SOUTH JORDAN CITY COMBINED CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING

July 18, 2023

Present:

Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Recreation Janell Payne, Fire Chief Chris Dawson, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, City Recorder Anna Crookston, Police Lieutenant Rob Hansen, Director of Administrative Services Melinda Seager, Director of Commerce Brian Preece, Assistant Director of Finance Nick Geer, Director of Strategy & Budget Don Tingey, Communications Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planning Commissioner Laurel Bevans

Absent:

Others: ben@bksteckler.com, Bill Gerrard, Bryan F., Randy Satchwell, Kathy Johnson

<u>6:33 P.M.</u>

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 Council Member Don Shelton

Council Member Shelton offered the invocation.

C. Pledge of Allegiance – By Council Member Jason McGuire

Council Member McGuire led the audience in the Pledge of Allegiance.

D. Minute Approval

- **D.1.** June 20, 2023 City Council Study Meeting
- **D.2.** June 20, 2023 Combined City Council & Redevelopment Agency Meeting

Council Member Shelton noted a spelling error in City Manager Whatcott's name in the regular meeting minutes and noted that the regular meeting's agenda listed Council Member Zander leading the Pledge of Allegiance, but Mayor Ramsey was noted as leading the pledge. It was

discussed and decided that the minutes clearly noted Mayor Ramsey was leading the pledge in Council Member Zander's absence.

The spelling error was corrected in the minutes and saved.

Council Member Shelton motioned to approve the June 20, 2023 City Council Study Meeting as published and June 20, 2023 Combined City Council & Redevelopment Agency Meeting Minutes with amendments. Council Member Harris seconded the motion; vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Jason McGuire shared some pictures and noted that he attended the splash pad ribbon cutting and the Bingham Creek Regional Park Grand Opening. He thanked the staff involved in the park opening and shared his family's experience at a local cemetery, noting that his family appreciated how much better taken care of our city cemetery was than the one they visited. He met with the Arts Council, as well as their steering committee. He attended a night at the movies with the mayor and the Shelton family, involving Senator Fillmore.

Council Member Tamara Zander shared that while she was in Italy, she still donned her City Council hat, taking note of how garbage was dumped in Venice. They have no roads, so she wondered how they did things like garbage disposal and emergency services like paramedics and police. She shared pictures of the garbage boat with a crane that empties the garbage dumpsters on the land, as well as the local paramedics being in boats. She discussed their posting of public notices during a heat wave, which caused some deaths due to the area not having air conditioning. She enjoyed seeing how their city services worked, and felt very blessed to have the services we do here.

Council Member Brad Marlor met with a developer on June 21 regarding potential development plans. On June 22 he attended the Bingham Creek ribbon cutting and he shared how wonderful it was with the response and enthusiasm. June 28 was the Heritage Splash Pad ribbon cutting and he shared pictures from that event, thanking staff and all those who were a part of that project; he can't wait to take his guests to that splash pad in the near future. On June 29 he attended City Manager Gary Whatcott's retirement open house, which was a wonderful event. On June 30 he had the opportunity to be interviewed by the South Jordan Journal, sharing some of his thoughts and experiences.

Council Member Patrick Harris also attended the Bingham Creek ribbon cutting, along with the kid's race of the most recent SoJo Race Series event. He met with city staff to discuss city insurance. He met with Representative Teuscher and attended a sewer board meeting where a big decision was made and approved regarding the Rio Tinto annexation.

Council Member Shelton shared some pictures of his family's time at Bear Lake and the grand opening of Bingham Regional Park. He met with Representative Teuscher regarding transportation and had a Senior Advisory Committee and Audit Committee meeting. He attended Mr. Whatcott's retirement party, the associated ruck, and the previously mentioned movie. He

Redevelopment Agency Meeting July 18, 2023

discussed the Unified Golf Tournament coming up and his son's involvement. He discussed interactions with staff regarding changes to residents' filing of complaints, which is now an easier process. He spoke with City Engineer Brad Klavano about Google Fiber and a box that was placed in a lawn where the resident felt it was unsightly; Director Klavano was able to get that removed while keeping Google Fiber service at the location. He has spoken with City Dustin Lewis and Associate Director of Parks, Colby Hill to arrange Day of Service activities for the coordinating council out west of Bangerter Highway.

Council Member Marlor shared some photos and discussed his experience flipping the strip in his cul-de-sac.

Mayor Dawn Ramsey echoed the previous comments about city events they all attended. She noted that earlier today she had a great discussion with Mayor Wilson about additional projects South Jordan is working with and collaborating with Salt Lake County on, along with getting some great updates. She appreciates the wonderful and unique partnership we have with Mayor Wilson, who had nothing but great things to say about the work going on right now in South Jordan. She had the opportunity to officiate a wedding on Friday for Rodney Shaw who is the principal of Bingham High School. Yesterday the city had the privilege of hosting the Big Cities Caucus, which includes the 12 largest cities in the state that are all cities of the first and second class, based on population. They met for two hours with lots of policy conversations, follow-up questions similar to those asked at LPC, and input on creating priorities going forward to come up with their soft lines in the sand before reaching hard lines in the sand. She and her husband got to attend the live size tabernacle event the day before it opened here in South Jordan, which is free to visit and located at 2450 West 10400 South. It is open seven days a week until August 2, and is incredibly well done.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Randy Satchwell (Resident) – I am very satisfied that the tone of my comments are going to take a 180 degree difference of where they had been earlier. On about April 28, I had sent Council Member Marlor an email, which the mayor may have also received. I was very concerned with South Jordan opting out of the state money for water conservation. Last week, Assistant City Manager Jason Rasmussen sent me an email that an agreement had been there; the sad thing is I don't think too many residents really know it. The neighborhoods that I talked to had no idea, so I would like to commend the council, mayor and city workers of working out something. Though my anxiety level was quite high, it is now lower, so thank you. If I offended anybody with my emails, I apologize for that but I am sort of blunt and I write the way that I see it. Thank you very much for working that out because it's a major piece of cash if you are trying to put in the localscape.

Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items

Combined City Council & Redevelopment Agency Meeting July 18, 2023

G.1. Oath_of Office of the City Manager, Dustin Lewis. (*By City Recorder Anna Crookston*)

City Recorder Anna Crookston swore in Dustin Lewis as the new City Manager for the City of South Jordan.

City Manager Dustin Lewis thanked the mayor, council and staff that have supported him. He thanked his wife and son who are here tonight as well.

G.2. Scarlett Pimpernel cast performance. (By Director of Recreation, Janell Payne)

The cast performed a short musical number and shared a flyer with performance details (Attachment B)

H. Action Items

H.1. Resolution R2023-32, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for 300 West Improvements to Dry Creek Channel. (By Director of Engineering/City Engineer Brad Klavano)

Council Member Zander motioned to appoint Council Member Marlor as Mayor Pro Tempore while Mayor Ramsey briefly stepped out of the meeting. Council Member Harris seconded the motion; vote was unanimous in favor.

City Engineer Brad Klavano reviewed background information from the Council Report and showed a map of the area (Attachment A) for explanation of both Resolution R2023-32 and the next item for Resolution R2023-33.

Mayor Ramsey returned to the meeting.

Council Member Shelton asked for an explanation of why it would be important to take these areas out of a flood plain.

Director Klavano responded that it is for insurance purposes, as well as removing restrictions on development. The city had committed to do this years ago and failed to follow through on that, so they are taking care of it now and cleaning things up.

Council Member Marlor asked for our city's share of the expense.

Director Klavano responded, based on estimates, it is about \$271,000 more; we have around \$340,000 currently budgeted.

Council Member Shelton asked if this is already in the budget, or if the budget is being modified to accommodate this.

Director Klavano responded the funds are already in the budget.

Council Member Zander asked if Director Klavano is comfortable with what each entity is contributing, and if he feels it is a fair split between the three.

Director Klavano responded it's about as fair as it could be. He wishes the county had just paid the cost of the culvert, but the county will only pay a max of \$300,000. The City of Sandy really stepped up in splitting the cost with us, after they hit the maximum contribution from the county. This is all in the City of South Jordan, so to get Sandy to participate at the level they are is a great thing for us.

Council Member Zander motioned to approve Resolution R2023-32, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County. Council Member McGuire seconded the motion; vote was unanimous in favor.

H.2. Resolution R2023-33, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City for 300 West Improvements to Dry Creek Channel. (By Director of Engineering/City Engineer, Brad Klavano)

Council Member McGuire motioned to approve Resolution R2023-33, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and Sandy City. Council Member Zander seconded the motion; vote was unanimous in favor.

H.3. Resolution R2023-36, Interim Emergency Successors for 2023-24.

City Manager Dustin Lewis presented the list as included in the Council Packet, and noted that it has been updated to reflect the recent changes in the City Manager on down, as well as updates to activating the emergency system with the county.

Council Member Shelton motioned to approve Resolution R2023-36, Interim Emergency Successors for 2023-24. Council Member Marlor seconded the motion; vote was unanimous in favor.

I. Public Hearing Items

I.1. Presentation by Matt Olsen on behalf of JVWCD. (*By JVWCD Assistant General Manager, Matt Olsen*)

Matt Olsen reviewed Attachment C.

I.2. Public Hearing JVWCD proposed property tax increase. (*By JVWCD Assistant General Manager, Matt Olsen*)

Mayor Ramsey opened the public hearing for comment. There were no comments and the hearing was closed.

Council Member Zander asked when this incremental increase would start, if passed.

Mr. Olsen responded it would start with their fiscal year, in July of this year.

Council Member Zander asked what this water district entails in terms of geographic area.

Mr. Olsen described the geographic area covered.

Council Member Shelton noted that the Council Report mentioned the water district developing some wells, asking if that was correct and if they had been already located.

Mr. Olsen responded yes, they try to have a very diversified portfolio; when they can acquire more wells, they will, typically on the east side of the valley. He and Council Member Shelton discussed some of the processes they use for those additional water sources. He also discussed how often they raise the rates, and that with the values coming down they should be able to get closer to the max amount taxable.

Mayor Ramsey pointed out that on a \$550,000 home it comes out to about \$9.00 a year, and on a \$700,000 home it comes out to about \$11.00 a year.

I.3. Ordinance 2023-06, Vacating all of the East Town Center Roadway Dedication Plat in Lieu of Condemnation Amending Lot T3 of the Kennecott Master Subdivision #1 Amended. RCV (By Director of Planning, Steven Schaefermeyer)

Director Schaefermeyer reviewed background information from the Council Report and Attachment D.

Council Member Zander asked where the public service building will be on the map, and staff pointed that out.

Mayor Ramsey opened the public hearing for comment. There were no comments and the hearing was closed.

Council Member Harris motioned to approve Ordinance 2023-06, Vacating all of the East Town Center Roadway Dedication Plat. Council Member Zander seconded the motion. Roll Call vote was 5-0, unanimous in favor.

I.4. Resolution R2023-34, Designating the South Jordan Redevelopment Agency (Agency) as the City's Agent for the South Station Housing and Transit Reinvestment Zone (South Station HTRZ). RCV (By City Attorney, Ryan Loose)

City Attorney Ryan Loose reviewed background information from the Council Report for both Resolutions R2023-34 and RDA 2023-04.

Council Member Zander asked if a discrepancy comes up that needs to be addressed, would that go through the city attorney, Director Preece, or through the board.

Attorney Loose responded that they would start with Director Preece, but if there are legal issues they would work with the city's RDA Attorney, Craig Smith, as he is legal counsel to the board. He discussed previous issues worked through including affordable housing money use with Ivory, which went through Director Preece's office and Attorney Smith.

Director Preece noted that the City Manager is the Executive Director of the RDA, with the mayor being the Board Chair.

Council Member Shelton asked the reasons for this change.

Attorney Loose responded that it allows the board to handle all the budgeting and other processes, already set up through the RDA.

Council Member Shelton asked about any potential disadvantages to running this through the RDA.

Attorney Loose responded they don't see any, it structurally works much better under the RDA.

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

Council Member Marlor motioned to approve Resolution R2023-34, Designating the South Jordan Redevelopment Agency as the City's Agent for the South Station Housing and Transit Reinvestment Zone. Council Member Shelton seconded the motion. Roll Call vote was 5-0, unanimous in favor.

Council Member McGuire motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING.

I.5. Resolution RDA 2023-04, Accepting the City of South Jordan's Designation of Agent for the South Station Housing and Transit Reinvestment Area (South Station HTRZ). RCV (By Director of City Commerce, Brian Preece)

Board Chair Dawn Ramsey opened the public hearing for comments. There were no comments and the hearing was closed.

Board Member Jason McGuire motioned to approve Resolution RDA 2023-04, Accepting the City of South Jordan's Designation of Agent for the South Station Housing and Transit Reinvestment Area. Board Member Tamara Zander seconded the motion. Roll Call vote was 5-0, unanimous in favor.

Board Member Brad Marlor motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Board Member Tamara Zander seconded the motion; vote was unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

J. Staff Reports and Calendaring Items

City Manager Lewis announced the city employee lunch on September 12, as well as the end of summer bash in August. There was a reference made during public comment that the city had opted out of Jordan Valley Water's conservation program, and that was incorrect. The city has been very active in their own program for a few years now, with Jordan Valley just making their program available in the last week or so, and that was made available to residents as soon as that was released. That will be advertised, in addition to existing programs that have been available for a few years already; the residents of South Jordan have multiple options to participate in water conservation measures.

Mayor Ramsey noted that Jordan Valley staff has clearly shared that they have been trying for 15 years to get all of their member agencies to follow the plan South Jordan has. No one would agree, stating it was too much work and wanting something easier.

Attorney Loose discussed potential council meetings with various legislators, and noted that he would work to set those up and notify the council members when those are scheduled.

Mayor Ramsey talked about the importance of inviting additional representatives to tour the Pure SoJo facility, hopefully this fall. She also discussed conversations with legislators regarding transit and light rail, as well as the city's desire to see an extension of the Red Line. Today there was an item on the agenda for The Point State Land Authority, asking for support towards additional, new analysis in regards to development pattern changes over the years with all the new growth coming. She and Representative Teuscher took that issue on together and they were able to get a unanimous vote of support to make a statement of support for renewed analysis of the extension of the Red Line from its current end in South Jordan, all the way to The Point. It was also requested that at the end of the analysis, they get a recommendation from WFRC or whoever is doing the analysis to the legislature on what is needed to move forward.

Attorney Loose added that this is a good time to start pushing priorities to legislators, and he offered to send lists of what was discussed yesterday by the League from his notes.

Director Klavano discussed the delayed opening of Phase One of the Grandville Extension, noting that it opened at noon today and is open from Lake Avenue to South Jordan Parkway. Paving is happening this week from South Jordan Parkway up to Bingham Creek, and he noted there have been delays due to Rocky Mountain Power and UTA finishing the rest of Old Bingham.

Council Member Harris motioned to adjourn the City Council Meeting. Council Member Zander seconded the motion; vote was unanimous in favor.

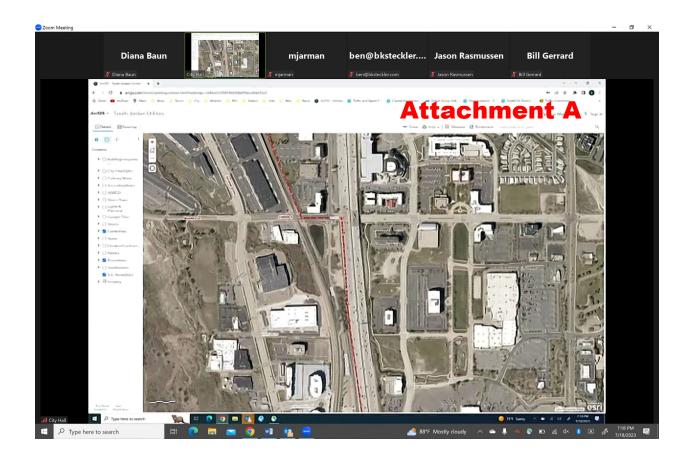
ADJOURNMENT

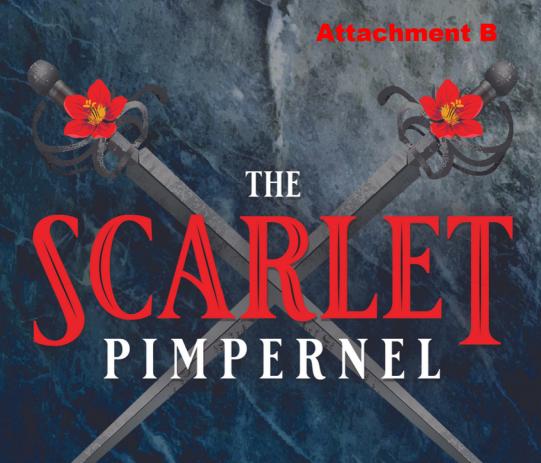
The July 18, 2023 City Council Meeting adjourned at 8:12 p.m.

This is a true and correct copy of the July 18, 2023 Combined City Council & Redevelopment Agency Meeting Minutes, which were approved on August 1, 2023.

Anna Crockston

South Jordan City Recorder





Show Dates: July 28, 29, 31 August 3, 4, 5



Presented by: South Jordan





sjc.utah.gov/arts



REPORT TO SOUTH JORDAN CITY COUNCIL REGARDING A PROPOSED PROPERTY TAX RATE INCREASE FOR 2023

July 18, 2023

Jordan Valley Water Conservancy District is proposing a property tax increase for its fiscal year 2023/2024 budget.

A public hearing is scheduled for August 9, 2023, at 6:00 p.m., where citizens will be able to attend and ask questions or make comments.

A growing service area and increasing water demands require additional water supplies and infrastructure, costing millions of dollars.

Summary information regarding Jordan Valley's proposed property tax increase:

FROM JORDAN VALLEY'S 2023/2024 TENTATIVE BUDGET:

Property tax revenue as a percentage of total budgeted revenue Amount of additional revenue from the proposed property tax increase Percent increase in property tax revenue Percent increase in property tax revenue	\$98.7 million
Property tax revenue as a percentage of total budgeted revenue Amount of additional revenue from the proposed property tax increase Percent increase in property tax revenue Percent increase in property tax revenue to the total annual cost of water (average	29%
Property tax revenue as a percentage of total budgeted revenue Amount of additional revenue from the proposed property tax increase Percent increase in property tax revenue Percent increase in property tax revenue	\$2.3 million
Percent increase in property tax revenue	9.3%
to the total annual cost of water (average	4.00/
residence)	1.8%



PROPERTY TAX INCREASE AMOUNT FOR A HOME OR BUSINESS:

	\$400	0,000	\$550	0,000	\$700,000			
	Home	Business	Home	Business	Home	Business		
Current annual property tax	\$68.64	\$124.80	\$94.38	\$171.60	\$120.12	\$218.40		
New annual property tax	\$75.02	\$136.40	\$103.15	\$187.55	\$131.29	\$238.70		
Annual property tax increase	\$6.38	\$11.60	\$8.77	\$15.95	\$11.17	\$20.30		

PURPOSE FOR ADDITIONAL PROPERTY TAX REVENUE:

Major capital projects and debt needs over the next five years, which property tax helps support.

Treatment plant upgrades and expansion	\$69.6 million
Two new storage reservoirs	\$40.0 million
New Southwest Aqueduct segment	\$35.0 million
New wells and groundwater development	\$10.3 million
Debt service from \$190 million of new bonds to be issued	\$30.0 million



NOTES CONTROLLED AND DEPOTATION DATA IN LIEU OF CONDENSATION.

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expense associated with formal condemnation proceedings and cases it the City in its large-tairm planning.

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5. Or any property in this Plot operationed by a Morelat PLUES economit. Quien reserves the right to relaced order more perfolately define the location of such assement to Quiene modeling an observed or such toolship concerning such lot in the Official Records of Soft Lake County, Quien's relocation or definition of the economia to subject to existing vilitity's consent.

6. From and other recordation of this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDITIONATION, any amendment thereto or further subdivision thereof or within therealth sholl not be doe on amendment to the Kennocott those Subdivision if referred to herealth. Further subdivision of the Ke Placet Nation of the Ke Placet National Nat

7. The property included in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDITINATION may or may not, in the future, be developed to port of a large, master shared community, invari to Defreed. No commitment or made regarding the future development of Defreed or the uses that will be made of land within or evaned the land contained in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDITIONATION.

b. If shall be the responsibility of the Protect Developer of Dephreak ("Developer") under the trainer Development, Appearance, to maintain all right-colour properties associated with the LEST TOWN CENTRER ROBATION PILOT IN LIEU OF CONDENSATION, until such time as the future proceed organization of the Condensation of the

q. As the designment of the Duphrasis community continues to the uset. Duphrasis Communities and its designment profits are represented for all design, controllation positives, and communities accordant with all innovaments in the rights—of-usey dedicated in this EAST TWA CONTROL PROFITS RECORDATION. Letter require to any development could be provided by the discontinuous from them-correct control of the control of the

10. All rights-of-way and development pade that are associated with the roadway dedication plot do not have available sewer service and may not be developed until such service is extended to the rights-of-way and development pade.

EASEMENT NOTE:

Cuner certifies that the eccements, claims of eccements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by <u>plat equilibrity to the content of the c</u>

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any

NOTICE:

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Partiallip processes of property described on or included in the jobt one oriented by cools Partiallip processes and the partial processes and the partial processes and the partial information contained on this jobt and also with any Covernata, Constitions and Restrictions (*Colled") recorded against each property, including those described in rotal of electrications and the partial processes and the partial property outputs are responsible to review and to be in Composition with this just, the CRIBs, the Patrial and other incomposition with the just, the control processes and processes and processes and processes and processes and processes and the processes are processes and the processes and the processes are processes and the processes are processes and the processes are processes and the processes and the processes are processes and the processes are processed and the processes are processes and the processes are processes and the processes are processes and the processes a

EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southwest Quarter of Section 13, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

Street Right-of-Hay (Net)

67 894 acres

DEVELOPED BY:

Daybreak Communities 11248 Kestrel Rise Road, Suite 201 South Jordan, Utah 84009



VICINITY MAP

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be

EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOT MASTER SUBDIVISION #1 AMENDED hereby dedicate for perpetual use of the public all parcels of land and easements shown on this plat as intended for public use.

In witness whereof I have here unto set my hand this

8TH day of AUGUST A.D., 20_19

VP Daybreak Investments LLC, a Delaware limited liability company

By: Daybreak Communities LLC, a Delaware limited liability company Its: Project Manager

7K.7000 sident # CEO

CORPORATE ACKNOWLEDGMENT

¹The Ouner's Dedication was acknowledged before me this **8th** do of **AUGUST**. 2019, by Ty K. McCuchen as President 4 CEO for Dolybreck Communities LLC, a Delauare limited liability company, the project manager of VP Dolybreak Investments LLC, a Delauare limited liability company.





OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 15T OF AUGUST

OUTH JORDAN CITY MAYOR and Will Down Thinker Sheet 1 of 3

RECORDED # / 306/698 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND REQUEST OF OLD REPUBLIC TITLE DRAPER/OREM DATE: 8:28-19 TIME: 3:07 BOOK: 2019 PAGE: 238

DEPUTY SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

mull Byl Marshall D. Byrd Professional Land Gurveyor Utah Certificate No. 6390728

I, Planshall D, Bynd do herdey certify that I om a Professional Land Surveyor, and that I hold certificate No. 58/1726 as prescribed under the lause of the State of Udah. I further certify that by the outherity of control of the State of Udah. I further certify that by the outherity of the Control of the Control of the Control of Udah of Control of Udah of Control of Udah of Control of Udah of U

7/25/2019

BOUNDARY DESCRIPTION:

Beginning of a Netterity Corner of the Doylrock Labe Avenue East subdivision, sold point also being on the Nesterity Line of Lot T3 of the Kenneckt Thatter Subdivision III Armended, soid point lies betth drift(SOP) Meet 900-100 feet along the Doylrock Bearline South Office of the Corner of the Corner of South Corner

Loss and excepting all of Parcels A through D (inclusive) as described as follows

Less and Except Parcel A

Lies and Except Parcel A
Beginning of a print that lies North 94°\$6'03' Neet 10738-4% feet clong the Dighteroic Baseline Sorth (Seling South 94°\$6'03' East 2125-243
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Property contains 20.061 acres.

Also Less and excepting SCUTH TORDAN CITY PARCEL (APN 26-13-351-001) Herefrom the Rullwang:

Beginning North 00'02'52" East 12'12" feet and South 97'57'07" East 50'6.13 feet from the Southuest Corner of Section 13, Township 3 South, Range 2 Hest, Soit Lake Base and Meridian, and running thereo North 53'27'06" East 52,000 Feet; thereo South 36'35'54" East 27,000 feet, themas South 53'70'06" Meet 50:000 Feet themas 65wth 53'70'06" Meet 50:000 Feet themas 65wth 53'70'06" Meet 50:000 Feet themas 65wth 53'000 Feet to the point of Beginning.

Property contains 0.032 gores, 1404 s.f.

Not properly contains 20,00% acres

Less and Ecosys (Part B)

Relative to the Control of the Con

Less and Except Parcel C

Lates and Except Parcel C.

Letter and Except

Property contains 13.489 acres.

Property creams along acres along the Dephree Lake Avenue East subdivision, and point date being on the Hesterly Line of Lot. T3 of the Loss and Except Parcel Corner of the Dephree Lake Avenue East subdivision, and point Res Rev. 1981-96, feet stong the Dephree Baseline South (Being South Feet Lots) and Lot. T3 of the Corner of Lot. T3 of the Lot. T3 of the Lot. T3 of Lot

Property contains 16 476 acres

Net Property contains 3.54I acres

PERIGEE 9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088 801.628.6004 TEL 801.590.8611 FAX WWW.PERGIFCOVI...COM.

EASEMENT APPROVAL

BY LINK BL W DATE 87.9 PACIFICORPOS CONTROLLA DATE ST. A OF LEGGET HO DATE ST. A OF LEGGET AD, 20 17 DOTHING ENERGY DATE ST. A DATE S

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS #7 _ DAY

PREPARED AS TO FORM THIS __ CAT OF Aget , A.D., 2019 .

SOUTH VALLEY SEWER DISTRICT

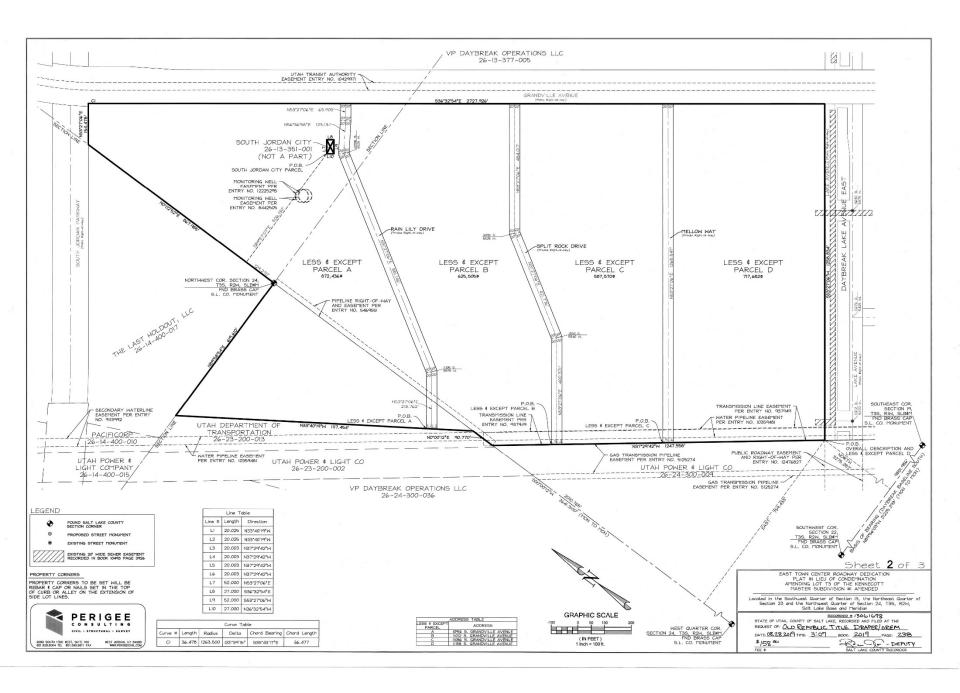
PLANNING DEPARTMENT APPROVED AS TO FORM THIS 1445 DA OF August , A.D., 2019 . BY THE SOUTH JORDAN PLANNING DEPARTMENT. Lugor R. Schindler

SOUTH JORDAN CITY ENGINEER HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS DEFICE SUTH JORDAN CITY ENGINEER

, A.D., 20 19

\$ 158.00 ATTORNEY FOR SOUTH JORDAN CITY JORDAN CITY ATT RECORDER 16-14-12 PEE 6
26-24-100-009 26-14-42, 26-13-31, 26-23-22, 26-24-11, 26-24-12, 41/58

70199 - 238



PLAT NUMBER	PARK LOT AREA	SPACE LOT AREA	STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE	PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATE TO CITY	DEDICATED TO CITY	TOTAL	NUMBER OF LAN	NES FO
A APLAT 1	2.5723	22.23	2.28	528	26.8877	0	58.35	SEE AMENDED P	IAT1	VILLAGE 4 EAST CONDOMINIUM NO. 1	0	0	0	0	0	0	0	0	-
Å PLAT 1 AMENDED OT M-104 AMENDED	12.61	22.17	2.28	5.23	26.0377	0	68.33	13	4,887.83	VILLAGE 4 EAST CONDOMINIUM NO. 2				-		-	_	_	_
A PLAT 2	8.6753	1.0496	1.32	4.74	0	0	15.7849	SEE AMENDED P	LAT2	AMENDED	0	0	0	0	0	0	0	0	
IAT 2 AMENDED	8.6093	1.0496	1.32	4.74	0	0	15.7189	21	6840.29	VILLAGE 4 EAST PLAT 2 VILLAGE 4 EAST PLAT 3	0.1964	0	0	0.66	0	0	0.8964	6	
PLAT 3	2.6437	11.6306	0.32	0 5.89	0	0	20.4643	0	0 2,105.88	VILLAGE 4A PLAT 7	0	0	0.46	0.21	0	0	0.6198	1	
A PLAT4	0.77.57	0.3496	0.24	1.97	0	0	3.2848	SEE AMENDED P	2,105.86 IAT4	COMMERCE PARK PLAT 3	0	0	0	g g	0	0	0	0	
AT 4 AMENDED	0.7593	0.3363	0.24	1.97	0	0	3.3056	9	4589.98	VILLAGE 5 PLAT 4 VILLAHE 4A PLAT 8	3.5868 0.3688	0	0.1	0.96	0	0	4.6468	19	\exists
ARRIAGE CONDOS A PLAT 5	0	0	0		0	0	0	0	0	A VILLAGE 4 WEST PLAT 1 AMENDED	0.1275	0	0.52	0.02	0	0	0.9088	6	\rightarrow
PLAT S AMENDED	2.9994 5.7505	2.7368	1.18	5.39 5.39	0	0	12.3062	SEE AMENDED P		VILLAGE 5 MULTI FAMILY #1	0.0903	0	0	0.02	0	0	0.1103	4	+
PLAT 6	3.3/1	31.8348	0	3.89	0	0	12,3205 39,0758	36 13	10,719.18	VCI MULTI FAMILY#7	0.1485	0	0	0.04	0	0	0.1885	0	
APLAT7	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED PL	AT IX	SOUTH STATION MULTI FAMILY#1	0.4972	0	0	0	0	0	0.4972	0	
PLAT 3A	1.736	0	0.1	0.39	. 0	0	2.226	5	1,690.56	S. JORDAN PKWY. ROW DED. PLAT	0		0.12	0	0	0	0.12	0	-
ATS 3B-1 THRU 3B-1D IRPORATE CENTER #1	0	0	0.07	0	0	0	0	0	0	FROM SHIP WEST TO MI, VIEW CORR.	0	0	2.6	0	0	0	2.6	0	
PLAT 8	B 13.8622	3 0.0431	0.38	0.1 3.77	0	0	0.17 3 18.0553	- 0	4,227.78	PLAT 10H	1,6574	0	1.17	0.99	0	0	3.8174	30	
PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	. 0	0	35.3598	SEE AMENDED PA	UT XC	VILLAGE 5 PLAT 5	0.0544	0	0.91	0.44	0	0	1.4144	4	\equiv
STEAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0	PLAT 101 VILLAGE 10 NORTH PLAT 1	2.057	0	0.36 0.15	115	0	0	3.577	30	\rightarrow
Æ PLAT9	17,8005	0	5.04	5.92	0	0	28.7605	SEE AMENDED PL	AT SA	VILLAGE 5 PLAT 6	0.5987	0	0.11	0	0	0	0.7087	2	\rightarrow
PLAT 7B AMENDED	14.7624	7.6526	7.83	511	0	0	35,355	SEE AMENDED PL	ALX:	VILLAGE 5 PLAT 7	0	0	0	0.34	0	0	0.34	2	
FILLAGE CENTER 1A EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0	UNIVERSITY MEDICAL#2	0	0	0.06	0	0	0	0.06	0	=
PLAT 9A AMENDED	17.8005	0	5.04	5.92	0	0	28.7605	38	11,087.08	VILLAGE 10 NORTH PLAT 2 VILLAGE 7	6.0122	0	2.09	0	0	0	8.3022	0	-
AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0	68.3277	SEE AMENDED P	ALT1	LAKE AVENUE FROM MOUNTAIN VIEW	15.1500				U	0			\rightarrow
BREAK VIEW PARKWAY										CORRIDOR TO 6000 WEST		0	1.32	0	0	0	16.4709	0	
SION FROMPLAT AT TO THE IST FRONTAGE ROAD	0	0	1.16	0	0	0	28 1.36	0	0	VILLAGE 7 PLAT 1 VILLAGE 8 PLAT 1	1.1435	0	0	0.74	0	0	1.8835	7	
RTMENT VENTURE #1	0	0	1.3	1.14	0	0	2 2.44	0	0	VILLAGE SPLAT 2	D 19.8151	0	0.57	1.16	0	0	21.5451	2 10	-
PIAT 3C	0	0	0.84	0	0	0	0.84	0	0	VILLAGE 5 PLAT 8	0.041	0	0.961	0	0	0	1.002	13	\rightarrow
NEAK VIEW PARKWAY ON FROM FAST FRONTAGE	0	0	1.11	400						LAKE AVENUE EAST	9.005	0	2.101	0	0	0	11.156	0	${=}^{\prime}$
N FROM EAST FRONTAGE DTO 11800 SOUTH	0	0	1.11	0.04	0	0	1.15	0	0	VILLAGE 4 FAST CONDMINUMS NO. 4 COMMERCE PARK PLAT 4	0	0	0	0	0	0	0	0	
MMERCE PARK PLAT 1	. 0	0	0.19	0.22	0	0	0.41	0	0	A SOUTH STATION MULTIFAMILY #1	U	U	U	0	0	0	0	0	-
MERCE PARK PLAT 2	0	0	0.47	0	0	0	B 0.47	a a	0	AMENDED	0.031	0	0	0	0	0	0.031	0	
PLAT BA-1	0	0	0	0	0	0	0	2	740	VILLAGE 4 EAST MULTI FAMILY #1	0.428	0	0	0	0	0	0.428	3	
PLAT 8A-2 LAGE 4A PLAT 1	2.149	0	1.49	0	D D	0	3.639	0	0	VILLAGE 4 EAST CONDMINUMS NO. 5 VILLAGE 4 EAST CONDMINUMS NO. 6	0.	0	0	0	0	0	0	0	
IILLAGE 4A PLAT2	0.8623	0	0.61	0	0	0	1.4723	SEE AMENDED VILLAGE	1,028.00 E 4A PLAT 2	VILLAGE 4 EAST CONDMINUMS NO. 7	0	0	0	0	0	0	0	0	_
PLAT 8/4-3	0	0	0	0	0	0	0	0	0	SOUTH STATION PLAT 1	0	0	0.526	0	0	0	0.526	0	_
PLAT 84-4	0	D	0	0	- 0	0	0	0	0	VILLAGE 5 PLAT9	0.824	0	0.747	0	0	0	1.571	6	
S 8A-STHRU 8A-9 NT 7C AMENDED	0 24.7624	0 7.3647	7.83	0 5.11	0	0	0	0	0	VILLAGE 4A PLAT 9 OPERATIONS-INVESTMENTS PLAT 1	0.417	0	0.19	0	0	0	0.607	3	
ED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	35.0671 1.4723	35	10,037.21 709.76	7 VILLAGE 5 MULTI FAMILY #2	0.188	0	0	0	0	0	0	0	-
ELEMINTARY SCHOOL	0	D	0	0	g g	0	0	ő	0	VILLAGE 8 PLAT 3	4.054	8	2.149	0	0	0	0	3 22	-
ET UNES PRODUCT #1	0	0	0	0	0	0	0	0	0	VILLAGE 4 WEST PLAT3	0.483	G	0.08	0	0	0	0.563	2	_
PLAT 3D NOED PLAT 38-30	0.0038	0	0.12	0	a c	0	0.1338	2	A49 14	LAKE BLAND PLAT 1 VILLAGE 7A PLAT 2	2.868	0	1.655	0	0	0	4.523		
C1 DAYCARE	0	0	0.38	0.04	0	0	0.42	0	33.72	VILLAGE 5 PLAT 10	1.109	0	0.216	0	0	0	0.216 2.119	0 7	-
ONDO SUBDIVISION	0	0	0	0	0	0	0	0	0	NVIU QUESTAR REGULATOR STATION	0	0	0	0	0	0	0	ó	\neg
LLAGE 4A PLAT 3 GI VAM CREEK PLAT	2.9531 142.713	0	1.56	0.37	0	0	4.8831	3	1,283.96	VILLAGE 7 AMENDED	0	0	0	0	0	0	0	0	
SHAM CREEK PLAT VC SE COMMERCIAL #1	147.713	0	0	0	0	0	142.713	0	0	VC1 MULTI FAMILY#9A SOUTH STATION MULTI FAMILY#2	0.104	8	0.127	0	0	0	0	4	
STAR/IVWCD PLAT	0	0	0	0	0	0	0	0	0	BLACK TWIGDBLYF	0	0	0.214	0	0	D 0	0	5	_
4A MULTI FAMILY#1	1.05	0	0	0	0	0	1.05	0	0 4	VILLAGE / PLAT 1	0.944	0	1.094	0	0	0	0	B 0	_
VERSITY MEDICAL #1	0	0	0.41	0	0	0	0.41	SEE AMENDED UNIV M		VILLAGE B PLAT 4A	2.175	0	0.726	0	0	0	0	3	_
A PLAT YOR I MULTI FAMILY #1	0.766	0	0.64	0	0	0	1.406	SEE AMENDED PLA		DAYBREAK PARKWAY 6000 TO 6400 WPST	0	0	0.22	0	0	0	0	0	
1 MULTI FAMILY V1 ENDED PLAT 10A	0.0001	0	0.64	0	0	0	0.0903	SEE AMENDED VC1 MUC	1,291.37	DAYBREAK VILLAGE 8, VILLAGE 9 &	0						-		
PARK CONDOMINIUMS,	0.700			-		4				VILLAGE 13 SCHOOL SITES		0	0.22	0	0	0	0	0	
PHASE 1	ď	0	0	0	0	0	a	0	0	GARDEN PARK LAKESIDE PHASE 3	0.487	0	0	6	0	0	0	3	_
PARK CONDOMINIUMS,	0	0	0	0	0	a	0	0	0	DAYBREAK VILLAGE 5 PLAT 11 VILLAGE 8 PLAT 3 AMENDED	0	D	0	0.245	0	0	0	3	'
PHASE 3 A PLAT 98	0	D	0	,				U		VILLAGE / PLAT 2	0.864	0	0	1.107	D D	0	0	10	-
AL PLAT9C	-0.2014	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 5 AMENDED	2.981	0	0	0.289	0	0	0	6	-
PLAT2E	0.0251	0	0.36	0	0	0	-0.2014 0.3851	0	389	VILLAGE 8 PLAT 48	0.784	0	0	1.407	0	0	2.191	13	\exists
UNIVERSITY MEDICAL#1	0	0	0.26	0.22	0	o o	0.5831	0	389	SOUTH STATION MULTI FAMILY#9	2.855	0	0	1.579	0	0	4.434	10	_7
AN PARKWAY ROW PLAT	0	0	1.21	0	0	0	121	U	0	VILLAGE 4 WEST PLAT 4	0.45/	0	0	0.117	0	0	0.117	4	-
PLAT BC	0.0998	0	0	0		,		-		VILLAGE 5 PLAT 13	0.763	0	0	0.333	0	0	1.096	4	
VC1 MULTI FAMILY #1.	0.0903	0	0	0	0	0	0.0998	0	0 412.58	GARDEN PARK LAKESIDE PHASE 2	1.433	0	0	0	0	0	1.433	2	
MULTI FAMILY #2A	0.11	0	0	0	0	0	0.111	1	412.58 502.5	NORTH STATION CAMPUS DUCKHORN EXTENSION	2.853	0	0	0.039	0	0	2.833	0	_
PLAT 9D	0	0	0	0	0	0	0	2	481	LAKE RUN ROAD R.O.W. (LA-SPI)	0	0	0.964	0.039	0	0	0.039	0	_
NDED PLAT 3E PLAT 70	0	0	0	0	0	0	0	0	0	VCI MULTI FAMILY 4B	0.026	0	0	0	0	0	0.026	1	_
ULTI FAMILY #28	0.3087	0	0	0	0	0	0.3087	0	194.33	SOUTH STATION LIBRARY COMMERCE PARK PLATS	0	0	0	0.33	0	0	0.33	0	
AGE4A PLAT4	0.8077	0	0.26	0.23	ō	0	1.2977	2	718.52	VILLAGE 8 PLAT 5	1.222 0.024	0	0	9,905	0	0	1.222	0	_
AGE 4A PLAT 5	1.5901	0	0.68	0.00	0	0	2.2701	4	1125.77	SOUTH MIRED USE MULTI FAMILY ME	0.49	0	0	0.905	0	0	0.929	11	
PLAT 10B PLAT 7E	0	0	0.2	0.09	0	0	0.29	0	0	SOUTH MIKED USE MULTI FAMILY AZ	0.436	0	0	0	Ü	0	0.49	1	_
PLAT9F	0	0	0	0	0	0	0	· °	0	LAKF ISLAND PLAT 2 VILLAGE 4 HARBOR PLAT 1	0.729	0	0	0.096	0	0	0.825	2	
PLAT 7F	0	0	0	0	o o	0	0	0	0	VILLAGE 4 HARBOR PLAT 1 VILLAGE 4 HARBOR PLAT 2	0.232	0.015	0	0.016	0	0	0.263	1	_
MULTI FAMILY IIS	0.1297	0	0	0	0	0	0.1297	0	0	VILLAGE S PLAT 16	0.596	0	0	0.222	0	0	0.928	4 5	_
A MULTI FAMILY #2 A PLAT 9G	0 -0.2921	0	0	0	0	0	0	0	0	VILLAGE 5 MULTI FAMILY #9	0.128	0	0	0.509	0	0	0.637	8	-
PLAT 10C	1.0818	0	0.14	0.65	0	0	-0.2921 1.8718	6	1,303.42	VILLAGE 5 MULTI FAMILY #4	0.085	0	D	0.512	0	0	0.597	4	_
PLAT 80	0	0	0	0	0	0	0	4	1,097.20	VILLAGE 5 MULTI FAMILY 45 LAKE ISLAND PLAT 3	0.18 2.652	0	0	0.555	0	0	0.18 3.20/	0	
PLAT 88	0	0	0	0	0	0	0	0	o o	VILLAGE SMULTI FAMILY MS	0.421	0	0	0.555	0	0	3.207	11	_
PLAT 9H SE4 WEST PLAT 1	0	0	0	0	0	0	0	0	0	SOUTH STATION PLAT 2	0	0	0	0.908	0	0	0.729	2 0	-
E 4 WEST PLAT 1	0.2552	0	7.00	0.48	0	0	2.7550	2.00	1000	OQUIRUH LAKE PLAT/KENNEGOTT									-
SE 4 EAST PLAT 1	1.4911	0	0	0.86	0	0	2.3511	6	1524.61	DAYBREAK OQUIRRH LAKE PLAT AMENDED	0.709	103.507	0	0	0	0	104.216	0	
ULTI FAMILY #4A	0.3296	0	0	0	0	ő	0.3296	0	0	SOUTH JORDAN CITY PUBLIC SAFETY									_
PLAT 100	0.3384	0	0.18	0.35	0	0	0.8684	6	924.04	CENTER	0	0	0.098	0	0	0	0.093	0	
MULTI FAMILY#5 LAGE 4A PLAT 6	0.2651 1.002	0	0	0	0	0	0.2651		0	VILLAGE 8 PLAT 5A	3.59	0	1.497	0	0	0	5.487	9	-
PLAT 10E	0.9735	0	0.99	0.31 0.51	0	0	2.302	10	1,837.74	PROSPERITY ROAD	6.629	0	0.248	0	0	0	6.877	0	Ξ
PLAT 9I	0	0	0	0	0	0	0		0	VILLACE B PLAT 6 SOUTH STATION MF3 2ND AMENDED	8.216	0	1.904	0	U	0	10.12	15	Ξ
GE 4 WEST PLAT 2	0.293	0	0	0.27	0	0	0.563	2	891.76	VILLAGE 8 PLAT 7	2.72	0	0	0 0.706	0	0	0	0	_
LAGE SPIAT 1	0	0	0.58	0	0	0	0.58	0	0	EAST TOWN CENTER ROADWAY	0	0	0	B.70% 0	0	0	3.425	5	_
A PLAT SOF	6.7948 0.3984	0	0.13	0.77	0	0	6.7848	0	0	TOTALS	367.8319	177.9971	65.409	66.544	26.0377	0	685.488	611	\neg
			0.13	1.11	<u> </u>	U	1.2486 2.5495	-/	2,583.35										
AGE 5 PLAT 2 AGE 5 PLAT 3 PLAT 10G	1.2195	0							3,781.25							EAST TOWN			



THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN AMENDED AND THE AMENDED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE.

THIS PLAT HAS BEEN AMENDED "HERE TIMES AND GIAN" HE LAST AMENDED PLAT (PLAT 17.) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

** THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE.

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A INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.

A INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING. THIS PLAT VACATED (5) P-LCTS WHICH WERE SUBTRACT FROM THE TABLE.

 \bigwedge THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.

Located in the Southwest Quarter of Section 13, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

Solt Lake Base and Meridian

RECORDED = 1306/698

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: OLD REPUBLIC TITLE DRAPER/OREM DATE: 08.28.2019 IME: 3:07 BOOK: 2019 PAGE: 238 \$158.∞ FEE \$ SALT LAKE COUNTY RECORDER

