Strategy & Budget Don Tingey, IT Director Jon Day, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Fire Chief Chris Dawson, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Business Licensing Executive Assistant Ambra Holland, Deputy Director of Finance Nick Geer, HR Director Teresa Cook

Absent:

Others: Brian Nielsen, Koen, Chase, Roman Reynolds, Gavin Alldredge, Zack Demler, Maddison Riehl, iPhone, Natelie, Travis Ferran, Billie Lawrence, Terry Bouck, Alexa Jensen, Kjersin Cox, Ryker Tonney, Ashton Stevens, Jaycen Cox, Brandon McHenry, Cindy Spilt, Ian Campbell, Izzi Beauchesne, Nolan Druce, Dan Ramsey, Savannah Dial, Diana Ziska, Nancy Lowry, Robin Pierce, Tammy Loertscher, Charles Bouck, Tucker Hale, Gavin Griott, Cody Griott, Seth Palmer, Berkli Cromar, Alex Kirkland, Javier Delgado, Samantha LaMunyon, Annie Buresh, Dakota Zulick, Nola Kelly, Kaylee Gurney, Jackie Gurney, Pierson Schorter, Hayden Song, Ziya Davis, Ancel Davis II, Owen Howes, Jameson Hendmie, Samuel Robinson, Tate Bonian, Davis Pessetts, Alex Wolfe, Devon Dowdell, Parker Dowdell, Gavin Colrin, Austin Hinds

6:43 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation – *By Director of Strategy & Budget, Don Tingey*

Director Tingey offered the invocation.

C. Pledge of Allegiance – *By Director of Public Works, Raymond Garrison*

Director Garrison led the audience in the Pledge of Allegiance.

Council Member Johnson motioned to move Item G.2. to directly after Item D for scheduling purposes. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

D. Minute Approval

D.1. April 2, 2024 City Council Study Meeting

D.2. April 2, 2024 City Council Meeting

Council Member Zander motioned to approve the April 2, 2024 City Council Study Meeting and April 2, 2024 City Council Meeting minutes as published. Council Member Harris seconded the motion; vote was 5-0, unanimous in favor.

G.2. Resolution R2024-27, Adopting an updated Business License Cost of Services Fee Study and Fee. (*By LRB Vice President, Fred Philpot*)

Fred Philpot shared his prepared presentation (Attachment A).

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

Council Member Shelton motioned to approve Resolution R2024-30, Adopting an updated Business License Cost of Services Fee Study and Fee. Council Member Zander seconded the motion.

Roll Call Vote

**Yes – Council Member Shelton
Yes – Council Member Zander
Yes – Council Member McGuire
Yes – Council Member Harris
Yes – Council Member Johnson**

Motion passes 5-0, vote in favor.

E. Mayor and Council Reports

Council Member Don Shelton

- Met with Executive Board of the Jordan River Commission.
- Attended Legislative Policy Committee Meeting with the ULCT, hearing reports on interim legislative meetings.

Council Member Tamara Zander

- Serves on the South Valley Chamber of Commerce Board of Directors currently, helping to represent South Jordan City on a Utah Delegation that recently visited Washington. There was a delegation of about 90 in Washington, D.C, who were able to speak with elected officials who took time out of their schedules to meet with them about what's happening in Utah and what they can do to help. There are so many good people doing a lot of good in Washington, which is contrary to what is seen in the media. She was very encouraged and came away with a deeper respect for those she met with.

Council Member Patrick Harris

- Attended South Valley Sewer Board Meeting.
- Attended ULCT meeting.
- Attended RIMS RISKWORLD with his private employer, and noted there were cities in attendance as well.

Council Member Johnson – Nothing to share

Council Member Jason McGuire

- Art on the Towne Event and Quilt Show
- Tickets available for Joseph and the Technicolor Dreamcoat.
- Attended some events hosted by the Jordan School District and thanked them for being a great group.

Mayor Dawn Ramsey

- Discussed Joseph and the Technicolor Dreamcoat, including her experience participating.
- Represented the City of South Jordan, along with other key staff members, receiving a national award from the American Civil Engineering Companies for the Pure SoJo Project. She discussed all the opportunities this has opened up for groups around the country to visit and share about the project.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Dan Ramsey (Resident) – I just wanted to give a quick shout out to Parks & Recs for the work they have done at the baseball fields. I have been managing little league baseball over there for about 15 years now and I am pleased with the cooperation and collaboration that takes place with Sam and Chet over there. Also with the City Council and the safety nets put in place, the signage that has been placed at the fields; thank you very much for your support and efforts to make sure we have a safe place for our children to develop and encourage them to show forth strength in their endeavors with baseball.

Nancy Lowry and Diana Ziska (Residents) – We have been residents of South Jordan for 25 years. We just need to make sure that we are being heard about this parking lot that the city is possibly going to grant Travis Ferran the conditional and temporary lease agreement for the 28 spot lot. I am not sure who knows, but we own part of that driveway. We did a real property agreement back in 2017 with the city so part of that driveway is ours and we are strongly against this parking lot. Our home is for sale, we are in the middle of an offer right now, but we still do not want the parking lot there so I need to know that everybody is aware of this.

Mayor Ramsey closed the Public Comment portion of the meeting.

G. Consent Action Items

G.1. Resolution R2024-23, Adopting South Jordan Historic Preservation Committee Bylaws to replace the existing bylaws. *(By Director of Recreation, Janell Payne)*

G.2. Resolution R2024-27, Adopting an updated Business License Cost of Service Fee Study and Fee. *(By LRB Vice President, Fred Philpot)*

****Agenda amended, Item G.2. moved to directly after Item D****

G.3. Resolution R2024-30, Authorizing Mayor Ramsey to sign the Agreement for the Sale and Purchase of Real Property for a parcel needed to complete Grandville Ave between the City of South Jordan and the Utah Transit Authority. *(By Director of Strategy & Budget, Don Tingey)*

G.4. Resolution R2024-34, Authorizing the Mayor of the City of South Jordan to sign a Franchise Agreement with SummitIG Utah, LLC. *(By Director of Strategy & Budget, Don Tingey)*

Council Member Zander motioned to approve the following Consent Items: Resolution R2024-23, Resolution R2024-30, and Resolution R2024-34, as stated above. Council Member McGuire seconded the motion.

Roll Call Vote

**Yes – Council Member Zander
Yes – Council Member McGuire
Yes – Council Member Harris
Yes – Council Member Johnson
Yes – Council Member Shelton**

Motion passes 5-0, vote in favor.

H. Public Hearing Items

H.1. Resolution R2024-28, Stating proposed compensation increases for specific City Officers. *(By City Attorney, Ryan Loose)*

City Attorney Ryan Loose reviewed background information from the Council Report.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member McGuire motioned to approve Resolution R2024-28, Stating proposed compensation increases for specific City Officers. Council Member Shelton seconded the motion.

Roll Call Vote

**Yes – Council Member McGuire
Yes – Council Member Shelton
Yes – Council Member Harris
Yes – Council Member Johnson
Yes – Council Member Zander**

Motion passes 5-0, vote in favor.

H.2. Ordinance 2024-14, Fixing the compensation for the South Jordan Elective and Statutory Officers. *(By CFO, Sunil Naidu)*

CFO Sunil Naidu reviewed background information from the Council Report.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Shelton motioned to approve Ordinance 2024-14, Fixing the compensation increases for the South Jordan Elective and Statutory Officers. Council Member McGuire seconded the motion.

Roll Call Vote

**Yes – Council Member Shelton
Yes – Council Member McGuire
Yes – Council Member Harris
Yes – Council Member Johnson
Yes – Council Member Zander**

Motion Passes 5-0, vote in favor.

H.3. Resolution R2024-29, Adopting a Final Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2024 and ending June 30, 2025 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah and taxable by law for the year 2024. *(By CFO, Sunil Naidu)*

CFO Sunil Naidu reviewed background information from the Council Report and his prepared presentation (Attachment C).

Mayor Ramsey opened the public hearing for comments; there were no comments and the hearing was closed.

CFO Naidu and Council Member Shelton reviewed questions emailed to him prior to this meeting from Council Member Shelton (Attachment B).

Council Member Shelton also had CFO Naidu explain why, even though the city is not raising property taxes this year, that does not mean residents' taxes will not go up in general this year.

CFO Naidu explained that the city is not the only entity setting a rate for taxes, any of the other entities included in property taxes can raise their rate separately which would cause a higher amount of taxes due. Taxes are also evaluated based on the property's location and any specific districts it might be located in, which can lead to properties in the city having different rates as well. Property taxes are calculated in Utah with a very complex formula, but the amount the city itself gets does not change if they choose not to raise taxes for the year.

Council Member Harris motioned to approve Resolution R2024-29, Adopting a Final Budget for the fiscal year commencing July 1, 2024 and ending June 30, 2025. Council Member Zander seconded the motion.

Roll Call Vote

**Yes – Council Member Harris
Yes – Council Member Zander
Yes – Council Member Johnson
Yes – Council Member Shelton
Yes – Council Member McGuire**

Motion passes 5-0, vote in favor.

Council Member Johnson motioned to recess City Council Meeting and move to Redevelopment Agency Meeting. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

H.4. RDA Resolution R2024-02, Adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for fiscal year 2024-2025. *(By CFO, Sunil Naidu)*

CFO Naidu reviewed background information from the Council Report.

Board Chair Dawn Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Board Member McGuire motioned to approve RDA Resolution No. R2024-29, Adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, for fiscal year 2024-2025. Board Member Johnson seconded the motion.

Roll Call Vote

**Yes – Board Member McGuire
Yes – Board Member Johnson
Yes – Board Member Harris
Yes – Board Member Shelton
Yes – Board Member Zander**

Motion passes 5-0, vote in favor.

Board Member Zander motioned to adjourn Redevelopment Agency Meeting and return to City Council Meeting. Board Member Harris seconded the motion; vote was 5-0, unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

H.5. Resolution R2024-32, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Open Space (OS) to Stable Neighborhood (SN) on property generally located at 10749 South 2200 West as depicted on Exhibit A (Lot 1 only); South Jordan City (Applicant). *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Zander motioned to approve Resolution No. R2024-32, Amending the Future Land use Plan Map of the General Plan of the City of South Jordan. Council Member Johnson seconded the motion.

Roll Call Vote

**Yes – Council Member Zander
Yes – Council Member Johnson
Yes – Council Member Harris
Yes – Council Member Shelton
Yes – Council Member McGuire**

Motion passes 5-0, vote in favor.

H.6. Zoning Ordinance 2024-07-Z, Rezoning property generally located at 10749 South 2200 West from the A-5 (Agricultural) Zone to R-1.8 (Residential) Zone (Lot 1) and to OS-P Zone (Lot 2); South Jordan City (Applicant). *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report.

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Harris stepped out of the meeting.

Council Member Zander motioned to approve Zoning Ordinance No. 2024-07-Z, Rezoning property. Council Member Shelton seconded the motion.

Roll Call Vote

**Yes – Council Member Zander
Yes – Council Member Shelton
Yes – Council Member Johnson
Yes – Council Member McGuire
Absent – Council Member Harris**

Motion passes 4-0, vote in favor. Council Member Harris absent from the vote.

H.7. Zoning Ordinance 2024-06-Z, Rezoning property generally located at 905 West 10400 South and 873 West 10400 South from A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone. *(By Director of Planning, Steven Schaefermeyer)*

Council Member Harris rejoined the meeting.

Director Schaefermeyer reviewed background information from the Council Report.

Tammy Loertscher (Applicant's daughter) – Confirmed everything has been turned into the county, but they were told it takes time to get everything into the system.

Charles Bouck (Applicant) – Confirmed everything has been recorded and was given a map with the new lot lines as recorded at the county. Mr. Bouck noted that he currently is zoned for animals, and has animals on his property that he would like to be able to keep there. His nephew claims he owns 15 feet of the lane, but they were involved in a court battle and Mr. Bouck owns a prescriptive right-of-way on that whole lane. He has a copy of that as well if needed showing they have two way traffic down that road, they can't stop any of the traffic coming up and down that lane.

Mayor Ramsey opened the Public Hearing for comments.

Terry Bouck (Resident) – I am the nephew. The prescriptive easement that he has is for him only, it is for him and his guests, not for residents. She has a 15 foot right-of-way, I have the other 22 feet of the dirt road so how are they going to access this, when it's rezoned and he wants to build more houses what is going to happen to the road because that will affect me quite a bit. The court battle was quite expensive, and cost me and my father quite a bit of money and there is a lot of dissention in the family. As of right now, them driving on my property is trespassing, so they have a 15 foot right-of-way to get up and down the lane; my name is not on that and I don't have any say in that whatsoever. Charles has the prescriptive easement and no one else, not his wife, not his kids, no one. Are the utilities down there big enough for the capacity of more houses, will it need to be upgraded. I would like to be notified of future meetings by mail or whatever because this will affect me, them traveling and coming down the lane.

Nola Kelly (Resident) – My question is, speaking about the lane, seeing as how it goes in back of my house, is this going to be a dirt road continuously if this goes through or are we going to pave it because that is going to put a lot of dust in my backyard.

Nathan Gedge (Resident) – I am the property directly north of this rezone and we are in favor of it changing to R-2.5 as that mirrors our neighborhood and the existing homes around that. Regarding the ordinance on page 378, it references a Jeff Domm, who is the architect, but not the actual homeowner. I would suggest referencing Tammy Loertscher and Charles Bouck since that is who will actually be occupying and building that property.

Mayor Ramsey closed the public hearing.

Council Member Harris asked about the issues with the lane width being discussed and what they may need to talk about in the future regarding those issues.

Director Schaefermeyer noted this is currently a rezone, so they are not discussing the specific issues with a house being built on the reconfigured parcel. In terms of access where it's private, the city generally tries to stay out of that. If city ordinances are needed, the appropriate permits

are provided. However, if there is a dispute between neighbors that doesn't involve a city road, unfortunately that is between the property owners.

Council Member Zander asked if the owners of a private lane, in a rezone like this, are responsible for paving the lane.

Director Schaefermeyer noted that if they came in to subdivide Parcel 1 in the future, the development requirements would start to kick in related to infrastructure, potentially including road improvements along a private or public lane. Since these are existing parcels, they are allowed to rezone this as proposed with no changes to the lane. Regarding animal rights, since this is an existing lot, if he can show he has had animals on the property that predate the ordinance that would remove those rights, and wishes to continue keeping them there, that is fine.

City Attorney Ryan Loose noted he will have to look at the minutes from the Planning Commission meeting regarding what Assistant City Attorney Greg Simonsen might have said about animal rights, but grandfathering usually comes into play when a change is made that was not initiated by the property owner.

Mayor Ramsey invited the applicant up to discuss the animals he does have and whether he is willing to continue with the rezone application at this time, knowing that staff still needs to research whether the animal rights will remain.

Mr. Bouck currently has cows on the property, sometimes there are chickens and/or a pig. There are currently two cows. There are no animals on the section being discussed for the rezone.

Director Schaefermeyer noted the application is currently for R-2.5, which matches the land around them, but R-1.8 would allow a farm animal floating zone.

Attorney Loose noted the council has to consider the application before them, as changing the application to have the larger parcel as R-1.8 during this meeting would not be appropriate. They may be able to do R-1.8 on the bigger lot to keep those rights, but that is not what was presented on the application being discussed tonight.

Council Member McGuire clarified that if they applied to make the larger lot R-1.8 they could come back in the future and get it rezoned for other uses, it would just require repeating this process.

Council Member Zander suggested tabling this while the applicants discussed their priorities in terms of animal rights since the current application is for a zone that does not allow animal rights.

Attorney Loose added that it appears this would not qualify as a preexisting nonconforming use or being grandfathered in since they are changing the zone themselves. He needs to do some research to give a definitive answer however.

Staff, Council and the applicant discussed options. It was decided the best course of action was to vote on the application for the R-2.5 before them tonight. If it turns out Mr. Bouck loses his animal rights as a result of that, he can come back and apply for a rezone for his larger piece of property to the R-1.8 zone to get those animal rights back since that piece qualifies.

Council Member Harris motioned to approve Zoning Ordinance 2024-06-Z, Rezoning property. Council Member Johnson seconded the motion.

Roll Call Vote

**Yes – Council Member Harris
Yes – Council Member Johnson
Yes – Council Member Shelton
Yes – Council Member Zander
Yes – Council Member McGuire**

Motion passes 5-0, vote in favor.

H.8. Ordinance 2024-09, Vacating a segment of Lake View Avenue from 7050 West to the South Valley Water Reclamation Facility property line, approximately 1,020 feet containing 1.388 acres. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report and his prepared presentation (Attachment F).

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing was closed.

Council Member Zander motioned to approve Ordinance 2024-09, Vacating a segment of Lake View Avenue. Council Member Johnson seconded the motion.

Roll Call Vote

**Yes – Council Member Zander
Yes – Council Member Johnson
Yes – Council Member Harris
Yes – Council Member Shelton
Yes – Council Member McGuire**

Motion passes 5-0, vote in favor.

H.9. Ordinance 2024-10, Amending portions of Sections 17.08.010 (Definitions) and 17.130.030 (Accessory Dwelling Unit Floating Zone) of the South Jordan Municipal Code related to the Definition of Internal Accessory Dwelling Unit and

Single-Family Zones where Guesthouses may be built. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer reviewed background information from the Council Report and his prepared presentation (Attachment G)

Mayor Ramsey opened the Public Hearing for comments; there were no comments and the hearing is closed.

Council Member Zander clarified for residents that these ADU changes do not apply to Daybreak residents, their ADU rules are governed by the Daybreak Master Development Agreement.

Council Member Johnson motioned to approve Ordinance 2024-10, Amending portions of the South Jordan Municipal Code related to the Definition of Internal Accessory Dwelling Unit and Single-Family Zones where guesthouses may be built. Council Member McGuire seconded the motion.

Roll Call Vote

**Yes – Council Member Johnson
Yes – Council Member McGuire
Yes – Council Member Harris
Yes – Council Member Shelton
Yes – Council Member Zander**

Motion passes 5-0, vote in favor.

I. Staff Reports and Calendaring Items

Staff and Council discussed upcoming activities including Memorial Day events and Summerfest.

Director Payne gave a brief review of the events coming up and what the council members can expect with their participation.

Council Member McGuire motioned to adjourn the May 21, 2024 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

ADJOURNMENT

The May 21, 2024 City Council Meeting adjourned at 9:29 p.m.

This is a true and correct copy of the May 21, 2024 Combined City Council & Redevelopment Agency Meeting Minutes, which were approved on June 4, 2024.

Anna Crookston

South Jordan City Recorder



SOUTH JORDAN, UTAH

BUSINESS LICENSE COST OF SERVICE STUDY

MAY 2024

PURPOSE

UCA 10-1-203:

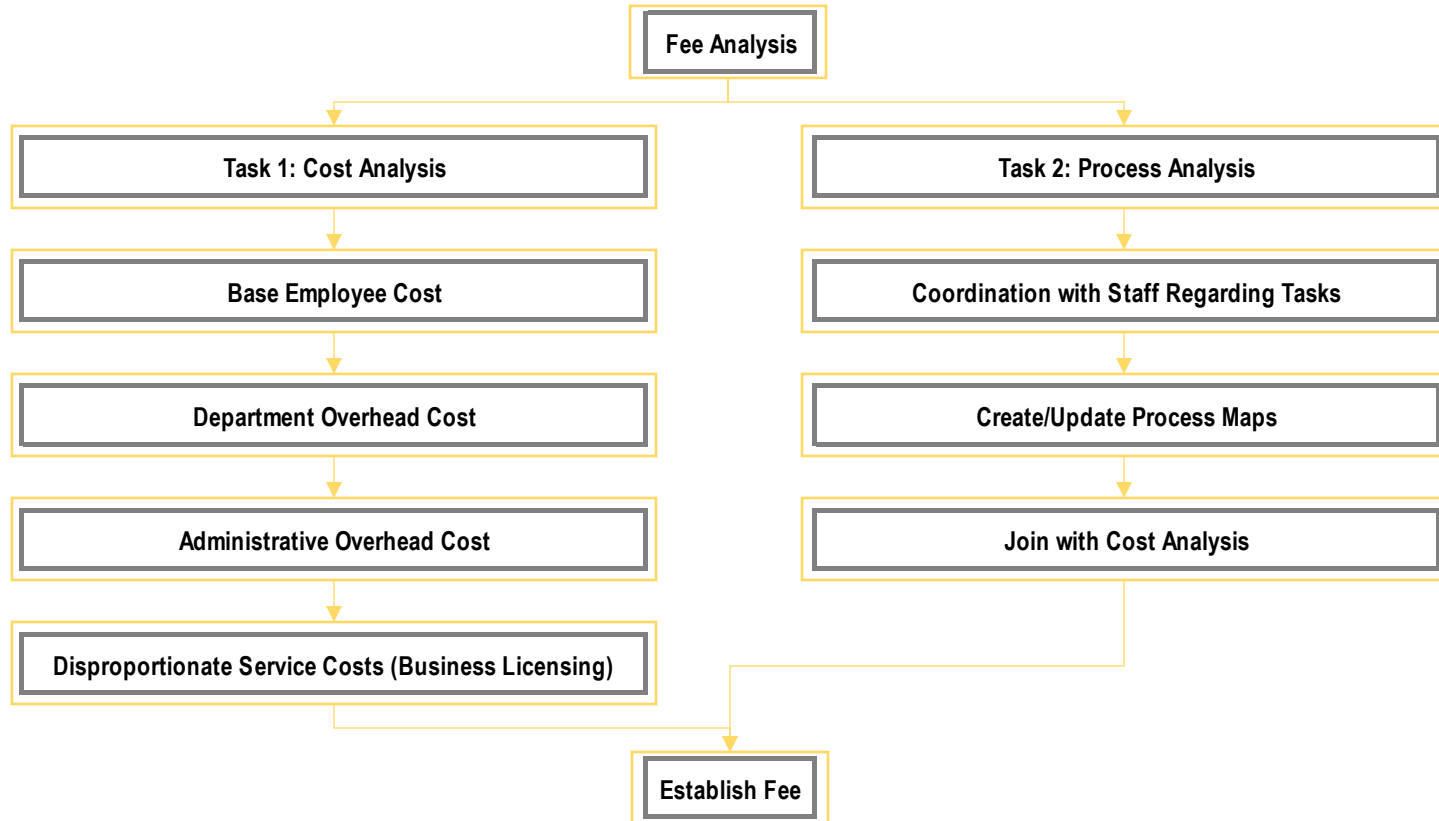
- The legislative body of a municipality may license for the purpose of regulation any business within the limits of the municipality, may regulate that business by ordinance, and may impose fees on businesses to recover the municipality's costs of regulation.
- The legislative body of a municipality may by ordinance raise revenue by levying and collecting a license fee or tax on:
 - a business that causes disproportionate costs of municipal services; or
 - a purchaser from a business for which the municipality provides an enhanced level of municipal services.
- Required to adopt an ordinance defining for purposes of the fee including:
 - The basic level of municipal services; and
 - The costs of providing an enhanced level of municipal services in the municipality.
- **The fee shall be reasonably related to the costs of providing an enhanced level of the municipal services.**

LIMITATIONS

UCA 10-1-203:

- A municipality may not:
 - require a license or permit for a business that is operated:
 - only occasionally; and
 - by an individual who is under 18 years old;
- Charge any fee for a resident of the municipality to operate a home-based business, unless the combined offsite impact of the home-based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone;
- Require, as a condition of obtaining or maintaining a license or permit for a business:
 - That an employee or agent of a business complete education, continuing education, or training that is in addition to requirements under state law or state licensing requirements; or
 - That a business disclose financial information, inventory amounts, or proprietary business information, except as specifically authorized under state or federal law.
- Notwithstanding Subsection (7)(b), a municipality may charge an administrative fee for a license to a home-based business owner who is otherwise exempt under Subsection (7)(b) but who requests a license from the municipality.

PROCESS



COST ANALYSIS

- Analysis of current and projected budgets to determine base costs, department overhead, and administrative overhead costs:
 - Base costs include employee salaries and benefits
 - Department overhead costs include general costs to operate each department
 - Administrative overhead costs include the cost of the services provided to all departments (i.e. legislative, executive and administrative costs)

PROCESS ANALYSIS

■ Creation of Process Maps: Commercial General License Example

STEP #	ACTION	HOURS	PERSONNEL INVOLVED
1	Application Review/Classification/Fee Calculation	0.12	Ambra Holland
2	Building Review	0.50	Ty Montalvo
3	Code Compliance Review	0.25	Audrey Cullimore
4	Fire Review	0.33	Russ Avery
5	Planning Review	0.25	David Mann
6	Police Review	0.25	Jeanene Clark
7	Public Works Review	0.50	Justin Blake
8	Utilities Review	0.08	Kailey Densley
9	External Agency Review	0.17	Ambra Holland
10	Verify Final Review	0.08	Ambra Holland
11	Issue Business License	0.03	Ambra Holland
	TOTAL	2.56	

PROCESS ANALYSIS

■ Proposed Fees

Summary Base License Fees	Proposed Cost	Current Fee
Commercial General License	\$262.81	\$194.00
Commercial Business - Big Box (>80,000 sq. ft.)	\$278.86	\$194 (base)
Commercial Business - Department Store	\$326.08	\$194 (base)
Residential Rentals	\$278.86	\$119 (base)
Commercial Business - Salon Chair/Vending	\$24.43	\$92 (base)
Commercial Temporary (fireworks - outdoor sales only)	\$186.30	\$194 (base)
Commercial Temporary (except fireworks)	\$141.20	\$194 (base)
Commercial Sexually Oriented Business	\$417.53	\$2,122.00
Commercial Business License (non-cosmetology, no fire inspection required)	\$52.04	No Current Fee
Commercial Business License - Model Home	\$69.92	No Current Fee
Alochol License	\$131.76	\$194 (base)
Mobile Food Vendor License	\$78.62	No Current Fee
Mobile Non-Food Vendor License	\$25.13	No Current Fee
Home Occupation Business License	\$125.64	\$200.00
Home Occupation+ Business License	\$197.36	\$200 (base)
	\$75 for fire inspection	\$75 for fire inspection
BUSINESS NAME CHANGE	\$6.98	\$20.00
Renewals (monthly)	\$22.33	\$30.00
Delinquent Renewals (monthly)	\$18.84	Prorated

DISPROPORTIONATE ANALYSIS

- Analysis Considers Disproportionate Impacts from Public Safety
- Process:
 - Determine Cost per Call
- Establish Baseline Level of Service (LOS)
 - Residential vs. Commercial
- Calculate Disproportionate Fees by Business Group
- Re-evaluate & Adjust Disproportionate Fees by Business Group

PROPOSED DISPROPORTIONATE FEES

	Combined Fee	# of Units	Est. Revenue
Assisted Living/Nursing (per Bed)	\$45	946.00	\$42,642
Big Box	\$2,978	8.00	\$23,827
Department Store	\$1,830	4.00	\$7,319
Entertainment/Recreation	\$1,390	4.00	\$5,562
Grocery Store	\$126	8.00	\$1,005
Group/Treatment	\$1,083	8.00	\$8,665
Hotel	\$2,367	7.00	\$16,567
Restaurant	\$296	95.00	\$28,075
Restaurant Full Service	\$145	14.00	\$2,033
Tavern	\$539	2.00	\$1,077
Total			\$136,772

- Generally adjusted fees downward to account for sales tax contribution and fee limits from comparative communities.
- Higher taxpayers received larger adjustment.
- Some business categories removed due to outliers or small sample size.

NEXT STEPS

- ▣ Adopt proposed fees

QUESTIONS

Fred Philpot | Vice President/COO

LRB Public Finance Advisors

O 801.596.0700 | **C** 801.243.0293

lrbfinance.com

Lewis Young Robertson & Burningham is now **LRB Public Finance Advisors**



Good morning Sunil,

Here are a few questions and thoughts about the Proposed Budget. Hopefully, I'm not repeating myself too much.

First, thank you so much for the modifications you and your team have made to the presentation. I love the additional information included in the first part of the document. Very helpful.

- City Council Packet pg. 103: Big increase in Miscellaneous Revenue. What is the reason for the increase?

The big increase in Miscellaneous Revenue is due to an increase in projected interest earnings. Previously I had projected lower earnings thinking cash will be drawn down and used to fund few major projects on hand. Due to the timing of these projects cash will most likely be drawn down in the next fiscal year thus continuing to earn interest. Current interest rate (PTIF) is at 5.45%.

- Council Packet pg. 146, Budget pg. 40: There is a problem with the graph.

Yes, the graph is now fixed.

- Council Packet pg. 165, Budget pg. 59: Why the big drop in Revenue?

CDBG is a reimbursable grant. Monies allocated toward capital projects in the last fiscal year were not spent therefore was not reimbursed by HUD. Projects will be completed and reimbursed in the current fiscal year.

- Council Packet pg. 250, Budget pg. 144: Do we expect interfacility transfer revenue to actually drop or are you being conservative in your estimates?

A little bit of both. Since December of 2023, University of Utah changed the contractual agreement with the City where the City will no longer bill U for the services provided. The City is now billing patience directly. As a result, it's highly likely the city will not collect 100% of the cost. Additionally, the City uses a billing company to administer ambulance services, thereby incurring the additional cost.

- Council Packet pg. 259, Budget pg. 153: Can you explain the negative numbers.

The purpose of the chart is to highlight impact on operations (costs) due to approval of capital projects. In other words, does the approved capital projects provide savings (negative numbers) or adds to (positive) operational savings.

- Council Packet pg. 270, Budget pg. 164. What is the Mulligan's CIP Project?
 - **Mini Golf Lighting**
 - **Mini Golf Restoration**
 - **Mini Pergola**

I know you have recently told me what the CIP is at Mulligans, but I can't remember so I appreciate the reminder.

Thanks so much,

Don

Sent from my iPhone



Attachment C

Strategy

- Level of Service
- Resources
- Strategic Priorities



General Fund Budget
\$67,464,985
City Wide Budget
\$159,536,165



UTAH in the news

Economic Conditions

- #1 Best State Overall
- #1 Best State for Fiscal Stability
- #1 Best State for Economy
- Most Industries grew over the past year



Balanced Budget

REVENUES

COSTS

BALANCED BUDGET



FY2024-25 Budget Highlights

Strategy

- **Level of Service**
- **Resources**
- **Strategic Priorities**





Priority Based Budget

- Current Programs?
- Current Resources?
 - Fiscal/Human

Strategic Vision





Balanced Budget

REVENUES

Projection

COSTS

Needs

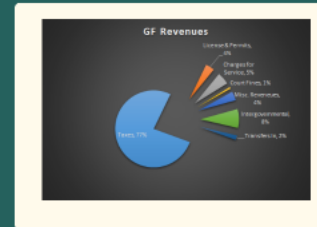
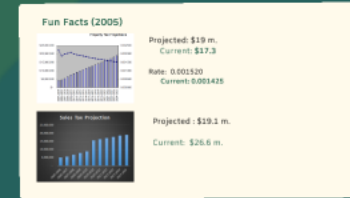
BALANCED BUDGET

Budget



General Fund Budget
\$67,464,985

City Wide Budget
\$159,536,165



Certified Tax Rate

What? Rate calculated and levied against personal & real properties within the city.

Who? Utah State Tax Commission, Salt Lake County Assessor/Treasurer/Auditor.

Why? Stable revenue source for core services. *(Revenue Neutral)*

Does not cover increased cost of service *(Inflation)*



Certified Tax Rate

What? Rate calculated and levied against personal & real properties within the city.

Who? Utah State Tax Commission. Salt Lake County Assessor/Treasurer/Auditor.

Why? Stable revenue source for core services.
(*Revenue Neutral*)

Does not cover increased cost of service (*Inflation*)



Certified Tax Rate Formula



$$\frac{\text{Revenues}}{\text{Taxable Values}} = \text{Tax Rates}$$

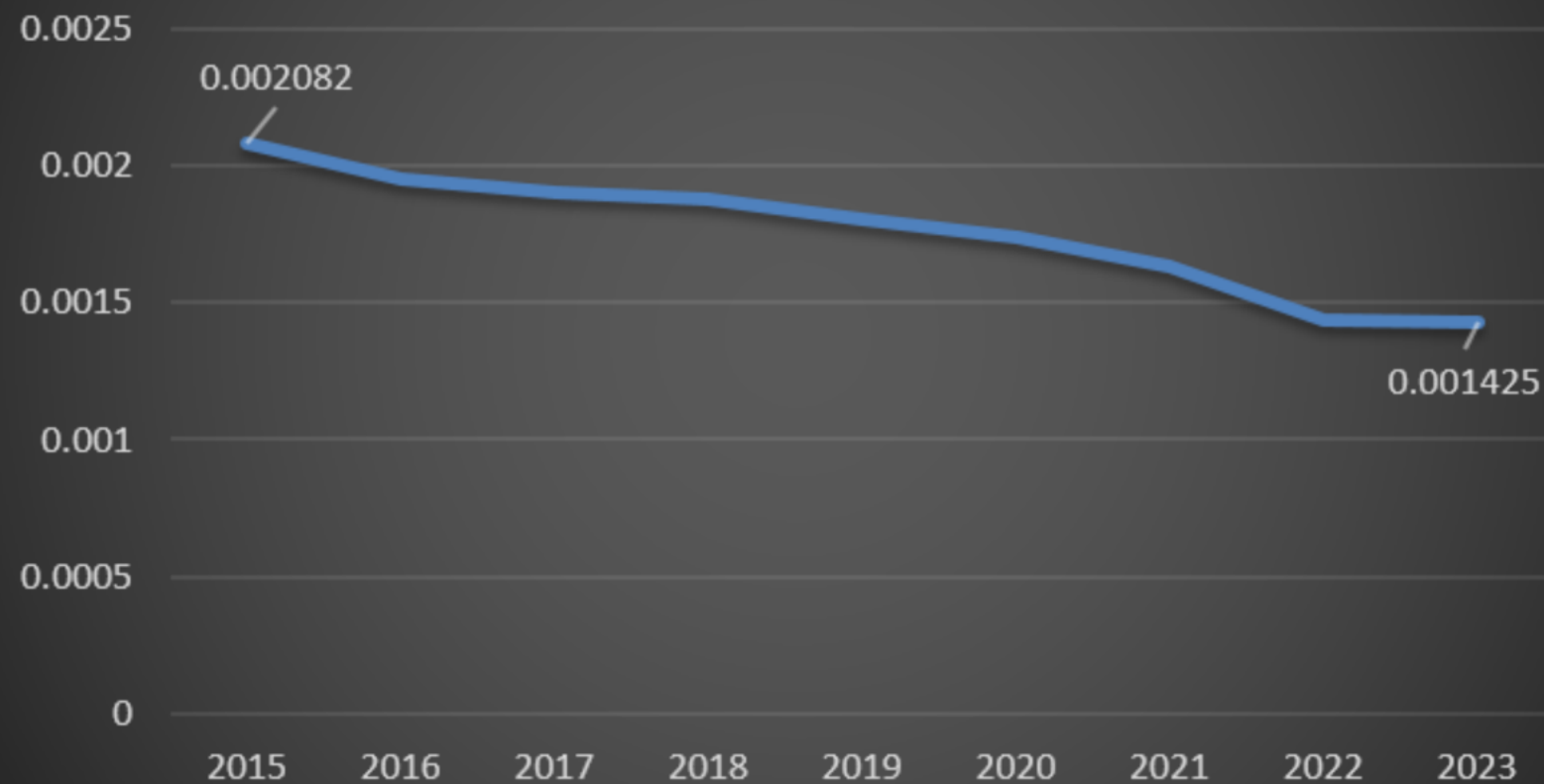
Taxing Entities



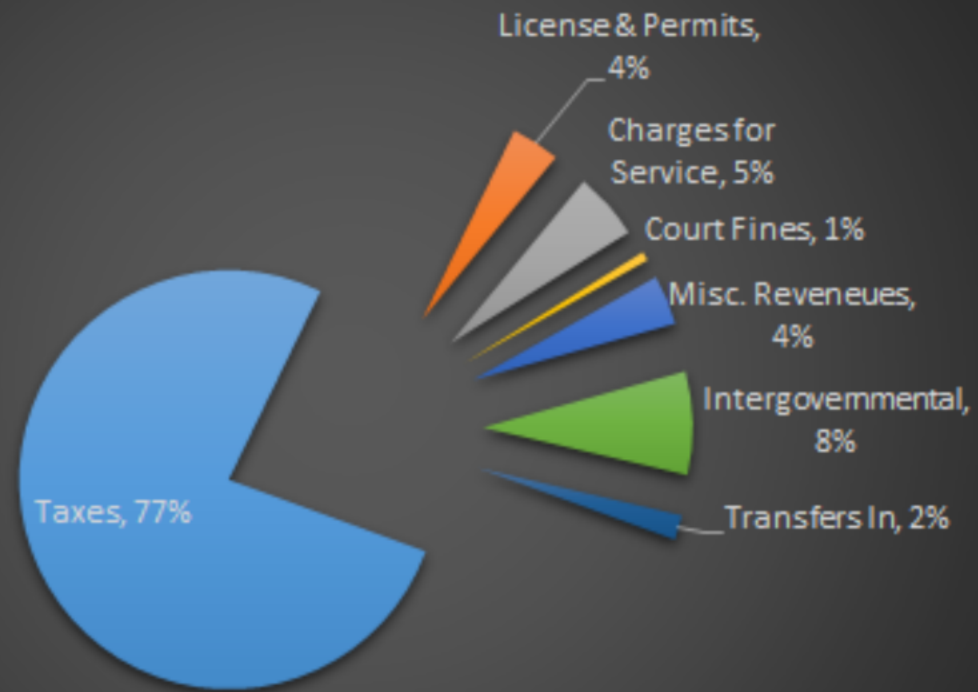
NOTICE OF TAX CHANGES

TAXING ENTITY	2023 IF TAX INCREASE APPROVED		2023 IF NO BUDGET CHANGE		2023 CHANGE IF INCREASE APPROVED		2022		RIGHT TO BE HEARD
	Rate	Tax	Rate	Tax	Tax	%	Rate	Tax	A public meeting will be held
JORDAN SCHOOL DISTRICT	.004228	1,575.69	.004152	1,547.37	\$28.32	2%	.004215	1,580.81	🕒 08/01/23 06:00PM 📍 8136 S 2700 W
STATE BASIC SCHOOL LEVY	.001406	523.99	.001406	523.99			.001652	619.57	
UT CHARTER SCHOOL-JORDAN	.000103	38.39	.000103	38.39			.000101	37.88	
SALT LAKE COUNTY	.001394	519.52	.001394	519.52			.001459	547.19	
SOUTH JORDAN CITY	.001425	531.07	.001425	531.07			.001440	540.06	
SL COUNTY LIBRARY	.000477	177.77	.000381	141.99	\$35.78	25%	.000386	144.77	HEARING HELD DEC '22
SO SL VALLEY MOSQUITO	.000009	3.35	.000009	3.35			.000009	3.38	
JORDAN VALLEY WATER CONS	.000341	127.08	.000312	116.28	\$10.80	9%	.000319	119.64	🕒 08/09/23 06:00PM 📍 8215 S 1300 W
SOUTH VALLEY SEWER	.000196	73.05	.000196	73.05			.000199	74.63	
CENTRAL UT WATER CONSERV	.000400	149.07	.000387	144.23	\$4.84	3%	.000400	150.02	🕒 08/21/23 06:00PM 📍 1426 E 750 N Bldg 2 Orem
MULTI COUNTY ASSESS/COLL	.000015	5.59	.000015	5.59			.000015	5.63	
COUNTY ASSESS/COLL LEVY	.000155	57.76	.000155	57.75	\$.01		.000160	60.01	
TOTAL	.010149	3,782.33	.009935	3,702.58			.010355	3,883.59	

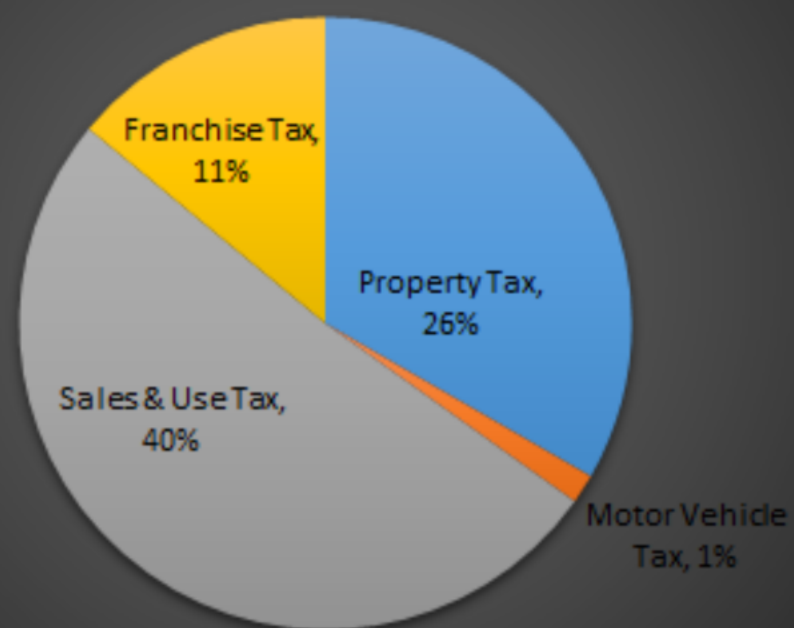
Historical Cerfitied Tax Rates

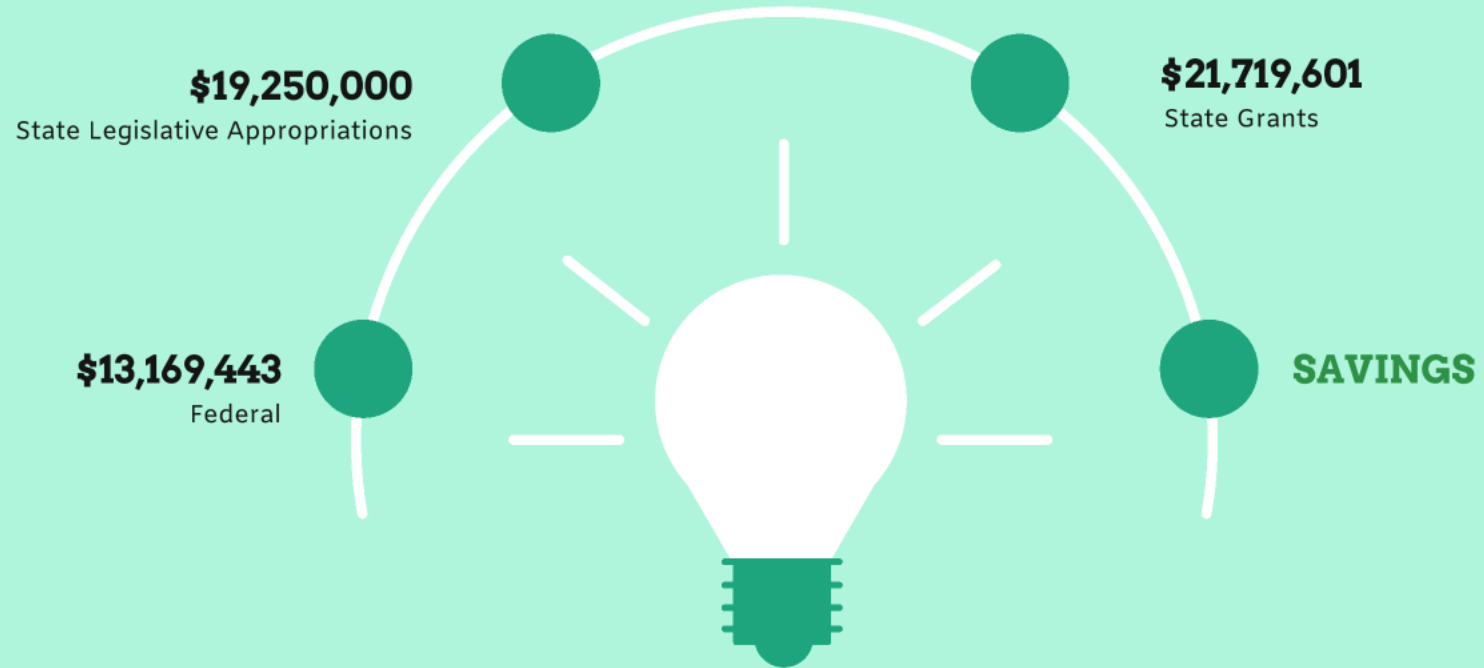


GF Revenues



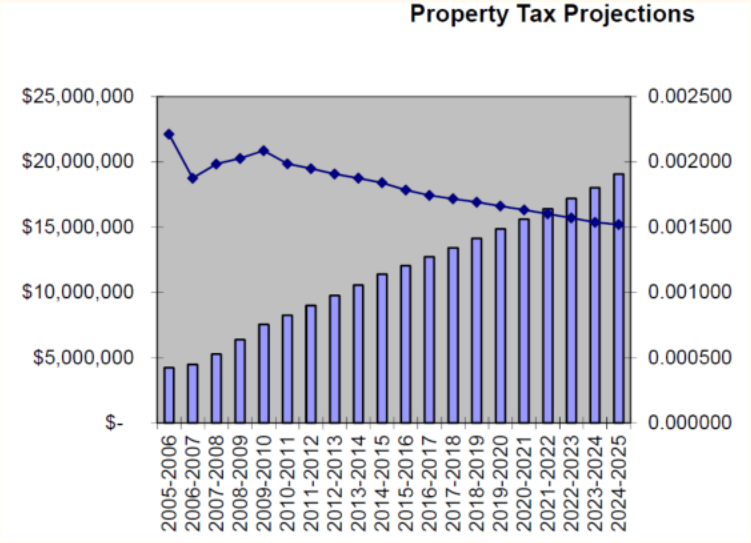
Tax Revenue Breakdown





Federal & State Funds - 2017-2024 : \$54,139,443

Fun Facts (2005)

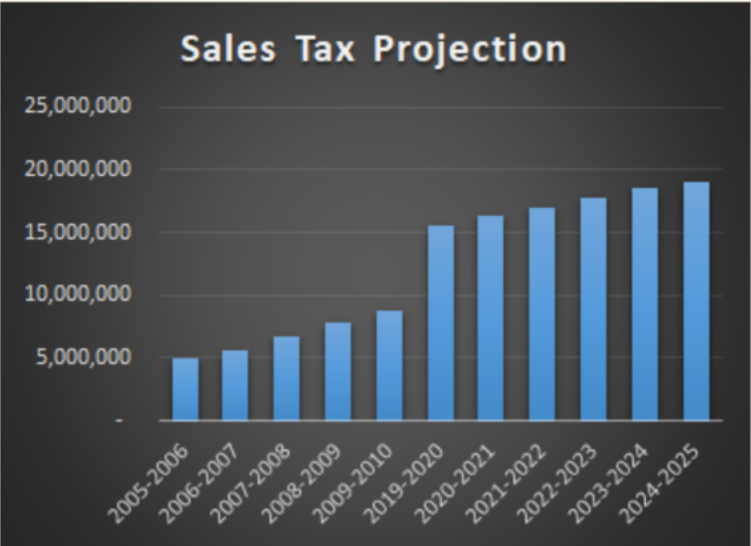


Projected: \$19 m.

Current: **\$17.3**

Rate: 0.001520

Current: **0.001425**



Projected : \$19.1 m.

Current: \$26.6 m.



UTAH *in the news*

Economic Conditions

- #1 Best State Overall
- #1 Best State for Fiscal Stability
- #1 Best State for Economy
- Most Industries grew over the past year





City of South Jordan
State of Utah



ANNUAL BUDGET



Fiscal Year
2024-2025

www.sjc.utah.gov

May 21th, 2024

May 21th, 2024



SOUTH JORDAN
UTAH

5/28/2024

City Council Meeting

1

SOUTH JORDAN CITY PARK

REZONE

10749 S. 2200 W.

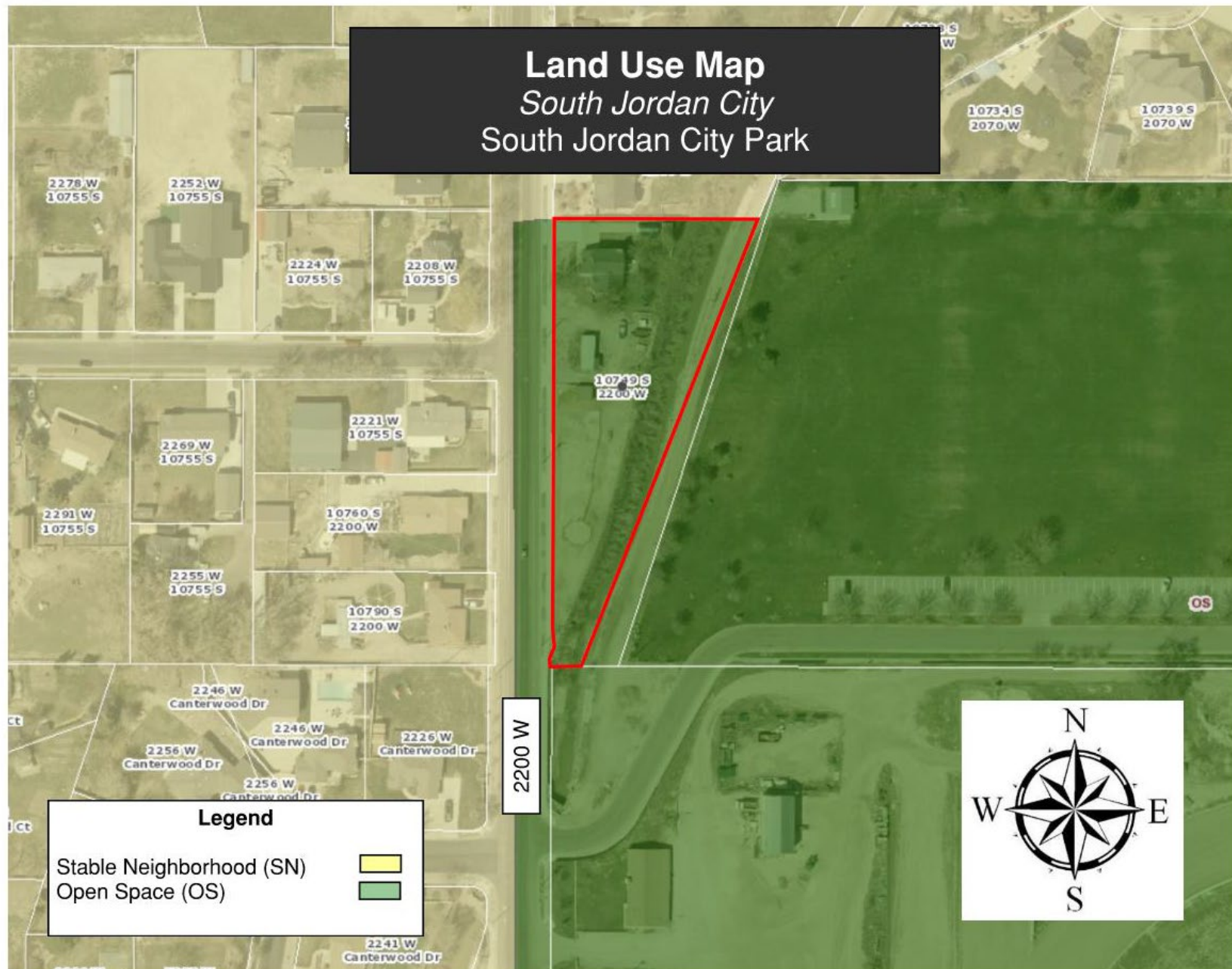
Location Map
South Jordan City
South Jordan City Park



Land Use Map

South Jordan City

South Jordan City Park



Zoning Map

South Jordan City

South Jordan City Park



LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAN



A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2200 WEST AS ESTABLISHED BY A WARRANTY DEED RECORDED AS ENTRY NO 1326591 IN BOOK 18045 AT PAGE 3270 - 3273 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING S 07°18'10" N 13°19' 18" E S 84°42'20" E 320.33 FT FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

RUNNING THESE ALONG RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES:

- 1) N 10°42'20" E 26.65 FT.
- 2) N 10°16'10" E 25.28 FT.
- 3) N 60°43'29" E 24.00 FT.
- 4) N 61°18'17" E 220.17 FT TO AN EXISTING FENCE AND THE SOUTH LINE OF THE AUGUST PROPERTY AS CONVEYED BY A PREVIOUSLY DEED RECORDED (JAN 1981 ENTRY) NO. 284890 BOOK 11847 PAGE 342; 8.845' E 2.818' FT ALONG SAID SOUTHLINE OF THE AUGUST PROPERTY TO THE CENTER OF THE UTM AND SALT LAKE CANAL; AND

5) 21°46'49" W 513.61 FT TO THE NORTHLINE OF THE EQUESTRIAN CENTER PARK SUBDIVISION. THE SAID SUBDIVISION LINE IS 89°20'30" N 33.08 FT TO THE POINT OF BEGINNING.

CONTAINS 39.483 FT (13.27 AC), 2 LOTS

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO 2 LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

IN WITNESS WHEREOF I HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

87

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME

HE/SHE IS A _____ OF THE CITY OF SOUTH JORDAN, A MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY

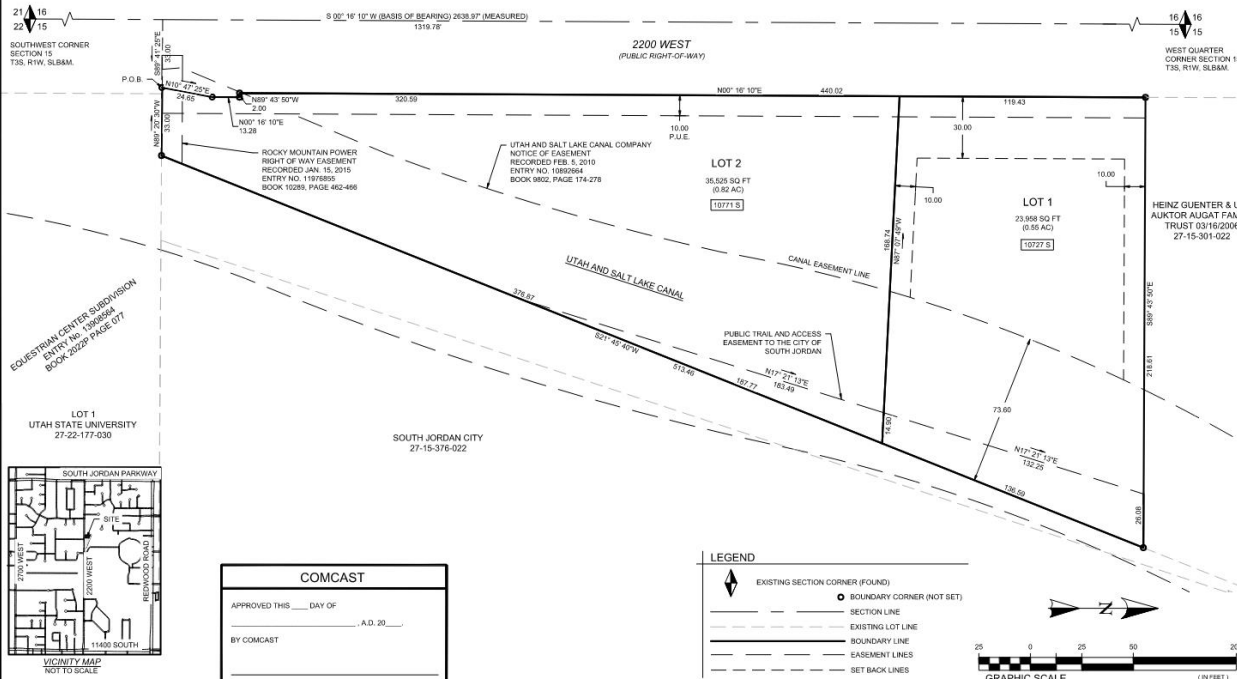
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$: _____ DEPUTY SALT LAKE COUNTY RECORDER



CENTURY LINK	ROCKY MOUNTAIN POWER	DOMINION ENERGY	SOUTH VALLEY SEWER DISTRICT	BOARD OF HEALTH APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 20____ BY CENTURY LINK _____	APPROVED THIS ____ DAY OF _____, A.D. 20____ BY ROCKY MOUNTAIN POWER _____	APPROVED THIS ____ DAY OF _____, A.D. 20____ BY DOMINION ENERGY _____	APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE SOUTH VALLEY SEWER DISTRICT SOUTH VALLEY SEWER DISTRICT MANAGER	APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE BOARD OF HEALTH SALT LAKE COUNTY HEALTH DEPARTMENT



SOUTH JORDAN
UTAH
1600 West Towne Center Dr. / South Jordan, UT 84095
Telephone: (801) 254-3742 / Fax: (801) 253-5235

CITY PLANNER

APPROVED THIS ____ DAY OF _____, A.D. 20__

CITY PLANNER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT
AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON
FILE IN THIS OFFICE AND IS HEREBY APPROVED

SOUTH JORDAN CITY ENGINEER DATE

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__

ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20____

CITY CLERK MAYOR

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED
AT THE REQUEST OF _____

FEE \$: _____ DEPUTY SALT LAKE COUNTY RECORDER

May 21th, 2024

Attachment E



SOUTH JORDAN
U T A H

City Council Meeting

CHARLES BOUCK PROPERTIES

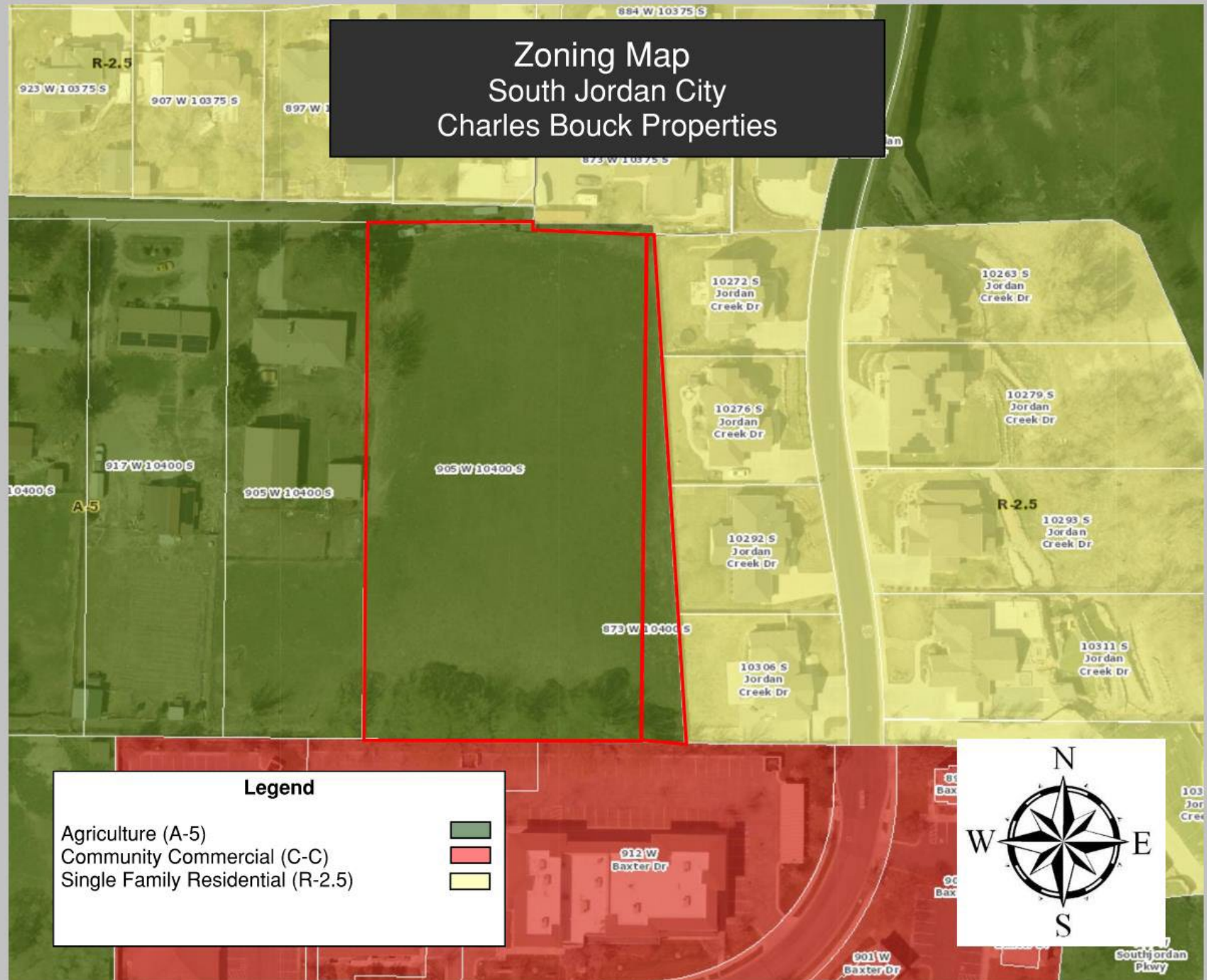
REZONE

905 W. 10400 S.

Location Map
South Jordan City
Charles Bouck Properties



Zoning Map South Jordan City Charles Bouck Properties



Boundaries After Lot Line Adjustment

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°08'52" W	34.84
L2	N 00°26'43" E	3.06
L3	N 08°06'50" W	51.52
L4	N 11°28'53" E	16.79
L5	N 08°06'50" W	29.48
L6	N 86°06'50" W	15.58
L7	N 08°03'12" W	112.03

[illegible]

PARCEL 2
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 108 EAST, 56TH NAD RANGE
AND 100TH MERIDIAN, SASKATCHEWAN, A TRACT OF LAND HERETOFORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON AN EXISTING CHAIN LINK HEREIN, SAID
POINT BEING SOUTH 02°12'14" WEST 365.50 FEET, BEING ALONG THE
EAST LINE OF SAID CHAIN LINK AND SOUTH 88°00'00" EAST 114.14 FEET
AND NORTH 00°00'00" EAST 7°16'18" AND SOUTH 88°00'00" EAST 110.00 FEET
TO THE NORTH QUARTER CORNER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 108 EAST, 56TH NAD RANGE AND
100TH MERIDIAN, SASKATCHEWAN, BEING ALONG THE EAST LINE OF SAID
CHAIN LINK 20.25' 40' WEST 3°15' 30" WEST 30' 40' SOUTH 1°00' 00" EAST
15' 50' BEING SOUTH 88°00'00" EAST CHAIN LINK BEING SOUTH 1°00'00" EAST
10' 50' 15' 50' FEET ALONG AN EXISTING CHAIN LINK UNCL. THENCE
NORTH 88°00'00" EAST 10' 50' FEET TO THE NORTH QUARTER CORNER OF
SECTION 14, BEING SOUTH 03°31'13" EAST 102' 10" FEET ALONG THE
WESTERLY BOUNDARY LINE OF VILLAGE AT RHYNDKOPF, PARCEL 1, LIND
NORTH 80°00'00" WEST 105' 01" FEET THENCE NORTH 02°14'21" EAST
10' 00' TO THE POINT OF BEGINNING, BEING ALONG THE EAST LINE OF
CONFRANS 02°14'21" ACRES, MORE OR LESS

NOTE: THESE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIONS OF A COMPLETE ORIGINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO APPLICABLE LOCAL SECTIONS, ORDINANCES, AND VARIOUS STATE AND FEDERAL REGULATIONS. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND ACCEPTS RECIPIENT'S ENGINEERING AND LAND SURVEYING, L.L.C.'S LIABILITY OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARRIS, HARRIS AND DEFENDS FURTHER AGAINST INQUIRY AND SUIT BY ANY PARTY THAT MAY BE AFFECTED BY THIS DATA AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THIS INFORMATION PROVIDED HEREIN.

DATE	FILE	NO.	DATE	12-10-2008
DATE REC'D	CHK			
DATE REC'D	SUPPLY			
DATE	02/15/2024			
DATE	08/04			
	1.1			

2004-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-27

BENCHMARK
ENGINEERING &
AND SURVEYING

TAMMY LOERTSCHER
905 WEST 10400 SOUTH STREET
SANDY CITY, UTAH

23112

EXHIBIT

SHEET
1 OF 1

Future Parcel 1:

- Rezone from A-5 to R-2.5
- 2.064 acres
- No planned development at this time.

Future Parcel 2:

- Rezone from A-5 to R-2.5
- 0.371 acres
- Site of future home

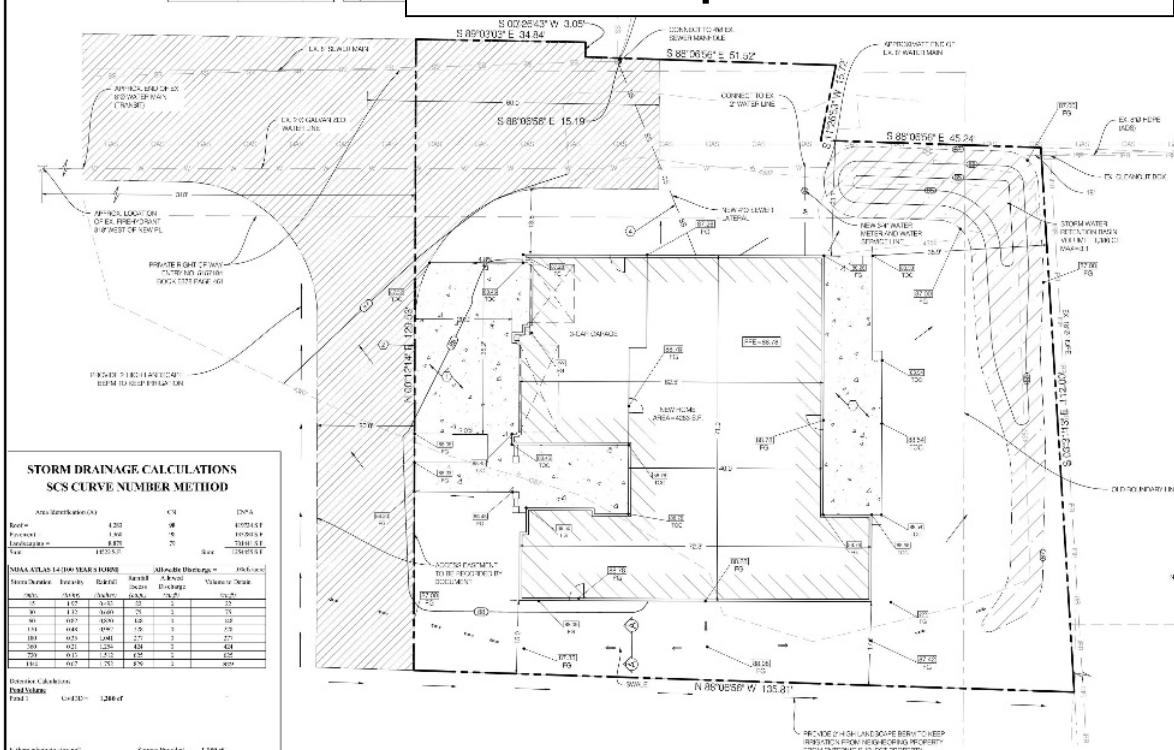


NOTE:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH BUILDING CODE AND THE UTAH ELECTRICAL CODE.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

AREA TABLE			
ITEM	AREA (SQ. FT.)	PERCENT	TOTAL
FOOTING	4,320	28.4	
FOUNDATION	2,880	18.9	
WALLS	1,440	9.5	
SLAB	1,440	9.5	
TOTAL	15,360	100.0	

CONSTRUCTION KEY AND REFERENCE			
NO.	DESCRIPTION	REFERENCE	REMARKS
1	FOOTING	SECTION 1	
2	FOUNDATION	SECTION 2	
3	WALLS	SECTION 3	
4	SLAB	SECTION 4	

Sample Site Plan



STORM DRAINAGE CALCULATIONS SCS CURVE NUMBER METHOD

Area (Acres)	4.32	CN	60	CN2	60
Permit	1.00				
Runoff (in/hr)	0.80				
Peak	1.00				

STORM DRAINAGE CALCULATIONS					
Area (Acres)	Runoff (in/hr)	Peak (in/hr)	Runoff (in/hr)	Peak (in/hr)	Runoff (in/hr)
1.00	0.80	1.00	0.80	1.00	0.80
2.00	1.60	2.00	1.60	2.00	1.60
3.00	2.40	3.00	2.40	3.00	2.40
4.00	3.20	4.00	3.20	4.00	3.20
5.00	4.00	5.00	4.00	5.00	4.00
6.00	4.80	6.00	4.80	6.00	4.80
7.00	5.60	7.00	5.60	7.00	5.60
8.00	6.40	8.00	6.40	8.00	6.40
9.00	7.20	9.00	7.20	9.00	7.20
10.00	8.00	10.00	8.00	10.00	8.00

Storm Drainage Calculations
Peak: 1.00 cfs
Runoff: 1.00 cfs
Peak: 1.00 cfs
Runoff: 1.00 cfs

NOTE:
1. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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GRAPHIC SCALE

1" = 10'

NORTH

LEGENDS & ABBREVIATIONS:

NEW CONCRETE

NEW FOOTING

STANDARD DUTY PAVEMENT
PAVEMENT SECTIONS
SCALE 1/8" = 1'

FOUNDATION DRAIN
SCALE 1/8" = 1'

Blue Stakes of UTAH811

GRADING & DRAINAGE PLAN

CGD.01
1 OF 1

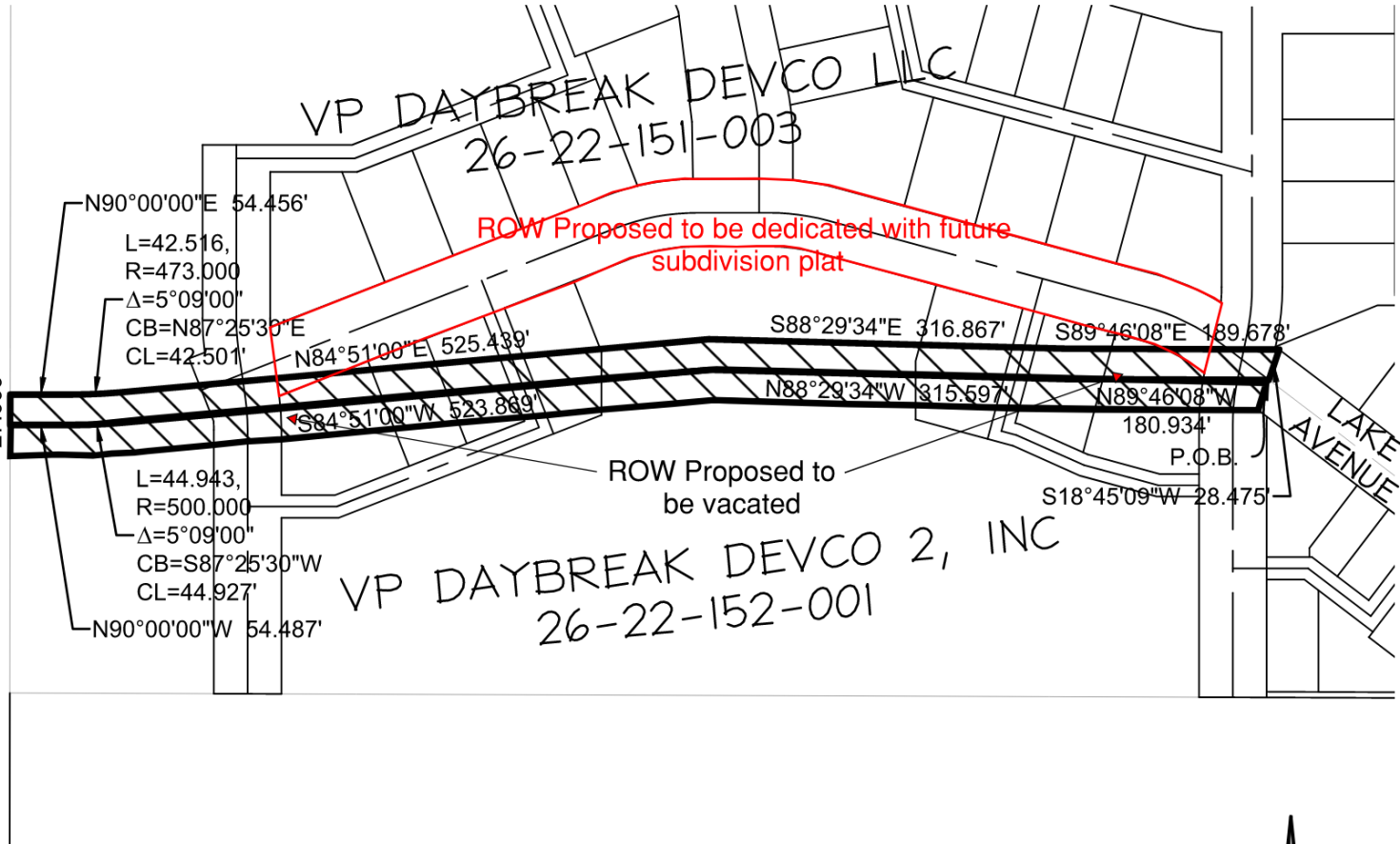
Attachment F



Location Map



SOUTH VALLEY WATER
RECLAMATION FACILITY
26-21-200-001



SCALE 1"=150'

VP DAYBREAK DEVCO ROW VACATION EXHIBIT
VILLAGE 12B PLAT 1A

PREPARED FOR: MILLER FAMILY REAL ESTATE



9009 SOUTH 1900 WEST, SUITE 100
901685.0004 TEL. 801.680.8671 FAX
WEST JORDAN, UT 84068
WWW.PERIGEECONSULTING.COM

Accessory Dwelling Unit (ADU) Text Amendment

Ordinance 2024-10

Amending South Jordan City Municipal Code
Sections 17.08.010 and 17.130.030

Section 17.08.010

Internal Accessory Dwelling Unit or IADU: An ADU, that qualifies as an internal ADU under Utah State Law, and is contained within the primary dwelling so that the ADU and the primary dwelling appear to be one (1) unit, that includes a kitchen and bathroom ~~separated from the primary dwelling by a wall, door, finished entryway, or other physical barrier that limits or restricts continuous free flow access to the ADU.~~

(similar change made to IADU definition in 17.130.030.010)

Section 17.130.030.020.A.2.a.

Zoning: The Accessory Dwelling Unit Floating Zone shall be applied to conforming single-family dwellings in the following zones: A-5, A-1, R-1.8, R-2.5, R-3, R-4 and R-5. ~~Guesthouses shall only be approved in the A-5, A-1, and R-1.8 Zones.~~ Approved accessory dwelling units shall meet the requirements of the underlying zone. Only one (1) ADU is allowed per lot. ADUs are not allowed in conjunction with mobile homes or any form of attached housing units.