

**CITY OF SOUTH JORDAN
CITY COUNCIL & REDEVELOPMENT AGENCY
MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MAY 03, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Council will hold a City Council and Redevelopment Agency (RDA) meeting on Tuesday, May 3, 2022, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The Agenda may be amended and an Executive Session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may comment during public comment or a public hearing virtually. To comment during public comment or public hearing virtually, the individual must have their video on and working during their comments. Attendees who wish to present photos or documents to the City Council must attend in person. Those who join via phone may listen, but not participate in public comment or public hearings.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Recorder, Anna Crookston, at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan City Council & RDA Meeting Electronically:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda:

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Council Member, Don Shelton
- C. Pledge of Allegiance:** Council Member, Jason McGuire
- D. Minute Approval**

[D.1.](#) April 19, 2022 City Council Study Meeting

[D.2.](#) April 19, 2022 City Council Meeting

E. Mayor and Council Reports: 6:35 p.m.

F. Public Comment: 6:50 p.m.

This is the time and place for any person who wishes to comment on items not scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone or if joining electronically by raising their hand and giving his or her name for the record. Note, if joining electronically photos or documents will not be accepted through Zoom and you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda. In rare cases where it is determined appropriate to address items raised from public comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

G. Presentation Item: 7:00 p.m.

G.1. Proclamation in of recognition Addi Bruening receiving the Cross Country Gatorade Player of the Year for Utah. *(By Mayor, Dawn R. Ramsey)*

H. Action Items: 7:10 p.m.

H.1. Resolution R2022-25, Establishing a South Jordan Youth Council to provide leadership development, training, interaction with City Staff, exposure to local government operations, and provide avenues for civic engagement and community service. *(By Director of Recreation, Janell Payne)*

H.2. Resolution R2022-18, Adopting a tentative budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2022 and ending June 30, 2023. *(By CFO, Sunil Naidu)*

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY (RDA) MEETING

H.3. Resolution RDA 2022-04, Adopting a RDA tentative budget for the fiscal year 2022-23. *(By CFO, Sunil Naidu)*

ADJOURN REDEVELOPMENT AGENCY (RDA) MEETING AND RETURN TO THE CITY COUNCIL MEETING

H.4. Resolution R2022-23, Authorizing the City and the Developer to enter into a Development Agreement pertaining to the development of the property generally located at 10597 South 1055 West. *(By Director of Planning, Steven Schaefermeyer)*

I. Public Hearing Items: 8:10 p.m.

I.1. Resolution R2022-24, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan by reconfiguring Agricultural Preservation (AP) and changing from Mixed Use (MU) to Residential Development Opportunity (RDO) on property generally located at 10597 South 1055 West. Applicant Brandon Asay. *(By Director of Planning, Steven Schaefermeyer)*

- I.2. Zoning Ordinance 2022-04-Z, Rezoning property generally located at 10597 South 1055 West from the R-1.8 Zone to the R-3 Zone. Applicant Brandon Asay. *(By Director of Planning, Steven Schaefermeyer)*
- I.3. Zoning Ordinance 2022-05-Z, Rezoning property generally located at 1060 West 10290 South from the A-5 Zone to the R-2.5 Zone. Applicant Stan Hatt. *(By Director of Planning, Steven Schaefermeyer)*
- I.4. Ordinance 2022-11, Vacating a portion of the Waterline Easement generally located at 11210 South River Heights Drive. *(By Director of Planning, Steven Schaefermeyer)*

J. Staff Reports and Calendaring Items: 9:00 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted April 29, 2022.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

April 19, 2022

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, Director of Planning Steven Schaefermeyer, Director of Engineering Brad Klavano, Associate Director of Public Works Ray Garrison, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Rachael Van Cleave, City Recorder Anna Crookston, Director of City Commerce Brian Preece, Director of Public Works Jason Rasmussen, CFO Sunil Naidu, Meeting Transcriptionist Diana Baun, Chief Technology Director Jon Day, IS Administrator Ken Roberts

Other: Sam Bishop, Travis Wright, Mike & Ike, Ryan Button

4:47 PM
STUDY MEETING

A. Welcome, Roll Call and Introduction: *By Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By Council Member Brad Marlor*

Council Member Marlor offered the invocation.

C. Mayor and Council Coordination

Council Member Tamara Zander will not be able to make the ULCT conference tomorrow.

Mayor Ramsey noted that Council Member McGuire will not be there either. They are highlighting the City South Jordan and there will be a booth at the front of the conference representing the city, with a video highlighting the city. Council Member Marlor will be participating on a panel at the conference.

City Manager Gary Whatcott noted they have a life-size cardboard cutout of the mayor for the conference, as well as pictures of all the council members for the booth.

Mayor Ramsey said they had the chance to meet with Carlos Braceras, the Executive Director of the Utah Department of Transportation, and some of his administrative team last week to talk about 9800 South. From a city perspective, we needed to know what the obligations were for the city to allow for the underpass option. She told Mr. Braceras that she knows UDOT is very equitable, never favoring one city over another in terms of monetary distribution. They discussed

the difference in cost, and what we as a city could afford and if it would work to cover our costs. Mayor Ramsey said Mr. Braceras said it was enough, so we have some good plans. Director of Engineering Brad Klavano and his team gave some great ideas as to how to lower the costs, and those savings are so substantial they can be applied towards our difference as cash we don't have to come up with; those ideas will save us \$3 million on this project.

Director Klavano said UDOT was excited about many of the ideas and they discussed different ways to do the utilities that he thinks will save quite a few million dollars and two additional homes.

Mayor Ramsey added that this will also allow us to keep the pedestrian bridge, which is the most used bridge in the system, in place where it is right now.

Director Klavano was hoping they could re-use the ramps from the bridge, but apparently they don't meet the current guidelines so the bridge will need to be completely rebuilt.

Mayor Ramsey thought it was a very successful meeting, and the city is happy with the outcome. Our portion of the costs is \$4 million after accounting for the cost saving measures mentioned above.

City Attorney Ryan Loose said that our portion will be paid with cash, but we are doing many other things. UDOT's standard is half and half responsibility with cities, and this intersection is more costly than most. This one is more expensive because it is right next to the aqueduct, the school, the utilities are more difficult and the space is tighter. We were able to talk through all the issues with Mr. Braceras and his staff, there are significant contributions coming from the city that UDOT is taking into consideration. We are also working with the school and those efforts have also contributed to our half of the costs for the intersection; the school has been a great partner.

Council Member Zander asked if all of the school board members are being cooperative.

Attorney Loose said he doesn't know that they are all dealing with this intersection directly, but the school district as a body has been great to work with. UDOT is not giving anyone a break, we are all finding ways to economize and make the best situation out of something where the majority of the hardship lands on us due to the area and what's entailed, including losing more homes and a tighter area.

Mayor Ramsey appreciates the good relationship we have with UDOT, and they appreciate the good relationship they have with us. When you work well together and everyone wants to figure out the right thing to be done, we have great outcomes. The director said that in the past they would have outright said no to our suggestions, but we have proven to be such a good partner with UDOT that they were willing to listen and trust our staff.

D. Discussion/Review of Regular Council Meeting

Presentation Item:

- **Proclamation recognizing Addi Bruening Cross Country Gatorade Player of the Year Award**

Mayor Ramsey will be asking to amend the agenda to move this item to another time, her family is sick and can't be here. She is a cross country runner who lives here in South Jordan, attends Herriman High School and has won the state title for races run as a Sophomore, Junior and Senior. She has also signed on to run for BYU in college.

Public Hearing Items:

- **Zoning Ordinance 2022-03-Z, 1379 West Shields Lane**
- **Resolution R2022-15, Sagewood Ranch Barn Land Use Amendment**
- **Zoning Ordinance 2022-02-Z, Sagewood Ranch Barn Rezone, 10431 South 3200 West**

Mayor Ramsey noted that the regular meeting agenda shows public hearings listed as H.1., H.2., and H.3. We will do the public hearing for H.1., then vote on that item. Afterwards we will go through H.2., H.3. and I.1., after which we will have those public hearings since they are all on the same thing.

Attorney Loose explained that we don't want to vote on the agreement before holding the public hearings, but we don't want to vote and rezone something before having it under contract. It was lined up this way so everyone is logically led through the public hearings, and the council can take all of their comments into consideration. Then, the council will consider the agreement in I.1. and vote on it. Depending on the vote, then we will go back and deal with the other items in H.2. and H.3.

Council Member Brad Marlbor asked if the applicant has agreed to the development agreement.

Attorney Loose said yes, they have agreed.

Council Member Shelton suggested we complete the Shields Lane zoning ordinance before moving on to the Sagewood items.

Council Member Zander asked what happens if I.1. does not pass.

Attorney Loose said that if something on the agenda doesn't get a motion, then it dies for lack of motion. Typically this council has chosen to vote on every issue, up or down. The same thing would happen for H.2. and H.3., calling for a motion, and if there is no motion then nothing happens. If they do not want it to pass, in the past they have motioned to not pass the item and then vote on that.

Action Items:

- **Resolution R2022-14, Sagewood Ranch Barn Development Agreement**
- **Resolution R2022-12, Adopting Fireworks Regulation**
- **Resolution RDA 2022-02, Approving and Adopting CRA Area Plan for the SWQU Center**
- **Resolution RDA 2022-03, Approving and Adopting CRA Budget for the SWQU Center**
- **Ordinance 2022-10, Adopting the Project Area Plan for the SWQU Center**

Mayor Ramsey said we are voting tonight on the CRA plans, Items I.3., I.4. and I.5., related to the Southwest Quadrant Urban Center.

Manager Whatcott asked if the mayor will reopen the public comments.

Mayor Ramsey said that at the start of public comment she will ask if there was anyone who didn't get a chance to speak to this during previous public comment sections, and if so they will allow them to speak tonight before the vote.

E. Discussion Items

E.1. Youth Council Discussion. *(By Mayor Dawn Ramsey and Director of Recreation, Janell Payne)*

Director of Recreation Janell Payne gave a short history of our Youth City Council program. In the past this was a program run primarily by volunteers. The city helped facilitate the program through building use for their meetings, we also provided some staff to do some training and a small budget to help support them. The volunteers were no longer able to continue doing it around 2019. The youth volunteer at city events and programs, which gives the city a lot of volunteer hours. March of 2020 happened, and one of our recreation staff, Emily Stephens, took over the program to get it through virtual meetings and what it has turned into now. They have a program with a small budget, and we have continued to facilitate those meetings and provide some training opportunities for them. The city receives a lot of volunteer hours, but it hasn't really fallen clearly into a city sponsored program under recreation. Through feedback of current members and their parents, they are seeing some opportunities to grow the program and really embrace it as a city program in Recreation. They have talked about ideas for improving the program and its offerings, getting them more involved with this council and seeing how the city really runs; they just want the council and mayor's feedback before devoting more staff time and resources to the program.

Council Member Zander asked how other cities handle their Youth City Councils; are they embraced and ran by the city, or are they run by volunteers.

Director Payne doesn't know of any other cities that have it run through the school district or the schools, so it's either volunteers or fully embraced by the cities. She brought up the last Youth Council Leadership Conference where Mayor Ramsey was the keynote speaker this year.

Mayor Ramsey said she has attended that leadership conference in the past with our youth when the program was run by volunteers. Even when she became mayor, she didn't realize that this wasn't a city program. Covid changed everything, but it hasn't been quite the same as before and she said that her kids were on it this year and she was sad our kids didn't go to the leadership conference at Utah State; she was asked to speak there and our youth weren't even there. She spoke with several other cities who had strong programs to see how they did things, and got information from them on how they run their programs. She also asked the kids in the other cities about what makes things work for them and she got really good feedback. However, the feedback really came back strong that it's a city program and you can ask for parents to volunteer and structure it many different ways. The mayor of Taylorsville said that leadership conference is one of his favorite events every year with their Youth City Council. Mayor Ramsey has gone in the past with our youth council for a day, but the Taylorsville Mayor stays the whole three days with them. A young man on the Taylorsville Council gave the advice to really let the kids get engaged with the city council, so the city council really understands what the kids are doing. Along those lines, we need to make the expectations for the kids clear. If we are going to take this on as a city program, then we can create the program we want it to be. It is very beneficial to have the youth participate in our recreation or activity programs, and the volunteer hours are invaluable.

Director Payne said the volunteer hours they gave last year, at the going rate for staffing, worked out to a savings of around \$10,000 in staff hours to help support those events.

Mayor Ramsey said we have a real opportunity here to say this will be an official South Jordan City Program, the way most others are; they exist around the state, and there are a lot of them that attend the local official's day. We had a small turnout for that this year, and she thinks that's because things have changed. We want to organize and create a good program that we control and that staff has a clear understanding of to help control it and know what it is. She would love to see this become an official city program, with the chance to create a program we want, what we think the youth council can be; both for the young people who choose to be a part of it, and for the city. If it is going to be staff supported, then it should be a city program with guidelines.

Council Member Zander asked if we are proposing this be under Director Payne and Recreation.

Manager Whatcott noted that we will have to find the funding for it.

Council Member McGuire asked what kind of funding the program would need, and where we are thinking of pulling those funds from.

Director Payne said that based on the numbers from last year, which were some of the highest with about 50 participants, the program would probably need an additional \$15,000. That funding would be for participation in the local official's day, the youth council's leadership going to the leadership conference, shirts and jackets, socials and projects.

Council Member Zander asked if they get any kind of scholarship as a result of serving.

Director Payne said we don't have a scholarship program at this point, but it is something they can put on their applications and resumes.

Mayor Ramsey said the last few years the youth mayor has asked her for a letter of recommendation, which she has given them. While the program doesn't come with scholarship opportunities specifically, that's actually a conversation that's being had right now. As mentioned, it looks really good on applications. We had about 50 kids, they didn't all participate or engage, but it has been a unique year; it's not fair to the staff, kids, parents or the city's name to have a program that no one owns.

Council Member Zander asked if with that budget it be open to anyone, or would there be a cap; are we recruiting at Bingham and Herriman, do they have to be a resident with proof, etc.

Director Payne said they do have to be a resident of South Jordan, in 9-12 grade. They run it through the recreation software, so if their address is in the city we accept it; we haven't gotten to the point of making them prove residency. It hasn't been capped as of yet, but our coordinator was initially nervous with the 50 starting this year as that's a large group to facilitate anything like trainings or valuable education opportunities. They would probably keep it around there for now, but it is currently open for this year and they have a little bit less, around 25-30 that are interested so far.

Mayor Ramsey said that generally the kids signing up for this know they are offering to volunteer their time and get engaged in what's happening in the community, these are going to be good kids who want to make a difference. There can't be any decision made until the city decides if they want to own the program or not, otherwise why does it even exist. If we don't own it, but are trying to make staff facilitate it, it has reached a point where being run by volunteers isn't an option. This doesn't mean that if the city takes ownership of the program we can't put some expectation and skin in the game for the families and ask for volunteers, ask for the parents to engage, but that hasn't even been an opportunity over the last two years because we haven't owned it. She would love to see it become something that's city sponsored, make it what it can be so it's beneficial for the youth, the city, and a good program.

Director Payne said with volunteers you can have a very strong program, but when you lose that and don't have a sponsoring organization like the city to step in and have that continuity, you will have variations in the success from year to year. They really need the direction from the council on what they'd like to see happen.

Council Member Shelton liked Mayor Ramsey's comment about getting the youth council engaged with the city council, and he wonders what that would look like.

Manager Whatcott said in some cities they actually sit next to the council members during meetings.

Mayor Ramsey said in Clearfield they have one Youth Council Member sit up by the council and the planning commission, and they can participate. They don't get to vote obviously, but they do allow them to weigh in and give their input as a young person.

Council Member Zander asked if they are asking for approval, and then Director Payne comes back with the plan.

Mayor Ramsey said yes, they are looking for the council's approval and then Director Payne will just go ahead with the plan.

Director Payne said they have already been brainstorming and have a plan they think will work.

Manager Whatcott said that where this is a new program without a line item, he wanted to make sure the council was okay with moving forward before adding it. If the council approves, staff will put it all together and next year they'll bring it through the budget process and start working on it.

Mayor Ramsey said she believes there is already language drafted for a resolution to bring this back in two week to vote to make it a city program and to run with it.

Council Member Zander would love to see the plan and chime in if they have ideas to add. She would love to see what they come up with and have it come back to the council for feedback before institution.

Manager Whatcott asked if they want it before or after the resolution.

Council Member Zander trusts them either way, but would like to see it come back to the council to see what's planned before it's put into practice.

Director Payne said they can bring it back for the council.

Council Member Shelton added a presentation during a council meeting, then a vote.

The council agreed that they liked that idea, there will be a presentation with the resolution, and then they can all weigh in and make the decision.

Council Member McGuire suggested having current Youth Council members at the meeting to offer their feedback as well.

Mayor Ramsey said this has the potential to be such a good program, and we don't do anything half way here. Most people didn't know it's not a city program, and it needs a leader for organization.

Council Member Shelton said he would be delighted to be a part of trainings for them.

Mayor Ramsey said this is a great opportunity for education, and for these kids to really get to know how a city works.

Council Member Marlor suggested inviting them to attend a certain amount of meetings each year.

Mayor Ramsey said she would love to see them work as groups and give presentations to the council showing what they've been doing, rather than just sitting in the audience.

Council Member Marlor said that in years past, there have been some really strong Youth Council leaders, and he'd like to see some new leaders and recognize them.

Mayor Ramsey said many other cities have those leaders doing great things, and we have those kids here, we just need to give them a program to do that.

E.2. Food Truck Discussion. *(By Director of City Commerce Brian Preece and City Attorney Ryan Loose)*

City Attorney Ryan Loose said they need direction from the council as to whether or not they want to allow food trucks on city owned property; this could be public right-of-way, other city owned property like park parking lots or other areas in the parks we would allow vehicles on which includes the baseball fields and other areas. Our code already has some related language that states mobile vending is prohibited in all the described places, except as authorized in writing by the city. We are having requests from entities that used to be on private property, but that property is now being turned into a Harmon's and now they want to be next to Highland Park; they don't want to be on the private property because that would require people crossing the road. They want to be in the roadway or in the parking lot. They are asking who can authorize this according to the wording in the ordinance, but staff doesn't know who that authorization was intended to be assigned to. The best legal advice he can give at this point is that the same legal body that created that exception is the body that would approve any exceptions in writing. This would mean staff brings the council a resolution for those exceptions to approve, and if they are going to do that, they might as well revisit the issue.

Director of City Commerce Brian Preece said food trucks were previously not allowed in the city, then they had some requests from the previous mayor and council to allow them because they were becoming popular. There was a yearlong ordinance created to test things, and most of the things they feared weren't issues. They used to have to be licensed by the city, now we accept any licensing proof as long as they have everything they need. We have mostly said they aren't allowed on public property, unless it's a city sponsored event in a park where they are invited by the city. Someone pointed out that they should be allowed to if it gets authorized in writing, per the current ordinance, but we didn't know who was intended to give that approval so it would have to go to the city council. He discussed baseball tournaments and other events not sponsored by the city, and asked under what circumstances we would allow them in our parks. The application before them right now is for a city street, and they want to close the street. Do we want to allow these on our streets, in parks, and under what circumstances.

Attorney Loose asked the council to consider if there are any circumstances, other than city events, that the council is okay with allowing food trucks on city property. If they are okay with that, then they can get more specific regarding right of ways where they might park on the side of the road. Park parking lots or other city owned space that can be driven on is another discussion, and what fees do they want to impose as they are taking up parking spaces. We don't have total control of certain right of ways, like Redwood Road, which is a state road. We can

control minor collector streets and residential streets, and do they want them in neighborhoods or only on minor collector streets.

Manager Whatcott said we've seen private parties at a home with a food truck, and as long as they park in the driveway it's okay.

Council Zander said the reality is that it's happening.

Police Chief Jeff Carr said there was one in Daybreak that wanted to be on the road and they were concerned about people crossing the road.

Director Preece said the current application could be in the parking lot at the park, but would prefer to be on the street.

Attorney Loose added that the trucks also want to take advantage of crowds during our recreation programs.

Manager Whatcott said we really don't have a safe street to put them on. Other than a neighborhood road, there just really isn't anywhere to put them safely in the right of way.

Council Member Shelton mentioned the park near Station 62, on 4000 West, where the shoulder is wide enough for a food truck to pull up to and park, and be out of the flow of traffic entirely.

Manager Whatcott said if you look at the city as a whole there are very few places like that, where it would be safe enough on the street and not covering up a bike lane or sticking out into traffic.

Attorney Loose said if the council wants to be specific, they can work with the traffic committee to find those places and put them in the code.

Council Member Marlor said inviting them to compete with concessions in a park area that has been reserved and paid fees, kind of takes away from the profitability of whoever has leased the space. He might have a problem with that, and he thinks the baseball and other groups might have an issue with that too.

Mayor Ramsey noted that the baseball examples being brought up are private baseball tournaments, not Bingham Baseball.

Manager Whatcott said that Bingham Baseball doesn't have food handler permits, and aren't selling open food; they only sell packaged food. He doesn't know how much the food trucks would eat into their concession business since they only sell things like soda and candy.

Mayor Ramsey said it could open an opportunity for an organization to invite a food truck and make a cut of the sales.

Attorney Loose noted that if a league leasing area for something like a tournament wanted to

invite them in, right now they couldn't without our permission.

Manager Whatcott said that a lot of these food trucks will give a percentage of their sales to the organizer of the event. His son participated in a baseball tournament where three food trucks provided money to their charity event based on the amount of sales.

Council Member Marlor said they do have the opportunity to be on private property, but he thinks there are very few streets where a food truck could park and not be in the right of way and still be safe. He wouldn't want them there, authorized by the city, and then we bear some of that risk.

Attorney Loose said there is a difference between "authorized" or permitted, and a circumstance where we just don't stop them. In regards to liability, he doesn't see a huge liability issue if we don't regulate them. They still have to park and operate safely, abide by all traffic laws, but we wouldn't necessarily be taking on more liability. He compared it to an ice cream truck who drives down the street, selling to kids; we don't take on liability for them.

Council Member Marlor noted that he is concerned mostly about the residents or people participating.

Council Member Zander said she has had a few residents reach out to her in favor of changing this. Back when Harmon's didn't exist and that was an open dirt lot, there were a dozen food trucks that would show up there. Hundreds of people in and out of Daybreak would show up every Thursday for the food trucks. She went a few times and the turnout was amazing, along with the connectivity, the enjoyment and the fun.

Council Member Shelton noted he thought that was sponsored by LiveDAYBREAK.

Council Member Zander responded that it was sponsored by them. Dan Rodgerson contacted her a few weeks ago, and that's probably why this is on the agenda; he asked her why they weren't getting permission from the city for the food trucks. She responded that she wasn't sure what the city ordinance was, and suggested he contact City Hall. She has enjoyed the food trucks, they do it every Thursday night and many residents have asked her why the city isn't cooperating more, why aren't they letting them do it at a place like Highland Park. She is not saying that we need to, just that there are a lot of residents that would like this. When they run a food truck in a dirt field by the U of U Hospital, you go and get your food but there is nowhere to sit down and have fun; it doesn't build community. However, if we allowed them, once a week, they could actually create a connection and a fun venue there at Highland Park where people would know they could go every Thursday and there will be multiple food trucks there. In the past, they would have 15 or so at the back of North Shore. They can't go there anymore so now they divide up at about three to four different locations including Highland Park and North Shore since our city hasn't allowed them to be anywhere but on private property.

Director Preece acknowledged that this is the same group that has applied to do the Thursday nights. Interestingly, they formed their own location in the past and it didn't work.

Manager Whatcott said the reason for this at the very beginning was because the majority of the council in place at the time had concerns over protecting the brick and mortar stores. They are paying taxes, building stores here, locating and investing here, and now we are allowing food trucks everywhere who don't even pay a business license fee to us. That was part of the reason the ordinance was drafted the way it was, the reason we were being so restrictive. He doesn't know if that still holds the same weight as it did then, but he wanted everyone to understand the history and how we got here in the first place.

Council Member Zander noted that now, in 2022, most people would say there aren't enough places to eat; they would welcome, and hope that we would allow, the opportunities for them to have a food truck. She is not saying we have to be more flexible on this, but she knows there are a lot of residents that would be very happy if we came up with a way to allow the food trucks without letting them take over. This would give connection for our city, people would know they could come and talk to neighbors, meet new people and get some food.

Council Member Harris is opposed to them parked on the streets, it is hazardous. He would be for it if we did it in an organized fashion with a designated spot, day and time, and we got a cut for allowing them to use that public property. He does want the council to be in the loop of every event applying for the trucks so they aren't just coming in all over the place. It would bring revenue into the city, and if it's done the right way he could get behind it.

Council Member McGuire discussed requiring a sponsoring organization, like the Thursday night food truck roundup sponsored by LiveDAYBREAK, and allowing them to use a park. That would also allow for something like a softball tournament to bring a truck in if they wanted to. This way, anyone with a food truck can't just pull up anywhere in a city park.

Council Member Shelton likes the thoughts shared and asked if we get sales tax off these.

Director Preece said that theoretically, yes, we're supposed to, but it's such a small amount that it wasn't worth the time and staff to chase people down for it. If there was some kind of a cut that amounted to a higher percentage that might be worth it, but when you're talking about a half a percent it just isn't worth it.

Council Member Zander asked if it would be better to just have a fee.

Manager Whatcott noted that he liked Attorney Loose's idea earlier, if they are going to be in our parks they would need a permit, which would require a fee. We would collect some revenue from it, but it doesn't need to be an over burdensome fee; that fee would help offset what the brick and mortar stores are investing.

Attorney Loose said there have been things passed by the legislature about requiring licenses, charging fees, etc., but again we don't have to allow them. We do allow them to go anywhere that's not public property in the city, and we have held the line with only private property. Any fee we might be able to charge would have to be rationally related to the actual cost of providing the service. It wouldn't be a big fee, just the cost of those parking lots and maintenance, the unavailable parking spots for residents, etc.

Council Member Marlor noted that someone has to clean up as well.

Attorney Loose said there are ways to handle the cleaning up aspect, like requiring them to have garbage cans attached to the truck. Regarding requiring a sponsoring entity, we have allowed organizations to rent our pavilions and things like that for fundraisers and other events, so there would be a balance there on how that might work if they bring in a food truck for their event to attract more people and how we deal with that.

Manager Whatcott said they've had people out there having a fundraiser and they bring a big barbeque pit trailer, or they're at the park during football with trailers cooking rotisserie chickens. We have to find the right balance because we don't want to prevent them from coming, we just want to be safe.

Attorney Loose responded that he is hearing from the council that the right of way is still a no. Regarding parks or other city owned properties, staff should bring them back some proposals or ideas with an outline of a structure that covers all the items that have been discussed.

Council Member Harris thinks we should get more than a fee for a permit. If you rent a space for a restaurant you spend several thousand dollars a month to rent that space, and for us to say they just need a one-time permit seems unfair.

Attorney Loose said that's where we're tied to the rules that the fee has to be tied to the actual cost of the service being given, we can't make a profit on the fee. He can come back with a fee schedule, along with everything else. He still isn't clear on whether we will always want a sponsoring entity, or if we want the city to be the sponsoring entity while in the parks.

Manager Whatcott noted the city invites them for Summerfest.

Attorney Loose said we could also allow them to be somewhere outside of Daybreak for a weekly community event.

Director Preece said if there is a baseball tournament with concessions and they don't want them there, they should be allowed to not invite them.

Council Member Marlor said there should be a limitation on how many are allowed.

Attorney Loose said when they had the hub here, the food truck league would do a rotation. We could tell them how many are allowed and then let them decide who gets to be there, we would just provide a certain amount of spaces.

Council Member Zander said she doesn't want to see the city get into the food truck business. We have Summerfest and invite them there, but let's not start sponsoring a bunch of other stuff; let someone else sponsor them with the rules we set out.

Attorney Loose said that once you open up the park for rentals, we are already accommodating that; it's our Parks and Recreation staff who clean up after things like pavilion rentals.

Council Member Zander noted that explains why the fee has to be associated, and why we charge fees for the pavilion rentals; when you rent a pavilion your fee is also paying for city staff to clean up and maintain the area.

Attorney Loose noted that the current application is from the food truck league, asking to put a certain number of trucks at the park every Thursday night.

Council Member Harris doesn't necessarily like the idea of it on a regular basis, he would prefer allowing them for special occasions.

Council Member Shelton thinks it fits nicely in Daybreak with it being a walkable community, but he doesn't know about other city parks.

Director Preece said that is why they failed trying their own location, because it just wasn't a good place.

Council Member Zander noted that at the end of the day, we want someone accountable. We don't want to approve these and they leave a mess or we have other issues.

Attorney Loose said it would be the applicant who is responsible, which would be the food truck league for this specific application.

Director Preece said if we open it up to any city park without a prior application, then we'd have the situation where we don't have someone to hold accountable.

Attorney Loose said we'll get more and more requests, especially for parties at parks; we don't currently have a provision that allows that in a city park. When they rent a pavilion do we want them to be able to bring in a food truck or two, and if so, we have to write something in to accommodate for that.

Council Member Harris said that if we feel it's a good spot and makes sense, we should look at applications individually; he doesn't want to open it up to everyone and anywhere in the city.

Council Member Zander gave the example of her having a family reunion at a pavilion they're renting, and she wants to bring in two food trucks to feed her family; our code currently doesn't allow that and she thinks we should change that.

Attorney Loose asked if they want it open to any pavilion, or only certain pavilions.

Council Member Shelton said that some of the pavilions are big enough to accommodate a crowd and food trucks, but not all of them.

Council Member Marlors said there are food trucks, but there are also trailers that were discussed earlier.

Director Preece said our ordinance considers a food truck or trailer the same thing; if it's towed

behind, it's still a food truck.

Council Member Marlor said whenever his ward puts on a party at Garden Ridge Park, they bring in a very large trailer that cooks rotisserie chickens, hamburgers, etc.

Attorney Loose said it's a gray area, are they a mobile food vendor if they are not selling to anyone who comes up. Technically they are there catering the event, just like having Café Rio cater by driving up and dropping off food that's already been ordered and paid for.

Director Preece added we still don't allow food carts, like a taco cart.

Mayor Ramsey said it sounds like the consensus is they don't like the idea of the trucks on the roadway, and only at specific public parks after research.

E.3. Park Strip Discussion. *(By Director of Planning Steven Schaefermeyer)*

Director Schaefermeyer referenced a handout (Attachment A) and noted that last spring we amended our landscape ordinance for both residential and commercial. For residential it pertains to the front yard, as well as the park strips; park strips are only a small portion of our overall landscape requirements. He discussed Daybreak's landscape rules which include requirements for landscape design. Their requirements are unique, and he wanted to point that out because the issue is not really in Daybreak, it's in the rest of the city. Most new development is happening in Daybreak, but we have been able to successfully enforce our park strip ordinance in partnership with them. When we made the changes there was a grace period, and Daybreak edited their guidelines adding sticky notes where they reference our city code. Daybreak goes above and beyond our code in terms of designs, and there is an entire section on park strips, so we don't really need to talk about them tonight; he has looked over their requirements and they comply with our ordinance. When the ordinance was changed, the only thing that was really changed for park strips was no grass. New construction is our best way to enforce these changes, this new ordinance doesn't apply to existing homes unless you make changes to your park strip. The challenge last summer with the drought was a lot of push back. Residents were being reported for ripping out their park strips and replacing them with all rocks, which doesn't comply with the ordinance. With the drought, it became difficult to enforce this ordinance, and even with new construction it has become more difficult. Outside of Daybreak, the individual home buyer is responsible for their landscaping; sometimes they will contract with the builder to have someone else do it, but by and large they are required to put in their own landscaping. We are seeing more and more of these homeowners not wanting to put trees and plants on their property. Sometimes, by the time we go out to inspect, they haven't put in irrigation for those areas either; so, to ask them to go back and comply with the ordinance means they have to extend irrigation that was just installed on the rest of their property. He referenced Attachment A, a handout that shows what Jordan Valley has encouraged as being acceptable for park strips. All of the options shown have no grass, some have quite a bit of plants, and one of them has trees. This is also where we are getting grants through our Public Works Department to flip people's strips. They come to the city, sometimes they say they want the grant to put in a bunch of gravel, then there is an education process about also requiring trees and plants; we get the most push back with the trees. On the back of Attachment A are the enforcement scenarios. When a resident is noticed for

noncompliance, they will ask why they're being targeted when they can drive through the city and see strip after strip that also doesn't comply. We have a small code enforcement staff, so sometimes the response is that someone targeted you, not the city. We have also gone through and blanketed entire neighborhoods to let them know they are out of compliance. Tonight, he is asking if we need to revisit the park strip ordinance, and if so, what requests would the council have; or, does the council want staff to do their best as they've been doing to try and enforce our current ordinance.

Manager Whatcott said the reason this is here tonight is because he told them to stop enforcing it, we will be on the news tomorrow if we start enforcing it. There was a resident threatening to contact the news if the city pushed her to landscape with the plants and trees, rather than using all rocks. He wants to make sure that before they do anything, the council is well-informed and has given staff their input.

Council Member Shelton noted that Glenmoor is a wreck with park strips.

Manager Whatcott said we just had a large business owner up the street rip out all their grass and put rocks in. Even with the few plants and trees they've planted, it isn't anywhere close to meeting our code.

Director Schaefermeyer said there are a few options, one is to take an educational approach, letting them know we'd like them to comply with the ordinance but we wouldn't have the same types of inspections. We would still inspect for front yards in new construction, to make sure those comply, but we would not be inspecting the park strip. Another option is to amend our requirements to reflect the types of park strips we are comfortable having in the city. The last scenario is just eliminating all park strip requirements. In 2019 we did a park strip survey, one of the takeaways from that was the most important thing to the council, planning commission and staff was aesthetics; the majority however did not want to enforce trees in park strips. Do they bring back amendments to the code, do they try to enforce the current code understanding what Manager Whatcott just shared, or do we come up with another idea.

Council Member Shelton said we need accept the reality of our drought situation, and he thinks we really need to dial back on enforcement. On new construction, we can try and help them through that as best we can, but there are a lot of older areas in the city that have too many violations.

Manager Whatcott said it has gotten away from us. We have everything you can imagine in a park strip, including one on 11400 South with a giant 3x12 foot concrete wall with plastic plants growing out of the top. We have to ask why we're doing all of this, are we just going to accept rocks. We have two code enforcement officers and it is a fight with the residents. It's not a good public relations campaign, especially in this drought; we'll lose that battle in the media.

Mayor Ramsey said she thinks people have good intentions; they want to flip their strip so they aren't using water.

Council Member Zander asked about the lady they were discussing.

Manager Whatcott said it was new construction, she did it during the winter and they went out to do an inspection and it was all rocks.

Council Member Zander is not afraid of one resident and KSL, she wants to do what is right. She doesn't want to come back in four years and have to hear that the council was lazy and sloppy, and that our city streets are ruined. We may need to soften the rules, but she is not okay just throwing her hands in the air.

Council Member Shelton said it's already a mess.

Council Member Zander asked if we want to stay the course and let everyone do what they want. She knows they already are doing whatever they want, but she doesn't want to look back in four years and have a mess and wish they had done things differently.

Council Member Marlor said his subdivision's CC&Rs do not allow trees, and asked whose rules he follows. He is replacing all of his park strip, and has gotten together with everyone in his cul-de-sac to re-do the entire cul-de-sac and more this summer with stuff that follows the code. The problem is that his subdivision has said no trees.

Attorney Loose said if we need to adjust our ordinances, we can, but enforcement is a big part of this. If the council is saying we need more than just rocks, some sort of trees, shrubs or other drought resistant plants then they can go with that and adjust the code accordingly. They're asking for some direction, and if it doesn't work this year they can bring it back next year, and the years after. It's clear the drought is real and we want to save some of that water for drinking.

Director Schaefermeyer said we are not enforcing currently, and will stay that way until the council gives other direction. The challenge with choosing not to enforce is that the longer that goes on, the harder it is to bring things back under control.

Mayor Ramsey noted that she has a neighbor on the corner, they bought the house a few years ago and last year during the drought they took out the park strips in front of the house and all the way down the side street, replacing it with all white rocks. They've maintained it well, but that's what they did. Another neighbor, who had a lovely park strip, started out by removing the grass and changing it to more of the drought resistant plants. It took them one summer to tear it all out and install stamped concrete. Many people don't realize they need permission to do this, and they are just trying to do what's right. At the very least, we may need to amend the requirements for park strip landscaping to allow more flexibility, so we don't have half a city that's out of compliance and doesn't even know it because they are trying to do the right thing.

The council agreed to have Director Schaefermeyer bring something back to discuss and fine tune more.

Director Schaefermeyer noted that each department has their own motivations, his department says it will look nice in the long term, public works might come back and note that it increases replacing and repairing sidewalks. They will do their best to look at adding more flexibility, maybe this opportunity is more of an education one. Lastly, they are inventorying our city park

strips and they will have a more comprehensive plan in the future for those.

ADJOURNMENT

Council Member Marlor motioned to adjourn the City Council Study Meeting. Council Member McGuire seconded the motion; vote was unanimous in favor.

The April 19, 2022 City Council Study meeting adjourned at 6:21 p.m.

UNAPPROVED

SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING

April 19, 2022

Present: Mayor Dawn Ramsey, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, Council Member Patrick Harris, City Manager Gary Whatcott, Assistant City Manager Dustin Lewis, City Attorney Ryan Loose, CFO Sunil Naidu, Police Chief Jeff Carr, City Recorder Anna Crookston, Associate Director of Public Works Ray Garrison, City Engineer Brad Klavano, Planning Director Steven Schaefermeyer, Fire Chief Chris Dawson, Director of Recreation Janell Payne, IT Director Jon Day, IS Administrator Ken Roberts, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Communications Manager Rachael Van Cleave, Planning Commission Chair Michele Hollist, Commissioner Nathan Gedge, Assistant City Attorney Greg Simonsen

Others: Bela Eliason, Lisa Stanley, Harold Stewart, Koreen Stewart, Linda James, Don James, Stephanie Lloyd, Scott Lloyd, Sarah Larson, Kelly Cooper, Ronnie Cooper, Ron Dahle, Katrina Dahle, Lyndsay Christensen, Adam Stanley, Monique Hyde, Julie Stanley, Doraleen Rich, Doris Kalgrone, Robert Paxton, Duaine Rasmussen, Josh Trayner, Brittney Trayner, Kristen Maylett, Dave Bonham, Lora Bonham, CJ Bonham, Sara Schott, JR Feland, Ben Eliassen, Randy & Vicky Hoover, Lisa Reed, Thomas Dejong, Dan Petersen, Marcia Gines, John Evans, Aaron Zepancic, Dianne Kelsey, Jim Kelsey, Kori Wilson, Cody Boler, Morgan Varlour, Joan Wang, Nu Wang, Kaitlin Jones, Stacy Gibbons, Robert Gibbons, Ashlee Bonham, Lizzie Bonham, Grace Bonham, Hallie Bonham, Alevah Sandos, McKenzie Maylett, Mitch Maylett, Jennifer Nehmer, Lara Langston, Sam Bishop, Brenda Cook, Jason Gatherum, Joann Spencer, Mathew Lee, Brad Beckstead, Kim Bass, Brandon Riley, Paul Johnston, Dan Reed, John Adams, Craig Bonham, Dave Rueckert, Blake Visser, Dan Galli, Dale Evans, Lisa Zupancic, Annette Eliam, Bert Eliam, Kimberli Balfour, Rusty Cannon, Megan Visser, Chanel Thompson, Nicole Thompson, Sharon Compton, Judy Cox, Jan Cremer, Paige Norton, Andrew Child, Shona Peterson, Lorna Eaton, Sandy Traynor, Stephen Traynor, Dave Freiss, Sam Johnston, Matt Petersen, Angie Balfour, Kurt & Kara Jenkins, Travis Wright, Russ & Amber Park, Ellen Brown Sue Seelye, Mark Miller, Susan Savage, iPhone, Amy's iPad, Lorie, Ron's iPhone, JViPhone, Kim's iPhone, Fox 13 News, Guest, Christel's iPad, 8017555686, Connie, Theresa, Michelle Estrada, Bmoon, Abby, Ryan Benson, Tracy Miller, Ace Ventura, Kris Bevans, Gene Bates, Mark's iPhone, Becky Belisle, Wendy, Carol, Dustin, Katie Shoemaker, Tim's iPhone, Kirsten's iPhone, Sant, 18018421338, Brooke Visser, Chad's iPhone, Tristi Lassig, Kirstin Waldron, Deshawn Musta Mohamed, Joshua Timothy, White Cliffs Ward, Lindsey Black, Josh Holmgren, Greg Black, Bob, Eric Carlson, SB, Drew, Robbie

Gibbon's iPhone, Don, Stacy, Bart Sharp, Ralph Spencer, Tim Walsh, Cory Covington, Steve Starks, Laura Lewis, Dina Majahano

6:33 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the electronic meeting.

B. Invocation – *By Council Member Don Shelton*

Council Member Shelton offered the invocation.

C. Pledge of Allegiance – *By Council Member Tamara Zander*

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

Mayor Dawn Ramsey noted that tonight's agenda needs to be amended to reschedule recognizing Addi Bruening, the Cross County Gatorade Player of the Year for the State of Utah. Also, for the sake of time, she suggested removing Item E, Mayor and Council Reports, from tonight's agenda.

Council Member Shelton motioned to amend tonight's agenda to remove Items E and G, as previously recommended. Council Member Harris seconded the motion; vote was unanimous in favor.

Mayor Ramsey said that Addi Bruening is a Senior at Herriman High School who lives here in South Jordan; she is a cross country champion and has signed on to run for BYU in college.

D. Minute Approval

D.1. April 5, 2022 City Council Study Meeting

D.2. April 5, 2022 City Council Meeting

Council Member Marlor motioned to approve the April 5, 2022 City Council Study Meeting minutes and the April 5, 2022 City Council Meeting minutes as printed. Council Member McGuire seconded the motion; vote was unanimous in favor.

E. Mayor and Council Reports

*** Item removed from tonight's agenda via amendment***

F. Public Comment

Mayor Ramsey opened up the public comment portion of the meeting.

Bob Paxton (Resident) thanked the mayor and council for all they do. He discussed the paperwork he received with his water bill and said that he doesn't necessarily like 35 parks, that's a lot of parks; when he moved here he thinks there was one park and that was City Park. There have obviously been a lot of changes but the beauty, value and investment is what caught his eye. He thinks that for those who have lived in this city for a while, and who have larger yards, they have been concerned about water for the last few years. He has drastically dropped the amount of water he uses by 25%-30%. Green is very important, and we know the biological values of green; there is a lot of that, and we need to consider all of that when we come to this discussion with cities, counties and state with water. He thinks many here have sizable investments with the green they have, but we are coming to the point where our state and county have, he thinks, over utilized the natural resource of water. This isn't a magic wand where we can wave it and say we are going to get another 20% of water; our growth has exceeded the natural resource which we have. He would like to know at some point, and hopefully it can be published in something like the resident newsletter, the plans that our city, state and county have for water in conjunction with the growth that we have. He has been told that our culinary water is 7.5% of our total water, our irrigation is 11% and that farmland water is 82%. He doesn't think we can continue until we start having some really hard discussions on where water is coming from as 7.5% for all the growth we are experiencing is not enough water for these people. He is hoping we can think outside the box, and that we don't put blame on the individual landowners that are participating with trying to control water, but still have an investment in that area.

G. Presentation Item

G.1. Proclamation in recognition of Addi Bruening receiving the Cross Country Gatorade Player of the Year for Utah. (*Mayor Dawn R. Ramsey*)

*** Item removed from tonight's agenda via amendment***

H. Public Hearing Items

H.1. Zoning Ordinance 2022-03-Z, 1379 West Shields Lane. RCV
(*Director of Planning Steven Schaefermeyer*)

Director of Planning Steven Schaefermeyer introduced one of our planners, Ian Harris, who has been with us less than a year and indicated that Mr. Harris will be doing the presentation for this item tonight. Mr. Harris has been a great addition to our staff and he wanted the council and mayor to have a chance to meet him.

Planner Ian Harris reviewed his prepared presentation (Attachment L). The applicant is

proposing to rezone the entire property to R-3, which is a single family zone but slightly more dense than the R-2.5 at three units per acre. Their proposal is to create a five lot subdivision, the rezone being done so they can get five lots in the space, rather than only four. The rezone would stay with the current land use of the area, which is stable neighborhood. Castlewood Development plans on doing five lots with a cul-de-sac that bulbs out from Shields Lane. The parcel is oddly shaped, and on the eastern side of the parcel there is a fragment that comes out into the intersection. He will let the Castlewood representatives give more details on that, but he believes the intent is to deed it to the property owner to the south; nothing has been formally done yet in regards to that piece of land. The developer is proceeding with the application to rezone the entire parcel, rather than worry about that fragment slowing them down; they would rather move forward with it as it is now. Staff completed a planning review and they believe the concept plan follows everything under the proposed zone change to R-3, so there are no issues there. The finance department also completed a review and found that it would increase the revenue to the city slightly, as well as lower expenses, but it is not particularly major. As far as infrastructure goes, there were no glaring issues found on the impact review. There are some requirements that would have to be done at the subdivision stage as they build out that cul-de-sac bulb like curb & gutter, park strip, making sure all the utilities connect to each individual lot, etc.; however, nothing at this stage was a glaring issue. Staff and Planning Commission are recommending approval.

Mayor Ramsey invited the applicant forward to speak.

Duaine Rasmussen (Applicant) said his company was fortunate enough to be the successful bidder when the church decided to put this property up for sale, and felt that this zoning would fit the surrounding neighborhoods. They have had meetings with the community development staff and they were very supportive of this, as was the planning commission.

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

Mr. Rasmussen addressed the remnant parcel that runs along the north side of the property and fronts Mr. Sorenson's property. Mr. Rasmussen knocked on Mr. Sorenson's door, he wasn't taking visitors at the time and made it clear that he probably shouldn't come back.

Incidentally, last week before the planning commission meeting, Mr. Rasmussen received a call from one of his daughters, Mrs. Rust, who lives in Grantsville; she was trying to get online tonight but couldn't. He thinks they are open to taking that property as a part of their property when the developer re-plats this. They don't want any expense in removing the fence that's there now, and they don't want to have to keep the weeds down. The developer would do that for a period of time until they come in to develop, and then they would be required to move that fence out to the new right of way line. The developer is open and it will be discussed during further plat meetings with the staff, he just wanted everyone to know this hasn't been lost on them.

Council Member Patrick Harris thinks this is a very straightforward ordinance, the surrounding

area matches what is being proposed and he moved to approve zoning ordinance.

Council Member Harris motioned to approve Zoning Ordinance 2022-03-Z, 1379 West Shields Lane. Council Member Zander seconded the motion. Roll Call vote was 5-0, unanimous in favor.

H.2. Resolution R2022-15, Sagewood Ranch Barn Land Use Amendment.
RCV (Director of Planning Steven Schaefermeyer)

Mayor Ramsey asked if it would be appropriate to have Director Schaefermeyer present on both the land use amendment and the barn rezone, and then have one large public hearing for both items; or, should they break the items up.

City Attorney Ryan Loose said it would be appropriate for Mayor Ramsey to hear all the issues, Items H.2., H.3., and even Item I.1. as they are all inter-related; you can't have the rezone without the land use, and you can't have that particular zone without a development agreement, so they are all topics that will be brought up at the public hearing. For the RDA specifically, the law allows one public hearing for multiple items that are related, however he has never seen that in the land use. He asked Director Schaefermeyer if he had ever seen that, having one public hearing for both the land use and the rezone. Mr. Loose indicated that he would feel more comfortable having two hearings as that is what they have always done. There is a specific rule for that under the RDA, but he is not aware of any specifications in the land use arena so he would suggest having the whole presentation from the planner, information from the applicant, then opening the public hearing as to the two items knowing that in the past what typically has happened is that everyone will speak on the first item; the second item will have less talking because they are all related. This was discussed in the work session as to how they would handle these items: They will go from Item H.2. to H.3., then I.1., then vote on I.1. because the agreement has to be in place before any rezone is done. After that, they would come back to H.2. and H.3., in that sequence, to vote. Knowing they are going to do that, he thinks they can open the public hearing with the knowledge that at the end of the one public hearing another will be opened, but only to accept new comments.

Mayor Ramsey noted that we are just trying to make sure we do this right, and give everyone the chance to be heard.

Director Schaefermeyer introduced the proposals to amend both the land use and the zoning on approximately three acres of property that would be used as an event center, as well as the zoning on property that would become a residential subdivision. He gave some background on this, reminded everyone of where this has been in the past, because this same property came to the council in 2020. He will let the applicant explain why they are choosing to come back now to try and make the event center happen on this property. This zoning is as complicated as we get, the zone they are looking for does require a development agreement; he will get into that and share what staff has done to try and anticipate some of the issues that many will talk about

tonight in the development agreement. A development agreement is our best way to create predictability, and with that said, City Council can always amend development agreements, and applicants can always come back and request that the city council amend development agreements; that is done through the public hearing process. This does give opportunity for residents who thought one thing was going to happen on the property, and now are being told there is a possibility that something else happens on the property, to come before the council again and express either their support or opposition. Director Schaefermeyer reviewed background information from the Staff Report and referenced prepared presentation (Attachment A). He also referenced the currently proposed development agreement, located on page 102 of tonight's packet with the agenda and supporting documents, which is where the developer obligations begin. He moved to page 103 of the packet and discussed specifically Sagewood's obligations. The development agreement is divided between the obligations of the developer of the single family homes and the obligations of the applicant in regards to the barn event center. He specifically read through Sagewood's Obligations, Section 2.b., regarding the allowed uses. He noted there is nothing in the development agreement about the sale of alcohol, and the applicant has done some work on that and will discuss it later. Event centers like this usually have a third party come in who has the actual alcohol license; a predetermined amount of alcohol is usually sold to the person holding the event and they are responsible for the consequences of serving alcohol at that event. Any questions or concerns regarding the city's involvement in alcohol licensing can be addressed as well if desired. He showed some of the renderings from Attachment A and said there can be some variation once the actual plans are made, however any major changes will have to come before the council for approval; the images being shown are only a concept plan.

Mayor Ramsey invited the applicant forward to speak.

Megan Visser (Applicant) reviewed her prepared presentation (Attachment B). She referenced aerial photos from the presentation, showing the property before South Jordan Parkway connected to Bangerter, and before it was widened. Her family has been through a lot of change over the years, some of that change has been good and a great contribution to the city as well; but it has also been very difficult for not only them, but for neighbors who have been long-time residents of South Jordan. Going through this process with part of the property being sold for development with Phase 1 was difficult, they felt like this might be an opportunity to cling on to what is remaining and they felt this was the best solution to do that. She referred back to Attachment B and their goals for this project, along with the development agreement. She talked about how they reached out to many subject matter experts to make sure they were getting accurate information. She reiterated that the use cannot change outside of the development agreement without this hearing process, and this process is not easy. She hopes that neighbors feel rest assured that it's not turning into a Maverick; it is tied to the development agreement and the use that agreement currently dictates. She touched again on the fact that the development remains the same, the number and size of the lots stays the same with the exception that she is purchasing two of the lots back to include in their parking lot. She wants everyone to know the developer has been very agreeable to this, and also supports this; the zone change is not changing what has already passed. It is also important to note, that

as you look at the overall property, the majority of it is what they want which is residential; they are looking at the remaining corner, which is on a busy street, so she believes it is a win-win situation to have that residential area still there. They have taken the effort and expense to have some renderings done to help everyone visualize better what they are thinking about, and the potential of this project (Attachment B). They are committed to the things in the agreement with low impact lighting determined by a photometric study so as not to impact neighbors with lighting, a sound engineer, insulation class, etc.; all of these things are exceeding code and they are committed to the highest level of improvements with this and are sparing no expense with that. She added that Director Schaefermeyer touched on the landscaping during his presentation, but you can see in the renderings that they are exceeding the code for landscaping extensively. There are trees that will border inside the property lines, as well as outside on Alexander, to give more shielding of noise and light, more privacy, and to give a buffer with the wall so they aren't staring at a blank wall. Again, every single design decision has far and away exceeded any code requirement and is top of the industry standard. They went to huge expense to purchase back two lots to move that parking away from the neighbors, and it works out great because it gives them ample parking. They have exceeded that as staff has mentioned, it is one stall per 100 square feet, and at 8,000 square feet they would require 80 stalls; they will have 117 stalls. They have also looked at other venues and their parking, based on what they've seen, on average venues have about 80 stalls and Sagewood is exceeding that. For example, Walker Farms has 80 stalls; she spoke directly with one of their event managers, asking her about parking and if they've had any issues. That event manager said they have never had a problem with parking. Regarding traffic, as was mentioned they paid for the Wall Consultant Group to do a third party traffic study. After all their research with this, the study concluded that "there is sufficient excess capacity to easily accommodate the proposed project and associated traffic volumes." She thinks it is important to note that they didn't just say "accommodate," they said "easily accommodate" and it was said twice to refer to 3200 West and 10400 South. At the planning commission meeting, it was mentioned by staff that the traffic will be a drop in the bucket; the traffic is a nonissue. At the planning commission, they heard some concerns about safety and they take that very seriously. They reached out to the city and filed a GRAMA request regarding calls for service to two other reception venues in South Jordan, Magnolia and Azalea. These venues share similar characteristics with Sagewood because they abut residential areas. The response from that GRAMA request was that after researching, city staff was unable to find any calls for service at either venue last year; this included noise complaints, drunk or disorderly conduct and theft. In response to the concern over alcohol, they have done a lot of research. In that research, they first found out that all venues in South Jordan allow alcohol, done through a third party bar service; the property does not have a liquor license, it is regulated by the state and held by the third party bar service who controls the sale of it. There was some discussion in the meeting about them making extra money for the amount of alcohol they sell, but that's not the case. There is a big difference between private events and public events; in a private event you are not allowed to do that, you have to pre-sale the amount of alcohol based upon the size of the party purchasing it. They have a contractual agreement with only one bar service. The reason they reached out to this one was because they have a reputable background and experience, and they felt that was important because they are more invested in upholding the policies. If they want Sagewood's

business, they have to do a good job and uphold those policies. They have worked to come up with a venue alcohol policy that is very specific, as well as a contract with a bar service expert, who is available via Zoom for any questions. She has the venue alcohol policy and handed that to the council, she shared some highlighted points (Attachment C). She emphasized that in her research she spoke with a venue in Mapleton who said that the City of Mapleton actually required her to allow alcohol in her venue because they had seen so many issues with people sneaking in alcohol to venues without regulations. They feel like this is a better solution for everyone when it is regulated and people are held responsible and liable, and they have a professional bar service handling this. We sometimes have a hard time thinking out of the box, but what's stopping a neighbor from having a party with alcohol or the Harvest Villas Clubhouse, as there was nothing in their clubhouse rules that she could find that prohibited alcohol at parties there. She thinks we should be open to that and agreeing that the best solution is to have the regulations with it. Regarding the fence, she showed some renderings on Attachment B of the proposed fence. Along Alexander they have given an extra five feet of landscaping as a buffer, and have been told they can't do grass in those areas anymore so they filled it with drought resistant plants and trees on both sides to give that buffer and help with the sound. They also feel that this eliminates the concern of people parking on that street who are coming to the venue. She also showed the renderings for the open rod iron look along 3200 West from Attachment B. Industry comparisons to other venues show many are in residential areas, and she shared 12 slides from her presentation showing their proximity to residential areas; this included nine venues off a list that was presented to the planning commission with the claim they were not in residential areas. She is not sure why the presenters determined they weren't in residential areas, but these pictures clearly show they are surrounded by residential and effected. She showed pictures of Wadley Farms and Walker Farms.

Mayor Ramsey asked Ms. Visser to share the cities these venues are in as she shows the pictures.

Ms. Visser said the first three are in Utah County.

Council Member McGuire said he believes the first two are in Lindon, Wadley Farms and Walker Farms.

Ms. Visser said Knot and Pine is in Alpine. The remainder of the venues are located in Salt Lake County including Twenty and Creek, which has surrounding residential and a busy road, which is exactly how Sagewood would be. She continued to show the remaining venues from Attachment B and pointed out that these are in residential areas because they are catering to residents and the convenience of needing a venue like this. She pointed out Azalea specifically because it is in South Jordan; it does sit by other commercial shops and businesses, but across the street is high density and there are homes all around on all sides. Lastly, she mentioned Magnolia, which is on the same street, in the same city and shares a backyard fence with residential. The most impacted people in this Sagewood project are her parents, they sit on the corner and are the closest; they have worked exhaustively to make this project great for everyone, but especially for them. It has been requested that their home and remaining

property be tied in to the development agreement. However, after much thinking and discussion with both their personal attorney and city attorney, and their parents, all parties agree that it's not fair to include that now while they are living there because if the zone was changed they wouldn't be able to live there. They hope her parents live there a very long time, but their plan is to incorporate that home into the barn venue when that time comes. The uses might include overnight accommodations for a wedding party or a family reunion, daytime offices for event planners, photographers or florists. If the barn project is approved, they have to add the right hand turn pocket on 3200 West at the intersection of 10400 South; that has a significant impact on the access to her parents' home and that corner property, so it's much more sensible to include it with their project long term. It would be really difficult for something else to come in there and access it, they would have to access it through their barn property. City engineering staff pointed this out, and she thinks it is helpful to think that through. She thanked everyone for the support they've had; she knows there are some that don't love this, it's a vocal minority though. They have spent time trying to get support in a way that hasn't been coercing people, including through Facebook pages where they allowed people to leave their names and addresses with a comment, allowing people to be open about how they felt about this property and the project, as well as what it has meant to them in the past. The response was overwhelming, and they had over 700 comments and signatures with the number continuing to grow; that petition was submitted before the meetings (Attachment D). She also pointed out that in their responses, 75% of them came from this district and surrounding areas; again, they are hearing from a vocal minority. They hope they have addressed most, if not all of the concerns; they have done their best to do that and they think it's a win-win for everyone. She concluded with a letter from her parents:

“Over 50 years ago, we bought the corner acre where our home is located. The roads were not paved and we were surrounded by open space, filled with wheat and alfalfa fields. As time passed, farmers around us aged and acre by acre relinquished their cropland to developers. Gradually we were fortunate enough to acquire 10 acres of space to create a little farm, where we could raise our family as we had grown up, with fields to irrigate and animals to care for. Central to that dream is our barn. The barn has housed horses, a cow, feed for a menagerie of exotics, ostriches, buffalo, elk, musk ox, yaks, etc.; it has hosted cowboy poets and weddings, high school dances and a half pipe skater ramp. It has created memories for people of all ages, and has become a South Jordan landmark. As we move into our 80s, we have had to make difficult decisions about our property and accept the life changes that come with that. But, with careful management the barn can continue to serve South Jordan citizens and be a center for fun, learning, and celebration; we hope that can be accomplished.” – Otto and Amy Jones

Mayor Ramsey explained Item H.2. is resolution R2022-15, Sagewood Ranch Barn Land Use Amendment; H.3. is Zoning Ordinance 2022-02-Z, Sagewood Ranch Barn Rezone. Below that, Item I.1. is Resolution R2022-14, Sagewood Ranch Barn Development Agreement. These are three separate items, so as was discussed before, we will hold three separate public hearings. She requested that those wishing to speak do not speak at all three public hearing, as

this is all the same thing; everyone is welcome to speak at the first one, then if anyone has new or different information for the second or third one, they are welcome to speak.

Council Member Shelton pointed out that this is technically only two public hearings, as Item I.1. is an action item.

Mayor Ramsey noted the correction and said there will be two public hearings, but she still wants everyone to have the chance to speak; this requires the protocols described above, so the same thing isn't being said multiple times. She reminded everyone, when they come up, to give their name and address for the public record; if they are here representing a group of people she will give them six minutes to speak, and she will have everyone they are representing raise their hands. If we have dozens of people saying the exact same thing, she will stop and ask the audience to raise their hands if they agree with what is being said. After that, if anyone has anything different to say then we would love to hear it. She assured everyone that she and the council have gone through everything from the planning commission; they have heard it, read it and seen it, and they are aware of the comments. They have all received many emails, text messages and phone calls, and they have read through those as well. They are not entering into this uninformed and they want to hear from everyone tonight, she is just trying to figure out the best way to do that. She then proceeded to open the public hearing for Item H.2.

Bela Eliason (Resident) indicated she is speaking on behalf of Kaitlin Jones and requested the additional time; she lives right across the street from the barn. Before they purchased their home they checked on what future land use for the barn would be and they were reassured that once the animals were gone, according to all the records they could find, the area would be filled with homes and their neighborhood would be finished up. They really enjoyed the animals at the farm, and they were said when Justin Jones, Megan's brother, knocked on their door a little over two years ago to let them know his family decided to sell the farm and move on. They knew this day would come and after some time they went back and forth before a rezoning happened and they felt like they found a happy medium where they could preserve their neighborhood and the Jones Family could get smaller lots and be able to sell and arrange their homes better on their property. They were getting ready to welcome their new neighbors across the street, and it was very confusing to hear this past December that the Jones Family is now trying to keep part of the farm and turn it into an event center, thus looking for another rezoning. It was even more surprising to see a Save the Barn petition popping up online when the current approved development agreement was their idea. They as neighbors never asked them to take down their barn, and they are more than okay with having the barn in front of their homes as part of the property; they just don't want commercial in front of their homes. While she thinks that hearing different opinions is very important, in this case she thinks those who should be heard are those who would be directly impacted by the proposed change. Not only the immediately effected properties in the neighborhood oppose the project, but the majority of the neighborhood disagrees with the proposed rezoning plan. She knows that a good, thriving community has to have rules in order to make sure all of its residents' rights are being protected; in an effort to better understand what is being proposed she read through the

general plan of South Jordan and she wanted to share a few things that stood out to her. First, the South Jordan General Plan serves as a future guide for future growth and investment, while preserving the city's high quality of life and unique character. The plan provides South Jordan with a toolkit for guidance on land use and development over the next 20 years. The plan establishes a community supported vision for the future that strives to maintain and enhance the city's neighborhoods. The future land use map describes South Jordan's desired future for the next 10-20 years. As South Jordan continues to experience rapid growth there is little desire for residents in older, traditional neighborhoods to change the city's traditional land uses, therefore a large portion of the future land use map (Attachment E) is zoned as stable residential. The term stable neighborhood stood out to her mostly because it is the current zoning of the Jones' property, and the main reason why the planning commission denied the rezoning. While talking to her neighbors, she realized that a lot of them believe that if an event center doesn't get approved they will probably end up with something much worse, like a Walgreens or a gas station; for that reason she thinks it is important for everyone to understand what the current zoning is and what it means. She read the definition of the stable neighborhood zone from her prepared presentation (Attachment E). The reason she lives in an area zoned stable neighborhood is because they want just that, a quiet place where they can enjoy the benefits of knowing who is on their streets. They worry that the proposed change would take all that away from them, bringing a lot more traffic into the area, noise until late hours of the night, and hundreds of people they don't know across the street from them. As a mother, she is concerned about all of that and she feels that having her kids playing outside would be less safe, and then getting the needed rest on a school night would be difficult to assure. The Jones Family is surrounded by residential land on all four sides, as you can see on the map in Attachment E, so in order to respect the general plan and maintain the same quality of life for the neighbors it has to stay residential. If this rezoning goes through, they are not only worried about the impact the event center will have in their daily lives, but also possible future developments. Based on the general plan and the changes that this rezoning would bring to the character of their neighborhood, and the lives of its residents, she respectfully asks for the denial of this application. She understands that this is an emotional issue, and she respects the fact that the Jones Family has been here for a long time, but she would like the same kind of respect for their families and their stories. She doesn't believe they have less rights for being in South Jordan a shorter amount of time, and she can tell us that each family in her neighborhood has a story worth hearing. They all worked hard and invested a lot in their properties, and she feels that approving an event center in their neighborhood would not only go against the guidelines that keep our city beautiful and thriving, but it would also be unjust. They are at home here, and they don't want that to be taken away from them. As you vote tonight, she asks everyone to consider what their vote would be if this were across the street from their own homes, and she hopes the city will help keep her neighborhood safe.

Ben Eliason (Resident) indicated he is speaking on behalf of Vicky Hoover and requested additional time.

Mayor Ramsey noted that generally, the six minutes is for someone representing an entire group. She granted Mr. Eliason the six minutes, but explained that going forward, the six

minutes will only be granted to those representing more than one or two people. She asked for Ms. Hoover to identify herself, and permitted Mr. Eliason to continue.

Mr. Eliason said that most of them do prize and cherish open spaces, they improve the general feel and quality of life inside our communities; they do not come freely however, a community has to have a strong commitment in the form of taxpayer or other monetary investments if we are to preserve them or have more of them. The Visser's flyer states that they will preserve much needed open space. The South Jordan City General Plan identifies the definition of open space as "areas that are not required to be maintained, but often are maintained for recreational purposes and to develop pedestrian connectivity. These areas may include multi-use playing fields, play structures, pavilions, parking and other recreational amenities. He appreciates that Mayor Ramsey is an advocate for open space, however this is not a park or a playing field; it is a business surrounded by a needed wall for noise, it does not fit the city definition of open space. The event center has minimal green space outdoor area, the entire property is only six acres and as we saw before this is only half of that property. At the last meeting, Megan said she would be willing to take out green space to add more parking. As a side note, he does not believe, based on receptions that he has seen in Utah, that this will be adequate parking and he does believe people will be parking on Alexander. Living there, he knows it is a short walk around and he doesn't believe that will not be utilized. If parking lots are considered open space to the city council, then we already have plenty. They, the neighbors, feel that the use of the word "open space" is an attempt to appeal to Mayor Ramsey's mission, and to sell something they actually can't provide. As a city council, he hopes they honor the definition found in the general plan. He is all for market solutions, but he does believe this stretches that concept a little too far. The advertised vision of the Vissers for historical preservation with peaceful public areas for the locals to enjoy, that is also a business, really stretches that definition of either a historical site or an open space; it results in it just being a business. Their home values and quality of life would be sacrificed for this thing, there would be no way to control the volume of noise, the traffic, and all the degrading factors that come with people drawn into their neighborhood; people who have no personal stake in keeping the neighborhood nice. It would cause a very desirable neighborhood to become much less desirable. The increased traffic, decreased quality of life, loss of investments on the part of homeowners nearby takes advantage of the beautiful location while detracting from it. Once they get one commercial property going, and the money is flowing, there is much less to preserve. As it stands now, this is a beautiful neighborhood, with a high degree of livability that they paid dearly for with decades of hard work to be able to attain such a home in such a neighborhood; to be able to walk in peace and open spaces which people's yards do provide. The Vissers stand to lose nothing except for potentially larger profits when you compare residential to commercial. The funniest statement made at the last meeting was that we don't need more houses, obviously there were many people very much wanting houses in this housing crisis; they would welcome more families in to their neighborhood. Houses around here tend to be beautiful, they perform a vital function for people trying to raise families. The interactions between neighbors inside a neighborhood, inside a safe, private zone is a precious and highly valued commodity; but, they have said they don't want them, we don't need them, but who's we. Proposed new homes will sell the same day they are posted. He thinks it is the

homes that make a neighborhood, much more so than a noisy, crowded commercial construction with celebrations and an outdoor venue in and out of an elongated barn. We live in a time where in our government we see more corruption perhaps than ever in this country, people's trust in our government is at an all-time low. If you vote no to this proposal, it would send a powerful message, at least to some that our neighborhoods are not for sale; it would make our city a shining example of helping to restore that trust. It would set South Jordan apart as a city that actually cares for and protects its citizens. Please uphold the spirit and letter of zoning laws, and protect homeowners.

Paige Norton (Herriman Resident) was raised on her Grandpa Del Wheadon's farm, here in South Jordan, Utah. She represents the fifth generation of her family to live in South Jordan. If we all went on a little walk over to the South Jordan library, we would see her family's name hanging from the ceiling, as they were one of the founding families of South Jordan City. She can strongly relate to what Megan was talking about, watching your multi-generational family farm change again, and again, to accommodate the needs of other people. As a South Jordan farm kid herself, and now an eight year member of the Salt Lake County Farm Bureau Board of Directors, she wants to speak in favor of the preservation of the Jones Family Farm. It isn't just a place of their family history, it isn't just a piece of South Jordan's history, and it is a piece of her history. From her earliest years she remembers going to the Jones' farm to look at their incredible animals and admiring their beautiful barn; she can't imagine driving by and not having it there, it would feel like a piece of her was missing. Even putting history aside, she can tell everyone that as a professional florist and wedding planner for 20 years, we need a place like the Jones' barn. There are already precious few reception centers or gathering places available, or affordable, and we should all be counting our blessings that the Jones' are willing to turn their family barn into a place that everyone can enjoy. The Jones girls are taking on a massive project financially, mentally, emotionally and socially; they aren't doing it to destroy the city they spent all of their formative years in. They are doing this because they love the home of their childhood, they have a lifetime of fond memories on the property, and now they are giving all of us an opportunity to fall in love with their family barn and make it part of our personal histories as well. The Jones' are being excellent neighbors, she is shocked at the amount of care and the extent and expense they are going to, to make sure that this has as little side effects on those around them as they possibly can. What they have proposed is beautiful, purposeful and needed for all of these reasons, especially for the reason of home and property ownership. She would encourage everyone to vote yes.

Landon Anderson (Resident) is speaking on behalf of Brad & Shona Peterson and Kim Bass, and requested additional time. He first congratulated Mayor Ramsey and Council Members Shelton and McGuire for their recent re-elections; the city is lucky to have their support for another four years. During the oath of office ceremony, Mayor Ramsey said that the council aims to bring opportunities to residents of South Jordan, and he couldn't agree more. Everyone received a letter from him yesterday (Attachment M), and if not he has additional copies tonight. The city staff and city engineers involved in this proposal, specifically Damir, Jared and Steven, submitted to the council the recommendation to approve the resolution and zone changes; he imagines these engineers would not have approved this project if they did not feel

that any potential negative impacts had been addressed. Most of the information he wanted to address tonight has already been shared by the applicant, Megan Visser, so he just wanted to touch on a few items. During public comment at the planning commission meeting, a handful of residents said they were worried about the impact this project would have on traffic along 3200 West. If traffic congestion really was a concern, residents would have opposed the construction of the LDS Stake Building located on the same road. When you truly weigh the benefits of the right hand turning lane, versus the arrival and departure of venue attendees, this project overall will improve traffic along 3200 West. Council Member Marlbor promised during his re-election campaign to improve and expand transportation ability in order to move traffic efficiently within the city. By voting against this proposal, you would also be voting to reject the applicant paid right hand turning lane going from 3200 West onto 10400 South. As the council considers their vote on this proposal, he asked them to remember that the sale and consumption of alcohol is determined by the State of Utah, and not for any individual city. Utah Ordinance 31B-1-102 allows alcohol to be served and consumed at a DABC licensed premise, or by a DABC licensed vendor. Last year the Rooftop Reception Center in Lehi went through a very similar process with the Lehi City Council, the topic of alcohol consumption also came up. Mayor Mark Johnson was quoted as saying "We have to uphold the constitution. If permitted uses fit within the requirements of the code, we cannot deny them; it's hard for us to take action against an assumption." He likes that quote, that it's hard for us to take action against an assumption. The resolution ended up being approved by the City of Lehi. On January 4th of this year, the city council voted unanimously to proclaim January 16th as Religious Freedom Day; who are we to tell anyone of legal age that they are not allowed to consume alcoholic beverages, especially at a joyous event such as a wedding reception, when done so legally, responsibly and abiding by all the laws and regulations. When it comes to home values, based on data provided on Zillow, during the previous 30 days alone each of the homes along Alexander Park Lane increased in value by an average of \$42,350. What an incredible investment opportunity for these families, and an opportunity that should not be denied to others such as the applicant and her family. Should this proposal not be approved, Phase 2 will surely take effect, which means two story homes will be built, removing valuable mountain views from residents living along Alexander Park Lane; this will have a much larger negative impact on home values for these residents once those mountain views are restricted by homes. Finally, he took the time last week to meet with the residents living directly next to the Magnolia Grove Reception Center, located on 10400 South; these residents all live on a street called 10550 South, similar to the proximity of Alexander Park. He spoke with Mr. Robert Farr who lives on that street, he said the reception center is just over his back fence and during events there has never been congestion or vehicles parked along his street. He has never been concerned for the safety of his family while alcohol was being served; if given the choice, he would rather have Magnolia Grove located behind him versus a gas station. Steve Garvin, who lives on the street adjacent to the reception center as well, said that during events there has never been congestion or vehicles parked along his street. Mr. Garvin has never been concerned for the safety of his family while alcohol was being served, he has also never felt that the noise or music from Magnolia Grove has been a nuisance or an issue for him and his family; music was always discontinued prior to 11:00 p.m. Since the opening of Magnolia Grove in 2001, Mr. Garvin also stated that the value of his home has not been negatively

impacted by the reception center; for these reasons, he strongly urges the council to approve the resolution and the zoning change brought before them tonight.

Dennis Wood (Resident) moved to Utah, originally Herriman, in 1999 from Yorba Linda, California. They had a similar idea moving here that they would be on the outskirts of town and when they drove through South Jordan to Herriman, he will never forget stumbling upon the Jones' family farm with the elk, bison, etc. To him, the farmhouse represents something for this city, it always has since he first saw it. He has visited that place at least a dozen times, twice inside the barn, but several times just to park along the side and see the animals which he is sure is its own traffic issue alone. This stable neighborhood thing is an interesting point, but it's not as though there is already a neighborhood developed on any of that land that we are changing going forward; he doesn't see how that's an applicable argument.

Josh Trayner (Resident) they purchased a lot on Alexander Park Lane in the fall of 2020, it was the last remaining undeveloped lot on that street when they purchased it. They are here in opposition to the proposed development of this barn. They have several concerns with this that he'd like to address. Regarding parking, the prior speaker brought up the chapel that is located on 3200 West just south of this. He and his father have been residents of South Jordan for about 20 years and attended that church, he and his father used to joke all the time that the parking lot sat empty while everyone parked on the street. If you go there on a Sunday, or anytime there is an event there, you'll notice the same exact thing; everyone parks on 3200 West and not in the parking lot, the lot is empty. The applicant's resolution to this was to build an eight foot wall, this eight foot wall is very concerning to them. As you can imagine, if you had an eight foot wall as you drove into your neighborhood, you can imagine what that would do to the area. It destroys the neighborhood, the entire look of the neighborhood. As mentioned, they purchased their lot in the fall of 2020, those lots had not yet been rezoned but that process was underway. They acquired their lot with the understanding that those lots across the street would be zoned residential; that rezoning did occur, and a big part of that rezoning was the fact that there were a few larger lots towards 10400 South that brought the rezoning into the requirements of the zoning change that was requested. The applicant is now eliminating those larger lots and only leaving the smaller lots in this development, therefore having an effect on home values. The other thing talked about was the traffic. If someone is coming to this event, driving along 10400 South from Bangerter Highway, coming from the west and they miss their turn on to 3200 West, where are they going to turn; they are going to turn on to Alexander Park Lane. If there is a wall there they may not park there, they may. If there isn't a wall there they will park there. The Trayners have four small children that they are very concerned about with the traffic and sales of alcohol. The applicant has given examples of other event halls that are in residential areas; if you look up a map, those are not in residential areas. They brought up Magnolia that is clearly a commercial area on South Jordan Parkway, the only entrance is South Jordan Parkway. Azalea is on Main Street in Daybreak where there is nothing but commercial. In closing, looking at the city's general plan that was redone very recently, one of the results on the third page of the plan is to preserve stable neighborhoods; granting this change in zoning does not align with South Jordan's goal of preserving stable neighborhoods.

Brittney Trayner (Resident) appreciates that the applicant has taken such effort in trying to accommodate the neighbors, and she can see just in watching, the great lengths the applicant went to; they really appreciate that. They don't think this is right for their neighborhood though. With as much effort as has been put in, they just think it is not for their neighborhood and that it would violate the goodwill they had when they purchased their lot; they are in the middle of building right now, and they thought and were told it would be residential.

Adam Stanley (Resident) is representing his mother and a few of her neighbors who live in Harvest Villas, and requested the extra time. Their concern as neighbors is the rezoning of this property into something that is otherwise residential. They have been referred to this evening as the vocal minority, but he'd like to think of them as the people that are the most affected by this proposal. He collected signatures from those they could get to come to the door who were in opposition (Attachment N), and presented an illustration to show the residents immediately surrounding the property who are opposed to this and signed that petition (a copy of the map was not provided to the city recorder). He is sure their numbers are underrepresented during this meeting, due to the unfortunate circumstance that is spring break this week, and they have a lot of neighbors that are on vacations that had already been planned. To be clear, they love living near this open land, the animals, and of course the barn. They were saddened to hear that they were moving and making some changes, but as has been mentioned tonight, they felt fortunate and happy that it had been zoned as residential; they certainly felt a little blindsided when the plans were changed, and now it's being proposed that there be an event center in the middle of their neighborhood. They also feel that there has been a misrepresentation that the neighbors want the barn torn down, and that could not be further from the truth; they are just against the land being rezoned to affect the way they live in their quiet, low traffic, stable neighborhood. They also presented during the planning commission meeting and brought a list of 35 other privately owned reception centers in Salt Lake County, with only two of the 35 actually partially bordering a residential area (Attachment F). Magnolia Grove was referenced, that the applicant visited some neighbors who didn't feel it was adversely affecting them, but their neighborhood is not even directly accessible; that venue resides on 10400 South which is a commercial area in general. Regardless of the proposed current plans for the property, regardless of good intentions, verbal guarantees, conditional agreements put in place there are never guarantees in these business endeavors. It has been noted this evening that if the business failed it would have to come back to council, but this would only be to approve any modifications to the original development agreement. They feel strongly as neighbors that if it is already indicated, as proposed, those doors have now been opened and it only makes it easier for someone else to get their partial approval for whatever their business might be in that area. Realistically, keeping this land zoned residential is the only plan that would guarantee unwanted commercial business in the middle of their neighborhood. It was mentioned in the previous meeting by someone that nothing like this exists in Salt Lake County, and that they have to travel to Utah County to see these other barn properties. In Draper City, which is only 14 minutes away from here, there is the Old Day Dairy Barn. It was built in the 1920s, and now hosts receptions, parties, reunions and other such events; it is available to residents and non-city residents for rent and usage for their events. Before it became what it is today, in 2010 it was moved from its original location, further to the east, on to city owned property

next to a TRAX station, a library and city park; in other words it was moved to a location more suitable to its usage, and an area of property that made sense. He addressed the city council members and said that rezoning this land and further approving plans for an event center does not better our community, and it does not better our surrounding neighborhoods; at least not in its current location. Not in the middle of their stable quiet neighborhoods, it only benefits potentially the business owners. They understand the applicants have worked feverishly as mentioned before with city staff to make this work, to accommodate neighbors' concerns, and they appreciate that and respect those efforts to be mindful of them as neighbors. However, sometimes despite those efforts, it just doesn't work and it doesn't make sense for the middle of their stable, quiet neighborhood. As residents and neighbors of this property, and even as someone that grew up in South Jordan next to Wheadon Lane down the street from this barn, it is different when you live next door and the way it will affect you; even though it is a pretty thing to look at. They hope the barn stays, they just don't want it to be an event center.

Lisa Stanley (Resident) is representing a group of ladies from their neighborhood who visited Wadley Farms and Walker Farms to knock doors and talk to neighbors; they were interested after the planning commission talked about that. They showed pictures of the venues they visited (Attachment G).

Mayor Ramsey asked if any of those ladies are here in the audience.

Ms. Stanley indicated Kara and Joanne, and they raised their hands. They first went down to Wadley Farms, which was used as an example that it was in a residential area. She talked to Calleen Hardy, the manager and sister to the current owner. Ms. Hardy graciously shared her business card and told Ms. Stanley that the city council members were welcome to contact her. Ms. Stanley sent that information in an email to the mayor and council (Attachment H); she hopes they had the opportunity to call and talk to her. For the sake of time, she wanted to go over a few key differences of these properties as she thinks they are important to point out. First, Wadley Farms has been around since 1852, so the City of Lindon gave it historical status, and that is why it was given special zoning. It is also important to point out that Wadley Farms sits on 23 acres, and it is still currently a working farm with vineyards and orchards; because it is a working farm, they can have a structure on the farm used to bring in revenue. The proposed Sagewood Barn has six acres with most of it being parking lot and the garden space would roughly be the size of their neighborhood's backyards, as many of their neighbors have 0.5 and larger backyards. Ms. Hardy said that generations ago, the land was put into a trust and handed down with specific instruction that it could not be parceled or sold. The Jones property has been parceled and sold throughout the years for financial gain, which is why she has a home built on Bison Ridge. Wadley Farms has over 250 parking stalls, and Ms. Hardy said that on average her wedding uses at least 200. Wadley Farms said they had to learn the hard way that private security must be present, especially when their customers have alcohol vendors, otherwise it overwhelms their police. She also said to be aware of red solo cup drinkers that bring their own alcohol into the parking and parking lot, she said that is why they use vendors; there are two vendors that she trusts that don't over serve. No live music can be played outside; only very low, way lower than city ordinance, instrumental music can be

played for ambiance. The next area they went to was Walker Farms, and it was also brought up by the applicant. Walker Farms is in the middle of a neighborhood, which is correct, however right across the street you can see from pictures there is also an elementary school and a city park. Neighbors told them that event parking always overflows into the school parking lot and into the park parking lot. They knocked on about 10 doors in this neighborhood, and in all honesty at a few of the homes no one answered. About three people told them they were pretty indifferent to the event center, it didn't bother them; they bought the home knowing there is a school and a park that also brought traffic and noise, so it didn't really bother them. However, they did knock on the door of about four other residents who had a lot to say, one of them is directly across the street from Walker Farms, about the same distance as what Alexander would be. Her name is Karen Hill, she was a wonderful woman who discussed how it changed the dynamic of the neighborhood and she wrote a letter that will be read later in this meeting. The next event center was actually one that Ms. Hardy, the manager at Wadley Farms talked about, and this one was something they didn't have called Wild Oaks; this would be more what we are looking at with Sagewood Barn. It is on five acres and they have enough parking to be up to code, but not for the use of the building. It is important to acknowledge that, although Sagewood Barn was parking up to city code, that city code does not account for the use of the building. The size of the building, Sagewood Barn, could be the size of any building like an orthodontist's office or a professional building, but it is an event center and there isn't special coding for that. They said at this particular place that they have so much music and noise that it rattles the windows. She showed a picture of the outdoor space and noted that it kind of reminded her of what Sagewood Barn wants to do with their wall and the trees going up. If you zoom in, the neighbors across the street are a cul-de-sac and they went and knocked on doors there. All the neighbors whose doors they knocked on said that they wished this never happened, that they tried to fight the city council; the city council didn't listen and now they are constantly calling police. They cannot listen to movies on the nights of events, and that music is played inside the event center but can be heard because doors are opening and closing at all times. No parking signs have not helped, the neighbors have been unable to back out of their own driveways at times. The police are being called so often that the owners of this event center have come into verbal altercations with neighbors because they are so sick of them calling. Some of these neighbors were able to respond to email, she had copies of those emails (Attachment O). One of them was named Minta and she said "I would like to add that traffic increase has been a huge problem the nights that there is receptions. We knew these problems would exist, we told City Council it would happen, and the reception center had answers and that it would not happen; but here we sit, with a big, loud reception center next to our neighborhood. It has been a very frustrating couple of years. I wish you luck as you try to preserve your neighborhood, I really hope your City Council will listen." After talking with these people, it has only validated them as neighbors in their concerns for disruption to their quiet, stable neighborhood. They as a neighborhood are asking City Council to say no to this rezoning and event center.

City Attorney Ryan Loose requested that any presentations or anything shown from any device be given to the City Recorder via email.

Todd Christensen (Resident) lives about 150-200 yards from the proposed event center. He has been asked tonight to read a letter that Lisa Stanley just referred to from Karen Hill:

“To whom it may concern, my name is Karen Hill and I live directly across the street from Walker Farms, an event center within a neighborhood in Lindon, Utah. I was invited to write a letter expressing my experience living in close proximity to the facility. One week before I was to move in to my newly constructed home in Lindon I found out the owners of the property across the street were approaching the city council that night about rezoning the property to turn their horse pasture into an event center. I didn’t have time to research and delve into the impact of having an event center across the street from my home, and was unable to have an informed response. I applaud the residents of your city who are doing their homework and are fighting to keep their neighborhood free from commercialization. Almost five years ago, after heated objections from some neighborhood residents, the Lindon City Council Members saw fit to approve rezoning the proposed event center property as commercial farm. The facility consists of a large, two story building, an outdoor plaza, and a renovated pioneer home that now houses a store. My initial concerns in having the event center so close were the impact on property values, the increase in traffic, and the influx of strangers on the street; these concerns turned out to be issues. During the discussion at council meetings it was determined that 75 parking spots must be located on the premises; however, I have photos of the many nights when parking overflowed into the school parking lot and all along the streets of the homes by the center. It is a regular occurrence and a nuisance whenever the neighborhood residents have guests needing to park on the street, and when entering or exiting driveways; it is also a safety concern when children are riding their bikes on the sidewalks. I didn’t anticipate noise pollution, parties that include DJs or live bands well exceed the noise levels allowed by the city ordinance; it is a constant battle, asking them to turn down the music. Many complaints have been filed with the police, but noise pollution is low on the list of police priorities. For neighbors, the repetition of nightly noise quickly becomes a community issue. Another unexpected nuisance is the amount of light that shines into the neighbors’ yards. I also did not expect to feel so vulnerable with so many non-neighbors constantly on the street; having strangers constantly parking in front of homes as they do, regardless of provided parking, imposes a worry for parents which can inhibit the sociality of residents and increases the danger for children playing outside. In my opinion, neighborhoods are sacred spaces, when commercialization is allowed in those spaces, or in that space, a disruption occurs that tears down the fabric of the neighborhood and weakens the social strength of the area. Please strongly consider the arguments for keeping commercialization away from healthy neighborhoods. Sincerely, Karen Hill”

John Adams (Resident) is right across the street and said there are several of them from Harvest Villas that are here; he asked them to raise their hands, those who reside in the Harvest Villas, and requested the extended time.

Mayor Ramsey asked if he was speaking on behalf of them, and he responded that collectively, yes, they are speaking for them as he and Doraleen Rich approached the council together.

Mr. Adams said they have 76 homes in Harvest Villas, and we can see that quite a few of the residents are here this evening; some of them have not been able to attend for different reasons, but they have signed the petition that has been submitted (Attachment N). One of the things that has been proposed with this development from the first meeting was how important it is to preserve green space, but one of their concerns is how that can change the accessibility, and how the green space really looks by developing more residences. The barn structure will look considerably different after it is altered. With regard to the green space, he is not sure what the regulations are for entrances and exits, but the only entrance that's listed on the maps is right directly east of their main gate. He doesn't know what the restrictions are with regard to fire equipment and for first responders to get in there, perhaps Fire Chief Dawson might shed some light on that as to what the access is to get in if there is only one exit; if that should become blocked, damaged, or remain non-existent, what kind of rescue facilities could be permitted in there. After rezoning takes place on the corner, they are also concerned if this does not end up being a financial/successful endeavor for the Jones family, will they end up having another convenience store or Maverick. He knows this has come up in the past, but there are no guarantees that this is going to fly, and that would as he understands, impact the opportunity for another businesses to come in. Noise ordinances are also a real concern with regards to them and outdoor sounds. The use of alcohol has also been brought up, and this is really a hot topic for a lot of people who live here in South Jordan and in the valley. He is not sure how to regulate the pre-sale of alcohol, he knows that the Liquor Mission controls the sale of alcohol, but he also knows that in the USANA Amphitheater and at other venues in the city they don't allow alcohol. However, after attending some of those and looking around, he sees many patrons that carry flasks in their boots or belt, coats, etc.; even though they are screened by screeners before they go in and show their ticket. They are searched but there is a lot of alcohol that comes out of purses and so forth at those venues. With that being said, he turned the time over to his associate, Doraleen Rich. Because of the concerns that they have, he recommends that this project not be approved and that it's denied.

Doraleen Rich (Resident) is probably the closest to this project because the road that goes into the proposed venue is directly in front of her house. Every time they said they have contacted the neighbors, they have talked to the people this affects, Ms. Rich has talked to all of her neighbors and none of them on that road have ever been contacted. Some of the things we are hearing she has to question because they aren't the real truth. Her background is that she was involved with the Rock Meetinghouse across from Gardner Village; she was responsible at the time to rent it out, to try and collect from people and keep ordinances governed, and it is one massive headache; you cannot govern people the more people you gather. Alcohol became a problem, getting the police became a problem, so her question to the council members is who is the enforcer; who makes sure that this agreement is enforced, and can the neighbors that live across the street from it have any say. She has also been very upset at two things that have come in tonight. When they say they have a 700 signature petition, all of those people may live in South Jordan, but they don't have to daily deal with something going on across the street from their house every day, every night, or however many they have; she is sure they will have more than just a weekend if they want to make money. She disagrees with the term that keeps being used, that they have endured a lot as the Jones Family; they

have chosen to sell their land. She endured a lot as a child too, she lost her school, her home, her church that she grew up with. She lost the home she lived in for 19 years; she is not saying she endured it, she is accepting change. She is asking the Jones family to accept change. If they want to honor the farm and their family, do what they did in West Jordan. Her dearest friend lived in West Jordan and she often wondered why Leland Street was named that, and he told her the story that he was a farm boy and they came around when they developed the area asking for a name for the street; he jokingly told them to “use mine” and that’s how it came about. Let’s honor the Jones family in a similar way, let’s name a street after them like many have done. She is also very concerned about enforcing this development agreement, and she has to raise a question to the council members; if they have a planning commission, and they know that they vetoed this, why have a planning commission if they are not willing to support their recommendations as a council to make South Jordan the better place that it is. She loves living here. She has only been here five years but she knows what the people think of. Also, Harvest Villa was built because the Jones’ sold the land, and the council approved it to go in as a 55+ community; many of the people are in bed by 8:30-9:00 at night, they are not healthy people. To have something like this going on across the street from them is a big, big concern as the east gate is directly across the street. If it becomes a traffic problem they will have to lock that gate and she can guarantee them city emergency vehicles coming in, an ambulance and the firetruck, can’t get in there anymore until a gate opens. There will be an emergency vehicle sitting out there, and she knows because she lives right by the gate and sees what comes through it.

Dave Rueckert (Resident) has lived at his residence for 18 years, before 11400 South was widened. The council represents the City of South Jordan, not one particular neighborhood; they have to do what’s better for the City of South Jordan. He has lived with 11400 South every day for the last 14 years, but it has helped and benefitted South Jordan with The District and everything around it. Sometimes, things aren’t exactly the way we want them to be, but the job is what is best for the City of South Jordan. Everything we have seen from this rendition of what is going to go into this place is a beautiful thing for South Jordan; it will bring revenue, it will benefit the majority of South Jordan. There will be a few vocal oppositions, but it will benefit the majority. One other thing, he worked with Holliday Oil for 35 years, so all of those worrying that this may bring a convenience store, you are totally wrong. Holliday Oil will not buy any property that is less than two acres, neither will Maverick. When this is done, there will be one acre left where the Jones family lives; the way to guarantee there will not be a convenience store is to let this beautiful structure come and be a benefit to everybody in South Jordan. Based on all the renditions this looks like it will be a beautiful place. If this is denied, we don’t know what will happen in the future. There are a lot of Holliday Oil stations right next to neighborhoods; maybe the zoning will change, maybe it won’t change, but that is a prime piece of land for a convenience store on 3200 West and 10400 South. The only way to 100% guarantee that never happens is to let the Jones’ farm and reception center come in the way it is.

Stacy Gibbons (Resident) said that while she acknowledges the passions and emotionality of fellow neighbors, it has been inferred by some that the motives of the Jones and Visser

families are aligned with financial gains. Her direct experience with the Jones and Visser families are that the motives are in agreement with their stated goal, to preserve their heritage and this city; this is evidenced by experiences she has had directly with them. When she moved into the neighborhood, one of her first interactions with Mrs. Amy Jones was her taking her grandson and Ms. Gibbons' son to a local South Jordan museum, and displaying pride and love in this community. We would be remiss to ignore that home residences, churches and the Harvest Villa clubhouse, which are all within walking distance of the proposed barn, have held large receptions and parties consistently throughout the past year. These have not been subject to parking restrictions, development agreements or lighting/noise regulation, which the barn would be. The Harvest Villa clubhouse delineates on their website the option of rental for events and gathering at their clubhouse. Harvest Villas specifically states on their website "there is extra parking out on the street;" this has not appeared to be an inconvenience or issue within these neighborhoods. In addition, while alcohol is prohibited within church buildings, it is common to have alcohol at community parties or residential parties, in addition to common household use, and does not appear to be prohibited at the Harvest Villas Clubhouse as well. In her conversations with parties involved, in the development of the barn the safety and wellbeing of our children and neighbors are at the forefront of their concerns. However, as alcohol is commonly unused in much of our community, it is important to recognize that we cannot unequivocally equate alcohol consumption to drunk driving or reckless behavior, and it is unfair to assume so. In addition, as addressed by Megan, many regulatory measures have been taken into account by bar services contracted, in addition to her own research. As Megan displayed at the beginning of our meeting, our communities evolve; this is shown as their farm has consistently changed over the years. While change can be uncomfortable, the Jones' are evidence of the flexibility to change, as their farm has been reduced dramatically by continuous development. She asked the council to vote to approve the proposed project and zone changes.

Lyndsay Christensen (Resident) is representing Stephanie Lloyd and Jen Nehmer, asked for additional time. Many people in this room have seen the advertising for Save the Barn. She has had pop-ups on her social media that obviously are the result of hiring out a PR firm and sponsored advertising (Attachment W). She shared some of the advertising from social media, and pointed out that it said "doing so will prevent the property from a potential future rezone to a retail/commercial zone." Next, she shared an example of a local resident who posted on a Facebook page, asking people to save the barn; he included the comment "I hope it doesn't get turned into a strip mall;" why would he think it's going to be turned into a strip mall. If you click on the link they posted, and read the description from the Sagewood Barn Facebook Page, it tells us that without the rezone there is no future for the barn to remain as the land will ultimately be developed for more homes or as a large commercial space. Another flyer that was created and passed out to neighbors says "prevent future developers from tearing down our barn and family home and changing it to an unwanted retail/commercial zone." Ms. Christensen believes that these advertisements are misleading and even a little manipulative. Currently their land is zoned as residential, they are the ones who have chosen to get rid of the animals and sell their property. The only way to keep any business or retailers out of our neighborhood is to keep it zoned residential, and deny the request for commercial zoning. With

these advertisements, people believe that they are choosing between large commercial retail or an event center with beautiful gardens for the community to enjoy. We need to acknowledge that anyone can sign the petition that is circulating, it is not limited to just South Jordan residents who would have the direct impact of the commercial zoning. It would probably be safe to say that a large portion, if not majority of the signatures are residents who are at least half a mile from the proposed event center. They as a neighborhood have had several conversations where people have seen the campaign and thought they were saving the land from being taken over by the City of South Jordan, or saved from a large retail developer. Going back to the Facebook post with the Sagewood Barn that she shared earlier, she shared some of the comments by members:

“Initially, it was going to be all houses but they scaled it back. Now half of it will and the other half will be a reception type center. I am just concerned about traffic and parking during events. I also want to make sure the property designation doesn’t allow it to become a strip mall.”

A comment was made which noted things discussed at the last meeting, which shed light on what the actual plan was, to which these comments were made:

“Thanks for letting us know this info, I definitely don’t want more traffic and if I lived closer I wouldn’t want an event center either.”

“Yes, thank you. This is great, in-depth information. I appreciate your detailed description, we definitely don’t need more traffic on 3200.”

“So sad to see the green space and animals gone.”

“The barn can also be preserved by moving it to a more appropriate location.”

“Thank you, number 3 has been a point of misinformation with the circling Save the Barn posts. Thank you for clarifying that and all of the other considerations affecting the new proposed zoning use.”

What that post was referencing was a previous post explaining items discussed at the last Planning and Zoning meeting. Number 3 has said “they don’t have to tear down the barn, they can keep it on their property as long as they want. There are not just two options, no one is forcing the sale or tear down.

“Thanks, great info. One hundred parking stalls, yikes, trying to even imagine how 100 cars would fit on that land. For sure that does not sound like any garden or green space.”

They wanted to show these comments to demonstrate how people’s minds changed once they were given more information. Without the zone change, their neighborhood can stay safe and quiet, with either the land remaining in the family as open space along with their barn and

animals, or if they choose to sell for residential homes. They feel the Save the Barn campaign should have no bearing on the decision of the city council. They many have hundreds of signatures, but how many are within close proximity to the actual property, and how many were misled into thinking that if the family couldn't save the barn that it would automatically be turned into a strip mall. Finding logical opposition to the proposed commercial zoning would be as simple as knocking on any door surrounding the property, which is how they got their signatures, handed in at the last meeting.

Lisa Reed (Resident) is a part of the Harvest Crossing Villas community. She wanted to make a quick clarification, as she is also a member of the Harvest Crossing Villas Clubhouse Committee and she feels that there is some misrepresentation about their rentals. First of all, the people that rent their clubhouse have to be a resident, they have no outside rentals. Next, they only allow clear beverages in their clubhouse. They have a limited capacity of not over she believes 100 people, if that many, and the reason they ask visitors or guests for the clubhouse on their website to park on Willow Valley Lane is because they have limited parking in their community and very narrow streets. As stated before they have a lot of interaction with emergency vehicles and if people park on the sides of their streets these emergency vehicles can't get in to help their residents, and they do have a lot of that.

Kelly Cooper (Resident) wanted to discuss the economic implications of the barn. She knows a gentleman a few speakers ago spoke about why it could be great for the city and bring in a lot of revenue, so she would like to discuss that. They are requesting that this be treated as what's called an Economic Infill Opportunity, or an EIO. She is going to explain why this actually doesn't meet the criteria for an EIO designation. By the city definition, an EIO identifies areas within existing economic centers that could support infill or redevelopment of additional commercial, retail and entertainment uses to support and bolster existing uses. Development or redevelopment in these areas shall include public space for gatherings such as plazas or parks, and be designed with the pedestrian in mind. These areas could support land uses such as retail, restaurants, hotels, entertainment venues or open space and could strive to include unique design elements to give each commercial center its own identity. Some examples in surrounding areas that represent this type of thing would be The District here in South Jordan, Jordan Landing in West Jordan, and you have The Gateway in Salt Lake City. The Jones property is not located adjacent to an economic center of this source, it is residing within what is considered a stable neighborhood. They have been unable to actually locate any event centers in Salt Lake County or Utah County that function in the capacity as an EIO, and based on all the representations tonight you can see they are all somewhat around neighborhoods, but not big economic centers. Because those centers are public areas and they allow for 24/7 access it creates a need for police to patrol it, and that would come as an expense to the city. Successful event centers charge between \$4500 and \$8000 per event. When you look at similar event centers, the booking rate is about 30%-40% booked, this generates around \$500,000 to \$1.2 million in annual revenue. While that sounds like a lot, the Maverick gas station a few blocks away probably does three to four times more revenue, and the Walmart just down the street is a \$60 million+ store. The difference is that these locations generate sales tax revenue, an event center does not because it is service oriented; service does

not charge sales tax. When talking to people who have had weddings and so forth, their vendors are chosen based on who they know and products provided; they don't necessarily buy from vendors located in close proximity to the event center, so that is unlikely to change the purchasing behaviors of people using the event center or generate more business for South Jordan City. Therefore, this property does not fit the definition of the EIO, and if it tries to function as one then it becomes a public area with 24/7 access that would cause more additional patrolling by our already stretched police force. In addition, the amount of revenue from the event center would come in the form of property tax, which is highly unlikely to offset the additional police patrol, the nuisance calls to the police department, etc. Her recommendation is to please vote this down.

Scott Lloyd (Resident) said that his neighbors, Ron and Katrina Dahle, gave him their time. He moved to South Jordan specifically to be in an area where it was a quiet residential area, specifically where he's at now; that was the future plan and the main plan when he looked at zoning and to see where different areas were. He has been in this valley his whole life, 55 years, and during that time he spent the time out here and it was nice to have the elk and buffalo to be able to stop and see. He is in law enforcement still and has been a police officer for over 32 years, so when he gives his personal feelings on what goes on in regards to where he lives, he can give you a professional standpoint; specifically, as mentioned at the last meeting, dealing with the alcohol. It's correct, no one is here to say you can't have alcohol. The concern is the consumption of alcohol and what happens after that, whether it's in the parking lot, the vehicles, and the parking lot when they leave or when they close the venue down at 10:00; nothing kicks that group out of the parking lot. When the alcohol is consumed, you can't stop that. They can put in rules as an owner saying they don't want that here, and as a venue renter you will abide by those rules. That is a onetime venue that is being rented by one person, they are going to tell you what you want to hear, and then do what they want knowing they may not come back and use that venue again; they are out nothing. When the police are called you will have at least one officer that gets the dispatch call. Any time they go to a commercial property or somewhere with more than one person, they are going to have two to four officers. The lady in front of him talked about the revenue that comes in when you have a place like this, but if you take in and factor the response of law enforcement, that is an additional cost. Some said these problems don't happen, but in his 32 years that's incorrect. If that's the case he must have gone to Wheeler Farms a lot during his career and dealt with parties where there was no alcohol after a certain amount of hours and arrested multiple people in the parking lot drinking alcohol. He is on a youth alcohol crew where he goes out and deals with parties and he gets to those venues and sees the same thing. They didn't allow alcohol, but how did alcohol get in; oh, that's right, the honor system. The alcohol still comes in, whether you want it there or not. When you say that people will come to the venue and eat dinner locally, they are coming to a wedding reception and most likely they will be given some type of meals or sandwich where they will leave the city and go somewhere else afterwards. Depending on the time, they are going to go outside the city or just go home. To say it's going to bring in revenue is incorrect to say. In his 32 years of traffic enforcement, five years were specifically doing traffic enforcement. When he did traffic enforcement he stayed with the areas of speeds lower than 35 miles per hour; he wasn't one that sat up on Bangerter or on

Redwood Road stopping vehicles because he calls those “chicken tickets.” He would write tickets inside residential areas and under 35 mph zones. He has worked with Chief Carr, and in his citation experience, he wrote over 17,000 tickets in five years. Out of those 17,000 tickets in five years, he couldn’t tell you the times he had complaints, but he wrote those for a fair reason in a residential area because it’s a safety issue which is increased by traffic flow. During those traffic flows, and dealing with traffic accidents, when you have a traffic flow increase you are going to have traffic accidents. He was here when the planning commission said it has 4000 cars up and down that road, but it can go up to 12,000; that is correct. However, when you have two entrances exiting from the senior area to the west, to the areas across from where the park is, you have both of your entrances converging on the same center lane travel; having them use the same center lane for travel causes things to get congested. When you have 100 people coming out of the parking lot at one given time, then you have people coming out of their homes across the street, you will not be able to funnel that on a free flow. Will you go ahead and have traffic accidents, yes you will; you are going to have to address those traffic accidents and then come back to a zoning meeting. We all know you can go to those meetings and get zoning changed depending on who’s on the board or the council and mayor at the time. If the right group of people are here they can change the zoning, so despite his respect for what’s happening tonight, that zoning can be changed with time; he hopes it doesn’t and he hopes whatever they decide tonight is going to be for the right decisions. On the commercial license and dealing with the property, you have ordinance violations, and ordinance violations can be anything from the sound, noise, etc. They also talked about the health department code and writing citations over the noise. One of his pet peeves that everyone knows about is the thumping car that goes by and shakes your vehicles; he is one of those officers who writes a ticket no matter where he’s at, no matter what car it is, if he can hear it within 50 feet, and it shakes him, he’s writing the ticket. By noise ordinance and where this is, whether it’s a 10:00 curfew or 11:00, if he can hear it from the sidewalk it is illegal. Is he going to call the police, yes he is. The police may show up, depending on the call for service and whether there are important calls going on at that time. By the time the police get there the noise is gone, it’s not a police incident. His job is to educate his neighbors how to go ahead and file that complaint, make sure it goes to court, and make sure a citation is given. After so many citations, it becomes a grievance and a nuisance property; it will become a nuisance property if those cases or citations are given to the court. He’s not saying without a doubt it will happen, but we have issues we need to look at when it comes to what is actually governed and what we say is governed. If there is alcohol there and they say it’s going to close down at 10:00, that isn’t reality. He has done Wheeler Farm, along with many other areas in high schools where there is alcohol in the parking lot; great intentions, but that’s not what happens. If everyone followed the rules he’d be out of a job, and he’d be happy with that, but that’s not the case; we are here to go ahead and take care of society and do the best that we can. Being in this area and taking care of family being here, listening to everyone else talk, he heard Megan say she went out and talked to a lot of people; no one came through his neighborhood or the neighborhood next to him. Regarding the historical side of it, with the family selling the barn, they had the option of keeping the barn but they chose to go ahead and sell their portions of land. This is a hindsight afterthought, they came back and wanted to get two of their properties back even though they wanted to sell it all residential; they’ll buy those

two lots back because they have a better idea. Either you had the idea it was going to be residential, or you didn't. The afterthought is already telling, they are changing their minds as they go along with this property, this process; they are going to change it again if this function doesn't work, into a commercial property whether it be a Maverick or not. To say that a Maverick can't go on less than two acres, it will be a Chevron. He doesn't care what it is, but something else will be there.

Dan Galli (Resident) has lived in South Jordan for about 18 years, so he is not a long-timer, but not a short-timer; he is somewhere in the middle. He is, however, a seasoned real estate broker and has been doing that since 1996. He wanted to speak tonight specifically about home valuations, because he thinks there is a lot of concern about that regarding this property. Property values generally move based on large macroeconomic factors. Things like scarcity, the availability of properties, interest rates, wars, and hundreds of other things in the world globally, nationally and locally can affect the property values of a home; certainly not so much a facility like this that might be built in your neighborhood. Supply and demand in a marketplace play the main role in property valuation. For example, a normal market in Utah would have somewhere around 8000-9000 homes on the market; over the last couple of years we have been seeing a market with about 2000 homes. That pressure is really creating this valuation increase that we have been seeing over the last few years; he has seen that go down as low as 1400 homes on the market in the entire state of Utah, not including some things like new construction. Another way to look at it is from a homebuyer's perspective. The neighborhoods surrounding this property are beautiful; how many neighborhoods exist, how many beautiful neighborhoods exist that have some element of commercial on the perimeter. When he's driving his buyers around, rarely does that become a problem when they are looking to buy in a certain area. To say that this project alone will drastically affect the value of your home is a bit of an overreach. Rather, it will provide a needed venue and preserve a wonderful piece of South Jordan History.

Matthew Cudd (Resident) is also in law enforcement. There has been talk here about some venues or problems that can cause all these issues. Obviously, he is not going to compare a venue in Magna to a venue in South Jordan, the demographics are different. He works for Draper City, has been there for 15 years. Since the Day Barn opened, since a previous commenter mentioned it here, they have had 12 calls; twelve calls in seven years since 2015. He read some of those calls that they responded to – the first one being “Kids parked in front of the Day Barn making out.” Then “Dog wandered in, owners picked up the dog” and “Needed keys to prepare for a booked party, could not get in contact with Parks and Rec so they called the police to see if they could get in contact with them.” Again they had a complaint for “Kids parked in front of Day Barn making out;” that is apparently becoming a serious problem over there. They had a noise complaint nearby, but it was within reason; they showed up, took care of the problem; it was between 7:00 am and 10:00 pm, they weren't being noisy and it was not unreasonable noise as the noise was within the parameters of the rules, some people are just angry no matter what and they can't help that. Another call “Transients were trying door handles after hours.” TRAX goes down to the park, they thought they could try and get into the barn; that's not a venue issue. They had a civil complaint that

people were taking photos of the barn without paying for the barn. In 2020, they had “found property” calls multiple times. The only call that related to alcohol whatsoever was in 2021, and he looked up the case before coming here today – “Woman intoxicated outside on stairs.” That person actually came from somewhere else to the venue, was not part of the venue and the people in the venue called on that person. This is just to give you some insight on how much of a problem the venues are, at least in the same kind of demographic; you are not going to get that here, so he really doesn’t think that’s an issue or comparison. Alcohol wise, there has been a lot of talk about alcohol; people can drink alcohol wherever they want. It doesn’t matter if it’s supplied there, the Maverick, or at home. He can get drunk at his house with 50 friends and maybe half of them leave; he hopes they wouldn’t, but how are we going to stop that. The venue does not bring people an opportunity by paying \$4,000 to drink alcohol, that’s not what people do. Regarding parking, if he wants to park on the street, he can park there for 23 hours and 59 minutes before you can call the police and have him move; that is his civil right. Does he agree that people park and walk; that’s fine, whatever they are going to work out they are going to work out with no parking signs or whatever else. However, if it’s a public road anybody can park wherever they want as long as it’s not during winter parking hours or 24 hours straight; trailers and semi-trucks are obviously different. The Jones Family are some of the best people you will ever meet, he doesn’t question their intentions; he thinks what they are doing is best for the city, and what they think is best for their family.

Brent Rami (Pleasant Grove Resident) in a roundabout way rented the house from Otto Jones, starting 20 years ago, then was displaced when the road was widened. He has visited the property hundreds of times and been in the barn. He is obviously for this proposal and this is probably the second time he has been in a setting like this at a city council meeting, and really enjoyed both sides of the argument. He is on the “for” side, but he has been really impressed with both sides and the presentations that they’ve had. Everybody that kind of knows him knows his mind and how he looks at things; he doesn’t take anybody seriously that speaks in absolute statements, and he always tries to not do that himself. You may have seen that a little bit on both sides, and so he just wanted to remind everyone to evaluate the facts. Obviously emotion comes into it, but absolute statements are always just anecdotal; stories and evidence just don’t really resonate with him personally, and are more of a reminder to look at everything fairly and understand the situation. This officer that came up here before him kind of took a little of his thunder, he was almost a little interested in the other officer before him and he had a thought. With all due respect, he doesn’t know how many businesses would be approved or that anything would happen if he was running the show; that kind of scared him a little bit. That’s an example where there are a lot of facts, and obviously he has had perfect and factual experiences, but it sure sounded like everything was kind of negative and that’s just something he doesn’t like.

Brandon Riley (Resident) knows many on both sides of this issue. He lives in the nearby McKee Farms and has for 3.5 years. Prior to that, he lived on Bison Ridge Road for over seven years. He comes tonight with a perspective on this issue; it is financial based, because that is his background, but it is not as it relates to the Jones’ and Vissers’. With a degree in Finance, a career in the financial services industry and a certified financial planner, he has had some

experience with clients in the wedding industry. He has done a little research himself about the economic net that can be cast with the addition of an event center and its unique ability to share revenue with many community businesses, not just the Jones' and the Vissers'. He did a little research and on average, we have many participants in a wedding that include a photographer, videographer, florists, rehearsal dinner, wedding cake, caterers, entertainment; this is far reaching, much broader than just the barn and event center itself. Some tonight have mentioned tax revenue, it should be noted that commercial property pays taxes on 100% of the appraised value most of the time; compared to the 55% or less that residents pay on the appraised value of their homes. He wanted to clarify a few things that were said tonight, he thinks we are all on the same page with some of it. USANA Amphitheater does sell alcohol, quite a bit of it. How the Jones' decide to honor their family heritage is not our choice, it is not our place. Clear beverages that may be served somewhere else may very well be alcoholic. He has been going to that church that was mentioned that nobody parks in, and he will say everybody parks there, nobody parks on the street; that is a myth. It has been mentioned that this is in a neighborhood, and it doesn't belong in a neighborhood. He said it is not a neighborhood, he lives nearby and has for over 10 years; it is a small farm on the corner of two big streets. People have talked about green space, he hasn't heard anybody interested in buying the land or that the city is looking to buy the land for a potential park; it is on the corner of two main roads, that isn't the place for a park. He does think it is a place for a great event center, he thinks it is a no-brainer. He thinks our city needs this and the applicant's family deserves to use their family land as they wish with regards to this event center. Knowing the applicants personally, it will be well kept; we have seen how gorgeous it will be and he thinks it is a fantastic addition to the neighborhood area and South Jordan City.

Blake Visser (Resident) it has been a minute since he's been in this building, and he has forgotten that in these meetings we start with an invocation; he thinks that is a really sweet sentiment. He has been in the church building referenced a few times for some basketball games and many of those start with an invocation and end in a punch, so he hopes this meeting doesn't do that. He wanted to echo a few sentiments that both sides have prepared some really nice thoughts, and he appreciates that we live in a place where we can provide feedback to our leaders; especially when we are directly affected. A couple thoughts that have come to his mind while sitting in the back are that we've heard a lot about preservation, the only thing there to preserve is that barn and what's left of the farm. He thinks, as part of the land use that has been spoken about, "to provide a high quality of life and unique character"; that barn is one of the final pieces of unique character in this small area. Not just South Jordan as a whole, but he thinks it's a beautiful piece of unique character and this event center is a wholesome way to see it stay. We have seen the renderings, and they have been really helpful; there is a lot of green, it is very beautiful. Comments have been made about how the barn will be changed, and you can see it's not a monstrosity; it's a really handsome, beautiful thing and he is excited as he continues to drive that road to hopefully see that barn for many years to come. He is in favor of the barn and hopes to see it stay for many years, as he hopes his kids can see that barn as well.

Kris Maylett (Resident) has been in the process of a daughter's wedding, so she feels like she is in the middle of looking at all these venues and options and places. The bride and the groom are both from South Jordan so they started here looking for a venue where their families are, where everything is, and they both have grown up here. As they looked and went everywhere north to south, she wants to say there is a need for this barn; there isn't anything comparable to it in our town or nearby, we have to go a distance. They looked at a lot of venues that were shown tonight, but to have something with all of the options that this venue would offer, we have to go far to find it. Regarding the Day Barn in Draper, that is just an open blank building with nothing in there, you have to bring everything in there. When talking about venues, there is nothing like what this property would offer in this community, our community needs that; instead, we are going to Utah County. With all of her daughter's friends, almost all the receptions they've gone to have been south; when they have bought things through florists they have been Utah County. There have been a few they've bought in different locations around this state, but they have looked in Utah County and we are missing out on that, being local. She would love to support more local community businesses, rather than going and driving 40 minutes to venues, to meet with florists, to meet with people making posters; they are having that experience right now, and that's what we are missing here. This space is beautiful and she thinks we would be honoring that space. When we talk about "saving the barn," what options do we have for that barn. They are going to sell it at some point, what a great way to turn it into something that services the community; it's not only for weddings, it is an event center. The venue she is using was used for a funeral, a family reunion; there are so many options for our community to use and we just don't have anything like that here. She is for the barn.

Matt Visser (Resident) is the applicant's husband. He doesn't envy the council in this decision, but it is a sweet experience to see our government at work. He really appreciates all the comments, they love all the neighbors that support this and those who are against this. They understand there are valid concerns and they have done their very best to address those concerns. They get it, they can't win them all and he is sorry for that; he wishes they could. He can honestly say they have done everything they can do to address those concerns, keeping in mind the most impacted people are his in-laws in their mid-80s that are right there on the corner. He is proud of his wife, this has been her project; since he first met her she has wanted to preserve that barn and do a wedding/event center there. He remembers a long time ago, before Bison Ridge was developed, an occasion where he was sitting there at 3200 West, looking east at the mountains. It was the fall, there was some frost on the ground, buffalo were playing because they had calved, and it was just a really sweet experience to have that and he knows many here have had similar experiences with the animals. The thing about land is, when it's gone, it's gone; it is irrevocable and can't come back. There is some serious finality to the decision that is made tonight, and the crazy thing about South Jordan is that there are strong roots with agriculture and farming, as much as some people may not want to acknowledge that; we are a community that has a racetrack and an equestrian park. There are amazing families like the McKees, the Fullmers and the Wheadons that have been here for many, many generations. He would really like to be able to preserve the Jones family heritage among those by being able to preserve the barn.

Thomas Dejong (Resident) knows that saving the barn will bring thoughts that will reduce one person's stress by delivering the memories of past, slower times. Seeing the barn, just feeling it, that's what he feels from it. He spent many a time parked next to the fence, watching the majestic animals, and his appreciation for the city he lives in has grown through that. He finds himself concerned with the loss across the city of these types of things, one by one. If the city is not careful in keeping as much of the heritage as humanly possible, they may need to consider cutting down the big tree and removing their marketing and branding. He is in favor of this, and in closing he would ask the city to not take once again from the Jones'. They took a lot of their property by widening the road, so please don't take from them again.

Luann Jensen (Resident) moved to South Jordan 49 years ago. When 10400 South was widened, from 3200 W to Redwood Road, 32 families did not have a place to live; of the 32 families, only two of them remained in South Jordan. They didn't want the road, but because of subdivisions that were going to be built, the road had to be widened; they didn't have a choice, the state told them they were moving. She sat in on some of the meetings, the state was very fair with the people. When she moved across the street and when Reed Eckbert sold his ground, she asked him why he's selling his ground because she moved out here to have this utopia; he responded that it's his retirement. Farmers are dirt poor until they sell their ground, and we've had a lot of great farmers. The church they talk about on 3200 W was donated by a farmer, Jack McKee, and there is a lot more traffic at that church than there ever will be at this event center. She went around and did a petition of people who have lived here in South Jordan for over 40 years (Attachment J), along 10400 South and 3200 West. It took her six hour to do 26 names because they wanted to reminisce and say how they felt about this city, how their kids were able to go to dances there. Yes, the Jones' would have loved to have kept their animals, but somebody shot the elk and deer, and somebody shot the buffalo. It wasn't people who lived there all these years, it was some new people who came in and did that; the animals could have still been there. At the last zoning meeting they discussed the fences, some say they want fences, others don't because if you have fences you don't have open space. The Vissers and Jones have tried to accommodate that, but it doesn't happen. People don't come or leave at the same time at an event center. When she goes to a reception she doesn't have 100 people walking to the reception with her, because she wouldn't go. Brad and Josh from the audience indicated they would allow her to continue speaking for them for additional time. This won't be used every day, in the winter it probably won't be used a lot. She just appreciates Megan, Trish, Matt, Amy and Otto; she has known them for 49 years. She has taken her scouts up there, Otto would put them in the stagecoach and rock them, and they'd have a great time. She learned a lot, she even did an inoculation with the buffalo. Otto invited her over to help, and what an experience; one of them jumped three feet off the ground and knocked the whole things apart, Otto just said that Shepps apparently didn't want to be inoculated today. They haven't asked for money from the city; we have one sitting down on 1300 West that the city paid over \$1 million for, they are not asking for anything like that. It's not just the barn, it's the property there. Yes, they can sell it and make a lot more money than what they're going to make off of this, but this is their home, and it's a lot of our homes too; we have lived here and loved it. She is a firm believer that the people who have lived here the longest have been dumped on the most. When she lived there, Monte Vista Elementary School

wasn't there; if you want to talk about people that park in the road, come to an event at Monte Vista. That being said, it's great. Abraham Lincoln said you can please all of the people some of the time, and some of the people all of the time, but never all of the people all of the time; she thinks that's where we are tonight. She is a docent at the Gale Center, has been for 16 years; there is a lot of great stuff and the Jones' have a big buffalo exhibit in the center that is great. She loves South Jordan, she loves being on the committees, but she wants to preserve some of the history of it. It is going fast, and as several gentlemen have said, you don't get history back once it's gone. She thinks it's very important that we try and preserve this, not just the barn but the area around it; there will be a lot of neat things that they will have in mind to help the city as a whole and preserve as much as possible since we can't get it back once it's gone.

Aaron Zupancic (Resident) is representing his wife, Lisa, as well as Kurt & Kara Jenkins. They moved into the area 11 years ago; they were attracted to the area first and foremost by the animals, and the farm across the road. That little bit of rural is really what held them to the area, also they knew it would eventually be residential; the farm was not a permanent fixture, but that residents would be to follow was one of the mainstays that held them in place and in the neighborhood for the duration so far. The "Save the Barn" campaign and associated flyers say that the overall goal is to preserve the Jones Family legacy. As stated before, they love the barn and the animals, and they want to see it preserved. However, in general, he believes that most agree having a historical event center is a good thing, they just don't want it in their neighborhood. The reality is no one has been forcing their hand, nor has the family been previously compelled to part with their property; they are the ones who have chosen to sell. Their neighborhood and homes are here because the Jones' sold their land to developers; they are grateful for that. Unlike Wadley Farms which kept their land as a working farm and have never zoned residential or sold property for homes, the Jones' have made money by selling their lands. With this campaign they are looking to make more money by turning their barn into a business, albeit with sentimental value. Had this venture been the original plan, or had originally held the purported sentimental value, the land would likely not been parceled off in the first place and sold for residential homes. In fact, when the first version of the plans was presented to the neighbors, Justin Jones only mentioned the barn from the perspective of how inconvenient it would be to tear down. Kelly Cooper previously discussed how the EIO, or Economic Infill Opportunity, is counter to supporting their neighborhood. In fact, they feel this is the reason guidelines exist for where and how land can be used commercially. Residential and commercial zones are like oil and water, they do not mix. It is frustrating to find so much support for this campaign by those who are not affected by its inevitable fallout; they do not have their homes, property values and everyday life impacted by these proposed changes. As the council considers their position, he respectfully asks that they honestly contemplate whether they would like this fixture 50 feet in front of their own homes, whether you'd like to contend with the noise and light pollution as well as traffic, crowds and unwanted loitering. Please recall Karen's letter, wherein Todd read how she explains how her neighborhood and quality of life have been negatively affected by these from the Walker Farms. It has been mentioned multiple times that perhaps the most impactful aspects of converting this property to a commercial event center is the increased congestion and traffic in, around and through the

neighborhood. As currently proposed in the plans, which as he understands it are no way binding or contractual and therefore subject to change, there are several negative points he'd like to call out. There is no right turn lane on to 10400 South, there is but one entrance and exit into the event center as proposed in the plans today from 3200 West; this will cause lots of congestion and contention on 3200 West with the intersection so close and directly across from Harvest Villas, as has been mentioned previously. This will inevitably lead to another opening being created on Alexander Park Lane; whether as part of this event center, or by some future owner. The agreements and all of the discussion are pursuant to the current plans, but being rezoned does not change the eventuality that those plans might change and they might very well get a road; he thinks that is an inevitable conclusion onto Alexander Park. Traffic will get backed up on 3200 West southbound, as people wait to turn left to the event center. Residents of Harvest Villas will have a more difficult time turning into their neighborhood as well as turning north on to 3200 West, and the Bison Ridge neighborhood and Alexander Park Lane will absolutely be used as shortcuts to 2700 West as there is a connecting road now, but also to loop around to 3200 West. We have heard repeatedly that creating an event center on this property will protect us from unwanted retail space, and as mentioned, the reality is that rezoning the space to commercial puts this land and neighborhood at greater risk than if it were to remain residential. If the event center doesn't work out, the zoning is already in place, or will already be in place, to enable the property to be sold to another buyer. The only way to keep this land from becoming unwanted commercial is to keep it residential. To be clear, the event center is the unwanted commercial retail. The final point is concerning the notion that we need this kind of space in Salt Lake County. Adam Stanley previously mentioned the Day Barn indoor pavilion in Draper just 15 minutes up the road. From Draper City's website we read "The historic Day Barn is an original dairy barn which was relocated from its original location to Pioneer Square, next to Draper Park. The interior of the barn has been modernized with all the trimmings including the wood and rustic décor. The outside has been renovated to make modern improvements, though to keep the look of an old barn. This is a great place for your next private party, reunion, reception and gathering." It was mentioned previously that there have been just a handful of phone calls to the police over the last several years, but he wanted to point out that the barn is not in a residential zone; it was moved from a residential to a commercial space. Were it in a residential zone we could be confident that the number of the phone calls to the police would have been higher. The barn was over 100 years old and citizens of Draper wanted to see it preserved. This kind of space does exist in Salt Lake County, and has been recalled multiple times; they want to see that barn preserved. The historic Day Barn was moved, and perhaps moving the Jones' Barn to a more appropriate commercial space, not near a neighborhood, would be an amicable solution for everybody.

Mayor Ramsey said they will allow those in line come up and speak. We have to be done with City Council by 11:00 p.m, so in the interest of time for everyone she asked that only those with new information or thoughts come up and speak at this point. If your sentiments are the same as what your friends and neighbors expressed, you will have a chance to indicate that by a hand raise, but they are asking for new information only for the remainder of this public hearing.

Craig Bonham Sr. (Draper Resident) said his credentials for being here and speaking are that he has a son, Craig Jr., who is involved in this project. That being said, he is his own man and has been a general contractor for 49 years. He has built hundreds of upscale homes, developed three subdivisions, one of them in South Jordan where they bought a property off an older gentleman who called his place a ranch, so they turned it into a subdivision that Mr. Bonham called Sunset Ranch. He has been through many of these kinds of meetings. He ran for City Council in Draper, made it through the primary then realized what kind of life he was creating for himself and quit putting out signs. He has seen the renderings for this proposed project, and to really get a feel for it you need to be out there and visit the property. He and his wife yesterday, after looking at the renderings, drove out from Draper and got off of Bangerter at 10400 South and drove east, turning onto 3200 West going south. He had seen this property a number of times, but it had been several years; he couldn't believe the traffic increase. A number of people have said here tonight they didn't want this in the middle of their residential area, but to him this property didn't seem like it was in the middle as it seemed like there was a lot of commercial stuff as they drove through. When they saw this piece of property, he thought it was a great transition between commercial and residential. This is going to be a beautiful project, professionally done, professionally landscaped and maintained, and it is being done by a family; you can't ask for more than that, to have a family with the heritage. As they turned that corner and he visualized that piece of property with what they are proposing to do, he had a feeling come over him; he has relied on those feelings through his life as he's built his projects, and this was a very good feeling. However this turns out, a couple years down the road everything will be fine and we'll move on, we'll make the best of it.

Chanel Thompson (Resident) lives in Daybreak, she has lived in South Jordan most of her life so she has many memories of the barn growing up including many field trips and a lot of the same things we've already heard. She came here tonight as a supporter. She has been listening to everything tonight, there has been lots of pros and cons, but she wanted to add her recent personal experience with an event center being added to Daybreak; the Azalea Center that is on Kestrel Rise and SoDa Row. She lives right off of Kestrel Rise which is the main access to and from her home, and she drives SoDa Row multiple times a day. She is in and out all night long, driving kids everywhere, and she passes the Azalea Center. She was concerned when they said an event center was going in there due to traffic, cars parking because there are no parking spots or a big lot over there. They already deal with a lot of street parking in the neighborhood, so it gets really crowded. There has not been a major difference at all. She drives to and from, down that street all the time and she doesn't notice any difference than what was already there before. She doesn't know if it's the open house style that keeps it going, but it's pretty similar. If anything, she finds herself staring at all the beauty inside that it brought to the neighborhood, but it hasn't been a big issue in her neighborhood and she wanted to show her support.

Dina Majahano (Resident) wrote a ton of things but everyone has said a lot of it, so she will summarize what she was going to say. She is a realtor who works for Camden Real Estate and Dakota Homes, doing new construction for the last 10+ years. In the last meeting people kept saying no one wants to live on 10600 South, if you stand there it is so loud. Dakota just

finished a neighborhood off 9000 South and 5600 West in West Jordan and literally one of the houses is on 9000 South; it is facing 5600 West but is on 9000 South and it sold in a second. Inventory is really low, but the noise didn't detour people. This finished the neighborhood and turned it into a community, it's all together; people like to live in neighborhoods. She has heard people say being in real estate, showing houses, you won't even notice because it's a wall; if you're living across from there you will notice. They have had people looking at a church and asking how loud it gets, and the agents respond it's mostly on Sunday and they just park and go inside, it's not that loud. People are concerned, but if people are concerned about churches they will be worried about an event center and it will hurt the neighborhood. As a realtor, and with her knowledge in real estate, she feels that having an event center go in will decrease the desirability of the neighborhood.

Cindy McMullin Miller (Resident) she has lived in South Jordan for 54 of her 57 years. She has been here a long time, and she backed the Alexander Way where all of the houses are now. She would look over her chain link fence when she was young, it was a herd of buffalo; that's what she got to see all the time were the buffalo in the backyard. As you can tell, her neighbors are awesome and she loves them, so it's really hard for her to stand up here. They have done an awesome job of representing their side, what they want to do. She has lived in three houses on 10400 South, family houses that her family owned and like the Jones', they took a bunch of their property. What she noticed from living in those houses on 10400 South is that it's loud, and it's even louder when it's by a stoplight. She looks at this development as a buffer between those houses and the noise on the street. She also did weddings for 20 years and she loves the idea of what they're doing, they are actually fulfilling the dream she had on some of the property she used to have. She has to say she supports what they are doing and the heritage this has for South Jordan.

Dave Freiss (Resident) has been a resident of South Jordan for pretty much his entire life, since he was three years old. He grew up in Glenmoor, the island in the middle of nowhere. It was literally gravel roads going to Glenmoor at that time. He loved the pictures that the Vissers showed of the farm because he can remember it that way. One thing that happens is change, the city has changed a lot in the 46 years he has lived here. There is a development term that goes around government circles in the real estate and building worlds, it's called NIMBY (not in my back yard); we all feel that way, when something is coming that is new we blow up our chests and we don't want to see it happen. As it happens, and development goes, we ended up accepting it and sometimes it becomes an integral part of our communities; but it's hard to accept. He doesn't think this has become divisive, but there is always some cheap shots made at City Council Meetings, he attends a lot of these, and he thinks in South Jordan we are a little more reverent than that; but this has been a good debate. His experience with the Jones' and the Vissers' with Tricia, Megan, Matt, Otto and Amy has been nothing but the best. His company bought the four acres to the south of the proposed development last August and their interactions with the Jones' couldn't have been better. Dealing with landowners and developers, it's hard for families to get rid of their land as it is their heritage, it is part of them. Also, to deal with the Vissers as they've come forward with this project, he can't think of finer people that have gone above and beyond as brand new developers to try to get this passed and

preserve their heritage. Sometimes that gets thrown back and forth, that they are just trying to make money or said something once, and sometimes that is taken out of context. His company has no involvement in this new project, they purchased the property last August. The lot sizes, even though the zoning is changing to an R-3, are not changing one square foot from what the original development plan was. They have not sold any of their lots, they do not have a recorded plat yet; that will happen sometime in the next couple of weeks, the plat will come back with signatures from all the utilities, the sewer district, and will be back in the city's hands for their signatures. They are hoping to start their project within the next month or so. He has a huge financial investment in that area and honestly in his 28 years of doing real estate in this city he looks at their project as an enhancement to what their development is. He thinks people will want to live there because of the kind of money being invested and what they are doing there. He would be in support of the barn development, he thinks it preserves something that is really cool in South Jordan and a place that a lot of people have visited.

Jan Kreiner (Resident) finds it ironic that people are protesting a zoning change, when zoning change is what allowed everyone in this room to come to South Jordan. She asked if anyone had owned their property since before 1915 here, because that's when they got theirs and they've seen a lot of change and inconvenience. They love the Jones', and they are very classy people. She is pretty sure they are not going to let their venue become a saloon. She loves the barn and thinks everybody else loves driving by it. Before everybody moved in they didn't have any parking problems or traffic, noise or strangers; they were all farmers. She loves South Jordan and hopes they can keep the barn.

Mayor Ramsey noted that she would be closing the public hearing after this next comment.

Andrew Child (Resident) loves and respects many on both sides. He comes to us with one issue that was brought up, the parking issue. He is very familiar with parking lots and operations, he owns two businesses. One is Ice Castles in Midway, but it is also runs all across the country and in different countries. He also owns Christmas in Color at the Equestrian Park. He did some quick math and he has parked or moved over one million cars. The Azalea Event Center has approximately 80-90 spaces, but that is shared with three to four other businesses; this particular project would not be shared with any other businesses. They run the Ice Castles at Homestead, or at least they did until this year when a new owner bought the space and is developing it; that was a 72 acre property that had approximately 340 parking spaces, which works out to about four spaces per acre. When you compare that amount to this property, this property has 19 spaces per acre. He knows some of that is dependent on how many people come, so if you can imagine thousands and thousands of cars for his events, this one holds 117 cars. They always use four people per car as an average, but in Utah it's actually a little higher and he would use five people per car; that's about 500-600 people at any given time that should be in this venue based on his expertise. That's a lot of people at a wedding, and he doesn't think 800 square feet is going to hold 500-600 people at any given time. As a side note, with the Homestead developing, they had to move their operations which was okay with them because they had a different vision, but as a business owner and being pro-business owners, he support this.

Mayor Ramsey closed the public comments of the hearing. She said she documented 34 members of the public that we had the chance to hear from tonight, and they appreciate everyone who is here, all the comments and concerns as well as passion for this issue. She also appreciates that the passion and emotion behind this issue never crossed the line to disrespect. At 9:58 p.m. She noted that we will be taking a short break and will plan on resuming the meeting at 10:05 p.m.

H.3. Zoning Ordinance 2022-02-Z, Sagewood Ranch Barn Rezone, 10431 South 3200 West. RCV (*Director of Planning Steven Schaefermeyer*)

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

Council Member Marlor motioned to approve Zoning Ordinance 2022-02-Z, Sagewood Ranch Barn Rezone. Council Member McGuire seconded the motion; vote was unanimous in favor.

I. Action Items

I.1. Resolution R2022-14, Sagewood Ranch Barn Development Agreement. RCV (*Director of Planning Steven Schaefermeyer*)

Mayor Ramsey noted that we have already had the presentation for this project by Director Schaefermeyer and the applicant, and we have had the public hearings. Before asking for a motion, she turned the time over the council for any questions and discussion.

Council Member Shelton referenced a comment by Mr. Zepancic, who noted that there was no right turn lane included in the development agreement; he asked if that was in fact the case.

Director Schaefermeyer said under the 2020 development agreement there is a provision for a right turn lane, under this development agreement there is also a development for a right turn lane. Regardless of tonight's decision, the right turn lane is connected with, he believes, Phase 2 under the old agreement.

Council Member Shelton asked staff to discuss parking and how we calculate the parking required.

Director Schaefermeyer referenced the memo from the Wall Consultant Group that talks about capacity of the barn under some assumptions they make about occupants per vehicles, and based on the 7000-8000 square feet. Under the code, if this is a commercial zone allowing this use being discussed, there are two different uses that could apply for parking. One is a social, fraternal, professional or other meeting hall; that is defined in Title 16 and requires one parking stall per 300 square feet of floor area. The more restrictive use is the

recreation, amusement, entertainment and other assembly; that's the one that we have used as the benchmark for how much parking would be required. There are two different standards under that, one is based on seating but we don't have clear data from the applicant about how many seats could be in the venue; the other is by square footage, and that is the one we have been relying on more. Based on 7000-8000 square feet, if we use 8000 square feet it is one parking spot per 100 square feet. If this were going into a zone where it's already allowed, the minimum required spaces would be 80 stalls. Sometimes in larger commercial areas we have parking agreements between businesses, but generally speaking the use has to provide the number of parking stalls. Under that standard they would require 80 stalls; they are showing 117 on the concept plan.

Council Member Harris asked if there will be a maximum amount of guests allowed at the venue in the contract for events, and what is that number.

Ms. Visser said there will be capacity restrictions, just like any other venue. They have square footage only right now because they have been focusing on rezoning and an overall plan. This means the building department is really reluctant to talk capacity, but that capacity is based off of parking. No matter what, they are tied to the 117 stalls and that will determine their max number. They were reluctant to give them a number until they have building plans approved.

Director Schaefermeyer has spoken to the building department as well, the issue is that it depends on so many things that go into the building; whether it's sprinkled, the materials that are used, what the actual spaces look like as that is how the capacity of the building under the building code is determined. In the parking section of the development agreement, on page 104 of the packet and page 5 of the development agreement, it says "the project shall exceed the minimum city code parking ratio for reception centers and the capacity for seated events shall be limited based on the parking ratio for seated events." By that standard, the capacity is limited by the parking.

Council Member Harris acknowledged that eventually we will have a max number, and that will be in relation to the size of the building and the parking stalls. He asked if there is a pretty good assurance that the building and parking stalls are going to be able to accommodate that maximum amount, and we are not going to allow a number larger than that to flow out into the streets.

Director Schaefermeyer said yes, as those are connected. After this point, if this were to be rezoned, the next step for Ms. Visser would be to submit a site plan application and potentially a subdivision amendment because of those two lots that are in the subdivision that was approved. Neighbors would again get a notice about coming to the planning commission, but it only goes to the planning commissions. The planning commission at that point would make sure not only that it complies with the city code as far as it is applicable to this, but also that it complies with the development agreement. At that point we would have more clear specifications for the building that would go to things like capacity. After

that point, she has to submit for a building permit. The planning department, along with the engineering department, reviews building permits with the building department and that gives us yet another opportunity to make sure that parking and building capacity match.

Council Member Marlor thought Director Schaefermeyer gave a great report regarding this project. He doesn't recall hearing staff's recommendation as it relates to the resolution, zoning ordinance and the development agreement.

Director Schaefermeyer doesn't believe he emphasized staff's recommendation during his report, but they are in support of it based on the assurances in the development agreement.

Council Member Marlor said we heard 34 different individuals stand up, some were obviously in favor, some opposed. He asked if there were any comments tonight that changed Director Schaefermeyer's mind as far as staff's recommendation. He asked if he feels the applicant has done everything in the development agreement to address as many of these comments and issues as he would expect.

Director Schaefermeyer responded yes, to the extent possible, the applicant has. We heard many comments that this or that will or won't happen, he can't speak to all of the eventualities. However, given the information we have now, and the constraints, we have done the best we can to put those items in the development agreement. Are there things that Ms. Visser could agree to that go beyond what we've already done, yes; would those affect the viability of the venue, he thinks so. It's a balance between giving enough flexibility, however most development agreements that we have don't have the number of terms that this one does. They have tried to check as many boxes as possible, there are a few issues that have been brought up tonight that aren't addressed in the development agreement and given the council's feedback there are certainly things they can continue to go over. However, again, there is a line between giving them enough flexibility given all the information that we have to make this successful, and trying to accommodate some of the concerns that we've heard tonight.

Council Member Zander has a few pages of notes, but wanted to address a few things that were mentioned tonight. One is from a resident from Harvest Villas, who asked who will enforce this; the resident gave an example of the Rock House where she used to work. Council Member Zander noted that on page 104 of our packet, paragraph F2, it says "street parking shall not be allowed and the project shall enforce all parking regulations during the event." We have some parking regulations, alcohol regulations, lighting and sound regulations, and she asked staff who will enforce those regulations if the venue is approved.

Director of Engineering Brad Klavano said that regarding parking on the public streets, they have requirements to put up No Parking signs on Alexander Park, also on 3200 West. On 3200 West, the way it's striped, we really don't want parking on there, but haven't had signs posted. We have traditionally done that around the city, in fact there was a discussion recently with Council Member Shelton regarding Skye Drive. As it becomes an issue they

will add the No Parking signs, but for this project they have required the applicant to put up No Parking signs on 3200 West as well as in the subdivision because they don't want anyone parking there. At that point, it becomes a police enforcement issue regarding parking on public streets.

Council Member Zander asked who enforces the noise pollution regulations and anything else not within this development agreement, would that still be the police.

Director Schaefermeyer said that police are always the first line for noise and disturbances, things like that. However, Salt Lake County could be involved at some point as it is their noise ordinance. We have referenced it specifically because we wanted to call it out in the development agreement. If there are pervasive problems, or we are seeing that there are terms of this specific agreement not being followed, then there are other enforcement mechanisms. Does this agreement mean there will never be problems at this venue, absolutely not, that's not what he's saying. If the problems are pervasive, and there are specific terms to this agreement that are clearly not being followed, there could be other enforcement mechanisms that the city could go to.

Council Member Zander noted she is not overly concerned about it, she just wanted everyone in the room to hear what the process would be. Her next question was related to Mr. Freiss' comments that he has not sold any lots yet in the Sagewood Ranch area, yet she has received a few emails this week from people that said he actually had sold lots, and one or two people alluded that those people couldn't speak to this point. She asked the developer to explain whether or not he has sold lots yet.

Mr. Freiss said they do not have a recorded plat, therefore it is illegal to sell a lot; they can't even take a contract on a lot. There are reservations on lots, but there are no contracts and he has complete control of the development at this point.

Council Member Zander asked him to address why they got a bunch of emails, with at least one or two alluding to the fact that some people had been silenced.

Mr. Freiss responded that no one has been silenced. He could think of who she may be thinking of, and because of his personal relationship with that person he opted not to say anything negative about it.

Director Schaefermeyer added that it happens sometimes, where someone thinks they've bought a lot in South Jordan that is actually not a lot, and they actually submit house plans; we don't process those or approve those house plans. Until that subdivision is recorded, they will not be reviewing any house plans or giving permits to begin construction.

Mayor Ramsey wanted to make sure it's noted that everyone was welcome to speak during this public hearing, whether they lived in South Jordan or not; she thinks that was very clear, and she hopes everyone saw that and recognized that.

A member of the audience asked to make a comment, Mayor Ramsey allowed it saying it is out of protocol for her to call on someone with the public hearing closed, but she allowed him to make his comment.

The member of the audience noted that based on what was just said, Dave Freiss brother is building their home, and when they purchased that lot they were told that they were developing those other lots and the audience member mentioned they had a neighbor that is going to want a piece of land; he was told they were all sold. They do have reservations, they are deep into this he does know that, and they were told there would not be a lot available for one of their friends.

Council Member McGuire, as a moment of protocol, asked the audience to refrain from clapping and other shows of support; that's not something we typically do in the chamber. He said he had a few questions, the first being for Fire Chief Chris Dawson. There were concerns about the emergency response to Sagewood and Harvest Villas, and asked him to address that.

Fire Chief Chris Dawson said they have looked at the development with the applicant, as well as with the engineering division, met with his Deputy Chief; they have no concerns, there is nothing abnormal here or different from any other development, commercial property or residential area anywhere else in the city.

Council Member McGuire said a specific concern raised with Harvest Villa was about being able to open the gate. He asked, if they would just drive through the gate if there was as true emergency.

Chief Dawson responded that they have access to all of the gated communities; gated communities do simply add some time to their response, there is no doubt about that. There are two access points to that development, and typically they do respond from the west, so it would really be no significant delay and they have access codes or a means to access every gate inside of South Jordan City.

Council Member McGuire asked the applicant about the hours of operation, listed as 7:00 a.m. to 11:00 p.m., and what days they plan on being open for people to book an event.

Ms. Visser said she thinks they would operate as the other venues in South Jordan and typically they are open Monday to Saturday; they do not plan on booking out every night, that's not how it works with most of these venues as they usually only book for about two times a week.

Council Member McGuire saw that her closing time is listed as 11:00 p.m. He asked if that was when everyone has to be out of the building, doors locked.

Ms. Visser said she believes that is actually at 10:00 p.m., that's when the event would end,

then they gave that hour as a buffer for cleanup.

Council Member McGuire asked about the cutoff for alcohol.

Ms. Visser said that per their suggested alcohol policy, that would be 45 minutes before the end of the event.

Council Member McGuire asked regarding noise, item 3, it says “all music shall not be played after 10:00 p.m., except for music that is not measurably louder than 70 decibels” which he assumes is ambient city noise, “as measured from the exterior lot lines of the project.” He was wondering why music needed to be played at all after 10:00 p.m.

Ms. Visser said she doesn’t believe it’s referring to music necessarily, and she could be wrong, but if they are ending an event at 10:00 p.m. there could be some noise associated with cleaning up and moving things out.

Director Schaefermeyer said the provision says all music shall not be played after 10:00 p.m., except for music that is not measurably louder; so it does provide for some music after 10:00 p.m., but that’s something they can look at.

Ms. Visser said that can be eliminated. If an event is ending at 10:00 p.m. they wouldn’t have music after that time.

Director Schaefermeyer clarified that if their internal operations or contracts say 10:00 p.m., the development agreement does say 11:00 p.m. We try to accommodate things in these development agreements, and there is a lot of back and forth; certainly, if there are items that need to be looked at differently that can be done. They do try to bring the council something they can adopt tonight to avoid negotiation, but if that is necessary we do have the city attorney here.

Ms. Visser said she thinks that was really meant to just give leeway for cleanup after an event.

Council Member McGuire said he expected that, he just didn’t want events ending at 11:00 p.m. if this was to go through. He knows this is all early on, but he asked if Ms. Visser had any idea of how far apart the trees would be spaced; are they looking to create a wall of trees.

Ms. Visser believes it was addressed in the development agreement.

Council Member McGuire said it only stated “a minimum 2 inch caliber trees along the project’s perimeter.”

Director Schaefermeyer said they would default to the city code, and he went to look that

up to see what is required for that zone.

Council Member McGuire asked staff about the right hand turn pocket, if that needs to be installed now. He realizes it was part of the original agreement, but does traffic warrant putting that in or is that something that will have money set aside for installation later down the road.

Director Klavano said they were requiring it to be put in originally with Phase 2, but they are essentially developing Phase 2 right now. Prior to occupancy, we would expect that to be in. From a volume standpoint it's probably not warranted, but from an operational standpoint it is felt that that signal and intersection will function much better with that right turn pocket. With the traffic being added they felt it would be good and appropriate to put in at this time. He knows there are some concerns regarding how it will impact the parents that still live there, so they are going to work with the engineers to see if we can get that in and try to mitigate it as much as possible; they will probably still have to relocate that wall just a little bit.

Council Member McGuire asked why the proposed entrance to Sagewood Barn is lined up with the Harvest Villa intersection, as that seemed to be a concern as well.

Director Klavano said that from a traffic standpoint you always want to line up your intersections and your streets so your left turns don't conflict with each other; intersections always function better when they are aligned across, instead of staggered, from turning movements to visibility and a lot of other issues.

Director Schaefermeyer went back to the landscaping, and noted there is an extensive section for the zone that talks about landscaping, including the number of trees and parking areas, types of trees; some of the trees are required to be Evergreens. A minimum of one tree per 500 square feet, or part thereof, are required in the PO zone. We have both the concept plans, which show the trees surrounding it and we look at that. We also default to the underlying zone, and that calculation will be made at site plan because that's when we get all the data regarding the actual landscaped area; they could give us an estimate, but that's where we review it. What they were showing, with the fence pushed back and that landscaping, looked to go beyond what is required. In a typical park strip, which this wouldn't be, as discussed in the study meeting there are a certain amount of trees required and what they were showing appears to be more. The number of trees isn't specifically identified in the development agreement, except for showing generally the density along the boundaries of the project, and that would be looked at by staff with the minimum requirements.

Council Member McGuire just doesn't want it to end up being one tree every 30 feet.

Ms. Visser said, from her understanding, there is a percentage required from the overall acreage; they are currently exceeding that percentage and code requirements.

Director Schaefermeyer said they would look at the amount of landscaping being provided, and then take the requirement that they need one tree per 500 square feet, and make sure they are evenly spaced throughout the site so we are not just grouping trees in one section.

Council Member McGuire said that in Director Schaefermeyer's presentation, along Alexander Park Lane they showed two different renderings. One of them showed the sidewalk and the buffer zone all landscaped with the fence, another one showed a park strip with trees, then the sidewalk, then the buffer zone. He asked the applicant if they are settled on one approach over the other.

Ms. Visser said they had worked with Director Klavano on that option. The reason they like the one shown tonight is because it actually pushes the fence back with the 10 foot landscape buffer; they felt like it gave more of a buffer in front of the actual fence. If they go with the park strip then they only have a five foot buffer in front of the fence.

Council Member McGuire noted that no park strip would mean a greater buffer against the fence.

Mayor Ramsey explained how the motioning works and remarked that she appreciates everyone coming in, along with all the interaction and feedback on this project. She acknowledged that half the room is going to feel like their side wasn't heard tonight, no matter what. That being said, she expressed her faith in this council and in this staff, and in our residents. It's a fine line to walk, to try and figure out how to both preserve the past and protect the future, how to ensure those who have been here a long time and those who are new here both have their best interests protected. Of course it matters so much for those who live immediately next to this project; even she has been here long enough to remember the public hearings where residents were convinced the world was coming to an end when Harvest Villas was proposed. Many people believed the neighborhoods were going to be ruined, property values were going to be ruined with more density; however, it didn't turn out that way. A great deal of time has gone into listening to all sides of this.

Council Member Marlor motioned to approve Resolution R2022-14, Sagewood Ranch Barn Development Agreement. Council Member Zander seconded the motion.

Council Member Harris asked to amend the motion to add that all music ends at 10:00 p.m., versus 11:00 p.m.

Director Schaefermeyer said Ms. Visser nodded in agreement with the proposed amendment.

Council Member Marlor amended his motion to include music stopping at 10:00 p.m. Council Member Zander seconded the amendment to the original motion.

Council Member McGuire noted that Item 3 already says all music shall not be played after

10:00 p.m., and asked if this amendment is necessary.

Mayor Ramsey noted that it does note the exception is music measurably louder than 70 decibels. This would take that part out and leave in the agreement that no music will be played after 10:00 p.m.

Council Member Shelton applauded everyone, he was amazed by arguments on both sides of debate; by the diligence and clarity of the arguments, the good research and preparation that was done on both sides. This is why South Jordan is such a great place, we have really sharp residents and he appreciates that diligence. He is on the City Council today because many years ago the city council approved a road to be built behind his house that he hated. His city council member wasn't responsive, didn't respond at all to him and didn't even acknowledge him. When you are here and concerned about the impact on your neighborhood, he gets that. He knows there is nothing they deal with as a city council that is more delicate or precious to the residents than their homes and surrounding areas. He acknowledged that a proposed development going in there will have an impact on the neighborhood. He also thinks that the Vissers have gone to great lengths to acknowledge that as well, and to try and address it the best way they can, given the circumstances. The comment that probably turned his mind to supporting this development was the resident who talked about having to go to Utah County for her daughter's reception. He realized he goes to a lot of receptions, but can't remember the last time he went to one in South Jordan; he has however been to a lot of receptions in Utah County. He does think this development is an exquisite way to preserve some heritage in our city, and he thinks preserving that heritage when we have the opportunity without taking money from the city is something that should be seriously considered. He will vote to support this development.

Council Member Harris considers all the comments heard tonight to be valid, on both sides, based on how people perceive they will be impacted by this. He is glad people are here to talk to us about these things. When we hear about these things, even if we don't reject it, we can try to make it as palatable as possible; this council pushes back when people are trying to develop because they take these things very seriously. The council has heard everything, read all the emails. When it comes to crime, every rezoning that comes in raises the concern of increased crime, but we really don't see that. There was a development near his neighborhood where people were filling the chambers until late in the night because they were trying to develop five to six homes per acre. Parents said they wouldn't be able to let their kids out to play, crime would go up, etc. Now, they know all of those people well and there has been no increased crime in the neighborhood; they are all friends. He spoke with Chief Carr and asked if he thought this would be a hotspot for police, he said no. Regarding traffic, he went back to the comment that land was taken from the Jones family to make roads that could handle heavier traffic. For us to now funnel many more cars, have busier roads, and then come back and tell their family we can't accommodate this because of the traffic just doesn't make a lot of sense. If he didn't think parking was going to be addressed he would have shot this down. He will be relying heavily on staff to make sure we don't go over the occupancy with the parking, and to make sure there is no parking on the streets. He

thanked everyone for being here, but regardless of the vote tonight he doesn't believe that this will be a massive problem over time. He thinks our police get called to neighborhoods just as much, or maybe more frequently, than they will be called to this venue; same thing with our fire and ambulances.

Council Member Marlor is glad the mayor prefaced any vote with the hope that no one leaves tonight feeling like the council didn't listen to them. One thing he has learned from being on the planning commission for four years and the city council for 16 total, is that he needs to make sure he listens to both sides of every argument and every public hearing. He really appreciates everyone coming tonight. He knows there will be some disappointment, but he hopes they feel that if nothing else they have tried to listen, understand the issues, and if you have done one thing it was to make sure the development agreement for this project will hold the applicant's feet to the fire. This will have to be a good project, and it will have to continue to be a good project; he is very confident that it will.

Council Member Zander agreed that tonight has been very respectful. She has read all the emails and letters sent before this meeting; not only were you heard tonight, but she had long conversations with Ms. Visser last week, read a ton of emails this week, and she echoed what Council Member Shelton said about our community. She specifically wanted to thank Ms. Visser for all the hard work and facts that were provided to night. She also wanted to thank Lisa Stanley and her group, who traveled to Utah County and took pictures of those venues and emailed them to the council with articulate descriptions; she was so impressed. She hopes she can be that articulate when she is in their seat one day. She also wanted to thank Lindsay Christenson, who gave an excellent presentation on what she felt were some misleading facts. All of these residents came with such good information, and she wants them to know it was heard, it was appreciated, it was articulate and great fact finding. She also acknowledged Luann Jensen, she loved what she said as someone who has probably lived in our city the longest with a few exceptions. Like everyone else in the council she didn't run because she had spare time, she ran because she cares about her community, just like everyone here; if they didn't care they wouldn't be here tonight. Even though we may not agree on the next step for this particular issue, everyone in this room agrees that our city is exceptional, otherwise she wouldn't be sitting where she is. This is the beauty of our government, we have elected officials that listen and are accountable to the residents, and the respect goes both ways. Her heart aches every time she has a vote like this. She aches for those who won't be happy with what she votes on, and she aches for people that are affected, but she will say to trust the system. She doesn't think this will turn out as badly as some think, and one of the things she has to do when voting is look at the big picture and what's in the best interest of the city. For that reason, she is voting to support this. She knows that doesn't make everyone happy, but she wants everyone to know they were heard.

Mayor Ramsey asked Attorney Loose about a motion to continue the meeting past 11:00 p.m. because our ordinance says we must end at that time.

Attorney Loose noted that it technically says they can't move on to a new item after that time. Since these three items have been opened, they can finish them and then do the motion so as to not interrupt the flow.

Council Member McGuire echoed what the other council members have said. He has taken many phone calls from those in the neighborhood; he felt like he tried to give the applicant equal time as well, so both sides were being heard. There was a lot of talk about the stable neighborhood shown on the future land use map. Something he noticed while reviewing it was that along 10400 South, between 2700 West and 3200 West, there are already small strips labeled as future EIOs. Those may seem like too little space to develop, but places like the small eyeglass store across from Bingham High School are an example of what that could mean. He doesn't think it's too outrageous to say that rezoning this would not take us way off course from what our future land map is calling out. A lot has been said about noise, but he wanted to mention that throughout the summer months, two to three times a week he has a neighbor that has a garage band; sometimes it's great, sometimes it's not so great, but it's the reality. They didn't have to get a permit or submit an application, there are no noise regulations, and it's just what he got with his home purchase. They are wonderful neighbors, but that is the reality of what he got with his home purchase. The alcohol concerns are bigger if the venue doesn't partner with someone, as the Vissers have committed to tonight. He has been to many family weddings with the red solo cups out in the parking lot; that's not how you want the alcohol controlled at the event. He is grateful the Vissers are thinking ahead and planning for better ways to control the alcohol. Regarding traffic, as already mentioned 3200 West is a major road but it's not at its full capacity. There is still plenty of room on that road for increased traffic, and he doesn't think adding a reception center will dramatically impact things; he trusts our staff on that. He called Wadley Farms and spoke with Ms. Hardy, asked her about their event center and she said they seat 100 for seated events, about 300 people for the open flow events and for parking they have between 150-200 stalls; what's being proposed is even smaller than this Wadley Farms comparison. Regarding the comment about our planning commission, he actually spoke with his planning commission appointee to get her input. Just because they don't see eye to eye and agree on an issue, doesn't mean that her input is any less valued. With that said, he plans on voting in favor of this.

Council Member Marlbor said that when he was appointed to the city council in 2000, there was not a way to get from the east side to the west side of South Jordan on one road. Shortly after he was put on the city council they rectified that and one of those roads added was in his own subdivision. He made a motion to connect the road from Redwood to 2200 West, and he caught hell for that, but it needed to be done. They did the same on 10400 South, it needed to be connected to Bangerter; there were a lot of people in opposition. One of those in opposition was Otto Jones, and he was not very happy with him or the council, but could you imagine 10400 South with one lane in each direction. Some of the things we do to change our city won't make every resident very happy. He knows this will be a great project, just as 10400 South was a great project.

Mayor Ramsey actually doesn't have a vote in this, in our city's form of government she chairs the council and conducts the meeting. That being said, she has gone through her 100 pages of notes; she was not able to reply to every email that has come in. She has gone back and forth several times tonight with all the compelling thoughts brought about. Someone asked why we have a planning commission if we aren't going to take their recommendation. She said she got another letter from someone else that said as mayor she talks about how much she appreciates her professional staff, so why does she call them professional staff if we aren't going to take their recommendations; that questions is in direct contrast to what was said about the planning commission. The planning commission voted three to two against it, while our staff is recommending it; this leaves the council with a difficult decision to make, and these are hard decisions.

Roll Call vote for Resolution R2022-14 was 5-0, unanimous in favor.

Council Member McGuire motioned to approve Resolution R2022-15, Sagewood Ranch Barn Land Use Amendment. Council Member Shelton seconded the motion. Roll Call vote was 5-0, unanimous in favor.

Council Member Zander motioned to approve Zoning Ordinance 2022-02-Z, Sagewood Ranch Barn Rezone. Council Member Harris seconded the motion. Roll Call vote was 5-0, unanimous in favor.

Mayor Ramsey thanked everyone for being here, for caring about their neighborhoods and their neighbors. She pled with everyone to not let differences of opinion on this issue filter back into their neighborhoods and interactions with neighbors and friends.

Council Member Zander motioned to extend the meeting. Council Member McGuire seconded the motion; vote was unanimous in favor.

Council Member Shelton asked if it would be a problem to table Item I.2. to a future meeting.

Mayor Ramsey suggested they continue.

Attorney Loose said that adopting the fireworks regulations has to be done by May 1 to ensure noticing.

I.2. Resolution R2022-12, Adopting Fireworks Regulations. (Fire Chief Chris Dawson)

Fire Chief Chris Dawson discussed adopting the updated fireworks regulation and an updated fireworks restriction map was included as part of this resolution (Attachment K). Since implementing prior restrictions, we have had great support from our community. In fact, we have only received requests to add to the restricted areas as opposed to taking areas

away. He believes we have been reasonable in our approach to the restricted areas and adhered to the definitions that exist in state law. There are areas that have been requested by residents, but there has only actually been one area that we were able to add as a result of that request as it met the definition in state law. They will continue to evaluate this every year and make sure it meets the needs of our community.

Council Member McGuire added that this is standard and done annually.

Council Member Harris motioned to approve Resolution R2022-12, Adopting Fireworks Regulations. Council Member McGuire seconded the motion; vote was unanimous in favor. Council Member Marlor was absent from the vote.

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

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

I.3. Resolution RDA 2022-02, Approving and adopting the Community Reinvestment Project Area Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. RCV (*Director of City Commerce Brian Preece*)

Mayor Ramsey reopened the public hearing for comment.

Rusty Cannon (President of Utah Taxpayer's Association) knows there was a lot of discussion at the last meeting about the issue at hand. They have had issue with tax increment financing projects for quite some time. As an association, they are celebrating their 100 year anniversary this year, founded in 1922. The issue they would like the council to continue to consider is that this is a very large ask in their view, with the tax increment package we see being put forward right now. With about \$370 million that could possibly be foregone by these taxing entities, the city's portion could be somewhere around \$50-\$60 million. We often ask the question "would this pass the 'but for' test," would this development happen but for this incentive. They have not been convinced that this would pass anywhere near a "but for" test. They are continuing to speak with the developer, and will continue to see if they can figure out what they are missing. They worry that often times the thought becomes "with our great ideas and the taxpayers' money, we can do some great things," but tax entities would be giving up quite a bit of increment over that 20-30 years as proposed. They still don't see a reason as to why an incentive is needed in a market like this, with a project like this. As they learn more, they realize that the costs of what is going to be constructed in the proposal are driving up the cost quite a bit; they wonder if there are ways that can be mitigated so there doesn't need to be as big of an ask of these taxing entities. The school district could be giving up, over this time period, close to \$200

million. That is not the city's figure, that is the district's figure, but kicking off this process is going to kick off the process for them and they are asking that we consider whether or not this is the type of thing we want to do with the taxpayers' money. This is forgone revenue for those taxing entities, including the city, that they won't be able to use going forward to pay for police or whatever else comes up during that increment period. He wanted to make sure that is on the record and hopes the city considers modifying this or looking at it further before moving it forward.

Laura Lewis (Financial Advisor) appreciates the previous comments and the questions the council has been studying, related to this issue. She said the issues just raised will be addressed, they are just diving into those numbers relative to what will happen in that area if there is no tax increment, because they know what will happen there as opposed to the betterment of that development, making it a truly urban center if there is tax increments to be used. It is not like they are ignoring those questions, they just haven't put together all of that data yet.

Mayor Ramsey closed the public hearing.

Director Preece said he has had several conversations with Mr. Cannon, and understands his concerns. He also reminded everyone that without a \$5 billion private investment, we would not get the tax increment anyways; this is why we are talking about some more expensive things like parking structures. As Ms. Lewis said, this allows us to go to the next step, which is to work with all the taxing entities. He said Craig Smith will discuss a map change that actually shrinks the map; as previously stated, they can't enlarge the project area, but they can shrink it. There are some areas that are already developed that he wants to discuss and that would be an amendment to the motion, along with other items that need to be amended.

Craig Smith (RDA Attorney) said that these are always started with a survey, which was done a while back. In that survey they had the biggest area they thought they might want, during the process they decide whether areas can be deleted. He showed the map (Attachment L) and explained that they have made some changes and removed areas that are already developed and individually owned. The number of properties has been reduced to the ones that have development potential, and this is their current recommendation to the board.

Director Preece said that in the last budget they inadvertently left some numbers blank for the Mosquito Abatement District which totaled to, over time, \$491,000 in present value or \$209,000 in net present value; they would to amend the budget to include those numbers. They originally proposed a 2.5% RDA admin fee, and they want to cut that back to 1%; on further review they think that will be enough to cover our costs. They also want to add a 2% maintenance fee off the top since there will not be a lot of tax increment coming in to the city; it would be similar to the ones in the other Daybreak RDAs. They would also like to take the city to a 90% participation rate, rather than 75% like the rest of the taxing entities,

so we have more as a percentage and are throwing more into the pot. The 2.5% maintenance fee helps maintain roads, sidewalks and those types of things; it has worked out very well in the Commerce Park and South Station CDAs.

Council Member Zander asked for the proposal last time.

Director Preece said it was a 2.5% fee for admin previously, this actually adds a half a percent but we dropped the admin fee down and added maintenance. In our CDAs it has been a 5% maintenance fee, but they feel the 2% will be enough since these numbers are quite large. We will not be getting huge sales tax areas in here, so we want to help defer that and allow us to maintain these areas.

Council Member Shelton motioned to approve Resolution RDA 2022-02, Approving and Adopting the Community Reinvestment Project Area Plan, with amendments proposed by Director Preece and Craig Smith. Council Member Marlor seconded the motion.

Council Member Harris noted that he appreciated the comments about taxes. We don't know all the details and information here; he thinks conceptually we like the idea and the direction it's going, but he thinks there will be lots more information coming before the council. We are not rushing in to making any final decisions, but he does like the direction it is going.

Roll Call vote was 5-0, unanimous in favor.

I.4. Resolution RDA 2022-03, Approving and adopting the Community Reinvestment Project Area Budget for the Southwest Quadrant Urban Center Community Reinvestment Project Area. RCV (*Director of City Commerce Brian Preece*)

Council Member Zander motioned to approve Resolution RDA 2022-03, Approving and Adopting the Community Reinvestment Project Area Budget, with the amendments as proposed. Council Member Shelton seconded the motion. Roll Call vote was 5-0, unanimous in favor.

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

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO THE CITY COUNCIL MEETING

I.5. Ordinance 2022-10, Adopting the Project Area Plan for the Southwest Quadrant Urban Center Community Reinvestment Project Area. RCV (*Director of City Commerce Brian Preece*)

Council Member Shelton motioned to approve Ordinance 2022-10, Adopting the Project Area Plan, with the amendments as proposed. Council Member Marlor seconded the motion. Roll Call vote was 5-0, unanimous in favor.

J. Staff Reports and Calendaring Items - *None*

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

ADJOURNMENT

The April 19, 2022 City Council meeting adjourned at 11:33 p.m.

Proclamation
of the
City of South Jordan

**In Recognition of Addi Bruening Receiving the
Cross Country Gatorade Player of the Year for Utah**

Whereas, Addi Bruening won the 2022 Cross Country Gatorade Player of the Year for Utah for her accomplishments as a competitive runner and athlete; and

Whereas, Addi Bruening is a Utah 6A state champion in cross country in the 3200m and 1600m events and is the current Utah 6A record holder in the 3200m event; and

Whereas, Addi Bruening is the holder of the fastest known 5k time in the history of the in-state girls' cross country, and

Whereas, Addi Bruening has excelled academically by maintaining a 3.997 GPA and is noted as a AP Scholar with distinction, and has also been recognized as an Academic All-State winner for cross country and track and field; and

Whereas, Addi Bruening may lay claim to both academic and athletic excellence and exemplifies the true meaning of being a student athlete and has demonstrated not only her passion to win, but also the dedication to develop her skills through hard work and sacrifice; and

Whereas, this honor has brought pride and prestige to South Jordan, her home and community.

BE IT PROCLAIMED to all that reside within the bounds of the City of South Jordan, Salt Lake County, State of Utah; that for evermore, Tuesday, May 3rd shall be known as:

Addi Bruening Cross Country Gatorade Player of the Year for Utah Day

Signed this 3rd Day of May, 2022

Dawn R. Ramsey, Mayor

ATTEST:

Anna Crookston, City Recorder

RESOLUTION R2022-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ESTABLISHING A SOUTH JORDAN YOUTH COUNCIL TO PROVIDE LEADERSHIP DEVELOPMENT, TRAINING, INTERACTION WITH CITY STAFF, EXPOSURE TO LOCAL GOVERNMENT OPERATIONS, AND PROVIDE AVENUES FOR CIVIC ENGAGEMENT AND COMMUNITY SERVICE.

WHEREAS, many cities in the State of Utah have formed and established youth councils as a way to expand youth programming and to engage youth in civic activities; and

WHEREAS, the City of South Jordan provides many programs and activities that promote the strategic priorities of the City; and

WHEREAS, establishing a South Jordan Youth Council supports the Engaged Community strategic priority by providing opportunities for youth to participate in learning more about the local government structure and operation while providing opportunities for community service; and

WHEREAS, the South Jordan Youth Council program will provide an opportunity for the youth of South Jordan to acquire a greater knowledge of and appreciation for local government through active participation; and

WHEREAS, the South Jordan Youth Council will prepare the youth of South Jordan for the future by teaching responsibility, leadership, hard work, service, and teamwork; and

WHEREAS, the City Council fully supports the youth of the City in their endeavors of service and civic engagement and recognizes that they will be the future leaders in our community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Creation. The City Council hereby creates the South Jordan Youth Council.

SECTION 2. The South Jordan Youth Council is established as a program for youth who reside in the City of South Jordan in the 9th to 12th grades subject to the by-laws incorporated in “Exhibit A”.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

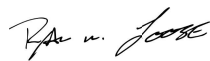
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

“EXHIBIT A”

BYLAWS OF THE SOUTH JORDAN YOUTH COUNCIL

ARTICLE I PURPOSE

The South Jordan Youth Council (“SJYC”) is established to help the City’s youth develop leadership skills, provide practical local government knowledge and experience, and promote service opportunities for young people to benefit the community.

The Youth Council shall operate in accordance as specified in these bylaws.

ARTICLE II MEMBERSHIP

Section 1. Establishment

SJYC comprises students who must:

1. Reside within the corporate limits of South Jordan City;
2. Be in the 9th, 10th, 11th, or 12th grade for the entirety of the member’s service; and
3. Submit a complete application.

SJYC shall also include the following non-student members:

1. A Program Coordinator assigned by the City Manager, or his/her designee;
2. Other staff may be assigned on an as needed basis to support the goals of the program;
3. Volunteer Advisor(s) may be invited to participate on an as needed basis.

Section 2. SJYC Service Terms

Members serve for a one-year term, but may serve multiple terms. Each term begins in May and ends April 30th.

Section 3. Officers

SJYC shall have the following officer positions. Candidates are be nominated and elected annually by then-current SJYC Members, in good standing, during the April meeting. Officer terms run from election date to the following election date.

1. Youth Mayor: The duties of the Youth Mayor shall include: presiding at all meetings of the SJYC, coordination of all projects and activities that involved the SJYC, preparation of agendas for regular meetings, notifications to officers to contact and inform members of meetings and activities, and overseeing the efforts of the other officers. Candidates for Youth Mayor should have served at least two previous terms on the SJYC and should

have previous experience as a Youth Council Member, Recorder, Liaison or Youth Executive Team Member.

2. Youth Executive Council (7): The duties of the Youth Executive Council shall include fulfilling the responsibilities of the Youth Mayor on a temporary basis in his or her absence, passing motions or resolutions as necessary by a simple majority vote, and following through on duties assigned by the Youth Mayor. To be considered as a Youth Executive Council Member, the candidate should have served at least one previous term on the SJYC.
3. Recorder: The duties of the Recorder shall include taking role and minutes at SJYC meetings presenting them for approval at the next general meeting; ensuring that the proper records are kept of SJYC activities; keeping a record book of all official items and actions; and posting notice of all scheduled meetings. To be considered as the Recorder, the candidate should be at least a second year SJYC member.
4. Liaison: The duties of the Liaison shall include attending county and state youth council meetings in addition to meetings of the SJYC, and reporting to the Youth Mayor and Council Members the items from such meetings. To be considered as the Liaison, the candidate should be at least a second year SJYC member.

Section 4. Oath of Office

The SJYC Officers (Youth Mayor, Youth Executive Council, Recorder, and Liaison) shall take the following Oath of Office following their elections:

I, (state your name), do solemnly affirm that while I serve as a member of the South Jordan Youth Council, I will uphold the laws of the City of South Jordan, act as an ambassador for the City at all times, and willingly participate in Youth Council sessions, trainings, projects and acts of service. I fully recognize that as member of the Youth Council, I will serve as an example to all, including future Youth Council Candidates. I therefore pledge to serve with care and concern for the reputation of the City of South Jordan, the Youth Council, and its advisors.

ARTICLE III MEETINGS AND RULES OF PROCEDURE

Section 1. Regular Meetings

The SJYC will meet regularly as determined annually by the Program Coordinator and the Youth Council Officers. Meetings may be held at the South Jordan City Hall, unless the time and location have been altered by the SJYC Mayor and notification given to all members.

Regular meetings may be suspended during the months of June, July and August to accommodate summer vacation from school.

Section 2. Special Meetings

Special meetings may be called by the SJYC Mayor or by the Program Coordinator. Also, meetings of various committees may be scheduled as appropriate.

Section 3. Attendance

Service on the SJYC is a serious commitment. Members are expected to be in attendance at each regular meeting, unless excused by the Program Coordinator. Members must attend a minimum of 70% of meetings and complete at least 20 hours of volunteer service to remain in good standing with the SJYC. Volunteer service hours must be completed from a list of opportunities prepared by the Program Coordinator. During each term of service, each SJYC member is also required to attend a minimum of one City Council work session or regular meeting per quarter.

Section 4. Conduct of Meetings

Meetings shall be conducted in accordance with Robert's Rules of Order. Robert's Rules of Order may be modified as deemed necessary for the effective conduct of business.

Section 5. Voting and Quorum

Business of the SJYC can be conducted at any meeting where at least half of the members are present. Affirmative votes may be taken by a simple majority of those present. However, removal of a member or officer requires a two-thirds majority of those present.

Section 6. Conferences & Training

Members of the SJYC in good standing, may be invited to attend leadership trainings outside of the South Jordan City limits. South Jordan City may provide training scholarships to help pay for a portion of registration fees to a limited number of SJYC members. It will be the responsibility of the SJYC member attending to pay the remaining portion of the registration fees and to provide their own transportation to and from these trainings.

ARTICLE IV AMENDMENT OF BYLAWS

Amendments to these bylaws may be suggested by City Staff, the Program Coordinator, Volunteer Advisors, and/or a majority vote of Youth Council members. The bylaws may be amended or repealed by the City Manager, or designee.

RESOLUTION R2022 - 18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING A TENTATIVE BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF SOUTH JORDAN FOR THE FISCAL YEAR COMMENCING JULY 1, 2022 AND ENDING JUNE 30, 2023.

WHEREAS, the South Jordan Budget Officer, as required by law, submitted to the South Jordan City Council a proposed budget (herein the “Tentative Budget”) for the fiscal year commencing July 1, 2022 and ending June 30, 2023; and

WHEREAS, the City Council has reviewed and considered the Tentative Budget; and

WHEREAS, it is the intent and desire of the City of South Jordan to comply with all applicable State and local laws regarding the adoption of the Tentative Budget; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of South Jordan City to adopt a Tentative Budget for South Jordan City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Tentative Budget Adoption. The amounts shown in Exhibit “A”, which is attached hereto and incorporated herein by reference, are hereby tentatively appropriated for the corporate purposes and objectives of the City of South Jordan for the fiscal year commencing July 1, 2022 and ending June 30, 2023 and are hereby adopted as the Tentative Budget of the City of South Jordan for the fiscal year 2022-2023.

SECTION 2. Further Action. In addition to the foregoing, the Budget Officer is hereby directed to implement any other necessary actions pertinent to the adoption of the Budget. Such actions may include, but are not necessarily limited to, notification, reporting, and publishing as required by and consistent with applicable law.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

<<Signature on Following Page>>

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 3rd DAY OF MAY, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

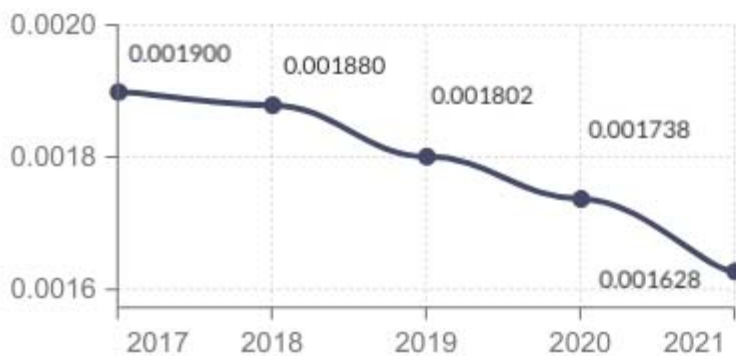

Ryan W. Loose (Apr 28, 2022 16:14 MDT)

Office of the City Attorney

FY 2022-2023 Budget Highlights



Historical Tax Rates



General Fund Employee Costs vs Operating Costs

78%

Employee Costs
\$45,182,078

22%

Operating Costs
\$12,711,406

New FTE's

Engineering	Survey Tech (upgraded from PT)
Streets	Streets Lead Worker (1) Street Maintenance (3)
Fleet	Fleet Mechanic (1)
Parks	Parks Maintenance Worker (4)
Police	Police Officer (3) Victim Advocate (upgraded from PT)
Fire	Firefighter AEMT (11)
Mulligans	Golf Course Maint Worker (2) Customer Service Assistant (1)
Water	Leak Detection Tech (1)

Total General Fund FTE's 370

Total Other Fund FTE's 57

Fund Balance

The 2021 legislative session increased the reserve fund balance from 25% to 35%. The reserve fund balance for FY 2021-2022 is estimated to be at 23%. This budget does not allocate any fund towards fund balance. The City's goal is to continue to build its reserve to the 35% maximum.

Employee Benefits

There are no changes to Insurance, Retirement and Workers Comp benefits for this fiscal year.





Debt Service

Debts Remaining

Bond	Maturity Date	Outstanding Balance
2017 Water Revenue Bonds	2024	\$4,439,050
2015 RDA Sales Tax & Tax Increment Revenue Bonds	2032	\$12,080,600
2016 Special Assessment	2037	\$25,393,784
2017 Sales Tax Bonds	2040	\$26,667,125
2019 Sales Tax Bonds	2040	\$19,421,550

Increase in Operations Funding

Department	Base	Increase	% Increase
Admin Services	\$205,937	\$8,815	4%
Info Services	\$664,718	\$149,000	22%
Recreation	\$567,128	\$65,000	11%
Parks	\$924,806	\$201,500	22%
Engineering	\$187,290	\$5,800	3%
Human Resources	\$184,759	\$70,700	38%
Police	\$859,083	\$37,250	4%
Fire	\$670,990	\$7,850	1%
Fleet	\$53,962	\$18,000	33%
Streetlighting	\$163,953	\$15,000	9%
Streets	\$371,846	\$109,200	29%
Senior Programs	\$59,560	\$500	1%



Awarded Grants

	2017	2018	2019	2020	2021	Total
State Grants	\$2,834,100	\$2,837,850	\$8,451,382	\$3,870,352	\$2,725,917	\$20,719,601
State Legislative Appropriation	\$0	\$0	\$2,700,000	\$1,200,000	\$500,000	\$4,400,000
Federal Grants	\$2,410,059	\$0	\$3,396,663	\$429,604	\$5,183,516	\$11,419,842



SOUTH JORDAN
UTAH

Approved Capital Projects

By Funding Source

Park Projects	\$687,000 \$580,000	Park Impact Fees General Fund
Road Projects	\$1,886,000 \$1,400,000 \$471,000	Class C Funds Transportation Tax General Fund
Facilities Projects	\$117,000	General Fund
IT Projects	\$78,270	General Fund
Water Projects	\$4,912,000	Water Fund
Mulligans Projects	\$600,000	Mulligans Fund
Storm Drain Projects	\$2,237,000	Storm Drain Fund
Fleet	\$1,995,500 \$495,000 \$500,000	General Fund Water Sanitation
	\$65,000 \$1,234,000	Storm Drain Public Safety Lease



City of South Jordan
State of Utah

Fiscal Year 2022-2023 Tentative Budget

www.sjc.utah.gov



The City of South Jordan

Tentative Budget

Fiscal Year 2022-2023

City of South Jordan
1600 West Towne Center Drive
South Jordan, UT 84095
www.sjc.utah.gov
Phone: (801) 254-3742
Fax: (801) 253-5250

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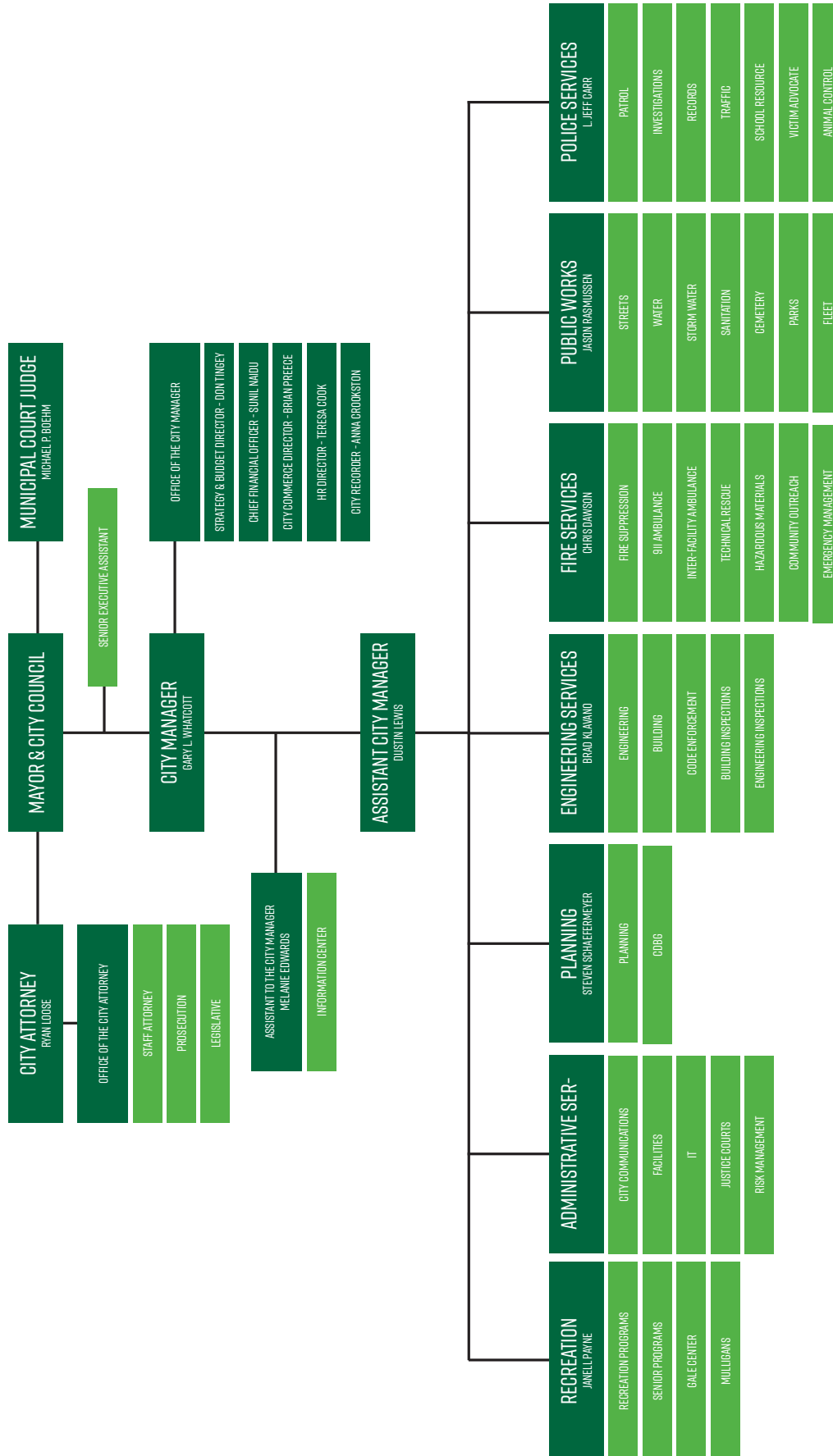
The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of South Jordan, Utah for its Annual Budget for the fiscal year beginning July 1, 2021.

In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

The award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another year.

**THE CITY OF SOUTH JORDAN HAS EARNED THE
DISTINGUISHED BUDGET AWARD FOR 27 CONSECUTIVE YEARS.**

Organization Chart



Mayor and Governing Body

<i>Mayor</i>	Dawn R. Ramsey	dramsey@sjc.utah.gov
<i>Council Member (1)</i>	Patrick Harris	pharris@sjc.utah.gov
<i>Council Member (2)</i>	Brad Marlor	bmarlor@sjc.utah.gov
<i>Council Member (3)</i>	Donald J. Shelton	dshelton@sjc.utah.gov
<i>Council Member (4)</i>	Tamara Zander	tzander@sjc.utah.gov
<i>Council Member (5)</i>	Jason T. McGuire	jmcguire@sjc.utah.gov

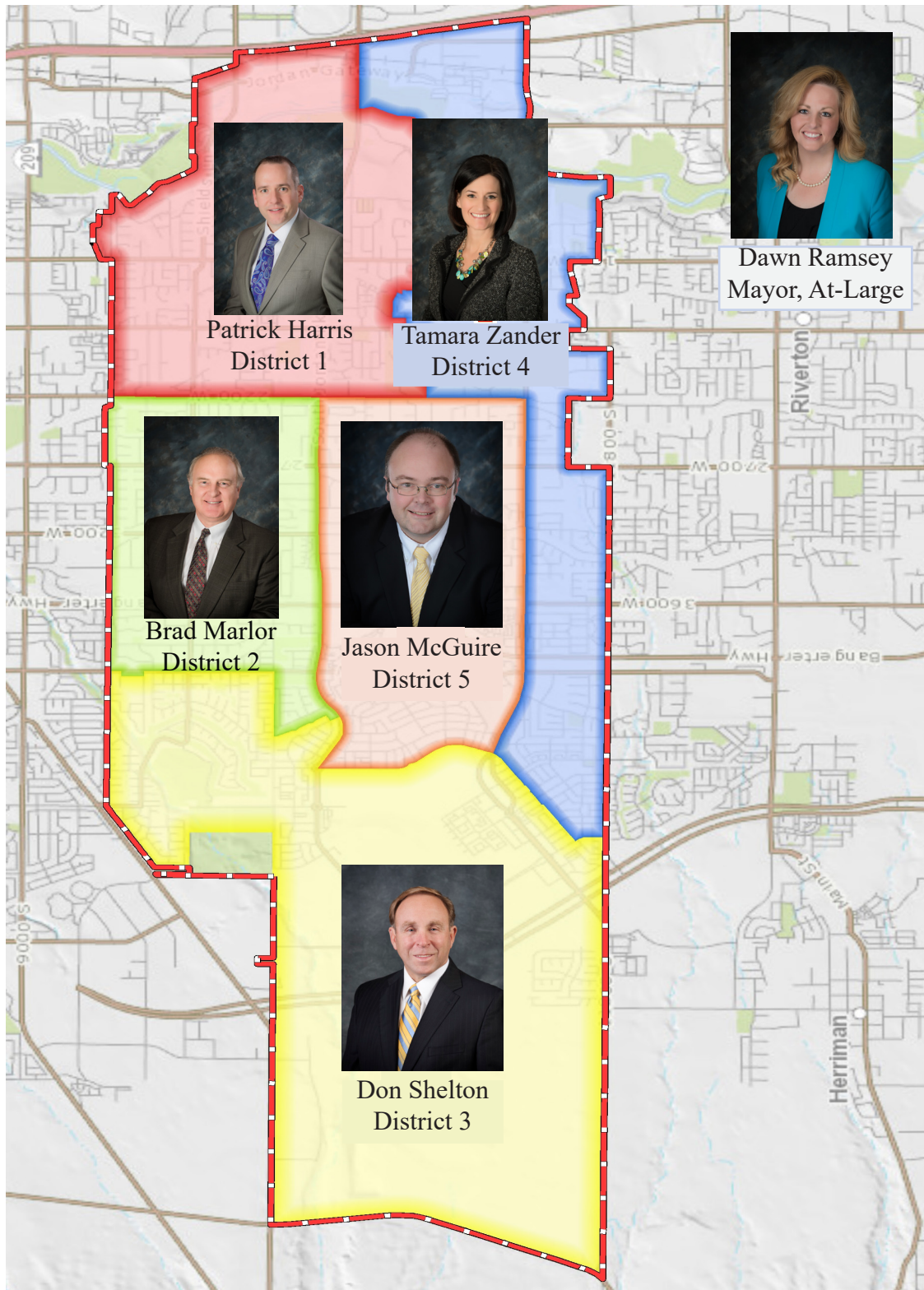
Appointed Officials

<i>City Manager</i>	Gary L. Whatcott	gwhatcott@sjc.utah.gov
<i>City Attorney</i>	Ryan Loose	rloose@sjc.utah.gov
<i>Municipal Court Judge</i>	Michael Boehm	mboehm@sjc.utah.gov
<i>CFO/Budget Officer</i>	Sunil K. Naidu	snaidu@sjc.utah.gov
<i>City Treasurer</i>	Chip Dawson	cdawson@sjc.utah.gov
<i>City Recorder</i>	Anna Crookston	acrookston@sjc.utah.gov

Executive Team

<i>Assistant City Manager</i>	Dustin Lewis	dlewis@sjc.utah.gov
<i>Director of Strategy & Budget</i>	Don Tingey	dtingey@sjc.utah.gov
<i>Director of Human Resources</i>	Teresa Cook	tcook@sjc.utah.gov
<i>Police Chief</i>	Jeff Carr	jcarr@sjc.utah.gov
<i>Director of City Commerce</i>	Brian Preece	bpreece@sjc.utah.gov
<i>Director of Engineering</i>	Brad Klavano	bklavano@sjc.utah.gov
<i>Director of Planning</i>	Steven Schaefermeyer	sschaefermeyer@sjc.utah.gov
<i>Director of Public Works</i>	Jason Rasmussen	jrasmussen@sjc.utah.gov
<i>Fire Chief</i>	Chris Dawson	chdawson@sjc.utah.gov
<i>Director of Admin Services</i>	Melinda Seager	mseager@sjc.utah.gov
<i>Director of Recreation</i>	Janell Payne	jpayne@sjc.utah.gov

City Council Districts



To the Mayor, City Council, and Community:

This letter introduces South Jordan City's budget for the Fiscal Year 2022-2023. The budget is the foundation for all that is accomplished within the City. Therefore, as in the past the budget was approached with careful planning, an eye on the horizon, and with conservative fiscal overtones. The budget is the key to the city staff unlocking the potential for extraordinary accomplishments. This fiscal year's budget helps to maintain exceptional service levels by protecting well trained and seasoned employees, keeping healthy reserves, and it continues to fund the ever increasing costs of building and maintaining of critical infrastructure. This budget will help to provide resiliency and elasticity in responding to everyday market fluctuations. It further tries to address specifically the employment changes and commodity uncertainty which has become a more normal part of our lives.



City Manager
Gary L. Whatcott

The City Council insight and direction helped to create a budget that supports a very comprehensive strategic plan, and further reinforces key initiatives supported by our residents. These key initiatives bring life and meaning the budget and provide an easy guide for residents to link their taxes to measured outcomes. This year the Mayor, City Council, and City Staff continued to incorporate the elements of a priority-driven budget. Priority fiscal principles drive the budget process. These principles help identify the most important strategic related priorities, and then through a collaborative, evidence based process, rank programs or services according to how well they align with those identified priorities.

POLICY ISSUES

The City has long honored its commitment of maintaining outstanding programs and keeping services at a high level through a highly productive and efficient team of employees.

SOLUTIONS

Priority-based budgeting is a common sense, data-driven, strategic alternative to incremental budgeting. The philosophy of priority-driven budgeting is that resources should be allocated according to how effectively a program or service achieves the goals and objectives that are of

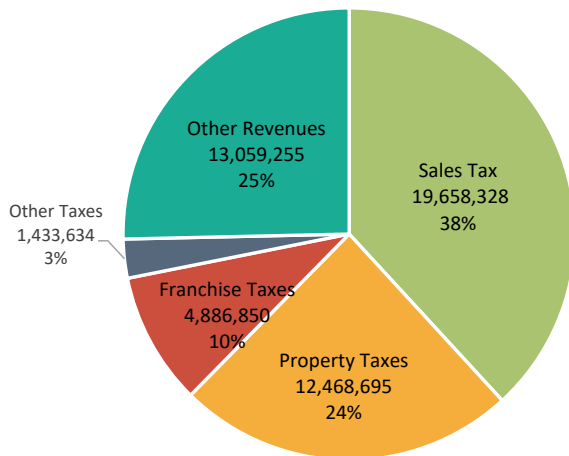
most significant value to the community. Priority-based budgeting is a best practice in municipal finance and has been used for many years in South Jordan's budgeting philosophy. In this budget we have identified several strategic drivers that need fiscal resources to keep us current and relevant in our grow patterns. One priority is employee retention as a guard against losing resources that as we have significant investment. We need the best, and brightest minds to work in our varying fields of professional expertise. As the City grows we have to be responsible to ensure our investment in personnel, infrastructure and services are not eroding over time. Yet we must be prudent and smart in ways that we grow our support internally. After some careful evaluations the following items are some of the major undertakings of this budget; a) fortification of our employee retention program, b) funds for infrastructure, maintenance and projects totaling \$16,168,770, c) Heritage Park splash pad, d) hiring 20 full-time employees, including 3 police personnel, 1 Leak Detection Tech, 3 Streets Maintenance workers, 4 Parks Maintenance workers, and 5 firefighter/paramedics.



ECONOMIC FACTORS

South Jordan is poised to see significant retail and employment center growth over the next decade, and can position itself to take advantage of this growth by identifying and incentivizing key locations for regional retail and office development. South Jordan City needs to establish a balanced and sustainable economic base that includes property tax revenues, sales tax revenues and good-paying jobs. In order to do this, the City must focus on both regional retail and Class A office park development, expansion of job creation centers, and thereby establishing itself as the economic hub of the Southwest Valley.

City Manager's Message



SOLUTIONS

The City must continue to build a tax base that is multifaceted, reliable, and truthful. This budget year we will once again review elements of our planning zones through a new general plan that was recently adopted. The general plan includes associated land uses that are balanced, viable and are reflective of our community desires. The adoption of these various planning scenarios including key sub-area plans, are now the necessary tools confirming that our fiscal health remains excellent now and into the future. The new General Plan becomes so important in helping the City be prepared to sustain our levels of service when we reach build out. We must devise strategies that will bring investment into the City, keep our neighborhoods clean and crime free, and grow businesses for job creation.

REGULATORY & LEGISLATIVE CHALLENGES

Cities face external forces, such as a deep recession, emergencies that demand public services, or new federal and state policies that require cities to adjust and adapt. How cities adapt depends in large part on their capacity to control resources and manage change.

SOLUTIONS

As we continue to think of fiscal matters in the future we must focus on a different set of horizons. We have to be sensitive to community aesthetics, continue to use evidence base decision making and we must also become advocates and entrepreneurs more than just regulators. Three principal attributes of cities' capacity to adapt to changing environments are: (1) the state-local framework, including most importantly the constraining effects of the state legislature and the state's financial non-support of its cities; (2) the alignment between a city's economic base and its fiscal budget priorities; and (3) the demands of the city's residents and customers to provide an acceptable level of services. These three attributes create a lens

through which we can understand the decision making room for city officials to respond to so many external forces.

CHANGES IN SERVICE LEVELS OR FEES

Sustainable growth starts with best-in-class city services, such as safe neighborhoods, reliable roads, and great parks. Those best-in-class services drive population growth, as more and more people and business desire to live and work in the community. Where Utah's tax structure does not allow for inflation capture in property taxes we will be facing difficult decision as it relates to taxes and services. Without more commercial base property taxes the city will continue to find it harder to meet the growth related service demands. Municipal budgets are strongest when they have diversified revenue streams and when cities' taxation system aligns with their economies.

SOLUTIONS

This budget also keeps our debt ratio comparatively low which helps the City maintain very high credit rating in our general fund (AAA). We must be wise and prudent in our borrowing of money; knowing however, that we will have to maintain our investment in infrastructure and to add desired public amenities as needed by our residents. We are committed to maintain fiscal policies that strengthen our core service levels and sustain our reserves into the future. That may mean that property tax will have to be evaluated during this year.

This budget is the product of considerable time and attention over the past several months to the strategic, fiscal, and operational planning by the City Council and City Staff. All have contributed critical insights and untold hours of dedicated work to this major undertaking.

On behalf of all City employees, we look forward to working with the City Council and the Community as we use this budget to implement the City's Strategic Plan. I am confident that the result of our efforts will demonstrate our commitment to providing excellent services, investing in our future through public infrastructure, facilities, amenities, and proactively responding to changing fiscal realities.



SC SAFE COMMUNITY

South Jordan City promotes a strong safety culture for the entire community and its workforce.

- SC-1. **PROTECTS** the public while fostering personal safety and security while providing education throughout the community
- SC-2. **RESPONDS** to emergencies and calls for service and listens to concerns
- SC-3. **ENFORCES** the law respectfully and without prejudice
- SC-4. **DELIVERS** a safe and reliable public and private infrastructure system
- SC-5. **ENGAGES** the entire community to share in the responsibility for its safety, health and well-being

RPI RELIABLE PUBLIC INFRASTRUCTURE

South Jordan City plans, constructs, and maintains reliable infrastructure and public facilities that align with community needs.

- RPI-1. **PLANS & COORDINATES** with other stakeholders for quality public infrastructure (e.g. streets, culinary and secondary water, storm water, parks, trails, open space and public facilities)
- RPI-2. **DEVELOPS** quality public infrastructure.
- RPI-3. **MAINTAINS & OPERATES** quality public infrastructure.
- RPI-4. **ENSURES** funding from multiple stakeholders to effectively plan, develop, staff and operate quality public infrastructure

BRE BALANCED REGULATORY ENVIRONMENT

South Jordan City establishes and implements clear, effective, and necessary regulations to protect the health, safety and welfare of the community.

- BRE-1. **DEVELOPS** effective, well-balanced and consistently applied ordinances and policies
- BRE-2. **IMPLEMENTS** ordinances and policies that encourage quality community growth and development
- BRE-3. **EDUCATES & ENGAGES** the members of the community developing a sense of shared responsibility and community pride
- BRE-4. **ENFORCES** ordinances and policies with adequate staffing to maintain a clean, orderly and sustainable community

DAOS DESIRABLE AMENITIES & OPEN SPACE

South Jordan City promotes a strong sense of place by providing parks, trails, open space, and a variety of art, cultural and recreational opportunities.

- DAOS-1. **DEVELOPS** a quality parks, trails and recreation facilities system
- DAOS-2. **MAINTAINS** and operates a quality parks, trails and recreation system
- DAOS-3. **PRESERVES** the community's heritage and culture for today's and future generations
- DAOS-4. **OFFERS** a variety of park amenities, recreation and art programs and community events for all ages and abilities
- DAOS-5. **PARTNERS** with community stakeholders to maintain and expand park, art and recreational opportunities

Strategic Plan

ED

ECONOMIC DEVELOPMENT



South Jordan City promotes economic development by facilitating efforts with employers and developers to increase the City's tax base for a sustainable future.

ED-1. EXPANDS, ATTRACTS & RETAINS a diverse mix of high quality employers to contribute to the community's economic sustainability and offer opportunities for employment

ED-2. PROMOTES the community as a safe, attractive and quality place to live, work and play

ED-3. ENHANCES a dynamic, sustainable and diversified tax base, balancing taxes, fees and charges

ED-4. ESTABLISHES a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders

ED-5. ENSURES a quality public infrastructure network that meets the needs of future economic growth objectives

SG

SUSTAINABLE GROWTH



South Jordan City promotes a sustainable community by planning for growth while aligning its resources.

SG-1. IMPLEMENTS effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools (e.g. RDA housing funds) to ensure diverse and affordable housing types

SG-2. CREATES & SUPPORTS environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community

SG-3. DEVELOPS future water resources through a variety of innovative methods

SG-4. ENHANCES and maintains public transportation networks (e.g. TRAX, Frontrunner, I-15, MVC, Bangerter, U-111) ensuring long-term needs are incorporated into growth plans

EC

ENGAGED COMMUNITY



South Jordan City promotes an engaged and informed community through a variety of effective methods to inform, educate, and connect with its residents.

EC-1. RESPONDS to the needs and concerns of the community in a prompt, transparent, professional, respectful and ethical manner

EC-2. ENSURES open, two-way communication, by listening to and soliciting feedback from community members

EC-3. PROVIDES opportunities to engage and serve, informing and involving the community through a variety of methods

EC-4. FOSTERS a feeling of community pride, acceptance of others, and a sense of shared responsibility

FRG

FISCALLY RESPONSIBLE GOVERNANCE



South Jordan City provides fiscally efficient and effective governance through best practices, innovation, program evaluation, competitive pay, professionalism and continuous improvement.

FRG-1. Workforce: ATTRACTS, motivates, develops and retains a high-quality, engaged and productive workforce

FRG-2. Transparency: FOSTERS fiscal responsibility, operational excellence, trust and transparency by ensuring accountability, efficiency and innovation in all operations

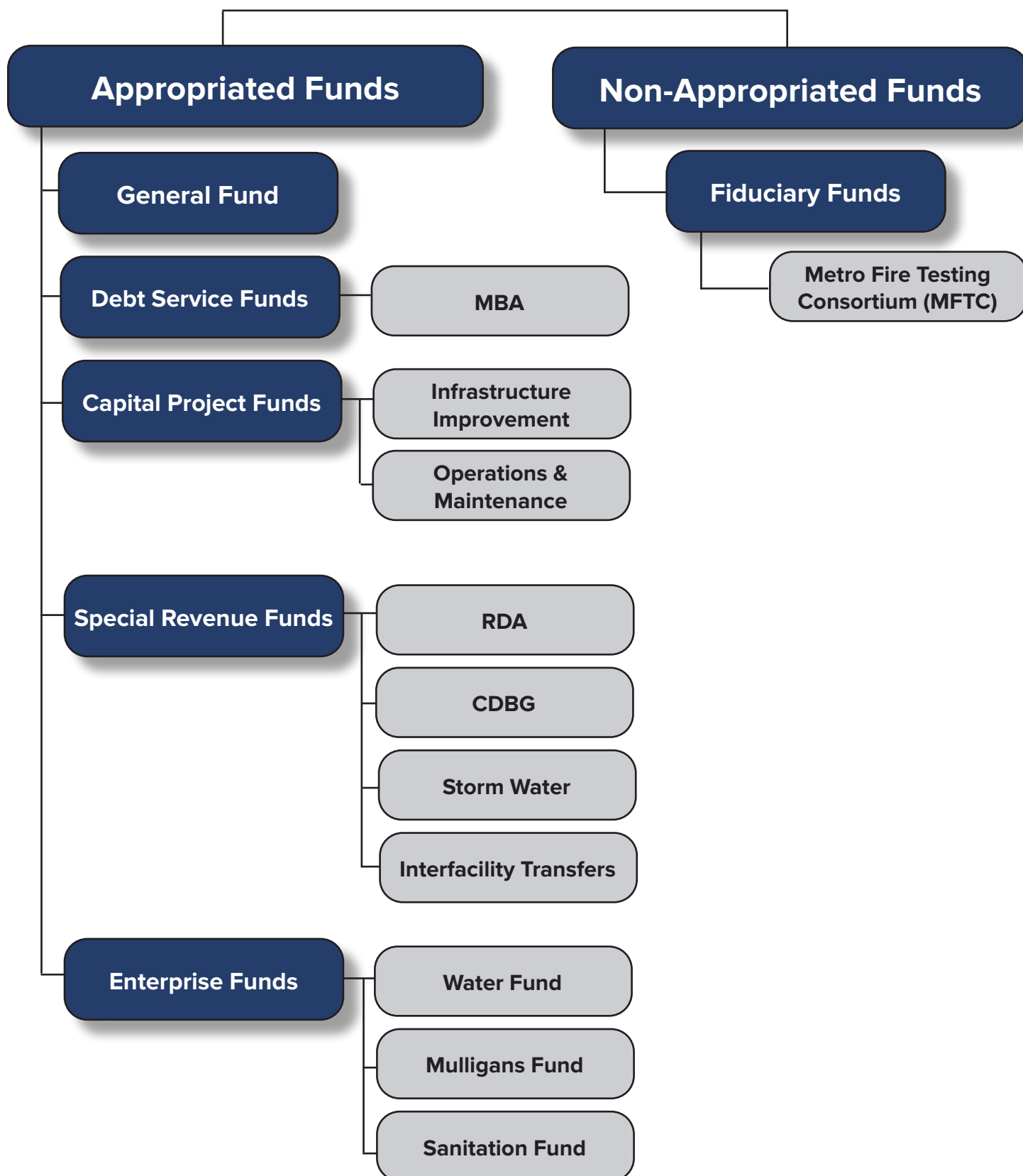
FRG-3. Resource Alignment: PROTECTS, manages, optimizes and invests in its human, financial, physical and technological resources to ensure alignment with planning and budget

FRG-4. Regulatory Compliance: ASSURES regulatory and policy compliance to minimize and mitigate risk

FRG-5. Communication: PROVIDES responsive and accessible leadership, facilitates timely and effective two-way communication and utilizes input from all stakeholders

FRG-6. Vision & Planning: SUPPORTS decision-making with timely and accurate short-term and long-range analysis that enhances vision and planning.

Fund Organizational Chart



Department/Fund Relationship

Department	Governmental Funds						Proprietary Funds		
	Major Funds				Non Major Funds		Major Funds	Non Major Funds	
	General Fund	Debt Service	Capital Projects	Redevelopment Agency	Storm Water	CDBG	Water Fund	Sanitation Fund	Mulligans Fund
Office of the City Manager	7,414,416	7,309,582	1,771,975	16,478,336		220,000			
Administrative Services	5,670,025								1,986,587
Development Services	5,677,429								
Fire/EMS	10,870,221								
Police	12,718,867								
Public Works	9,280,409		14,403,040		4,214,903		32,111,142	5,755,011	
City Attorney	1,421,765								



City Council Chambers

Governmental Funds

Major Fund Descriptions:

General Fund - The general fund is used to account for resources traditionally associated with a government which are not required legally or by sound financial management to be accounted for in another fund.

Debt Service Fund - The debt service fund is used to account for the accumulation of resources and payment of bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

Redevelopment Agency (RDA) Fund - The RDA fund is used to account for the activities of the Redevelopment Agency. The Agency is an entity established to further public purpose in the redevelopment of particular City areas.

Capital Projects Fund - The capital projects fund is used to account for the construction of budgeted capital projects of the City, Impact Fees, intergovernmental grants, transfers from the general fund, and interest earnings are the principal sources of funding for these projects.

Non-Major Fund Descriptions:

Storm Drain Fund - The Storm Drain fund is used to track revenue from a monthly fee paid by City residents for the maintenance of the City's storm drain system.

CDBG Fund - The CDBG fund is used to account for the revenues received by the City as a grantee participant in the Community Development Block Grant Program.

Municipal Building Authority (MBA) Fund - The MBA fund is used to account for the construction of the City's capital facilities.

Proprietary Funds

Major Fund Descriptions:

Water Fund - The water fund is used to account for the activities of the City's water operations.

Mulligans Fund - The Mulligans fund is used to account for the operation of Mulligans Golf & Games. This City recreation facility includes golf, miniature golf, driving range, and batting cages.

Non-Major Fund Descriptions:

Sanitation Fund - The sanitation fund is used to account for the activities of the City's sanitation operations.

Budget Process

The City of South Jordan's budget process complies with the Utah Fiscal Procedures Act. The City seeks to maintain budgetary control by monitoring monthly revenues and expenditures and by holding each department responsible for costs incurred within budget limits. Financial information and reports are provided to the City Manager and department directors to assist them in monitoring expenditures and in keeping expenditures within approved limits. The Fiscal Year 2021-2022 budget was developed in compliance with state law and was approved by the City Council after a public hearing was held. The proposed FY 2022-2023 budget for each division, department, and fund includes actual expenditures for one prior year, the current year's adopted budget, the current year's estimated actuals, and the proposed budget for the coming fiscal year. The City Council shall approve the FY 2022-2023 budget after thoroughly reviewing policy issues related to the budget and proposals to assist the City in achieving program objectives for the coming year. The budget process is intended to provide an opportunity for public participation and full disclosure to the residents of South Jordan as to the intent of the City Council in funding the City's various programs and services.

Basis of accounting and budgeting

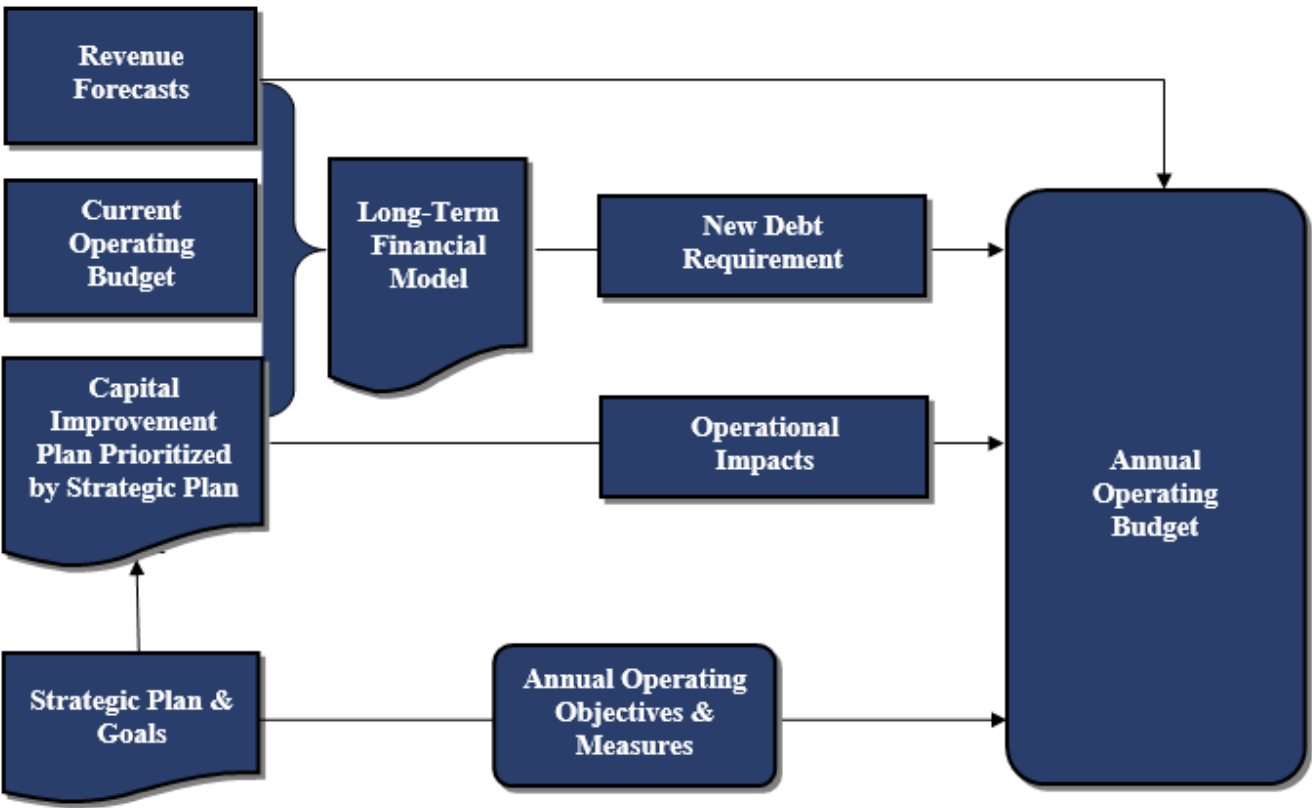
The budgets of governmental funds are prepared on a modified accrual basis of accounting. Briefly, this means that obligations of the City are budgeted as expenditures, but revenues are recognized only when they are available and measurable. The term "available" is defined as collectible within the current period or soon enough thereafter to be used to pay the liabilities of the current period.

All Budgetary Funds		
Fund Type	Accounting Basis	Budgeting Basis
General Fund	Modified Accrual	Modified Accrual
Special Projects Funds	Modified Accrual	Modified Accrual
Capital Projects Funds	Modified Accrual	Modified Accrual
Debt Service Funds	Modified Accrual	Modified Accrual
Proprietary Funds	Accrual	Modified Accrual

Budget amendments

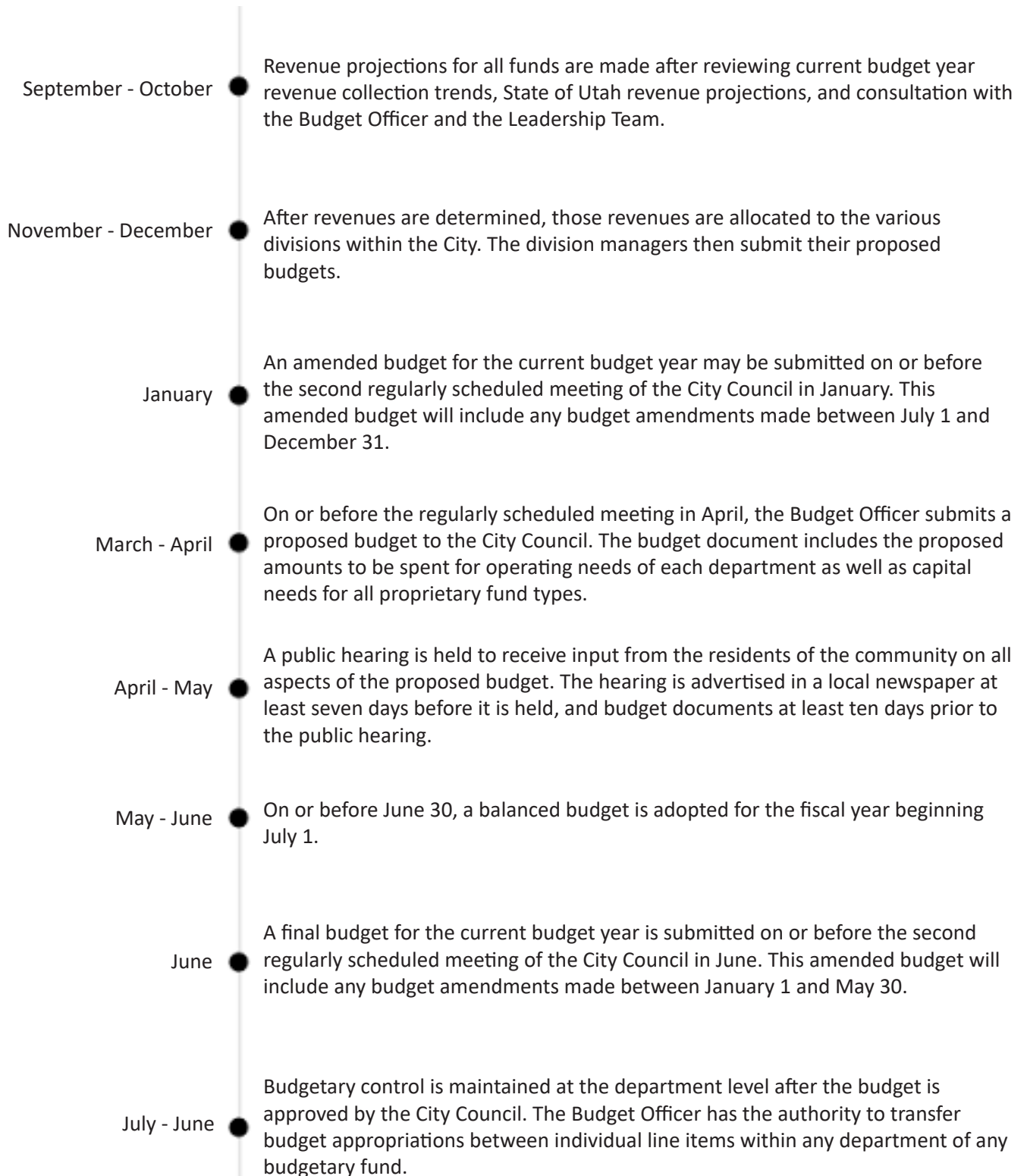
Budget amendments are made only with the approval of the City Council upon recommendation of the Budget Officer. Financial controls are intended to be a resource for effective financial management, rather than a barrier to achieving results that are consistent with the City's overall mission. At the same time, the City must comply with the Utah Fiscal Procedures Act and may not expend monies in excess of those authorized by the City Council. The City Council has authority to transfer budget appropriations between individual departments of any budgetary fund. Budgets may be amended throughout the fiscal year. The City Council may amend the budget after holding a public hearing, giving residents at least seven days notice. A copy of the proposed budget amendment shall be made available to residents for their review ten days before the public hearing.

Relationship between the Budget Process and Long-Range Planning



Budget Process

The following are the procedures and timeline followed by the City in the budget process:



BUDGET IN BRIEF

The City Council approved the fiscal year 2023 Tentative Budget at the May 3, 2022 City Council meeting.

The keys to the City of South Jordan's financial success include a continued growth in assessed property valuation; efficient operation with a minimum change in the City's workforce; diversified revenue streams; no property tax supported debt; increased public and private partnerships; entrepreneurial City Council policy decisions; and caring citizens, committed elected officials, hard-working and talented city employees.

The City's five-year capital improvement plan (CIP) continues to allocate funding for the maintenance and refurbishment of city facilities. The approved five-year CIP totals \$82,410,931.

This budget in brief is intended to provide the citizens of South Jordan with an overview of the approved operating and capital budgets. Throughout this document, you will find highlighted sections noting the location of detailed information in the approved budget document. Detailed information related to the approved budget can also be found on the City's website at www.sjc.utah.gov.

Fee Increases for Fiscal Year 2023

The following is a summary of the increased fees for 2023:

Court Fees		
Small Claims Appeal	\$240	(\$230 to District Court, \$10 to City)
Mulligans Golf & Games		
Monthly Membership Subscriptions		
Range Only	\$65	per month
Range & Golf	\$70	per month
Junior Golf & Range	\$50	per month
Season Golf Cart Pass	\$450	per year (Eliminate Season Golf Cart Pass)
Tennis/Pickleball Courts		
Private Court Use Reservation (Non-resident)	\$12	per court per hour (Rec. Dept. pre-approval required)
Storm Water Fees		
Residential	\$8.03	per month (total residential storm drain fee = 1 ERU*)
*ERU is equivalent residential unit equal 4,752 square feet of impervious surface		
Non-residential	\$8.03	per month (total non-residential rate storm drain fee per ERU*)
*Non-residential fees will be calculated based on the following formula: square feet of impervious surface / 1 ERU = monthly fee		
Waste Collection Fees		
1st Can	\$14.04	per month
Each additional can	\$9.40	per month
Senior option (70 gallon can)	\$10.40	per month
Water Rates		
Water Meter Fee (3/4")	\$433.29	per meter
Water Meter Fee (1")	\$567.05	per meter
Water Meter Fee (1.5")	\$942.81	per meter
Water Meter Fee (2")	\$1,165.01	per meter
Water Meter Fee (3")	\$2,553.65	per meter
Water Meter Fee (4")	\$3,040.73	per meter
Water Meter Fee (6")	\$4,625.61	per meter

Budget in Brief

Water Meter Fee (8") \$5,338.41 per meter

Secondary Water Meter Fee (1") \$559.13 per meter

Fire Hydrant Fees

Standard Fees

Fire Hydrant Deposit (Refundable) \$2,070.95

Fire Hydrant Admin Fee (Non-Refundable) \$10 per day *invoiced at the end of contract

Fire Hydrant Usage \$2.18 per 1000 gallons used

3 Month Contract

Water Usage Payment \$654

6 month Contract

Water Usage Contract \$1,308

12 Month Contract

Water Usage Contract \$2,616

*Water usage payment is an estimated amount for the contract time frame. Water usage will be reassessed at the end of contract. Refund or invoice will be made depending on total amount of water usage.

FY 2023 ADOPTED BUDGET

The City's adopted budget provides estimated revenues and expenditures for programs and services to be provided during the fiscal year from July 1, 2022 through

June 30, 2023. A separate capital budget includes appropriations for infrastructure related to projects, such as roads, buildings, and equipment that may require more than one fiscal year to complete or to acquire.

Operating		Capital	
General Fund	\$58,518,191	Class C Road Funds	\$3,400,000
Special Revenue Fund	\$23,113,239	Transportation Tax	\$1,400,000
Debt Service Fund	\$7,309,582	General Capital	\$3,291,770
Enterprise Fund	\$40,452,740	Capital Equipment	\$3,229,500

APPROPRIATED BUDGET BY FUND

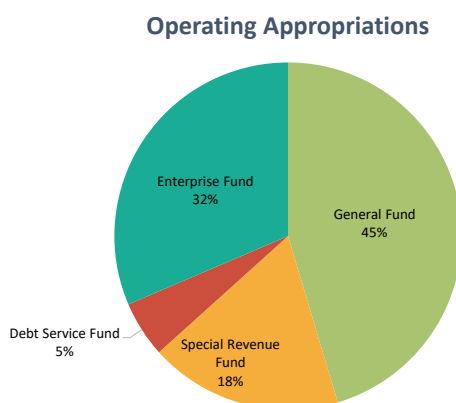
The City's total appropriated operating budget of \$142 million is made up of the general, special revenue, debt service, enterprise, internal service, and trust and agency funds. A complete self-contained budget, including both

revenues and expenses, is prepared for each of these funds.

Transfers from one fund to another, such as a transfer from the general fund to a capital project fund to offset costs of a capital project, are shown as an expense (or transfer) for the entity fund providing the funding and as revenue to the fund receiving the transfer. In order to determine the actual amount of expenditures authorized by the budget, the transfer amount must be excluded.

All funds are balanced in fiscal year 2023. The City's general fund is balanced in 2023.

For additional information on the amount of funding included for each fund, total funding by department, and detailed information on reserves, see the Financial Summaries section.



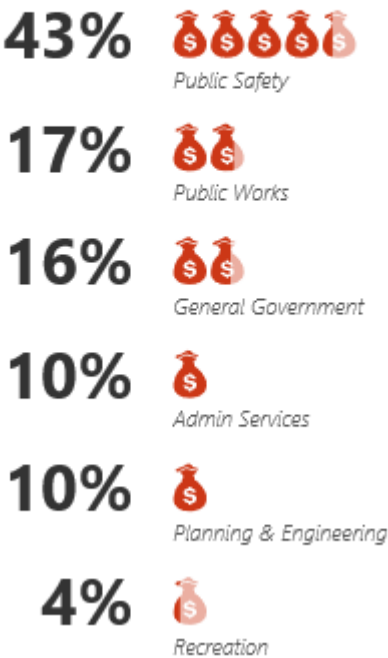
How General Fund Money is Spent

The general fund is the operating fund of the City for general service departments. The general fund has an operating budget of \$58 million. This fund encompasses

the bulk of activities that are traditionally considered basic governmental services such as public safety, public works, engineering and development services, recreation, and general government.

Function	Percent	Description
Public Safety	43%	Police/Animal Control/Fire
Public Works	17%	Fleet/Streets/Streetlighting/Parks/Cemetery
General Government	16%	City Manager/ACM/HR/Finance/City Commerce/City Attorney
Admin. Services	11%	Communications/Facilities/Risk/Court/IT
Planning & Engineering	10%	Planning
Recreation	3%	Recreation Programs/Seniors/Museum/Special Events/Arts

How MONEY IS SPENT

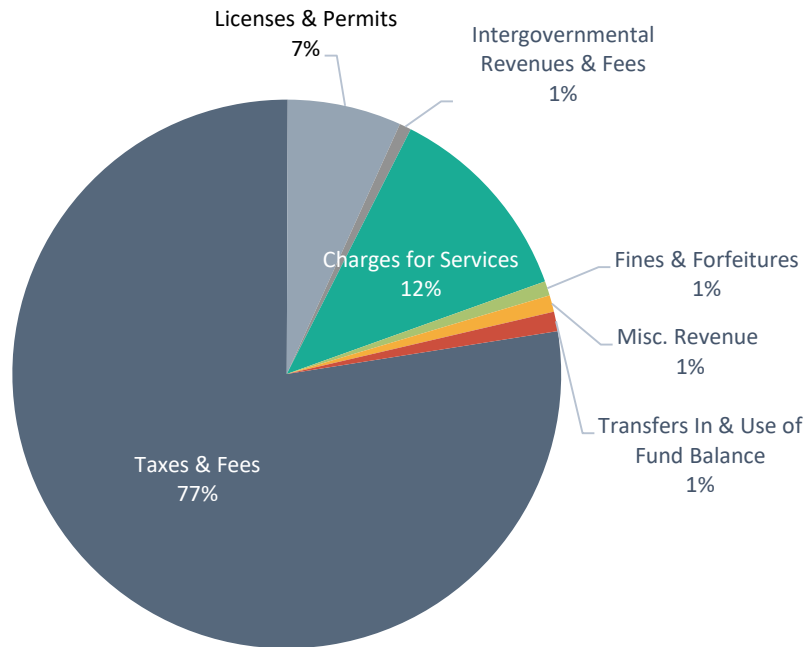


FY 22-23 Principal and Interest Payments

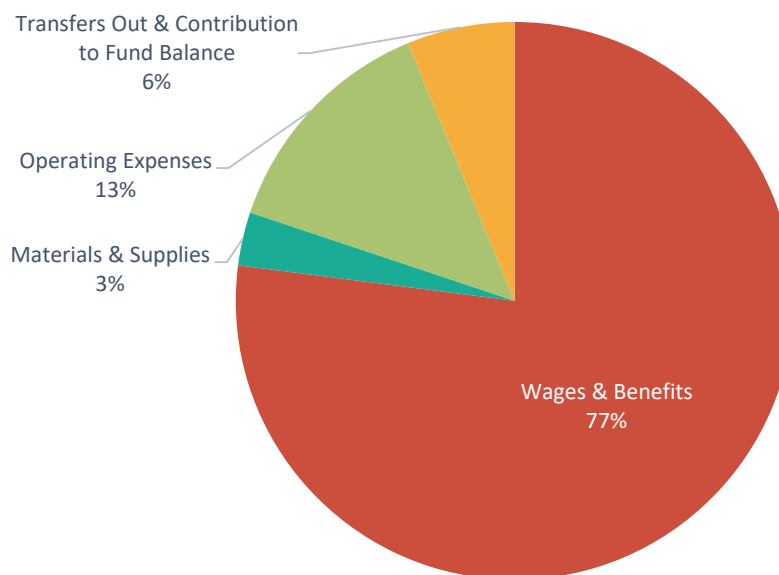
Fund	Principal	Interest	Total
General Fund	\$4,108,581	\$2,848,905	\$6,957,486
Water Fund	\$2,065,000	\$149,800	\$2,214,800

Budget in Brief

Where Money Comes From General Fund 2023 Adopted, \$58,518,191



How Money is Spent General Fund 2023 Adopted, \$58,518,191

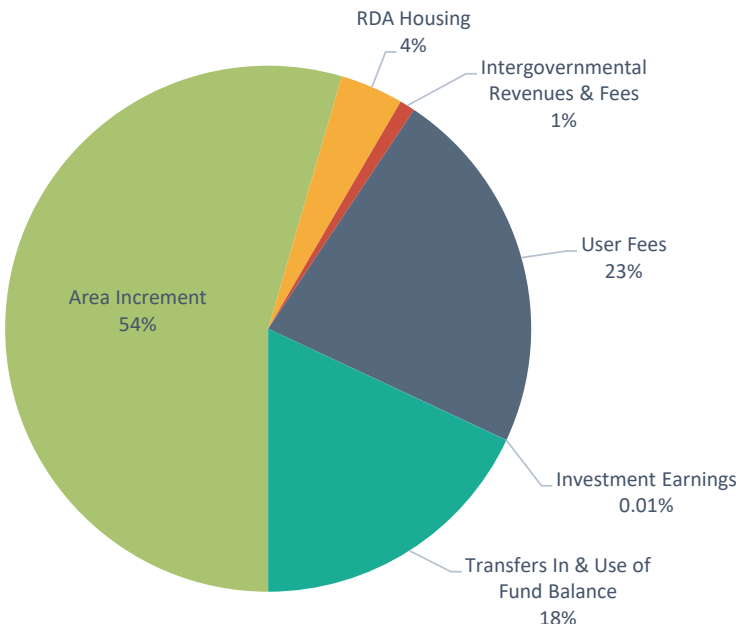


Special Revenue Fund

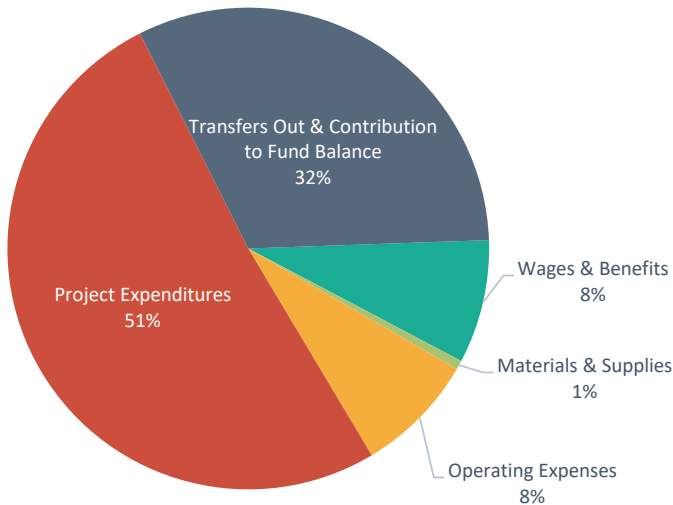
The special revenue funds have an operating budget of \$23 million. Special revenue funds are used to account for

specific revenues that are legally restricted to expenditure for particular purposes. The City's special revenue funds include: RDA, CDBG & Storm Water.

Where Money Comes From
Special Revenue Funds 2023 Adopted, \$23,113,239



How Money is Spent
Special Revenue Funds 2023 Adopted, \$23,113,239



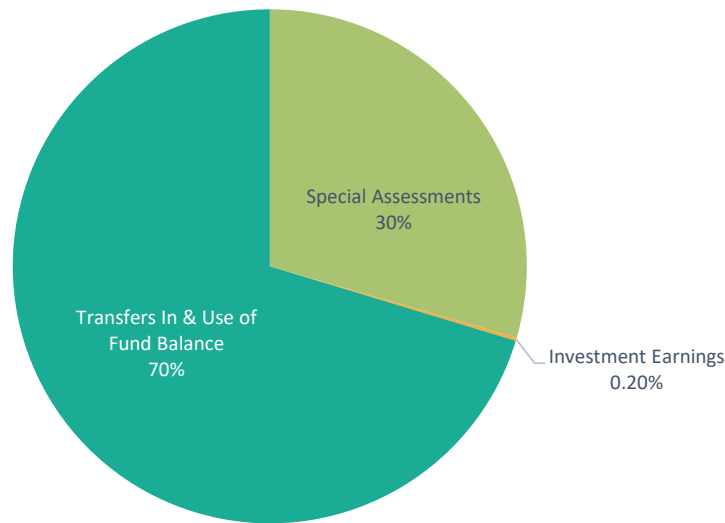
Budget in Brief

Debt Service Fund

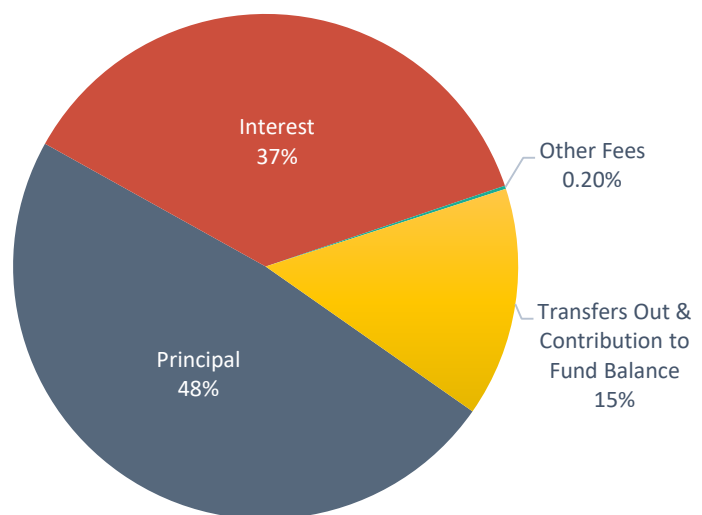
The debt service fund has an operating budget of \$7.4 million. The debt service fund is used to account for the accumulation of resources and payment of

general government bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

Where Money Comes From
Debt Service Funds 2023 Adopted, \$7,309,582



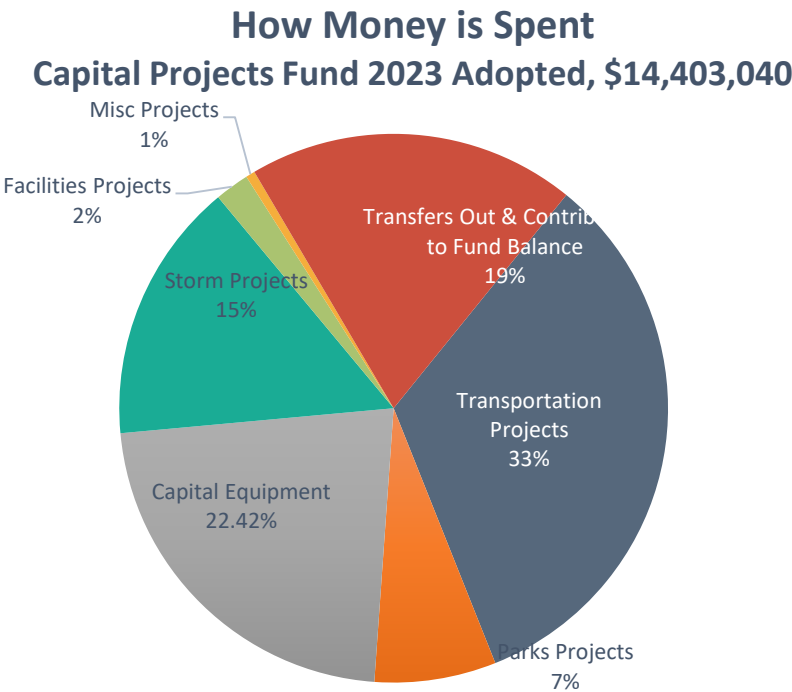
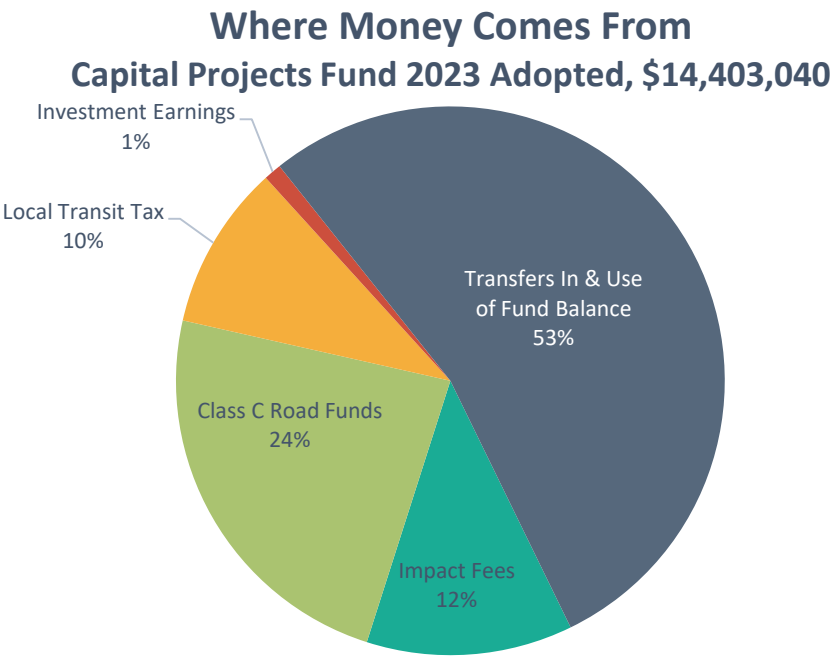
How Money is Spent
Debt Service Funds 2023 Adopted, \$7,309,582



Capital Projects Fund

The capital project fund is used to account for new construction, expansion, renovation, or replacement

projects for an existing facility or facilities. It is a fund that helps maintain or improve a City asset, often called infrastructure.



Budget in Brief

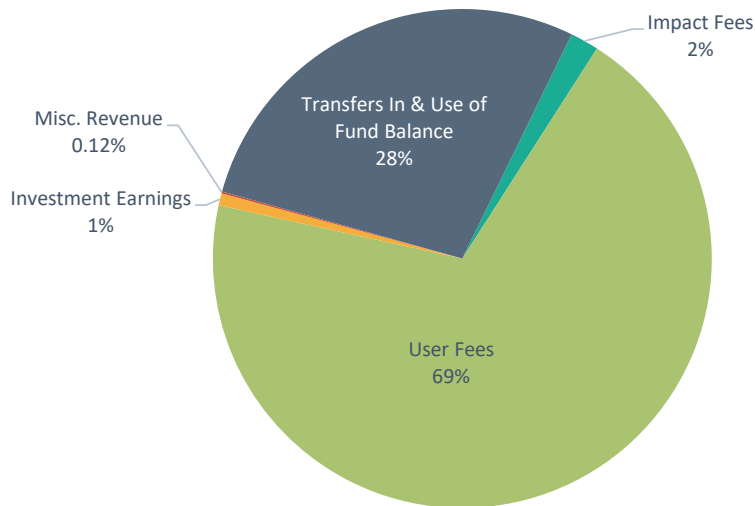
Enterprise Fund

Enterprise funds are expected to be self-supporting and expected to be funded entirely from user fees for services. No tax revenues are used for these activities in the

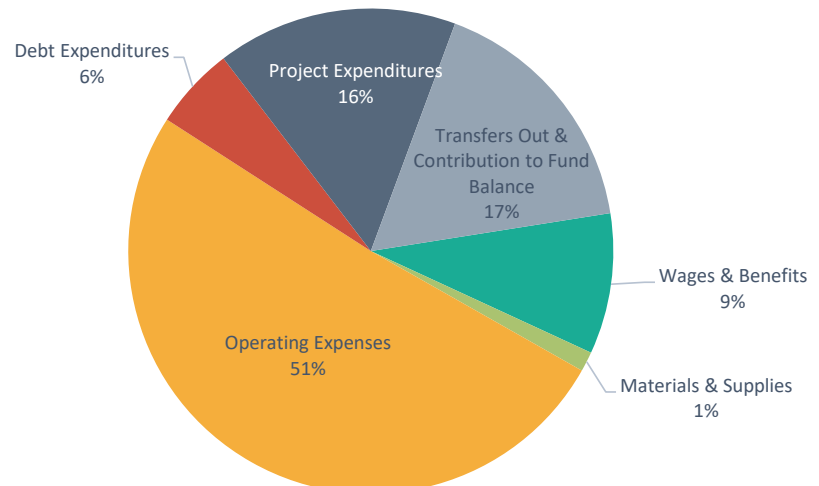
FY 2023 budget. Administrative fees are charged to enterprise fund for general government services. Administrative fees charged for FY 2023 to support general government services total \$3,166,185.

Fund	Amount
Water	\$2,503,311
Sanitation/Recycling	\$652,874
Mulligans	\$10,000

Where Money Comes From Enterprise Funds 2023 Adopted, \$40,452,740



How Money is Spent Enterprise Funds 2023 Adopted, \$40,452,740



STAFFING CHANGES

The City has 427 (FTE) employees budgeted in FY 2023. This represents a net increase of 29 FTE's from FY 2022. Funding has been increased to fund the following changes to FTE's:

5.0 FTE's have been added to the Fire department to staff new fire station 64, 6.0 FTE's have been added to staff Interfacility Transfers, 4.0 FTE's added to Police, 1.0 FTE added to Engineering, 1.0 FTE added to Fleet, 4.0 FTE's added to Parks, 4.0 FTE's added to Streets, 1.0 FTE added to Water and 3.0 FTE's added to Mulligans.

Total Current FTE	398
Engineering	+ 1
Fire	+ 11
Police	+ 4
Fleet	+ 1
Parks	+ 4
Streets	+ 4
Water	+ 1
Mulligans	+ 3
Total Recommended FTE FY 2023	427

SUMMARY OF PERSONNEL APPROPRIATIONS AND POSITIONS BY DEPARTMENT

Department	FY 20-21 Actual	FY 21-22 Budget	FY 22-23 Budget	FY 20-21 FTE's	FY 21-22 FTE's	FY 22-23 FTE's
General Fund						
Executive	\$1,503,560	\$1,755,177	\$2,122,229	5	7	7
Information Center	\$427,598	\$452,357	\$498,743	6	6	6
Human Resources	\$590,279	\$705,275	\$802,412	4	4	4
Finance	\$2,593,450	\$2,760,752	\$3,009,950	18	19	19
City Commerce & Sustainability	\$290,356	\$318,622	\$344,082	2	2	2
City Recorder	\$201,123	\$419,969	\$431,063	2	2	2
Administrative Services	\$618,543	\$642,059	\$280,873	4	1	1
Risk Management	\$746,955	\$864,045	\$693,491	2	1	1
Communications/Media/Marketing	\$372,258	\$425,209	\$440,140	3	3	3
Court	\$502,949	\$659,367	\$692,657	5	5	5
Information Services	\$1,899,466	\$1,839,126	\$2,073,915	10	10	10
Facilities	\$1,447,064	\$1,411,405	\$1,488,949	9	9	9
Recreation & Event Programs	\$721,027	\$1,129,948	\$1,537,914	6	8	8
Seniors	\$374,098	\$396,404	\$408,322	5	5	5
Building	\$1,691,293	\$1,697,347	\$1,879,428	15	15	15
Engineering	\$2,425,148	\$2,589,747	\$2,847,845	18	18	19
Planning	\$806,799	\$911,154	\$950,156	7	8	8
Fire	\$8,358,139	\$10,183,401	\$10,870,221	73	81	86
Police	\$8,634,802	\$10,379,851	\$12,718,867	76	80	84
Public Works Admin	\$764,518	\$807,597	\$1,176,845	6	8	8
Fleet	\$1,122,518	\$1,194,531	\$1,340,627	5	5	6
Parks	\$2,745,644	\$3,043,044	\$3,809,949	24	26	30
Cemetery	\$315,372	\$341,444	\$367,821	3	3	3
Streetlighting	\$587,377	\$405,407	\$422,315	3	3	3
Streets	\$1,492,398	\$1,713,040	\$2,162,852	16	15	19
City Attorney	\$1,163,242	\$1,312,474	\$1,371,765	7	7	7
Total General Fund	\$42,395,976	\$48,358,752	\$54,743,431	334	351	370

Budget in Brief

Department	FY 20-21 Actual	FY 21-22 Budget	FY 22-23 Budget	FY 20-21 FTE's	FY 21-22 FTE's	FY 22-23 FTE's
Enterprise Fund						
Mulligans	\$1,260,093	\$1,544,058	\$1,386,118	4	4	7
Sanitation	\$4,504,199	\$5,275,306	\$5,754,739	4	5	5
Water	\$15,222,315	\$18,395,724	\$19,491,767	20	24	25
Secondary Water	\$735,907	\$968,373	\$1,013,207	3	3	3
Total Enterprise Funds	\$21,722,514	\$26,183,461	\$27,645,831	31	36	40
Special Revenue Funds						
Storm Water	\$1,627,652	\$1,953,373	\$1,974,962	11	11	11
Fire IFT	\$0	\$0	\$277,928	0	0	6
Total Special Revenue Funds	\$1,627,652	\$1,953,373	\$2,252,890	11	11	17
Total Full Benefited Employees	\$65,746,144	\$76,595,586	\$84,587,964	376	398	427

HOW IS THE BUDGET FUNDED?

Property Taxes

Police services and half of Fire services are supported by property tax dollars. The property tax rate for fiscal year 2023 is projected to be around 1.86 per \$1,000 of taxable valuation. It is estimated that a total of \$14,805,472 will be received from property taxes in FY 2023. This represents a increase of 18.74% from fiscal year 2022.

Property tax increments are also generated within the 12 redevelopment areas. It is estimated that a total of \$4,800,000 will be received from tax increments which will be used to reimburse developer costs for the installation of City infrastructure.

Other Taxes

Other taxes that the City collects include local option sales tax, transient room tax, cable TV tax, and franchise tax. In 2023, approximately \$24,220,568 will be received in local option sales tax. This is a 23.21% increase over FY 2022. Of this amount, 30% will fund the remaining fire services, and engineering, planning and parks & recreation. In 2023 approximately \$142,597 will be received in transient room tax, \$493,770 will be received from cable TV tax, \$4,896,200 will be received from franchise

tax, and \$825,940 will be received from motor vehicle tax. All revenues will go towards funding other general government functions namely, executive, legal, finance and human resources.

Licenses and Permits

Fees from licenses include business, dog, and other miscellaneous. Fees from permits include building, electrical, mechanical, plumbing, refuse hauling, subdivision inspection, animal impoundments, and other miscellaneous. The City estimates \$3,926,930 in licenses and permits in FY 2023.

Intergovernmental Revenue

Intergovernmental revenues include any money received from Federal and State grants. The city is estimated to receive \$407,500 in Federal and State grants.

Charges for Services

This includes revenue from charges for services for Water, Storm water, Secondary water, and Mulligans golf course. No rate increases have been proposed for the FY 2023 budget. Other charges for services include court fines, cell tower leases, cemetery fees, sales of maps and publications, park use fees, ambulance fees, Recreation

programs, etc. Other charges for services are estimated at \$2,143,901 in FY 2023.

Special Assessments

Special assessments are an additional tax levied on private property for public improvements that enhance the value of the property. In FY 2023, special assessment revenue is estimated at \$2.1 million.

Investments

The City invests its idle cash into both public and private investments. Currently the City funds are invested through 1) Public Treasurers Investment Pool, 2) Institutional Liquidity Management and 3) Moreton Asset Management. The primary focus of all governmental and institutional investment is first and foremost the safety and preservation of principal, while also ensuring needed liquidity and achieving reasonable yield. For the fiscal year 2023, the City projects the investment earnings to be \$500,000 in the General Fund and \$816,800 citywide.

Miscellaneous Revenue

This category includes internal charges for services, investment earnings, and revenues of a non-recurring nature. Miscellaneous revenues are estimated at \$558,000 in FY 2023.

ADOPTED CAPITAL IMPROVEMENT PLAN

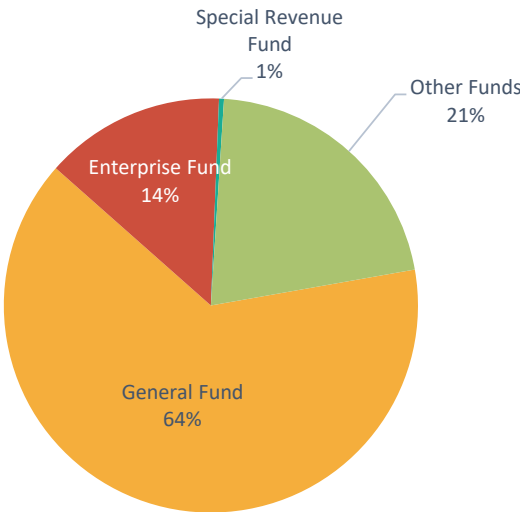
The City of South Jordan’s Capital Improvement Plan (CIP) represents the City’s five-year plan for capital improvements and totals \$82,410,931. Appropriations of funding are made on an annual basis. The capital budget is therefore the first year of the five-year CIP. The approved capital budget for fiscal year 2023 totals \$5,533,770.

The recommended CIP reflects the City’s comprehensive plan and the goals and priorities established by the City Council. Funding available to meet the capital needs for FY 2023 totals \$7,474,000. Approximately \$1.5 million of this will be provided by last year’s unspent appropriations. Another funding source representing approximately \$1.1 million of total sources is operating receipts. Operating receipts come from current year revenues and essentially represent the amount of “cash” or pay as you go financing provided by each enterprise operation.

A major focus of the capital budget and capital improvement plan is the maintenance and refurbishment of existing city facilities. To this end, significant resources are dedicated for these types of projects including, Street, Sanitary and Water Improvements.

The following page provides a listing of some of the highlighted projects in the fiscal year 2023 capital budget. (refer to CIP detail page).

Investment Earnings

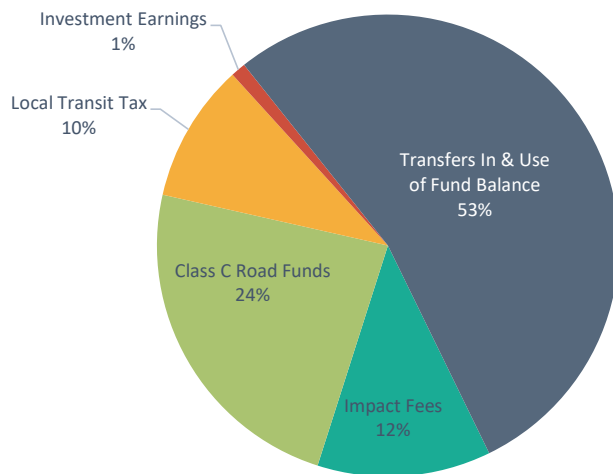


Budget in Brief

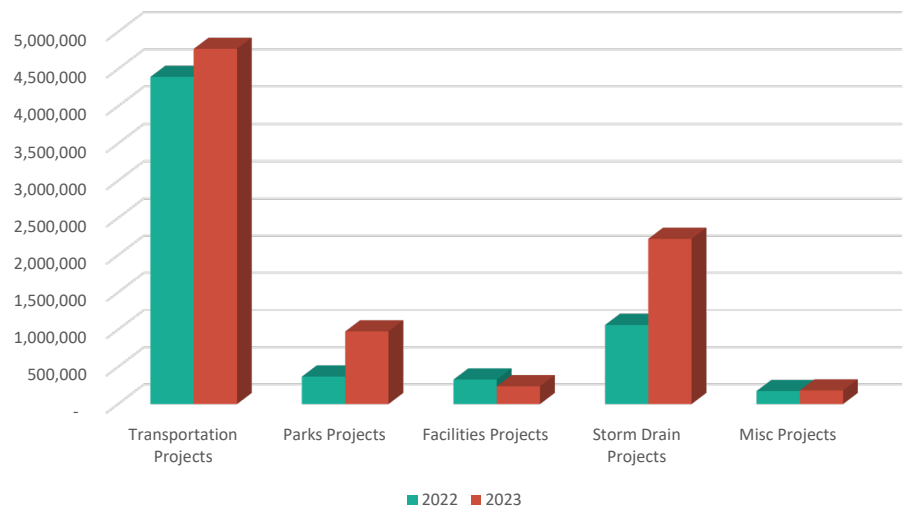
FY 2023 ADOPTED CAPITAL BUDGET HIGHLIGHTS

FY 2021-2022 CIP Funding	
Transportation Projects	\$4,771,000
Parks Projects	\$1,032,000
Facilities Projects	\$291,000
Storm Water Projects	\$2,220,000
Water Projects	\$4,895,000
Miscellaneous Projects	\$78,270
Fleet Equipment	\$3,229,500

Where Money Comes From



Capital Projects FY 2022 vs FY 2023



*Transportation projects increased due to an increase in class C and road tax revenue.

Long-Term Financial Plan



ALL BUDGETED FUNDS							
	FY 2021 Actual	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Projected Budget	FY 2025 Projected Budget	FY 2026 Projected Budget	FY 2027 Projected Budget
REVENUES							
Taxes	40,215,515	39,847,507	46,784,547	48,655,929	50,602,166	52,626,253	54,731,303
Licenses & Permits	5,469,655	3,678,639	3,926,930	3,966,199	4,005,861	4,045,920	4,086,379
RDA Areas	15,514,472	11,115,000	13,500,000	10,000,000	9,500,000	8,000,000	7,500,000
Intergovernmental Revenues	9,150,490	3,661,361	4,027,500	4,108,050	4,190,211	4,274,015	4,359,496
Charges for Services	38,757,712	32,602,446	35,633,268	35,989,601	36,349,497	36,712,992	37,080,122
Fines & Forfeitures	510,318	450,000	500,000	550,000	550,000	550,000	550,000
Special Assessments	3,805,213	2,155,775	2,154,600	2,154,600	2,154,600	2,154,600	2,154,600
Impact Fees	3,441,516	2,430,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Administration Fees	3,509,656	4,147,608	4,697,758	4,744,736	4,792,183	4,840,105	4,888,506
Investments	1,227,493	816,900	292,500	850,000	800,000	750,000	750,000
Transfers In	38,542,084	14,772,933	16,567,850	16,567,850	16,567,850	16,567,850	16,567,850
Miscellaneous Revenue	10,052,670	1,357,654	1,551,751	1,000,000	1,000,000	1,000,000	1,000,000
Total Revenues	170,196,794	117,035,823	132,136,704	131,086,964	133,012,368	134,021,734	136,168,255
EXPENDITURES							
Employee Expense	37,432,805	44,181,557	50,789,727	54,345,008	58,149,158	62,219,600	66,574,972
Supplies & Services	26,053,045	26,269,383	28,228,540	28,256,769	28,285,025	28,313,310	28,341,624
Administrative Fees	3,509,656	4,147,608	4,697,758	4,702,456	4,707,158	4,711,865	4,716,577
Debt Service	8,939,997	10,572,266	9,193,511	11,162,001	8,434,775	8,222,525	5,998,425
Capital Outlay & Projects	33,037,475	26,353,312	29,931,770	29,931,770	29,931,770	29,931,770	29,931,770
Transfers Out	38,559,540	14,772,933	16,567,850	16,567,850	16,567,850	16,567,850	16,567,850
Total Expenditures	147,532,878	126,297,059	139,409,156	144,965,853	146,075,737	149,966,920	152,131,217
Net Increase (Decrease) in Fund Balance	22,663,916	(9,261,236)	(7,272,452)	(13,878,889)	(13,063,369)	(15,945,186)	(15,962,963)
Beginning Fund Balance	154,146,616	176,810,532	167,549,296	160,276,844	146,397,955	133,334,586	117,389,400
Ending Fund Balance	176,810,532	167,549,296	160,276,844	146,397,955	133,334,586	117,389,400	101,426,438

GENERAL FUND							
	FY 2021 Actual	FY 2022 Adopted Budget	FY 2023 Adopted Budget	FY 2024 Projected Budget	FY 2025 Projected Budget	FY 2026 Projected Budget	FY 2027 Projected Budget
REVENUES							
Taxes	38,470,677	38,447,507	45,384,547	47,653,774	49,798,194	51,790,122	53,861,727
Licenses & Permits	5,469,655	3,678,639	3,926,930	4,084,007	4,247,367	4,417,262	4,593,953
Intergovernmental Revenues	5,217,305	398,500	407,500	427,875	449,269	471,732	495,319
Charges for Services	5,419,537	3,302,508	2,357,251	2,404,396	2,452,484	2,501,534	2,551,564
Fines & Forfeitures	510,318	450,000	500,000	502,500	505,013	507,538	510,075
Administration Fees	3,509,656	4,147,608	4,697,758	4,721,247	4,744,853	4,768,577	4,792,420
Investments	11,575	15,000	15,000	15,075	15,150	15,226	15,302
Transfers In	757,869	507,869	671,205	507,869	507,869	507,869	807,869
Miscellaneous Revenue	1,104,495	1,067,000	558,000	560,790	563,594	566,412	569,244
Total Revenues	60,471,087	52,014,631	58,518,191	60,877,533	63,283,793	65,546,272	67,897,473
EXPENDITURES							
Employee Expense	33,743,737	39,791,860	45,078,163	46,881,290	48,756,541	51,681,934	53,490,801
Supplies & Services	8,718,392	8,815,511	9,786,472	9,884,337	9,983,180	10,083,012	10,183,842
Debt Services	1,174,430	1,507,260	1,862,434	2,329,502	2,473,451	1,648,176	2,411,326
Capital Outlay & Projects	15,829,515	1,900,000	1,039,000	1,040,039	1,041,079	1,042,120	1,043,162
Transfers Out	1,611,814	-	-	-	-	-	-
Total Expenditures	61,077,888	52,014,631	57,766,069	60,135,167	62,254,251	64,455,242	67,129,131
Net Increase (Decrease) in Fund Balance	(606,801)	-	752,122	742,366	1,029,542	1,091,030	768,342
Beginning Fund Balance	11,006,849	10,400,048	10,400,048	11,152,170	11,894,536	12,924,078	14,015,108
Ending Fund Balance	10,400,048	10,400,048	11,152,170	11,894,536	12,924,078	14,015,108	14,783,450

WHY

Long term financial planning is the process of aligning financial capacity with long term service objectives. Financial planning uses forecasts to provide insight into future financial capacity so that strategies can be developed to achieve long term sustainability in light of the government's service objectives and financial challenges.

EFFECT ON THE BUDGET AND BUDGET PROCESS

City revenues are not keeping up with inflationary costs; specifically the property tax rates are keeping up with inflation or increases in valuation. Based on the State law, property tax rate will generate the same amount of revenues as the previous year plus any new growth. A truth in taxation, which requires a public hearing is required to increase the certified tax rate. Additionally, the State legislature passed a new law exempting mining and manufacturing industries from paying sales tax on equipment that is used in their business. The City is facing increased costs in areas such as health insurance and increasing technology. Investments in equipment and City infrastructure are needed, but funding is limited.

ASSUMPTIONS

The baseline revenues and expenditures are based on the FY 2022 revised budget as well as the projected growth. General fund revenues other than property taxes are projected based on previous five year trend and forecasted growth which is projected to be at 7% each year. All personal services costs are increased by 4% each year. Capital projects are based on the resources available to support the City's five-year Capital Improvement Program. The City maintains a "pay as you go" strategy for capital projects. Over the last five years, average unspent money from General Fund operations totaled approximately \$2 million dollars. This combined with gas tax and impact fees will allow the City to continue funding maintenance as well as small infrastructure projects.

LINKING TO STRATEGIC GOALS

The City Council goals and priorities form the foundation for long-range financial planning, including five-year revenue and expenditure projections. The annually updated Council goals and priorities, in conjunction with the comprehensive plan, outline the City's vision for the future. Departments tie activities and programs to the Council goals and priorities, which are then linked to performance measures to help evaluate progress made toward achieving the goals and priorities, and also provides a format for evaluating expenditure and revenue patterns impacting the desired progress.

Key Fiscal Management Practices

Key Fiscal Management Practices are policy statements that provide a sense of the budgetary environment. Governmental budgeting is the process used to allocate financial resources to public services and projects. Budgeting helps policy makers set goals, assists program managers and Department Directors to improve organizational performance, and ensures that both the elected and appointed officials are accountable to the public.

The following formal policy statements are presented as principles that will govern the budget, accounting, and financial reporting for Fiscal Year 2020.

Compliance with Fiscal Standards: The City of South Jordan budget process complies with the Utah Fiscal Procedures Act and Generally Accepted Accounting Principles (GAAP). The City will seek to again qualify for the annual Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award Program.

Modified Accrual Basis: The City's budget is based on the modified accrual basis of budgeting for all of its fund types. Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available and qualify as current assets. Expenses are recorded when the related liability is incurred.

Fund Accounting: The City follows principles of fund accounting for all governmental funds where each fund is defined as a separate accounting entity. Each fund is a self-balancing set of accounts established for the purpose of carrying out specific activities in accordance with clearly defined restrictions and/or limitations. For Enterprise Funds, the City follows principles of full accrual accounting as required by GAAP.

Budget Document: The operating budget is the annual financial plan for the City. It will serve as the policy document of the City Council for implementing Council goals and objectives. The budget shall provide the staff with the resources necessary to accomplish City Council-determined service levels. A proposed operating budget for the following fiscal year shall be prepared and

presented to the City Council by the first week in February to be adopted as early as the first week in May but no later than the statutory deadline of June 30 of each year.

Balanced Operating Budget: The City shall annually adopt a balanced budget where operating revenues are equal to, or exceed, operating expenditures. Any increase in expenses, decrease in revenues, or combination of the two that would result in a budget imbalance will require budget revision, rather than spending unappropriated surpluses or designated reserves to support ongoing operations. If the budget imbalance is positive, no budget revision is required. Any year-end operating surpluses will revert to unappropriated balances for use in maintaining reserve levels set by policy, and the balance will be available for capital projects and/or "one-time only" General Fund expenditures, as approved by the City Council.

Investment of Funds: The City's investment policy is to secure its assets by collateralizing investment and money on deposit. In its investments, the City also seeks to maintain a sufficiently liquid position so that cash is available as needed for operating expenses. Within the framework of these two policies, the City seeks to maximize its yield from investments. All investments are made in strict conformance with the Utah Money Management Act, which governs the investment of public funds. City funds will be managed in a prudent and diligent manner with emphasis on safety, liquidity, and yield, in that order.

Revenue Projection: All revenue forecasts shall be conservative meaning it will be slightly underestimated to reduce the probability of a revenue shortfall. Previous year trends, current economic conditions, and City population will be guiding factors in forecasting revenues.

Revenue Diversification: An over dependence on any one source of funding to provide services will be minimized wherever practical. Annual review of fees and available funding sources will occur during the budget process.

Revenue Stabilization Reserves: The City of South Jordan will maintain a revenue stabilization reserve at a level equal to the maximum permitted by law, which is

currently 35% of the General Fund budgeted revenues as established by law. Any funds in excess of this maximum will be available for capital projects and/or “one-time only” General Fund expenditures, as approved by the City Council.

One Time Revenues: The City of South Jordan will utilize one time or temporary funds to obtain capital assets or to make other nonrecurring purchases. The City will avoid using temporary revenues to fund on-going services.

Debt: The City will not issue debt obligations or use debt proceeds to finance current operations. The City will utilize debt obligations only for acquisition, construction or remodeling of capital improvements projects that cannot be funded from current revenue sources or in such cases wherein it is more equitable to the users of the project to finance the project over its useful life. The City will approach debt cautiously and manage its debt well below debt limits as outlined by Utah State Law and City Council direction.

Capital Improvement Plan: The City has developed a five-year capital improvement plan which is updated yearly in order to anticipate long term capital needs. The five-year capital includes elements from the various Master Plans adopted by the City Council. The capital improvement plan helps establish staff capital improvement priorities for City Council consideration and supports the forecasting and anticipation of future year expenditures.

Capital Needs Financing: The City of South Jordan will, where possible, and in accordance with the adopted Capital Improvement Plan, Capital Facility Plans, and approved Master Plans, employ pay-as-you-go financing to save interest expenditures, preserve debt capacity for future borrowing, and avoid encumbering future budgets with mandatory debt service expenditures. Exceptions to this practice will be for capital expenditures which are determined by the City Council to be time sensitive for purposes of public health, safety, welfare, or for economic gain.

Capital Expenditures: All capital projects planned and budgeted for in any given fiscal year will have funding identified and proven to be available. This means that projects are only undertaken with funding already secured.

Fees: The City Council shall review fees annually to assure that fees reflect the targeted level of cost recovery.

Enterprise Funds: In general, Enterprise Funds should be self-supporting if:

- the benefits largely accrue to the users of the service,
- collecting a fee from the end user is administratively feasible, and
- the service can effectively be priced at its full cost without detracting from the purpose of the fund.
- Each enterprise fund budget shall be balanced where operating revenues are equal to, or exceed, operating expenditures.

Inter-Fund Borrowing / Transactions Defined: Transfers between funds are justified in limited situations:

- Percentage transfers to the General Fund are justified as returns on investments or as overhead charges assessed to the enterprise activity for the indirect costs incurred by the General Fund in administering the activity.
- Inter-Fund borrowing may occur during the budget year as a cash management measure. It allows a surplus in one fund to be used to offset a shortfall in another. Any fund transfer from an Enterprise Fund to the General Fund requires authorization of the City Council by Resolution.
- Inter-fund transactions that do occur shall be clearly identified and monitored for settlement.
- Inter-Fund Borrowing / Transactions Policies: Administrative fees charged by the General Fund to the City’s enterprise funds will be charged based on direct and allocated costs. These fees will be reviewed and adjusted annually during the budget process.
- Inter-fund borrowing shall only occur in an emergency status situation where reserves are insufficient to meet projected needs. Inter-fund borrowing must be

Key Fiscal Management Practices

approved by the City Council by Resolution.

- Inter-fund transfers will only occur once per funding source and must be identified as to the specific purpose of the expenditure. No transfers shall be made as a contribution to a fund balance, which has not been earmarked for a specific project.
- Inter-fund transfers shall have a set timeline for remittance to the fund from which funds are transferred.

Compensation Committee: Employee compensation is the City's most significant expense. By resolution, the City has established a Compensation Committee, with Council, management, and citizen members tasked with annually reviewing employee pay and benefits. After consideration of costs, market conditions, recruitment, retention and sustainability, the Committee is charged with making specific recommendations to the entire Council in a collaborative process, early in the budget cycle.

Risk Management: The City is a member of the Utah Risk Management Mutual Association (URMMA), an organization created to provide self-funded liability insurance to municipalities. URMMA has well-defined standards which its participating cities are asked to follow to minimize their insurance risks. The City operates a risk management and loss prevention program to minimize losses.

Budget Adjustments:

- Budget transfers (non-personnel related) between accounts within a department budget requires the Department Director's authorization.
- Budget transfers between departments, but within the same fund, requires both Department Directors authorization.
- Budget transfers between funds require City Council approval which is obtained through the budget amendment process.

Budget Oversight: The Budget Officer has authority to move line items to a "frozen appropriation" status or

seek appropriate cuts if revenues fail to keep pace with projections, after consultation with the City Council and consideration of the actions proposed on the Wages and Benefits, Operations, and Capital Expenditures spending ratio. No project requiring funding shall be approved by the City Council unless funding has been identified and proven available. Projects of \$50,000 or more (even though approved with the annual budget) will be presented to the City Council before expenditures or commitments for expenditures are made, in order for a final review and vote to proceed.

Priority Based Budgeting: A priority-driven budget process allocates resources based on how effectively a program or service achieves strategic priorities, goals and objectives that are of greatest value to the community. South Jordan City implemented this philosophy in FY 2015-16, by first, identifying the communities most important strategic priorities; and then, through a collaborative, evidence-based process ranked programs or services according to how well they align with the priorities and then allocated funding in accordance with the ranking.

Financial Reporting and Monitoring: The Finance Department will provide monthly financial reports reflecting the operations of individual funds. Such reports contain information by which City Management can manage city departments and services effectively. These reports are in part designed to alert impending short falls in revenues or overruns in expenditures. The City will monitor revenues against expenditures.

Audit Committee: The Audit Committee is responsible for the selection of an independent auditing firm and management of the auditing and reporting process.

Independent Audit: State statutes require an annual audit by independent certified public accountants. Generally accepted auditing standards and the standards set forth in the General Accounting Office's Governmental Auditing Standards will be used by auditors in conducting the engagement. The selection of the Auditor and management of the auditing and reporting process will be directed by the City's Audit Committee.

The revenue section provides basic information about the revenue sources for the City that exceed \$10,000.

The city revenues in this section are generally organized by:

- State Authorized Revenues
- Franchise Fees
- Charges for Services
- Other Miscellaneous Revenues
- Other Funds

The revenues include:

- Property Tax
- Sales & Use Tax
- Energy Sales & Use Franchise Tax
- Telecommunications License Tax
- Transient Room Tax
- Cable Television Franchise Tax
- Water Fund
- Secondary Water Fund
- Sanitation Fund
- Recycling Fund
- Mulligans
- Storm Water Fund
- RDA
- RDA Housing
- CDA
- CDBG
- Fines & Forfeitures

Each revenue source includes the following information (when applicable):

- Description
- Fund Number
- Responsible Department
- Current Formula
- Current Rate
- Method Received
- Authorized Uses
- Revenue History & Projections

Sources of information for the revenue sources include: adopted budgets and related financial statements, South Jordan City Code, Utah State Code, and the Utah State Tax Commission.

For complete fee schedules of funds within this section, please see pages 207-223.



Revenue Source Detail

Property Tax

Description

Property Tax is an Ad Valorem Tax levied against the taxable value of property. The rate is applied to the most recent taxable assessed value. Taxable assessed value equals total assessed value less allowable exemptions.

Property Tax is South Jordan City's second largest source of revenue, accounting for approximately 23% of general fund revenue. Relevant factors in the preliminary property tax forecast include changes to the certified tax rate, property value appreciation, or depreciation, and new growth.

In order to understand property tax in Utah, it is necessary to understand a section of Utah State law known as "truth in taxation". The county is responsible for administering property taxes and each June it submits to the cities a certified tax rate, a rate that will generate the same amount of revenue as the previous year plus any new growth. The certified tax rate does not provide for additional tax revenue due to increased valuation of existing property. If the city chooses to adopt a tax rate higher than the certified rate, state law has very specific requirements for newspaper advertisements and public hearings from which the name "truth in taxation" is derived.

For FY 2020-2021, the City accepted the certified tax rate set by the county in order to maintain a stable balance of revenues and to compensate for the increased cost of providing service to South Jordan residents. As illustrated

in the Property Tax Comparison chart at the bottom of the page, South Jordan's property tax rate is comparable to other cities in the Salt Lake County.

Fund/Object

Property Tax - Current: 100-400000

Property Tax - Delinquent: 100-403000

Property Tax - Green Belt: 100-404000

Department

Finance

10-6-133

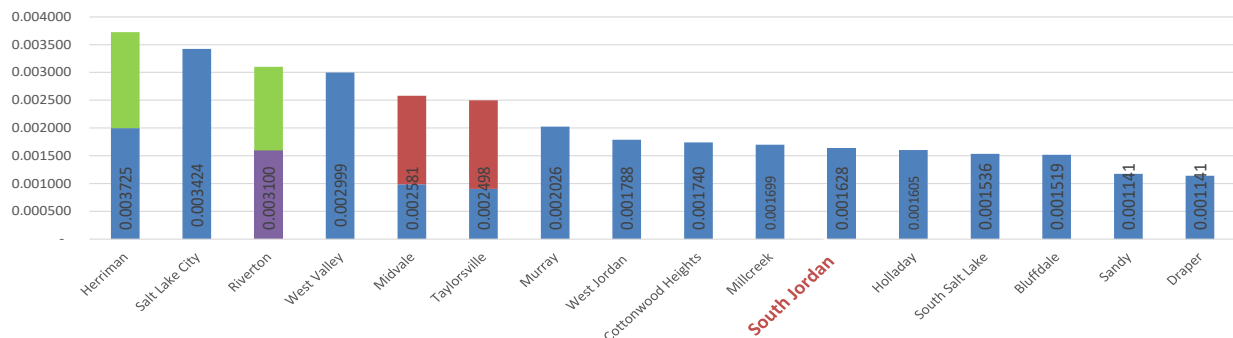
Maximum tax rate allowed per \$1 taxable value: .007

Definition:

Ad valorem is Latin for "according to value". An ad valorem tax is assessed on real and personal property located within city limits, based on the value of the property.

45% exempt on primary resident.

Property Tax Comparison - Tax Year 2021



Comparative Rates Based on the Total Cost of Providing Municipal Services

Data Provided by Utah Tax Commission

■ Municipal Rate ■ UFA (.001594) ■ Fire Enforcement ■ Safety Enforcement

Current Formula

Revenue Neutral

Taxing Entity Allocation of Property Tax (rate as of 2021):

Previous Year's Budgeted Revenues	Organization	% Of Total Mill Levy
Current Year's Adjusted Taxable Value	Mosquito Abatement	.11%
less New Growth	South Valley Sewer	2.22%
	Jordan Valley Water	3.27%
	Central Utah Water	3.54%
	Salt Lake County Library	4.20%
	South Jordan City	14.42%
	State Basic School	15.96%
	Salt Lake County	17.59%
	Jordan School District	38.69%

Current Rate

The current (FY 21-22) property tax rate in South Jordan is .001628.

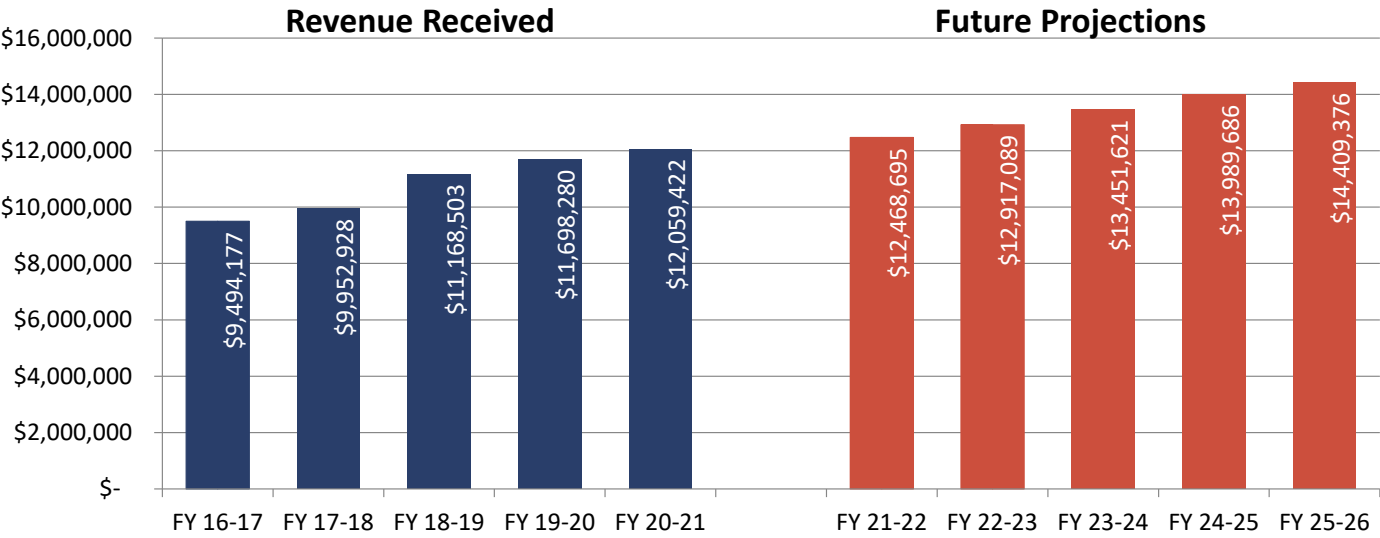
Method Received

The Salt Lake County Treasurer distributes revenues to South Jordan City on a monthly basis.

Authorized Uses

General fund, unrestricted.

Collection History & Future Projections



Revenue Source Detail

Sales & Use Tax

Summary

Sales tax in SL County is a consumption tax imposed on the sale of goods and services purchased at the retail level. The tax is collected and remitted by businesses/retailers on a regular basis.

Sales tax is the largest revenue source for the City of South Jordan, making up approximately 27% of the overall general fund revenues. Sales tax revenues are forecasted utilizing existing collection trends, state budget forecasts, and other economic data which may influence the level of sales within the city.

Change in population is one factor that currently influences the distribution of sales tax revenue in South Jordan City. From the 2000 census to the 2010 census, population growth in South Jordan (71%) far exceeded the population vs Utah State as a whole (29%). This population growth resulted in South Jordan receiving a larger amount of tax revenue, as the Utah State Tax Commission uses new population estimates to distribute sales tax revenue.

Fund/Object

100-406000

Department

Finance

Current Rate

As of April 1, 2019, the sales tax rate in South Jordan City is 7.25%.

As of January 1, 2014, the statewide grocery food sales tax rate is 3%. (This tax applies to all non-prepared food purchases)

Rate Breakdown

Sales Tax (7.25%)

1.00% local option*

*Of the local option tax collected (1%), 50% is distributed to the city. The remaining 50% is collected into a statewide pool and then allocated to each local jurisdiction based

on each city's population as a percentage of statewide population.

4.85% State of Utah

0.55% Mass Transit

0.50% Salt Lake County

0.25% Transportation Infrastructure

0.10% Zoo, Arts, and Parks (ZAP)

Food Tax Allocation Breakdown (3%)

1.75% State of Utah

1% Local Option

.25% County Option

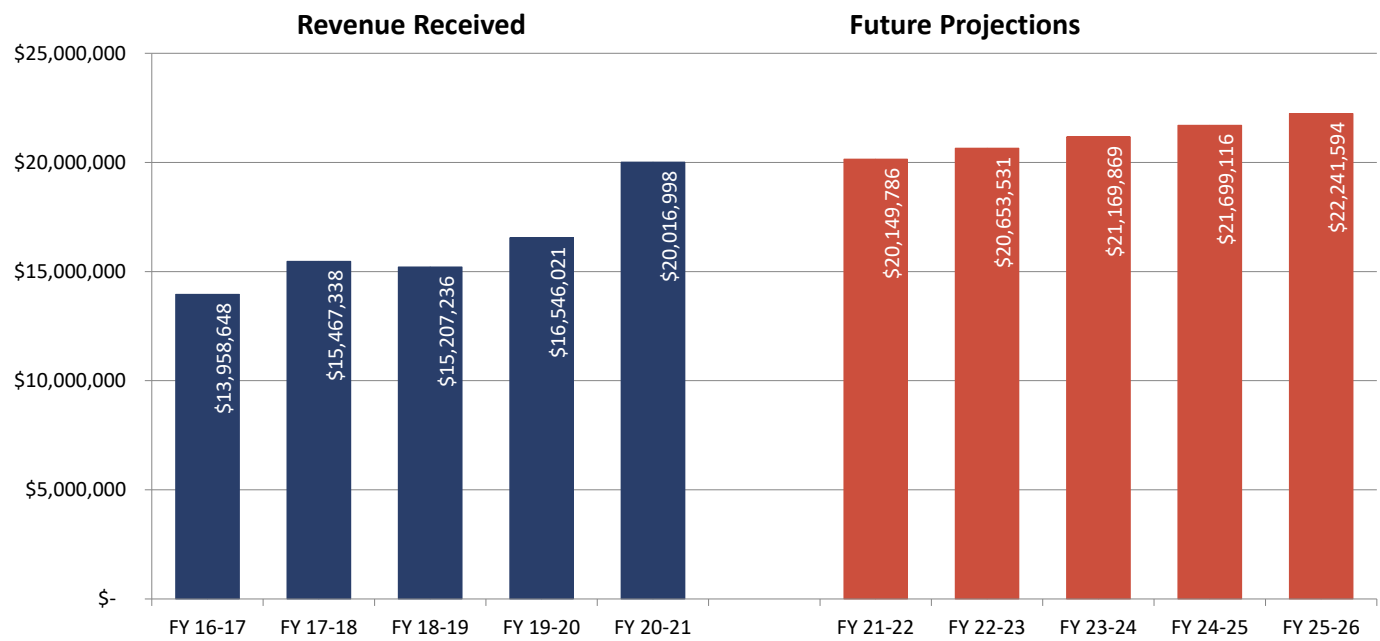
Collection/Distribution

Funds are collected and distributed by the Utah State Tax Commission on a monthly basis.

Authorized Uses

The City Council appropriates sales tax revenues to the general fund.

Collection History & Future Projections



Forecasted future growth is estimated using census data and information supplied by the City Commerce, Development Services, and Planning departments, the City Council, and various committees.

Revenue Source Detail

Energy Sales & Use Tax

Summary

Franchise Fees are levied on the electric and gas utilities that operate within the City's geographical boundaries, based on state statute. Energy Sales & Use tax has a maximum allowable rate of 6%. Dominion Energy and PacifiCorp as of July 1, 2018 will remit a monthly collection of 6%.

Method Received

The Electric and Natural Gas Utilities tax is remitted to the city by Dominion Energy & PacifiCorp on a monthly basis.

Authorized Uses

General Fund, unrestricted.

Fund/Object

100-408000

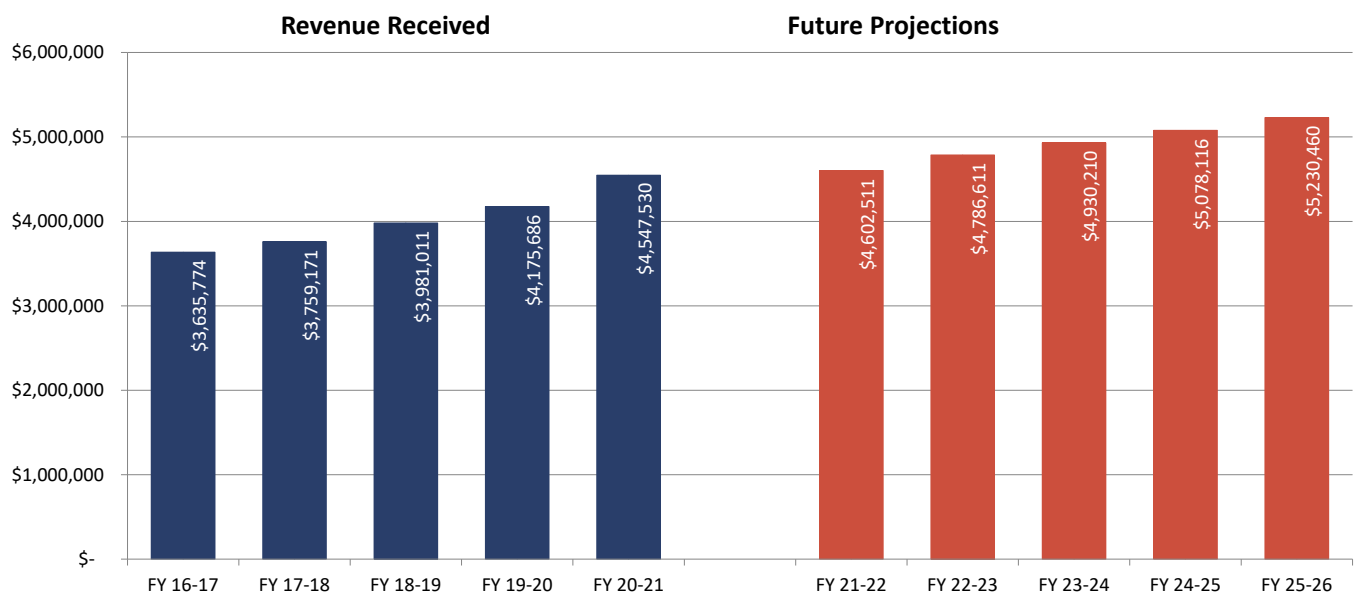
Department

Finance

Current Rate

As of FY 21-22, 6% of revenue earned in South Jordan goes to the City.

Collection History & Future Projections



Summary

A business providing telecommunication services is required to have a Telecommunication Franchise Agreement with the City. These agreements ensure the collection of the tax.

Method Received

The Telecommunications Services Fee is distributed to the City by the Utah State Tax Commission on a monthly basis.

Authorized Uses

General Fund, unrestricted.

Fund/Object

100-409000

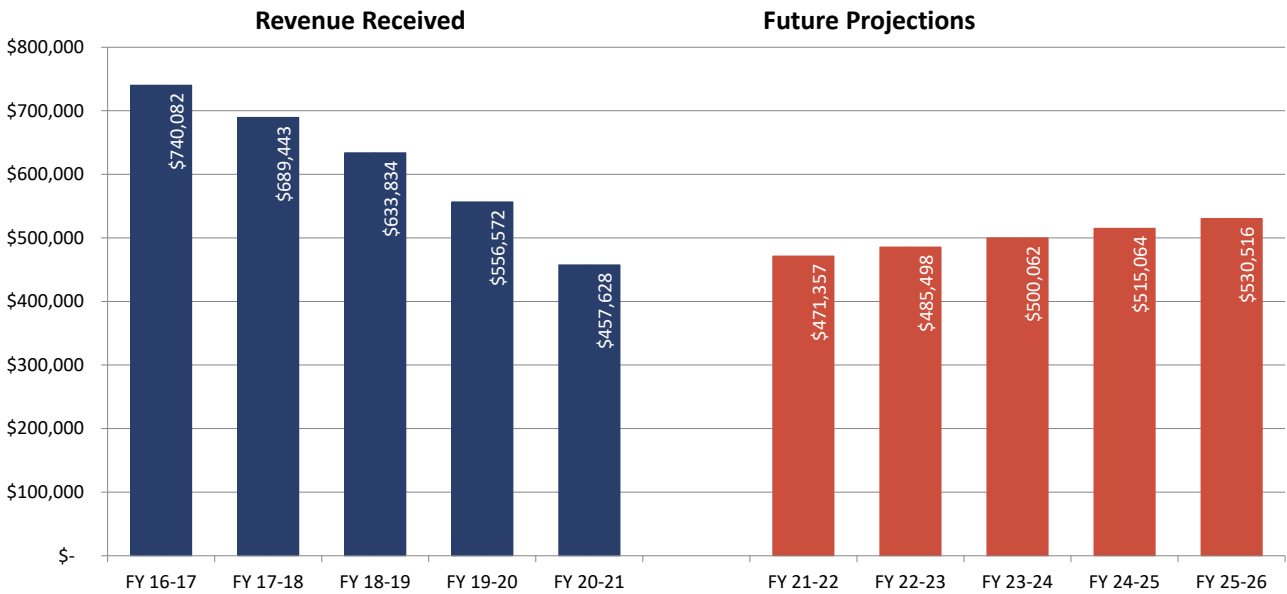
Department

Finance

Current Rate

As of FY 21-22, 3.5% of revenue earned from land line and cellular services in South Jordan goes to the City.

Collection History & Future Projections



Revenue Source Detail

Transient Room Tax

Summary

Transient room Tax (TRT) is a tax imposed by a county, city or town to rent temporary lodging for stays of less than 30 consecutive days at the following locations:

- Hotels
- Motels
- Inns
- Trailer courts
- Campgrounds
- Tourist homes
- Similar accommodations

TRT is charged in addition to sales and other applicable taxes.

Fund/Object

100-401101

Department

Finance

Current Rate

As of FY 21-22, the current rate collected by South Jordan City is 1%.

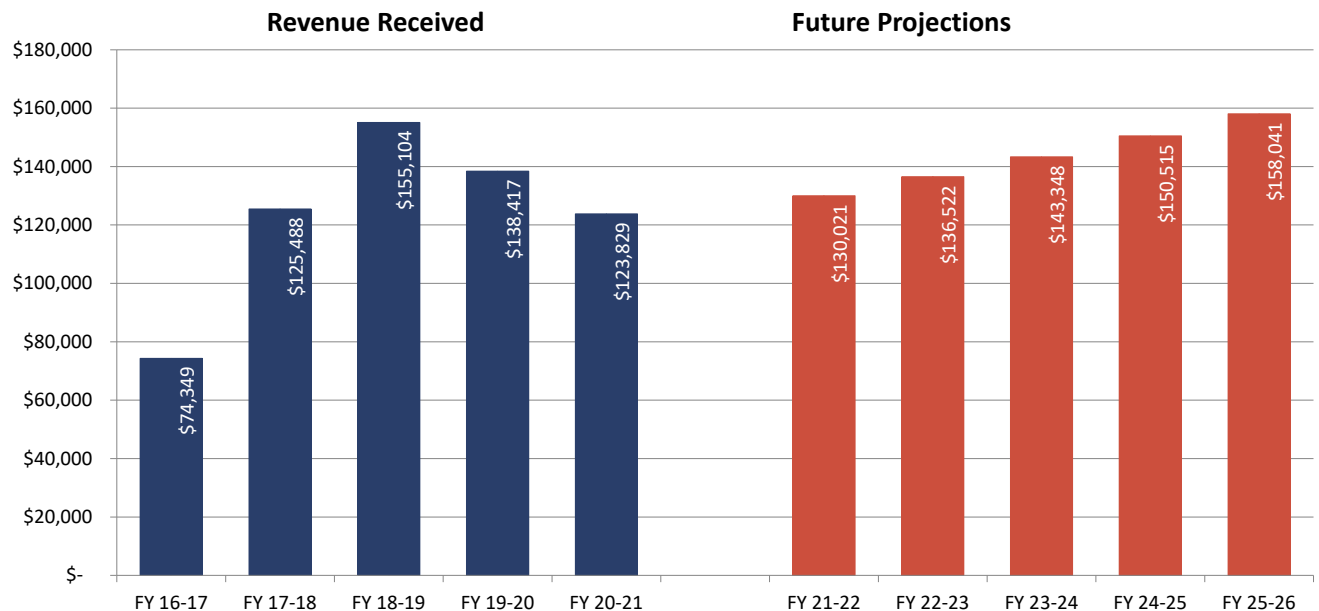
Method Received

Revenues are collected by the Utah State Tax Commission and distributed to the City on a monthly basis.

Authorized Uses

General Fund, unrestricted.

Collection History & Future Projections



Summary

Any entity in South Jordan providing cable television services is subject to this tax. As of FY 19-20, the only two entities that provide this service are Century Link and Comcast.

Method Received

Comcast and Century Link collect and remit the 5% fee to the city on a quarterly basis.

Authorized Uses

General fund, unrestricted.

Fund/Object

100-401100

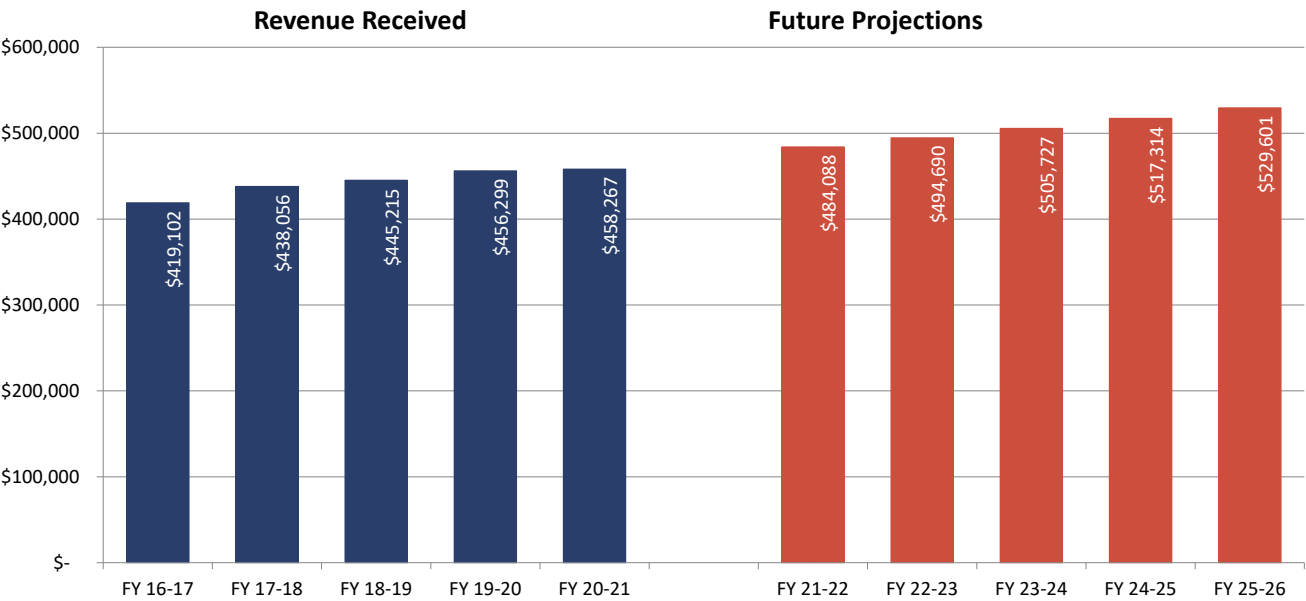
Department

Finance

Current Rate

As of FY 21-22, the current rate is 5%.

Collection History & Future Projections



Revenue Source Detail

Fines & Forfeitures

Summary

Fines and forfeitures primarily originate from the City court, and include traffic school, small claims related fees, expungement, certified copies of documents, and records fees.

Authorized Uses

General Fund, unrestricted.

Fee Schedule

For the complete fee schedule, see pages 207-223.

Department

Court

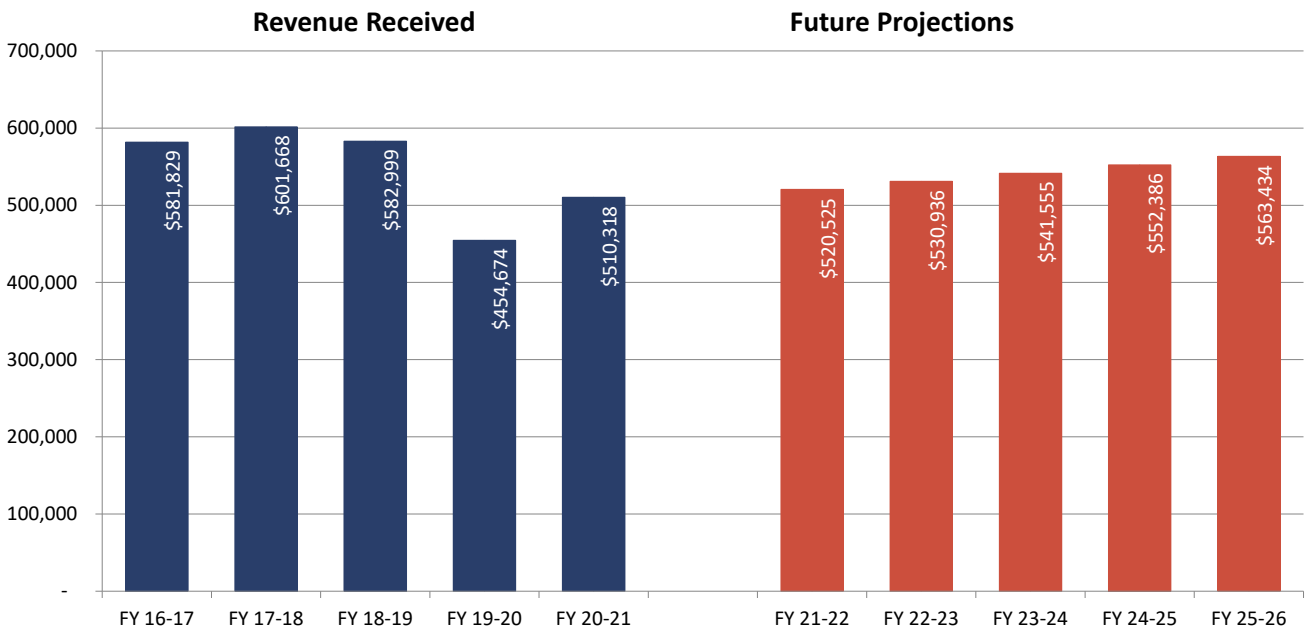
Fund/Object

100-100-440000

Method Received

Traffic citations and other fines & fees are paid by the individual and are collected by the municipal court.

Collection History & Future Projections



Summary
Licenses and permits are fees collected to provide the respective service. Licenses are collected for building permits, sign permits, special events, and road cuts. License fees are collected for dog licenses, solid waste fees, and business licenses.

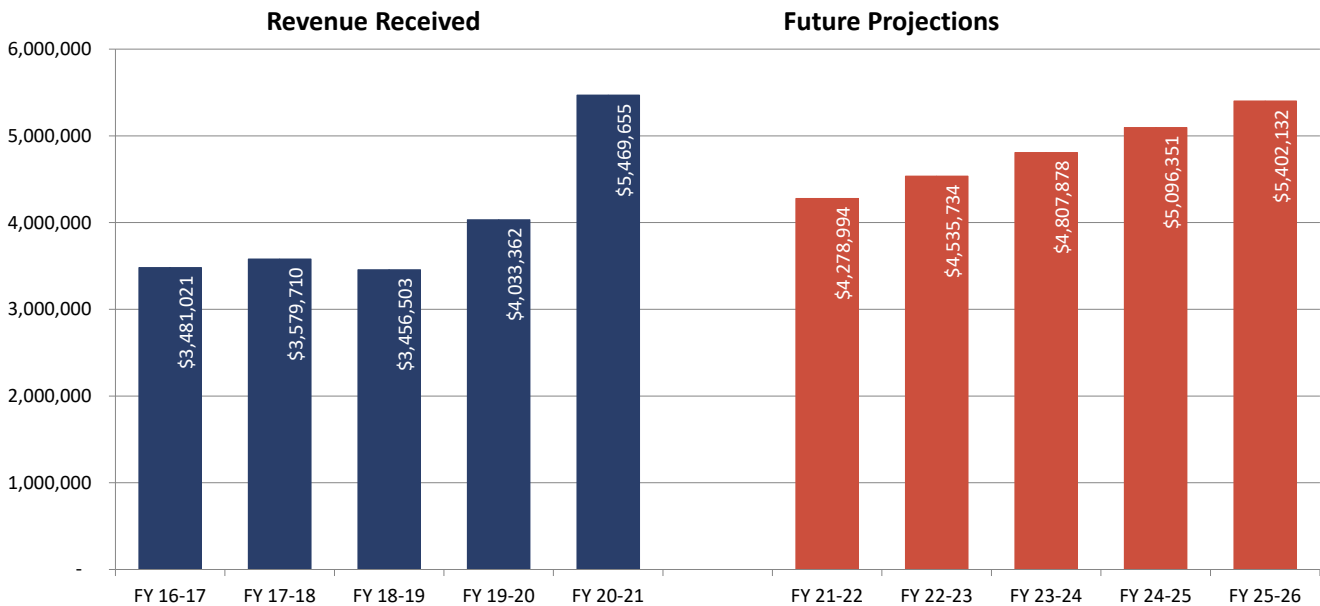
Departments
Building, City Commerce, Administrative Services, Engineering, Planning & Zoning, Animal Control, Finance

Current Rate
Fees vary. For the complete fee schedule, see pages 207-223.

Method Received
Permit & License fees are collected by the City as permits are applied for.

- Authorized Uses**
General Fund, unrestricted.
- Fund/Object**
- 100-410000 - Building Permits
 - 100-411000 - Electrical, Plumbing, & Mechanical Permits
 - 100-416000 - Fire Department Permits
 - 100-412000 - Business Licenses
 - 100-413000 - Special Events Permits
 - 100-414000 - Road Cut Permits
 - 100-415000 - Sign Permits
 - 100-418000 - Dog Licenses
 - 100-417000 - Solid Waste License Fee

Collection History & Future Projections



Revenue Source Detail

Charges for Services

Summary

The city collects a variety of fees for services rendered. Examples of these include cemetery fees, ambulance fees, leases, and a variety of Development Services fees.

Departments

Engineering, Building, Planning & Zoning, Finance, Fire Department, Cemetery, Animal Control, Police, Parks

Fund/Object

100-431000 - Engineering Fees
 100-431200 - After Hours Inspection Fees
 100-431300 - RMP Connection Fee
 100-437050 - Miscellaneous Fees
 100-431700 - Zoning & Subdivision Fees
 100-437030 - Maps & Publication Fees
 100-437040 - Cell Tower Lease
 100-430000 - Ambulance Fee
 100-430100 - Ambulance Fee-Transport

100-433000 - Burial Fees
 100-433100 - Plot Fees
 100-433200 - Perpetual Care
 100-430300 - Animal Control Impound Fee
 100-430200 - False Alarm Charges
 100-433300 - Park Use Fees

Method Received

Collected by the City through various methods specific to the fund.

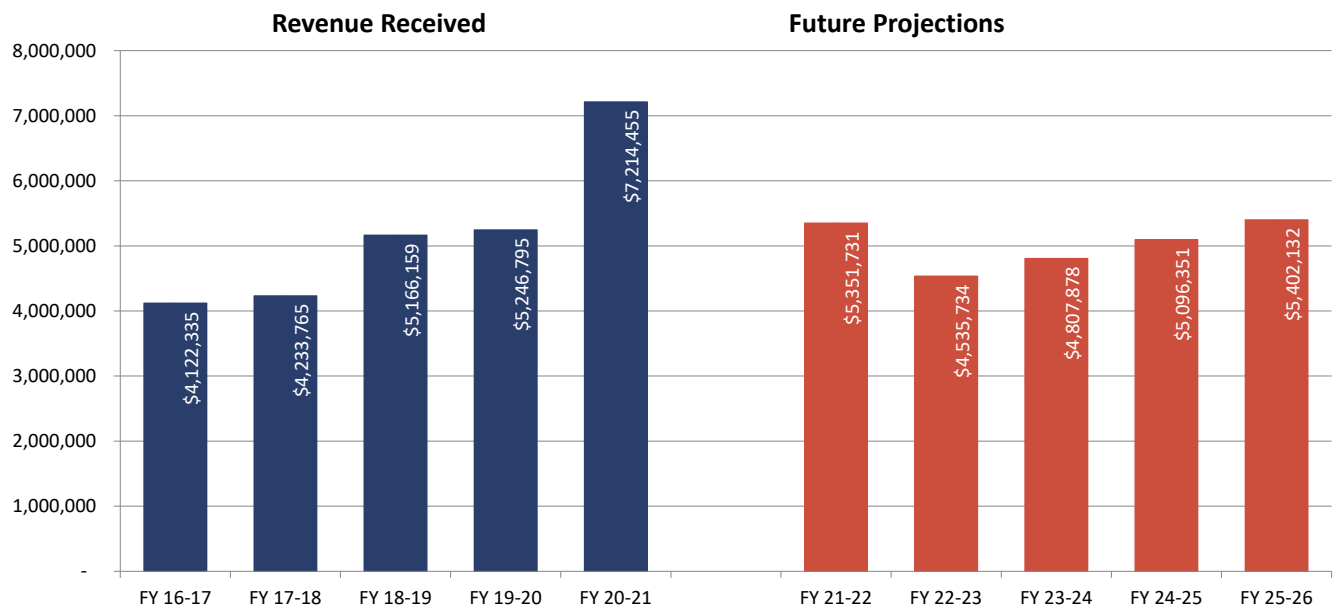
Authorized Uses

General Fund, unrestricted.

Fee Schedule

For the complete fee schedule, see pages 207-223.

Collection History & Future Projections



Summary

The Water division provides safe and high quality water with sufficient pressure and at flow rates that exceed state standards. This is accomplished through compliance, state standards sampling, system upgrades, quick response to resident concerns and system failures, and continuous monitoring of tanks and delivery points.

Primary Activities

- Proactive and reactive maintenance of 393.84 miles of pipe, 20,854 water connections, and 3,832 fire hydrants.
- Endure uninterrupted quality supply from all connections.
- Water distribution and pressure management.
- Water system compliance with all applicable State and Federal laws and requirements.

Method Received

Water Bills are sent out monthly and paid by the resident.

Authorized Uses

All collected funds are restricted to use within the Water Fund.

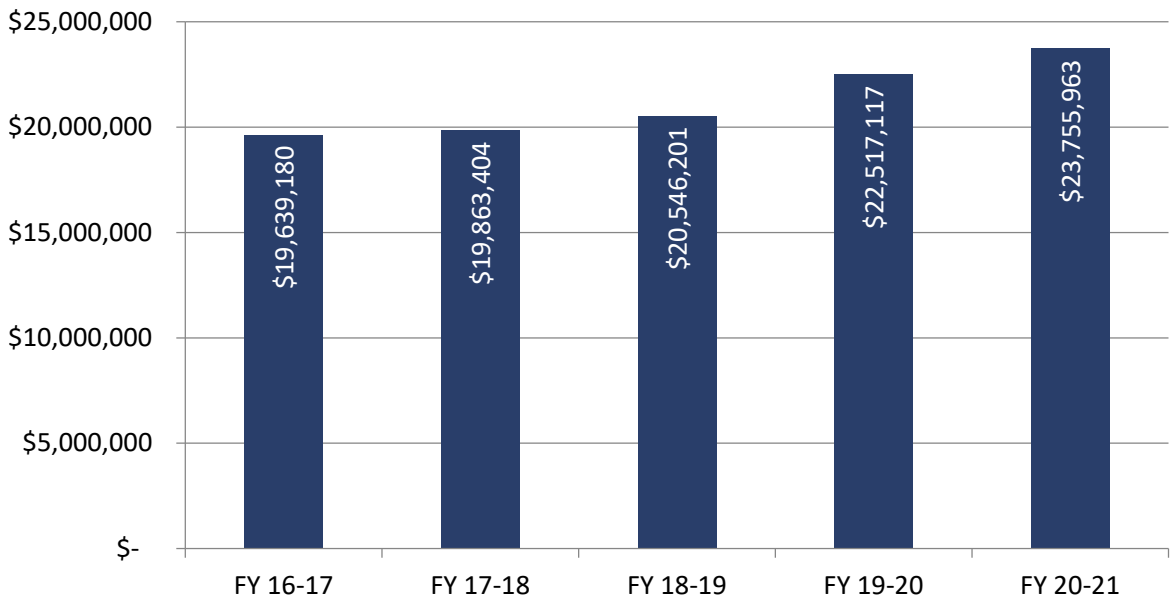
Fund/Object

600-432100	Water Sales
600-432300	Water Meter Sets
600-432400	Hydrant Meter Rental
600-432500	Commercial & Landscape Meters
600-450000	Other Donations & Reimbursements
600-450100	Finance Charges
600-450400	Interest Income
600-450700	Water Share Lease
600-450800	Miscellaneous
600-471000	Sale of Capital Assets

Fee Schedule

For the complete fee schedule, see pages 207-223.

Revenue History



Revenue Source Detail

Secondary Water Fund

Summary

The Secondary Water division manages the delivery of irrigation water to approximately 3,600 South Jordan residential properties by a gravity and pumped distribution system.

Fund/Object

610-432200	Secondary Water Fees
610-450400	Interest Income
610-450900	Other Miscellaneous

Method Received

Secondary Water Fees are billed with the monthly utility bill and paid by the resident.

Authorized Uses

All collected funds are restricted for use within the Secondary Water Fund.

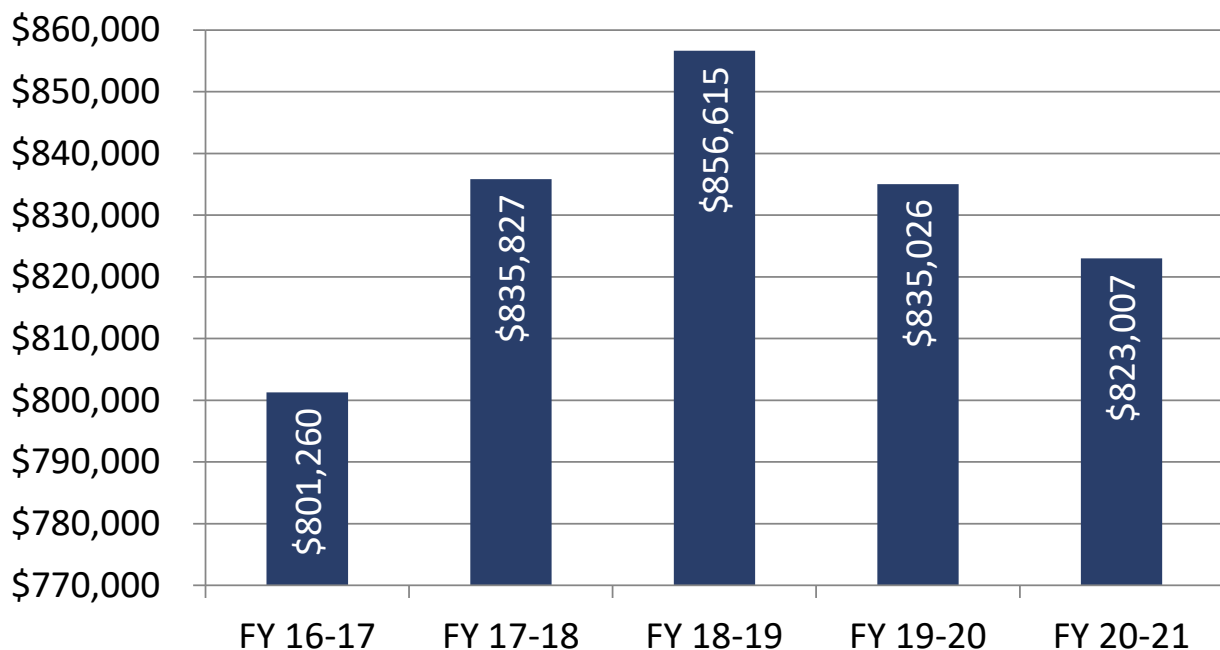
Fee Schedule

For the complete fee schedule, see pages 207-223.

Primary Activities

- Maintain water pipes from four canals in the City and ownership/maintenance responsibilities of the Beckstead Canal.
- Install distribution system improvements to improve reliability and quality of irrigation water.
- Maintain 3,600+ secondary water connections and 180.16 miles of secondary water piping.
- Manage inventory of secondary water shares owned by the City.

Revenue History



Summary

The Sanitation & Recycling division administers and manages solid waste and refuse services along with curbside recycle pickup and additional recycle services. The City currently contracts with Ace Recycling and Disposal for residential curbside garbage & recycle pickup. The Sanitation & Recycling division provides residents with 96-gallon containers for garbage services. It is responsible for the delivery and repair of 20,000 garbage containers and 17,000 recycling containers.

Primary Activities

- Residential curbside pickup of garbage material and recycle material performed by the city contractor.
- Responsible for the delivery and repair of curbside garbage & recycle containers.
- Manage and operate special services, including neighborhood dumpster program, special service pickup, glass recycling, tree and leaf drop-off program, and other services.
- Conducts the annual Spring Cleanup program.

Fund/Object

620-432600	Garbage Fees
620-432601	Recycling Fees
620-432620	Neighborhood Cleanup
620-432630	Special Service Pickup
620-450900	Other Miscellaneous

Method Received

Sanitation & Recycling bills are sent out by monthly and paid by the resident.

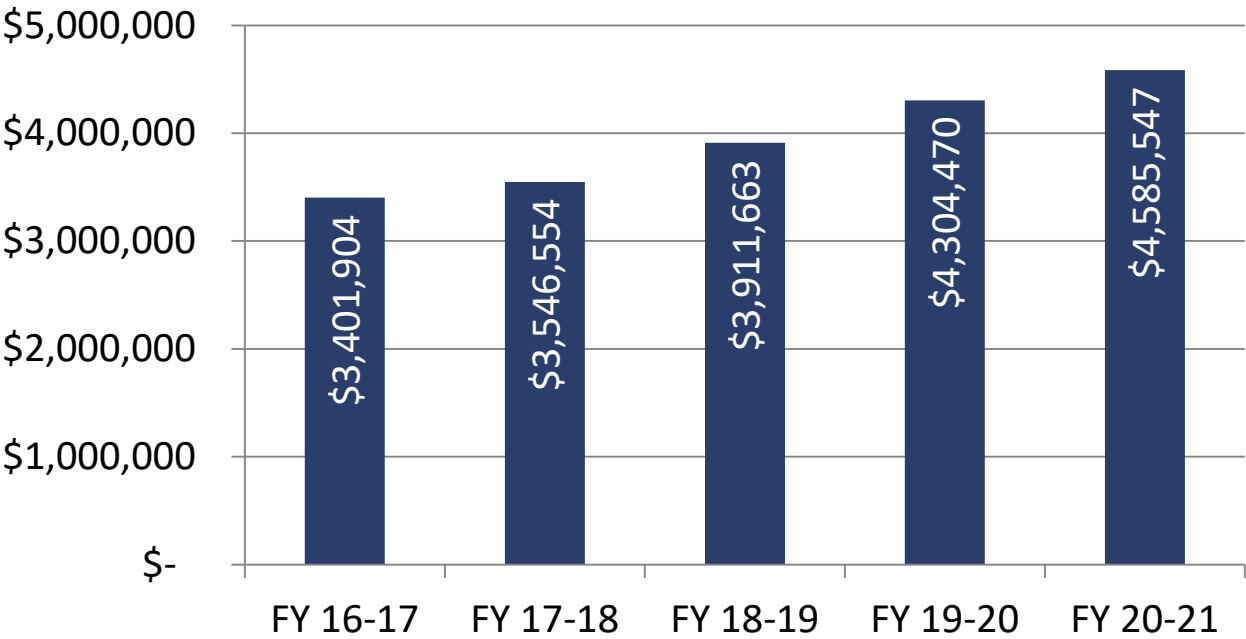
Authorized Uses

All collected funds are restricted for use within the Sanitation & Recycling Fund.

Fee Schedule

For the complete fee schedule, see pages 207-223.

Revenue History



Revenue Source Detail

Mulligans Fund

Summary

Mulligans offers golfing and entertainment opportunities for the entire family, including 2 nine-hole golf courses, a driving range with 32 covered and heated stalls, 36 holes of miniature golf, and 8 batting cages. The facility also hosts a snack bar, pro shop, a comprehensive junior golf program, and PGA instruction.

Primary Activities

Maintaining and operating:

- Two 9-hole golf courses.
- Driving range with 32 covered and heated stalls.
- 36 holes of miniature golf.
- Eight batting cages.

Fee Schedule

For the complete fee schedule, see pages 207-223.

Fund/Object

640-435000	Instructor Fees
640-435010	Driving Range
640-435020	Greens Fees
640-435030	Miniature Golf
640-435040	Program Revenue
640-435050	Golf Cart Rental
640-435060	Batting Cages
640-435070	Food & Beverages
640-435080	Golf Shop
640-435090	Rental Revenue
640-450900	Other Miscellaneous

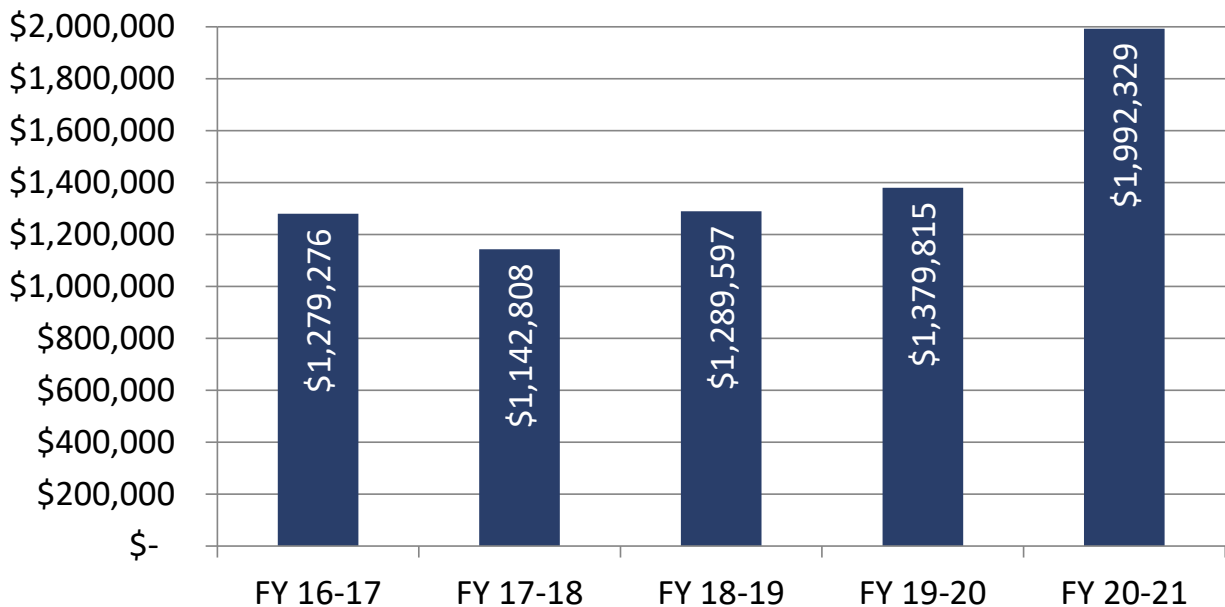
Method Received

All funds come from customer payments for services.

Authorized Uses

All collected funds are restricted for use within Mulligans operations.

Revenue History



Summary

The Storm Water division is responsible for the maintenance, cleaning, and inspection of storm water infrastructure within the City to ensure that it is working properly during storm events.

The Storm Water Division is also responsible for maintaining compliance with State and Federal permits. Some of the activities to maintain compliance include: public education and outreach programs, investigating and eliminating illegal discharges into the storm drain system, monitoring and enforcing runoff, erosion control processes concerning construction activities, and minimizing adverse impacts on storm water quality after construction.

Primary Activities

- Maintenance, cleaning, and inspection of storm water infrastructure.
- Flood prevention
- Maintaining compliance pertaining to UPDES.

Fund/Object

220-432000	Storm Water Fees
220-450400	Interest Income
220-450900	Other Miscellaneous

Method Received

Storm Water bills are sent out monthly as part of the utility bill and paid by the resident.

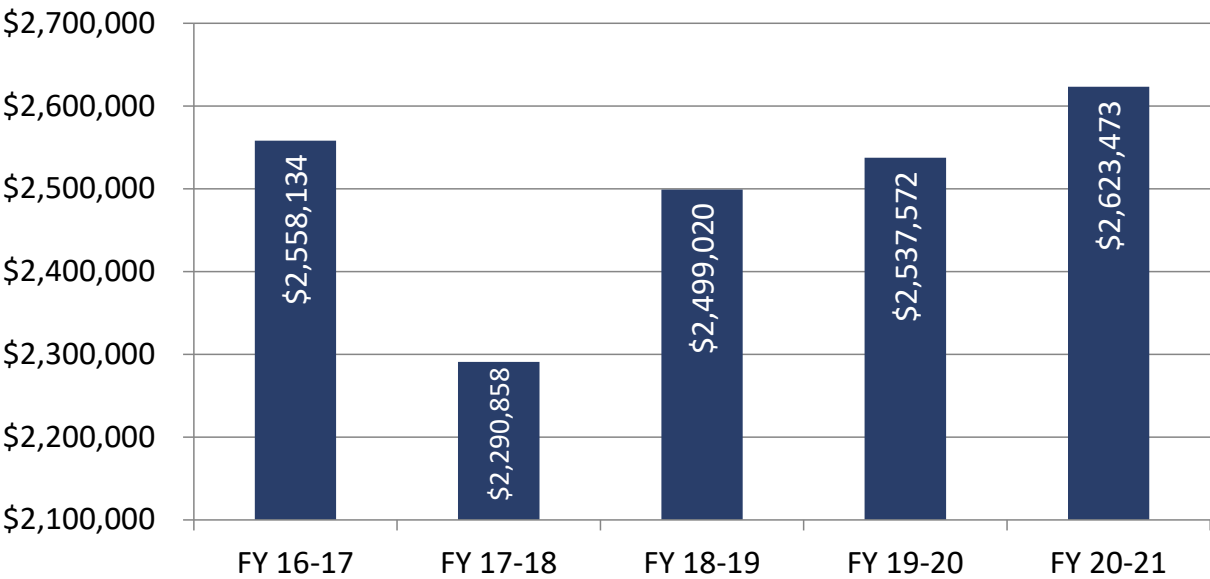
Authorized Uses

All collected funds are restricted for use within the Storm Water Fund.

Fee Schedule

For the complete fee schedule, see pages 207-223.

Revenue History



Revenue Source Detail

Redevelopment Agency Fund

Summary

The Redevelopment Agency exists to encourage economic development and improve designated areas of South Jordan. The Redevelopment agency works with City staff to maintain RDA, CDA, and EDA projects and areas.

Primary Activities

- Provides administration of the Redevelopment Agency budgeting and accounting.
- Works with participants and creation of new project areas when needed.
- Economic Development Services: recruitment of new businesses, retention of existing businesses and expansion of existing businesses.

Department

Redevelopment Agency

Fund/Object

200-401000-20000 - Prop Tax Increment-Project 1
 200-401000-20001 - Prop Tax Increment-Project 2
 200-401000-20002 - Prop Tax Increment-Project 3
 200-401000-20003 - Prop Tax Increment-Project 5
 200-401000-20004 - Prop Tax Increment-Project 6
 200-401000-20005 - Prop Tax Increment-Project 7
 200-401000-20006 - Prop Tax Increment-Project 8
 200-401000-20007 - Prop Tax Increment-Project 10
 200-401000-20008 - Prop Tax Increment-Project 11
 200-402000-20000 - Prop Tax Haircut-Project 1
 200-436060 - Administrative Fees-CDA
 200-450400 - Interest Income

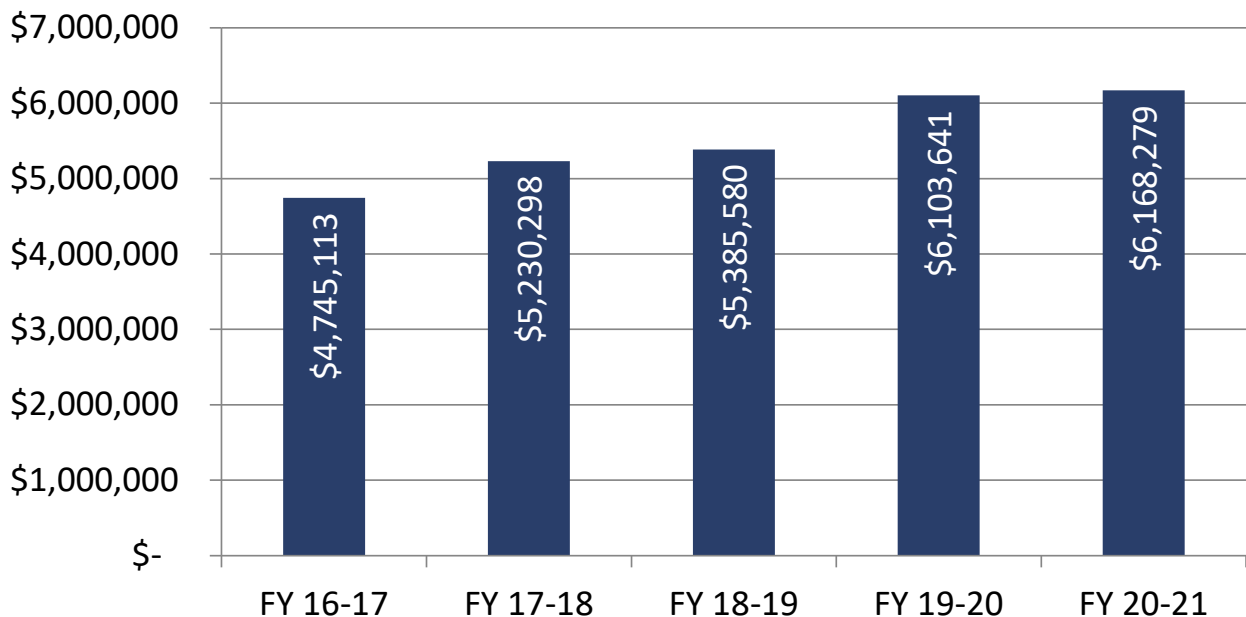
Method Received

RDA funds are remitted annually by Salt Lake County.

Authorized Uses

RDA funds are restricted to use within statutory guidelines set by the State of Utah.

Revenue History



Summary

The RDA Housing division invests obligatory funds toward improving housing within the City. Housing funds can be used for a variety of purposes, including but not limited to: Infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker or Pamela Atkinson Funds.

Primary Activities

- Administration of the Redevelopment Agency Housing funds - budgeting, accounting and facilitating project proposals for City Council coordination.

Department

Redevelopment Agency

Method Received

The City’s RDA housing budget is based on tax increment calculations submitted by the City to Salt Lake County in the prior year. Calculations submitted to the County are

the best estimates available and are based on current property values. Per state law, 20 percent of the tax increment generated by new economic or redevelopment project ares must be used to encourage the development of low income housing.

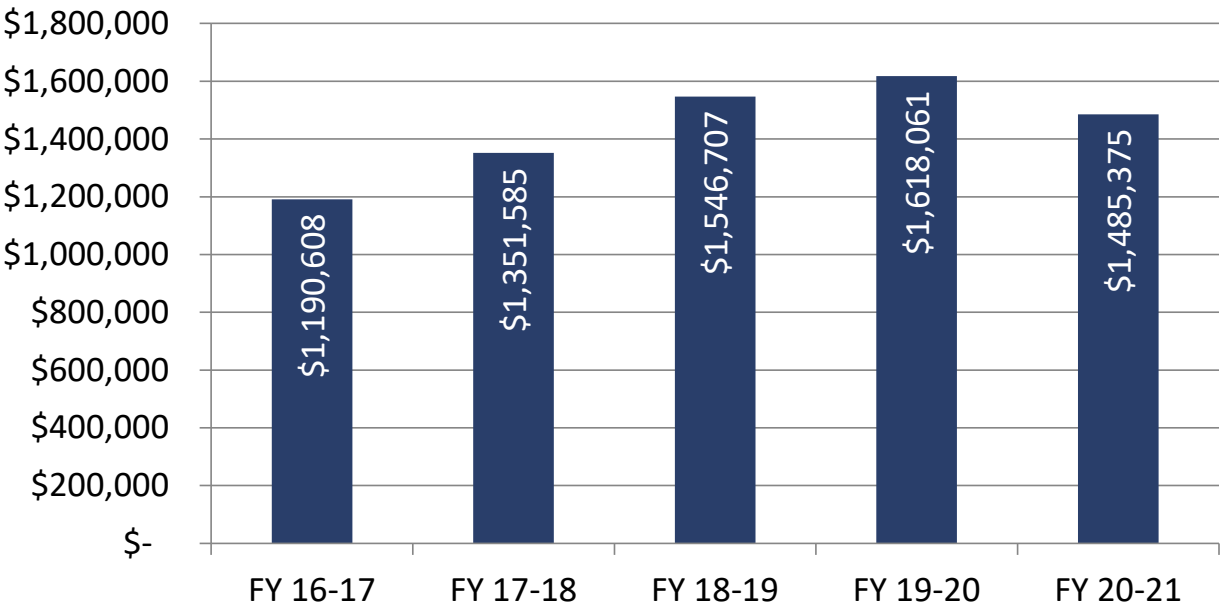
Fund/Object

- 201-401000-20002 - Prop Tax Increment-Project 3
- 201-401000-20003 - Prop Tax Increment-Project 5
- 201-401000-20005 - Prop Tax Increment-Project 7
- 201-401000-20006 - Prop Tax Increment-Project 8
- 201-401000-20007 - Prop Tax Increment-Project 10
- 201-401000-20008 - Prop Tax Increment-Project 11
- 201-450400 - Interest Income

Authorized Uses

RDA Housing funds are restricted for use within statutory guidelines set by the State of Utah. In 2018 the legislature approved the use of housing funds for its share of County homeless shelter expenditures.

Revenue History



Revenue Source Detail

CDA

Summary

The South Jordan Community Development Area is part of the City's Redevelopment Agency efforts. Its primary purpose is to encourage economic development within the City by using tax increment financial tools.

CDA areas require specific interlocal agreements with participating taxing agencies, and the CDA fund includes the following projects:

- #12 Commerce Park
- #13 South Station
- #14 Tim Dahle Nissan
- #15 Riverton Chevrolet

Primary Activities

- Provides administration of the CDA and the Redevelopment Agency budgeting and accounting.
- Economic Development Services - recruitment of new businesses, retention of existing businesses and expansion of new businesses.

Department

City Commerce

Fund/Object

202-401000-20009 - Prop Tax Increment-Project 12
 202-401000-20010 - Prop Tax Increment-Project 13
 202-450400 - Interest Income

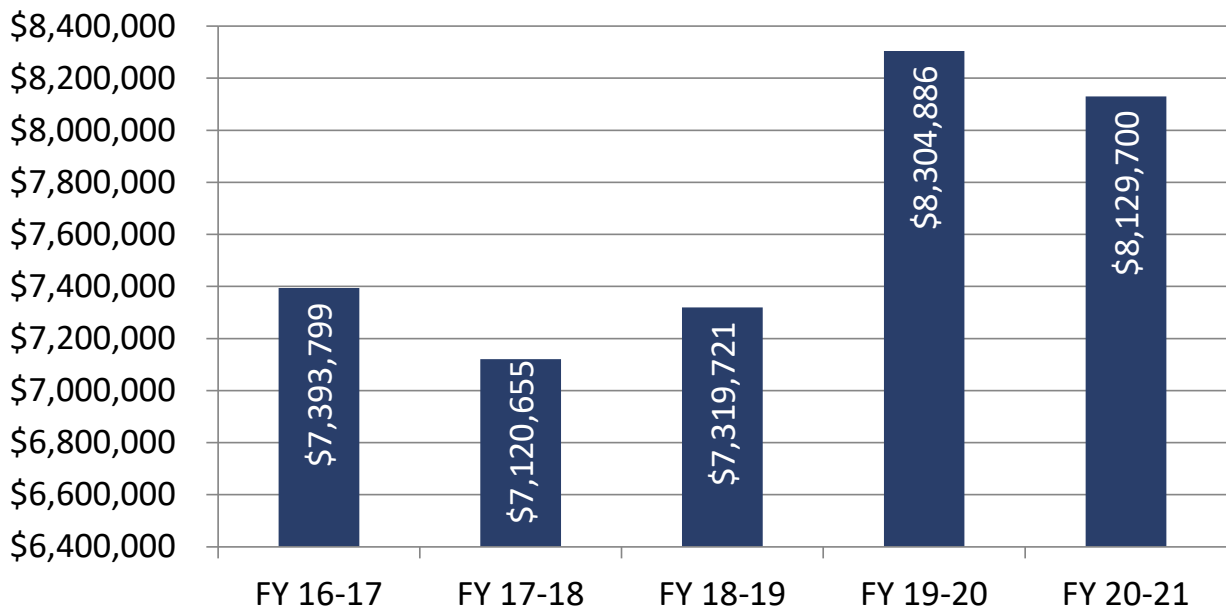
Method Received

Salt Lake County distributes CDA funding on a regular basis.

Authorized Uses

CDA funds are restricted for use within state statute and authorized by the RDA Board.

Revenue History



Summary

The CDBG entitlement program allocates annual grants to develop viable communities by providing affordable housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low and moderate-income persons.

Primary Activities

- South Jordan’s program focuses its efforts on public services, neighborhood improvements, and Senior Center improvements.

Department

Development Services

Fund/Object

210-420400 - CDBG Revenue

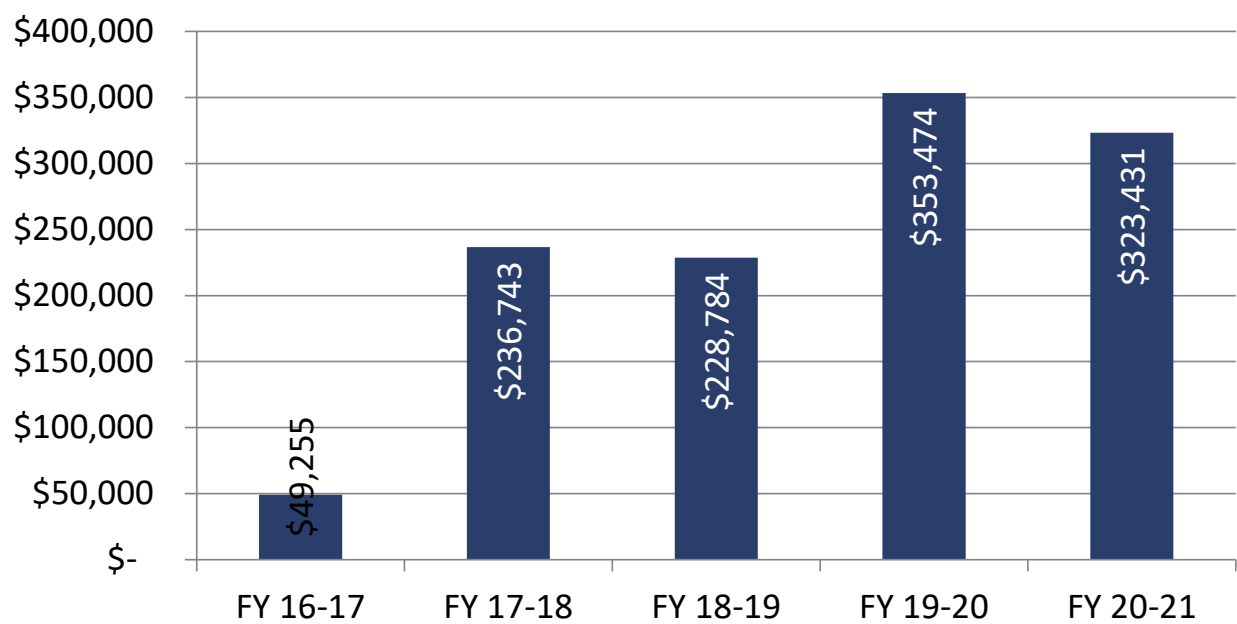
Method Received

CDBG funds are reimbursed by HUD after funds are spent.

Authorized Uses

Funds are authorized by an annual contract with HUD based on a 5-year planning document.

Revenue History



Fund Balance and Reserves

South Jordan City defines fund balance for governmental and enterprise funds as the difference between a fund's current assets and current liabilities. The City accumulates fund balances in its various funds for the following purposes:

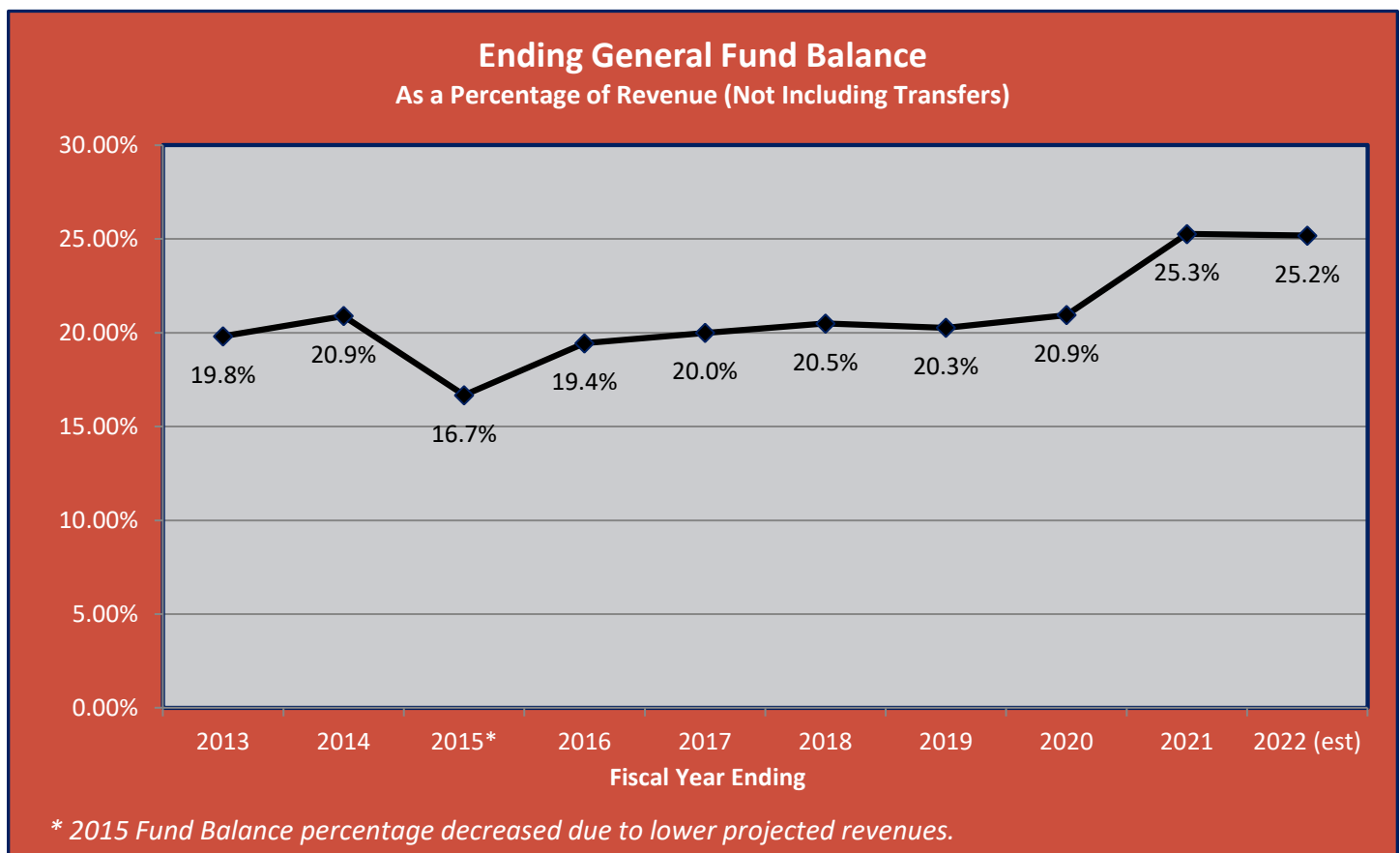
- To have adequate funds in case of an emergency or unexpected events
- To secure the City's debt and related bond ratings
- To meet requirements for liabilities already incurred but not yet paid
- To avoid short-term debt
- To provide for planned and unplanned capital expenditures

According to Utah Code 10-6-116, as amended in 2021, cities are allowed to accumulate retained earnings or fund balances in any fund. However, the law imposes a limit on general fund balance which is 35% of total estimated general fund revenue. Any fund balance in excess of 5%

and less than 35% could be utilized for budget purposes. Any fund balance less than 5% of the estimated revenue could be used for working capital, certain emergency expenditures, or to cover a pending year-end excess of expenditures over revenues from an unavoidable shortfall in revenues. Any funds in excess of 35% of general fund revenues could be retained if they were earmarked for specific future capital projects. The City maintains a 5-year CIP plan.

The following graph depicts the City's reserved fund balance over the last 10 years.

Reserve fund balance for FY 2021-2022 is estimated to be at 25.2% in the amount of \$13,476,690. The City will continue to build its reserve to the 35% maximum.



Fund Balance Summary



ALL FUNDS						
	FY2021 Fund Balance	FY2022 Estimated FB	Budgeted Revenues	Budgeted Expenditures	Transfers In (Out)	Ending Fund Balance
Governmental Funds						
General Fund	13,690,675	13,613,593	57,846,986	(55,042,050)	(2,804,936)	13,613,593
Debt Service Fund	4,073,235	3,864,633	2,169,500	(6,234,875)	4,890,082	4,689,340
Redevelopment Fund	19,221,036	14,820,290	13,620,000	(12,544,019)	(1,983,219)	13,913,052*
Capital Projects Fund	58,591,074	33,062,376	6,700,000	(11,621,770)	5,815,029	33,955,635
CDBG Fund	-	-	220,000	(220,000)	-	-
Storm Drain Fund	2,880,325	2,224,634	2,905,200	(1,974,962)	(930,238)	2,224,634
Municipal Building Authority	338,516	337,516	-	-	-	337,516
Total Governmental Funds	98,794,861	67,923,042	83,461,686	(87,637,676)	4,986,718	68,733,770
Proprietary Funds						
Water Operations Fund	17,082,394	10,276,556	22,584,790	(25,894,974)	(21,168)	6,945,204*
Mulligans	1,385,135	393,613	1,726,386	(1,986,118)	(469)	133,412*
Sanitation	5,026,927	3,916,997	4,858,481	(5,754,739)	(272)	3,020,467*
Total Proprietary Funds	23,494,456	14,587,166	29,169,657	(33,635,831)	(21,909)	10,099,083
Total	122,289,317	82,510,208	112,631,343	(121,273,507)	4,964,809	78,832,853

*Redevelopment fund balance is estimated to decrease largely due to the City implementing a new housing assistance program.

*Water fund balance is estimated to decrease due to several planned capital projects.

* Mulligans fund balanced is estimated to decrease due to several planned capital projects.

*Sanitation fund balance is estimated to decrease largely due to several planned capital projects.

All Funds Revenues & Expenditures

ALL FUNDS				
	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Financing Sources:				
Taxes & Fees	38,470,677	38,447,507	41,269,983	45,384,547
Impact Fees	3,441,516	2,430,000	2,753,659	2,500,000
Area Increment	14,124,210	10,165,000	10,053,796	12,600,000
RDA Housing	1,390,262	950,000	830,173	900,000
Class C Road Funds	3,109,754	3,000,000	3,167,227	3,400,000
Local Transit Tax	1,744,838	1,400,000	1,618,875	1,400,000
Licenses & Permits	5,469,655	3,678,639	4,897,500	3,926,930
Intergovernmental Revenues & Fees	6,040,736	661,361	763,896	627,500
Charges for Services	42,267,368	36,750,054	43,889,667	40,331,026
Fines & Forfeitures	510,318	450,000	450,000	500,000
Special Assessments	3,805,213	2,155,775	2,016,620	2,154,600
Investment Earnings	1,227,493	816,900	520,684	292,500
Misc. Revenue	10,052,670	1,357,654	2,844,650	814,240
Transfers In & Use of Fund Balance	47,747,169	26,899,449	27,561,055	28,965,449
Total Financing Sources	179,401,879	129,162,339	142,637,785	143,796,792
Financing Uses:				
Wages & Benefits	37,432,805	44,181,557	40,992,723	50,893,642
Materials & Supplies	1,787,719	2,348,661	1,741,989	2,557,163
Operating Expenses	27,775,342	28,068,330	26,698,962	30,442,635
Debt Expenditures	8,939,997	10,572,266	10,035,097	8,456,000
Project Expenditures	33,037,475	26,353,312	23,352,739	29,931,770
Transfers Out & Contribution to Fund Balance	70,428,541	17,638,213	39,816,274	21,515,582
Total Financing Uses	179,401,879	129,162,339	142,637,785	143,796,792

General Fund Summary



	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
REVENUES				
Sales Tax	20,016,998	19,658,328	22,419,038	24,220,568
Property Taxes	12,059,422	12,468,695	12,565,000	14,805,472
Franchise Taxes	5,005,159	4,886,850	4,866,200	4,896,200
Transient Room Tax	123,829	139,801	150,000	142,597
Cable TV Fees	458,267	484,088	460,000	493,770
Motor Vehicle Fees	807,002	809,745	809,745	825,940
Penalties & Interest	11,575	15,000	15,000	15,000
Licenses & Permits	5,469,655	3,678,639	4,897,500	3,926,930
Intergovernmental Revenues	5,217,305	398,500	414,750	407,500
Administration Fees	3,509,656	4,147,608	4,147,608	4,697,758
Charges for Services	5,217,509	3,029,508	5,207,900	2,143,901
Recreation Revenue	202,028	273,000	285,050	213,350
Fines and Forfeitures	510,318	450,000	450,000	500,000
Miscellaneous Revenue	1,104,495	1,067,000	1,448,733	558,000
Total General Fund Revenue	59,713,218	51,506,762	58,136,524	57,846,986
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	757,869	507,869	507,869	671,205
Use of Fund Balance	606,801	0	0	0
Total Transfers In and Use of Fund Balance	1,364,670	507,869	507,869	671,205
Total Rev, Trans in, and Use of Fund Balance	61,077,888	52,014,631	58,644,393	58,518,191
EXPENDITURES				
Wages and Benefits	33,743,737	39,791,860	36,902,380	45,182,078
Materials and Supplies	1,325,264	1,698,217	1,404,938	1,881,017
Operating Expenditures	7,393,128	7,117,294	7,375,731	7,978,955
Total General Fund Expenditures	42,462,129	48,607,371	45,683,049	55,042,050
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	18,615,759	3,407,260	12,407,260	3,476,141
Contribution to Fund Balance	0	0	554,084	0
Total Transfers Out and Contribution to Fund Balance	18,615,759	3,407,260	12,961,344	3,476,141
Total Exp, Trans Out, and Cont to Fund Balance	61,077,888	52,014,631	58,644,393	58,518,191

General Fund Revenues

	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Proposed Budget FY 22-23
REVENUES			
Taxes			
Property Tax	12,059,423	12,565,000	14,805,472
Motor Vehicle Tax	807,002	809,745	825,940
Sales and Use Tax	20,016,998	22,419,038	24,220,568
Penalties and Interest	11,575	15,000	15,000
Telecommunications Tax	457,629	600,000	630,000
Energy Sales and Use Tax	4,547,530	4,266,200	4,266,200
Cable TV Franchise Tax	458,267	460,000	493,770
Transient Room Tax	123,829	150,000	142,597
Total Taxes	38,482,253	41,284,983	45,399,547
Licenses and Permits			
Building Permits	4,931,607	4,415,000	3,495,430
Business Licenses	196,134	220,000	190,000
Solid Waste License Fee	140,702	120,000	120,000
Miscellaneous	201,212	142,500	121,500
Total Licenses and Permits	5,469,655	4,897,500	3,926,930
Intergovernmental Revenues			
State and Federal Grants	5,151,640	339,750	347,500
Liquor Allotment	65,665	75,000	60,000
Total Intergovernmental Revenues	5,217,305	414,750	407,500
Charges for Service			
Ambulance Fees	3,586,728	3,750,000	1,009,451
Engineering Fees	26,729	19,500	27,000
Plan Check Fees	5,626	75,000	5,000
Zoning and Subdivision Fees	745,218	660,000	675,000
Cemetery Fees	637,991	446,000	275,000
Other Services	3,926,901	4,690,058	5,063,558
Total Charges for Services	8,929,193	9,640,558	7,055,009
Fines and Forfeitures	510,318	450,000	500,000
Miscellaneous Revenue			
Investment Earnings	468,954	306,000	500,000
Other Miscellaneous Revenue	635,540	1,142,733	58,000
Total Miscellaneous Revenue	1,104,494	1,448,733	558,000
Total Revenue	59,713,218	58,136,524	57,846,986

General Fund Expenditures



	Prior Year Actual FY 20-21	Estimated Actual FY 21-22	Proposed Budget FY 22-23
EXPENDITURES			
General Government			
General Administration	1,542,384	1,786,589	2,328,166
Information Center	427,598	440,759	498,743
City Commerce	290,356	294,547	344,082
City Recorder	201,123	304,056	431,063
Finance	2,593,450	2,614,865	3,009,950
Human Resources	590,279	866,207	802,412
Office of the City Attorney	1,163,242	1,129,714	1,421,765
Total General Government	6,808,432	7,436,737	8,836,181
Administrative Services			
Administration	618,543	507,072	280,873
Communications	372,258	390,858	440,140
Facilities	1,447,064	1,431,876	1,488,949
Information Services	1,899,466	1,982,908	2,073,915
Justice Court	502,949	518,058	692,657
Risk Management	746,955	860,482	693,491
Total Administrative Services	5,587,235	5,691,254	5,670,025
Recreation			
Recreation/Event Programs	748,356	973,865	1,580,596
Seniors	374,098	369,481	408,322
Total Recreation	1,122,454	1,343,346	1,988,918
Development Services			
Building	1,691,293	1,660,356	1,879,428
Engineering	2,425,148	2,518,744	2,847,845
Planning	806,799	777,954	950,156
Total Development Services	4,923,240	4,957,054	5,677,429
Public Works			
Administration	764,518	1,052,719	1,176,845
Parks	2,745,644	2,550,261	3,809,949
Cemetery	315,372	322,297	367,821
Fleet	1,122,518	1,302,473	1,340,627
Street Lighting	587,377	436,780	422,315
Streets	1,492,398	1,453,782	2,162,852
Total Public Works	7,027,827	7,118,312	9,280,409
Public Safety			
Fire	8,358,139	9,019,104	10,870,221
Police & Animal Control	8,634,802	10,117,242	12,718,867
Total Public Safety	16,992,941	19,136,346	23,589,088
Total Expenditures	42,462,129	45,683,049	55,042,050

General Fund - Office of the City Manager



Office of the City Manager

The Office of the City Manager provides professional leadership and management to Strategic Services, the Information Center, Human Resources, Finance, City Commerce and the City Recorder's Office.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Executive & Mayor	\$2,122,229	7	64
2. Information Center	\$498,743	6	66
3. Human Resources	\$802,412	4	68
4. Finance	\$3,009,950	20	70
5. City Commerce	\$344,082	2	72
6. City Recorder	\$431,063	2	74
TOTAL EXPENDITURES	\$7,208,479	41	

Department Purpose

South Jordan operates under a Manager form of Government, by Ordinance, and is a City of the second class. It is governed by a six member Council comprised of five elected Council Members and an elected Mayor. The City Manager is hired by the Mayor and Council to manage all day to day operations of the City. The City Manager is the Chief Administrative Officer (CAO) of the City. The Executive Department budget is the City Manager and Mayor's budget.




CORE PROGRAMS

1. Budget & Finance Accountability
2. Operational Excellence
3. Policy Development
4. Strategic Planning
5. Inter-governmental Liaison
6. Boards & Commissions
7. Community Development Block Grant Administration

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Engaged Community	EC-1 RESPONDS to the needs and concerns of the community in a prompt, transparent, professional, respectful and ethical manner	Maintain a 75% or higher rating on effective communication with residents <i>(source: Annual Community Survey)</i>	73%	81%	75%
	EC-4 FOSTERS a feeling of community pride, acceptance of others, and a sense of shared responsibility	Increase approval rating of the Mayor & City Council to 65% <i>(source: Annual Community Survey)</i>	56%	69%	60%
Fiscally Responsible Governance	FRG-3 Resource Alignment PROTECTS, manages, optimizes and invests in its human, financial, physical and technology resources to ensure alignment with planning and budget	Maintain a 78% or higher rating of City service for resident tax dollar <i>(source: Annual Community Survey)</i>	75%	79%	75%
	FRG-6 Vision & Planning SUPPORTS decision-making with timely and accurate short-term and long-range analysis that enhances vision and planning.	Increase resident rating indicating that South Jordan is headed in the right direction to 65% <i>(source: Annual Community Survey)</i>	61%	62%	60%

Executive at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$2,122,229		Full-Time Employees: 7
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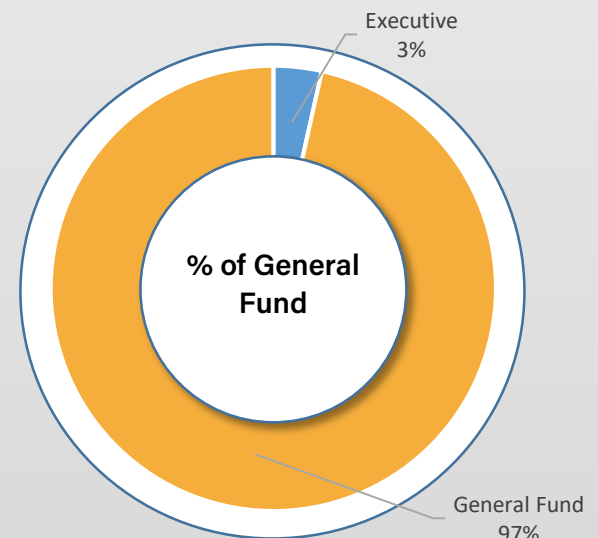
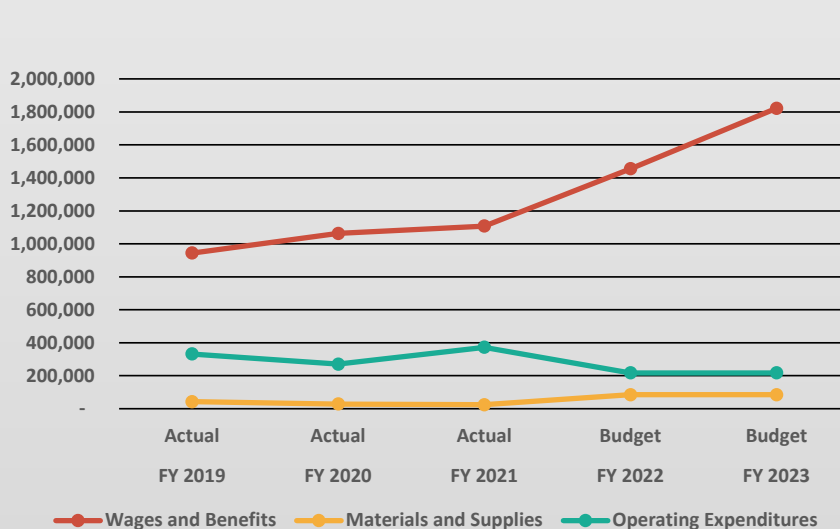
Executive

Office of the City Manager

	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Authorized Positions				
City Manager	1	1	1	1
Assistant to the City Manager	1	1	1	1
Assistant City Manager	1	1	1	1
Senior Executive Assistant	1	1	1	1
Director of Strategy & Budget	1	1	1	1
Associate Director of Strategy & Budget	0	0	1	1
Strategy & Budget Analyst	0	0	1	1
TOTAL	5	5	7	7

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	1,107,777	1,454,869	1,403,224	1,821,921
Materials and Supplies	23,843	83,846	24,146	83,846
Operating Expenditures	371,940	216,462	318,919	216,462
Total Executive & Mayor	1,503,560	1,755,177	1,746,289	2,122,229



Department Purpose

The Information Center is a centralized group of problem-solvers who assist citizens when they call or visit City Hall. The agents who work in this division take utility payments, accept business license applications and renewals, register participants for recreation programs, fill out work order requests, and much more. Agents are also able to redirect citizens to appropriate staff members when additional information or expertise is needed, ensuring they are directed to the best person to address the citizens questions or concerns.


CORE PROGRAMS

1. E-Payments
2. Department Support
3. Mail Processing
4. Service Request Processing
5. Dog Licensing
6. New Resident Orientations
7. Delinquent
8. Account Support
9. Final Utility Account Assessments
10. Business Licensing Support
11. Information Management

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Engaged Community	EC-2 ENSURES open, two-way communication, by listening to and soliciting feedback from community members	Maintain 10% or less percentage for calls to information center agents that are not answered	12%	10%	10%
	EC-1 RESPONDS to the needs and concerns of the community in a prompt, transparent, professional, respectful and ethical manner	Maintain call volume to information center at 12,000 calls per month as the City grows through improving website services and forms	11,132	12,000	12,000

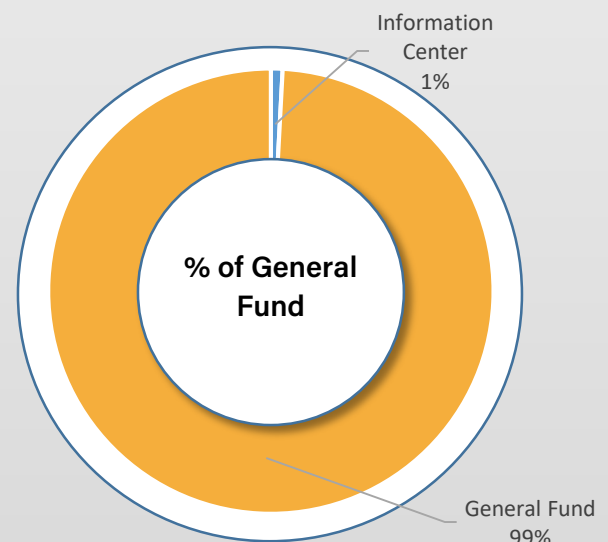
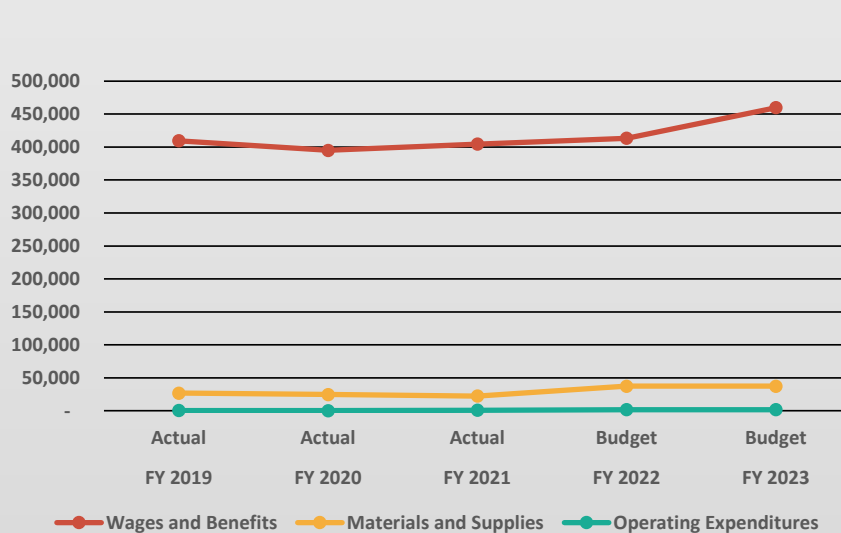
Information Center at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$498,743		Full-Time Employees: 6
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Information Center Agents	5	5	5	5
Information Center Lead	1	1	1	1
TOTAL	6	6	6	6

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	404,505	413,382	409,705	459,768
Materials and Supplies	22,382	37,375	30,167	37,375
Operating Expenditures	711	1,600	887	1,600
Total Information Center	427,598	452,357	440,759	498,743



Department Purpose

The Human Resources division provides a variety of support to other departments in the areas of Administration, Employee Relations, Employment and Compensation, Benefits, and Training and Development.




CORE PROGRAMS

1. City Leadership Training
2. Employee Handbook Development & Maintenance
3. Employment Verification & Background Checks
4. Federal and State
5. Law Compliance & Reporting
6. Employee Recruitment & Selection
7. Benefits Management
8. Employee Leave Management
9. Employee Recognition

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Fiscally Responsible Governance	FRG-1 Workforce ATTRACTS, motivates, develops and retains a high-quality, engaged and productive workforce	Increase the annual percentage of employees who pass probation to greater than 95%	92.1%	95%	95.5%
		Increase the annual percentage of employees engaged in the workforce to greater than 50% (source: annual community survey)	54%	50%	50%
		Increase the average applicants per hire ratio to 4:1	8.47	4	4
		Maintain annual percentage of employees participating in the Tuition Reimbursement program at 5%	4%	5%	5%

Human Resources at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$802,412		Full-Time Employees: 4
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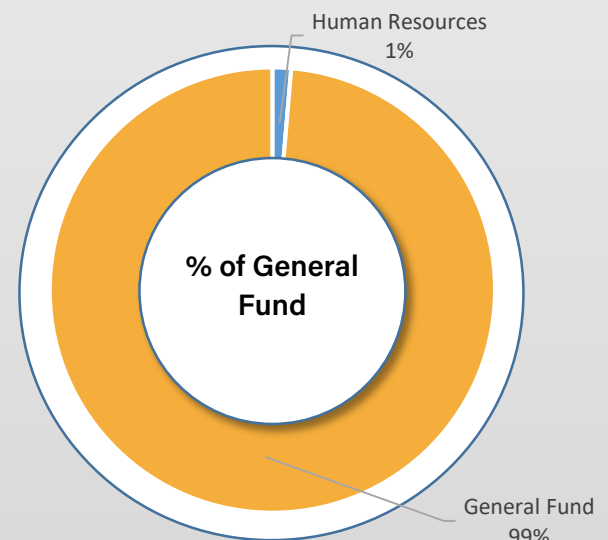
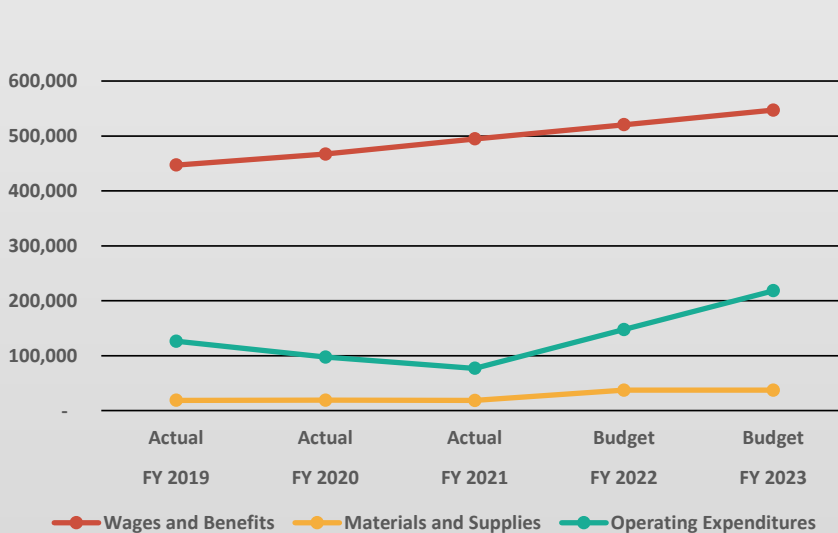
Human Resources

Office of the City Manager

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of Human Resources	1	1	1	1
Employee Relations Manager	1	1	1	1
HR Generalist	2	2	2	2
TOTAL	4	4	4	4

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	494,696	520,516	752,557	546,953
Materials and Supplies	18,454	37,182	20,390	37,182
Operating Expenditures	77,129	147,577	93,260	218,277
Total Human Resources	590,279	705,275	866,207	802,412



Department Purpose

The Finance division provides useful, timely, and reliable financial information and support to City Staff, Management, Council, Citizens, and external parties. This includes accounts payable, accounts receivable, reporting all financial transactions for the City, and producing the City's Annual Financial Report (ACFR). Additionally, the Finance division provides budget and financial support for the City's Redevelopment Agency (RDA) and the Municipal Building Authority (MBA).




CORE PROGRAMS

1. Budget Development
2. External Audit
3. Debt Management
4. Internal Audit, Internal Controls & Policy Analysis
5. ACFR Preparation
6. Accounts Payable
7. Cash Investment
8. Management General Ledger Maintenance
9. Payroll Processing & Reporting
10. RFP and Bid Management
11. Budget Analysis and Forecasting
12. Utility Work Orders

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Fiscally Responsible Governance	FRG-2 Transparency FOSTERS fiscal responsibility, operational excellence, trust and transparency by ensuring accountability, efficiency and innovation in all operations	Increase the number of utility billing payments taken through the City's online payment portal by 3% each year	53% or 143,239 payments (an increase of 14,011)	3% increase over the prior year or increase the number of online payments by 4,297	3% increase over the prior year or increase the number of online payments by 4,426
		Increase the number of vendors paid via electronic file transfer (EFT) by 3% each year	23.8% or 1,453 EFT payments issued were by EFT	27% of all AP payments paid by EFT or increase the number by 198	30% of all AP payments paid by EFT or increase by 243
Sustainable Growth	SG-2 CREATES and SUPPORTS environmentally sustainable programs including: water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community	Increase the number of active accounts signed up for paperless billing by 3% each year	8,598 or 10% increase	3% increase over prior year or increase by approximately 258 sign ups	3% increase over prior year or increase by approximately 266 signups

Finance at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$3,009,950		Full-Time Employees: 19
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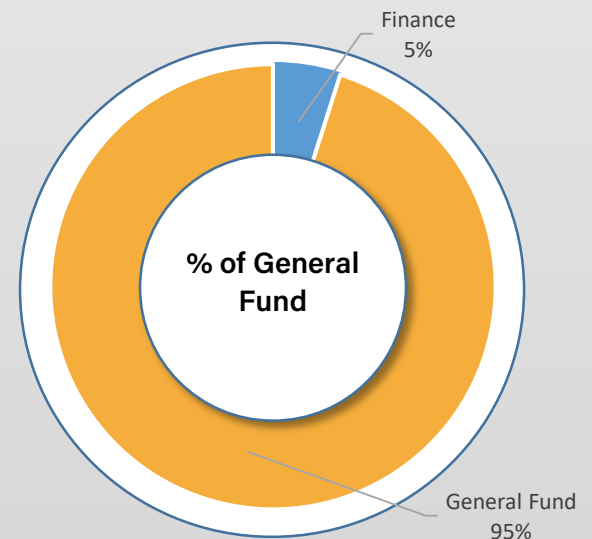
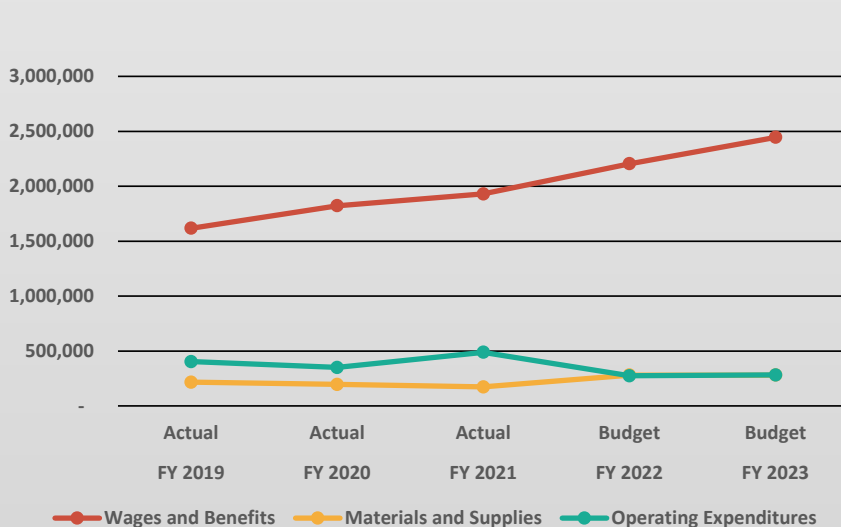
Finance

Office of the City Manager

	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Authorized Positions	Actual	Actual	Actual	Proposed
Chief Financial Officer	1	1	1	1
Associate Director of Finance	1	2	2	2
Assistant Controller	1	0	0	0
City Treasurer	1	1	1	1
Purchasing Coordinator	1	1	1	1
Project Accountant	1	1	0	0
Accounting Technician	1	1	1	1
Accounts Payable Technician	1	1	1	1
Finance Specialist	1	1	0	0
Accountant (I, II)	3	3	4	4
Billing Manager	1	1	1	1
Billing Lead	1	1	1	1
Billing Clerk	3	3	4	4
Utility Metering Lead	1	1	1	1
Utility Metering Technician	0	0	1	1
TOTAL	18	18	19	19

Summary of Expenditures By Category

	FY 20-21	FY 21-22	FY 21-22	FY 22-23
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	1,930,001	2,204,752	1,980,908	2,445,950
Materials and Supplies	174,211	281,175	229,689	281,175
Operating Expenditures	489,238	274,825	404,268	282,825
Total Finance	2,593,450	2,760,752	2,614,865	3,009,950



Department Purpose

The City Commerce & Sustainability division coordinates and promotes the implementation of economic development and growth through long-term strategic planning and resource allocation. It also establishes and maintains cooperative-working relationships with other organizations at all levels and in a variety of locations. Business Licenses are also handled by the City Commerce & Sustainability division.




CORE PROGRAMS

1. Business Licensing
2. Business Expansion (non-Redevelopment Agency)
3. Business Recruitment (non-Redevelopment Agency)
4. Business Retention (non-Redevelopment Agency)

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Economic Development	ED-1 EXPANDS, ATTRACTS and RETAINS a diverse mix of high quality employers to contribute to the community's economic sustainability and offer opportunities for employment	Increase annual new business licenses issued by 1% each year	308	311	314
		Maintain annual active business licenses at 1,298 (minimum)	1,298	1,298	1,298
	ED-2 PROMOTES the community as a safe, attractive and quality place to live, work and play	Increase annual number of employees employed within South Jordan by 3% each year	27,292	28,110	28,953
	ED-4 ESTABLISHES a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders	Maintain annual business license renewals at 1,083	1,083	1,083	1,083
		Maintain annual business licenses closed at 159	129	159	159

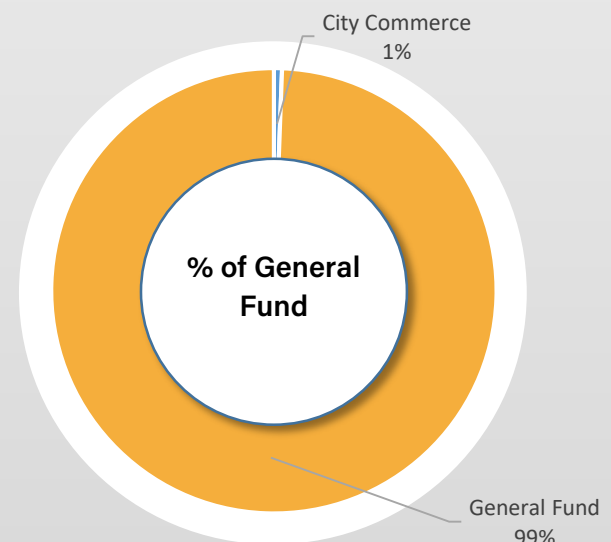
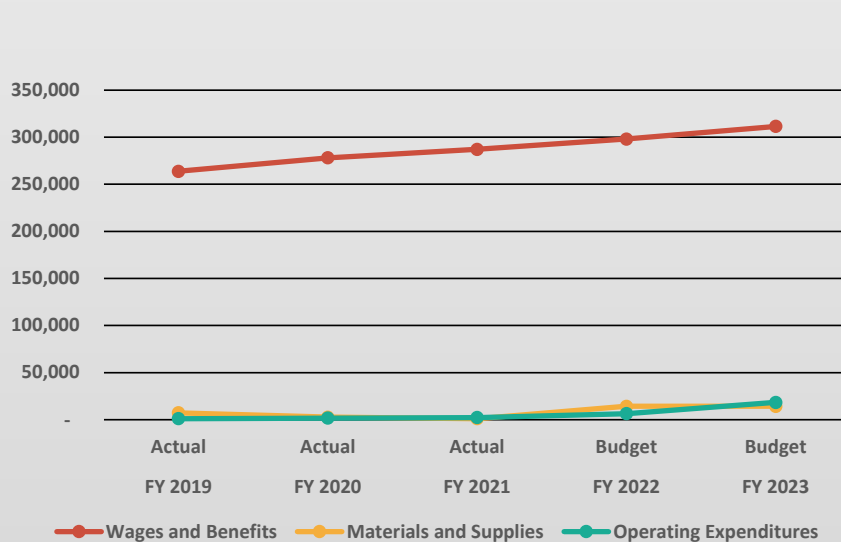
City Commerce at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$344,082		Full-Time Employees: 2
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of City Commerce	1	1	1	1
Executive Assistant	1	1	1	1
TOTAL	2	2	2	2

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	287,035	298,022	288,687	311,482
Materials and Supplies	1,086	14,210	3,229	14,210
Operating Expenditures	2,235	6,390	2,631	18,390
Total City Commerce & Sustainability	290,356	318,622	294,547	344,082



Department Purpose

The City Recorder's Office is responsible for maintaining all City records and files through an electronic filing system. The recorder's office also manages all municipal elections, GRAMA requests, and public meeting agendas, minutes, and recordings.



CORE PROGRAMS

- | | |
|---|---|
| 1. Planning Commission Support | Committee Support |
| 2. Records Management | 5. Government Records Management Act (GRAMA) Requests |
| 3. City Council Support | 6. Municipal Code |
| 4. Redevelopment Agency, Advisory Boards, | 7. Record Retention |
| | 8. Municipal Election |

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Fiscally Responsible Governance	FRG-2 Transparency FOSTERS fiscal responsibility, operational excellence, trust and transparency by ensuring accountability, efficiency and innovation in all operations	Maintain 100% of GRAMA requests responded to by the City Recorder to no later than 10 business days, or 5 business days if a request benefits the public rather than the requesting individual (63G-2-204(3)(a))	100%	100%	100%

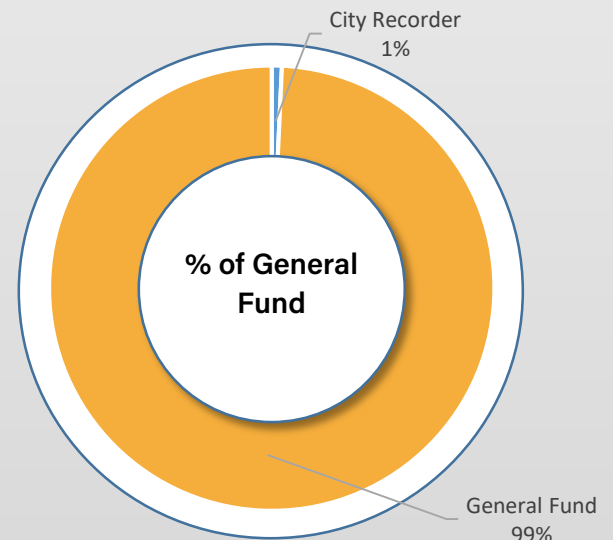
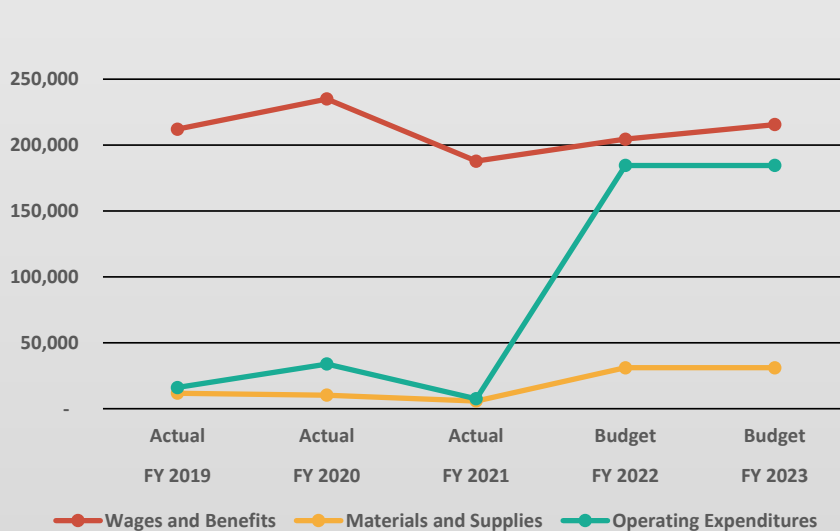
City Recorder at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$431,063		Full-Time Employees: 2
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
City Recorder	1	1	1	1
Deputy City Recorder	1	1	1	1
TOTAL	2	2	2	2

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	187,811	204,439	196,567	215,533
Materials and Supplies	5,822	31,050	8,972	31,050
Operating Expenditures	7,490	184,480	98,517	184,480
Total City Recorder	201,123	419,969	304,056	431,063





Office of the Assistant City Manager

The Office of the Assistant City Manager houses and provides management direction and support for the Administrative Services, Recreation, Development Services, Fire Services, Public Works and Police Services.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Assistant City Manager	\$205,937	0	77
2. Administrative Services	\$5,670,025	26	79
3. Recreation	\$1,988,918	13	92
4. Development Services	\$4,727,273	33	99
5. Planning	\$950,156	8	104
6. Fire Services	\$10,870,221	81	107
7. Police Services	\$12,718,867	81	110
8. Public Works	\$9,280,409	60	113
TOTAL EXPENDITURES	\$46,411,806	289	

Department Purpose

The Office of the Assistant City Manager is responsible for management direction and support for all City operations departments, as well as special projects related to City Code, City-wide policies, and other issues.




CORE PROGRAMS

1. Provide Leadership to City Operations
2. Budget/Finance Accountability
3. Operational Excellence
4. Policy Development

Performance Measures

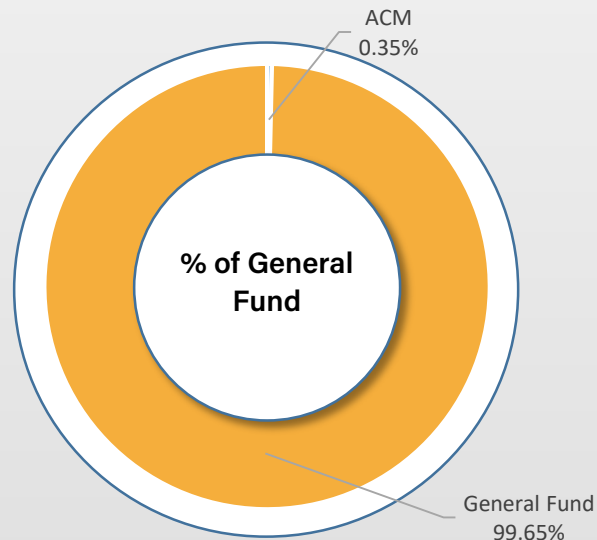
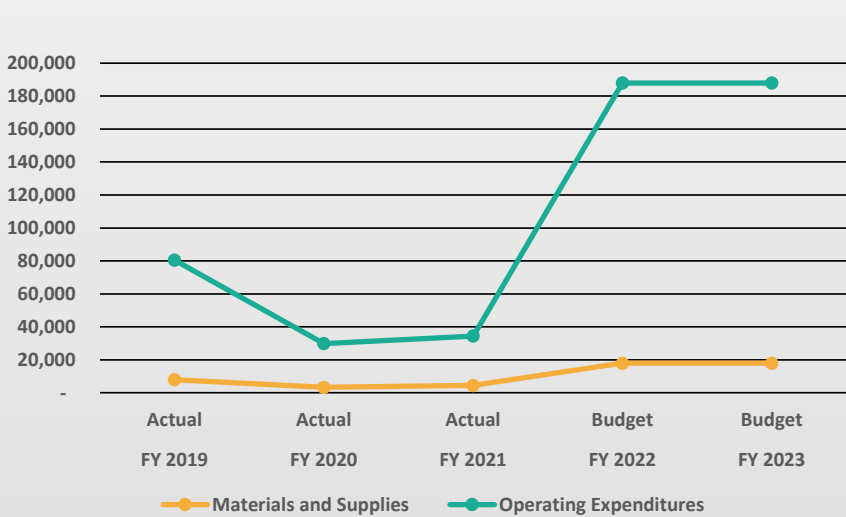
Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Safe Community	SC-5 ENGAGES the entire community to share in the responsibility for its safety, health and well-being	Maintain a 85% or higher rating on providing a safe community <i>(source: Annual Community Survey)</i>	80%	88%	88%
Economic Development	ED-3 ENHANCES a dynamic, sustainable and diversified tax base, balancing taxes, fees and charges	Maintain a 75% or higher rating on promoting commercial and residential growth to improve the City's economy <i>(source: Annual Community Survey)</i>	69%	75%	75%
Sustainable Growth	SG-2 CREATES and SUPPORTS environmentally sustainable programs including: water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community	Maintain a 75% or higher rating on planning for the long-term needs of a growing community <i>(source: Annual Community Survey)</i>	70%	58%	70%

ACM at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$205,937		Full-Time Employees: 0
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Summary of Expenditures By Category

	FY 20-21	FY 21-22	FY 21-22	FY 22-23
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	0	0	0	0
Materials and Supplies	4,447	17,963	5,468	17,963
Operating Expenditures	34,377	187,974	34,832	187,974
Total Assistant City Manager	38,824	205,937	40,300	205,937



General Fund - Administrative Services



Administrative Services

The Administrative Services department provides leadership and administrative support for Risk Management, Communications/Media/Marketing, Information Services, Court, and Facilities.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Administrative Services	\$280,873	1	80
2. Risk Management	\$693,491	1	82
3. Communications/Media/Marketing	\$440,140	3	84
4. Information Services	\$2,073,915	10	86
5. Court	\$692,657	5	88
8. Facilities	\$1,488,949	9	90
TOTAL EXPENDITURES	\$5,670,025	29	

Department Purpose

Administrative Services provides leadership and administrative support for Emergency & Risk Management, Communications/Media/Marketing, Information Services, Court, Information Center, Recreation & Event Programs, Facilities, Parks, Gale Center, Seniors and Mulligans.




CORE PROGRAMS

1. Department Strategic Planning
2. Division Operations Support

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Engaged Community	EC-3 PROVIDES opportunities to engage and serve, informing and involving the community through a variety of methods	Maintain a 85% or higher rating on providing opportunities to participate in city events, programs, and activities <i>(source: Community Survey)</i>	80%	88%	85%
Desirable Amenities & Open Space	DAOS-2 MAINTAINS and operates a quality parks, trails and recreation system	Maintain a 80% or higher rating on creating accessible parks, trails, recreation, and open spaces <i>(source: Community Survey)</i>	76%	86%	80%

Admin Services at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$280,873		Full-Time Employees: 1
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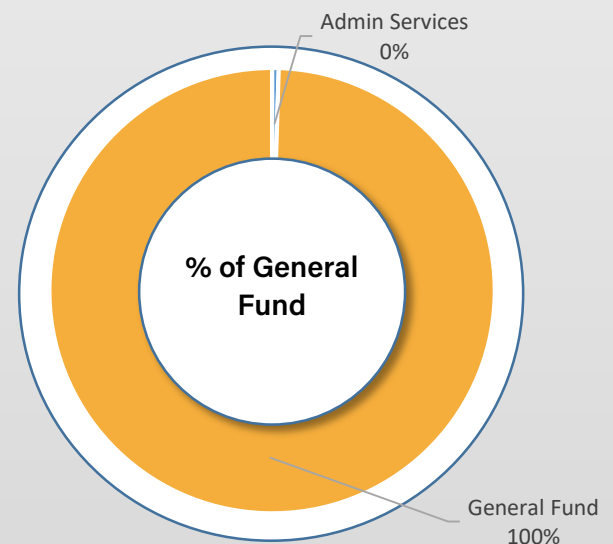
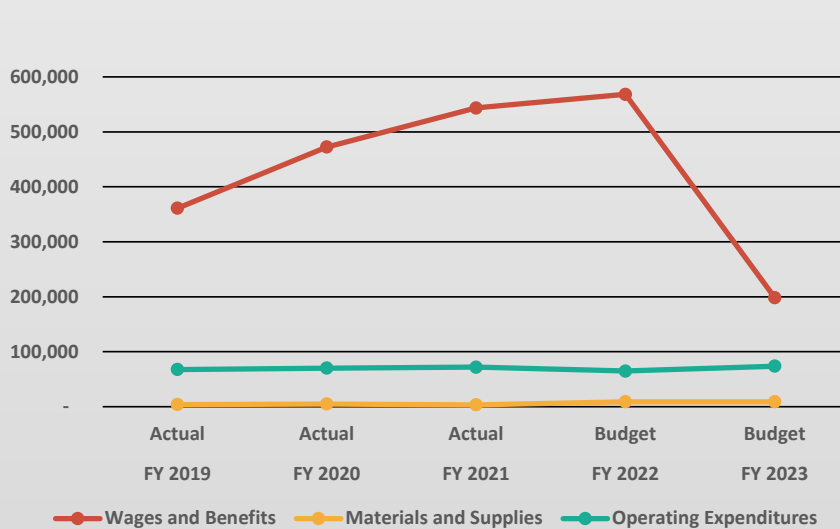
Administrative Services Admin

Administrative Services

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of Administrative Services	1	1	1	1
Associate Director of Parks	1	1	0	0
Associate Director of Recreation	1	1	0	0
Parks & Recreation Admin Assistant	1	1	0	0
TOTAL	4	4	1	1

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	543,572	568,484	416,191	198,483
Materials and Supplies	3,120	8,800	5,957	8,800
Operating Expenditures	71,851	64,775	84,924	73,590
Total Administrative Services	618,543	642,059	507,072	280,873



Department Purpose

Risk Management exists to encourage, develop and maintain a safe workplace and community. The division is responsible to create an environment that promotes and fosters safe practices by employees that eliminates and/or reduces the potential for accidents to person or property.




CORE PROGRAMS

1. Incident Investigation & Review
2. Property Insurance and Administration
3. Safety Program Management
4. Liability Insurance and
5. Administration Workers Compensation Administration
6. Surety Bonding
7. Third Party Claim Management

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Fiscally Responsible Governance	FRG-3 Resource Alignment PROTECTS, manages, optimizes and invests in its human, financial, physical and technology resources to ensure alignment with planning and budget	Achieve or maintain a Workers Compensation rating below 1.0	1.0	1.0	1.0
		Obtain a liability insurance inspection (URMA) result of 99% or greater	99%	99%	99%

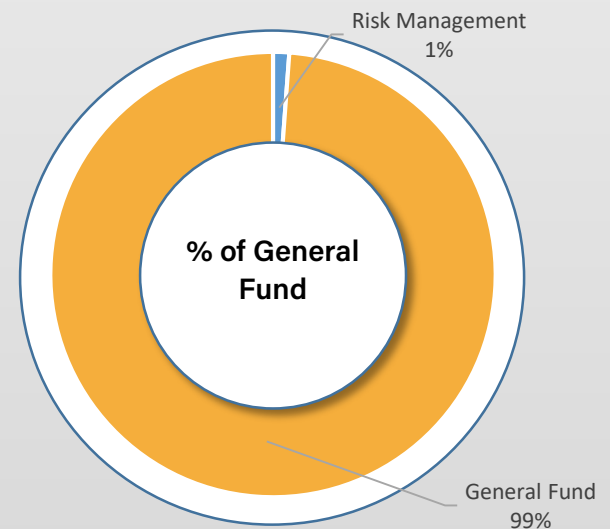
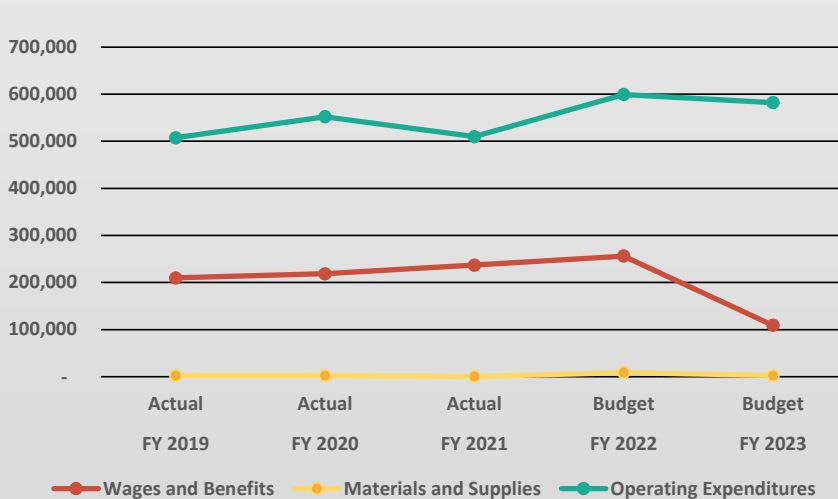
Risk Management at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$693,491		Full-Time Employees: 1
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	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Authorized Positions	Actual	Actual	Actual	Proposed
Risk Management Analyst	1	1	1	1
Emergency/Safety Manager	1	1	0	0
TOTAL	2	2	1	1

Summary of Expenditures By Category

	FY 20-21	FY 21-22	FY 21-22	FY 22-23
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	236,824	256,099	242,757	109,005
Materials and Supplies	472	8,600	965	2,400
Operating Expenditures	509,659	599,346	616,760	582,086
Total Risk Management	746,955	864,045	860,482	693,491



Department Purpose

The Communications/Media/Marketing exists to assist elected officials and city staff in developing and implementing messages to the public. The Communications Coordinator serves as the City spokesperson and works with the media in coordinating and delivering interviews and issuing press releases. In addition, Communications/Media/Marketing manages and maintains the City's social media sites.




CORE PROGRAMS

1. Community Outreach
2. Special Events
3. Social Media
4. Public Information Officer
5. Branding
6. Broadcasting
7. Leisure Guide
8. Recreation
9. Program Content Marketing
9. Community Outreach (Focus Newsletter)

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Engaged Community	EC-2 ENSURES open, two-way communication, by listening to and soliciting feedback from community members	Increase annual number of residents registered for Reverse 911 by 9% each year	7,198	7,692	8,230
		Increase annual number of City Facebook Page followers by 9% each year	4,560	4,788	5,027

Communications at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$440,140		Full-Time Employees: 3
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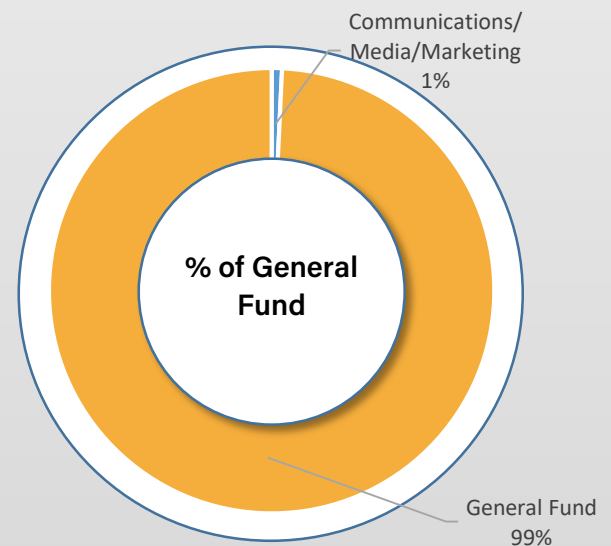
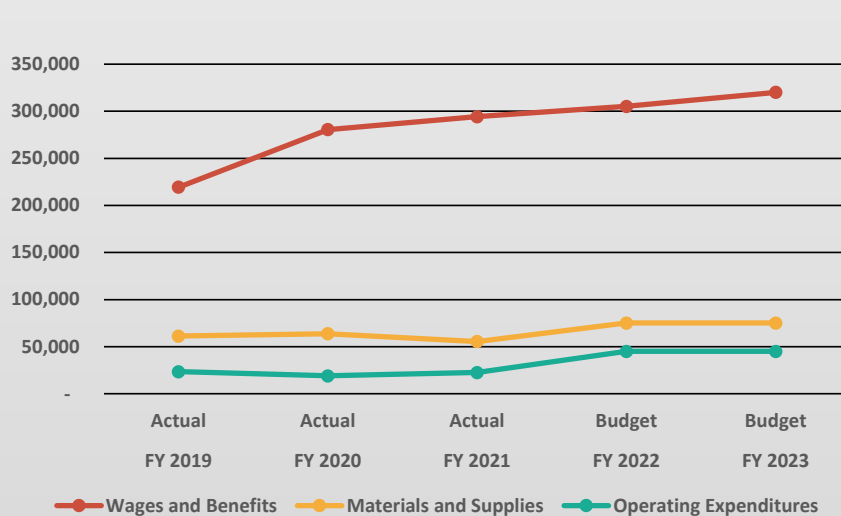
Communications/Media/Marketing

Administrative Services

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Communications Manager	1	1	1	1
Communications Specialist	1	1	1	1
Marketing Specialist	1	1	1	1
TOTAL	3	3	3	3

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	294,289	305,103	296,468	320,034
Materials and Supplies	55,418	75,106	68,501	75,106
Operating Expenditures	22,551	45,000	25,889	45,000
Total Communications/Media	372,258	425,209	390,858	440,140



Department Purpose

Information Services provides all the electronic voice and data communication connectivity for the staff of South Jordan. This service includes all internal communication along with interface to the residents of the City. This division provides and maintains all software programs and data storage including all relative hardware.

CORE PROGRAMS

1. Geographical Information Services (GIS)

2. Software Purchase & Disposition

3. Software Maintenance

4. Data Management -

5. Backup Audio & Video System Operations & Maintenance




6. User Interface/ Maintenance & Disposition

7. Data Management

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Fiscally Responsible Governance	FRG-3 Resource Alignment PROTECTS, manages, optimizes and invests in its human, financial, physical and technology resources to ensure alignment with planning and budget	Maintain a 85% or higher rating on employee IT requests fixed within 2 days	n/a	85%	85%

Information Services at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$2,073,915		Full-Time Employees: 10
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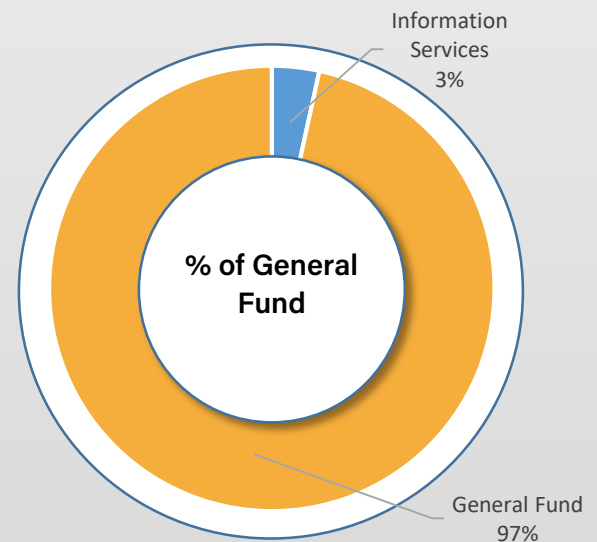
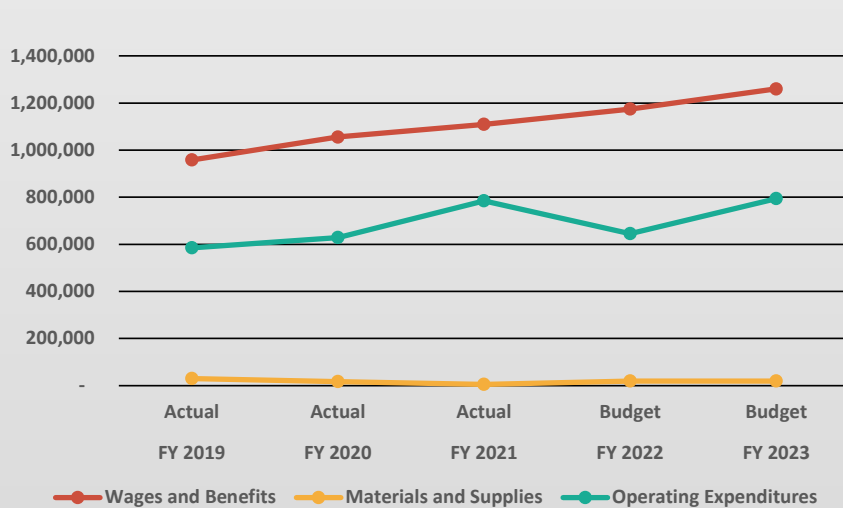
Information Services

Administrative Services

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of Information Technology	1	1	1	1
Lan/Web Developer	1	1	1	1
Senior IS Technician	1	1	1	1
IS Technician	2	2	2	2
GIS Coordinator	1	1	1	1
GIS Specialist	2	1	1	1
Systems Administrator	2	2	2	2
Database Specialist	0	1	1	1
TOTAL	10	10	10	10

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	1,109,415	1,174,408	1,144,390	1,260,197
Materials and Supplies	5,061	19,540	20,442	19,540
Operating Expenditures	784,990	645,178	818,076	794,178
Total Information Services	1,899,466	1,839,126	1,982,908	2,073,915



Department Purpose

The Justice Court Judge exercises authority over matters within the court's jurisdiction and conducts proceedings, hearings and trials. The Justice Court staff supports the administration of justice by handling all public inquiries, maintaining files and permanent records and providing court security and transportation of prisoners.




CORE PROGRAMS

1. Manage Court Funds
2. Court Security
3. Prisoner Management
4. Judicial Actions
5. Court Process Service
6. Records Management

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Balanced Regulatory Environment	BRE-4 ENFORCES ordinances and policies with adequate staffing to maintain a clean, orderly and sustainable community	Maintain a 95% or higher rating on time to disposition small claims (Utah Judicial Council standard is 9 months)	69%	95%	95%
		Maintain a 95% or higher rating on time to disposition for traffic (Utah Judicial Council standard is 3 months)	73%	95%	95%
		Maintain a 95% or higher rating on time to disposition for criminal (Utah Judicial Council standard is 6 months)	88%	95%	95%

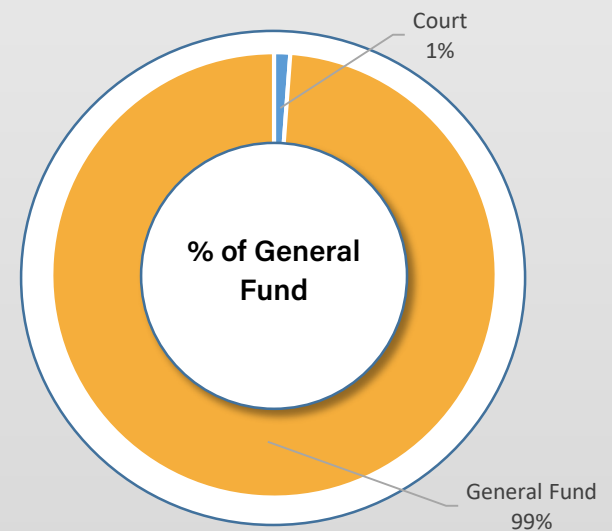
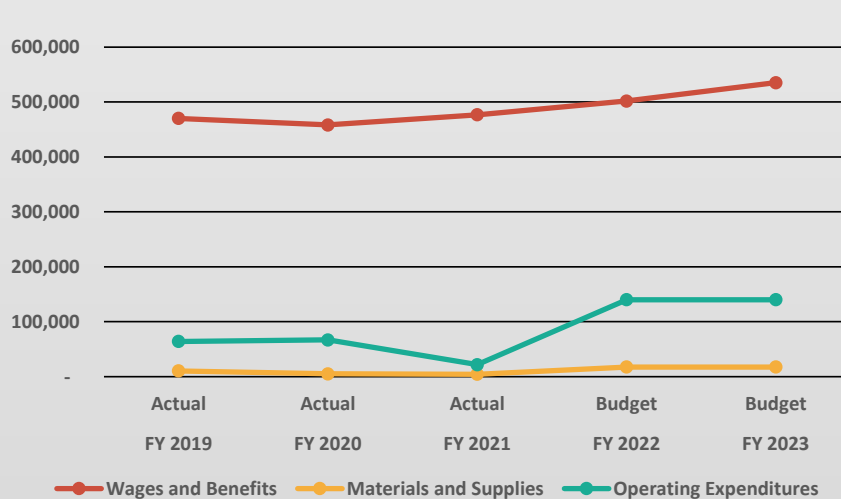
Court at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2022-23 Budget: \$692,657		Full-Time Employees: 5
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Judge	1	1	1	1
Justice Court Administrator	1	1	1	1
Justice Court Clerk	3	3	3	3
TOTAL	5	5	5	5

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	476,674	501,797	473,644	535,087
Materials and Supplies	4,435	17,559	4,216	17,559
Operating Expenditures	21,840	140,011	40,198	140,011
Total Court	502,949	659,367	518,058	692,657



Department Purpose

The Facilities division provides preventative and routine maintenance as well as custodial services to all city owned facilities. They also evaluate utility related equipment to effectively conserve power or natural gas costs.



CORE PROGRAMS

1. Oquirrh Shadows Park Splash Pad Maintenance
2. Preventive Facility Maintenance
3. Work Orders
4. Facility Maintenance Data Management
5. Building
6. Assessments, Maintenance, Inspections and Repairs
7. Electrical, Mechanical and HVAC Systems Repair and Maintenance
7. Custodial Services

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Reliable Public Infrastructure	RPI-3 MAINTAINS and Operates quality public infrastructure	Maintain 80% or higher percentage of service requests completed within 3 days	80%	73%	80%

Facilities at a Glance:

	Location: Facilities Office 4034 South Jordan Pkwy		FY 2022-23 Budget: \$1,488,949		Full-Time Employees: 9
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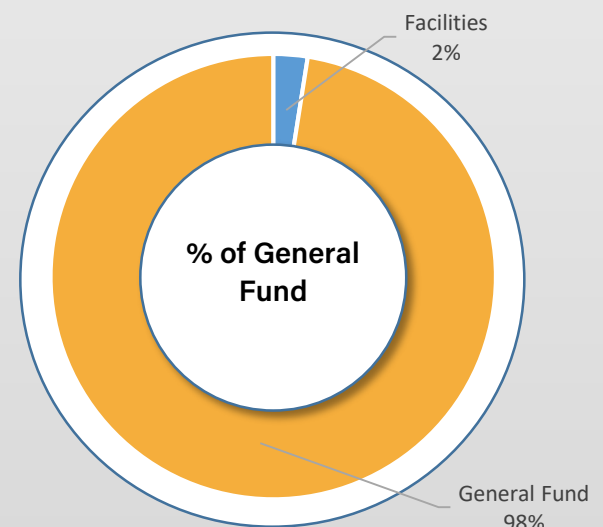
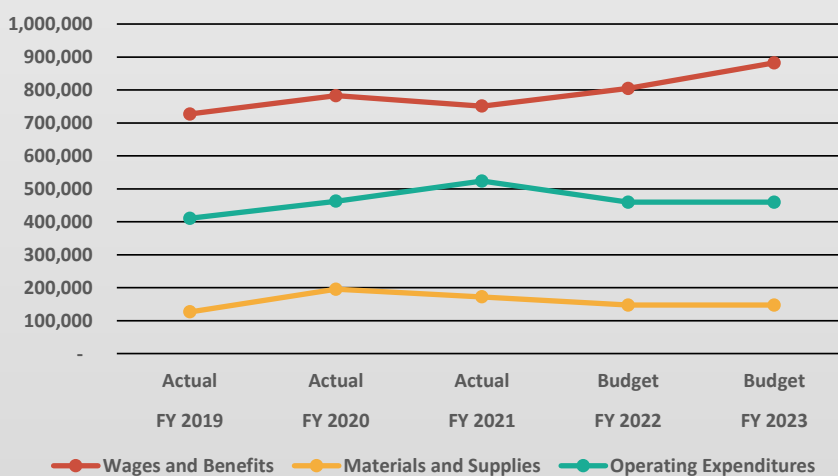
Facilities

Administrative Services

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Facilities Manager	1	1	1	1
Preventative Maintenance Worker	1	0	0	0
Facilities Lead Worker	0	1	1	1
Facilities Worker	3	2	2	2
Facilities Administrative Assistant/Lead	1	1	1	1
Lead Custodian	1	1	0	0
Custodian	2	2	3	3
HVAC/Facilities Maintenance Worker	1	1	1	1
TOTAL	10	9	9	9

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	750,837	804,814	776,587	882,358
Materials and Supplies	172,408	147,226	159,613	147,226
Operating Expenditures	523,819	459,365	495,676	459,365
Total Facilities	1,447,064	1,411,405	1,431,876	1,488,949





Recreation

The Recreation department provides leadership and administrative support for Recreation & Event Programs, Seniors, Gale Center and Mulligans.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Recreation & Event Programs	\$1,537,914	8	93
2. Seniors	\$408,322	5	95
3. Gale Center	\$42,682	0	97
TOTAL EXPENDITURES	\$1,988,918	13	

Recreation/Event Programs

Recreation

Department Purpose

The Recreation & Event Programs division provides a variety of youth and adult recreation, community events and education programs. Some programs include: Summer Fest, Historical Preservation, Youth Council, and the Arts Council.




CORE PROGRAMS

1. Grants Giving & Management
2. Public Art Displays, Contest & Events
3. Arts at the Gale
4. Literary Contest
5. SoJo Summer Fest
6. Volunteer Coordination
7. Historical Committee
8. Youth Council
9. Holiday Events
10. Summer Events & Promotions
11. Farmers Market
12. South Jordan City Parade Float

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Desirable Amenities & Open Space	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Maintain 80% or higher rating for Recreation Programs <i>(source: Annual Community Survey)</i>	79%	78%	80%
		Increase annual number of registered participants in City Arts programs by 1% each year	94	219	221
Engaged Community	EC-4 FOSTERS a feeling of community pride, acceptance of others and a shared responsibility	Maintain 82% or higher rating for Community Events <i>(source: Annual Community Survey)</i>	80%	82%	82%

Rec/Event Programs at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$1,537,914		Full-Time Employees: 8
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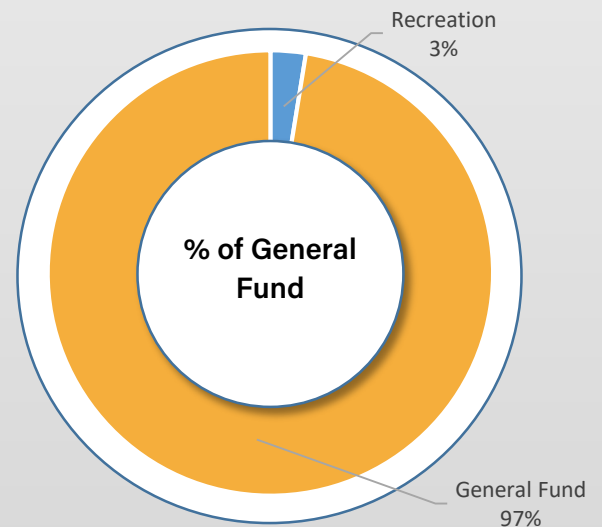
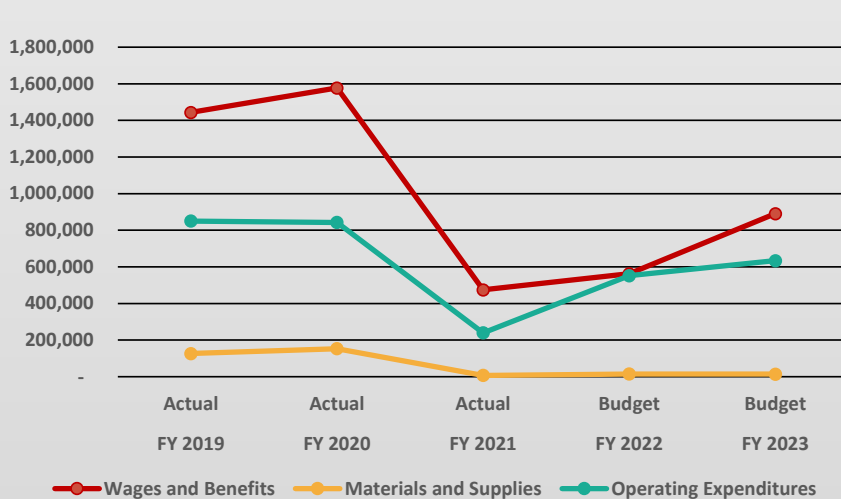
Recreation/Event Programs

Recreation

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of Recreation	0	0	1	1
Recreation Admin Assistant	0	0	1	1
Program Coordinator	3	3	2	2
Special Events Coordinator	1	1	1	1
Museum Curator	1	1	1	1
Arts Program Coordinator	0	0	1	1
Recreation Program Supervisor	1	1	1	1
TOTAL	6	6	8	8

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	474,117	562,820	469,001	890,286
Materials and Supplies	7,088	12,115	9,493	16,975
Operating Expenditures	239,822	555,013	462,104	630,653
Total Recreation/Event Programs	721,027	1,129,948	940,598	1,537,914



Department Purpose

The Senior division provides programs for Seniors at the Community Center. The Community Center also hosts other community programs and meeting space for both public and private events. The Community Center is "home base" for the South Jordan Youth Council.




CORE PROGRAMS

1. Daily Operations & Customer Service
2. Community Senior Recreation Programs
3. Food Management - Senior Meals
4. Senior Transportation
5. Beauty Salon

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Desirable Amenities & Open Space	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Maintain 75% or higher rating for Senior Programs <i>(source: Annual Community Survey)</i>	74%	71%	75%
		Increase total participants in senior classes and activities to 8,500	7,174	8,500	8,500

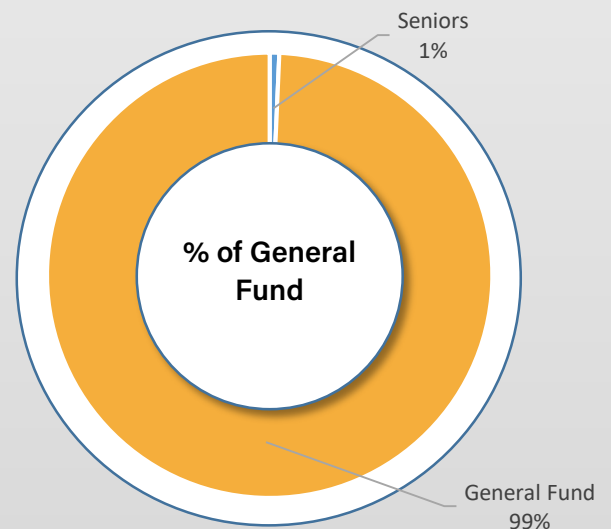
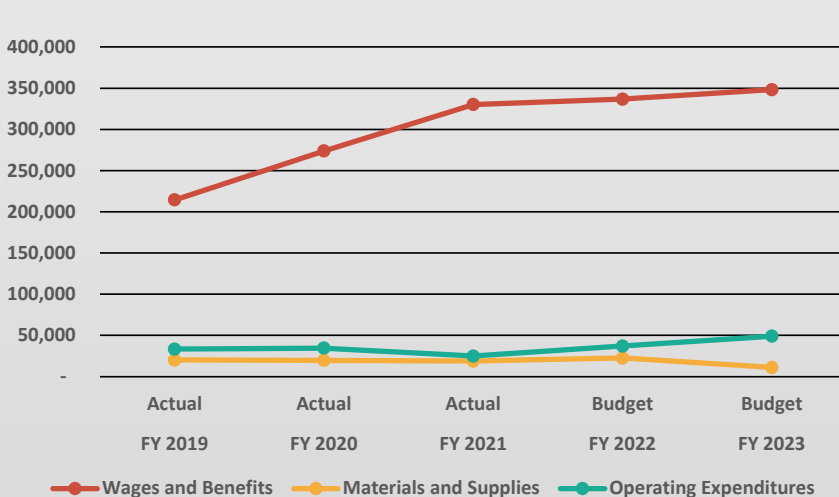
Seniors at a Glance:

	Location: Community Center 10778 S. Redwood Rd.		FY 2022-23 Budget: \$408,322		Full-Time Employees: 5
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Community Center Supervisor	1	1	1	1
Senior Program Assistant	1	1	1	1
Kitchen Assistant	0	0	1	1
Driver	1	1	0	0
Customer Service Assistant	2	2	2	2
TOTAL	5	5	5	5

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	330,278	336,844	322,264	348,262
Materials and Supplies	18,929	11,050	16,518	23,050
Operating Expenditures	24,891	48,510	30,699	37,010
Total Seniors	374,098	396,404	369,481	408,322



Department Purpose

The Gale Center division provides preservation and education of South Jordan City and local history. Programs include educational lectures and art series, as well as hands-on exhibits and display space for historical museum items, artwork, and educational exhibits.




CORE PROGRAMS

1. Auditorium Maintenance and Rental
2. Exhibit Maintenance, Preservation and Development
3. Volunteer Management and Coordination
4. Terrific Tuesday's Education Program
5. Gale Center Activities

Performance Measures

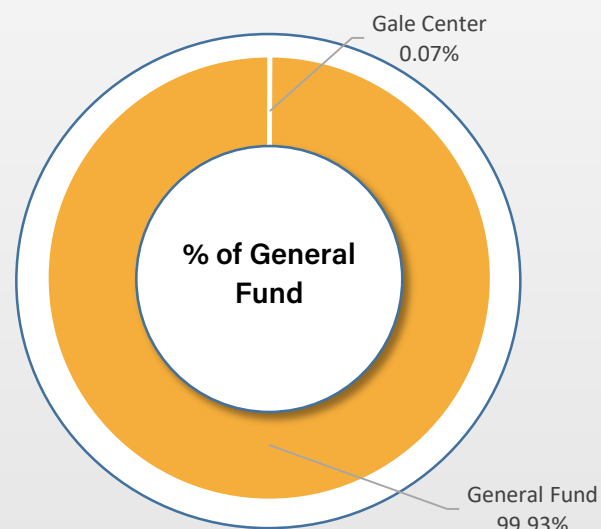
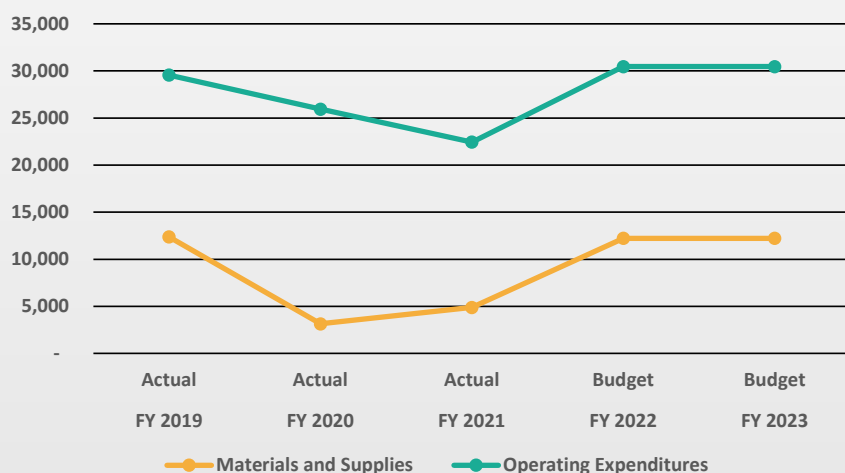
Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Desirable Amenities & Open Space	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Increase annual number of total visits to 4,000	711	4,500	4,500

Gale Center at a Glance:

	Location: Gale Center 10300 S. Beckstead Ln.		FY 2022-23 Budget: \$42,682		Full-Time Employees: 0
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Summary of Expenditures By Category

	FY 20-21	FY 21-22	FY 21-22	FY 22-23
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	0	0	0	0
Materials and Supplies	4,886	12,220	6,824	12,220
Operating Expenditures	22,443	30,462	26,443	30,462
Total Gale Center	27,329	42,682	33,267	42,682



Gale Center of History & Culture

General Fund - Engineering Services



Engineering Services

The Engineering Services Department houses and provides administrative support for Building & Safety, Code Enforcement and Engineering.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Building	\$1,879,428	15	100
2. Engineering	\$2,847,845	18	102
TOTAL EXPENDITURES	\$4,727,273	33	

Department Purpose

The Building and Safety division promotes the general health, safety and welfare of South Jordan citizens by effectively administering and enforcing building regulations mandated by City and State governments. We provide professional and accurate understanding of adopted codes and ordinances throughout the residential and commercial building process. Using a proactive approach to educate and request compliance of the Municipal Code in a friendly, fair and impartial manner. Code Compliance inspectors assist in maintaining the aesthetic appeal and property values of the City.




CORE PROGRAMS

1. Commercial & Residential Inspections
2. Commercial & Residential Plan Review
3. Property Maintenance
4. Building Permits
5. Signs and Banners
6. Compliance Business License/Home Occupation
7. Compliance Fire Plan Review
8. Fire Inspection

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Safe Community	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain 95% or higher rating for building inspections completed within 3 days of receiving request	95%	95%	95%
		Maintain 95% or higher rating for building plan reviews completed within 14 days	95%	95%	95%
	SC-3 ENFORCES the law respectfully and without prejudice	Maintain 90% or higher rating for response time to code complaints within 3 days	90%	90%	95%

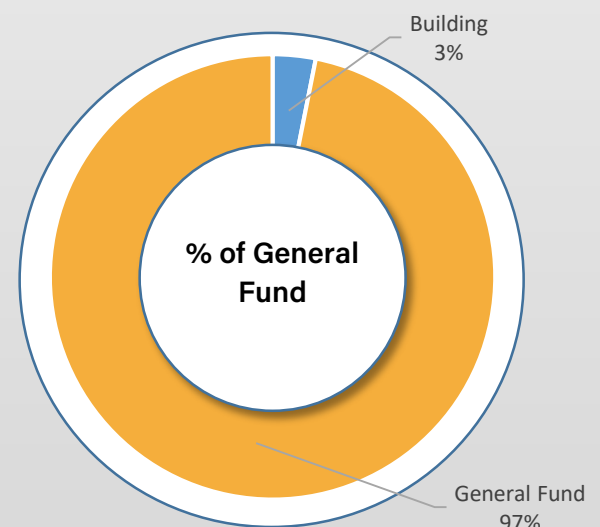
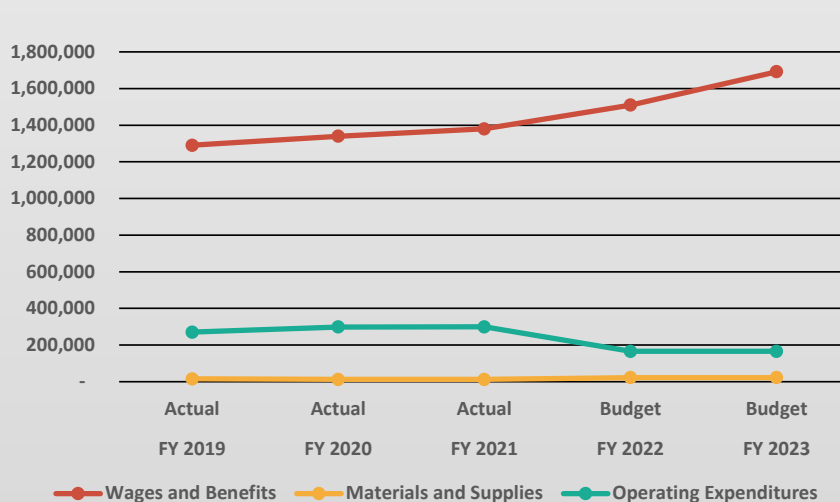
Building at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$1,879,428		Full-Time Employees: 15
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Chief Building Official	1	1	1	1
Fire Marshal	1	1	1	1
Senior Plans Examiner	0	1	1	1
Plans Examiner	2	1	1	1
Assistant Building Official	1	1	1	1
Building Inspector I/II/III	6	6	6	6
Permit Specialist	1	1	1	1
Development Services Assistant II	1	1	2	2
Code Compliance Inspector	2	2	1	1
TOTAL	15	15	15	15

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	1,380,121	1,510,057	1,497,977	1,692,138
Materials and Supplies	12,259	21,930	14,376	21,930
Operating Expenditures	298,913	165,360	148,003	165,360
Total Building	1,691,293	1,697,347	1,660,356	1,879,428



Department Purpose

The Engineering division develops master plans for the storm drain, transportation and culinary water systems within the City. Master plans take into account existing and future needs of the City. The Engineering division ensures that projects are constructed in accordance with City codes, plans and other appropriate industry specifications. The division manages the Capital Improvement Program (CIP) and oversees the designs, bids, and construction of CIP projects. In addition, the division addresses traffic concerns and issues within the City.




CORE PROGRAMS

1. Commercial & Residential Inspections
2. Commercial & Residential Plan Review
3. Property Maintenance
4. Building Permits
5. Signs and Banners
6. Compliance Business License/Home Occupation Compliance
7. Fire Plan Review
8. Fire Inspection

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Reliable Public Infrastructure	RPI-3 MAINTAINS and Operates quality public infrastructure	Maintain 95% or higher rating for first site plan reviews completed within 3 weeks, and subsequent reviews in 1 week	95%	95%	95%
		Maintain a pavement condition index of greater than 85	85	85	85
Safe Community	SC-2 RESPONDS to emergencies and calls for service and listens to concerns	Analyze and respond to traffic complaints within 4 weeks (annualized average)	4.3	4	4

Engineering at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$2,847,845		Full-Time Employees: 19
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Engineering

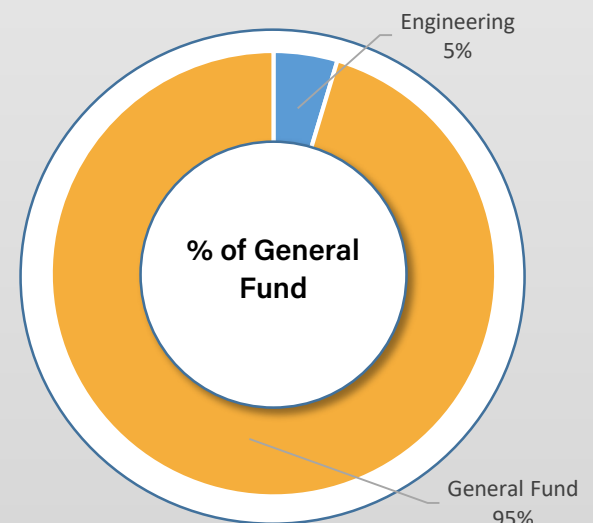
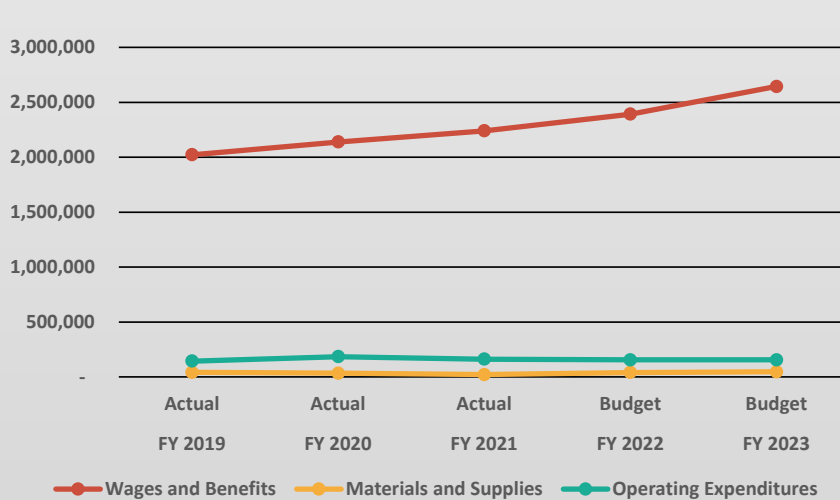
Development Services

	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Authorized Positions				
Director of Engineering/City Engineer	1	1	1	1
Deputy City Engineer/Transportation Engineer	1	1	1	1
Supervising Senior Engineer	2	2	2	2
Senior Engineer	2	2	2	2
Construction Manager	1	1	2	2
Engineering Inspector Supervisor	1	1	0	0
Engineering Inspector	5	5	5	5
Associate Engineer	2	2	2	2
Engineering Designer	1	1	1	1
Operations Support Supervisor	1	1	1	1
Survey Technician	0	0	0	1
Engineering Permit Technician	1	1	1	1
TOTAL	18	18	18	19

(1) A Survey Technician position was upgraded from part time to full time.

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	2,240,705	2,391,697	2,343,584	2,643,995
Materials and Supplies	21,577	41,500	23,970	47,300
Operating Expenditures	162,866	156,550	151,190	156,550
Total Engineering	2,425,148	2,589,747	2,518,744	2,847,845





Planning

The Planning Department guides the planned physical development of the City in a manner that preserves the quality of life for South Jordan residents.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Planning	\$950,156	8	105
TOTAL EXPENDITURES	\$950,156	8	

Planning

Department Purpose

The Planning Department guides the planned physical development of the City in a manner that preserves the quality of life for South Jordan residents, by ensuring that all new planning programs and development projects comply with the City's adopted General Plan. Advice and technical support is provided to the City Council and Planning Commission regarding the compliance of all development proposals with the City's Land Use and Development Codes. The department also provides information to assist residents in understanding the General Plan, Land Use Codes and Development Codes.




CORE PROGRAMS

1. Zoning Administration
2. Long Range Planning
3. Development Application Review & Processing
4. Plan Review and Inspection
5. Planning
6. Administration Planning Commission & Architectural Review Committee
7. Variance Application and Appeals Processing

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Sustainable Growth	SG-1 IMPLEMENTS effective policies and program to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools to ensure diverse and affordable housing types	Maintain 65% or higher rating for Planning & Zoning <i>(source: Annual Community Survey)</i>	61%	59%	65%
Balanced Regulatory Environment	BRE-1 DEVELOPS effective, well-balanced and consistently applied ordinances and policies	Maintain major text amendments presented to the City Council to 3 annually <i>(a major text amendment is one that cleans up or changes an entire chapter in Titles 16 or 17)</i>	3	2	3
Economic Development	ED-4 ESTABLISHES a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders	Maintain annual number of planning reviews on land use applications to less than 3 annually	2.9	2.9	3.0

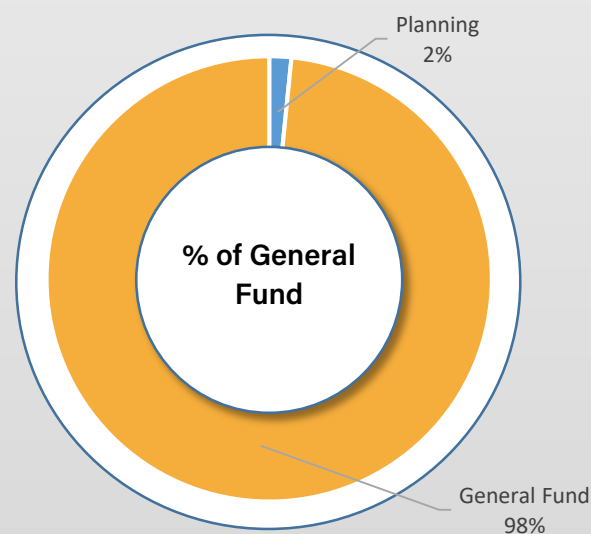
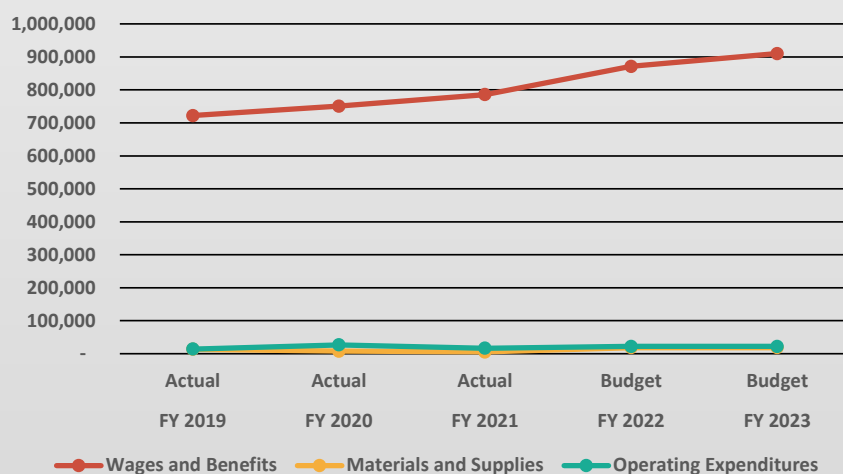
Planning at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$950,156		Full-Time Employees: 8
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of Planning	1	1	1	1
City Planner	1	1	1	1
Planner I/II/III	3	3	3	3
Development Services Assistant	1	1	1	1
Planning Permit Technician	1	1	1	1
Long Range Planning Analyst	0	0	1	1
TOTAL	7	7	8	8

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	785,648	871,272	752,557	910,274
Materials and Supplies	4,963	18,218	4,607	18,218
Operating Expenditures	16,188	21,664	20,790	21,664
Total Planning	806,799	911,154	777,954	950,156



General Fund - Fire Department



Fire Department

The Fire Department provides innovative, high-quality, and efficient service with unwavering professionalism and reliability.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Fire	\$10,870,221	86	108
TOTAL EXPENDITURES	\$10,870,221	86	

Department Purpose

As leaders in fire, rescue, and pre-hospital emergency medicine the South Jordan Fire Department provides innovative, high-quality, and efficient service with unwavering professionalism and reliability. Operating out of four stations, calls range from structure fires and emergency medical calls to specialized hazardous materials and technical rescue calls, as well as, inter-facility transfers between the South Jordan Health Center and the main University of Utah campus in Salt Lake City.




CORE PROGRAMS

- | | |
|---------------------------------|--|
| 1. Public Access AED | Ground Ambulance Service |
| 2. Fire Prevention Education | 7. Hazardous Materials Service |
| 3. Annual Business Inspections | 8. Technical Rescue |
| 4. Community Education | 9. Standby Service |
| 5. Fire - EMS Emergency Service | 10. Interfacility Ground Ambulance Service |
| 6. Emergency | |

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Safe Community	SC-1 PROTECTS the public while fostering personal safety and security while providing education throughout the community	Maintain 87% or higher rating for fire services <i>(source: Annual Community Survey)</i>	87%	87%	87%
	SC-2 RESPONDS to emergencies and calls for service and listens to concerns	Maintain annual median 911 Response time to less than 6.5 minutes	7.00	6.57	6.50
	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain ISO fire insurance rating to a 2	2	2	2

Fire at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2022-23 Budget: \$10,870,221		Full-Time Employees: 86
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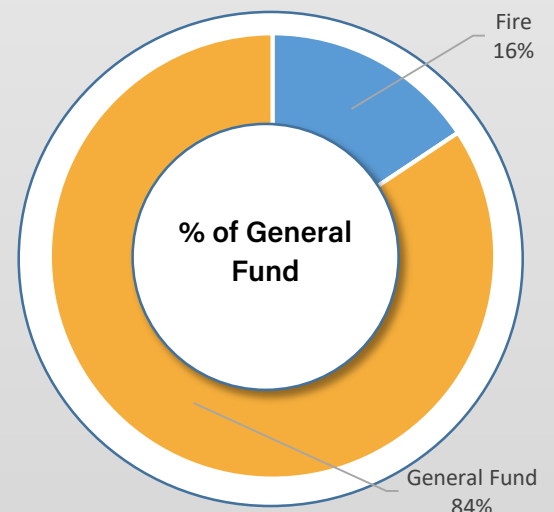
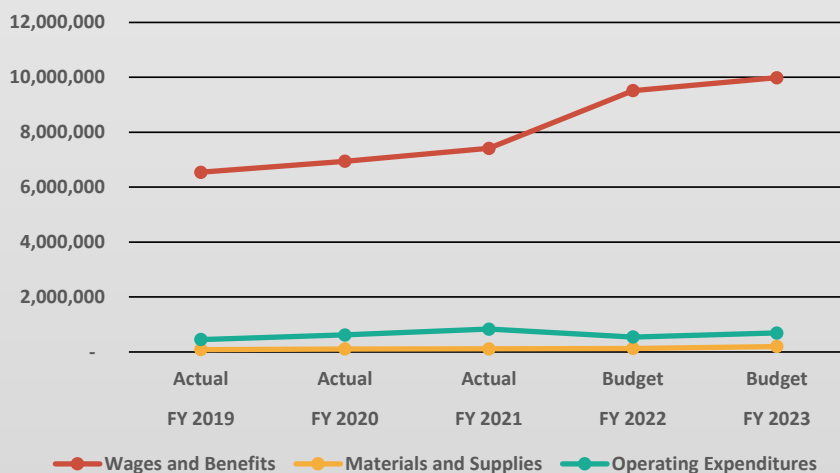
Fire Department

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Fire Chief	1	1	1	1
Deputy Fire Chief	1	1	1	1
Battalion Chief	3	4	4	4
Fire Captain	9	9	13	13
Logistics Coordinator	1	1	1	1
Firefighter Paramedic	19	28	30	30
Firefighter Engineer	9	9	12	12
Firefighter Advanced EMT	19	18	16	21
Fire Assistant	1	1	1	1
Fire Inspector	1	1	1	1
Emergency/Safety Manager	0	0	1	1
TOTAL	64	73	81	86

(1) Five new FF AEMT positions were added to complete staffing level needed for Station 64.

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	7,412,208	9,512,411	8,243,786	9,985,153
Materials and Supplies	111,848	125,770	103,229	197,370
Operating Expenditures	834,083	545,220	672,089	687,698
Total Fire Department	8,358,139	10,183,401	9,019,104	10,870,221





Police Department

The Police Department is fully dedicated to providing professional police services through engaged community partnerships consistent with the values of South Jordan City.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Police	\$12,718,867	85	111
TOTAL EXPENDITURES	\$12,718,867	85	

Police Department

Department Purpose

The Police Department is fully dedicated to providing an environment of safety, security, confidence, and well-being for all citizens who reside, conduct business, recreate or travel through or within the community. Police services are rendered with an emphasis on best practices and ongoing officer training in areas such as preservation of human life, crime prevention, criminal investigation and prosecution, traffic management, data collection and maintenance, public education, fiscal prudence, and creative problem solving. The Police Department also houses and provides administrative support for the Animal Control division.




CORE PROGRAMS

1. Police Administration
2. Criminal Investigation
3. Records Management
4. Crossing Guards
5. Training
6. Tactical Unit
7. Community Services
8. City Special Events
9. Patrol Operations
10. Traffic Enforcement
11. Traffic Investigations
12. K-9 Unit
13. Animal Code Enforcement
14. Animal Adoption

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Safe Community	SC-1 PROTECTS the public while fostering personal safety and security while providing education throughout the community	Maintain 82% or higher rating for police services <i>(source: Annual Community Survey)</i>	81%	80%	82%
		Maintain 75% or higher rating for Animal Control Services <i>(source: Annual Community Survey)</i>	75%	75%	75%
		Increase annual number of animals sheltered by 4% each year	821	869	903
	SC-2 RESPONDS to emergencies and calls for service and listens to concerns	Maintain annual average response time for Priority 1 calls to 8:50 minutes	8:50	8:52	8:50
	SC-3 ENFORCES the law respectfully and without prejudice	Maintain UCR Part I property crimes reported per 1,000 population at 16	17.21	15.31	16
		Maintain UCR Part I violent crimes reported per 1,000 population at 1	1.02	0.86	1

Police at a Glance:

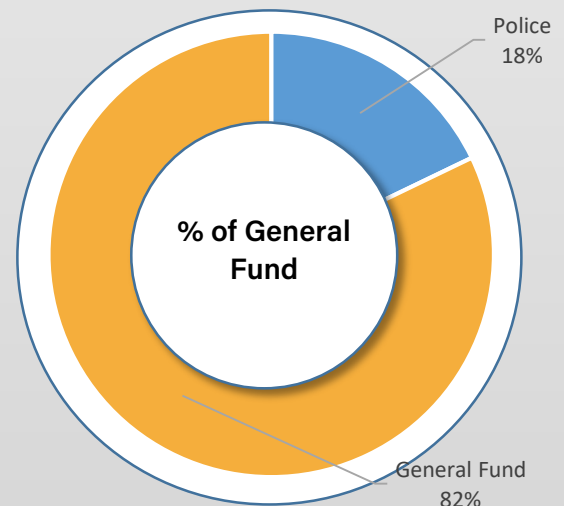
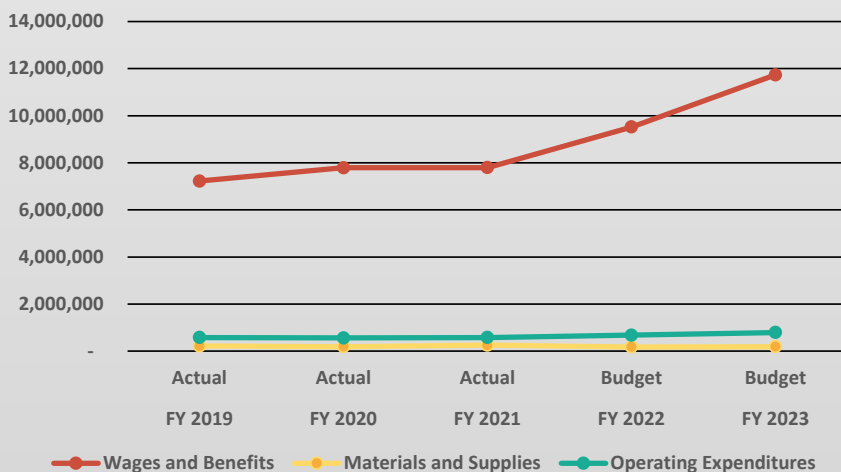
	Location: Public Safety 10655 S. Redwood Rd.		FY 2022-23 Budget: \$12,718,867		Full-Time Employees: 84
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Chief of Police	1	1	1	1
Deputy Police Chief	1	1	1	1
Police Lieutenant	3	3	3	3
Master/Senior/Police Officer	53	54	56	59
Police Sergeant	9	9	8	8
Technical Services Specialist	0	1	1	1
Property/Evidence Coordinator	1	1	1	1
Property/Evidence Technician	0	0	1	1
Support Services Supervisor	1	1	1	1
Records Technician	2	2	2	2
Victim Advocate Coordinator	1	1	1	1
Victim Advocate	0	0	0	1
Police Administrative Assistant	0	0	1	1
Animal Control Officer	2	2	2	2
Animal Control Technician	0	0	1	1
TOTAL	74	76	80	84

(1) Three new Police Officer positions were added to meet the demands of the Department.
 (2) A Victim Advocate position was upgraded from part time to full time.

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	7,797,988	9,520,768	9,130,801	11,734,956
Materials and Supplies	258,474	177,155	225,654	192,155
Operating Expenditures	578,340	681,928	760,787	791,756
Total Police Department	8,634,802	10,379,851	10,117,242	12,718,867





Public Works

The Public Works Department provides leadership and administrative support for Fleet, Parks, Cemetery, Street Lighting and the Streets divisions.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Public Works Admin	\$1,176,845	8	114
2. Fleet	\$1,340,627	6	116
3. Parks	\$3,809,949	30	118
4. Cemetery	\$367,821	3	120
5. Streetlighting	\$422,315	3	122
6. Streets	\$2,162,852	19	124
TOTAL EXPENDITURES	\$9,280,409	69	

Department Purpose

Public Works Administration consists of one director, two associate directors, and three administrative support positions. Public Works Admin oversees the following divisions: Streets, Street Lighting, Cemetery, Water, Secondary Water, Storm Water, Sanitation and Fleet Management.



CORE PROGRAMS

1. Department Strategic Planning
2. Budget Oversight
3. Safety Program
4. Performance Management
5. Policy & Procedure Administration
6. Division Operations Support

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Reliable Public Infrastructure	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating on developing and maintaining reliable utility systems, transportation needs and facilities <i>(source: Annual Community Survey)</i>	80%	75%	80%

Public Works Admin at a Glance:

	Location: City Hall 10996 S. Redwood Rd.		FY 2022-23 Budget: \$1,176,845		Full-Time Employees: 8
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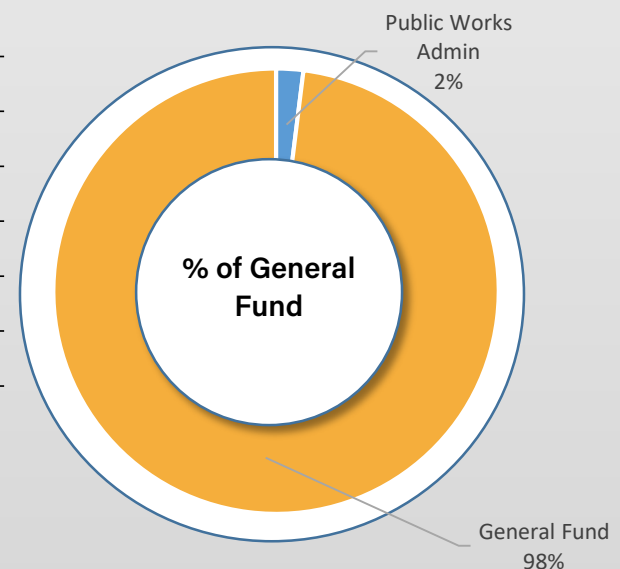
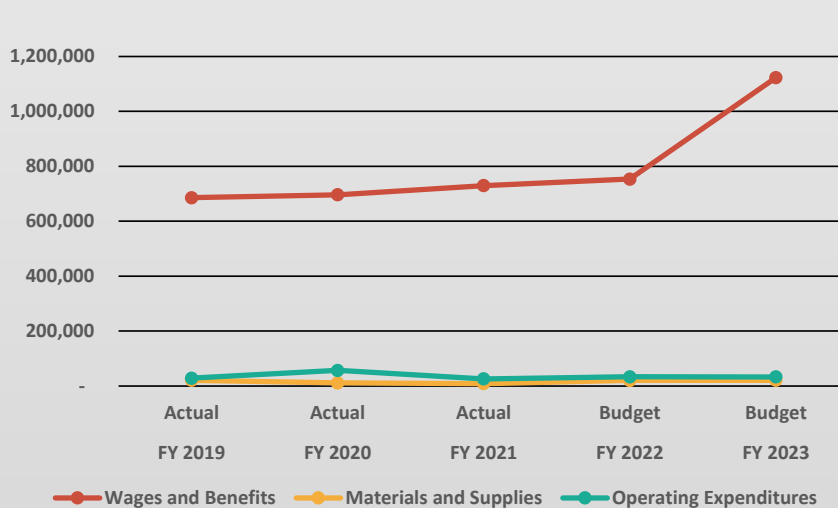
Public Works Admin

Public Works

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Director of Public Works	1	1	1	1
Associate Director of Public Works	2	2	2	2
Associate Director of Parks	0	0	1	1
Project Foreman	0	0	1	1
Operations Supervisor	1	1	1	1
Public Works Administrative Assistant	1	1	1	1
Public Works Customer Service Assistant	1	1	1	1
TOTAL	6	6	8	8

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	729,746	753,635	1,011,977	1,122,883
Materials and Supplies	8,752	20,370	10,258	20,720
Operating Expenditures	26,020	33,592	30,484	33,242
Total Public Works Admin	764,518	807,597	1,052,719	1,176,845



Department Purpose

The Fleet division is an internal support team providing repair and maintenance for all city vehicles and equipment. Fleet currently maintains and repairs over 326 vehicles and large equipment, as well as numerous small equipment and hand tools. The Fleet division also manages a fuel station located in the Public Works maintenance yard.




CORE PROGRAMS

1. Fleet Repairs
2. Fleet Acquisition
3. Surplus Replacement
4. Fleet Preventative Maintenance
5. Fleet Warranty Administration
6. Bulk Fuel Acquisition and Fuel Site Management

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Fiscally Responsible Governance	FRG-3 Resource Alignment PROTECTS, manages, optimizes and invests in its human, financial, physical and technology resources to ensure alignment with planning and budget	Maintain average age of Fleet at 5.5 years	6.6	6	6
		Increase annual number of fleet repairs completed by 1% each year	2,943	3,178	3,495

Fleet at a Glance:

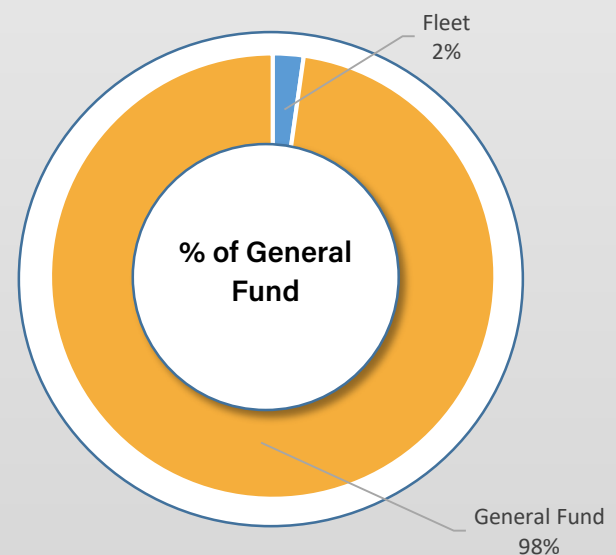
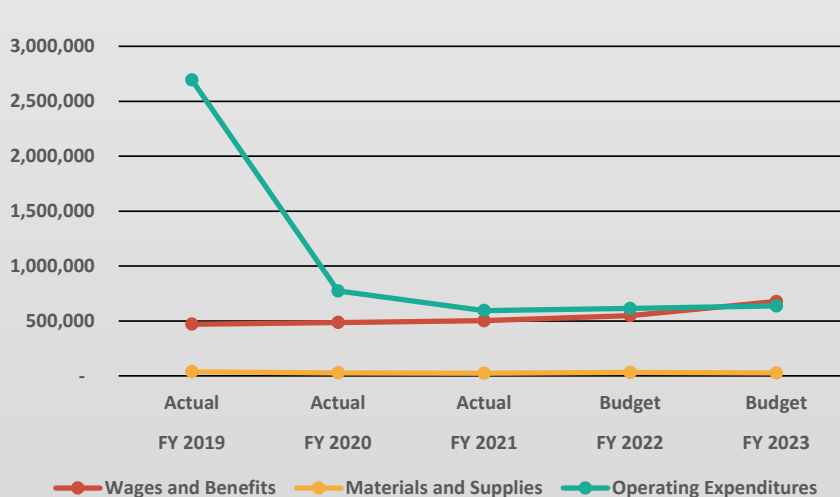
	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$1,340,627		Full-Time Employees: 6
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Fleet Manager	1	1	1	1
Mechanic	3	3	3	4
Fleet Assistant	1	1	1	1
TOTAL	5	5	5	6

(1) One new Fleet Mechanic position was added to keep up with the growing number of fleet vehicles.

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	502,739	549,215	610,248	677,311
Materials and Supplies	24,241	26,450	25,458	31,650
Operating Expenditures	595,538	618,866	666,767	631,666
Total Fleet	1,122,518	1,194,531	1,302,473	1,340,627



Department Purpose

The Parks, Trails and Open Space division provides maintenance to over 400 acres of park space which includes 40 parks with maintenance for the following items: playgrounds, restrooms, pavilions, tennis courts, basketball courts, volleyball courts, pickleball courts and drinking fountains, along with maintenance of recreational sport fields (baseball/softball, football).




CORE PROGRAMS

1. Parks Maintenance
2. Parks Planning
3. Tree Management & Maintenance
4. Snow Plowing
5. Trails & Open Space Maintenance
6. Arbor Day
7. Celebration/Tree Planting Events
8. Event Support
9. Streetscape Maintenance
10. Holiday Lights

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Desirable Amenities & Open Space	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Maintain 82% or higher rating for Parks & Open Space <i>(source: Annual Community Survey)</i>	81%	80%	82%

Parks at a Glance:

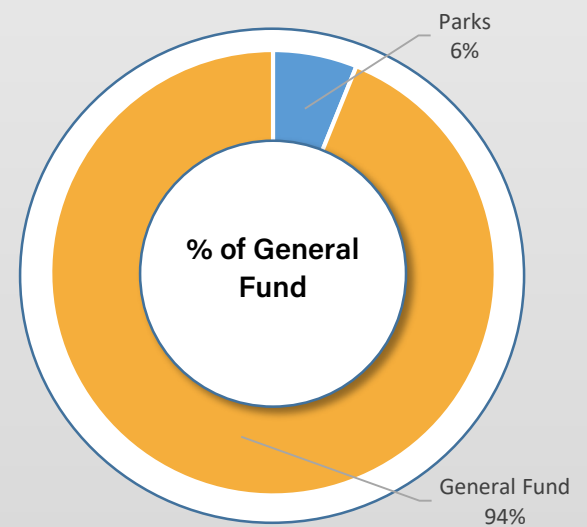
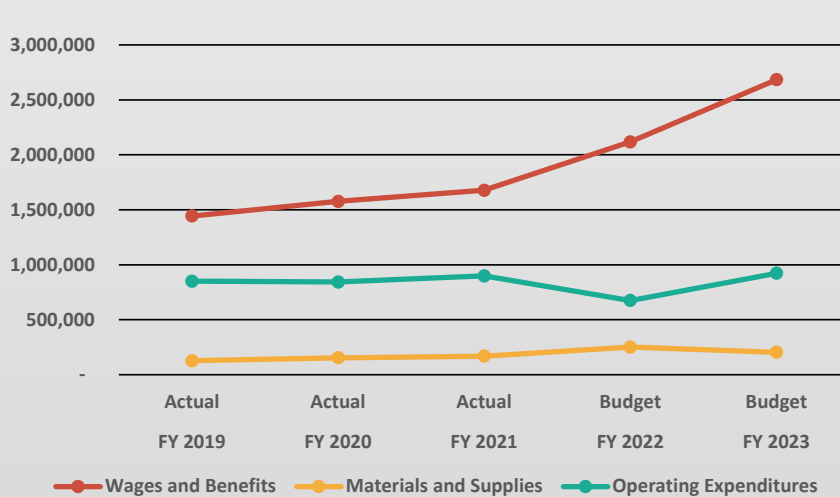
	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$3,809,949		Full-Time Employees: 30
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Parks Manager	1	1	1	1
Urban Forestry/Open Space Coordinator	1	1	1	1
Parks Maintenance Lead Worker	3	3	3	3
Parks Maintenance Worker	18	19	21	25
TOTAL	23	24	26	30

(1) Four new Parks Maintenance Worker positions were added to maintain the level of service required by the residents.

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	1,678,532	2,118,238	1,725,947	2,683,643
Materials and Supplies	168,612	204,081	186,621	250,731
Operating Expenditures	898,500	720,725	637,693	875,575
Total Parks	2,745,644	3,043,044	2,550,261	3,809,949



Department Purpose

Every effort is made to maintain the cemetery with the respect and deserved of the deceased. Our staff works with funeral directors and the public to ensure the burial portion of the death process is handled professionally and with compassion for each individual's needs.




CORE PROGRAMS

1. Facilities Maintenance
2. Grounds Maintenance
3. Burial Services
4. Memorial Day
5. Cemetery Administration

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Desirable Amenities & Open Space	DAOS-2 MAINTAINS and operates a quality parks, trails and recreation system	Increase annual burial plots sold to 200	108	173	200
		Increase annual number of internments to 125	49	125	125

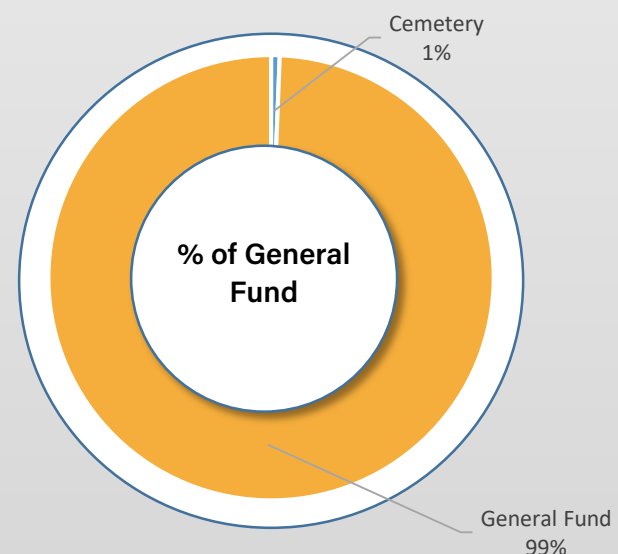
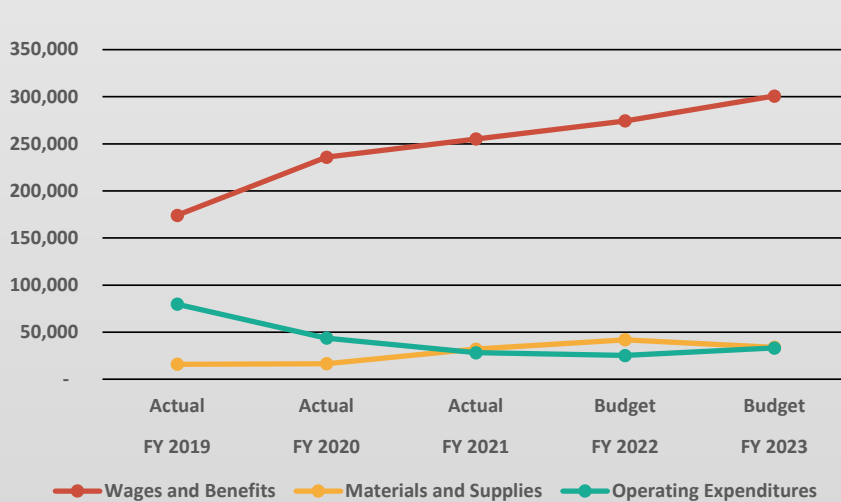
Cemetery at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$367,821		Full-Time Employees: 3
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Cemetery Sexton	1	1	1	1
Maintenance Worker	2	2	2	2
TOTAL	3	3	3	3

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	255,158	274,317	268,472	300,694
Materials and Supplies	32,011	38,307	25,132	37,547
Operating Expenditures	28,203	28,820	28,693	29,580
Total Cemetery	315,372	341,444	322,297	367,821



Department Purpose

The Streetlight division manages and maintains over 5,600 street lights within the City and growing at a rate of approximately 150 additional street lights each year. The Streetlight division employees assist all City departments with electrical installing, changes and repairs in City buildings. Additionally, the division coordinates with Rocky Mountain Power to maintain an additional 830 street lights.


CORE PROGRAMS

1. Snow Removal
2. Blue Staking Infrastructure
3. Holiday Lights and Banners
4. City Wide Electrical Support
5. Street Light Maintenance

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Safe Community	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain 78% or higher rating for Street Lighting services <i>(source: Annual Community Survey)</i>	76%	73%	78%
		Increase percentage of functioning streetlights to 100%	98%	99%	99%
Reliable Public Infrastructure	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 95% or higher annual percentage of street lights repaired within 3 days of request	95%	95%	95%

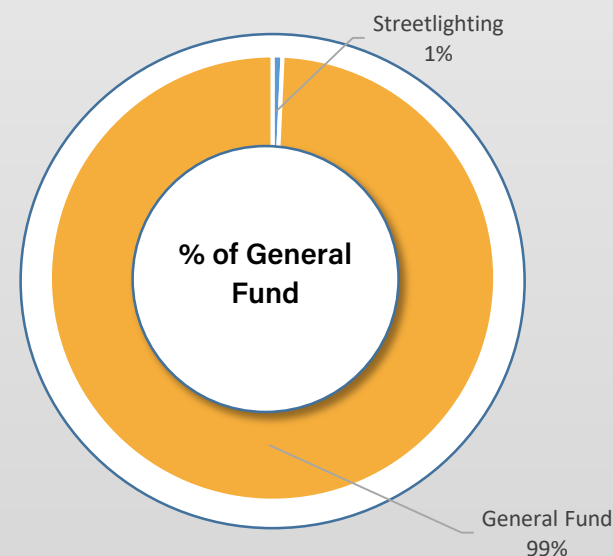
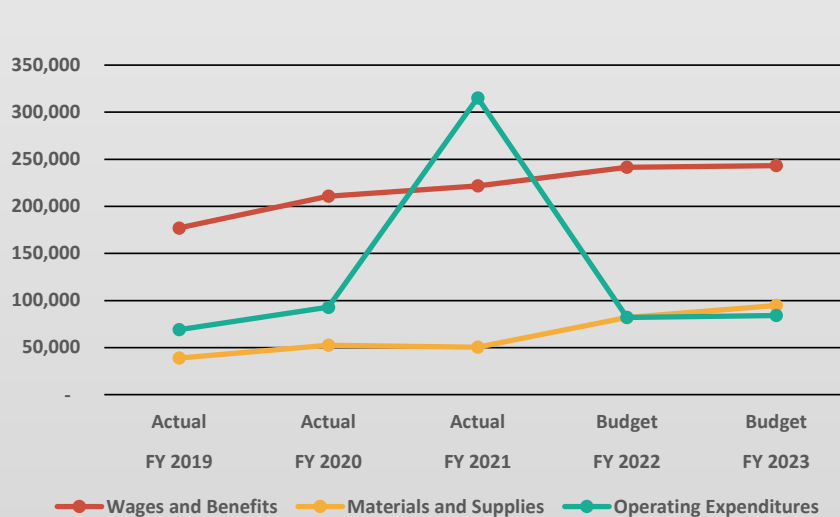
Streetlighting at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$422,315		Full-Time Employees: 3
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Electrician	1	1	1	1
Street Light Technician	2	2	2	2
TOTAL	3	3	3	3

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	221,732	241,454	214,595	243,362
Materials and Supplies	50,423	79,759	60,531	96,859
Operating Expenditures	315,222	84,194	161,654	82,094
Total Streetlighting	587,377	405,407	436,780	422,315



Department Purpose

The Streets division maintains roads, sidewalks, street signs and provides graffiti removal and snow removal. The Streets division services are rendered with an emphasis on best management practices, Federal requirements along with trained personnel in all related areas such as preservation of pedestrian safety, roadway striping, concrete and asphalt preservation programs, equipment maintenance, traffic management, data collection and reporting and creative problem solving.


CORE PROGRAMS

1. Street Sign Maintenance
2. City Wide Street Striping
3. Snow Plowing
4. Road and Bridge/Culvert Maintenance
5. Sidewalk, Curb and Gutter Maintenance
6. Right of Way (ROW) Weed Control
7. Collector Street Fencing Maintenance
8. Event Support
9. City Wide Fabrication

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Reliable Public Infrastructure	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating for Surface Maintenance Services <i>(source: Annual Community Survey)</i>	76%	78%	80%
		Increase pot holes repaired within 2 days of request to 100%	95%	95%	95%
		Increase street signs repaired within 1 day of request to 100%	100%	100%	100%
		Maintain 80% or higher rating for Sidewalk Maintenance Services <i>(source: Annual Community Survey)</i>	74%	75%	80%
Safe Community	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain 80% or higher rating for Snow Removal Services <i>(source: Annual Community Survey)</i>	76%	73%	80%

Streets at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$2,162,852		Full-Time Employees: 19
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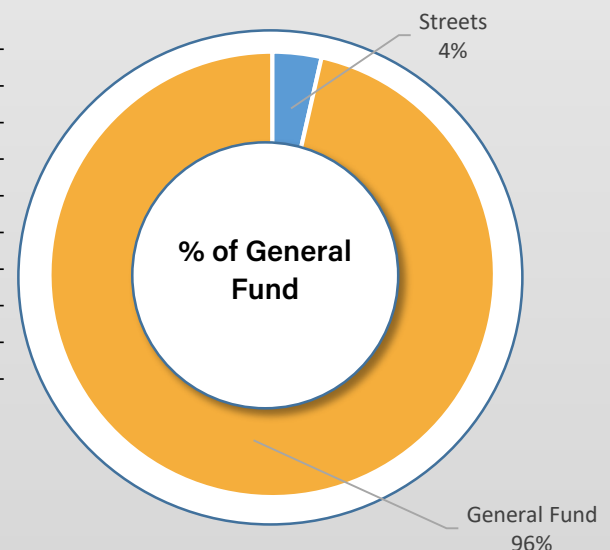
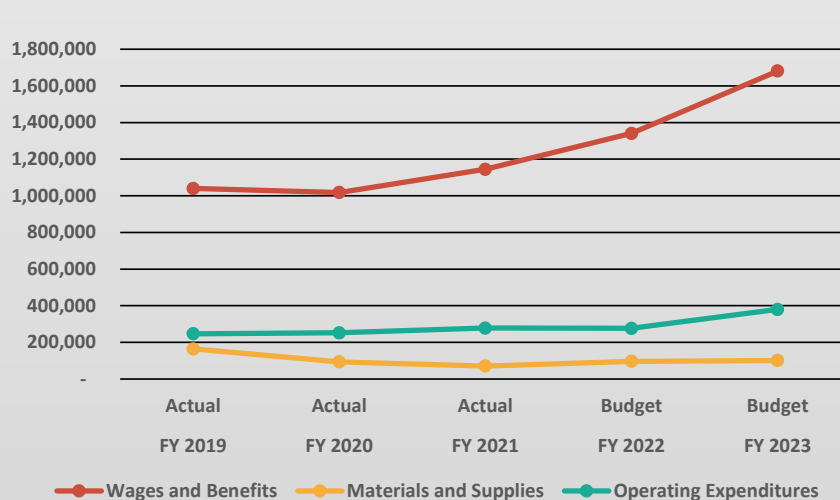
Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Streets Manager	1	1	1	1
Streets Maintenance Lead Worker	3	3	2	3
Streets Maintenance Worker	12	12	12	15
TOTAL	16	16	15	19

(1) One new Streets Lead Worker position was added.

(2) Three new Streets Maintenance positions were added. This new crew brings efficiency and enables the department to stay on top of street maintenance programs.

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	1,144,576	1,341,194	1,084,219	1,681,806
Materials and Supplies	70,291	92,969	84,637	104,169
Operating Expenditures	277,531	278,877	284,926	376,877
Total Streets	1,492,398	1,713,040	1,453,782	2,162,852





Office of the City Attorney

The Office of the City Attorney provides a full-scope of in-house legal counsel services to and on behalf of the City of South Jordan, a Utah municipal corporation; it does not represent or provide legal services to individual citizens or businesses.

EXPENDITURES BY PROGRAM	2023 PROPOSED	2023 FTE	PAGE REFERENCE
1. Office of the City Attorney	\$1,421,765	7	127
TOTAL EXPENDITURES	\$1,421,765	7	

Office of the City Attorney

Department Purpose

The Office of the City Attorney, under the independent direction of the City Attorney, provides a full scope of in-house legal counsel services including general counsel and transactional advice, risk management, litigation, representation, outside counsel oversight, criminal prosecution, government relations, and legislative representation services to the City corporation, the City Council, the City administration, and the City's affiliated entities and personnel.




CORE PROGRAMS

1. Internal Legal Support - Document Review
2. Internal Legal Support - Civil Case Management
3. Internal Legal Support - Criminal Case Management
4. State and Federal Legislative Affairs
5. Intergovernmental Affairs

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Balanced Regulatory Environment	BRE-1 DEVELOPS effective, well-balanced and consistently applied ordinances and policies	Maintain 80% or higher rating on establishing laws that maintain an orderly community without being overly burdensome (<i>source: Annual Community Survey</i>)	77%	81%	80%
Fiscally Responsible Governance	FRG-6 Vision & Planning SUPPORTS decision-making with timely and accurate short-term and long-range analysis that enhances vision and planning	Maintain 75% or higher rating on implementing government policies to efficiently use city resources (<i>source: Annual Community Survey</i>)	70%	76%	75%

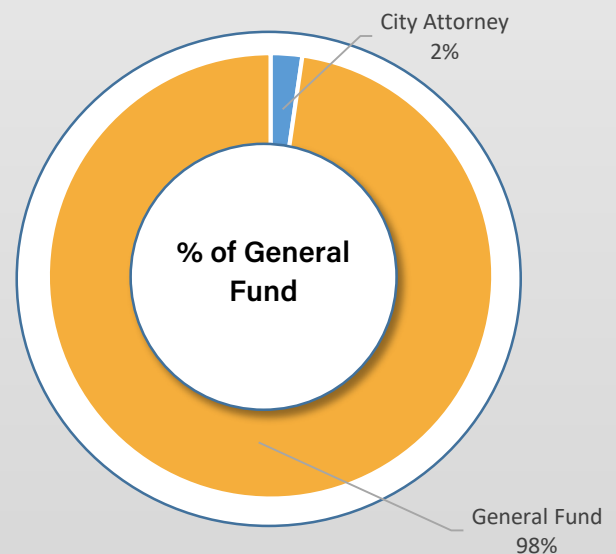
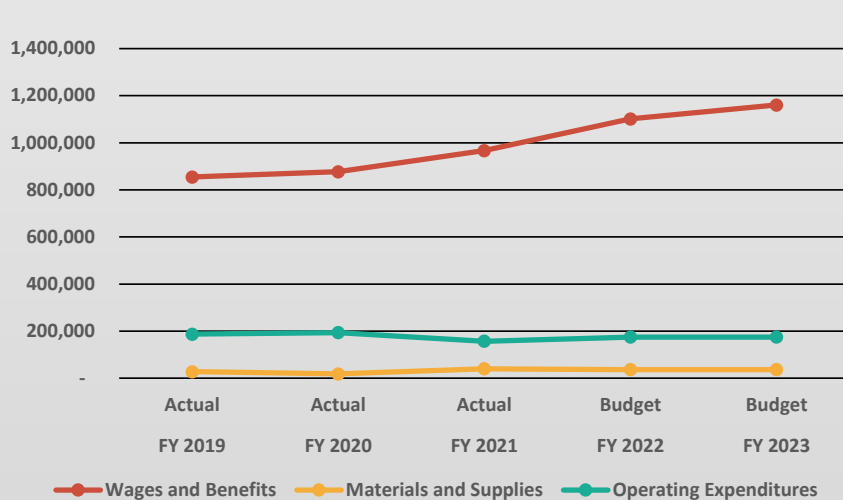
City Attorney at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$1,421,765		Full-Time Employees: 7
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
City Attorney	1	1	1	1
Assistant City Attorney/Prosecutor	1	1	1	1
Associate Director of Intergovernmental Affairs	1	1	1	1
Assistant City Attorney	0	1	1	1
Staff Attorney	2	1	1	1
Paralegal	1	1	1	1
Legal Assistant	1	1	1	1
TOTAL	7	7	7	7

Summary of Expenditures By Category

	FY 20-21 Actual	FY 21-22 Adopted	FY 21-22 Estimated Actual	FY 22-23 Proposed
Wages and Benefits	966,753	1,101,253	845,267	1,160,544
Materials and Supplies	39,751	36,691	25,875	36,691
Operating Expenditures	156,738	174,530	258,572	224,530
Total Office of the City Attorney	1,163,242	1,312,474	1,129,714	1,421,765



Special Revenue Funds

Used to account for specific revenues that are legally restricted to expenditure for a particular purpose.

RDA

The RDA fund is used to account for the activities of the Redevelopment Agency. The Agency is an entity established to further public response in the redevelopment of particular City areas.

CDBG

The CDBG fund is used to account for the revenues received by the City as a grantee participant in the Community Development Block Grant Program.

IFT

The Interfacility Transfers fund is used to account for activities related to interfacility ambulance services provided by the Fire Department.

Storm Drain

The Storm Drain fund is used to track revenue from a monthly fee paid by City residents for the maintenance of the City's storm drain system.

Special Revenue Fund Summary



	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
REVENUES				
RDA Project Area Increment	6,029,073	3,465,000	4,530,691	4,800,000
RDA Housing	1,390,262	950,000	830,173	900,000
CDA Project Area Increment	8,095,137	6,700,000	5,523,105	7,800,000
Grant Revenue (CDBG)	323,431	262,861	349,146	220,000
User Fees	2,589,956	2,631,814	2,602,737	5,100,000
Admin. Fees	120,000	120,000	120,000	120,000
Investment Earnings	166,470	14,000	142,306	3,000
Other Miscellaneous	15,929	2,154	12,855	2,200
Total Special Revenue Fund Revenue	18,730,258	14,145,829	14,111,013	18,945,200
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	454,604	120,000	120,000	125,000
Use of Fund Balance	4,932,007	4,790,457	1,016,982	4,043,039
Total Transfers In and Use of Fund Balance	5,386,611	4,910,457	1,136,982	4,168,039
Total Rev, Trans in, and Use of Fund Balance	24,116,869	19,056,286	15,247,995	23,113,239
EXPENDITURES				
Wages and Benefits	1,021,435	1,126,539	1,072,411	1,916,222
Materials and Supplies	90,723	130,875	77,632	141,425
Operating Expenditures	2,029,286	1,739,077	1,275,160	1,869,037
Project Expenditures	13,892,302	10,565,000	6,378,480	11,820,000
Total Special Revenue Fund Expenditures	17,033,746	13,561,491	8,803,683	15,746,684
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	4,097,846	4,919,795	5,569,795	4,961,496
Contribution to Fund Balance	2,985,277	575,000	874,517	2,405,059
Total Transfers Out and Contribution to Fund Balance	7,083,123	5,494,795	6,444,312	7,366,555
Total Exp, Trans Out, and Cont to Fund Balance	24,116,869	19,056,286	15,247,995	23,113,239

Department Purpose

The Redevelopment Agency exists to improve blighted areas of South Jordan and encourage economic development. The Redevelopment Agency works with City staff to maintain RDA, CDA and EDA projects and areas.



CORE PROGRAMS

1. Provide Administration of the Redevelopment Agency

Project Areas

Area #	Project Title	Trigger Year	Completion Year
1	Towers at South Towne	1992	2023
2	The Landings (Harmon's)	2002	Completed
3	South Gate	1999	Completed
4	South Gateway (Ultradent)	2001	Completed
5	South Jordan Parkway	2001	Completed
6	South I-15 Frontage Road	2006	2030
7	North Jordan Gateway	2003	Completed
8	South Jordan Towne Center	2005	Completed
9	Gateway Central	2017	2031
10	The District	2006	Completed
11	Merit Medical	2007	2036

RDA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$4,920,000
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	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Project #1 Towers Increment	372,784	415,000	370,429	400,000
Project #2 Harmons	467,240	350,000	486,059	0
Project #6 South I-15 Frontage	633,641	400,000	589,178	800,000
Project #9 Gateway Central	1,692,971	1,400,000	1,659,934	2,000,000
Project #10 South Bangerter	1,718,505	0	0	0
Project #11 Merit Medical	1,143,932	900,000	1,425,091	1,600,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	19,206	0	20,136	0
Total Revenues	6,168,279	3,585,000	4,670,827	4,920,000
Transfers In and Use of Fund Balance				
Transfer from CDA	334,604	0	0	0
Use of Fund Balance	0	1,920,361	0	0
Total Transfers In and Use of Fund Balance	334,604	1,920,361	0	0
Total Rev, Trans in, and Use of Fund Balance	6,502,883	5,505,361	4,670,827	4,920,000
Operating Expenditures				
Materials and Supplies	34,945	79,075	36,020	69,075
Operating Expenditures	465,153	501,182	268,187	399,944
Total Operating Expenditures	500,098	580,257	304,207	469,019
Project Expenditures				
Tax Increment Commitments	1,678,886	2,100,000	1,355,917	2,160,000
Total Project Expenditures	1,678,886	2,100,000	1,355,917	2,160,000

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Transfers Out and Contribution to Fund Balance				
Transfer to General Debt Service Fund	775,250	765,469	765,469	765,000
Transfer to CDA	120,000	120,000	120,000	125,000
Transfer to SID	1,216,600	1,218,000	1,218,000	1,218,200
Transfer to MBA	721,682	721,616	721,616	0
Transfer to Risk Management	19	19	19	19
Contribution to Fund Balance	1,490,348	0	185,599	182,762
Total Transfers Out and Contribution to Fund Balance	4,323,899	2,825,104	3,010,703	2,290,981
Total Exp, Trans Out, and Cont to Fund Balance	6,502,883	5,505,361	4,670,827	4,920,000

Notes to the Redevelopment Agency Fund:

RDA/CDA Tax Increment Revenue - The City's RDA/CDA budgets are based on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2022-2023 budget year, calculations were submitted to Salt Lake County in November 2021. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth).

RDA Expenditures - Major expenditures include tax increment commitments within the project areas.

Department Purpose



The RDA Housing division invests obligatory funds toward improving housing within the City. Housing funds can be used for a variety of purposes, including (but not limited to): infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker Housing fund.

CORE PROGRAMS

- 1. RDA Housing Initiatives



RDA Housing at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$3,633,336
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	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Housing Revenue	1,390,262	950,000	830,173	900,000
Investment Earnings	95,113	0	90,559	0
Total Revenues	1,485,375	950,000	920,732	900,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	2,865,000	555,159	2,733,336
Total Transfers In and Use of Fund Balance	0	2,865,000	555,159	2,733,336
Total Rev, Trans in, and Use of Fund Balance	1,485,375	3,815,000	1,475,891	3,633,336
Project Expenditures				
Housing Program	56,576	2,400,000	80,891	2,400,000
Housing Expenses	0	20,000	0	1,070,000
Total Project Expenditures	56,576	2,420,000	80,891	3,470,000
Transfers Out and Contribution to Fund Balance				
Transfer to MBA	0	1,395,000	1,395,000	0
Transfer to General Fund	0	0	0	163,336
Contribution to Fund Balance	1,428,799	0	0	0
Total Contribution to Fund Balance	1,428,799	1,395,000	1,395,000	163,336
Total Exp, Trans Out, and Cont to Fund Balance	1,485,375	3,815,000	1,475,891	3,633,336

Notes to RDA Housing Fund:

RDA Housing Tax Increment Revenue - The City's RDA housing budget is based on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2022-2023 budget year, calculations were submitted to Salt Lake County in November 2021. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth). per state law, 20 percent of the tax increment generated by new economic or redevelopment project areas must be used to encourage the development of housing.

RDA Housing Expenditures - The City is currently accumulating housing funds for future housing projects. The City has formally adopted a housing plan which has been submitted to the state. Housing funds can be used for a variety of purposes, including (but not limited to): Infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker Housing Fund.

Department Purpose

The CDA fund includes projects #12 Commerce Park, #13 South Station, #14 Tim Dahle Nissan, and #15 Riverton Chevrolet. It is part of the general RDA efforts of the City. The Redevelopment Agency exists to improve blighted areas of South Jordan and encourage economic development.



CORE PROGRAMS

1. Provides Administration of the Redevelopment Agency

Project Areas

Area #	Project Title	Trigger Year	Completion Year
12	Commerce Park	2010	2029
13	South Station	2010	2029
14	Tim Dahle Nissan	2015	2026
15	Riverton Chevrolet	2016	2025

CDA at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$7,925,000
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	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Project #12 Commerce Park	6,056,104	5,500,000	4,065,458	6,000,000
Project #13 South Station	2,039,033	1,200,000	1,457,647	1,800,000
Investment Earnings	34,563	0	15,507	0
Total Revenues	8,129,700	6,700,000	5,538,612	7,800,000
Transfers In and Use of Fund Balance				
Transfer from RDA	120,000	120,000	120,000	125,000
Use of Fund Balance	4,932,007	0	0	0
Total Transfers In and Use of Fund Balance	5,052,007	120,000	120,000	125,000
Total Rev, Trans in, and Use of Fund Balance	13,181,707	6,820,000	5,658,612	7,925,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	633,639	200,000	24,694	200,000
Total Operating Expenditures	753,639	320,000	144,694	320,000
Project Expenditures				
Tax Increment Commitments	6,808,620	5,925,000	4,825,000	6,125,000
Capital Reserve	5,284,844	0	0	0
Total Project Expenditures	12,093,464	5,925,000	4,825,000	6,125,000
Transfers Out and Contribution to Fund Balance				
Transfer to RDA	334,604	0	0	0
Transfer to Capital Equipment	0	0	0	200,000
Contribution to Fund Balance	0	575,000	688,918	1,280,000
Total Contribution to Fund Balance	334,604	575,000	688,918	1,480,000
Total Exp, Trans Out, and Cont to Fund Balance	13,181,707	6,820,000	5,658,612	7,925,000

Notes to CDA Fund:

RDA/CDA Tax Increment Revenue - The City's RDA/CDA budgets on tax increment calculations submitted by the City to Salt Lake County in the prior year. For the 2022-2023 budget year, calculations were submitted to Salt Lake County in November 2021. Calculations submitted to the County are the best estimates available at the time and are based on current property values (which do not include growth).

CDA Expenditures - The major expenditures is tax increment commitments within the project areas.

Department Purpose



The City administers Community Development Block Grant (CDBG) Funds received from the U.S. Department of Housing and Urban Development (HUD). With the population reported by the 2010 Census, the City became eligible to receive CDBG funds directly from HUD. Annual funds received are determined by a formula which accounts for such things as total population, growth and poverty.

CORE PROGRAMS

- 1. Community Development Block Grant Administration



CDBG at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$220,000
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Community Development Block Grant

Special Revenue

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
CDBG Grant	323,431	262,861	349,146	220,000
Total Revenues	323,431	262,861	349,146	220,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	0	0	0
Total Rev, Trans in, and Use of Fund Balance	323,431	262,861	349,146	220,000
Operating Expenditures				
Wages and Benefits	24,946	31,652	15,284	0
Public Facilities	185,263	155,990	278,267	146,500
The Road Home	5,000	5,000	2,326	8,000
South Valley Sanctuary	22,756	17,200	11,646	10,000
Assist Inc	1,926	0	5,706	0
Utah Community Action Copperview	14,668	0	0	0
Legal Aid Society of Utah	4,800	4,800	0	3,000
UCA Food Pantry	0	20,871	13,559	0
Community Health Clinic	0	0	0	3,000
Inn Between	7,000	7,000	2,546	5,500
Roseman University Health Clinic	0	3,000	0	0
Utah Community Action Case Management	13,671	5,000	0	0
Community Development Corp	6,243	0	11,620	0
Administrative Charges	37,158	12,348	8,192	44,000
Total Operating Expenditures	323,431	262,861	349,146	220,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	0	0
Total Contribution to Fund Balance	0	0	0	0
Total Exp, Trans Out, and Cont to Fund Balance	323,431	262,861	349,146	220,000

Notes to CDBG Fund:

Budget based on HUD funding allocation. Current year budget is proposed as advised by HUD subject to change.

Department Purpose




As part of the progressive and proactive Emergency Medical Services program in South Jordan, the South Jordan Fire Department provides Advanced Life Support (ALS) treatment and transport capabilities from all four of its fire stations. This advanced EMS program includes top-tier interfacility Transport services from the University of Utah South Jordan Health Center. These transport services include Basic and Advanced Life Support treatment, respiratory and ventilator care, advanced cardiac monitoring, and medication therapies for both pediatric and adult patients.

CORE PROGRAMS

1. Interfacility Transport Services



IFT at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2022-23 Budget: \$2,200,000		Full-Time Employees: 6
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Interfacility Transfers

Special Revenue

Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Firefighter Advanced EMT	0	0	0	6
TOTAL	0	0	0	6

(1) City Council approved the creation of a Special Revenue Fund to provide better support the City's Emergency Medical Services program. In doing so, six part time FF AEMT positions were upgraded to full time positions.

Interfacility Transfers

Special Revenue

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Ambulance Fees - Interfacility	0	0	0	2,200,000
Total Revenues	0	0	0	2,200,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	0	0	0
Total Rev, Trans in, and Use of Fund Balance	0	0	0	2,200,000
Operating Expenditures				
Wages and Benefits	0	0	0	729,275
Materials and Supplies	0	0	0	500
Operating Expenditures	0	0	0	277,928
Total Operating Expenditures	0	0	0	1,007,703
Transfers Out and Contribution to Fund Balance				
Transfer to Debt Service	0	0	0	250,000
Contribution to Fund Balance	0	0	0	942,297
Total Contribution to Fund Balance	0	0	0	1,192,297
Total Exp, Trans Out, and Cont to Fund Balance	0	0	0	2,200,000

Storm Water

Special Revenue

Department Purpose

The Storm Water division is responsible for the maintenance, cleaning and inspection of storm water infrastructure within the City to ensure that it is working properly during storm events to mitigate flooding and any subsequent damage. This includes street sweeping which prevents debris from entering the storm drain system thus hindering it from functioning properly. The Storm Water division is also responsible for maintaining compliance with Federal and State permits. Some of the activities to maintain compliance include public education and outreach programs, location, investigating and eliminating illegal discharges into the storm drain system, monitoring and enforcing runoff and erosion control processes concerning construction activities and minimizing adverse impacts on storm water quality after construction.




CORE PROGRAMS

1. Utah Pollutant Discharge Elimination System (UPDES) Compliance
2. Storm Water Infrastructure Maintenance
3. Street Cleaning
4. Snow Plowing
5. Storm Water
6. Incident Response
7. Storm Water Education
8. Tree Trimming Support
9. Sub-Surface Drain Response
10. Event Support

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Reliable Public Infrastructure	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain miles of streets swept at 5,174 per year	5,174	5,174	5,500
	RPI-1 PLANS and COORDINATES with other stakeholders for quality public infrastructure (e.g. streets, utilities - culinary and secondary water, storm water, parks, trails, open space and public facilities)	Increase annual number of times neighborhood roads swept to 5 times per year	5	5	5
		Maintain number of times main roads are swept to 12 times per year	12	12	12

Storm Water at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2022-23 Budget: \$4,214,903		Full-Time Employees: 11
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Storm Water & Sanitation Manager	1	1	1	1
UPDES Program Coordinator	1	1	1	1
UPDES Inspector	2	2	2	2
Storm Water Maintenance Lead Worker	1	1	1	1
Storm Water Maintenance Worker (I/II/III)	6	6	6	6
TOTAL	11	11	11	11

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Storm Water Fees	2,589,956	2,631,814	2,602,737	2,900,000
Investment Earnings	17,588	14,000	16,104	3,000
Other Miscellaneous	15,929	2,154	12,855	2,200
Total Revenues	2,623,473	2,647,968	2,631,696	2,905,200
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	5,096	461,823	1,309,703
Total Transfers In and Use of Fund Balance	0	5,096	461,823	1,309,703
Total Rev, Trans in, and Use of Fund Balance	2,623,473	2,653,064	3,093,519	4,214,903
Operating Expenditures				
Employee Wages and Benefits	996,489	1,094,887	1,057,127	1,186,947
Materials and Supplies	55,778	51,800	41,612	71,850
Operating Expenditures	512,009	686,686	528,417	651,165
Total Operating Expenditures	1,564,276	1,833,373	1,627,156	1,909,962
Project Expenditures				
Capital Expenditures	63,376	120,000	116,672	65,000
Total Project Expenditures	63,376	120,000	116,672	65,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,941	2,941	2,941	2,941
Transfer to General CIP	895,000	462,750	1,112,750	2,237,000
Transfer to General CIP Maint	0	34,000	34,000	0
Transfer to Water CIP	31,750	200,000	200,000	0
Contribution to Fund Balance	66,130	0	0	0
Total Contribution to Fund Balance	995,821	699,691	1,349,691	2,239,941
Total Exp, Trans Out, and Cont to Fund Balance	2,623,473	2,653,064	3,093,519	4,214,903

Used to track those functions which charge fees to cover most or all associated costs.

Water

The Water fund is used to account for the activities of the City’s water operations.

Secondary Water

The Secondary Water fund is used to account for the activities of the City’s secondary water operations.

Sanitation

The Sanitation fund is used to account for the activities of the City’s sanitation operations.

Mulligans

The Mulligans fund is used to account for the operation of Mulligans Golf & Games. This City recreation facility includes, golf, miniature golf, a driving range, and batting cages.

Enterprise Fund Summary

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
REVENUES				
User Fees	7,249,928	6,070,694	7,213,769	6,890,227
Sales	23,378,291	20,477,430	24,312,603	21,165,790
Finance Charges	210,894	204,000	220,282	204,000
Investment Earnings	306,471	624,000	329,048	109,600
Miscellaneous Revenue	5,082,255	84,500	500,833	50,040
Impact Fees	1,266,987	750,000	912,991	750,000
Total Enterprise Fund Revenue	37,494,826	28,210,624	33,489,526	29,169,657
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	12,393,556	4,520,000	9,810,050	6,795,000
Use of Fund Balance	1,296,141	4,199,995	1,175,967	4,488,083
Total Transfers In and Use of Fund Balance	13,689,697	8,719,995	10,986,017	11,283,083
Total Rev, Trans in, and Use of Fund Balance	51,184,523	36,930,619	44,475,543	40,452,740
EXPENDITURES				
Wages and Benefits	2,667,633	3,263,158	3,017,932	3,795,342
Materials and Supplies	371,732	519,569	259,419	534,721
Operating Expenses	18,270,428	19,211,959	18,048,071	20,594,643
Debt Expenses	132,447	2,216,675	2,116,300	2,221,125
Project Expenses	6,401,665	6,501,100	7,444,788	6,490,000
Total Enterprise Fund Expenses	27,843,905	31,712,461	30,886,511	33,635,831
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	12,855,158	4,157,909	9,447,959	6,816,909
Contribution to Fund Balance	10,485,460	1,060,249	4,141,073	0
Total Transfers Out and Contribution to Fund Balance	23,340,618	5,218,158	13,589,032	6,816,909
Total Exp, Trans Out, and Cont to Fund Balance	51,184,523	36,930,619	44,475,543	40,452,740

Department Purpose

The Water division provides safe and high quality water with sufficient pressure, and at proper flows that exceed state standards. This is accomplished through compliance, state standards sampling, system upgrades, quick response to resident concerns and system failures, and continuous monitoring of tanks and delivery points.

CORE PROGRAMS

1. Culinary Water Purchase Distribution
2. Culinary Water System Maintenance
3. Water Conservation Program
4. Water Quality Compliance
5. Cross Connection Control
6. New Water Infrastructure
7. Bluestakes - Water Utility Marking
8. Event Support
9. Snow Plowing

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Reliable Public Infrastructure	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating for Culinary (drinking) Water <i>(source: Annual Community Survey)</i>	79%	80%	85%
Safe Community	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain water samples complying with water quality standards to 100% <i>(State required, 80 per month min.)</i>	100%	100%	100%
Sustainable Growth	SG-2 CREATES and SUPPORTS environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community	Maintain 75% or higher rating for Water Conservation Efforts <i>(source: Annual Community Survey)</i>	69%	66%	75%

Water at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$24,901,724		Full-Time Employees: 24
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Water Manager	1	1	1	1
Water Maintenance Lead Worker	3	3	3	3
Water Maintenance Worker	11	13	15	15
Water Electrician	0	0	1	1
Water Conservation/Quality Coordinator	1	1	1	1
Water Quality Technician	1	1	1	1
Leak Detection Technician	0	0	0	1
PW Customer Service Assistant	1	1	1	1
TOTAL	18	20	23	24

(1) As part of water conservation efforts, one new Water Leak Detection Technician position was added. This position will monitor the water system and will inform residents as leaks are detected to mitigate water waste.

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Water Sales - Base Rate	9,245,154	8,996,650	9,710,752	9,311,533
Water Sales - Consumption	13,315,242	10,670,780	13,746,044	11,044,257
Connection-Reconnection Fees	89,779	0	96,680	0
Finance Charges	210,894	204,000	220,282	204,000
Investment Earnings	243,330	600,000	293,034	100,000
Water Share Lease	9,808	0	21,960	0
Miscellaneous Revenue/Grants	4,304,361	0	8,109	0
Water Meter Sets	523,732	250,000	520,181	250,000
Hydrant Meter Rental Income	98,885	50,000	94,781	50,000
Commercial/Landscape Meters	0	15,000	0	15,000
Sale of Capital Assets	11,876	84,500	0	50,000
Total Revenues	28,053,061	20,870,930	24,711,823	21,024,790
Transfers In and Use of Fund Balance				
Transfer from Water Impact Fees	296,556	1,300,000	1,300,000	1,300,000
Use of Fund Balance	0	0	0	2,576,934
Total Transfers In and Use of Fund Balance	296,556	1,300,000	1,300,000	3,876,934
Total Rev, Trans in, and Use of Fund Balance	28,349,617	22,170,930	26,011,823	24,901,724
Operating Expenditures				
Employee Wages and Benefits	1,576,020	2,036,815	1,773,851	2,201,538
Materials and Supplies	95,746	111,292	92,022	120,450
Operating Expenses	13,418,102	14,030,942	14,137,790	14,948,654
Principal on Bonds	0	1,970,000	1,970,000	2,065,000
Bond Interest Payment	130,947	240,350	144,800	149,800
Trustee Fees	1,500	3,000	1,500	3,000
Arbitrage Compliance	0	3,325	0	3,325
Total Operating Expenses	16,299,836	18,754,724	18,615,140	19,986,767
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,957	2,957	2,957	2,957
Transfer to Water CIP General	10,183,500	2,320,000	6,320,000	4,895,000
Transfer to General CIP	0	0	0	17,000
Transfer to General CIP Maint	0	33,000	33,000	0
Contribution to Fund Balance	1,863,324	1,060,249	1,040,726	0
Total Contribution to Fund Balance	12,049,781	3,416,206	7,396,683	4,914,957
Total Exp, Trans Out, and Cont to Fund Balance	28,349,617	22,170,930	26,011,823	24,901,724

City of South Jordan
Water Revenue & Refunding Bonds Series 2017

Fiscal Yr	Principal	Interest	Rates
2018	-	287,739.72	4.000%
2019	1,905,000.00	534,200.00	4.000%
2020	2,035,000.00	445,225.00	5.000%
2021	2,095,000.00	341,975.00	5.000%
2022	1,970,000.00	240,350.00	5.000%
2023	2,065,000.00	149,800.00	4.000%
2024	2,170,000.00	54,250.00	5.000%
Total	12,240,000.00	2,053,539.72	

Note: Current water rates are sufficient to cover remaining debt service.

Original Bond:

Water Revenue Bonds
Series 2003 & 2007

Refunded:

October 2017

Term:

7 Years

Purpose:

Refinance of 2003/2007

Funding Source:

Water User Fees, Water Impact Fees

Call Date:

None

Callable Amount:

\$0

A capital project is a new construction, expansion, renovation, or replacement project for an existing facility or facilities. It is a project that helps maintain or improve a Water asset, often called infrastructure.

The City Council appropriated \$4,895,000 toward Culinary Water Projects for FY 2022-2023.

The Water fund maintains a revenue stabilization reserve at a minimum 25% of the budgeted revenues.

Projects approved by the Council are listed below.

Any projects that may need to be addressed during the fiscal year may be funded through the following Project Approval Process:

- Project Manager or Department Director fills out a Project Funding Request Form
- Finance Department verifies availability of funds
- City Council reviews and approves proposed projects with the annual, mid-year (as needed) and year-end budgets.
- Projects of \$50,000 or more (even though approved with the annual budget) will be presented to the City Council before expenses or commitments for expenditures are made, in order for a final review and vote to proceed.

5-Year Capital Planning Process

The five-year Capital Improvements Plan (CIP) is the City's planning document for infrastructure development and improvements. Projects identified in the CIP are guided by various development plans and policies established by City Council and City Administration. Some of the studies and documents that influence CIP include: the General

Plan, Transportation Master Plan, Storm Drain Master Plan, Culinary & Secondary Water Master Plans, Parks & Recreation Master Plan, Police & Fire Safety Master Plan, the Municipal Code, South Jordan's Mission Statement, and Service Values. The CIP details the priorities and estimated costs of the projects that may be used as a tool by City Administration in developing the final budget. However, funding sources for projects will not be allocated until the final budget is approved by City Council. The five-year CIP Plan will be updated annually to account for changes in priority, schedule and construction costs.



Impact of capital investments on operating budget

Water CIP	Proposed Construction Budget	Net Impact on Operating Budget					
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	10 Years
Culinary Water Projects	\$4,895,000	15,266	15,266	15,266	15,266	15,266	33,640
Total Water Capital Projects	\$4,895,000	15,266	15,266	15,266	15,266	15,266	33,640

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Water Impact Fees	1,266,987	750,000	912,991	750,000
Investment Earnings	17,732	0	10,702	0
Grants	171,236	0	0	0
Total Revenues	1,455,955	750,000	923,693	750,000
Transfers In and Use of Fund Balance				
Transfer from Water Operations	10,183,500	2,320,000	6,320,000	4,895,000
Transfer from Secondary Water	881,750	500,000	500,000	0
Transfer from Water Impact Fees	1,000,000	0	0	0
Transfer from General CIP	0	200,000	200,000	0
Transfer from Storm Water Fund	31,750	200,000	200,000	0
Water Impact Fee Use of Fund Balance	500,280	2,500,000	394,624	550,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	12,597,280	5,720,000	7,614,624	5,445,000
Total Rev, Trans in, and Use of Fund Balance	14,053,235	6,470,000	8,538,317	6,195,000
Project Expenses				
Water Projects	3,000,209	4,670,000	3,626,037	4,895,000
Secondary Water Projects	2,043,661	500,000	2,097,527	0
Total Project Expenses	5,043,870	5,170,000	5,723,564	4,895,000
Transfers Out and Contribution to Fund Balance				
Transfer to General CIP	488,443	0	0	0
Transfer to Water Operations	296,556	1,300,000	1,300,000	1,300,000
Transfer to Water CIP	1,000,000	0	0	0
Contribution to Fund Balance	7,224,366	0	1,514,753	0
Total Contribution to Fund Balance	9,009,365	1,300,000	2,814,753	1,300,000
Total Exp, Trans Out, and Cont to Fund Balance	14,053,235	6,470,000	8,538,317	6,195,000

Department Purpose

The Secondary Water division manages the delivery of irrigation water to 3,706 South Jordan residential properties via a gravity and pumped distribution system.

CORE PROGRAMS

1. Snow Plowing

2. Secondary Water Delivery




3. Event Support

4. Water Share Leasing & Management

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Infrastructure Reliable Public	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain the number of secondary water system breaks per 100 miles of pipe to less than 5.0	5.0	5.0	5.0

Secondary Water at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$1,014,418		Full-Time Employees: 3
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Water Maintenance Lead Worker	1	1	1	1
Water Maintenance Worker	3	2	2	2
TOTAL	4	3	3	3

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Irrigation Water Sales	817,895	810,000	855,807	810,000
Investment Earnings	1,433	0	0	0
Other Miscellaneous	3,679	0	2,589	0
Total Revenues	823,007	810,000	858,396	810,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	795,861	659,584	474,086	204,418
Total Transfers In and Use of Fund Balance	795,861	659,584	474,086	204,418
Total Rev, Trans in, and Use of Fund Balance	1,618,868	1,469,584	1,332,482	1,014,418
Operating Expenses				
Employee Wages and Benefits	190,559	254,402	224,450	274,523
Materials and Supplies	9,983	21,155	4,452	18,433
Operating Expenses	535,365	692,816	602,368	720,251
Total Operating Expenses	735,907	968,373	831,271	1,013,207
Transfers Out and Contribution to Fund Balance				
Transfer to Risk Management	1,211	1,211	1,211	1,211
Transfer to Water CIP	881,750	500,000	500,000	0
Contribution to Fund Balance	0	0	0	0
Total Contribution to Fund Balance	882,961	501,211	501,211	1,211
Total Exp, Trans Out, and Cont to Fund Balance	1,618,868	1,469,584	1,332,482	1,014,418

Sanitation

Enterprise Fund

Department Purpose

The Sanitation division administers and manages a number of solid waste and refuse services. The City contracts with Ace Recycling & Disposal for residential curbside garbage pickup. The Sanitation division provides residents with 96-gallon containers for garbage services and is responsible for the delivery and repair of the containers.




CORE PROGRAMS

1. Snow Plowing
2. Spring Clean-up Program
3. Residential Curbside Solid Waste Pickup
4. Neighborhood Dumpster Program
5. Fall Leaf Collection Program
6. Event Support
7. Christmas Tree Disposal Program
8. City Facilities Garbage and Recycling
9. Glass Recycle Program

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Sustainable Growth	SG-2 CREATES and SUPPORTS environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community	Maintain 86% or higher rating for Sanitation Services (source: Annual Community Survey)	85%	84%	86%
		Increase cans repaired or replaced within 1 working day from resident request to 100%	98%	98%	100%
		Maintain annual number of neighborhood dumpsters delivered to 1,800	1,800	1,800	1,800
		Maintain 70% or higher rating for Recycling Services (source: Annual Community Survey)	64%	70%	70%
		Maintain percentage of waste diverted to recycle facility to 20%	20%	20%	20%
		Increase annual amount of glass recycled (in tons) by 7% each year	140.0	150.0	160.5

Sanitation at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2022-23 Budget: \$5,755,011		Full-Time Employees: 5
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Sanitation Maintenance Lead Worker	1	1	1	1
Sanitation Maintenance Worker	3	3	4	4
TOTAL	4	4	5	5

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Garbage Fees	3,961,367	2,978,284	3,891,906	4,249,000
Recycling Fees	507,001	1,337,920	561,152	520,881
Neighborhood Cleanup	71,615	60,000	70,025	73,000
Special Service Pickup	5,795	4,500	5,160	6,000
Investment Earnings	33,649	24,000	15,206	9,600
Increase in Landfill Equity	584,786	0	484,086	0
Miscellaneous Revenue	6,120	0	1,272	0
Total Revenues	5,170,333	4,404,704	5,028,807	4,858,481
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	870,874	0	896,530
Total Transfers In and Use of Fund Balance	0	870,874	0	896,530
Total Rev, Trans in, and Use of Fund Balance	5,170,333	5,275,578	5,028,807	5,755,011
Operating Expenses				
Employee Wages and Benefits	336,757	432,404	440,509	477,963
Materials and Supplies	198,570	319,722	102,593	334,938
Operating Expenses	3,815,273	4,018,180	2,963,842	4,441,838
Equipment	153,599	505,000	445,579	500,000
Total Operating Expenses	4,504,199	5,275,306	3,952,523	5,754,739
Transfers Out and Contribution to Fund Balance				
Transfer to Risk Management	272	272	272	272
Transfer to General CIP	0	0	0	0
Contribution to Fund Balance	665,862	0	1,076,012	0
Total Contribution to Fund Balance	666,134	272	1,076,284	272
Total Exp, Trans Out, and Cont to Fund Balance	5,170,333	5,275,578	5,028,807	5,755,011

Department Purpose

Mulligans offers golfing and entertainment opportunities for the entire family including two 9-hole executive courses, driving range with 32 covered and heated hitting stations, 36 holes of miniature golf and 8 batting cages with softball and baseball. The facility also hosts a snack bar, pro shop and PGA golf instruction for all golfers including a comprehensive junior golf program.




CORE PROGRAMS

1. Mini-golf
2. Batting Cages
3. Driving Range
4. Golf Course - Executive & Par 3
5. Pro Shop & Concessions
6. Golf Courses - Tournaments & Events
7. Golf Instruction / Lessons

Performance Measures

Strategic Priorities	Strategic Goals & Objectives	Performance Measures	FY 2020-21 Actual	FY 2021-22 Target	FY 2022-23 Target
Desirable Amenities & Open Space	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Maintain 80% or higher rating for Mulligans Golf & Games <i>(source: Annual Community Survey)</i>	79%	76%	80%
		Increase annual number of golf participants by 5% each year	40,000	42,000	44,100
		Increase annual number of miniature golf participants by 5% each year	62,000	65,000	68,250
		Increase annual driving range revenue by 10% each year	\$500,000	\$525,000	\$577,500
		Increase annual food and beverage net revenue by 20% each year	\$27,000	\$35,000	\$42,000

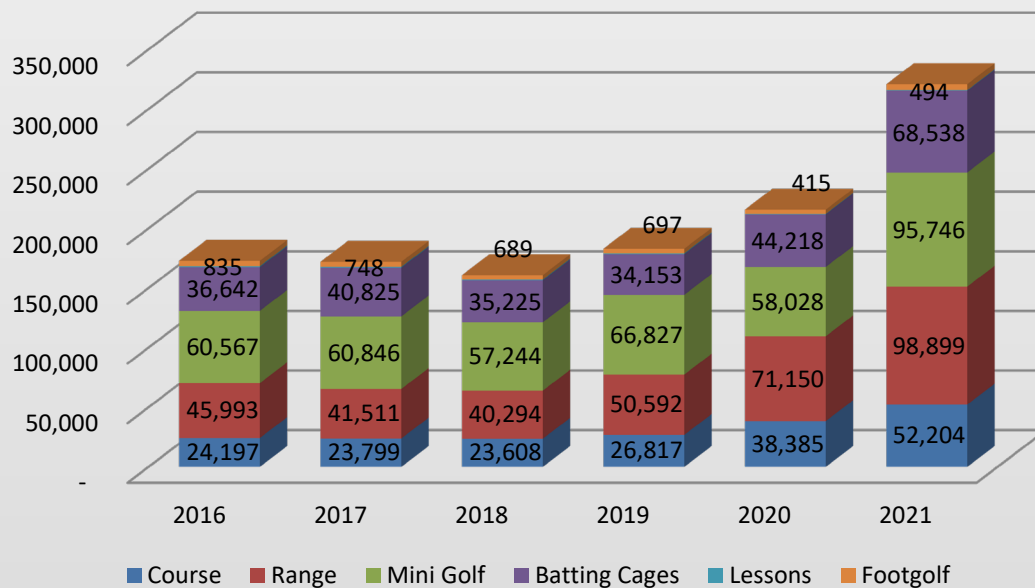
Mulligans at a Glance:

	Location: Mulligans 692 W. 10600 S.		FY 2022-23 Budget: \$1,986,587		Full-Time Employees: 6
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Authorized Positions	FY 19-20 Actual	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Proposed
Associate Director of Recreation	1	1	1	1
Mulligan's Customer Service Supervisor	1	1	1	1
Greens Assistant	1	1	1	1
Mechanic/Assistant Greenskeeper	1	1	1	1
Golf Course Maintenance Worker	0	0	0	2
TOTAL	4	4	4	6

(1) Two new Golf Course Maintenance positions were added to increase the level of service provided by Mulligans.

Activity Usage



	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Instructor Fees	44,960	40,000	40,887	26,250
Driving Range	645,778	385,000	687,494	582,486
Greens Fees	341,121	205,000	364,408	310,274
Miniature Golf	534,538	385,000	481,843	449,861
Program Revenue	0	3,000	0	3,000
Golf Cart Rental	123,778	85,000	89,330	114,057
Batting Cages	137,621	154,530	146,635	118,621
Food & Beverages	84,044	56,000	86,280	74,327
Pro Shop	54,653	46,460	40,025	33,280
Rental Revenue	15,453	15,000	15,022	14,190
Investment Earnings	10,327	0	10,106	0
Other Miscellaneous	197	0	4,777	40
Total Revenues	1,992,470	1,374,990	1,966,807	1,726,386
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	169,537	307,257	260,201
Total Transfers In and Use of Fund Balance	0	169,537	307,257	260,201
Total Rev, Trans in, and Use of Fund Balance	1,992,470	1,544,527	2,274,064	1,986,587
Operating Expenses				
Employee Wages and Benefits	564,297	539,537	579,122	841,318
Materials and Supplies	67,433	67,400	60,352	60,900
Operating Expenses	501,688	470,021	344,071	483,900
Capital Expenses	126,675	467,100	0	0
Total Operating Expenses	1,260,093	1,544,058	983,545	1,386,118
Transfers Out and Contribution to Fund Balance				
Transfer to Risk Management	469	469	469	469
Transfer to Mulligans CIP	0	0	1,290,050	600,000
Contribution to Fund Balance	731,908	0	0	0
Total Contribution to Fund Balance	732,377	469	1,290,519	600,469
Total Exp, Trans Out, and Cont to Fund Balance	1,992,470	1,544,527	2,274,064	1,986,587

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Other Miscellaneous	0	0	0	0
Total Revenues	0	0	0	0
Transfers In and Use of Fund Balance				
Transfer from Mulligans	0	0	1,290,050	600,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	0	1,290,050	600,000
Total Rev, Trans in, and Use of Fund Balance	0	0	1,290,050	600,000
Operating Expenses				
Capital Expenditures	0	0	383,082	600,000
Mulligans Equipment	0	0	397,387	0
Total Operating Expenses	0	0	780,468	600,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	509,582	0
Total Contribution to Fund Balance	0	0	509,582	0
Total Exp, Trans Out, and Cont to Fund Balance	0	0	1,290,050	600,000

Used to account for money that will be used to pay the interest and principal of long-term debts.

General Debt Service

The General Debt Service fund is used to account for the accumulation of resources and for the disbursement of debt service payments for all debt not tracked in any other fund.

SID Bond

The SID Bond fund is used to account for the debt service and other expenses related to the 2016 SAA Bond. Assessments are collected from property owners in the area and are used to pay the debt service on the bonds.

Legal Debt Margin

Debt Service Funds

LEGAL DEBT MARGIN

(dollars in thousands)

	2017	2018	2019	2020	2021
Assessed Value	\$5,921,222	\$6,354,606	\$7,109,226	\$7,859,765	\$8,405,649
Debt Limit (8% of Reasonable Cash Value)	709,515	767,464	859,782	955,077	1,025,075
Debt applicable to limit:					
General obligation bonds	-	-	-	-	-
Less: amount set aside for repayment of general obligation debt	-	-	-	-	-
Total net debt applicable to limit	-	-	-	-	-
Legal debt margin	709,515	767,464	859,782	955,077	1,025,075

BOND RATINGS

FITCH RATINGS

<u>Bond Description</u>	<u>Rating Type</u>	<u>Action</u>	<u>Rating</u>	<u>Outlook/Watch</u>	<u>Eff Date</u>
South Jordan (UT) sales tax rev & rfdg bonds ser 2019	Long Term	New Rating	AAA	RO:Sta	20-May-2019
South Jordan (UT) sales tax rev & rfdg bonds ser 2017	Long Term	New Rating	AAA	RO:Sta	10-Feb-2017
Redevelopment Agency of the City of South Jordan (UT) sub sales tax & tax increment rev bonds ser 2015	Long Term	Upgrade	AAA	RO:Sta	10-Feb-2017

Key: RO: Rating Outlook, RW: Rating Watch; Pos: Positive, Neg: Negative, Sta: Stable, Evo: Evolving

S&P GLOBAL RATINGS

In the most recent bond rating for Series 2019 Sales Tax bond, S&P Global Ratings assigned a rating of "AAA" and viewed the outlook for this rating as stable.

Debt Service Funds Summary



	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
REVENUES				
Investment Earnings	702,375	13,900	3,941	14,900
Special Assessments	3,805,213	2,155,775	2,016,620	2,154,600
Total Debt Service Fund Revenue	4,507,588	2,169,675	2,020,561	2,169,500
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	4,038,469	5,977,314	5,977,314	5,140,082
Use of Fund Balance	760,611	208,602	212,820	0
Total Transfers In and Use of Fund Balance	4,799,080	6,185,916	6,190,134	5,140,082
Total Rev, Trans in, and Use of Fund Balance	9,306,668	8,355,591	8,210,695	7,309,582
EXPENDITURES				
Operating Expenditures	82,500	0	0	0
Debt Expenditures	8,807,550	8,355,591	7,918,797	6,234,875
Total Debt Service Fund Expenditures	8,890,050	8,355,591	7,918,797	6,234,875
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	0	0	0	0
Contribution to Fund Balance	416,618	0	291,898	1,074,707
Total Transfers Out and Contribution to Fund Balance	416,618	0	291,898	1,074,707
Total Exp, Trans Out, and Cont to Fund Balance	9,306,668	8,355,591	8,210,695	7,309,582

General Debt Service

Debt Service Fund

The General Debt Service Fund is used to account for the accumulation of resources and for the disbursement of debt service payments for all debt not tracked in any other fund. Transfers to the General Debt Service Fund are made from other City funds. Regular payments are then made to the City's creditors according to the requirements of each individual debt. The City of South Jordan uses debt in a method consistent with the policies set forth in the City's Key Fiscal Management Practices. The primary components of these practices in relation to debt are as follows: Under state law, the City's outstanding general obligation debt should not exceed 12% of total assessed property value. Of this percentage, a maximum of 4% may be used for general purpose. The remaining 8% and any unused portion of the 4% is available for general purpose up to a maximum of 12% and may be used for water, sewer, and electrical projects.

Includes:

- 2017 Sales Tax Revenue Bond - This was a refund of the 2006 Series Bond, which was issued for constructing a new Public Safety Building, City Hall construction projects, and road improvements.
- 2019 Sales Tax Revenue Bond - This was a refund of the 2008 Series Bond, which was issued for Public Safety projects.

Rating:

2017 Sales Tax Bond: AA by Standard & Poor's
2019 Sales Tax Bond: AAA by Standard & Poor's

Funding Sources:

2017 Sales Tax Bond - General Fund (sales tax), Impact Fees from Road, Police and Fire, and Reimbursement from Boyer Company.
2019 Sales Tax Bond - General Fund (sales tax) and RDA.

Additional Information:

See complete Debt Payment Summary on pages 173-175.

Outstanding Principal as of 6/30/22:

2017 Sales Tax Bond - \$18,250,000
2019 Sales Tax Bond - \$13,225,000

DEBT SUMMARY - OUTSTANDING DEBT AS OF 06/30/22					
Governmental Funds	Issued	Maturity	Principal	Interest	Total
RDA Sales Tax & Tax Increment Revenue Bonds	2015	2032	9,620,000	2,460,600	12,080,600
Special Assessment	2016	2037	20,090,000	5,303,784	25,393,784
Sales Tax Bonds	2017	2040	18,250,000	8,417,125	26,667,125
Sales Tax Bonds	2019	2040	13,225,000	6,196,550	19,421,550
Total Governmental Funds			\$61,185,000	\$22,378,059	\$83,563,059
Enterprise Funds					
Water Revenue Bond	2017	2024	4,235,000	204,050	4,439,050
Total Enterprise Funds			\$4,235,000	\$204,050	\$4,439,050
Total			\$65,420,000	\$22,582,109	\$88,002,109

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Investment Earnings	2,191	10,400	1,632	10,400
Total Revenues	2,191	10,400	1,632	10,400
Transfers In and Use of Fund Balance				
Transfer from General Fund	1,174,430	1,507,260	1,507,260	2,437,141
Transfer from Road Impact Fees	150,507	150,275	150,275	149,741
Transfer from Fire Impact Fees	0	140,207	140,207	175,000
Transfer from Police Impact Fees	0	79,487	79,487	145,000
Transfer from RDA	775,250	765,469	765,469	765,000
Transfer from IFT Fund	0	0	0	250,000
Use of Fund Balance	759,672	208,602	212,820	0
Total Transfers In and Use of Fund Balance	2,859,859	2,851,300	2,855,518	3,921,882
Total Rev, Trans in, and Use of Fund Balance	2,862,050	2,861,700	2,857,150	3,932,282
Operating Expenditures				
Principal on Long-Term Debt	1,290,000	1,350,000	1,350,000	1,415,000
Interest on Long-Term Debt	1,567,300	1,501,300	1,501,300	1,432,175
Trustee Fees	4,750	6,500	3,100	6,500
Arbitrage Compliance	0	3,900	2,750	3,900
Total Operating Expenditures	2,862,050	2,861,700	2,857,150	2,857,575
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	0	0	0	0
Contribution to Fund Balance	0	0	0	1,074,707
Total Contribution to Fund Balance	0	0	0	1,074,707
Total Exp, Trans Out, and Cont to Fund Balance	2,862,050	2,861,700	2,857,150	3,932,282

Notes to Debt Service Fund:

Debt - Budgeted debt service payments according to the City's outstanding debt schedule.

General Debt Service Outstanding Debt

Debt Service Fund

City of South Jordan Sales Tax Revenue Ref Bonds, Series 2017

Fiscal Yr	Principal	Interest	Rates
2018	275,000.00	886,515.00	3.00%
2019	620,000.00	968,950.00	4.00%
2020	645,000.00	940,425.00	5.00%
2021	665,000.00	907,675.00	5.00%
2022	700,000.00	873,550.00	5.00%
2023	735,000.00	837,675.00	5.00%
2024	770,000.00	800,050.00	5.00%
2025	810,000.00	760,550.00	5.00%
2026	850,000.00	719,050.00	5.00%
2027	895,000.00	675,425.00	5.00%
2028	815,000.00	632,675.00	5.00%
2029	855,000.00	590,925.00	5.00%
2030	900,000.00	547,050.00	5.00%
2031	945,000.00	500,925.00	5.00%
2032	995,000.00	452,425.00	5.00%
2033	1,040,000.00	406,750.00	4.00%
2034	1,085,000.00	364,250.00	4.00%
2035	1,125,000.00	320,050.00	4.00%
2036	1,175,000.00	274,050.00	4.00%
2037	1,220,000.00	226,150.00	4.00%
2038	1,280,000.00	169,750.00	5.00%
2039	1,345,000.00	104,125.00	5.00%
2040	1,410,000.00	35,250.00	5.00%
	21,155,000.00	12,994,240.00	

Original Bond:

Sales Tax Revenue Bonds 2001

Refinanced:

2006

Purpose:

\$5.7 Million of the proceeds were used to build City Hall, make improvements toward Towne Center Drive and various road projects for \$4.2 million Sales Tax Revenue Bonds 2006

Funding Source:

General Fund (sales tax), Impact Fees from Road, Police, Fire, and reimbursement from Boyer Company

Refunded Bond:

Sales Tax Revenue Bonds 2006

Term:

22 years

Purpose:

\$15.04 Million of the proceeds were used to build Public Safety Building, remodel City Hall, and road improvements

Funding Source:

General Fund (sales tax), Impact Fees from Road, Police, Fire, and reimbursement from Boyer Company

Call Date:

8/15/2026

Callable Amount:

\$14,190,000

City of South Jordan Sales Tax Revenue Ref Bonds, Series 2019

Fiscal Yr	Principal	Interest	Rates
2020	630,000.00	420,537.36	3.00%
2021	625,000.00	659,625.00	5.00%
2022	650,000.00	627,750.00	5.00%
2023	680,000.00	594,500.00	5.00%
2024	495,000.00	565,125.00	5.00%
2025	520,000.00	539,750.00	5.00%
2026	550,000.00	513,000.00	5.00%
2027	575,000.00	484,875.00	5.00%
2028	595,000.00	464,550.00	2.00%
2029	620,000.00	443,100.00	5.00%
2030	650,000.00	411,350.00	5.00%
2031	680,000.00	378,100.00	5.00%
2032	715,000.00	343,225.00	5.00%
2033	750,000.00	310,350.00	4.00%
2034	780,000.00	279,750.00	4.00%
2035	815,000.00	247,850.00	4.00%
2036	845,000.00	214,650.00	4.00%
2037	885,000.00	175,625.00	5.00%
2038	1,020,000.00	128,000.00	5.00%
2039	1,020,000.00	77,000.00	5.00%
2040	1,030,000.00	25,750.00	5.00%
	15,130,000.00	7,904,462.36	

Original Bond:

Sales Tax Revenue Bonds 2019

Funding Source:

Sales Tax

Term:

21 years

Purpose:

Construction of new Fire Station 64, police substation, and administration building and other related improvements.

Call Date:

8/15/2029

Callable Amount:

\$8,540,000

There are two SID Bonds; the "Daybreak Assessment Area No. 1" was established to assist with the construction of road and water improvements within the Special Assessment Area. Assessments for this area are collected when the building permits are issued. The TOD Bond was established to assist in the construction of a stacked parking structure and related improvements located adjacent to the UTA Front Runner Station within the Redevelopment Project Area.

Includes:

2015 TOD Bond - This bond was issued for a stacked parking structure and related improvements located adjacent to the UTA Front Runner Station.

2016 SSA Bond - This bond was issued for road and water improvements within the Special Assessment Area in Daybreak.

Rating:

2015 TOD - AA- by Standard & Poor's

2016 SSA - AA+ by Standard & Poor's

Funding Source:

2015 TOD Bond - RDA, Tax Increment

2016 SSA Bond - Special Assessment payments from builders.

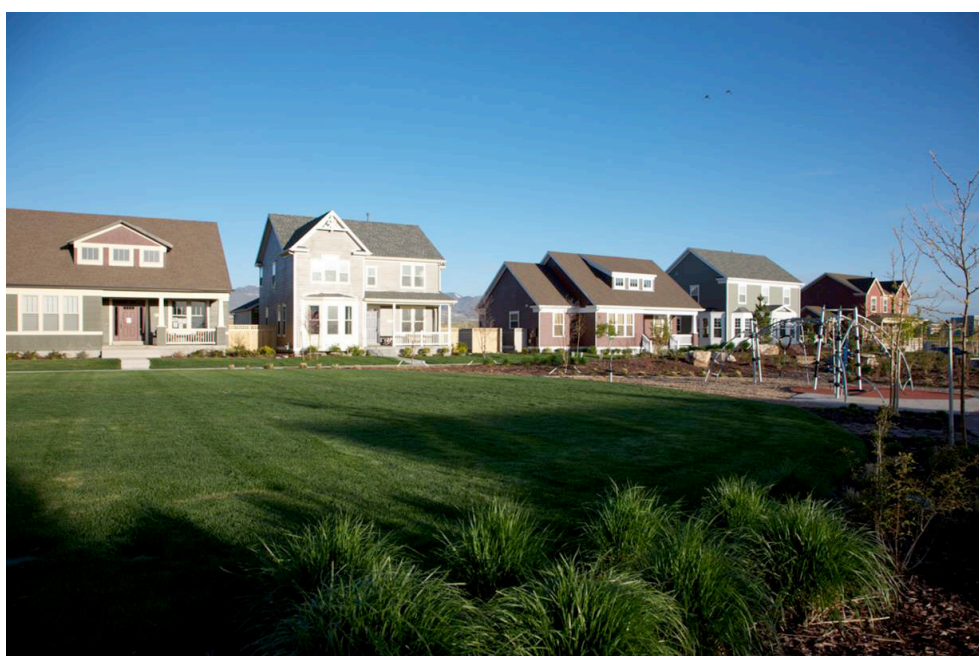
Additional Information:

See complete Debt Payment Summary on pages 173-175.

Outstanding Principal as of 6/30/22:

2015 TOD - \$9,620,000

2016 SSA - \$20,090,000



Daybreak Neighborhood

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Special Assessments	3,805,213	2,155,775	2,016,620	2,154,600
Investments Earnings	699,474	1,750	1,650	4,500
Total Revenues	4,504,687	2,157,525	2,018,270	2,159,100
Transfers In and Use of Fund Balance				
Transfer from RDA	1,216,600	1,218,000	1,218,000	1,218,200
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	1,216,600	1,218,000	1,218,000	1,218,200
Total Rev, Trans in, and Use of Fund Balance	5,721,287	3,375,525	3,236,270	3,377,300
Operating Expenditures				
Operating Expenditures	82,500	0	0	0
Principal on Bonds	3,905,000	2,045,000	2,360,000	2,120,000
Bond Interest Payment	1,312,669	1,328,775	604,844	1,252,800
Trustee Fees	1,750	1,750	1,650	1,750
Arbitrage Compliance	2,750	0	0	2,750
Total Operating Expenditures	5,304,669	3,375,525	2,966,494	3,377,300
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	0	0	0	0
Contribution to Fund Balance	416,618	0	269,776	0
Total Contribution to Fund Balance	416,618	0	269,776	0
Total Exp, Trans Out, and Cont to Fund Balance	5,721,287	3,375,525	3,236,270	3,377,300

SID Bonds Outstanding Debt



Debt Service Fund

City of South Jordan Subordinate Sales Tax and Tax Increment Revenue Bond, Series 2015

Fiscal Yr	Principal	Interest	Rates
2016	-	178,006.39	-
2017	-	567,100.00	-
2018	605,000.00	567,100.00	3.00%
2019	665,000.00	548,950.00	3.00%
2020	685,000.00	529,000.00	4.00%
2021	715,000.00	501,600.00	4.00%
2022	745,000.00	473,000.00	4.00%
2023	775,000.00	443,200.00	5.00%
2024	810,000.00	404,450.00	5.00%
2025	850,000.00	363,950.00	5.00%
2026	895,000.00	321,450.00	5.00%
2027	940,000.00	276,700.00	5.00%
2028	985,000.00	229,700.00	5.00%
2029	1,035,000.00	180,450.00	5.00%
2030	1,090,000.00	128,700.00	5.00%
2031	1,120,000.00	74,200.00	3.25%
2032	1,120,000.00	37,800.00	3.38%
Total	13,035,000.00	5,825,356.39	

Original Bond:

Subordinate Sales Tax and Tax Increment Revenue Bond, Series 2015

Term:

16 Years

Purpose:

\$13 Million to complete Stacked Parking Project and related improvements located adjacent to the UTA Front Runner Station within the Redevelopment Project Area

\$12.8 Million of the proceeds were used to build Public Safety Building, remodel City Hall, and road improvements

Funding Source:

RDA, Tax Increment Revenues

Call Date:

4/1/2025

Callable Amount:

\$7,185,000

City of South Jordan Special Assessment - Daybreak Assessment Area No. 1, Series 2016

Fiscal Yr	Principal	Interest	Rates
2017	205,000.00	1,037,362.99	-
2018	655,000.00	1,042,490.64	-
2019	3,345,000.00	988,628.13	2.000%
2020	2,830,000.00	901,703.13	2.000%
2021	2,100,000.00	811,068.76	4.000%
2022	1,140,000.00	749,725.00	4.000%
2023	1,175,000.00	709,299.60	3.000%
2024	1,215,000.00	673,450.00	3.000%
2025	1,260,000.00	630,025.00	4.000%
2026	1,300,000.00	591,825.00	2.000%
2027	1,320,000.00	564,800.00	2.125%
2028	1,365,000.00	523,475.00	4.000%
2029	1,420,000.00	467,775.00	4.000%
2030	1,475,000.00	409,875.00	4.000%
2031	1,540,000.00	349,575.00	4.000%
2032	1,590,000.00	294,925.00	3.000%
2033	1,640,000.00	246,475.00	3.000%
2034	1,690,000.00	195,468.75	3.125%
2035	1,750,000.00	141,718.75	3.125%
2036	1,800,000.00	86,250.00	3.125%
2037	1,860,000.00	29,062.50	3.125%
Total	32,675,000.00	11,444,978.25	

Original Bond:

Special Assessment - Daybreak Assessment Area No. 1, Series 2016

Term:

20 Years

Purpose:

\$32.6 Million to complete Road and Water Improvements within the Special Assessment Area known as "Daybreak Assessment Area No.1"

Funding Source:

Assessments levied against properties within the Special Assessment Area.

Call Date:

11/1/2026

Callable Amount:

\$16,130,000

Debt Payment Summary by Fiscal Year

Debt Service Fund

FY 22-23 DEBT PAYMENT SUMMARY - ALL FUNDS							
	2019 Sales Tax	2017 Sales Tax	2016 SSA	2015 RDA	2011 MBA	2017 Water Revenue	TOTAL
Principal Payments	\$680,000	\$735,000	\$1,055,000	\$775,000	\$ -	\$2,065,000	\$5,310,000
Interest Payments	594,500	837,675	636,119	443,200	-	149,800	2,661,294
Total Debt Service	\$1,274,500	\$1,572,675	1,691,119	\$1,218,200	\$ -	\$2,214,800	\$7,971,294
<u>Funding Sources:</u>							
General Fund	509,500	1,102,934					1,612,434
RDA	765,000			1,218,200			1,983,200
Road Impact Fees		149,741					149,741
Police Impact Fees		145,000					145,000
Fire Impact Fees		175,000					175,000
SSA Assessment			1,691,119				1,691,119
Water Impact Fees						1,300,000	1,300,000
Water Operations						914,800	914,800
Total	\$1,274,500	\$1,572,675	\$1,691,119	\$1,218,200	\$ -	\$2,214,800	\$7,971,294

FY 23-24 DEBT PAYMENT SUMMARY - ALL FUNDS						
	2019 Sales Tax	2017 Sales Tax	2016 SSA	2015 RDA	2017 Water Revenue	TOTAL
Principal Payments	\$495,000	\$770,000	\$1,090,000	\$810,000	\$2,170,000	\$5,335,000
Interest Payments	565,125	800,050	603,944	404,450	54,250	2,427,819
Total Debt Service	\$1,060,125	\$1,570,050	1,693,944	\$1,214,450	\$2,224,250	7,762,819
<u>Funding Sources:</u>						
General Fund	296,500	1,100,438				1,396,938
RDA	763,625			1,214,450		1,978,075
Road Impact Fees		149,612				149,612
Police Impact Fees		145,000				145,000
Fire Impact Fees		175,000				175,000
SSA Assessment			1,693,944			1,693,944
Water Impact Fees					1,300,000	1,300,000
Water Operations					924,250	924,250
Total	\$1,060,125	\$1,570,050	\$1,693,944	\$1,214,450	\$2,224,250	\$7,762,819

Debt Payment Summary by Fiscal Year

Debt Service Fund

FY 24-25 DEBT PAYMENT SUMMARY - ALL FUNDS						
	2019 Sales Tax	2017 Sales Tax	2016 SSA	2015 RDA	2017 Water Revenue	TOTAL
Principal Payments	\$520,000	\$810,000	\$1,130,000	\$850,000	\$ -	\$3,310,000
Interest Payments	539,750	760,550	564,994	363,950	-	2,229,244
Total Debt Service	\$1,059,750	\$1,570,550	\$1,694,994	\$1,213,950	\$ -	\$5,539,244
<u>Funding Sources:</u>						
General Fund	1,059,750	1,100,700				2,160,450
RDA				1,213,950		1,213,950
Road Impact Fees		149,850				149,850
Police Impact Fees		145,000				145,000
Fire Impact Fees		175,000				175,000
SSA Assessment			1,694,994			1,694,994
Total	\$1,059,750	\$1,570,550	\$1,694,994	\$1,213,950	\$ -	\$5,539,244

FY 25-26 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SSA	2015 RDA	TOTAL
Principal Payments	\$550,000	\$850,000	\$1,165,000	\$895,000	\$3,460,000
Interest Payments	513,000	719,050	530,744	321,450	2,084,244
Total Debt Service	\$1,063,000	\$1,569,050	\$1,695,744	\$1,216,450	\$5,544,244
<u>Funding Sources:</u>					
General Fund	1,063,000	1,099,340			2,162,340
RDA				1,216,450	1,216,450
Road Impact Fees		149,710			149,710
Police Impact Fees		145,000			145,000
Fire Impact Fees		175,000			175,000
SSA Assessment			1,695,744		1,695,744
Total	\$1,063,000	\$1,569,050	\$1,695,744	\$1,216,450	\$5,544,244

Debt Payment Summary by Fiscal Year

Debt Service Fund

FY 26-27 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SSA	2015 RDA	TOTAL
Principal Payments	\$575,000	\$895,000	\$1,185,000	\$940,000	\$3,595,000
Interest Payments	484,875	675,425	506,503	276,700	1,943,503
Total Debt Service	\$1,059,875	\$1,570,425	1,691,503	\$1,216,700	\$5,538,503
<u>Funding Sources:</u>					
General Fund	1,059,875	1,250,425			2,310,300
RDA				1,216,700	1,216,700
Police Impact Fees		145,000			145,000
Fire Impact Fees		175,000			175,000
SAA Assessment			1,691,503		1,691,503
Total	\$1,059,875	\$1,570,425	\$1,691,503	\$1,216,700	\$5,538,503



Riverfront Parkway

Capital Project Funds

Used to account for money that will be used for projects identified in the Infrastructure Improvement & Maintenance and Operations program.

Infrastructure Improvement

The Infrastructure Improvement fund is used to account for improvement projects identified in the IIMO program.

Maintenance & Operations

The Maintenance & Operations fund is used to account for maintenance projects identified in the IIMO program

Capital Equipment

The Capital Equipment fund is used to account for the purchase of City equipment.

Capital Project Funds Summary



	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
REVENUES				
Impact Fees	2,174,529	1,680,000	1,840,668	1,750,000
Class C Road Funds	3,109,754	3,000,000	3,167,227	3,400,000
Local Transit Tax	1,744,838	1,400,000	1,618,875	1,400,000
Investment Earnings	40,602	150,000	30,389	150,000
Grants	500,000	0	0	0
Miscellaneous Revenue	3,639,097	0	661,947	0
Total Debt Service Fund Revenue	11,208,820	6,230,000	7,319,106	6,700,000
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	20,897,586	3,647,750	4,408,814	4,411,270
Use of Fund Balance	1,609,525	2,927,462	4,331,239	3,291,770
Total Transfers In and Use of Fund Balance	22,507,111	6,575,212	8,740,053	7,703,040
Total Rev, Trans in, and Use of Fund Balance	33,715,931	12,805,212	16,059,159	14,403,040
EXPENDITURES				
Transportation Projects	5,720,352	4,395,000	5,573,346	4,771,000
Parks Projects	2,160,894	370,000	604,624	1,032,000
Streetlight Projects	0	45,000	29,540	0
Facilities Projects	254,856	330,000	135,600	291,00
Storm Drain Projects	813,345	1,062,750	539,186	2,220,000
Miscellaneous Projects	45,648	130,000	113,806	78,270
Capital Equipment	3,748,413	2,954,462	2,533,369	3,229,500
Total Debt Service Fund Expenditures	12,743,508	9,287,212	9,529,471	11,621,770
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	2,990,777	2,287,969	2,999,033	1,888,011
Contribution to Fund Balance	17,981,646	1,230,031	3,530,655	893,259
Total Transfers Out and Contribution to Fund Balance	20,972,423	3,518,000	6,529,688	2,781,270
Total Exp, Trans Out, and Cont to Fund Balance	33,715,931	12,805,212	16,059,159	14,403,040

Capital Improvement Program

A capital project is a new construction, expansion, renovation, or replacement project for an existing facility or facilities. It is a project that helps maintain or improve a City asset, often called infrastructure.

There is \$1,301,270 in general capital funds available for FY 2022-2023. City Council has full discretion on which capital projects this money is spent on.

The City estimates a revenue stabilization reserve at a level equal to 21% of the General Fund budgeted revenues. Cities are allowed to retain a maximum of 25%. Funds in excess of 25% may be retained if they are earmarked for specific future capital projects.

Projects approved by the Council are listed starting on page 180. Capital equipment to be purchased during this fiscal year are listed on page 183. There are no major non-recurring projects for FY 2023.

In addition, the Council approved leasing of public safety vehicles, replacing 39 vehicles.

Any projects that may need to be addresses during the fiscal year may be funded through the following Project Approval Process:

- Project Manager or Department Director fills out a Project Funding Request Form
- Finance Department verifies availability of funds
- Funding Request is presented to Leadership Council - this body decides if funding will be requested from Council or not.
- City Council reviews and approves proposed projects with the annual, mid-year (as needed) and year-end budgets.
- Projects of \$50,000 or more (even though approved with the annual budget) will be presented to the City Council before expenditures or commitments for expenditures are made, in order for a final review and vote to proceed.

5-Year Capital Planning Process

The five-year Capital Improvement Plan (CIP) is the City's planning document for infrastructure development and improvements. Projects identified in the CIP are guided by various development plans and policies established by City Council and City Administration. Some of the studies and documents that influence CIP include: the General Plan, Transportation Master Plan, Storm Drain Master Plan, Culinary & Secondary Water Master Plans, Parks & Recreation Master Plan, Police & Fire Safety Master Plans, the Municipal Code, South Jordan's Mission Statement, and Service Values. The CIP details the priorities and estimated costs of the projects that may be used as a tool by City Administration in developing the final budget. However, the funding sources for projects will not be allocated until the final budget is approved by City Council. The five-year CIP will be updated annually to account for changes in priority, schedule and construction costs.



Road Project

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Road Impact Fees	582,897	550,000	563,294	550,000
Park Impact Fees	982,138	500,000	534,733	500,000
Storm Drain Impact Fees	133,088	200,000	194,641	200,000
Fire Impact Fees	301,739	200,000	309,641	300,000
Police Impact Fees	174,667	230,000	238,359	200,000
Class C Road Funds	3,109,754	3,000,000	3,167,227	3,400,000
Local Transit Tax	1,744,838	1,400,000	1,618,875	1,400,000
Investment Earnings	40,602	150,000	30,389	150,000
Sale of Capital Assets	1,581,089	0	0	0
Other Donations and Reimbursements	1,488,413	0	107,642	0
Other Miscellaneous	775,053	0	235,814	0
Total Revenues	10,914,278	6,230,000	7,000,615	6,700,000
Transfers In and Use of Fund Balance				
Transfer from General Fund	15,244,442	0	0	0
Transfer from General CIP Maint	129,793	0	16,846	0
Transfer from General CIP	0	0	94,218	0
Transfer from Storm Drain	895,000	462,750	1,112,750	2,237,000
Transfer from Water	0	0	0	17,000
Transfer from Gen Local Transit	230,000	0	0	0
Transfer from Road Impact Fees	96,312	0	0	0
Transfer from Storm Impact Fees	553,165	0	0	0
Transfer from Water Impact Fees	488,443	0	0	0
Storm Drain Impact Fee Use of Fund Balance	414,001	370,000	0	0
Use of Fund Balance	0	1,503,000	4,016,61	1,301,270
Total Transfers In and Use of Fund Balance	18,051,156	2,335,750	5,240,175	3,555,270
Total Rev, Trans in, and Use of Fund Balance	28,965,434	8,565,750	12,240,790	10,255,270

Infrastructure Improvement

Capital Improvement

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Project Expenditures				
Transportation Projects	5,518,440	3,900,000	5,142,745	4,571,000
Parks Projects	1,949,871	40,000	357,271	632,000
Streetlight Projects	0	45,000	29,540	0
Facilities Projects	79,856	0	0	51,000
Storm Drain Projects	813,345	1,062,750	539,186	2,220,000
Miscellaneous Projects	11,292	0	72,996	0
Total Project Expenditures	8,372,804	5,047,750	6,141,738	7,474,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	500,000	500,000	1,100,000	500,000
Transfer to General CIP	879,477	0	0	0
Transfer to General CIP Maint	665,000	1,218,000	1,218,000	918,270
Transfer to General Debt Service Fund	150,507	369,969	369,969	469,741
Transfer to Capital Equipment	416,000	0	0	0
Transfer to Water CIP	0	200,000	200,000	0
Transfer to Storm Drain Impact Fees	0	0	94,218	0
Contribution to Fund Balance Impact Fees	1,112,491	1,230,031	1,116,656	893,259
Contribution to Fund Balance Local Transit Tax	2,581,007	0	1,491,150	0
Contribution to Fund Balance Class C Road Funds	778,506	0	509,059	0
Contribution to Fund Balance	13,509,642	0	0	0
Total Transfers Out and Contribution to Fund Balance	20,592,630	3,518,000	6,099,052	2,781,270
Total Exp, Trans Out, and Cont to Fund Balance	28,965,434	8,565,750	12,240,790	10,255,270

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Other Miscellaneous	0	0	0	0
Total Revenues	0	0	0	0
Transfers In and Use of Fund Balance				
Transfer from General Fund	0	0	0	0
Transfer from General CIP	665,000	1,218,000	1,218,000	918,270
Transfer from Water	0	33,000	33,000	0
Transfer from Storm Water	0	34,000	34,000	0
Use of Fund Balance	337,084	0	0	0
Total Transfers In and Use of Fund Balance	1,002,084	1,285,000	1,285,000	918,270
Total Rev, Trans in, and Use of Fund Balance	1,002,084	1,285,000	1,285,000	918,270
Project Expenditures				
Miscellaneous Projects	34,356	130,000	40,810	78,270
Transportation Projects	201,912	495,000	430,601	200,000
Parks Projects	211,023	330,000	247,353	400,000
Facilities Projects	175,000	330,000	135,600	240,000
Total Project Expenditures	622,291	1,285,000	854,364	918,270
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	250,000	0	0	0
Transfer to General CIP	129,793	0	16,846	0
Contribution to Fund Balance	0	0	413,790	0
Total Contribution to Fund Balance	379,793	0	430,636	0
Total Exp, Trans Out, and Cont to Fund Balance	1,002,084	1,285,000	1,285,000	918,270

Capital Equipment

Capital Improvement

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Other Miscellaneous	0	0	0	0
Sale of Capital Assets	294,542	0	318,491	0
Total Revenues	294,542	0	318,491	0
Transfers In and Use of Fund Balance				
Transfer from General Fund	2,179,431	1,900,000	1,900,000	1,039,000
Transfer from CDA Fund	0	0	0	200,000
Transfer from General CIP	416,000	0	0	0
Use of Fund Balance	858,440	1,054,462	314,878	1,990,500
Total Transfers In and Use of Fund Balance	3,453,871	2,954,462	2,214,878	3,229,500
Total Rev, Trans in, and Use of Fund Balance	3,748,413	2,954,462	2,533,369	3,229,500
Project Expenditures				
Computer Software & Equipment	66,912	0	168,926	0
Fire Equipment	6,646	0	81,266	0
Fleet Equipment	3,674,855	2,954,462	2,283,177	3,229,500
Sanitation Equipment	0	0	0	0
Total Project Expenditures	3,748,413	2,954,462	2,533,369	3,229,500
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	0	0
Total Contribution to Fund Balance	0	0	0	0
Total Exp, Trans Out, and Cont to Fund Balance	3,748,413	2,954,462	2,533,369	3,229,500

STREETS

Welby Trail Extension

PROJECT INFORMATION

Location: 11400 S to 11800 S through Country Crossing **Project Manager:** Streets Manager/Engineer

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Streets

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Welby Trail construction from 11400 S to 11800 S. Matching funds for UDOT TAP grant.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
Transportation Tax	\$300,000	\$0	\$0	\$0	\$	\$300,000
Total Cost	\$300,000	\$0	\$0	\$0	\$0	\$300,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

STREETS

Harvest Pointe Waterway Removal at South Jordan Parkway

PROJECT INFORMATION

Location: Harvest Pointe & South Jordan Pkwy

Project Manager: Streets Manager/Engineer

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Streets

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Remove waterway, replace ADA ramps and overlay intersections.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
Transportation Tax	\$120,000	\$0	\$0	\$0	\$0	\$120,000
Total Cost	\$120,000	\$0	\$0	\$0	\$	\$120,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

STREETS

Curb & Gutter Replacement

PROJECT INFORMATION

Location: City-wide

Project Manager: Streets Manager/Engineer

Project Type: Infrastructure Maintenance

Start Date: 7/1/2022

Category: Streets

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Replace curb and gutter prior to overlays with the Transite Water Pipe Replacement project.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
Transportation Tax	\$250,000	\$0	\$0	\$0	\$	\$250,000
Total Cost	\$250,000	\$0	\$0	\$0	\$0	\$250,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

STREETS

Charlotte Drive Retaining Wall

PROJECT INFORMATION

Location: Charlotte Drive at 1000 W**Project Manager:** Streets Manager**Project Type:** Infrastructure Improvement**Start Date:** 7/1/2022**Category:** Streets**End Date:** 6/30/2027**Bond Fund:** Yes ☐ No ☒**Description:**

Repair and replace the retaining wall on Charlotte Drive.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
General CIP	\$50,000	\$0	\$0	\$0	\$	\$50,000
Total Cost	\$50,000	\$0	\$0	\$0	\$0	\$50,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

STREETS

Riverfront Drive Environmental

PROJECT INFORMATION

Location: From Jordan River to 11400 S

Project Manager: Streets Manager/Engineer

Project Type: Infrastructure Maintenance

Start Date: 7/1/2022

Category: Streets

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Prepare pre-construction environmental documents for Riverfront Drive.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
General CIP	\$75,000	\$0	\$0	\$0	\$0	\$75,000
Total Cost	\$75,000	\$0	\$0	\$0	\$0	\$75,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

STREETS

Median Safety

PROJECT INFORMATION

Location: 5400 W Daybreak Pkwy**Project Manager:** Streets Manager/Engineer**Project Type:** Infrastructure Improvement**Start Date:** 7/1/2022**Category:** Streets**End Date:** 6/30/2027**Bond Fund:** Yes ☐ No ☒**Description:**

Install medians to provide additional traffic safety at 5400 W Daybreak Parkway.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
General CIP	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Total Cost	\$50,000	\$0	\$0	\$0	\$0	\$50,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

PUBLIC WORKS

City Park Lighting

PROJECT INFORMATION

Location: City Park

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Parks

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Install new parking lot lighting at City Park to improve patron safety.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
General CIP	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Total Cost	\$40,000	\$0	\$0	\$0	\$0	\$40,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

PUBLIC WORKS

McKee Farms Park - Playground Installation

PROJECT INFORMATION

Location: 2700 W 10842 S

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Parks

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Install a new playground at McKee Farms Park.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
Park Impact Fees	\$175,000	\$0	\$0	\$0	\$0	\$175,000
Total Cost	\$175,000	\$0	\$0	\$0	\$0	\$175,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

PUBLIC WORKS

Oquirrh Shadows East Park

PROJECT INFORMATION

Location: 3788 W South Jordan Pkwy

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Parks

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Prepare design and construction documents for Oquirrh Shadows East Park.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
Park Impact Fees	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Total Cost	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Shelbrooke Subsurface Drain

PROJECT INFORMATION

Location: 11030 South 1300 West

Project Manager: Storm Water/Sanitation Manager

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Storm Drain

End Date: 6/30/2024

Bond Fund: Yes ☐ No ☒

Description:

Add a connection from Shelbrooke to 11030 South storm drain.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
<u>Public Works</u>						
Storm Drain	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Total Cost	\$300,000	\$0	\$0	\$0	\$0	\$300,000

Operating Impact:

Yearly pipe inspection and cleaning.

Annual Operating Costs		2024	2025	2026	2027	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000
	Total Operating Costs	\$1,500	\$1,500	\$1,500	\$1,500	\$6,000

PUBLIC WORKS

Storm Water Mitigation at Outfalls

PROJECT INFORMATION

Location: City-wide

Project Manager: Storm Water/Sanitation Manager

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Storm Drain

End Date: 6/30/2027

Bond Fund: Yes ☐ No ☒

Description:

Install required monitoring and water treatment facilities at outfalls near the Jordan River.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
Storm Drain	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Total Cost	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000

Operating Impact:

Yearly outfall inspections.

Annual Operating Costs		2024	2025	2026	2027	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$150	\$150	\$150	\$150	\$600
	Total Operating Costs	\$150	\$150	\$150	\$150	\$600

Non-Routine Project

Capital Improvement

PUBLIC WORKS

10200 S Detention Pond

PROJECT INFORMATION

Location: 10200 S & 3800 W (Oquirrh Open Space)

Project Manager: Storm Water/Sanitation Manager

Project Type: Infrastructure Improvement

Start Date: 7/1/2022

Category: Storm Drain

End Date: 6/30/2024

Bond Fund: Yes ☐ No ☒

Description:

Construct new storm drain detention basin.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
Storm Drain	\$1,400,000	\$0	\$0	\$0	\$0	\$1,400,000
Total Cost	\$1,400,000	\$0	\$0	\$0	\$0	\$1,400,000

Operating Impact:

Yearly basin inspections.

Annual Operating Costs		2024	2025	2026	2027	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$150	\$150	\$150	\$150	\$600
	Total Operating Costs	\$150	\$150	\$150	\$150	\$600

PUBLIC WORKS

Water Master Plan Projects

PROJECT INFORMATION

Location: City-wide

Project Manager: Associate Director of Public Works

Project Type: Infrastructure Maintenance

Start Date: 7/1/2022

Category: Water

End Date: 6/30/2024

Bond Fund: Yes ☐ No ☒

Description:

Projects identified in the 2017 master plan include: 1) Ashford Acres culinary waterline upgrade from 6" to 8" 2) Upgrade Cody Circle (1300 W 1206 W) watrline from 6" to 8" 3) Upgrade Carriage Oak Court (2565 W 2647 W) waterline from 6" to 8".

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
Water CIP	\$500,000	\$0	\$1,000,000	\$1,000,000	\$0	\$2,500,000
Total Cost	\$500,000	\$0	\$1,000,000	\$1,000,000	\$0	\$2,500,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Tank Landscaping

PROJECT INFORMATION

Location: City-wide

Project Manager: Associate Director of Public Works

Project Type: Infrastructure Maintenance

Start Date: 7/1/2022

Category: Water

End Date: 6/30/2024

Bond Fund: Yes ☐ No ☒

Description:

Landscape tank sites that currently are not landscaped.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2023-2027
	2023	2024	2025	2026	2027	
Public Works						
Water CIP	\$100,000	\$100,000	\$0	\$0	\$0	\$200,000
Total Cost	\$100,000	\$100,000	\$0	\$0	\$0	\$200,000

Operating Impact:

Cost to hire a landscape company to maintain landscaping.

Annual Operating Costs		2024	2025	2026	2027	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$3,120	\$3,120	\$3,120	\$3,120	\$12,480
	Total Operating Costs	\$3,120	\$3,120	\$3,120	\$3,120	\$12,480



Dumpster Program

South Jordan At A Glance



Vision Statement

We are a family oriented community, founded upon principles of accountability, integrity, and innovation with an unwillingness to compromise in securing a sustainable environment for future generations.

Mission Statement

South Jordan City provides service oriented, responsible government, consistent with the community's values, priorities and expectations for a high quality of life, enhancing the City's fiscal health, providing professional and innovative services, and managing the City's resources, while planning for the future.

Incorporation

1935

Government

The City of South Jordan operates under the Council-Manager form of government.

County

Salt Lake County
www.slco.org

School District

Jordan School District
www.jordandistrict.org

Location

Located in the southwest portion of the Salt Lake Valley, 13 miles south of Salt Lake City.

Climate

On average, there are 225 sunny days per year. The July high is around 94 degrees. The January low is 23 degrees.

Area

22.26 square miles

Elevation

4,316 feet above sea level along the Jordan River, to a high of 5,216 feet along state road U-111.

Parks & Open Space

641 acres

Credit Rating

Implied GO = AAA

Population

South Jordan City is one of the fastest growing cities in the State of Utah. On average, the City's population has doubled every decade since 1960. According to data from the U.S. Census Bureau, South Jordan is currently the 11th largest city in the state. South Jordan's population was 71,732 in 2018. This represents a 1 percent increase over the previous year and a 42 percent increase since 2010. Approximately 35 percent is under the age of 18, and the median age is 33.

Education

South Jordan is part of the Jordan School District. Over 96 percent of South Jordan's residents aged 25 or over have received a high school diploma. Close to 41 percent have obtained a bachelor's degree or higher.

Income

South Jordan's median household income on average from 2013 to 2017 was \$99,856 and the per capita income in 2017 was \$36,125.

Persons per Household

The average number of persons per household in South Jordan owner-occupied and renter-occupied homes was 3.45 in 2017.

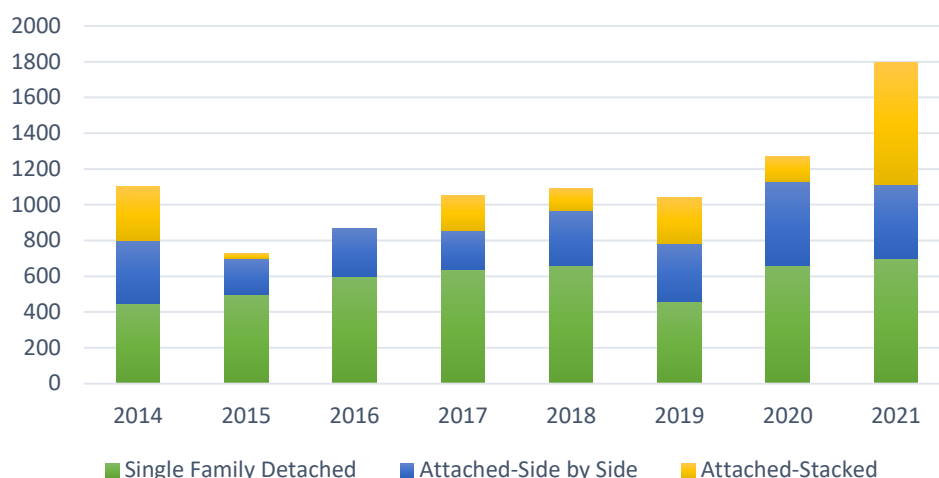
Housing Units

In 2010, 81.2 percent of the 14,943 housing units were owner occupied, 14.7 percent were renter-occupied, and 4.1 percent were vacant. In 2000, there were 7,507 housing units - 89.7 percent owner occupied, 10.3 percent renter-occupied, and 2.8 percent were vacant. There were 99 percent more total housing units from 2000 to 2010.

Building Permits

While known for its large single-family lots, the City's housing inventory has become more diverse in the last decade. An average of 861 dwelling units have been permitted per year over the last 5 years, 50% of those being town homes and apartments. The City issued approximately 1,796 residential and 151 commercial building permits in fiscal year 2021.

Residential Units Permitted by Year



Principal Employers, FY 2021

Rank	Taxpayer	Taxable Assessed Value
1	Merit Medical	2,118
2	Jordan School District	1,783
3	Ultradent	1,282
4	Willis Towers Watson	1,250
5	Wal-Mart Supercenter	919
6	Cricut	800
7	Lucid	651
8	AdvancedMD	537
9	Physician Group of Utah	530
10	City of South Jordan	503
	Total	10,373

South Jordan At A Glance

Top 25 Major Sales/Use Tax Contributors, FY 2021

Walmart	Unique Auto Body	Carmax Superstore
Costco Wholesale	World Wide Technology	Tim Dahle Nissan
Sam's Club	Jerry Seiner	Hobby Lobby
Utah Power & Light	Harmons	Volkswagen Southtowne
Megaplex 20	Amazon.com	Smiths Food & Drug
Sprouts Farmers Market	Apple Computer Inc	Questar Gas Company
Riverton Chevrolet	Executech Utah	USTC Motor Vehicle
Target	Merit Medical Systems Inc	
Perry Brothers Honda World	Microsoft Corp	

Retail Sales and Sales Tax Revenue

South Jordan's retail and food sales totaled \$2 billion in 2021, an increase of 22 percent from the \$1.7 billion in the prior year. Sales and use tax revenue totaled

\$20 million in fiscal year 2021, an increase of \$3.4 million, or 21 percent, compared to \$16.5 million in fiscal year 2020.



Principal Property Taxpayers, FY 2021

Rank	Taxpayer	Taxable Assessed Value
1	Riverpark LLC	\$283,843,900
2	eBay Inc	\$143,681,700
3	The District LC	\$139,693,100
4	SoJo Station LLC	\$100,287,140
5	Merit Medical Systems Inc	\$95,390,800
6	VP Daybreak Operations/Investments LLC	\$88,267,440
7	San Tropez Holding LLC	\$78,568,075
8	WW Olympus River Heights LLC	\$63,420,390
9	Wal-Mart	\$54,569,200
10	Pheasant Hollow Business Park	\$49,870,800
	Total	\$1,097,592,545

Fire Protection

FY 2021	Number
Full-time employees	80
Part-time employees	26
Fire stations	4
ISO Rating	2
Fire fatalities	0
Fire injuries	0
Fire hydrants inspected	4,095
Flu vaccinations	111
Emergency calls for service (EMS)	5,846
Emergency calls for service (non EMS)	1,164
Patient transports	3,319
Cancelled calls	546
Other (refused care, transferred care, DOA)	1,918
Average response time (Combined)	7:55 min
Inter-facility	12:54 min



Police Protection

FY 2021	Number
Full-time police officers	71
Priority 1 Response time	8:52 min
Part 1 Crimes (Homicide, Rape, Robbery, Burglary, Theft, Arson)	1,307
Crimes per 1,000 population	20.74
Police case reports	38,954

Fleet

FY 2021	Number
City vehicles & equipment maintained	391

Streets & Street Lighting

FY 2021	Number
Pavement lane miles maintained	835.94
Alleyway miles maintained	42.64
Miles of sidewalk maintained	444.79
Number of street lights maintained	6,649
Number of street signs maintained	10,041

Water

FY 2021	Number
Residential accounts	22,627
Commercial accounts	1,267
Miles of water lines	449
Fire hydrants	4,016
Average daily water demand (mgd)	14.66
Daily water conveyance capacity (mgd)	30.58
Miles of secondary water lines	114
Secondary water accounts	3,901

South Jordan At A Glance

Storm Water

FY 2021	Number
Miles of storm water pipe	155.18
Storm water detention & retention ponds	178
Storm clean out boxes	65

Sanitation

FY 2021	Number
Tons of waste recycled annually	4,620
Tons of refuse collected annually	30,898
Residential sanitation accounts	28,165

Parks

FY 2021	Number
Number of parks	37
Total acreage	217.2 acres
Natural open space area	139.43 acres
Trails	8.58 miles
Park loop walkways	3.68 miles
Number of park playgrounds	23 units

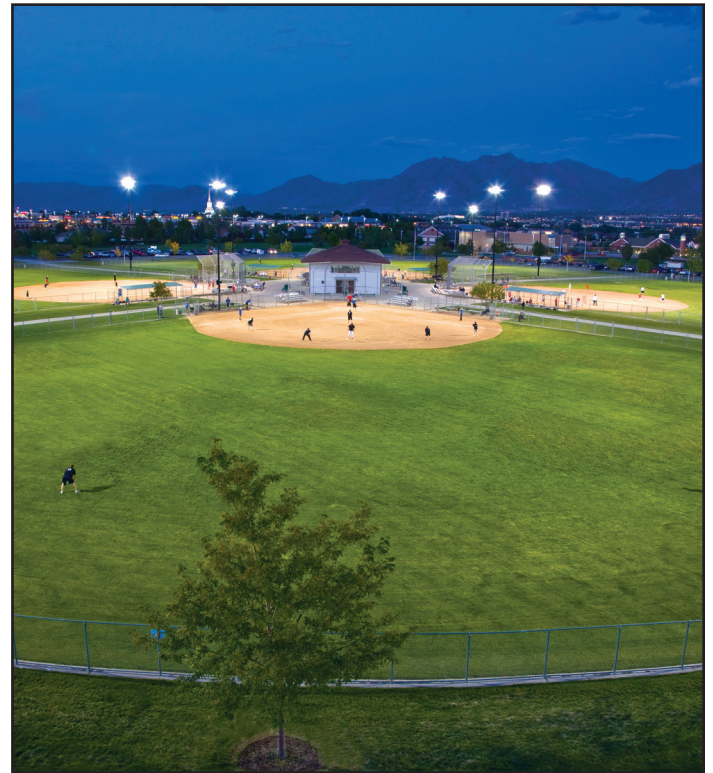
Recreation

FY 2021	Number
Community Events Offered	26
Gale Museum Visitors	711
Senior Program Participants	1,000
Senior Lunches Distributed	18,515
Facility Rental Revenue	\$26,942
Recreation Program Participants	6,344

Economics

FY 2021	Number
Sales Tax:	
Taxable Sales	2,089,034,355
Sales Tax Revenue	20,016,998
Property Tax:	
Assessed taxable property value	7,989,475,407
Property Tax Rate	0.001628%
Bond Ratings:	
Implied GO Rating	AAA
Debt:	

The City has no General Obligation debt, which means no debt attached to property tax.



South Jordan, Utah is a rapidly growing community located eleven miles south of Salt Lake City. South Jordan is known for being a trendsetter within the valley while maintaining a rural environment creating an ideal place to raise a family. South Jordan has a distinct air of uniqueness from the other metropolitan areas within the county. A rural atmosphere exists with large well kept yards, modern homes, immaculate parks, and annual events that celebrate the history of South Jordan.

The City of South Jordan has become a premier place within the county to live. Known for its beauty, cleanliness, pristine parks, quality schools, amazing community center, and abundant neighborhoods the city attracts both residential and commercial interests.

Settlement

The community of South Jordan's first residents were Alexander Beckstead and his family as they settled a tract of land along the west side of the Jordan River in 1859. Alexander had immigrated from Canada in 1837 after joining The Church of Jesus Christ of Latter-Day Saints (LDS). Most early settlers were also members of the LDS faith and came from Europe by ship, then crossed the plains eventually settling in South Jordan.

The abundance of water, wildlife, and native grasses along the Jordan River drew settlers to the area who had a hope of farming the land. Farming required a managed water supply, therefore Mr. Beckstead and others hand dug a two and a half mile canal to divert water from the Jordan River. The canal, appropriately name "The Beckstead Ditch", was one of the main reasons the South Jordan settlement became a permanent community and continued to grow.

Initial settlers nicknamed the community "Gale" due to the southwest prevailing winds which blow frequently through the area. In fact, the town's first train station was called the Gale Station and the first post office was called the Gale Post Office.

Early Homes

Hillsides along the Jordan River provided the first homes for settlers of the South Jordan community. The settlers would literally dig a hole in the side of the hill to obtain shelter. As time permitted, more permanent type dugouts were built

which would extend beyond the front of the hillside using adobe brick for walls and logs for the extended roof. John W. Winward became one of the first adobe brick makers in the South Jordan area. Building a kiln on his property, he produced bricks for adobe homes which eventually replaced the hillside dugouts. Early pioneer homes in the area usually began with two rooms and as additional resources became available, and as the family grew, other rooms would be added.



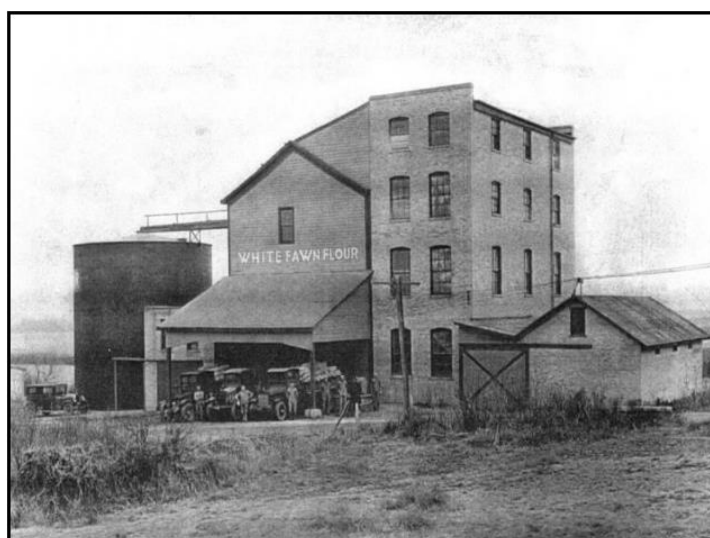
Farming & Business

Alfalfa hay and grain were the predominant crops raised in South Jordan's early history. Sugar beets were introduced in 1910 and became the mainstay of South Jordan's agricultural industry after a sugar factory was built in Lehi, Utah. The first flour mill was built in 1895 and ran exclusively on water power. Many farmers brought wheat to the mill for processing and many found employment there as well.

The Jordan Mercantile was the first official retail operation in South Jordan. Operated by the Joseph Holt family, the store offered commodities, household items as well as a shoe department. The first business to offer gas and oil in South Jordan began operations in 1928.

Industry

Although agriculture was the main sources of sustenance for early settlers in South Jordan, many also worked at the United States Smelting and Refining company in Midvale, Utah to earn



History of South Jordan

additional income. The Bingham Canyon Mine, now called Kennecott Copper also had a major influence in South Jordan's history. Several families earned a living providing teams and wagons to haul ore for the mine. Mining operations began in 1903 and have continued for more than 100 years.

Incorporation

In 1935, with a population of more than two hundred residents in the South Jordan community, members of Voting District 329 petitioned for the right to become a town. The petition was accepted by the Board of Commissioners of Salt Lake County and the Town of South Jordan was officially created on November 8, 1935.

The Town of South Jordan operated under the leadership of a Board of Trustees for thirty-two years following incorporation. The first Board President was J.R. Peterson who served for five years. Marie Holt Palmer was hired as the first town clerk and initially Town Board Meetings were held in her home.

City of Second Class Designation

Lieutenant Governor Spencer J. Cox signed an Executive Proclamation on July 28, 2016 designating South Jordan as a city of the second class.

Tragic Event

Tragedy struck South Jordan in December of 1938. Farrold "Slim" Silcox one of Jordan School District's most experienced drivers was driving the new yellow school bus to school in a snowstorm. The bus carrying 39 people stopped at the tracks and then appeared to have some trouble climbing over the tracks, according to eyewitnesses. This could have been due to the heavy snow or trying to shift gears to navigate the incline.

The "Flying Ute" freight train was running a couple hours late due to the weather after leaving Denver. The locomotive was pulling eighty-four freight cars and traveling at about 52 miles per hour. The engineer, with over 32 years experience, saw the bus stopped on the tracks and ordered an emergency stop. The train did not stop and the impact sheared the bus in two. The bus motor was found 225 yards to the north, the frame of the bus was carried two blocks wrapped around the locomotive, and the shell of the bus was crunched like tin foil.

The driver and 23 people died leaving only 15 survivors, three of whom would later die due to injuries from the collision. It is as though time stands still as locals recall the train-bus tragedy that is the worst in South Jordan's history.

Growth

South Jordan has seen dramatic increases in population over the years as housing has gradually replaced farmland. Between 1990 and 1999 South Jordan had the second highest growth rate in the State of Utah averaging more than 9.4% per year. The City encompasses 22.26 square miles and is home to more than 70,000 residents. The average household size is 3.56 persons. South Jordan's population is expected to increase by approximately 30,000 additional residents over the next twenty years.

Sources:

Bateman, Ronald; Of Dugouts and Spires; South Jordan City Corporation, South Jordan, UT; 1998.

City of South Jordan; Economic Development.

Jordan School District; Board of Education Minutes; December 1-2 1938.

Various City documents and memoranda.





Summerfest

Fee Schedule

DESCRIPTION		FY 2022-2023
Business License Fees		
Home Occupation	New Application	\$200
	Renewal	\$30
Home Occupation Day Care and Food Assembly	New Application	\$200 (base) + \$75 (disproportionate) = \$275
	Renewal	\$30 (base) + \$75 (disproportionate) = \$105
Commercial	New Application	\$194
	Renewal	\$105
Big Box	New Application	\$194 (base) + \$1365 (disproportionate) = \$1559
	Renewal	\$105 (base) + \$1365 (disproportionate) = \$1470
Department Store	New Application	\$194 (base) + \$645 (disproportionate) = \$839
	Renewal	\$105 (base) + \$645 (disproportionate) = \$750
Expedited Fee		\$194 (base) + (disproportionate-if applicable) + \$68 (expedite)
Liquor License Only	New Application	\$194 (base) + \$44 (disproportionate) = \$238
	Renewal	\$105 (base) + \$44 (disproportionate) = \$149
New Salon Chair/Vending	New Application	\$92 (base)
	Renewal	\$25
Residential Rental	New Application	\$119 (base)
	Renewal	\$30
Temporary - Except Fireworks		\$194 (base)
Temporary - Fireworks		\$194 (base) + \$136 (disproportionate) = \$330
Sexually Oriented Business		
Semi-Nude Entertainment Bus.		\$2,122
Adult Business		\$2,122
Semi-Nude Dancing Agency		\$2,122
Out-Call Business		\$2,122
Delinquent Fees (1-30 days after payment due date)		25% of base fee
Delinquent Fees (31-60 days after payment due date)		50% of base fee
Delinquent Fees (61-90 days after payment due date)		100% of base fee
Duplicate License Fee		\$15
Name Change Fee		\$20
Reasonable Accommodation Hearing		Actual cost of hearing officer's time
Collection Fees		
Standard Collection (In-State)		30% of amount owed
Legal (In-State)		30% of amount owed
Standard Collection (Out-of-State)		50% of amount owed
Legal (Out-of-State)		50% of amount owed
Returned Check Fee		\$20
Returned EFT/ACH Fee		\$20 per returned transaction

Fee Schedule

DESCRIPTION		FY 2022-2023
Court Fees		
Plea in Abeyance	\$25	
Small Claims Counter Affidavit \$2,000 or Less	\$50	As per Admin. Office of Court
Small Claims Counter Affidavit > \$2,000 to \$7500	\$70	As per Admin. Office of Court
Small Claims Counter Affidavit > \$7500 to \$10,000	\$120	As per Admin. Office of Court
Small Claims Fees 2,000 or Less	\$60	As per Admin. Office of Court
Small Claims Fees > \$2,000 to \$7,500	\$100	As per Admin. Office of Court
Small Claims Fees > \$7500 to \$10,000	\$185	As per Admin. Office of Court
Small Claims Appeal	\$240	\$230 to District Court, \$10 to City
Garnishment Filing Fee	\$50	As per Admin. Office of Court
Expungement	\$135	\$30 per Certified Copy
Certified Copy (per document)	\$4	plus \$.50 per page. As per Admin. Office of Court
Record Fees:		CJA Rule 4-202.08
Audio CD	\$10	
Paper	\$0.25	per image
Mailing		Actual cost
Fax	\$5	for 10 pages or less. Add'l pages are \$0.50 per page
Personnel Time		First 15 min. free
Clerical Assistant	\$15	per hour
Development Services Fees (Fees shown below contain costs for planning, engineering and building services)		
Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a double permit fee.		
Building Permit Demolition	\$44	
Building Permits Commercial Additions/Tenant Improvements	\$377 base	
\$0-\$500	\$412	
\$501-\$2,000	\$541	
\$2,001-\$40,000	\$797	
\$40,001-\$100,000	\$1,149	
\$100,001-\$500,000	\$1,663	
\$500,001+	\$3,021	
Building Permits New Commercial Building/General	\$586 base	
\$0-\$100,000	\$2,874	
\$100,001-\$500,000	\$6,173	
\$500,000-\$1,000,000	\$9,576	
\$1,000,001-\$5,000,000	\$17,550	
\$5,000,001+	\$31,139	

Fee Schedule

DESCRIPTION	FY 2022-2023
Building Permits New Commercial R-2	\$586 base
\$0-\$500,000	\$4,294
\$500,001-\$1,000,000	\$6,350
\$1,000,001-\$5,000,000	\$18,460
\$5,000,001+	\$32,621
Building Permits Plumbing, Mechanical, Electrical (PME) Only (No Review)	\$28 base
Residential	\$94
Commercial	\$133
Solar	\$128
Building Permits Residential Alterations (Basement/Interior Remodel)	\$94 base
\$0-\$500	\$230
\$501-\$2,000	\$370
\$2,001-\$40,000	\$457
\$40,001-\$100,000	\$851
\$100,001+	\$977
Building Permits Residential Additions (Detached Garage/Pool/etc.)	\$109 base
\$0-\$500	\$436
\$501-\$2,000	\$356
\$2,001-\$40,000	\$576
\$40,001-\$100,000	\$874
\$100,001+	\$1,340
Building Permits Single Family Residential & Multi-Family Residential	\$383 base
\$0-\$500,000	\$2,396
\$500,001+	\$2,871
Inspections outside of normal business hours	\$54 per hour (minimum charge - 2 hours)
Re-inspection Fee	\$108
Inspections for which no fee is specifically indicated	\$54 per hour (minimum charge - 1/2 hour)
Additional Plan Review Fee	\$122
For use of outside consultants for plan checking and inspections	Actual costs
Accessibility & Energy Review Fee	\$25
Off Site Cleaning Fee	\$78
Subdivision Preliminary	\$1,489 base + \$66 per lot
Subdivision Final	\$1,477 base + \$297 per lot
Subdivision Amendment (same regardless of lot number)	\$1,352
Site Plan Amendment Review	\$1,352
Site Plan Review (small site 0-3 acres)	\$4,429
Site Plan Review (all other site 3+ acres)	\$5,511

Fee Schedule

DESCRIPTION	FY 2022-2023
Minor Site Plan Amendment	\$504
Small Residential Development	\$1,161
Accessory Living Unit Planning Commission Review	\$682
Accessory Living Unit Staff Review	\$135
Conditional Use Permit	\$626
Land Use Amendment	\$1,005
Amendment	\$1,414
Rezone	\$1,414
Rezone with Master Development Plan (MDP) - required with all mixed use rezones and land use amendments	\$2,227
Zone to P-C Zone	\$23 per acre
Rezone with Development Agreement (optional)	\$2,557
Development Agreement Amendment	\$1,143
City Code Text Amendment	\$1,615
Annexation	\$1,197
Sign Permit	\$198
Sign Permit - Temporary Banner	\$45
Master Sign Design Guidelines Review	\$288
Appeal to Planning Commission	\$288
Appeals to City Council	\$819
Appeal to Appeal and Variance Hearing Officer	Actual cost of hearing officer's time based on contract with City. \$819 retainer required. If actual cost is less then retainer, the difference between actual cost and retainer will be refunded to applicant. If actual cost is greater than retainer, applicant must pay the difference between actual cost and retainer before receiving hearing officer's decision.
Bond Landscaping Fee	\$50 if paid with credit card, 3% will be added to total
Impounded Sign Release Fee	\$30
Nonconforming Use/Lot Review Fee	\$39
Wind Energy Conversion Systems	\$608
Residential Chicken Permit	\$58
Time Extension Fee	Half of application type base fee
Lot Line Adjustment	\$260
Zoning Compliance Letter	\$250
Overtime Inspector fee	\$61 per hour
Overtime Truck Fee	\$53 per day
Curb Cut Encroachment Permit	\$151
Standard Encroachment Permits	\$245
Re-Issuance of Encroachment Permit Fee	\$129

Fee Schedule

DESCRIPTION		FY 2022-2023
Land Disturbance Fee	\$350	
Re-Issuance of Land Disturbance Permit	\$150	
TV Video Inspection Fee	\$72	base + \$0.77 per linear foot of pipe
Cold Weather Paving Application Fee	\$197	
Streetlight Connection Fee	\$150	per streetlight
Small Wireless Facility - Application Fee	\$100	
Small Wireless Freestanding Installation - Application Fee	\$250	
Traffic Control Fee (Encroachment Permit)	\$50	per day
Rental Fees		
City Hall		
Council Chambers - Security Deposit	\$250	Refundable if no damage and nothing missing
Council Chambers	\$150	per hour
EV Charging Stations		
Public EV Charging Station	\$.20	for first hour; \$10 per hour thereafter (No Overnight Charging)
Public Safety Building		
Oquirrh/Wasatch Room - Security Deposit	\$250	Refundable if no damage and nothing missing
Oquirrh/Wasatch Room	\$150	per hour
Fire Station 64		
Copperview Room - Security Deposit	\$250	Refundable if no damage and nothing missing
Copperview Room	\$150	per hour
Fire Station Community Rooms		
Resident		
Weekdays 8am-5pm (min 2 hrs)	\$25	per hour
Weekdays after 5pm (min 2 hrs)	\$45	per hour
Saturdays (min 2 hrs)	\$45	per hour
Non-resident		
Weekdays 8am-5pm (min 2 hrs)	\$45	per hour
Weekdays after 5pm (min 2 hrs)	\$65	per hour
Saturdays (min 2 hrs)	\$65	per hour
Community Center		
Security Deposit	Resident	\$120 Refundable if no damage and nothing missing
	Non-resident	\$160 Refundable if no damage and nothing missing
Room 126 & 127/Open Seating Area		
Resident		
Monday - Friday 3:30-10:00pm (min 2 hrs)	\$45	per hour
Saturdays & Sundays (min 2 hrs)	\$45	per hour
Non-resident		
Monday - Friday 3:30-10:00pm (min 2 hrs)	\$65	per hour
Saturdays & Sundays (min 2 hrs)	\$65	per hour

Fee Schedule

DESCRIPTION		FY 2022-2023	
Auditorium			
Resident			
Monday - Friday 3:30-10:00pm (min 2 hrs)	\$95	per hour	
Saturdays & Sundays (min 2 hrs)	\$95	per hour	
Non-resident			
Monday - Friday 3:30-10:00pm (min 2 hrs)	\$130	per hour	
Saturdays & Sundays (min 2 hrs)	\$130	per hour	
Kitchen	Available upon request with auditorium rental at no additional cost (We discourage food on the carpeted areas)		
Gale Center			
Security Deposit	\$120	Refundable if no damage and nothing missing	
Auditorium (hourly)			
Resident			
Weekdays 8am-5pm	\$25	per hour, Minimum 2 hours, Limited Availability	
Weekdays after 5pm	\$45	per hour, Minimum 2 hours	
Saturdays	\$45	per hour, Minimum 2 hours	
Non-resident			
Weekdays 8am-5pm	\$45	per hour, Minimum 2 hours, Limited Availability	
Weekdays after 5pm	\$65	per hour, Minimum 2 hours	
Saturdays	\$65	per hour, Minimum 2 hours	
Finance Fees			
Annual Report	Free Online		
Telecommunication Franchise Fee Application	\$500		
Fire Department Fees			
Fire Inspection/Permit Fees	Initial inspection included with license fee		
Annual Life Safety Inspection	\$75	For each re-inspection after the 2nd	
	\$100	for all subsequent re-inspections	
Commercial Sprinkler Plan Review//System Inspection		Per ICC/SJC Valuation Fee Schedule	
	\$135	For each re-inspection after the 2nd	
Residential Sprinkler Plan Review/System Inspection	\$135		
	\$50	For each re-inspection after the 2nd	
Underground Flammable/Combustible Liquid Storage Tank &/or Line Installation	\$350	per site	
Underground Flammable/Combustible Liquid Storage Tank &/or Line Removal	\$300	per site	
Above Ground Flammable/Combustible Liquid Storage Tank Installation	\$125	per site	
Tent/Canopy/Air Supported Structure	\$50	1st tent/canopy - \$10 for each additional tent	
Public Fireworks Display	\$60	per display	
Medical Gas Test	\$50		
Hydrant Flow Test	\$50	per request	

Fee Schedule

DESCRIPTION		FY 2022-2023
Emergency Services - Ambulance		No Charge
Non-Transport, No Care Provided		No Charge
Non-Transport, Care Provided	\$25 or less in Supplies	Supply Charge Only (applies to consumable supplies only)
	> \$25 in Supplies	Maximum allowed by BEMS plus appropriate surcharges
	Basic	Maximum allowed by BEMS plus appropriate surcharges
	Intermediate	Maximum allowed by BEMS plus appropriate surcharges
Ambulance Transport	ALS	Maximum allowed by BEMS plus appropriate surcharges
	Interfacility Transfer	Maximum allowed by BEMS plus appropriate surcharges or as per written agreement or contract.
Ambulance Transport - Mileage	Scene to hospital only	Maximum allowed by BEMS
Consumable Medications		Bundled Fee
Emergency Services- Cost Recovery/Standby		
Apparatus: All		Maximum allowed by FEMA Schedule of Equipment Rates plus appropriate surcharges (personnel, equipment, and/or consumables) or as per Metro Fire Agency cost recovery schedule, whichever is greater.
Equipment: Fire Suppression, Rescue, and Hazardous Materials		Maximum allowed by FEMA Schedule of Equipment Rates plus appropriate surcharges (personnel, equipment, and/or consumables) or as per Metro Fire Agency cost recovery schedule, whichever is greater.
Consumables: Fire Suppression, Rescue, Haz-Mat, and Administrative		Actual cost of supplies plus appropriate surcharges (personnel, apparatus, and/or equipment) or as per Metro Fire Agency cost recovery schedule, whichever is greater.
Personnel: All positions		\$45 per person per hour, or as per Metro Fire Agency cost recovery schedule, whichever is greater.
Community Education		
CPR/AED	Resident	\$20
	Non-resident	\$50 preference given to SJ residents
C.E.R.T.	Resident	Actual cost of supplies only
	Non-resident	\$85 preference given to SJ residents
First Aid Training	Resident	\$20
	Non-resident	\$50 preference given to SJ residents
Disaster Preparedness Training	Resident	Free
	Non-resident	\$50 preference given to SJ residents
	Resident	\$10 per extinguisher used
Other		
Flu Vaccination		\$25
Fire Applicant Test		Testing fee as determined by the Metro Fire Testing Consortium (not to exceed \$50)

Fee Schedule



DESCRIPTION		FY 2022-2023	
GIS Fees			
Zoning and Land Use Maps	Full Color 8.5 x 11	\$2.50	or \$1.00 for black and white copies
	Full Color 11 x 17	\$5	or \$1.00 for black and white copies
	Full Color 36 x 15	\$15	or \$5.00 for black and white copies
	Full Color 42 x 16	\$20	or \$5.00 for black and white copies
	Full Color 36 x 24	\$24	or \$5.00 for black and white copies
	Full Color 54 x 18	\$27	or \$5.00 for black and white copies
	Full Color 62 x 24	\$40	or \$5.00 for black and white copies
	Full Color 96 x 36	\$96	or \$5.00 for black and white copies
GRAMA Fees			
Photocopy or print out of regular size record		\$0.25	Per page for records smaller than 11” X 17”
Black and white photocopy or print out of oversized record		\$7	Per page for records larger than 11” X 17”
Color photocopy or print out of oversized record		\$12	Per page for records larger than 11” X 17”
Electronic records, per DVD, CD, USB Drive		Actual cost of device provided	
Video records, per tape		\$5	
Audio records, per tape		\$10	
Fax request (long distance within US) per fax number		\$2	
Fax request (long distance outside US) per fax number		\$5	
Mail request (address within US) per address		\$2	
Mail request (address outside US) per address		\$5	
Research or services fee:		as provided by Utah Code 63-2-203	
Extended research or services fee:		as provided by Utah Code 63-2-203	
Parks & Recreation Fees			
Pavilion		\$50	No Cleaning Deposit
		\$75	No Cleaning Deposit
Horse Arena		No charge for use. If hosting event, must have liability insurance in the amount of \$2 million with South Jordan City as additional insured and acquire a special event permit.	
Skate Park Rental		\$50 per day	If hosting event, must have liability insurance in the amount of \$2 million with South Jordan City as additional insured and acquire a special event permit.
Special Event Permit Application Fee		\$30	
Expedited Special Events Permit		\$40	Collected if the application received after code requirement, 30 day advance of event.
Athletic Field Use - Non Recreational Play Only (Recreational Teams per Negotiated Contract)			
Youth/Adult Sports (BALLFIELDS)			
Field Rental without Prep	Residential	\$50	per field per day
	Non-resident	\$75	per field per day

Fee Schedule

DESCRIPTION		FY 2022-2023	
Ballfield Field Rental with Prep	Residential	\$75	per field per day
	Non-resident	\$100	per field per day
Baseball Field Lighting		\$15	per hour per field
Softball Field Lighting		\$15	per hour per field
Football and Soccer			
Field Rental	Residential	\$50	per field per day
	Non-resident	\$75	per field per day
Field Rental with Prep	Residential	\$75	per field per day
	Non-resident	\$100	per field per day
Concession Facility			
Concession Facility Rental		\$500	per season (fee not deposit)
Mulligans Golf & Games			
Miniature Golf			
Adult		\$7.50	
Children (11 & under)		\$6	
Rerounds (same course)		\$3	
Group		15% off	Must have at least 15 people.
Batting Cages			
One token (25 pitches)		\$2	
Bat pass (15 tokens)		\$26	
Bat Rental		\$1	
Greens			
The Ridge (9 holes)		\$10	
The Meadows (9 holes)		\$8	
Golf Cart (per cart)		\$12	
(per person per cart)		\$6	
Pull Carts		\$2	
Seniors (60 & over) and Juniors (11 and under)		\$0.50	discounted prices
Rental Clubs		\$8	9 holes
Range			
Large Bucket (120 balls)		\$10	
20 Punch Pass		\$160	
10 Punch Pass		\$83.50	
5 Punch Pass		\$48	
Medium Bucket (80 balls)		\$8.50	
20 Punch Pass		\$136	
10 Punch Pass		\$71	
5 Punch Pass		\$37	

Fee Schedule

DESCRIPTION		FY 2022-2023	
Small Bucket (40 balls)		\$6.50	
20 Punch Pass		\$102.50	
10 Punch Pass		\$53.50	
5 Punch Pass		\$28	
Golf Instruction		contract agreement	
Passes			
Season Pass - Range Only		\$750	per year
Monthly Membership Subscription - Range Only		\$65	per month
Season Pass - Range & Golf		\$800	per year
Monthly Membership Subscription - Range & Golf		\$70	per month
Season Pass - Junior Golf & Range		\$500	per year
Monthly Membership Subscription - Junior Golf & Range		\$50	per month
Season Golf Cart Pass		\$450	per year
Golf Cart Punch Pass (20 Punches)		\$100	per year
Senior Punch Pass (20 Punches)		\$120	per year
Tennis Courts/Pickleball Courts			No charge for regular play
	Resident	\$10	per court per hour (Rec. Dept. pre-approval required)
Private Court Use Reservation	Non-resident	\$12	per court per hour (Rec. Dept. pre-approval required)
Tournaments, League Play and Instructor Lessons		negotiated by contract	
Memorial Park (Cemetery)			
Burial Type			
<u>Outer Area</u>		<u>Initial Fees</u>	<u>Open/Close</u>
	Resident	\$1,195	\$567
Flat Marker Space	Non-Resident	\$1,695	\$750
	Resident	\$1,795	\$750
Raised Marker Space	Non-Resident	\$2,295	\$990
<u>Island Area</u>		<u>Initial Fees</u>	<u>Open/Close</u>
	Resident	\$1,895	\$585
Flat Marker Space	Non-Resident	\$2,395	\$775
	Resident	\$2,295	\$775
Raised Marker Space	Non-Resident	\$2,859	\$1,025
<u>Cremation Garden</u>		<u>Initial Fees</u>	<u>Open/Close</u>
	Resident	\$200	\$100
Ossuary	Non-Resident	\$300	\$135
	Resident	\$350	
Pillow Cenotaph	Non-Resident	\$465	

Fee Schedule

DESCRIPTION		FY 2022-2023	
Granite Tablet	Resident	\$520	\$250
	Non-Resident	\$690	\$330
Premium Companion	Resident	\$1,795	\$475
	Non-Resident	\$2,360	\$625
Premium Individual	Resident	\$1,090	\$475
	Non-Resident	\$1,430	\$625
Companion Post Marker	Resident	\$1,150	\$375
	Non-Resident	\$1,520	\$495
Individual Post Marker	Resident	\$895	\$375
	Non-Resident	\$1,180	\$495
Tree Estate	Resident	\$9,500	\$250
	Non-Resident	\$12,540	\$330
Bridge Niche	Resident	\$6,875	\$375
	Non-Resident	\$9,075	\$495
Family Columbarium	Resident	\$24,750	\$475
	Non-Resident	\$32,670	\$625
Community Columbarium	Resident	\$1,295	\$375
	Non-Resident	\$1,710	\$495
Cremation Pedestal	Resident	\$19,250	\$475
	Non-Resident	\$25,410	\$625
Niche Boulder	Resident	\$2,750	\$250
	Non-Resident	\$3,630	\$330
Cremation Bench	Resident	\$8,500	\$475
	Non-Resident	\$11,220	\$625
Perpetual Care fund		\$438	
Open/Closing (Resident)	Weekday	\$567	
	Weekend/Holiday	\$1,067	
Open/Closing (Non-Resident)	Weekday	\$750	
	Weekend/Holiday	\$1,500	
Open/Closing (Infant/Cremation)	Weekday	\$220	
	Weekend/Holiday	\$720	
Disinterment Fee	Weekday	\$400	
	Weekend/Holiday	\$600	
Certificate (Lost or Transferred)		\$5	
Monument Location Fee		\$35	
Repairs		\$50	per hr plus cost of item (i.e... Tree replacement @ \$200)

Fee Schedule



DESCRIPTION		FY 2022-2023	
Police Department Fees			
Fingerprinting	\$10	per card	
Background Checks	\$10		
Right of Access	\$10		
Police Reports	\$5		
Traffic Accident Report	\$5		
Audio/Video Recordings	per hour based on employee wage		
Personnel Costs - Standby	\$30		
Vehicle Fee for Contractual Service	\$7	per hour	
Police Clearance Letter	\$9	notary and a background check	
Shopping Cart - Recovery Fee	\$5	per occurrence	
Shopping Cart - Impound Fee	\$15	per cart	
Shopping Cart - Application Fee	\$50	for exemption or administrative hearing	
Sex Offender Registry Fee	\$25		
Sex Offender DNA Fee	\$25		
Animal Control Fees			
Dog License	\$10		
Dog License renewal (Sterilized)	\$5	annually	
Dog License renewal (Unsterilized)	\$20	annually	
Vicious Dog Fee (Sterilized)	\$150	annually	
Vicious Dog Fee (Unsterilized)	\$250	annually	
Impound Fee			
Domestic Animals	\$32	plus \$8 per day	
Second Impound	\$50	plus \$8 per day	
Third and Above Impound	\$100	plus \$8 per day	
Livestock	\$60	plus \$12 per day	
Microchip Service	\$20		
Adoption	\$25		
Disposal	\$25		
False Alarm Fees			
1st Time (in a year)	No Charge		
2nd Time (in a year)	No Charge		
3rd Time (in a year)	\$62		
Thereafter (in a year)	\$124		
False Alarm Late Fee	\$11	minimum or 18% Annual Interest Rate	
Solid Waste Regulatory Fees			
Commercial Hauler	6%	of all gross receipts payable monthly	
Private Hauler	\$120	Annually	

Fee Schedule

DESCRIPTION		FY 2022-2023	
Storm Drain Fees		New Rate	
Residential	\$7.58	\$8.03	per month (total residential storm drain fee = 1 ERU*)
*ERU is equivalent residential unit equal 4,752 square feet of impervious surface			
Non-residential	\$7.58	\$8.03	per month (total non-residential rate storm drain fee per ERU*)
*Non-residential fees will be calculated based on the following formula: square feet of impervious surface/ 1 ERU = monthly fee			
*example: a non-residential property with 26,136 square feet of impervious surface (26,136 sq.ft./4,752 sq. ft. = 5.5 ERU's = 5.5 x \$8.50 = \$46.75)			
TV Video Inspection Fee		\$200 base	plus \$1.90 per linear foot of pipe
Storm Drain Cleaning Fee		\$250 base	plus \$250 per hour
Storm Water Inlet Marker		\$5	per marker
Inlet Filter BMP		\$20-\$30	per filter, depending on size
Maintenance Agreement Inspection Admin Fee		\$200	per inspection plus acreage below
Up to 1 acre		\$375	
1-4.99 acres		\$500	
5-9.99 acres		\$750	plus \$50 per each additional acre over 10
Work Reinstatement Fee		\$250	per reinstatement
Street Sweeping Fee (contractor failure to clean up)		\$530	plus personnel & equipment costs
Waste Collection Fees		New Rate	
Dumpster		\$40	per weekday
		\$80	per weekend
30 Yard Dumpster		\$160	per weekend
Overweight or Overfilled Dumpsters		\$250	
Unaccepted Items in Dumpster		\$50 per item	tires, chemicals, batteries, electronics, concrete, large tree stumps, etc.
Container Swap Out Fee		\$100	per container
1st Can	\$13.63	\$14.04	per month
Each additional can	\$9.13	\$9.40	per month
Senior Option (70 gallon can)	\$10.10	\$10.40	per month
Early Return of 2nd can < 1 yr		\$54	
Recycling		\$2	per container per month
Suspension Fee (period must be >30 days)		\$22	
Special Services Pickup		\$15.00	Trash 5'x5'x5' pile of debris
Christmas Tree Pickup		\$10.00	

Fee Schedule



DESCRIPTION		FY 2022-2023
Water Rates		
Culinary Water Rates		
Monthly Culinary Water Base Rates		
Connection Size	Base Fee Multipliers	
3/4"		\$30.00
1"	1.09	\$32.80
1 1/2"	1.12	\$33.50
2"	1.23	\$37.00
3"	1.82	\$54.50
4"	2.47	\$74.10
6"	4.27	\$128.00
8"	6.60	\$198.00
10"	8.00	\$240.00
Volumetric Culinary Water Rate Structures		
Single Family 3/4" Meter		
Minimum	Maximum	
-	6,000	\$2.00
6,001	17,000	\$2.25
17,001	42,000	\$2.50
42,001	74,000	\$2.75
74,001	999,999,999,999	\$3.00
Single Family 1" Meter		
Minimum	Maximum	
-	7,000	\$2.00
7,001	19,000	\$2.25
19,001	46,000	\$2.50
46,001	81,000	\$2.75
81,001	999,999,999,999	\$3.00
Non-SFR 3/4" Meter		
Minimum	Maximum	
-	12,000	\$2.00
12,001	34,000	\$2.25
34,001	84,000	\$2.50
84,001	148,000	\$2.75
148,001	2,000,000,000,000	\$3.00

Fee Schedule

DESCRIPTION		FY 2022-2023
Non-SFR 1" Meter		
Minimum	Maximum	
-	14,000	\$2.00
14,001	38,000	\$2.25
38,001	92,000	\$2.50
92,001	162,000	\$2.75
162,001	2,000,000,000,000	\$3.00
1 1/2" Meter		
Minimum	Maximum	
-	24,000	\$2.00
24,001	68,000	\$2.25
68,001	168,000	\$2.50
168,001	296,000	\$2.75
296,001	4,000,000,000,000	\$3.00
2" Meter		
Minimum	Maximum	
-	48,000	\$2.00
48,001	136,000	\$2.25
136,001	336,000	\$2.50
336,001	592,000	\$2.75
592,001	8,000,000,000,000	\$3.00
3" Meter		
Minimum	Maximum	
-	90,000	\$2.00
90,001	255,000	\$2.25
225,001	630,000	\$2.50
630,001	1,110,000	\$2.75
1,110,001	15,000,000,000,000	\$3.00
4" Meter		
Minimum	Maximum	
-	150,000	\$2.00
150,001	425,000	\$2.25
425,001	1,050,000	\$2.50
1,050,001	1,850,000	\$2.75
1,850,001	25,000,000,000,000	\$3.00

Fee Schedule



DESCRIPTION		FY 2022-2023
6" Meter		
Minimum	Maximum	
-	336,000	\$2.00
336,001	952,000	\$2.25
952,001	2,352,000	\$2.50
2,352,001	4,144,000	\$2.75
4,144,001	56,000,000,000,000	\$3.00
8" Meter		
Minimum	Maximum	
-	576,000	\$2.00
576,001	1,632,000	\$2.25
1,632,001	4,032,000	\$2.50
4,032,001	7,104,000	\$2.75
7,104,001	96,000,000,000,000	\$3.00
10" Meter		
Minimum	Maximum	
-	720,000	\$2.00
720,001	2,040,000	\$2.25
2,040,001	5,040,000	\$2.50
5,040,001	8,880,000	\$2.75
8,880,001	120,000,000,000,000	\$3.00
Secondary Water Rates		
Base Rate		\$18
Pumped Rate		\$5.20
Secondary Water Share Leasing Administration Fee		\$10 on top of the canal company assessed fee
Cash in lieu of water shares required by development		Market Rate (per acre foot)
New Service Fee		\$17
Transfer of Service within City Limits		\$12
Turn on service (excluding new of transferred service)		\$35
Turn off service (excluding permanent discontinuance of service)		\$35
Reconnection Fee		\$75
Residential Construction Water (Shall not be prorated)		\$212 for each 90 days
Commercial Construction Water (Shall not be prorated)		\$2.18 per 1000 gallons used
Commercial/Landscape Meter Set		\$310 Plus Cost of Meter
Flushing Fee		\$250 plus the cost of water
Commercial Backflow Inspection		\$130 per inspection
Water Pressure Inspection Fee		\$65 per inspection
After Hours Contractor Work Request		\$43 per hour
Water Sample Fee		\$65 per sample

Fee Schedule

DESCRIPTION	FY 2022-2023	
Water Meter Installation Call Back	\$40	and \$40 per additional call back
Water Meter Tampering Fee	\$70	per tampering
Water Meter Fee (3/4")	\$433.29	per meter
Water Meter Fee (1")	\$567.05	per meter
Water Meter Fee (1.5")	\$942.81	per meter
Water Meter Fee (2")	\$1,165.01	per meter
Water Meter Fee (3")	\$2,553.65	per meter
Water Meter Fee (4")	\$3,040.73	per meter
Water Meter Fee (6")	\$4,625.61	per meter
Water Meter Fee (8")	\$5,338.41	per meter
Secondary Water Meter Fee (1")	\$559.13	per meter
Antennas	\$46.25	
ERT's	\$88	
Registers	\$79.64	
Non-Metered Base Rate Service Fee	\$1.50	per month
Broken Transponder Replacement Fee	\$102.50	
Late Fee	\$0.50 or 5%	per month, whichever is larger
Second Violation of the Water Shortage Management Plan	\$100	
Third & Subsequent Violations of the Water Shortage Management Plan	\$500	
Fire Hydrant Usage (shall not be prorated)	\$2.18	per 1000-gallons-used
Fire Hydrant Meter Deposit	\$1,525-refundable	use \$10/day rental including weekends for the days remaining in the 1st month. Each month thereafter \$100 per month.
Fire Hydrant Administration Fee	\$55	
Failure to Have Fire Hydrant Meter Read Fee	\$250	
Fire Hydrant Fees		
<u>Standard Fees</u>		
Fire Hydrant Deposit (Refundable)	\$2,070.95	
Fire Hydrant Admin Fee (Non-Refundable)	\$10	per day *invoiced at the end of contract
Fire Hydrant Usage	\$2.18	per 1000 gallons used
<u>3 Month Contract</u>		
Water Usage Payment	\$654	
<u>6 Month Contract</u>		
Water Usage Payment	\$1,308	
<u>12 Month Contract</u>		
Water Usage Payment	\$2,616	
*Water usage payment is an estimated amount for the contract time frame. Water usage will be reassessed at the end of contract. Refund or invoice will be made depending on total amount of water usage.		

Note: Impact Fees are not included in Fee Schedule

Glossary of Key Terms

Accrual Basis of Accounting – A method of accounting in which revenues and expenditures are recognized at the time they are incurred, as opposed to when cash is received or spent.

Ad Valorem Tax – Taxes levied on both real and personal property according to the property’s valuation and the tax rate. Also known as Property Tax.

Administrative Fees – Fees allocated to Special Revenue Funds and Enterprise Funds to cover support costs incurred by General Fund divisions.

Adopted Budget – The annual budget approved by the City Council that establishes the legal authority for the expenditure of funds in the fiscal year.

Allocation – The assignment of one or more items of cost or revenue to one or more segments of an organization according to benefits received, responsibilities, or other logical measures of use.

Annual Comprehensive Financial Report (ACFR) – The audited annual report of the City’s financial condition at the conclusion of the fiscal year.

Appropriation – Legal authorization granted by the City Council to make expenditures and incur obligations for specific purposes.

Assessed Valuation – A valuation set upon real estate or other property by the Salt Lake County Assessor as a basis for levying property taxes.

Audit – A review performed by an independent certified public accountant to form an opinion regarding the legitimacy of transactions and internal controls.

Balanced Budget – A budget in which current revenues equal current expenditures. The State or local government may set the legal requirements for a balanced budget.

Basis of Budgeting – The City’s budget is based on the modified accrual basis of accounting for its governmental and proprietary funds. (See modified accrual basis of accounting).

Bond – A written promise to pay a specified sum of money, called the face value or principal, at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate.

Bond Proceeds – Funds received from the sale or issuance of bonds.

Bond Rating – A methodology used to measure the fiscal health of the City. Generally, analyst firms such as Standard and Poor’s, Moody’s Investor Service, and Fitch Ratings provide bond ratings to municipalities. Bonds rated AAA/Aaa are judged to be the best quality and carry the smallest degree of risk and, together with AA/Aa bonds, comprise high grade bonds. Ratings including “++ or “1” designate the strongest bonds in the rating category. Generally, highly rated bonds result in lower interest rates.

Bond Refinancing – The payoff and re-issuance of bonds to obtain better interest rates and/or bond conditions.

Bond Refunding – The redemption of a bond with proceeds received from issuing lower-cost debt obligations.

Budget – A financial plan consisting of an estimate of proposed expenditures and their purposes for a given period and the proposed means of financing them.

Budgetary Control – The control of management of a governmental unit or enterprise in accordance with an approved budget for the purpose of keeping expenditures within the limitations of authorized appropriations and available revenues.

Building Authority Bonds - Bonds secured by specified asset.

ACFR – (see Annual Comprehensive Financial Report).

Call Date - Date on which a bond can be redeemed before maturity. Earliest date on which bonds can either be paid off or refinanced.

Capital Assets – Assets of significant value and having a useful life of several years.

Capital Carryovers – Any unspent appropriation for capital projects that are authorized by City Council to be reappropriated in the following year.

Capital Equipment - Equipment with an expected life of more than one year, such as automobiles, computers, and furniture.

Capital Improvement Program – An annual, updated plan of capital expenditures for public facilities and infrastructure (buildings, streets, etc.), with estimated costs, sources of funding, and timing of work over a period of time.

Capital Outlay – Expenditures which result in the acquisition of capital assets.

Capital Project – Projects involving the purchase or construction of capital assets.

Career Ladder Increases - Career ladders are pay increases within a job series conditioned on obtaining required service experience and specified skills, training, and/or certification. They are typically used for jobs with critical or rapid learning curves to bring entry level employees to full productivity. They also act to encourage retention with the City, by discouraging movement to other employers after the City has invested resources in training and certification. Existing career ladders correspond with similar career ladders in the City's relevant job market. This year's budget includes several new career ladders which also correspond with the job market.

CDBG – (see Community Development Block Grant).

Certified Tax Rate – The tax rate that would generate the same amount of revenue as the previous year plus any new growth.

CIP – (see Capital Improvement Program).

Community Development Block Grant (CDBG) – The Housing and Community Development Act of 1974 provides funds to cities and counties to develop urban communities and expand economic opportunities principally for low- and moderate-income persons.

Consolidated Budget – City budget that includes all funds – governmental and proprietary.

Consumer Price Index (CPI) – A statistical description of price levels provided by the United States Department of Labor. The change in this index from year to year is used to measure the cost of living and economic inflation.

Contingency – An appropriation of funds to cover unforeseen expenditures which may occur during the budget year.

CPI – (see Consumer Price Index).

Debt Service – The payment of principal, interest, and service charges related to long-term debt.

Debt Service Fund – A fund established to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

Deficit – An excess of expenditures or expenses over revenues.

Department – A major administrative division of the City that indicates overall management responsibility for an operation or group of related operations within a functional area.

Depreciation – Expiration in the service life of fixed assets, attributable to wear and tear, deterioration, action of the physical elements, inadequacy, and obsolescence.

Designated Fund Balance – The portion of a fund balance that has been set aside for a specific purpose by the City Council.

Division – A sub-section within a department that provides specific services.

Encumbrances – Obligations or commitments in the form of purchase orders or contracts, the expenditure/expense of which has not yet occurred.

Enterprise Fund – A fund established to account for operations that are financed and operated in a manner similar to private business enterprises – the services are predominantly self-supported by user fees and charges. Examples are water and sanitation.

Expenditure – The actual spending of governmental funds set aside by an appropriation.

Expense – The actual spending of proprietary funds set aside by an appropriation.

Fiscal Year – The twelve-month period of time to which a budget applies. The City of South Jordan’s fiscal year is July 1 through June 30.

Franchise Tax – A tax levied at the state level against businesses and partnerships chartered within that state. South Jordan charges a 6% franchise tax for electrical and natural gas utilities.

FTE – (see Full Time Equivalent).

Full Time Equivalent – The hourly equivalent of a full-time employee. An FTE can be made up of either one full-time employee or two or more part-time employees whose total hours equal 2,080 per year.

Fund – A fiscal or accounting entity with a self-balancing set of accounts established for the purpose of carrying out specific activities in accordance with clearly defined restrictions and/or limitations.

Fund Balance – The difference between a fund’s assets and its liabilities.

Funding Source - Source of money pledged to pay principal and interest.

GAAP – (see Generally Accepted Accounting Principles).

GASB – (see Governmental Accounting Standards Board).

General Fund – The primary fund of the City used to account for all financial resources except those identified for special purposes or required to be accounted for in another fund.

Generally Accepted Accounting Principles (GAAP) – Uniform minimum standards for financial accounting and recording.

Governmental Accounting Standards Board (GASB) – The group that develops standardized reporting for government entities.

General Obligation Bonds – Bonds used for various purposes and repaid by the regular revenue raising powers of the City.

Grant – Contributions, gifts, or assets from another government entity to be used or expended for a specified purpose, activity, or facility.

Haircut Provision - Utah code related to redevelopment areas that allows portions of tax increment to be allocated and spent toward recreational purposes.

Impact Fees – Fees used to offset the additional burden on city infrastructure caused by new development within the city. The fees are collected and accounted for separately to be used for projects relating to the impact of the additional development.

Infrastructure – Facilities or assets on which the continuance and growth of a community depend, such as streets, waterlines, etc.

Interfund Transfers – Monies transferred from one fund to another to either finance the operations of another fund or to reimburse the fund for certain expenditures/expenses.

Intergovernmental Revenue – Money collected by one level of government and distributed to another level of government.

Long-term Debt – Debt with a maturity of more than one year after the date of issuance.

Maturity – The date on which the principal or stated values of investments or debt obligations are due and may be reclaimed.

Merit/Wage Compression Increase - Typically government employers recognize performance and increased experience with annual merit increase. Unlike most other government employers, however, South Jordan has an open range, rather than a step plan. In a step plan, the annual percentage is preset. In an open range it is not. City employees have not received merit increases during the economic downturn, although the number of employees has not grown in spite of population and service growth.

Modified Accrual Basis of Accounting – A method of accounting in which revenues are recognized in the period in which they become available and measurable and expenditures are recognized at the time a liability is incurred.

Motor Vehicle Fee – Fee imposed on passenger cars, light trucks, sport utility vehicles, vans, motorcycles, and recreational vehicles and due at the time of registration.

Operating Expenditures – The cost for materials and equipment required for a department to perform its functions.

Operating Revenues – Funds received by the City as income to pay for ongoing operations.

Ordinance – A formal legislative enactment by the City Council. It has the full force and effect of law within City boundaries unless preempted by a higher form of law. An ordinance has a higher legal standing than a resolution.

Property Tax – An ad valorem (according to value) tax based on the fair market value of real property (land and buildings) and personal property (business equipment). Fair market value is determined by the county as of January 1 of each year.

RDA – (see Redevelopment Agency).

Redevelopment Agency – A separate entity established to revitalize blighted and economically depressed areas of a community and to promote economic growth.

Refunded - Refinanced to take advantage of lower interest rates.

Reserve – A portion of a fund balance which has been legally segregated for a specific use and is, therefore, not available for further appropriation or expenditure.

Resolution – A special order of the City Council that requires less legal formality and has a lower legal standing than an ordinance.

Revenues – Sources of income such as taxes used to finance the operation of government.

Revenue Bonds - Payable from specified revenues such as Sales Tax, User Fees.

Sales Tax – Tax imposed on the taxable sales of all final goods. South Jordan receives part of the 6.85% sales tax charged in Salt Lake County.

Special Assessment – A tax on property owners who receive a benefit not received by all other taxpayers.

Special Improvement District (SID) – An area of the city where the property owners come together and vote on incurring the costs of making special improvements to the area (such as putting in custom streetlights). A special improvement district is created and a bond is issued to pay for the project. Then the property owners within the district pay a special assessment in addition to their taxes in order to repay the bond.

Special Revenue Fund – Fund used to account for specific revenue sources that are legally restricted to be spent for specified purposes. Examples are storm drain and risk management.

Tax Base – The total taxable value of property within the local government's legal boundaries.

Tax Increment – Property tax that is collected as a result of increased valuation within an RDA area.

Tax Rate – The amount of tax levied for each \$100 of assessed valuation.

Taxable Value – The assessed value of property less exemptions.

Taxes – Compulsory charges levied by a government for the purpose of financing services for the common benefit of the people.

Transfers – Legally authorized intra-city transfers of appropriations from one City fund to another City fund. Revenues and expenditures are accounted for in both funds.

Truth in Taxation – Legal requirement for Utah cities to hold public hearings in the event the city chooses to adopt a tax rate higher than the certified tax rate.

Undesignated Fund Balance – A portion of a fund balance that has not been designated or reserved for any specific use

User Fees – The payment of a fee for direct receipt of a public service by the party benefiting from the service.

City of South Jordan

1600 W. Towne Center Drive • South Jordan, UT 84095
Tel: (801) 254-3742 • Fax: (801) 253-5250
www.sjc.utah.gov



RDA RESOLUTION 2022 - 04

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR 2022-23.

WHEREAS, the Redevelopment Agency Executive Director has prepared a tentative budget for the Redevelopment Agency for the fiscal year 2022-23; and

WHEREAS, the Redevelopment Agency Board of Directors has reviewed and considered said budget; and

WHEREAS, the Board of Directors hereby finds that it is in the best interest of the citizens of the City of South Jordan to adopt a Tentative Budget for the Redevelopment Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Tentative Budget Adoption. That the attached document entitled Budget for Redevelopment Agency of the City of South Jordan and incorporated herein by reference is hereby adopted as the tentative budget of the Redevelopment Agency for the fiscal year 2022-23.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 3rd DAY OF MAY, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Secretary

Approved as to form:


Ryan W. Loose (Apr 28, 2022 16:14 MDT)

Attorney for the Agency

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 05/03/2022

Issue: ASAY & WOODBURY / SCOTT FARMS
LAND USE AMENDMENT AND REZONE
Land use amendment by reconfiguring AP (Agricultural Preservation) and changing MU (Mixed Use) to RDO (Residential Development Opportunity), and a rezone from R-1.8 (Single-Family Residential, 1.8 lots per acre) to R-3 (Single-Family Residential, 3 lots per acre) Zone

Address: Approximately 10597 S. 1055 W.
File No: PLZBA202100127
Applicant: Brandon Asay

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer
Presented by: Steven Schaefermeyer, Planning Director

Staff Recommendation (Motion Ready):

1. Development Agreement—I move that the City Council **approve** Resolution R2022-23 authorizing the Mayor to sign the development agreement.
2. Land Use Amendment—I move the City Council **approve** Resolution R2022-24 approving the proposed land use amendment.
3. Zone Change—I move the City Council **approve** Ordinance No. 2022-04-Z approving the proposed zone change.

ACREAGE:	Approximately 4.25 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre) and R-3 (Single-family residential, up to 3 lots per acre) Zone
CURRENT USE:	Single-family homes
FUTURE LAND USE PLAN:	AP (Agricultural Preservation) and MU (Mixed Use)
NEIGHBORING ZONES/USES:	North – C-C / 10550 South South – R-1.8 and A-5 / Single-family homes and raw land West – R-1.8 / 1055 West East – R-1.8 / Single-family homes

STANDARD OF APPROVAL

1. LAND USE AMENDMENT:

The general plan may be amended by resolution of the city council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.
- B. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
- C. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code § 17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

The applicant is requesting a land use amendment and a zone change to develop a single-family residential subdivision on property generally located at 10597 S. 1055 W. The subject property is comprised of four parcels located at the southeast corner of 10550 South and 1055 West. It contains approximately 4.25 acres of land.

Project Description:

The project is a single-family residential development consisting of 12 lots ranging in size from approximately 10,000 sq. ft. to 25,000 sq. ft. The majority of the lots are in the 12,000 / 13,000 sq. ft. range. Three lots will be accessed off 1055 West and another three via a private lane off 10550 South at the east end of the project. Six lots will be accessed off 10550 South via a publicly dedicated cul-de-sac street. In total, nine out of 12 lots will be accessed off 10550 South.

1055 West is a historical route. The City Council designated the road as a historical route in 2015, and in addition, established standards for the roadway. The road width is 20 feet with no curb/gutter, parkstrip or sidewalk. No improvements will be made to the 1055 West frontage with this project. 10550 South frontage will be improved as per City standards. The private lane at the east end of the project will have to be constructed to meet the minimum fire and emergency vehicle standards.

Existing homes on Lots 3 and 12 will remain, and the existing home on Lot 1 will eventually be demolished to accommodate the new lot layout. All other lots will be vacant and ready for new construction. A decorative masonry wall will be constructed along the south and the east project boundary. No fencing will be erected along 10550 south. A three to four foot high visually non-obscuring fence will be constructed along the 1055 West frontage.

New Development Agreement:

The proposed development agreement will provide general requirements and standards for the development and include terms addressing site layout, architecture and fencing that are more than what is required by City Code. Staff has proposed the following terms in the current draft agreement:

- The project density will not exceed three units per acre.
- The building architecture will consist of the following:
 - Roof pitch no less than 3/12,
 - Stucco shall be less than 50% of the exterior finish area,
 - Brick or stone shall be applied to the exterior in the amount of two times the perimeter of building foundations,
 - Front porches shall be included on homes fronting 1055 West,
 - Garages will be setback at least five feet from the front line of home and compromise less than 50% of the home face along 1055 West.
- A three to four foot post and rail, picket or simulated wrought iron fence will be installed along front property lines on homes fronting 1055 West.

The agreement provides predictability for what development will look like along 1055 West and respects the Agricultural Preservation land use applied to properties along 1055 West.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- On April 12, 2022, the Planning Commission recommended the City Council approve the application by a vote of 5-0. A few people spoke at the meeting wanting to make sure that existing irrigation ditches are not going to be affected or that the proposed development will not be a multi-family housing project. All concerns were addressed by Staff or the Planning Commission.
- The application meets the rezone standards of approval of the City Code.
- The proposed development agreement, unless later modified by the City Council, provides predictability for how the property will look and be used. Any changes to the use will require further approvals and a modification of the development agreement by the City Council.
- The “Agricultural Preservation” land use designation is defined in the General Plan as follows: “Agricultural Preservation identifies areas with current and/or historic agricultural usage. Though these properties are a beloved asset to the community, future development is probable. Future development shall be primarily residential and serve to preserve the agricultural character in the forms and character of the development. Cluster style development will be encouraged to preserve the agricultural use/open space where possible. Small scale, neighborhood commercial uses could be strategically placed consistent with surrounding land uses and/or at the core of the neighborhood to provide a themed service base for neighborhood gathering.”
- The “Residential Development Opportunity” land use designation is defined in the General Plan as follows: “Residential Development Opportunity identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.”

Conclusion:

Based on the findings, the Application, if approved, will be consistent with the goals and policies of the General Plan and the City’s Strategic Priorities, and as such, should be approved.

Recommendation:

Based on the findings and conclusion listed above, Staff recommends that the City Council take comments at the public hearing and **approve** the application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

See attached report.

ALTERNATIVES:

- Approve an amended application.
- Deny the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Concept (Site) Plan
- Fiscal Analysis
- Infrastructure Analysis
- Resolution R2022-23 and the Development Agreement
- Resolution R2022-24
 - Exhibit 'A' - Future Land Use
- Ordinance 2022-04-Z
 - Exhibit 'A' – Zoning Map

Damir Drozdek

Damir Drozdek (Apr 27, 2022 14:40 MDT)

Damir Drozdek, AICP
Planner III, Planning Department


DEPARTMENT APPROVAL

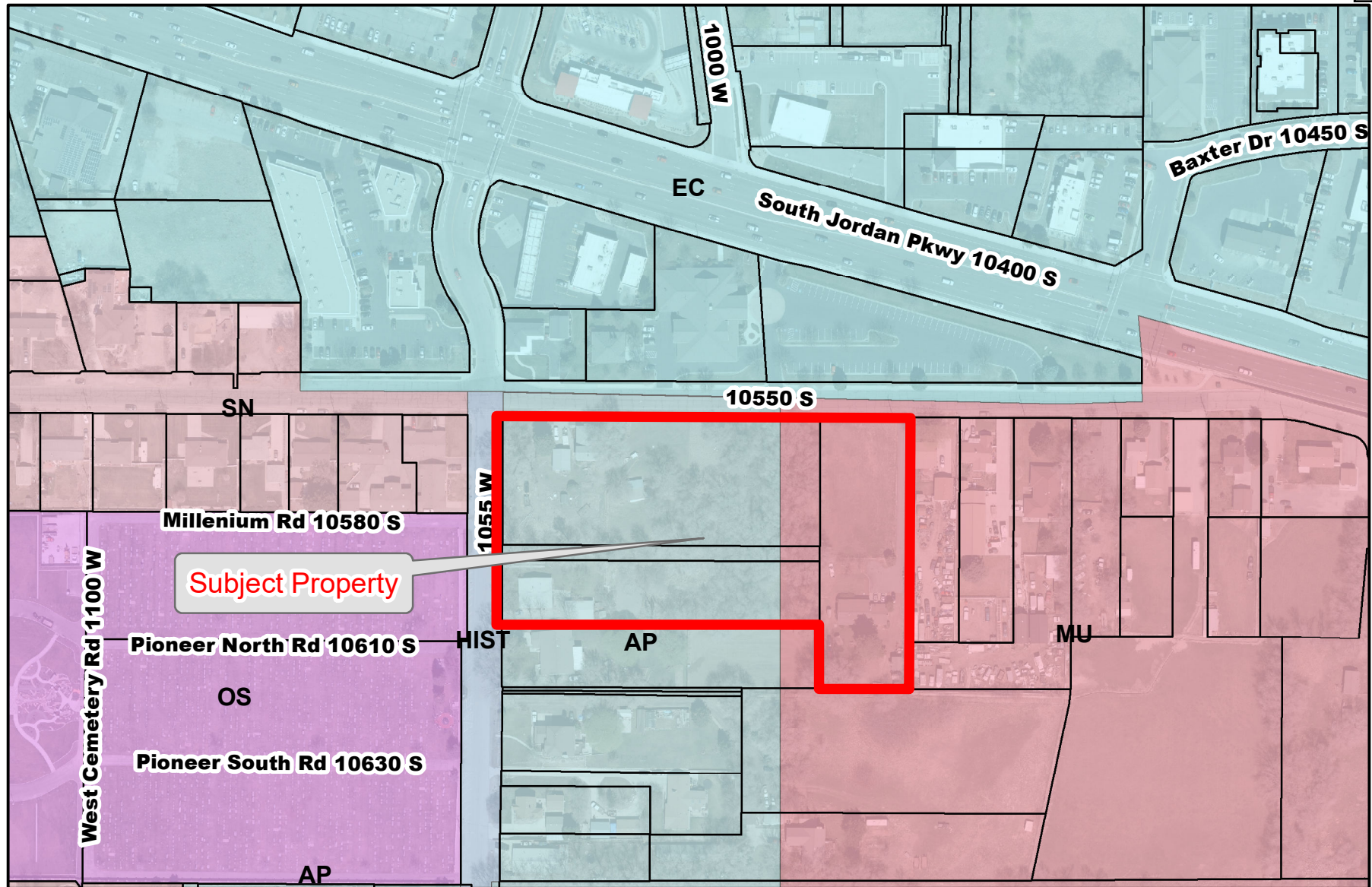
Steven Schaefermeyer

Steven Schaefermeyer (Apr 27, 2022 15:11 MDT)

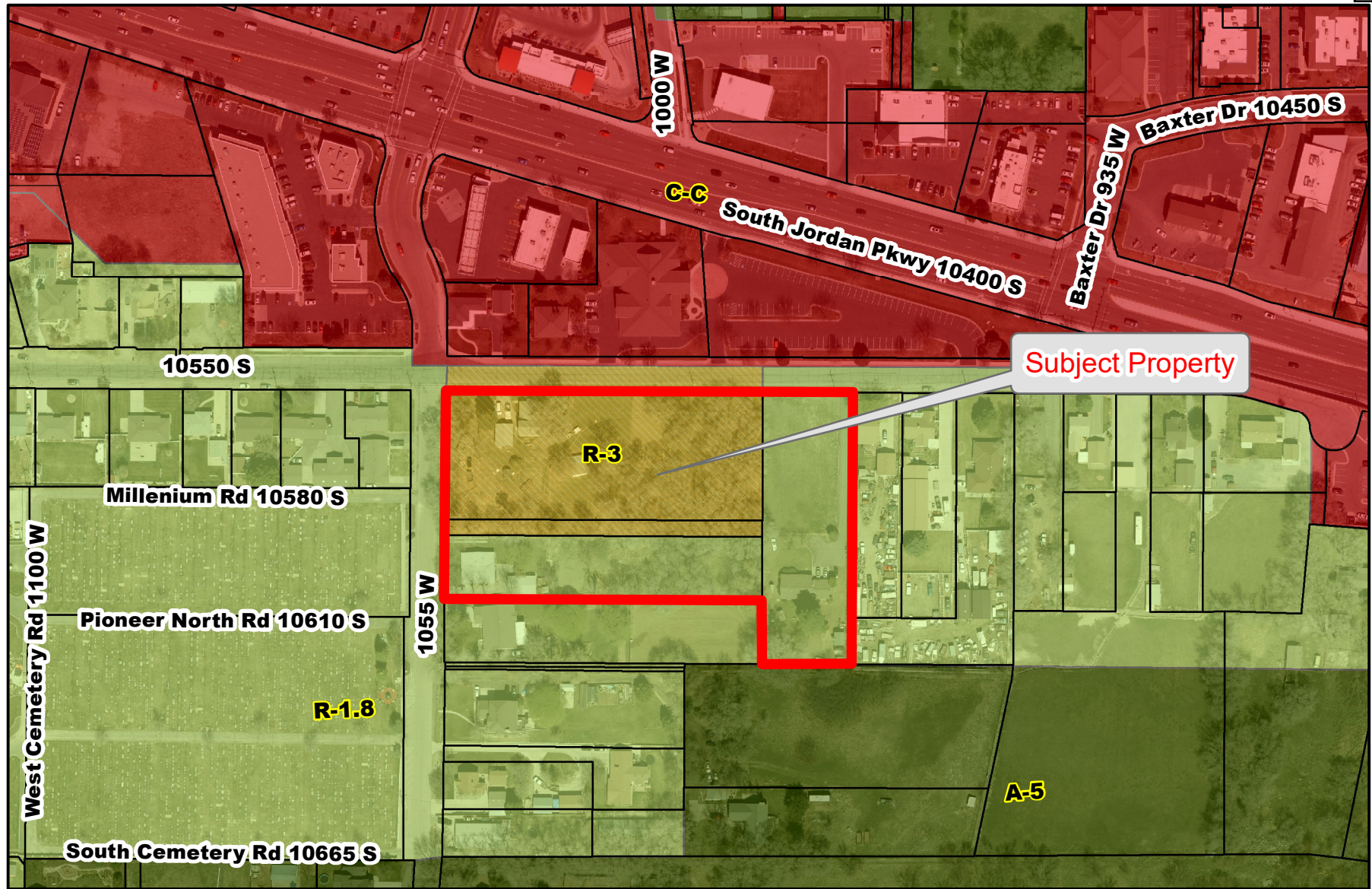
Steven Schaefermeyer
Director of Planning




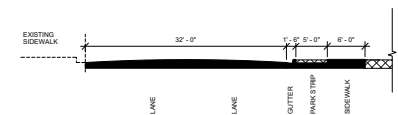
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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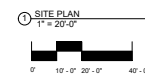
<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Future Land Use Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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② SITE SECTION - 10550 SOUTH
1/8" = 1'-0"



323

323

A100

Project Analysis

Project: Scott Farms

March 14, 2022

Scenario Descriptions

Scenario 1: No Change - R-3.0 & R-1.8
No Change - Residential - R-3.0 & R-1.8

Financial Summary by Scenario

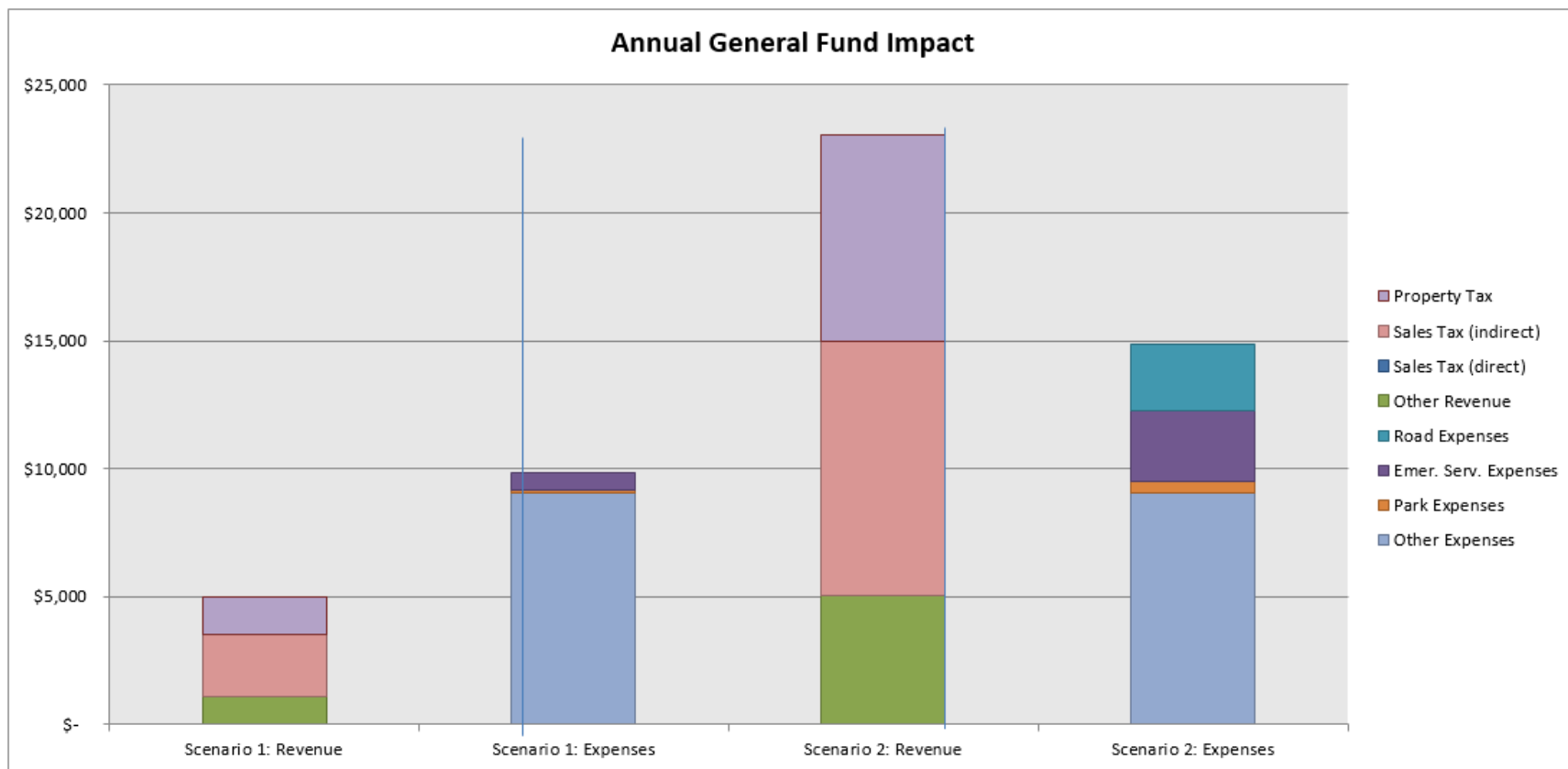
Direct Impact (General Fund)	No Change - R-3.0 & R-1.8	R-3.0
Revenue	\$ 2,535	\$ 13,101
Property Tax	\$ 1,465	\$ 8,059
Sales Tax (direct)	\$ -	\$ -
Other	\$ 1,070	\$ 5,042
Expenses	\$ 9,842	\$ 14,858
Roads	\$ -	\$ 2,576
Emergency Serv.	\$ 691	\$ 2,763
Parks	\$ 123	\$ 493
Other	\$ -	\$ -
Total	\$ (7,307)	\$ (1,758)
Per Acre	\$ (1,634.66)	\$ (393.28)
Per Unit	\$ (2,435.64)	\$ (146.46)
Per Person	\$ (690.24)	\$ (41.51)

Indirect Impact

Potential Retail Sales	\$ 244,148	\$ 976,592
Sales Tax (indirect)	\$ 2,480	\$ 9,921

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Scott Farms 1031 W. 10550 S
Planner Assigned	Damir Drozdek
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is bordered on the west by 1055 West and on the north by 10550 South. Some homes will access directly onto 1055 West, a couple homes will be accessed from a private drive on the east side of the project, but the majority of the new lots will be accessed from a proposed cul-de-sac within the project. The cul-de-sac and frontage improvements on 10550 South will be per standard City right of way requirements. The private drive width must be increased and include a turnaround, to meet current fire code standards. As a historically designated road, 1055 West will remain as is without any further improvements.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 8" water main in 10550 South and another 6" City water main in 1055 West. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There does not appear to be a City owned secondary water system adjacent to the project. An engineer's cost estimate may be required with development to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*


There is a sewer main line in 10550 South and another one in 1055 West. Connection requirements will be determined by the South Valley Sewer District.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

In order to comply with State and City guidelines, the proposed development must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. The closest existing public storm drain system is located in the intersection of 1055 West and 10550 South.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

3/31/22
Date


Brad Klavano, PE, PLS
Director of Development Services/City Engineer

3/31/22
Date

RESOLUTION R2022-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE CITY AND THE DEVELOPER TO ENTER INTO A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property generally located at 10597 S. 1055 W.; and

WHEREAS, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



[Gregory M. Simonsen \(Apr 27, 2022 21:20 MDT\)](#)

Office of the City Attorney

EXHIBIT 1

(Development Agreement)

After recording, please send to:

City of South Jordan
Attn: City Recorder
1600 West Towne Center Drive
South Jordan, Utah 84095

Affected Parcel No(s): 27-14-178-002, 27-14-178-003, 27-14-178-004 and 27-14-252-001

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is between the City of South Jordan, a Utah municipal corporation (the “City”), and Brandon Asay or his assigns (one or more Utah limited liability companies) (“Developer”). This Agreement shall become effective upon the date this Agreement is signed by both parties (the “Effective Date”).

RECITALS

A. The Developer is the owner, or has rights by the recorded owner, of certain real property identified in the attached **Exhibit A** (the “Property”) and intends to develop the Property consistent with the Concept Plan attached as **Exhibit B** (the “Concept Plan”).

B. The City, acting pursuant to (1) its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement.

C. The Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from its current zoning to the single-family residential, three lots or units per acre (the “R-3 Zone”). A copy of the provisions of the R-3 Zone designation in the City Code is attached as **Exhibit C**.

D. The Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the parties.

E. The City has determined that the proposed development (the “Project”) contains features which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens.

F. This Agreement shall only be valid upon approval of such by the South Jordan City Council (the “City Council”), pursuant to Resolution R2022-23 a copy of which is attached as **Exhibit D**.

The parties agree as follows:

TERMS

1. **Recitals; Definitions.** The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

2. **Enforceability.** The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the City Council in its sole legislative discretion approves a zone change for the Property to the R-3 Zone on or before the date hereof (*see* Section 7 below).

3. **Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to the R-3 Zone as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the R-3 Zone, and this Agreement, this Agreement shall control.

4. **Developer Obligations.**

a. Concept Plan. The Developer shall develop and construct the Project substantially consistent with the Concept Plan, the terms of this Agreement, and the City Code.

b. Density. The overall density of the Project shall not exceed three units per acre.

c. Architecture. In addition to the architectural requirements in City Code § 17.40.020.I., new homes built on Lots 1-3, as shown in Exhibit B, shall comply with the following:

i. The roof pitch will be a minimum of 3/12.

ii. In no case shall stucco exceed 50% of the exterior home finish area.

iii. In all cases, homes shall be constructed with a minimum amount of brick or stone that is calculated by multiplying two (2) by the perimeter of the foundation (including garage).

iv. Front porches will be included on homes along 1055 West with minimum size of 80 sq. ft.

v. Garages will be setback from the front line of home at least five feet and will comprise less than 50% of the home face along 1055 West.

d. Fencing. The Developer shall construct a three to four foot high post and rail, picket or simulated wrought iron fence along the front property lines of Lots 1-3 on 1055 West, except at driveways.

e. Compliance with the R-3 Zone. The Project will comply with the R-3 Zone (included in Exhibit C), except where requirements are modified by this Agreement.

f. **Plat Language.** The final plat for the Project shall contain the following language in a note: *The development of this subdivision is governed by a development agreement recorded on _____, which includes specific requirements and standards for this subdivision.*

5. **Minor Changes.** The Planning Director, after conferring with the City Manager, may approve minor modifications to Section 4 which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

6. **City Obligations.** The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

7. **Vested Rights and Reserved Legislative Powers.**

a. **Vested Rights.** Consistent with the terms and conditions of this Agreement, the City agrees the Developer has the vested right to develop and construct the Property in accordance with: (i) the R-3 Zone (Exhibit C); (ii) the City Code in effect as of the Effective Date, and (iii) the terms of this Agreement.

b. **Reserved Legislative Powers.** The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of the Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the "County"); and, unless in good faith the City declares an emergency, the Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this Section shall be that public notice published by the City as required by State statute.

8. **Term.** This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of 10 years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

9. **General Provisions.**

a. **Notices.** All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in

like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to the City: City of South Jordan
 Attn: City Recorder
 1600 West Towne Center Drive
 South Jordan, Utah 84095

If to the Developer:

b. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

c. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

d. Headings. The descriptive headings of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

e. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. The Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. The Developer represents to the City that by entering into this Agreement that the Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

f. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

g. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

h. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall

otherwise remain in full force and effect provided the fundamental purpose of this Agreement and the Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

i. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The parties hereby expressly waive any right to object to such choice of law or venue.

j. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

k. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

l. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

m. No Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

n. Assignment. The Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and the Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that the Developer shall provide the City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

o. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

THE CITY

Approved as to form:

Signature: _____



Gregory M. Simonsen (Apr 27, 2022 21:20 MDT)

Office of the City Attorney

By: _____

Its: Mayor_____

Date: _____

State of Utah_____)

County of Salt Lake_____)

On this _____ day of _____, 20_____, personally appeared before me Dawn Ramsey, whose identity is personally known to me (or proven to me on the basis of satisfactory evidence) and who affirmed that he/she is the Mayor, of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her in behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.

Witness my hand and official seal.

(Notary signature)

(notary seal)

THE DEVELOPER

Signature: _____

By: _____

Its: _____

Date: _____

State of _____)

County of _____) §

On this _____ day of _____, 20_____, personally appeared before me _____
 _____ (*name of document signer*), whose identity is personally known to me (or proven
 on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the
 _____ (*title of office*) of _____ (*name of*
corporation) and that said document was signed by him/her in behalf of said Corporation by Authority
 of its Bylaws, or (Resolution of its Board of Directors), and said _____
 (*name of document signer*) acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

 (*Notary signature*)_____
 (*notary seal*)

Exhibit A

(Affected Property)

27-14-178-002-0000

COM 25 FT S & 3.42 CH W FR CEN SEC 14 T 3S R 1W SL MER N 5 1/2 RD E 7.26 CH S 5
1/2 RD W 7.26 CH TO BEG 1 AC

27-14-178-003-0000

BEG W 225.72 FT & N 294.36 FT FR CEN SEC 14, T 3S, R 1W, SLM; E 495.66 FT; S 206.25 FT;
W 495.66 FT; N 206.25 FT TO BEG. 2.07 AC. 7487-2454 7654-2136 7654-2145 7944-1030

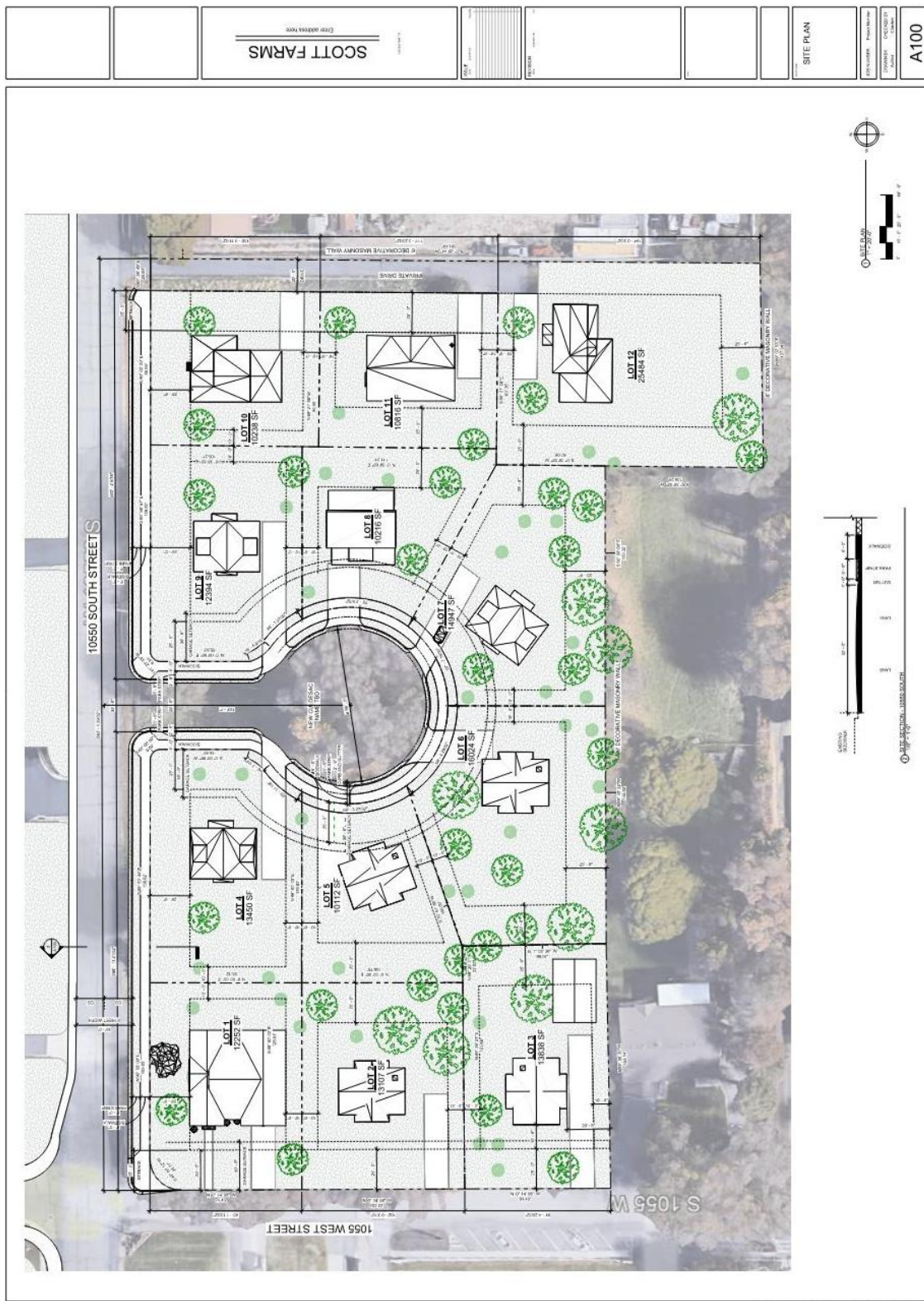
27-14-178-004-0000

BEG W 225.72 FT & N 65.75 FT FR CEN SEC 14, T 3S, R 1W, SLM; N 22.36 FT E 495.66 FT S
22.36 FT W 495.66 FT TO BEG. 0.25 AC. 7487-2454 7654-2136 7654-2145

27-14-252-001-0000

COM 56.95 FT N & 2881.52 FT E FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 0°26' E
206.66 FT; S 89°34' E 128.04 FT; S 0° 26' W 392 FT; N 89°34' W 128.04 FT; N 0°26' E 185.34 FT
TO BEG. 1.15 AC. 3895-0072

Exhibit B
(Concept Plan)



(R-3 Zone Ordinance)

**CHAPTER 17.40
RESIDENTIAL ZONES**

SECTION:

17.40.010: Purpose

17.40.020: Development And Design Standards

17.40.030: Other Requirements

17.40.010: PURPOSE:

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title. (Ord. 2016-05, 5-3-2016)

17.40.020: DEVELOPMENT AND DESIGN STANDARDS:

- A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
- B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

- C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

- D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the

front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening ¹ (Front Or Street Side)	Front Yard (Cul- De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
Zone	Front Yard (Interior And Corner Lots)	Garage Opening ¹ (Front Or Street Side)	Front Yard (Cul- De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

Note:

- The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul- de-sac.
- Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

- a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way determines the front yard area.
- b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
- c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 - a. Fences and walls in conformance with this Code.
 - b. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 - c. Utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') high.
 - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 - f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
- H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
 1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas. A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
 5. Clear Vision: Landscape materials, except for mature trees that are pruned at least seven feet (7') above the ground, and fences shall be no greater than three feet (3') high within a ten foot (10') triangular area formed by the edge of a driveway and the street right-of-way line or within a thirty foot (30') triangular area formed by the right-of-way lines of intersecting streets. Lesser clear vision triangular areas may be approved by the City Engineer based on traffic speeds, flow, volumes and other traffic related variables.
 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section [16.04.200](#) of this Code.
- I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
 1. General Architectural Standards:
 - a. All building materials shall be high quality, durable and low maintenance.
 - b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
 - c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 - d. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 - a. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 - b. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 - c. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
 3. Architectural Standards For Accessory Buildings:
 - a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, [Chapter 16.30](#), "Water Efficiency Standards," of this Code.

1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section [16.04.300](#), "Deferred Improvements", of this Code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.

8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.

L. Streets: Streets in Residential Zones shall meet the requirements of section [16.04.180](#), "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter. (Ord. 2016-05, 5-3-2016; amd. Ord. 2017-22, 7-18-2017; Ord. 2019-01, 3-5-2019; Ord. 2019-06, 3-19-2019; Ord. 2021-06, 2-16-2021; Ord. 2021-09, 5-4-2021; Ord. 2021-20, 10-5-2021)

17.40.030: OTHER REQUIREMENTS:

- A. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)
- B. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
- C. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
- D. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
- E. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
- F. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
- G. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
- H. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
 - 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
 - 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
 - 3. Language consistent with section [17.04.300](#) of this title. (Ord. 2016-05, 5-3-2016)

Exhibit D

(Resolution R2022-23)

Executed version to be inserted without Exhibit 1

RESOLUTION R2022 – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN BY RECONFIGURING AGRICULTURAL PRESERVATION (AP) AND CHANGING FROM MIXED USE (MU) TO RESIDENTIAL DEVELOPMENT OPPORTUNITY (RDO) ON PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W.; BRANDON ASAY (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map of the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property generally located at 10597 S. 1055 W. by reconfiguring Agricultural Preservation and changing Mixed Use to Residential Development Opportunity; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. The land use designation of the Land Use Map of a portion of property described in Application PLZBA202100127, filed by Brandon Asay, which is located generally at 10597 S. 1055 W. in the City of South Jordan, Utah, is hereby reconfiguring Agricultural Preservation and changing Mixed Use to Residential Development Opportunity as shown in **Exhibit A**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason T. McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory M. Simonsen (Apr 27, 2022 21:20 MDT)

Office of the City Attorney

EXHIBIT A

(Property Description)

Agricultural Preservation (AP) Boundaries

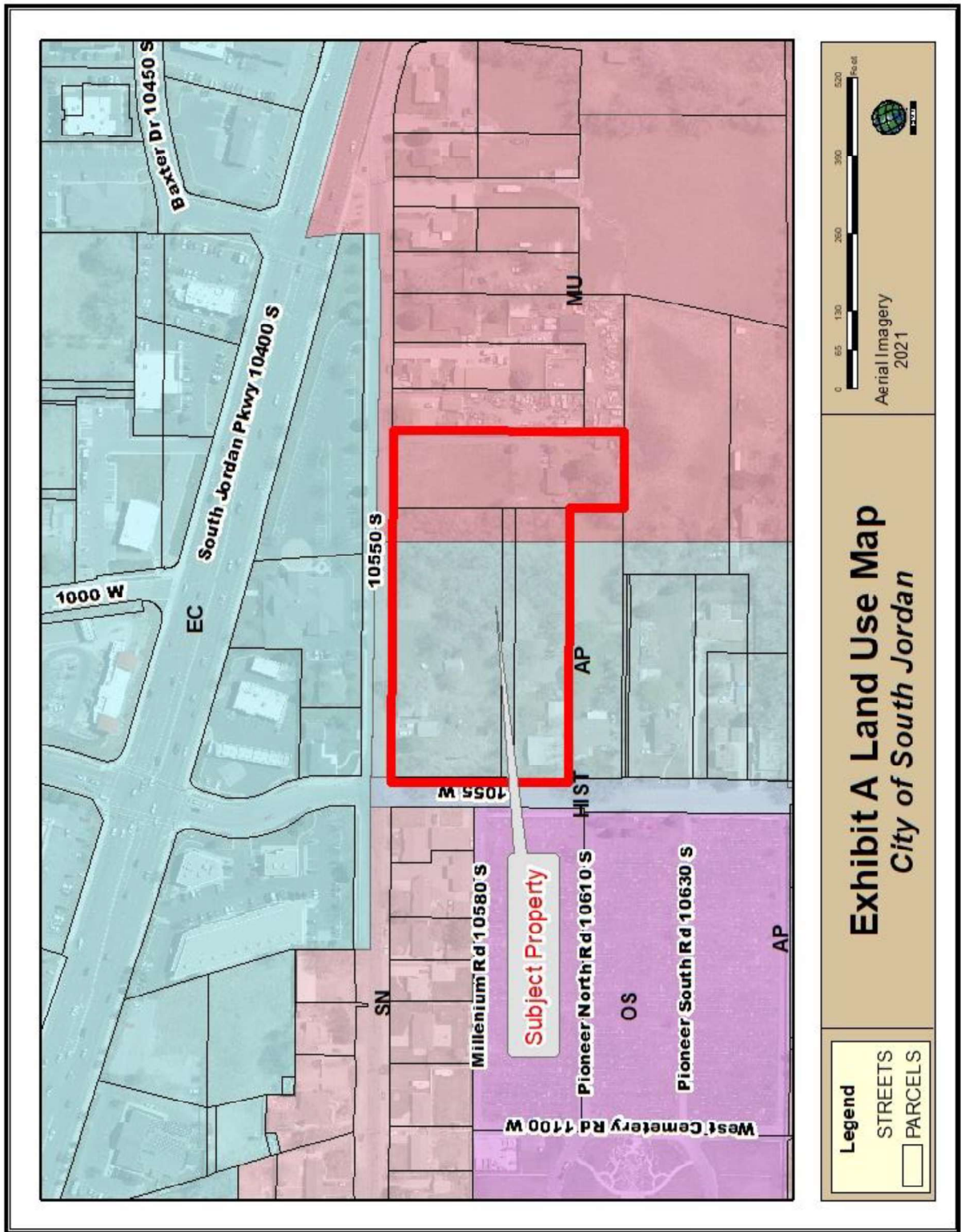
Commencing at a point located North 89°29'37" East along the Quarter Section line 2580.14 feet and South 67.67 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°56'30" West 153.14 feet; thence North 00°14'58" West along 1055 West Street 288.54 feet; thence South 89°56'39" East along 10550 South Street 129.91 feet; thence South 195.75 feet; thence North 89°26'21" East 22.81 feet; thence South 01°02'36" East 90.07 feet to the point of beginning.

AREA=39,274 sq. ft. or 0.90 acre

Residential Development Opportunity (RDO) Boundaries

Commencing at a point located North 89°29'37" East along the Quarter Section line 2580.14 feet and South 67.67 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 01°02'36" West 90.07 feet; thence South 89°26'21" West 22.81 feet; thence North 195.75 feet; thence South 89°56'39" East along 10550 South Street 453.23 feet; thence South 00°26'59" West 381.49 feet; thence South 89°03'34" West 127.93 feet; thence North 00°38'02" East 99.09 feet; thence South 89°52'26" West 298.97 feet to the point of beginning.

AREA=139,231 sq. ft. or 3.20 acres



ORDINANCE NO. 2022-04-Z**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10597 S. 1055 W. FROM THE R-1.8 ZONE TO THE R-3 ZONE.**

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Brandon Asay, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit A; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA202100127 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone to the R-3 Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]


PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Gregory M. Simonsen (Apr 27, 2022 21:20 MDT)

Office of the City Attorney

EXHIBIT A

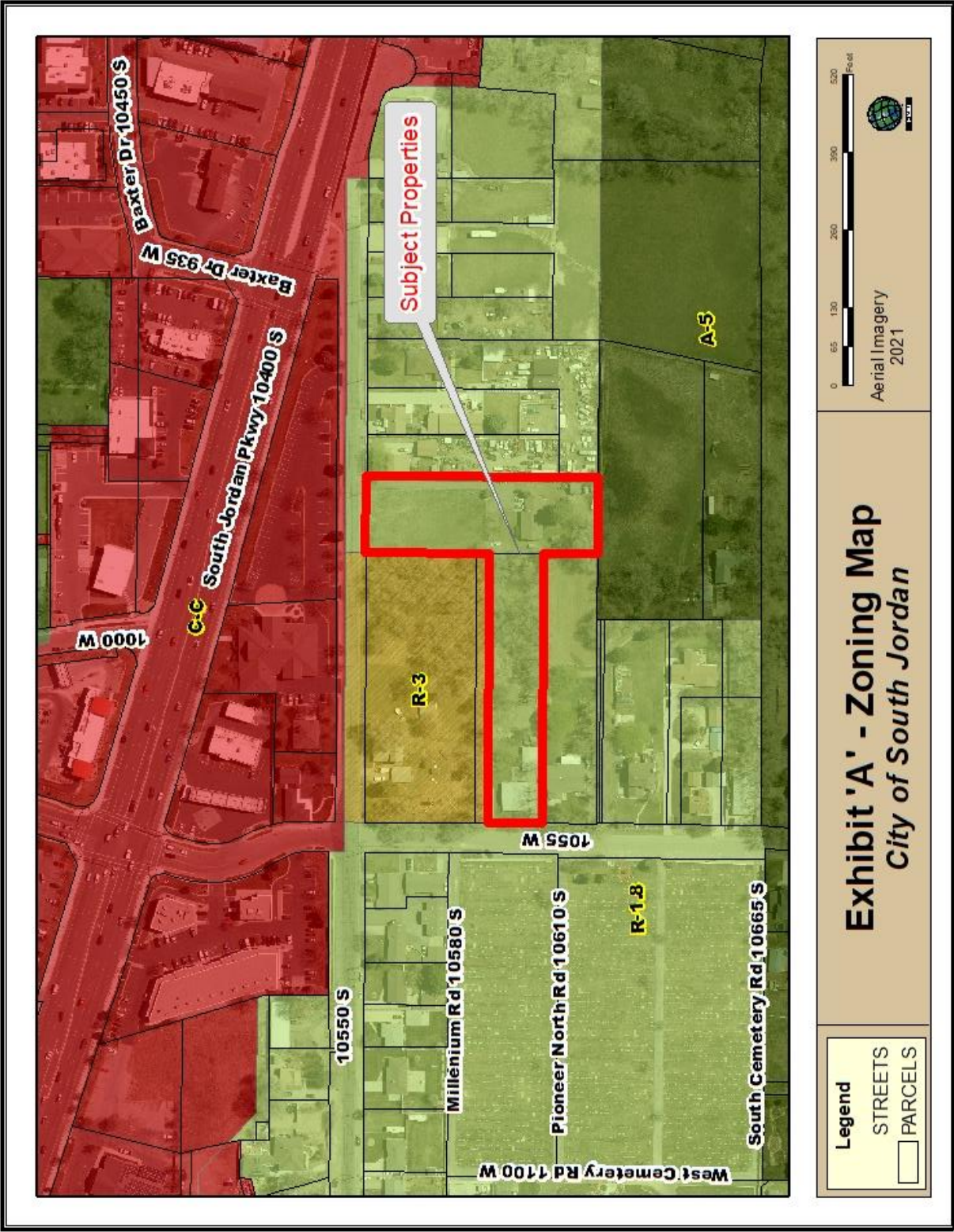
(Property Description)

27-14-178-002-0000

COM 25 FT S & 3.42 CH W FR CEN SEC 14 T 3S R 1W SL MER N 5 1/2 RD E 7.26 CH S 5 1/2 RD W 7.26 CH TO BEG 1 AC

27-14-252-001-0000

COM 56.95 FT N & 2881.52 FT E FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 0°26' E 206.66 FT; S 89°34' E 128.04 FT; S 0° 26' W 392 FT; N 89°34' W 128.04 FT; N 0°26' E 185.34 FT TO BEG. 1.15 AC. 3895-0072



SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 5/3/22

Application: HATT REZONE FROM A-5 TO R-2.5

Address: 1060 West 10290 South

File No: PLZBA202200026

Applicant: Stan Hatt

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the City Council during the public hearing, and the City Council's discussion, I move that the City Council approve Ordinance 2022-05-Z, rezoning the subject property from A-5 to R-2.5.

STANDARD OF APPROVAL

Rezone Application:

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND:

Stan Hatt submitted an application to rezone the subject property on February 10, 2022. The Applicant is proposing to create a 2-lot residential subdivision that would include the existing house being located on one of the lots. The Applicant submitted a survey of the subject property showing that a portion of 10290 South is public right-of-way, but the remainder of the street as it extends west is a private street. The public right-of-way portion of 10290 South is not built to current city standards with regards to sidewalks or asphalt width. Four properties on the south side of 10290 South have access to the private street. The Hindu Temple property is also connected to the private street, but a gate has been installed to restrict access except for emergency vehicles. A description of the Property is as follows:

ACREAGE:	Approximately 0.92 acres
CURRENT ZONE:	A-5
CURRENT USE:	Single Family Residential
FUTURE LAND USE PLAN:	Stable Neighborhood
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	<p>North - Stable Neighborhood, (R-2.5) / Single Family Residential</p> <p>South - Residential Development Opportunity, (A-5) / Single Family Residential</p> <p>East - Stable Neighborhood, (R-3) / Single Family Residential</p> <p>West - Stable Neighborhood, (R-2.5) / Single Family Residential</p>

ANALYSIS:

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff concluded that an additional lot would have access to water and sewer service and would not impact traffic on 10290 South. The Applicant will be required to demonstrate that the new lot would have legal access to the adjacent street during the subdivision process. The properties along 10290 South currently have access by way of a prescriptive easement that has been established over the years. 10290 South will likely become a public street when the roughly five acres of land south of the subject property develops in the future. The Planning Commission held a public hearing for this application on April 12 where they received two public comments by neighbors supporting the proposal. The Planning Commission voted to forward a positive recommendation by a 5-0 vote.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Staff finds the proposal will improve the subject property with minimal impact to the surrounding area.

Conclusions:

Based on the findings listed above, Staff concludes that the proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

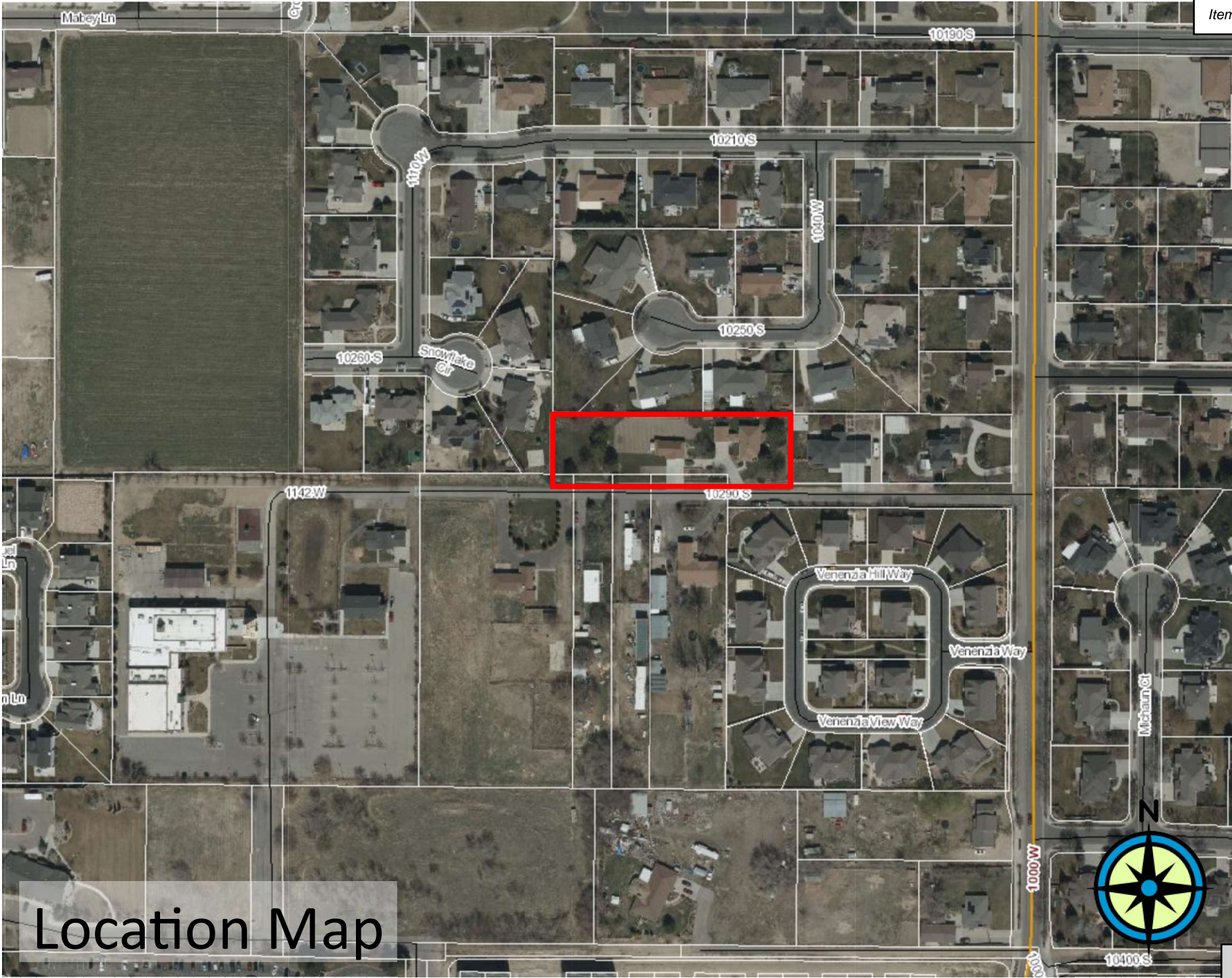
ALTERNATIVES:

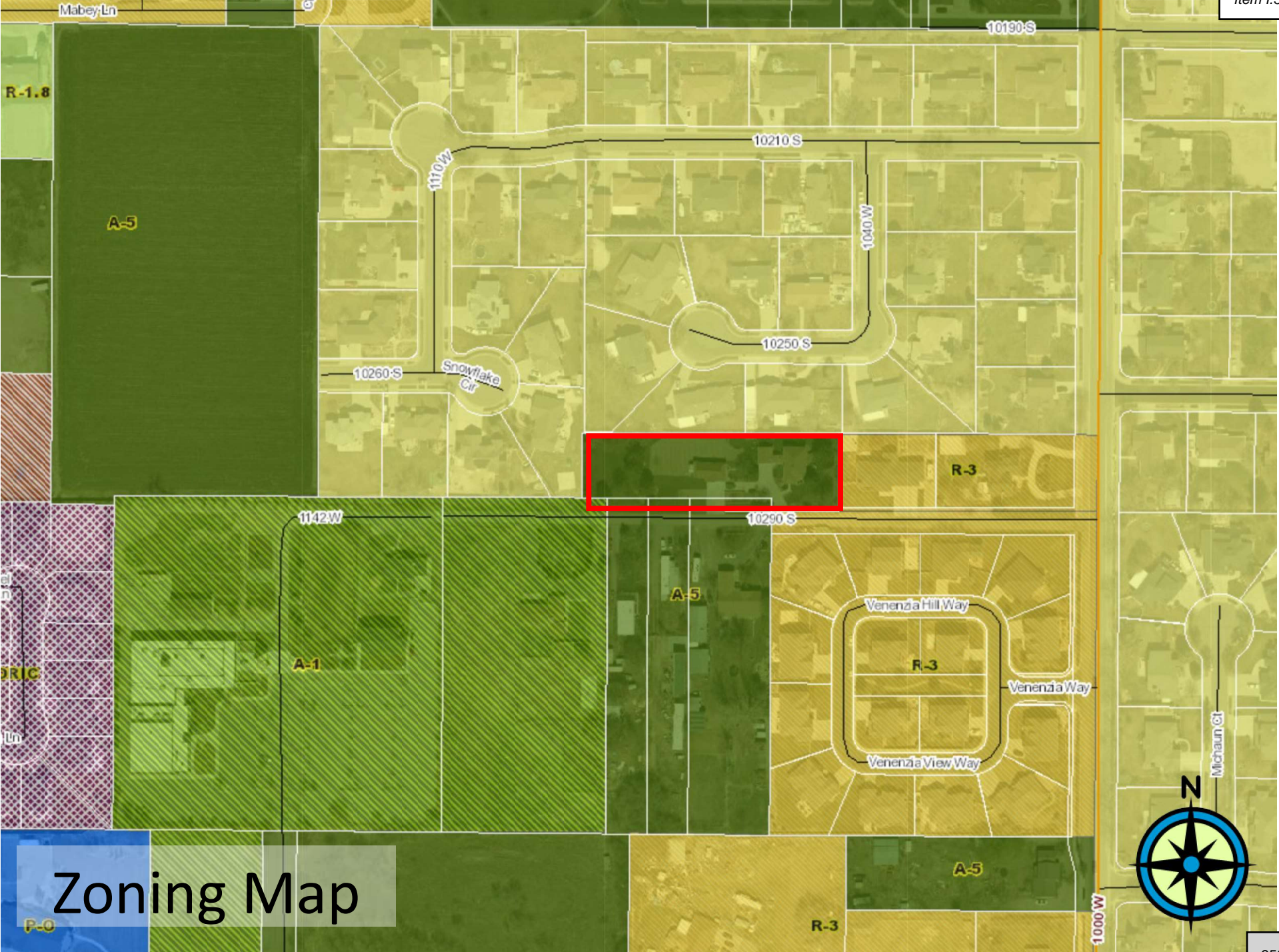
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

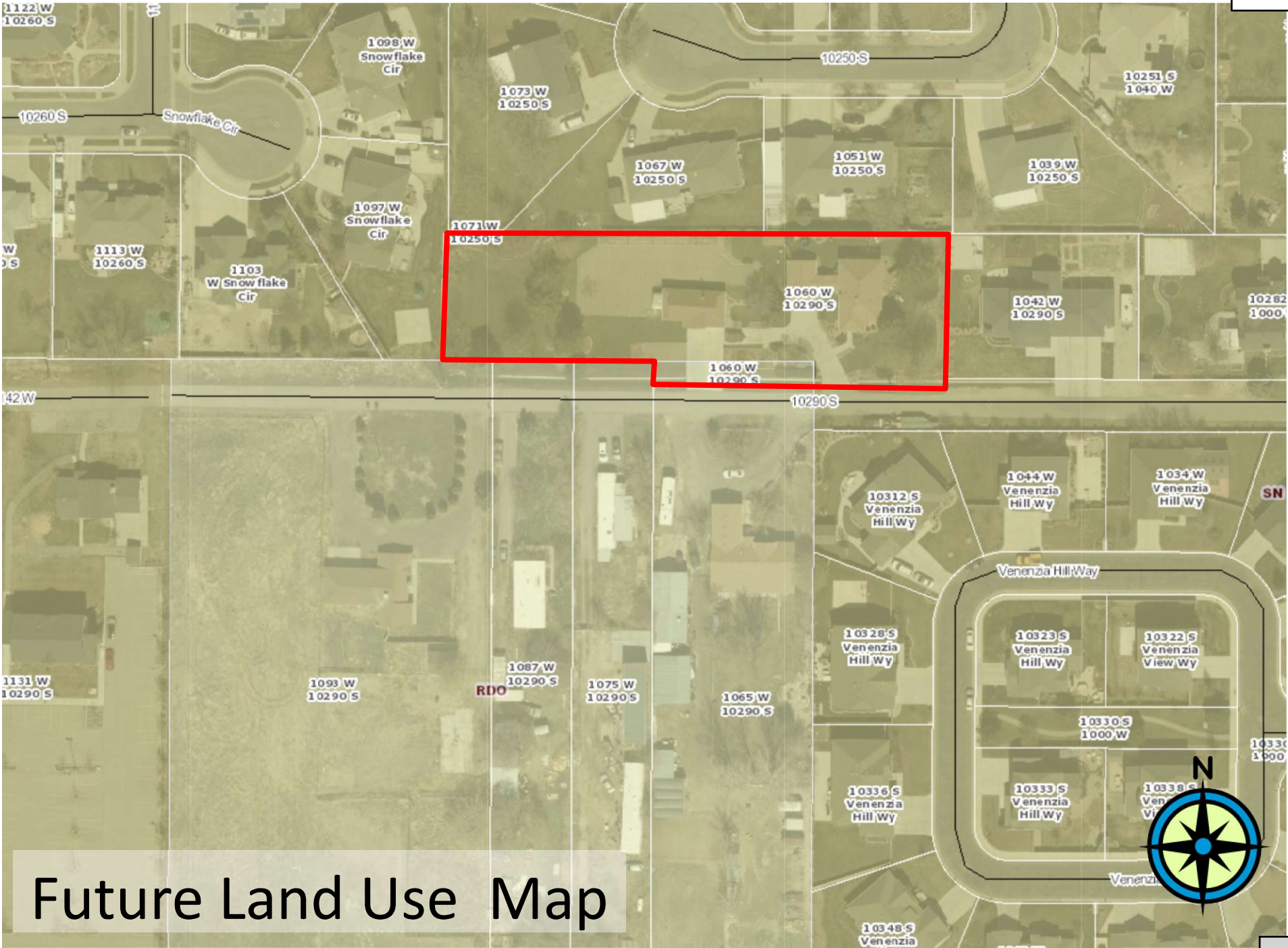
SUPPORT MATERIALS:

- Location Map
- Zoning Map

- Land Use Map
- Boundary Survey
- Infrastructure Analysis
- Fiscal Analysis
- Ordinance 2022-05-Z







Future Land Use Map

LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Hatt Rezone A-5 – R2.5
----------------------------	------------------------

Planner Assigned	David Mann
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 1060 West 10290 South with one proposed residential lot. The proposed lot will be accessed from 10290 South street, which should have sufficient capacity for the additional traffic on this roadway. A traffic study will not be required for this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main in 10290 South street.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*


At the time of Subdivision approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be services for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


It is anticipated that the storm drainage from the additional proposed residential lot will be retained on site. An engineered grading design is required at the time of building permit application.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

3/4/2022
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

03/04/2022
Date

Project Analysis

Project: Hatt Rezone

April 13, 2022

Scenario Descriptions

Scenario 1: No Change - A-5

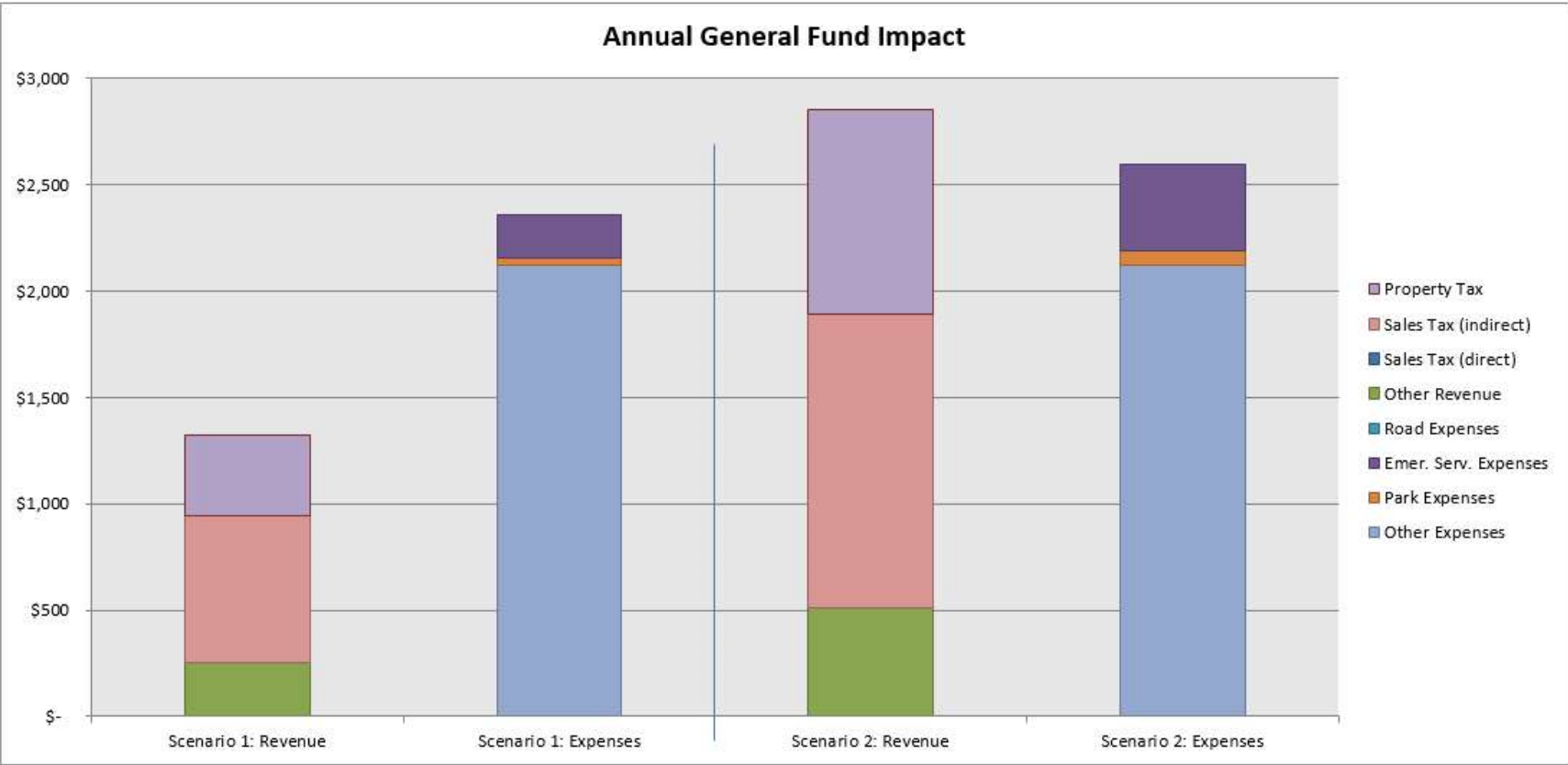
No Change - Agriculture A-5

Financial Summary by Scenario

Direct Impact (General Fund)		No Change - A-5	R-2.5
Revenue	\$	636	\$ 1,473
Property Tax	\$	380	\$ 962
Sales Tax (direct)	\$	-	\$ -
Other	\$	256	\$ 511
Expenses	\$	2,357	\$ 2,594
Roads	\$	-	\$ -
Emergency Serv.	\$	202	\$ 404
Parks	\$	34	\$ 69
Other	\$	-	\$ -
Total	\$	(1,722)	\$ (1,120)
Per Acre	\$	(1,639.54)	\$ (1,066.97)
Per Unit	\$	(1,721.51)	\$ (560.16)
Per Person	\$	(585.07)	\$ (190.37)
Indirect Impact			
Potential Retail Sales	\$	69,754	\$ 139,508
Sales Tax (indirect)	\$	689	\$ 1,379

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



ORDINANCE NO. 2022-05-Z**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 1060 WEST 10290 SOUTH FROM THE A-5 ZONE TO THE R-2.5 ZONE; STAN HATT, (APPLICANT)**

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Stan Hatt, proposed that the City Council amend the Zoning Map by rezoning the subject property, described in the attached Exhibit A; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA202200026, filed by Stan Hatt and located in the City of South Jordan, Utah, is hereby reclassified from the A-5 Zone to the R-2.5 Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]


PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory M Simonsen (Apr 27, 2022 21:21 MDT)

Office of the City Attorney

EXHIBIT "A"**Legal Description****27-14-126-004-0000**

BEG 475.97 FT S & 2258.9 FT E FR NW COR SEC 14,
T 3S, R 1W, S L M; N 89°56'12" W 380 FT; S 0°03'48"
W 114.63 FT; S 89° 56'12" E 380 FT; N 0°03'48" E
114.63 FT TO BEG. 1 AC M OR L 4813-0995 6010-
1917

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 05/03/2022

Issue: DISTRICT HEIGHTS RESIDENTIAL –
PARTIAL WATERLINE EASEMENT VACATION
Address: 11210 S. River Heights Dr.
File No: PLPP202200009
Applicant: Ashley Atkinson, Sequoia Development

Submitted by: Damir Drozdek, Planner III
Jared Francis, Senior Engineer
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): I move the City Council **approve** Ordinance 2022-11 vacating a portion of the waterline easement generally located at 11210 S. River Heights Dr.

BACKGROUND:

The applicant is seeking to vacate a portion of the waterline easement generally located at 11210 S. River Heights Dr. The easement was recorded with a subdivision plat in anticipation of serving future development. The current proposed development, however, will have no use for portion of the easement (stubs) as shown on Lot 8A of the River Heights at the North District 3rd Amended subdivision plat.

The proposed development will consist of 60 townhome units on approximately 4 acres of land. It will occupy Lot 8A and 8B of said subdivision. The aforementioned easement stubs are located at the southeast and southwest corners of Lot 8A.

Since one of the easement stubs is located close to a location of a future townhome building, and also there is no need for either easement stub, the applicant is seeking approval to vacate the aforementioned easement stubs to avoid future problems in terms of maintenance and building construction. Staff has reviewed the proposed easement vacation and finds no concerns with the proposal.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-609.5(3) provides standards of approval for vacating a public easement: The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street or municipal utility easement if the legislative body finds that:
 - (a) good cause exists for the vacation; and
 - (b) neither the public interest nor any person will be materially injured by the vacation.
- Staff finds there is a good cause to vacate the easement because the easement stubs are not currently serving anyone and it will not be in service either.

- Staff also finds that the proposed easement vacation is not expected to cause any material injury to any person or the public interest because the easement stubs are not currently being utilized nor are they planned to be utilized with the proposed project.

Conclusion:

- The proposed easement vacation will benefit the applicant and the future development and it will not materially injure the public interest nor any person.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and **approve** the petition to vacate the easement, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Site Plan
- River Heights at the North District 3rd Amended Subdivision Plat
- Applicant's Letter
- Ordinance 2022-11

Approved by:

Steven Schaefermeyer
Steven Schaefermeyer (Apr 27, 2022 15:10 MDT)


Steven Schaefermeyer
Director of Planning

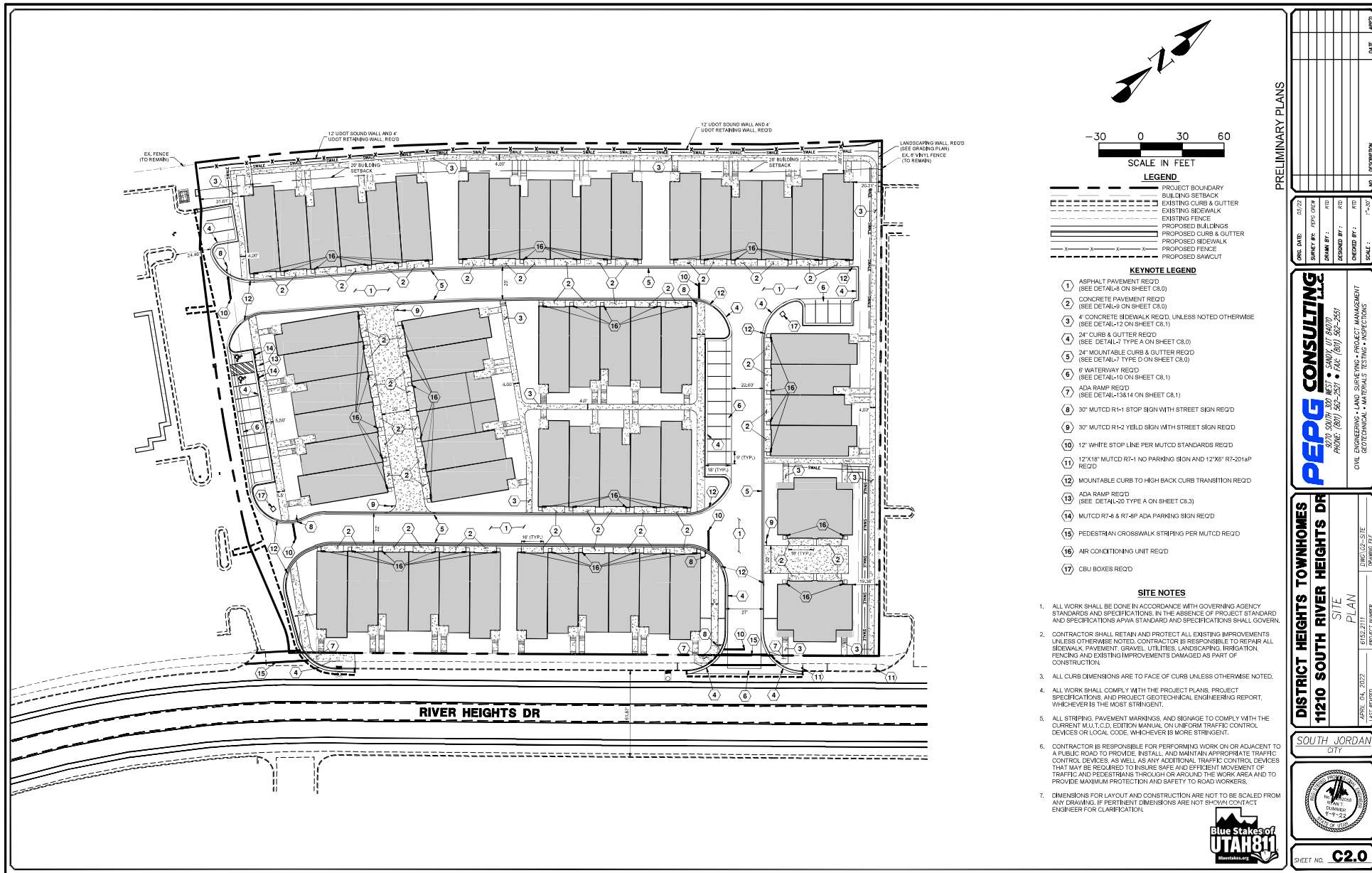
Submitted by:

Damir Drozdek
Damir Drozdek (Apr 27, 2022 14:40 MDT)

Damir Drozdek, AICP
Planner III, Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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DATE	DESCRIPTION	DATE	DESCRIPTION
03/22	PROJECT BOUNDARY		
03/22	BUILDING SETBACK		
03/22	EXISTING CURB & GUTTER		
03/22	EXISTING SIDEWALK		
03/22	EXISTING FENCE		
03/22	PROPOSED BUILDINGS		
03/22	PROPOSED CURB & GUTTER		
03/22	PROPOSED SIDEWALK		
03/22	PROPOSED FENCE		
03/22	PROPOSED SAWCUT		

PEPG CONSULTING LLC
 11210 SOUTH RIVER HEIGHTS DR. WEST : SALT LAKE CITY, UT 84119
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

DISTRICT HEIGHTS TOWNHOMES
11210 SOUTH RIVER HEIGHTS DR
 SITE PLAN
 APRIL 04, 2023
 PROJECT NUMBER: 6152-211
 DRAWING FILE: 11210-02-SITE

SOUTH JORDAN CITY

 SHEET NO. **C2.0**



4-6-2022

Alec Moffitt
Sequoia Development
9055 S. 1300 E. Sandy, Utah 84094
801-944-4469

Dear Sir or Madam,

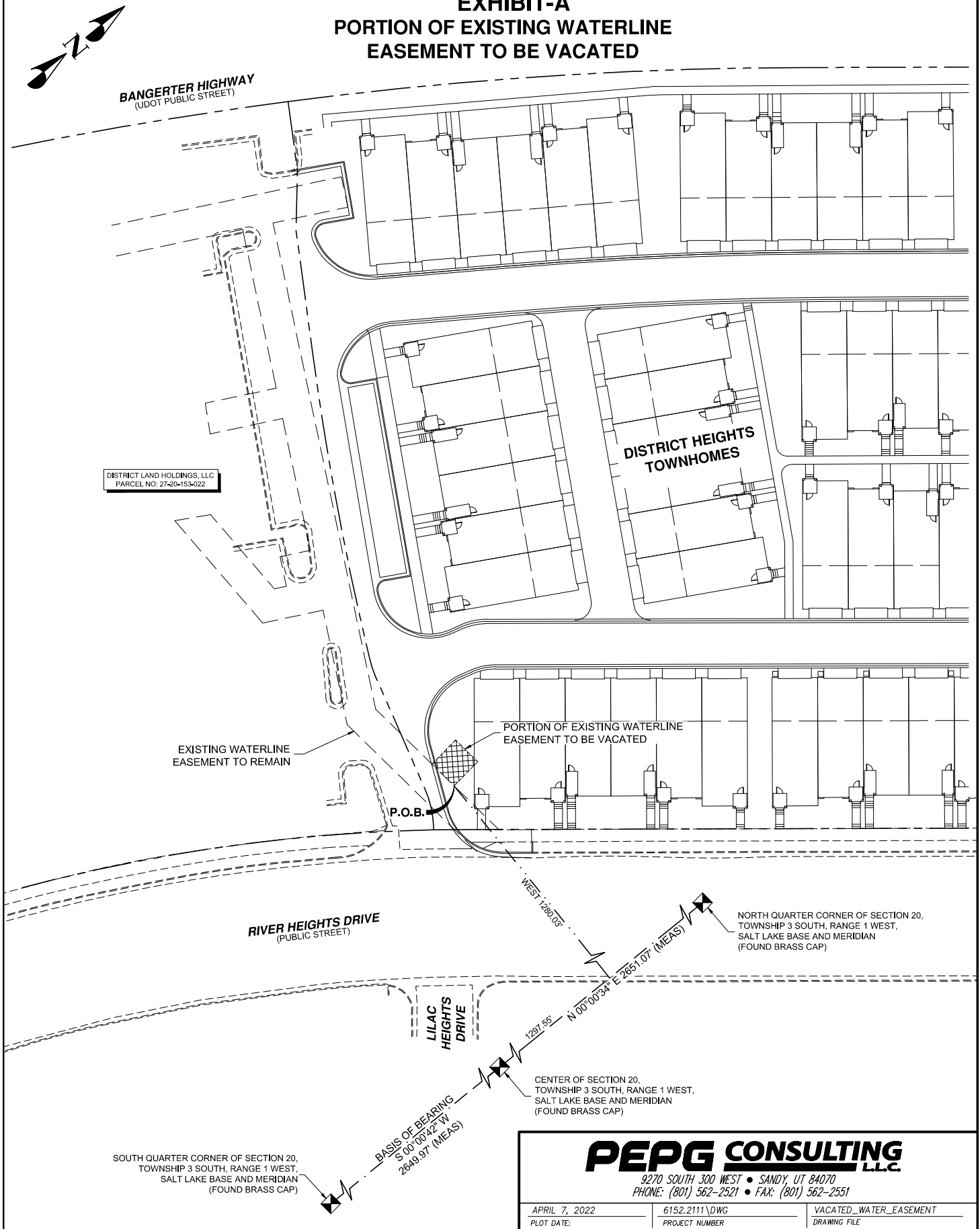
We are proposing to vacate the depicted easement in exhibit A of this letter. We are proposing a residential development at 11220 and 11210 S River Heights Dr. We are being required to move the water line because a portion of the easement overlaps with a proposed townhome. The current line is a stub that has never serviced a building. This would avoid any issues with future maintenance and would allow for the proposed home to be constructed. We would like to get the approval to make the change and vacate the following easement:

Portion of Existing Waterline Easement to be Vacated

Beginning at a point being North 00°00'34" East, along the section line, 1297.55 feet and West, 1280.03 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 83°22'29" West, 15.00 feet; thence North 06°37'31" West, 16.33 feet; thence North 83°22'29" East, 15.00 feet; thence South 06°37'31" East, 16.33 feet to the point of beginning.

Contains: 245 Sq. Ft.

EXHIBIT-A PORTION OF EXISTING WATERLINE EASEMENT TO BE VACATED



PEPG CONSULTING LLC

9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

APRIL 7, 2022
PLOT DATE:

6152.2111\DWG
PROJECT NUMBER

VACATED_WATER_EASEMENT
DRAWING FILE



4-21-2022

Alec Moffitt
Sequoia Development
9055 S. 1300 E. Sandy, Utah 84094
801-944-4469

Dear Sir or Madam,

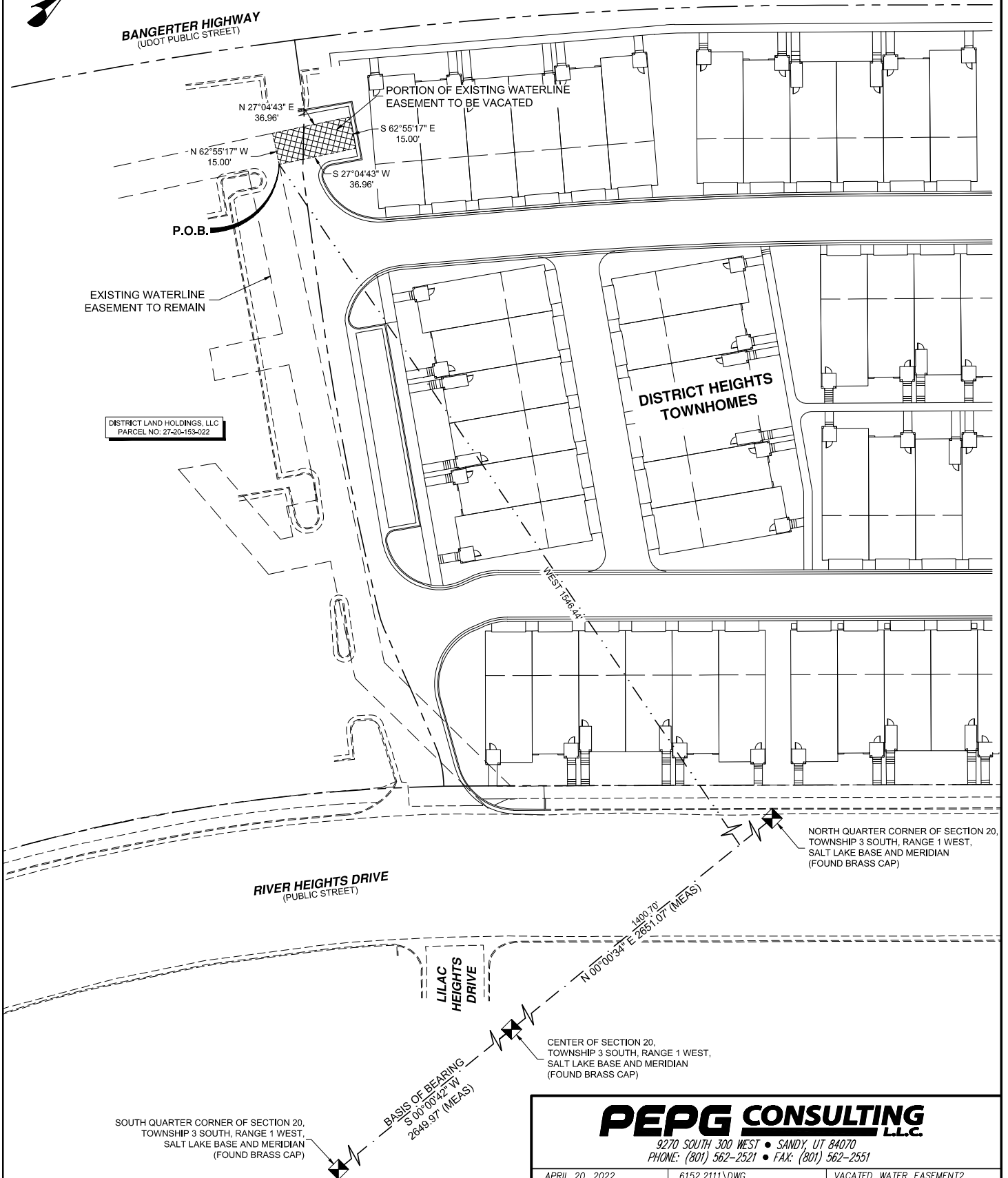
We are proposing to vacate the depicted easement in exhibit A of this letter. We are proposing a residential development at 11220 and 11210 S River Heights Dr. We would like to remove the stub and vacate the easement to clean up the site plan and avoid any damage to the line during construction. The current line is a stub that has never serviced a building. This would also avoid any issues with future maintenance and repair. We would like to get the approval to make the change and vacate the following easement:

North Portion of Existing Waterline Easement to be Vacated

Beginning at a point being North 00°00'34" East, along the section line, 1400.70 feet and West, 1546.44 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 62°55'17" West, 15.00 feet; thence North 27°04'43" East, 36.96 feet; thence South 62°55'17" East, 15.00 feet; thence South 27°04'43" West, 36.96 feet to the point of beginning.

Contains: 554 Sq. Ft.

EXHIBIT-A **PORTION OF EXISTING WATERLINE** **EASEMENT TO BE VACATED**



PEPG CONSULTING LLC

9270 SOUTH 300 WEST • SANDY, UT 84070

PHONE: (801) 562-2521 • FAX: (801) 562-2551

APRIL 20, 2022	6152.2111\DWG	VACATED_WATER_EASEMENT2
PLOT DATE:	PROJECT NUMBER	DRAWING FILE

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A PORTION OF THE WATERLINE EASEMENT GENERALLY LOCATED AT 11210 SOUTH RIVER HEIGHTS DR.

WHEREAS, Utah Code §§ 10-9a-608, 609, and 609.5 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Ashley Atkinson (the “Applicant”), petitioned the City to vacate a portion of the Waterline Easement (Easement); and

WHEREAS, the City Council held a public hearing to consider Applicant’s petition to vacate the Easement; and

WHEREAS, the City Council finds that there is good cause to vacate the Easement and that neither the public interest nor any person will be materially injured by vacating the Easement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

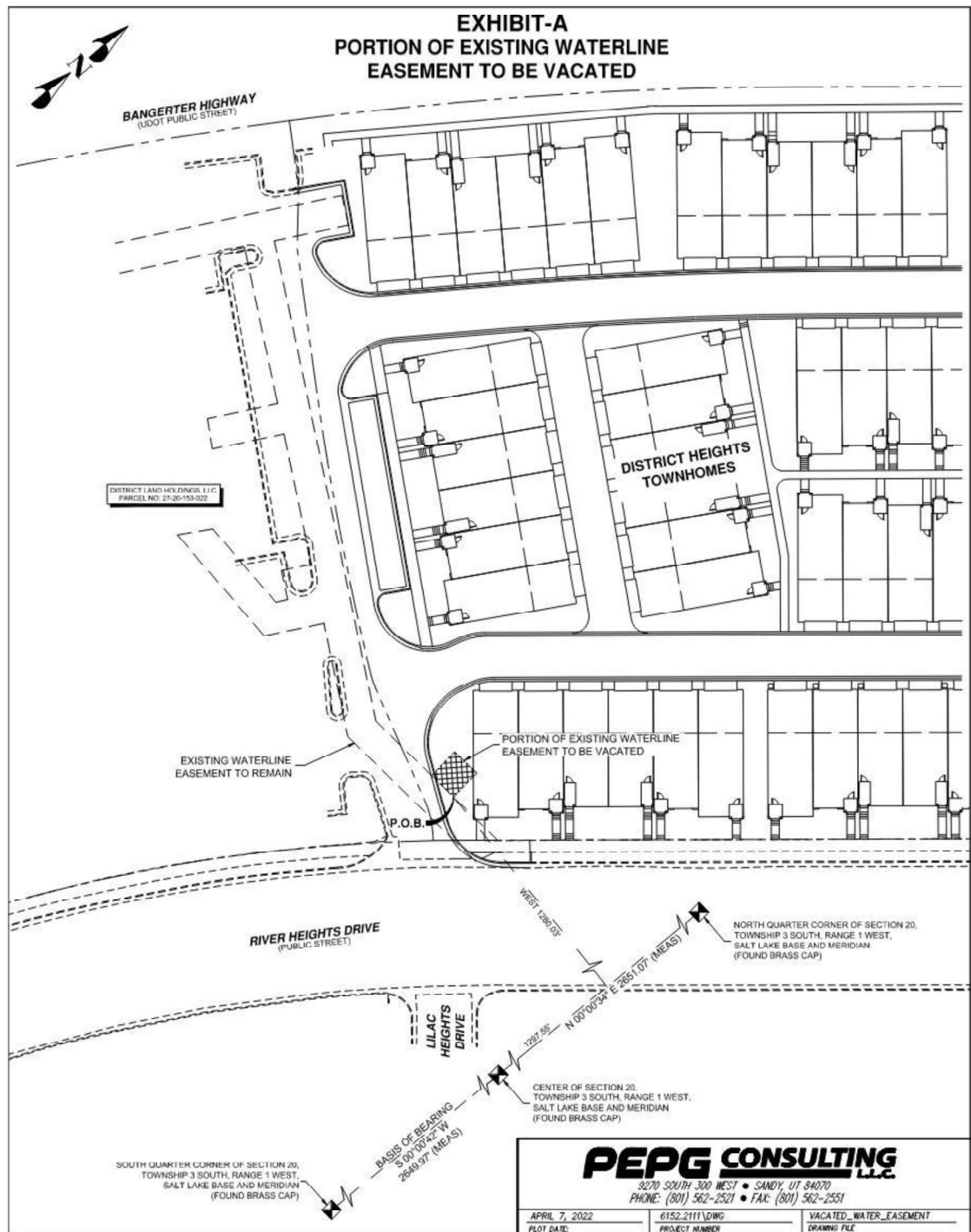
SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the Easement by adopting this Ordinance, more particularly described as follows:

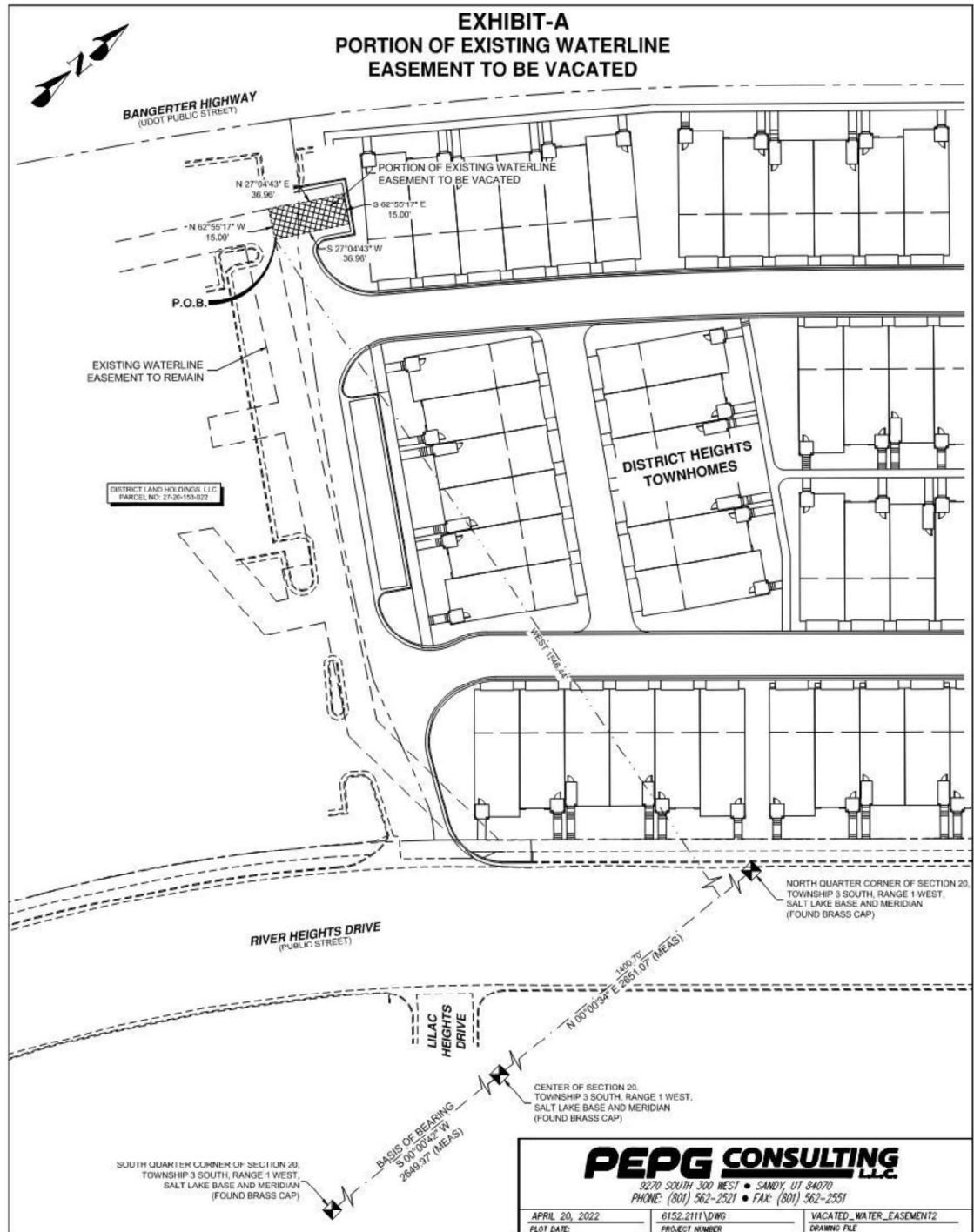
Beginning at a point being North 00°00’34” East, along the section line, 1297.55 feet and West, 1280.03 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 83°22’29” West, 15.00 feet; thence North 06°37’31” West, 16.33 feet; thence North 83°22’29” East, 15.00 feet; thence South 06°37’31” East, 16.33 feet to the point of beginning.

Contains: 245 Sq. Ft.

Beginning at a point being North 00°00’34” East, along the section line, 1400.70 feet and West, 1546.44 feet from the Center of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 62°55’17” West, 15.00 feet; thence North 27°04’43” East, 36.96 feet; thence South 62°55’17” East, 15.00 feet; thence South 27°04’43” West, 36.96 feet to the point of beginning.

Contains: 554 Sq. Ft.





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

SECTION 3. Effective Date. This Ordinance shall become effective upon recordation of this Ordinance or a subdivision plat showing the vacation of the Easement.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason T. McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory M Simonsen (Apr 27, 2022 21:17 MDT)

Office of the City Attorney