

**CITY OF SOUTH JORDAN
COMBINED CITY COUNCIL & REDEVELOPMENT
AGENCY MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MAY 21, 2024 at 6:30 PM**



Notice is hereby given that the South Jordan City Council will hold a Combined City Council & Redevelopment Agency Meeting at 6:30 p.m. on Tuesday, May 21, 2024, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and 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 virtually, using Zoom. Attendees joining virtually may not comment during public comment. Virtual participants may only comment on items scheduled for a public hearing. Video must be enabled during comment period. Attendees who wish to present photos or documents to the City Council must attend in person.

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 virtually are below.

Join South Jordan City Council Meeting Virtually:

- 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: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Director of Strategy & Budget, Don Tingey
- C. Pledge of Allegiance:** By Director of Public Works, Raymond Garrison
- D. Minute Approval:**
 - [D.1.](#) April 2, 2024 City Council Study Meeting
 - [D.2.](#) April 2, 2024 Combined City Council & Redevelopment Agency Meeting
- E. Mayor and Council Reports: 6:35 p.m.**

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

This is the time and place on the agenda for any person who wishes to comment. 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, and giving their name and address for the record. Note, to participate in public comment 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. Consent Action Items: RCV 7:00 p.m.

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

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

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

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

H. Public Hearing Items: 7:10 p.m.

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

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

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

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

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

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

- H.5. **Resolution R2024-32**, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Open Space (OS) to Stable Neighborhood (SN) on property generally located at 10749 South 2200 West as depicted on Exhibit A (Lot 1 only); South Jordan City (Applicant). RCV (*By Director of Planning, Steven Schaefermeyer*)
- H.6. **Zoning Ordinance 2024-07-Z**, Rezoning property generally located at 10749 South 2200 West from the A-5 (Agricultural) Zone to R-1.8 (Residential) Zone (Lot 1) and to OS-P Zone (Lot 2); South Jordan City (Applicant). RCV (*By Director of Planning, Steven Schaefermeyer*)
- H.7. **Zoning Ordinance 2024-06-Z**, Rezoning property generally located at 905 West 10400 South and 873 West 10400 South from A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone. RCV (*By Director of Planning, Steven Schaefermeyer*)
- H.8. **Ordinance 2024-09**, Vacating a segment of Lake View Avenue from 7050 West to the South Valley Water Reclamation Facility property line, approximately 1,020 feet containing 1.388 acres. RCV (*By Director of Planning, Steven Schaefermeyer*)
- H.9. **Ordinance 2024-10**, Amending portions of Sections 17.08.010 (Definitions) and 17.130.030 (Accessory Dwelling Unit Floating Zone) of the South Jordan Municipal Code related to the Definition of Internal Accessory Dwelling Unit and Single-Family Zones where Guesthouses may be built. RCV (*By Director of Planning, Steven Schaefermeyer*)

I. 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 May 20, 2024.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

April 2, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, IT Director Jon Day, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Police Sergeant Steve Azevedo, Deputy Fire Chief Ryan Lessner, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Business Licensing Executive Assistant Ambra Holland, Associate Director of Strategy & Budget Katie Olson, Water Conservation Coordinator Connor Oswald

Absent: Council Member Don Shelton, Council Member Jason McGuire

Others: Jay Francis

4:39 P.M.
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced an informal start to the meeting, as only Council Members Harris and Johnson were present. The Invocation, Mayor and Council Coordination, and Discussion of the Regular Council Meeting were skipped and South Valley Chamber CEO, Jay Francis was invited to begin his presentation.

B. Invocation: *By Council Member, Tamara Zander*

Council Member Zander offered the invocation after the South Valley Chamber update.

C. Mayor and Council Coordination - None

D. Discussion/Review of Regular Council Meeting

Presentation Items:

- Trans-Jordan Landfill
- Arbor Day 2024 Proclamation

Action Items:

- Resolution R2024-22, Firework regulations
- Resolution R2024-26, FY24-25 Tentative Budget
- Resolution RDA2024-01, FY24-25 Tentative Budget

Mayor Ramsey noted that an email was forwarded to all the council members with questions on the tentative budget from Council Member Shelton and the responses from CFO Naidu (Attachment B).

Public Hearing Items:

- Resolution R2024-19, 2024 CDBG AAP
- Ordinance 2024-08, Business License Text Amendment

E. Presentation Item

E.1. South Valley Chamber Update. *(By CEO, Jay Francis)*

Jay Francis reviewed his prepared presentation on the South Valley Chamber's 2023 Year in Review (Attachment A).

Council Member Tamara Zander joined the meeting.

Mayor Ramsey recognized the official opening of the City Council Study Session, noting there was now a quorum present and introducing them. She excused Council Members McGuire and Shelton, who were unable to attend tonight.

Council Members and staff thanked Mr. Francis for all he and the Chamber have done for the community.

The meeting then moved back to Item B, with the Invocation, and moved forward in order from that point.

F. Discussion Items

F.1. Homeless update. *(By Chief of Police, Jeff Carr and Sergeant Steve Azevedo)*

Sergeant Azevedo reviewed his prepared presentation on transient activity in the city (Attachment C) and shared drone photos taken of four specific homeless camps throughout the city (Attachments D, E, F and G). He noted that Salt Lake City is admittedly pushing transients to the south to additional cities to help clean up their area. It was also noted that being end of the Red Line unfortunately also contributes to the additional rise in transient activity here.

Chief Carr added that it is a complex problem, as it is not illegal to be homeless or walk the streets of the city. Our city does have restrictions already in place regarding camping on public property, but when it's on private property it then requires the trespassers to be issued violations before being forced out.

Attorney Loose added that state law may be changing on the camping and homeless laws as well, due to a recent case challenging the current restrictions. You can't block travel areas, sidewalks,

etc.; however, in other states, people have been able to inhabit park strips and other “public areas” noting that they are not blocking travel on the traditional routes.

Sergeant Azevedo continued discussing how other big cities in the country are dealing with these issues, having allowed the camping and drugs previously and now trying to reign it back in. He continued reviewing his prepared presentation (Attachment C) and discussed their current progress as well as their goals for police department response.

Council Member Johnson asked about a correlation between the higher rates of panhandling in the city and transients.

Sergeant Azevedo responded it is not illegal to panhandle on public sidewalks, but when done in a private lot they can be trespassed. However, they usually already know the rules and will just move out to the public areas when they see police in the area.

Council Member Zander asked if any other cities are addressing this problem with a similar position in their police departments, or if we have any information on what they are doing specifically to address the homeless issues in their cities.

Sergeant Azevedo responded that only South Salt Lake has a devoted team of officers, with some other cities having a similar situation to ours where patrol officers are also assigned to help when needed, and some have nothing at all.

Mayor Ramsey shared her concerns with residents hearing this information and thinking that this is the start of something much larger, even though, based on the presentation tonight, it is still a small and controlled issue in our city. She asked if Sergeant Azevedo if had any reassurance to share with residents who might have concerns.

Sergeant Azevedo responded that we have a relatively small homeless population compared to surrounding cities, and his officers enforce the laws and take people to jail when appropriate, as well as clearly monitoring those who need to keep moving so they are aware it will not be tolerated. Our officers do a great job being seen and visiting the known areas. Some of the local transients know him by name and will ask for him when contacted. There has not been a rise in crime in the areas where these camps are located, which is very reassuring.

Chief Carr also noted that countywide, the homeless population numbers are 6000 to 10,000, but here, with our department’s proactivity, we still have very small numbers.

Sergeant Azevedo noted that it is almost unavoidable to have some transient activity within the city, but the continued enforcement and outreach has helped keep the crime down and made the transient population aware they are being watched. Anyone contacted has their picture on file with the department, so if they commit a crime in the future and it’s on video they will be identified quickly. The homeless in the area are more worried about losing their stuff, their camp and tent, so they try to avoid having the police remove them. In that instance, the department has

done a great job in working to keep the crime down and the reason why there were no slides included in the presentation to indicate theft or burglary crimes were on the rise.

Mayor Ramsey added that other counties outside of Salt Lake are having to figure this out as well. Washington and Davis Counties are now seeing the effects of this here and legislation is being discussed to require all cities within a county to contribute to resources, as is done in Salt Lake County, instead of putting it all on one city, like Ogden. She thanked Sergeant Azevedo and his team for the respect they are showing to those they interact with, as everyone deserves that.

Sergeant Azevedo reiterated that he wants citizens to know this isn't a crisis here in South Jordan like it can be in other areas of the county, because our police department is keeping on top of it. It is important for residents to know that while it can be hidden, these camps are there, but everyone should feel comfortable calling 911 or the nonemergency line knowing the police department will come out and make contact, doing what they can to either provide services, rides, or whatever else might be needed.

Council Member Zander shared that her takeaway from this discussion has been "enforcement balanced by compassion," and she very much appreciated that approach.

Sergeant Azevedo agreed, adding that is how he has labeled this as well. It is not just compassion for those experiencing homelessness, but compassion for our citizens as well who expect a certain level of cleanliness and safety in their city.

F.2. Water Conservation. *(By Director of Public Works, Raymond Garrison)*

Director Garrison gave a brief overview of the city's programs and the programs offered by the Jordan Valley Water Conservation District (JVWCD) that we have chosen not to take advantage of yet since our programs have been successful on their own and much more efficient with superior customer service. Every time they meet with JVWCD to go over annual plans for city programs they are asked to join their Water Savers Program, and every year South Jordan declines the invitation for the reasons above.

Conservation Coordinator Connor Oswald reviewed the prepared presentation regarding water conservation and comparing the City's current programs to the Jordan Valley Water Conservation District's Water Savers Program (Attachment H).

Director Garrison shared that because we are not a part of Utah Water Savers now, we don't qualify for the \$3.00 per square foot of removal and only get \$1.00 per square foot. The State funded some of that a few years back during the extreme drought conditions, and staff has met with them multiple times since then sharing concerns that we should be eligible for that higher amount; however, it was written in the funding rules that enrollment in Utah Water Savers was required. They have allowed the city to continue getting funding for larger projects over the past few years. He discussed the options on the table this year for the Council to consider, with Option 1 being they continue working with JVWCD on the larger projects using the money

given to them outside of the Water Savers program, and continue the city's current program which has been very successful. Option 2 involves joining the Utah Water Savers which would bring more money into the city and allowing the \$3 per square foot rebate, along with the additional \$68,000 that could be used for another program. A concern with Option 2 is a decline in participation in the city's established program, which has been very successful. They also don't know if they would be able to go back to Option 1 later down the road if they were unsatisfied with Option 2.

Council Member Johnson asked what specific concerns staff had with choosing Option 2 for the residents.

Director Garrison responded that there used to be requirements to attend a class before additionally having to submit detailed project plans for review and approval through Water Savers, however they recently shared with him that is now a 5 minute video on efficient watering, but still requires a design plan to be submitted and approved. Most residents did not want to go through the lengthy and complicated process Water Savers requires for assistance.

Mayor Ramsey shared conversations meetings with the water board, and how they would ask why South Jordan's allotment was always separately voted on. The response from the board had always been that South Jordan did what was originally planned 15-17 years ago, creating their own program, and no other city ever moved forward with their own individual plans. She thinks that South Jordan not getting the full \$3 per square foot as every other city, simply because we created our own program that achieves the same results as the Water Savers program, is not right. She suggested a change legislatively, so that those who are achieving the same conservation results with their own programs can get the same \$3 per square foot rebate. If joining Water Savers will give our residents a lower service level than what our program has offered she doesn't think that's right. She appreciates what they are doing with the Water Savers program, providing a platform for other communities to have a water conservation program, but it's not filling a need here because South Jordan has been doing it independently longer than anyone else. She also noted that members of the water district are sharing a narrative with residents who contact them that the city needs to get on board with Utah Water Savers, that we are the only ones not doing it, as if the city is doing nothing for water conservation. That narrative is unfair and misleading, along with being inaccurate since they are making residents feel that they are missing out on services because of the lack of membership, but leaving out that the city has their own robust program that actually has more options.

Coordinator Oswald shared that if they were to abandon the city's program and switch to Utah Water Savers, not only would residents lose the ease of application and quick customer service aspect, but they would also lose the ability to have staff come out to their homes and interact with them directly. Those services are invaluable.

Director Garrison expressed the above concerns during his last meeting with JVWCD, emphasizing our city's displeasure with not being given the full \$3 per square foot, despite having a program that's more efficient than the Water Savers program.

The Council and Staff had a brief discussion about moving forward with getting things changed legislatively or administratively, whichever was appropriate. The water conservation district is only supposed to be the pass through for the cities to claim their already appropriated funds. Despite showing that we are a large enough city and doing more park strip flips than many other cities combined, the water conservancy district still refuses to disperse the full funds the city would receive if they were enrolled in the Water Savers program. Staff has done some research and Legal is working on options for going about getting things changed so we can get all the funds earned. Council and Staff agree that the original intention of the funding was not to force those already running successful conservation programs to abandon their high service levels and customer satisfaction just to join their plan being offered for those who had nothing in place, and that they should move forward with attempts to get the full \$3 per square foot rebate without sacrificing the current programming.

ADJOURNMENT

Council Member Johnson motioned to adjourn the April 2, 2024 City Council Study Meeting. Council Member Zander seconded the motion; vote was 3-0 unanimous in favor. Council Members Shelton and McGuire were absent from the vote.

The April 2, 2024 City Council Study meeting adjourned at 6:28 p.m.

SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
REDEVELOPMENT MEETING

April 2, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Commerce Brian Preece, Director of Strategy & Budget Don Tingey, IT Director Jon Day, Director of Public Works Raymond Garrison, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Deputy Fire Chief Ryan Lessner, Communications Manager Rachael Van Cleave, Recreation Director Janell Payne, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Associate Director of Strategy & Budget Katie Olson

Absent: Council Member Jason McGuire, Council Member Don Shelton

Others: Owner's iPad, McCall Scott, Macie, Matt J., Scott, Brandon Vyall, Robin Pierce, Ella Prasad, McKenna Uffens, Tayvin Wall, Courtney Dallin

6:42 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone and introduced the meeting.

B. Invocation – *By Council Member, Tamara Zander*

Council Member Zander offered the invocation in Council Member McGuire's absence.

C. Pledge of Allegiance – *By Director of City Commerce, Brian Preece*

Director Preece led the audience in the Pledge of Allegiance.

D. Minute Approval

D.1. March 19, 2024 City Council Study Meeting

D.2. March 19, 2024 City Council Meeting

Council Member Harris motioned to approve the March 19, 2024 City Council Study Meeting and March 19, 2024 City Council Meeting minutes as published. Council Member Zander seconded the motion; vote was 3-0, unanimous in favor. Council Members McGuire and Shelton were absent from the vote.

E. Mayor and Council Reports

Council Member Tamara Zander

- Attended the Spring Spectacular and praised those involved with planning and running the event.
- Thanked staff for the installation of the pickleball court queue holders at Highland Park.
- Attended local delegate meetings.

Council Member Patrick Harris

- Attended the South Jordan Art Show at The Gale Center.
- Attended the Sewer Board meeting.
- Attended the Olympus Risk Conference.
- Attended the Spring Spectacular, agreed it was well done and thanked the staff for their hard work.
- Visited Mulligans and shared his positive experience with the great staff there.

Council Member Kathie Johnson

- Attended the Spring Spectacular and thanked staff for their hard work.

Mayor Dawn Ramsey

- Was unable to attend the Spring Spectacular as she was with family, but received positive feedback as always.
- Attended the Utah Foundation Annual Luncheon and represented the city there.
- Filmed a Transportation Infrastructure Funding video for agencies to use while working with federal legislators on pushing for local transportation funding.
- Attended the Utah Business CEO of the Year Awards.
- Attended the Transit Fresh Look Kick-off yesterday.
- Awarded the Mayor's Choice Award at the South Jordan Art Fair.
- Will be presenting in a breakout session at the ULCT Conference coming up regarding transportation funding, spent time meeting with others in preparation for that.
- Attended the Pure SoJo Press Event.
- South Jordan Arts Council is preparing to present Joseph and the Amazing Technicolor Dreamcoat and she has loved being a part of the cast.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting. There were no comments and she closed the public comment portion of the meeting.

G. Presentation Items

G.1. Trans-Jordan Landfill. *(By Landfill Executive Director, Jaren Scott)*

Jaren Scott reviewed his prepared presentation on the Trans-Jordan Landfill (Attachment A).

G.2. Proclamation in recognition of Arbor Day April 26, 2024. *(By Mayor, Dawn Ramsey)*

H. Action Items

H.1. Resolution R2024-22, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas. *By Deputy Fire Chief, Ryan Lessner*

Deputy Fire Chief Ryan Lessner reviewed background information from the Council Report, noting that the restricted areas map available for this meeting can also be accessed at any time from the city website.

Council Member Zander motioned to approve Resolution R2024-22, Prohibiting the use of ignition sources in certain areas. Council Member Johnson seconded the motion.

Roll Call Vote

Yes - Council Member Zander

Yes – Council Member Johnson

Yes – Council Member Harris

Absent – Council Member Shelton

Absent – Council Member McGuire

Motion passes 3-0, vote in favor; Council Members Shelton and McGuire were absent from the vote.

H.2. Resolution R2024-26, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025. *(By CFO, Sunil Naidu)*

CFO Sunil Naidu reviewed background information from the Council Report, noting that Council Member Shelton did send an email with questions prior to the meeting and a copy, with CFO Naidu's responses, will be included in tonight's minutes as Attachment B.

Council Member Johnson asked to confirm that the city will not be increasing the tax rate this year.

CFO Naidu responded that raising the tax rate was not proposed for this budget cycle.

Council Member Harris motioned to approve Resolution R2024-26, Adopting a Tentative Budget for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025. Council Member Zander seconded the motion.

Roll Call Vote

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

Motion passes 3-0, vote favor; Council Members Shelton and McGuire were absent from the vote.

Council Member Zander motioned to recess the City Council Meeting and move to a Redevelopment Agency Meeting. Council Member Johnson seconded the motion; vote was 3-0, unanimous in favor. Council Members Shelton and McGuire were absent from the vote.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

H.3. Resolution RDA 2024-01, Adopting a Tentative Budget for the Fiscal Year 2024-25. (By CFO, Sunil Naidu)

CFO Sunil Naidu reviewed background information from the Council Report.

Board Member Harris motioned to approve Resolution RDA 2024-016, Adopting a Tentative Budget for the Fiscal Year 2024-25. Board Member Johnson seconded the motion.

Roll Call Vote

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

Motion passes 3-0, vote in favor; Board Members Shelton and McGuire were absent from the vote.

Board Member Johnson motioned to adjourn the Redevelopment Meeting and return to the City Council Meeting. Board Member Zander seconded the motion; vote was 3-0, unanimous in favor. Board Members Shelton and McGuire were absent from the vote.

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

I. Public Hearing Items

I.1. Resolution R2024-19, Approving the 2024-2025 Annual Action Plan for the use of Community Development Block Grant (CDBG) Funds and authorizing the City to enter into a Grant Agreement for the use of CDBG Funds. *(By Associate Director of Strategy & Budget, Katie Olson)*

Associate Director of Strategy & Budget, Katie Olson reviewed background information from the Council Report.

Mayor Ramsey opened the public hearing for comments.

Courtney Dallin (Representative for The Road Home) – I am here representing The Road Home in our application for the \$10,000 for our three resource centers. During fiscal year 2023 we served 5288 individuals, 15 of which came directly from South Jordan before touching our services. We anticipate serving about 20 with this upcoming fiscal year 2025 application, and so we are hoping to renew that \$10,000 for staffing and indirect costs.

Brandon Vyall (Representative for South Valley Services) – I am the grants manager with South Valley Services. First and foremost I want to thank you guys for opening this up and allowing me to come speak in front of you today. To start off with some quick facts, for those of you who don't know, domestic violence is a very common issue amongst our community here in Utah. One in three women and one in seven men reported experiencing domestic violence at some point in their lifetime; of those individuals, roughly 40% of them will become homeless at some point in their life, which makes them one of Utah's largest homeless subpopulations. Additionally, since the year 2000 roughly 40% of Utah homicides have been domestic violence related. Domestic violence is linked to several physical and mental health disparities such as anxiety, depression, nonsexual reproductive health issues; it is a very multifaceted problem that requires a communitywide approach to address. For that reason, organizations like mine exist. South Valley Services is a domestic violence crisis shelter and service provider, we operate a crisis shelter as well as community based services such as case management, financial empowerment, childcare, and things of that nature. Last year our organization served 2600 individuals organization-wide, of those individuals I believe about 60 were from South Jordan. We served 480 individuals in our shelter directly, and provided individuals with 1800 hours of case management, 1500 hours of clinical services, 2400 hours of children's advocacy, and hosted 240 education and prevention events reaching about 5000 people. Thank you for the opportunity to be funded again, our partnership goes years back so we are looking forward to continuing that and making a difference in our community.

Mayor Ramsey closed the public hearing.

Council Member Zander asked for clarifying details about the specific services provided by South Valley Services.

Associate Director Olson responded that their name at one point was South Valley Sanctuary, and pointed out they are unique in that they are one the only shelters that also offers services for men.

Council Member Zander asked how someone needing services would go about contacting them.

Associate Director Olson noted they have a hotline, where many of their services are provided. They even have an “escape” button on their website for someone who might need those urgent services but could be watched and might need to exit the page quickly, along with many other protections in place.

Mr. Vvall added that South Valley Sanctuary is their legal name, but DBA South Valley Services. They operate two shelters currently, with a new one in Tooele County. To contact them, anyone can go to their website at <https://svsutah.org/> where all of their information is located and very accessible. The hotline is generally where individuals go for services, but they are also referred clients deemed high risk based on a lethality assessment questionnaire officers are required to complete when responding to a domestic violence call. Since they are the only shelter in Salt Lake County operating with a confidential address they are able to keep clients and staff safe when there are higher risks involved in sheltering someone. They are also the only shelter that provides services to men as well, along with being the only shelter that does community based services, meaning you don’t have to be staying in their shelter to receive the supportive services they can provide. They have community resource centers strategically placed throughout the community to offer services to individuals who may have a friend or family member to stay with, and they want to recognize that was probably a better option for them than having to stay in one of their shelters to access services.

**Council Member Zander motioned to approve Resolution R2024-19, Approving the 2024-2025 Annual Action Plan for the use of Community Development Block Grant funds.
Council Member Johnson seconded the motion.**

Roll Call Vote

Yes - Council Member Zander

Yes – Council Member Johnson

Yes – Council Member Harris

Absent – Council Member Shelton

Absent – Council Member McGuire

Motion passes 3-0, vote in favor; Council Members Shelton and McGuire were absent from the vote.

I.2. Resolution R2024-08, Amending Section 5.44 of the South Jordan City Municipal Code. *(By Director of City Commerce, Brian Preece)*

Director of City Commerce Brian Preece reviewed background information from the Council Report.

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

Director Preece shared that they have had three licenses revoked in the past six weeks. Some are still under investigation, but from what they have learned from the Attorney General's Office, as soon as the licenses are revoked they will be back in applying for a new license under a straw person. These changes are an attempt to strengthen the city's ability to review the applications and deny licenses when needed, especially since many of the people applying are from out of state.

There was a short discussion on the process of revoking a business license, and whether or not business can continue afterwards in any capacity. After the business is presented with the notice of closure they are shut down for 14 days and have 10 days from the notice of closure to appeal the revocation. If there are serious violations, as there were in the cases referenced above, the business is monitored during that time to ensure there are no additional violations of the code or law.

Police Chief Jeff Carr added that the business owners and staff can be present at the business location during the closure, but they will be monitored to varying extents to ensure they are not continuing to violate any codes or break any laws.

Council Member Zander asked how residents can be made aware of which businesses have had licenses revoked.

Director Preece responded they can contact the city with inquiries, as it is a public process and those revocations are public record. However, there is no central place online someone could go to view that kind of information as these are the first business licenses the city has had to revoke in a very long time.

City Attorney Ryan Loose shared a brief history, stating that previous code had assumed all massage parlors were nefarious businesses and was written with that in mind. Nowadays, there are many legitimate massage establishments who run great businesses, and the code has been adapted for that over the years. For the bad businesses that come in and operate inappropriately, they tend to travel throughout the county after being shut down in one spot, moving around in an attempt to continue operations. They always start by filing for a new license in the same spot, which all three here have already done with one filing an appeal past the 10 day period. When that doesn't work, they eventually move elsewhere and the city is attempting to tighten up our

code, so when violations are found the city can be there more often to monitor, inspect and make sure things get cleaned up. It will also help avoid the closed businesses from finding someone to immediately file for another business license from out of state, using someone who has no intent to be involved or manage the local business in person. The city can require those owners or representatives to be present and work their business to ensure good service. They also discussed the reasons for having certain establishments exempt from the code, like hotels with a spa, because the hotels will be overseeing those services and would be responsible for any issues.

Council Member Harris motioned to approved Ordinance 2024-08, Amending Section 5.44 of the South Jordan Municipal Code. Council Member Zander seconded the motion.

Roll Call Vote

Yes - Council Member Harris

Yes – Council Member Zander

Yes – Council Member Johnson

Absent – Council Member Shelton

Absent – Council Member McGuire

Motion passes 3-0, vote in favor; Council Members Shelton and McGuire were absent from the vote.

J. Staff Reports and Calendaring Items

Police Chief Jeff Carr gave an update on the Victim's Advocate Program and reviewed his prepared presentation report with the council (Attachment D). He reported that during the last half of 2023 our victim advocates served about 125 victims and families of victims with the following breakdown:

- 82% domestic violence
- 9% child abuse, both physical and sexual
- 6% sexual assault victims

Our victim advocates help these victims through the whole court process, including being with them through impact statements, restitution, and going to court with them; they provide a very valuable service. We are lucky to have them, along with the grant to help pay for those services. There will be twice yearly updates such as this in the future and he invited any questions from the council.

Council Member Zander asked staff about a reference to the Rushton Bike Path in the meeting packet, as it was not an item on the agenda tonight.

City Recorder Anna Crookston shared that was included in the Annual Action Plan submitted by Associate Director Olson for item I.1.

Engineering Director Brad Klavano shared that the gas line project on 1300 West will need to cross 9800 South. Staff tried to find ways to keep the intersection open safely, but that isn't possible at this time. As a result, the intersection will be closed at 1300 West and 9800 South for two weekends, April 13-14 and April 20-21. There will be detours posted in advance.

Council Member Johnson motioned to adjourn the April 2, 2024 City Council Meeting. Council Member Zander seconded the motion; vote was 3-0, unanimous in favor. Council Members Shelton and McGuire were absent from the vote.

ADJOURNMENT

The April 2, 2024 City Council Meeting adjourned at 8:33 p.m.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: May 21, 2024

Issue: Resolution Adopting South Jordan Historic Preservation Committee Bylaws

Submitted By: Janell Payne

Department: Recreation

Staff Recommendation (Motion Ready):

Staff recommends approval of Resolution R2024-23, adopting South Jordan Historic Preservation Committee Bylaws.


BACKGROUND:

The City Council created the Historic Preservation Committee in recognition of and to assist in preserving the historical heritage of the community, which is among its most valued and important assets. The Committee was originally created by the City in 1987 and staff believes adopting new Historic Preservation Committee bylaws to replace the existing bylaws will allow the Committee to experience minimum disruption when transitioning between committee members.

The City prioritizes having an active committee as it enables South Jordan City to be designated as a Certified Local Government through Utah's State Historic Preservation Office. This designation provides the city with resources and assistance related to historic preservation, such as grant funding. The new bylaws will help reactivate this committee and specifically addressing membership composition to ensure continuity and expertise within the committee. The proposed new bylaws allow for committee membership to be composed of between five (5) and twelve (12) interested and qualified community and/or staff members appointed by the City Manager.

Additionally, the proposed Historic Preservation Committee Bylaws outline the committee's responsibility to provide advisory assistance to the City regarding the implementation of Municipal Code Chapter 17.124.

Based on the above, staff recommends approval of Resolution R2024-23, adopting the South Jordan Historic Preservation Committee Bylaws to replace the previously adopted bylaws.

City Council Action Requested: 
Recreation Director

5/15/24
Date

RESOLUTION R2024 - 23**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING SOUTH JORDAN HISTORIC PRESERVATION COMMITTEE BYLAWS TO REPLACE THE EXISTING BYLAWS.**

WHEREAS, The South Jordan City Municipal Code Chapter 2.76 provides for the creation of boards, committees and councils; and

WHEREAS, South Jordan City created the Historic Preservation Committee via Ordinance 87-1 to promote identify, preserve, protect and enhance historic buildings, sites, monuments, streetscapes and landmarks within the City deemed architecturally or historically significant; and

WHEREAS, staff believes adopting new Historic Preservation Committee bylaws to replace the existing bylaws will allow the Historic Preservation Committee to experience minimum disruption when transitioning between Committee members; and

WHEREAS, the new Historic Preservation Committee Bylaws outline the committee's responsibility to provide advisory assistance to the City regarding the implementation of South Jordan Municipal Code Chapter 17.124 Historic Site and Landmark Preservation; and

WHEREAS, The South Jordan City Council finds that adopting new bylaws for the Historic Preservation Committee will promote the public health, safety, and welfare of the residents of the City of South Jordan.

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

SECTION 1. Adoption. The Historic Preservation Committee Bylaws as shown in Exhibit A to Resolution R2024-23, are hereby adopted to replace the existing bylaws.

SECTION 2. 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 _____, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Charity Brien
Charity Brien (May 15, 2024 17:43 MDT)

Office of the City Attorney

Exhibit A to Resolution 2024-23

BYLAWS OF THE SOUTH JORDAN CITY HISTORIC PRESERVATION COMMITTEE

As adopted May 21, 2024

ARTICLE I PURPOSE

South Jordan City has established a Historic Preservation Committee in recognition that the historical heritage of the community is among its most valued and important assets. It is the intent of the City to identify, preserve, protect and enhance historic buildings, sites, monuments, streetscapes and landmarks within the City deemed architecturally or historically significant. By protecting such historically significant sites and structures, they will be preserved for the use, observation, information, education, pleasure and general welfare of the present and future residents of the City.

The Historic Preservation Committee shall operate in accordance with the City's Policy & Procedural Guide for City Council Created Boards, Committees, and Councils ("Policy & Procedural Guide").

ARTICLE II MEMBERSHIP

Section 1. Establishment

The Historic Preservation Committee shall consist of between five (5) and twelve (12) members. Membership shall be composed of:

- a.* Interested and qualified community members and/or City staff appointed by the City Manager. To ensure continuity and expertise within the committee, member terms shall be staggered and last four years.
- b.* To the extent they are available, at least two (2) members should meet “professional” qualifications in the disciplines of history, architecture, architectural history, archaeology, or related fields.

Section 2. Officers

The Chair and Vice Chair shall be elected by the committee annually during the Historic Preservation Committee’s first meeting of the year and shall assume their duties upon election. A vacancy in the office of Chair or Vice Chair shall be filled by a majority vote of the full Historic Preservation Committee and the appointment shall be effective for the balance of the unfilled term of office.

Section 3. Conflicts of interest

Members of the Historic Preservation Committee must declare any actual or potential conflict of interest, including a personal or business relationship, and withdraw from participating in or voting on any project affected by such a conflict.

ARTICLE III COMMITTEE RESPONSIBILITIES

The Historic Preservation Committee shall provide advisory assistance to the City regarding the implementation of Municipal Code Chapter 17.124, and shall have the following duties:

1. Survey and Inventory Community Historic Resources:

The Historic Preservation Committee may conduct or cause to be surveyed the historic, architectural, and archeological resources within the community. The survey shall be compatible with the Utah inventory of historic and archeological sites. Survey and inventory documents shall be maintained and shall be open to the public. The survey shall be updated at least every ten (10) years.

2. Review Proposed Nominations to National Register of Historic Places:

The Historic Preservation Committee shall review and advise the City regarding nominations to the National Register of Historic Places to facilitate the City's report to the state historic preservation officer on all proposed national register nominations for properties within the boundaries of the city. When the Historic Preservation Committee considers a national register nomination which is normally evaluated by professionals in a specific discipline and that discipline is not represented on the Committee, the Committee shall seek expertise in that area before rendering its advice to the City.

3. Prepare and Maintain Historic Sites List:

The Historic Preservation Committee shall assist and advise the City Council in the preparation and maintenance of the South Jordan historic sites list as set out within this chapter.

4. Prepare and Maintain Historic Landmark Register:

The Historic Preservation Committee shall assist and advise the City Council in the preparation and maintenance of the South Jordan historic landmark register as set out within Municipal Code Chapter 17.124.

5. Follow Rehabilitation Standards:

The Historic Preservation Committee shall reference and follow the established rehabilitation standards outlined within Municipal Code Chapter 17.124.050 when determining the historic appropriateness of any application pertaining to historic landmark properties.

6. Provide Advice and Information:

The Historic Preservation Committee shall act in an advisory role to other officials and departments of the city regarding the identification and protection of local historic and archeological resources.

7. Public Education and Assistance:

The Historic Preservation Committee shall work toward the continuing education of the citizenry regarding city history and historical sites and may provide public assistance as it deems appropriate to further these goals and objectives.

**ARTICLE IV
MEETINGS**

The Historic Preservation Committee meetings shall be held at least twice annually.

**ARTICLE V
AMENDMENT OF BYLAWS**

These bylaws may be amended or repealed by a majority vote of current Historic Preservation Committee members and approval of the City Council.

RESOLUTION R2024 - 27**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING AN UPDATED BUSINESS LICENSE COST OF SERVICE FEE STUDY AND FEE.**

WHEREAS, the City of South Jordan (the “City”) is a municipal corporation and political subdivision of the State of Utah and is authorized to raise revenue by levying and collecting a fee, pursuant to Utah Code § 10-1-203; and

WHEREAS, the City commissioned the Business License Cost of Service Study Update, attached hereto as **Exhibit A**; and

WHEREAS, the fee study recommends an updated fee schedule to reflect the new fees; 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 to adopt the fees based on the updated business license cost of service fee study.

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

SECTION 1. Adoption. The City adopts the Updated Business License Cost of Service Fee Study and Fees, attached hereto as **Exhibit A**.

SECTION 2. Amendment of Fee Schedule. The South Jordan City 2024-2025 Fee Schedule shall be updated to include the Business License Cost of Services Fees, and the updated fees shall become effective July 1, 2024.

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 _____, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

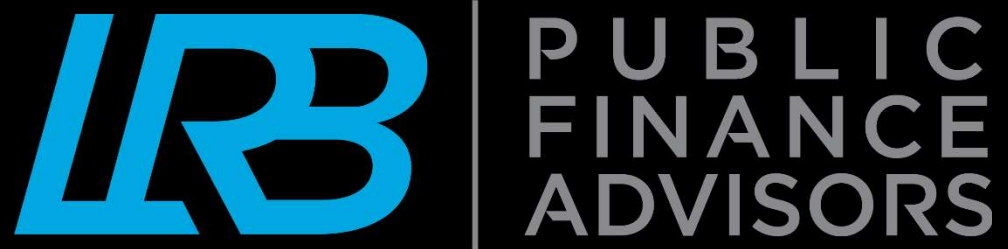
Approved as to form:

Edward Montgomery
Edward Montgomery (May 16, 2024 16:40 MDT)

Office of the City Attorney

EXHIBIT A

Item G.2.



SOUTH JORDAN, UTAH

BUSINESS LICENSE COST OF SERVICE STUDY

MAY 2024

PURPOSE

UCA 10-1-203:

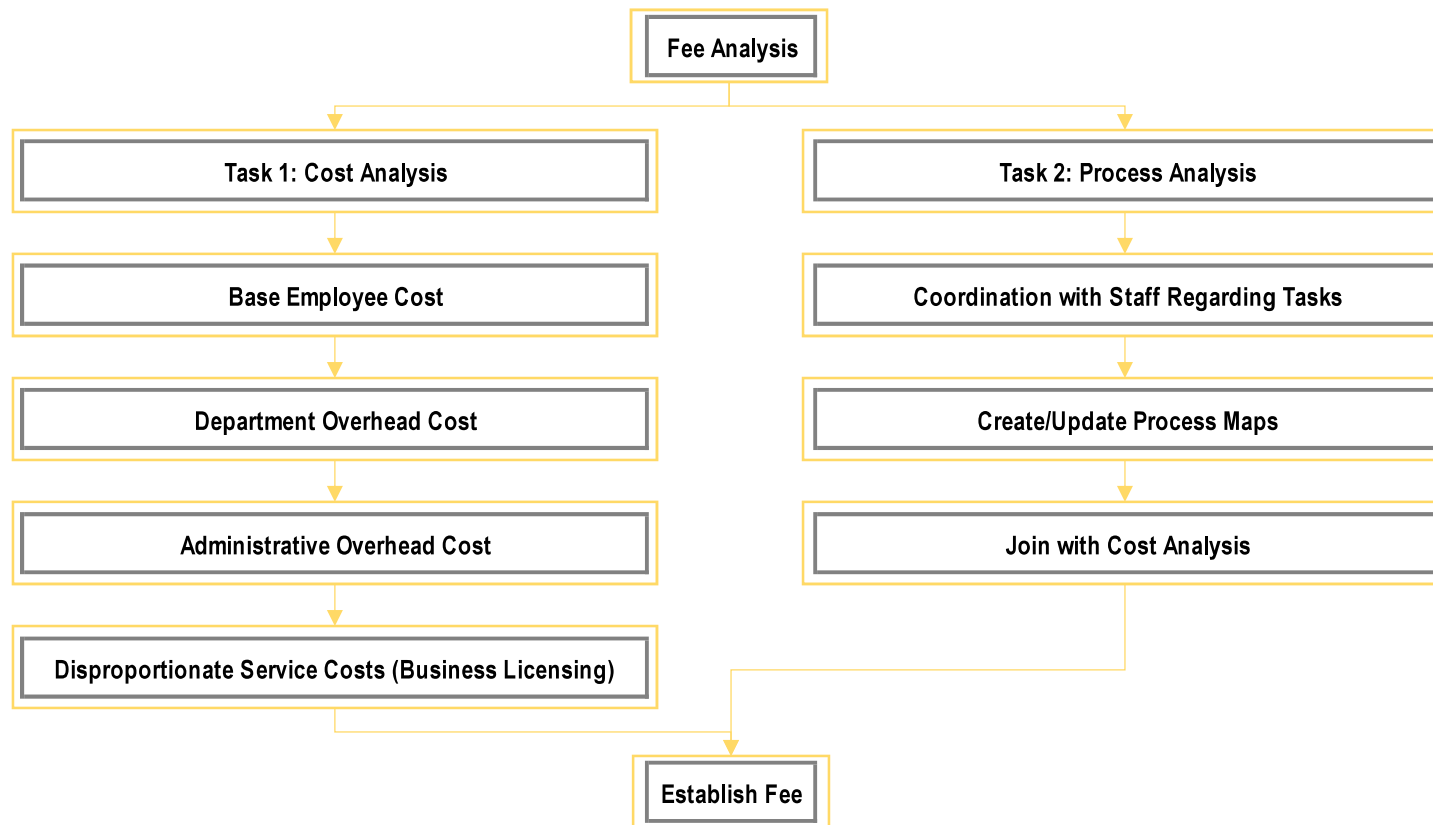
- The legislative body of a municipality may license for the purpose of regulation any business within the limits of the municipality, may regulate that business by ordinance, and may impose fees on businesses to recover the municipality's costs of regulation.
- The legislative body of a municipality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

LIMITATIONS

UCA 10-1-203:

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

PROCESS



COST ANALYSIS

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

PROCESS ANALYSIS

■ Creation of Process Maps: Commercial General License Example

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

PROCESS ANALYSIS

■ Proposed Fees

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

DISPROPORTIONATE ANALYSIS

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

PROPOSED DISPROPORTIONATE FEES

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

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

NEXT STEPS

- ▣ Adopt proposed fees

QUESTIONS

Fred Philpot | Vice President/COO

LRB Public Finance Advisors

O 801.596.0700 | **C** 801.243.0293

lrbfinance.com

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



RESOLUTION R2024 - 30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING MAYOR RAMSEY TO SIGN THE AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY FOR A PARCEL NEEDED TO COMPLETE GRANDVILLE AVE BETWEEN THE CITY OF SOUTH JORDAN AND THE UTAH TRANSIT AUTHORITY.

WHEREAS, the Utah Transit Authority (“UTA”) owns certain real property (the “Property”) located in the City of West Jordan (“West Jordan”) which is part of the planned extension of Grandville Ave in the City of South Jordan (“South Jordan”) connecting to Old Bingham Highway; and

WHEREAS, South Jordan is constructing Grandville Ave through South Jordan, and for purposes of efficiency and costs is willing to continue such construction into West Jordan on the Property; and

WHEREAS, the City has received State and County funds to assist with acquisition and construction of the extension of Grandville Ave on the Property in West Jordan; and

WHEREAS, upon completion of Grandville Ave on the Property, Grandville Ave will be conveyed to West Jordan for ownership and maintenance; and

WHEREAS, the South Jordan City Council finds it in the best interest of the citizens of South Jordan to authorize Mayor Ramsey to sign the attached Agreement for the Sale and Purchase of Real Property, specifically the Property.

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

SECTION 1. Authority to Execute. Mayor Dawn R. Ramsey is authorized to execute the attached Agreement for the Sale and Purchase of Real Property for the extension of Grandville Ave to Old Bingham Highway.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

<<Signatures on following page.>>

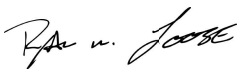
APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY

This Agreement for Sale and Purchase of Real Property, including all attached exhibits (the “Agreement”), is made by and between **South Jordan City** (“Buyer”), and **Utah Transit Authority** (“Seller”). Buyer and Seller are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

A. Seller is owner of fee title to certain real properties located in West Jordan City, Salt Lake County, State of Utah, commonly known as assessor’s tax parcel number 26-11-476-004 (“Seller’s Property”).

B. Buyer desires to purchase a portion of Seller’s Property consisting of 1.847 acres (80,455 square feet), as more particularly described in **Exhibit A** and shown on **Exhibit B** (the “Property”).

C. Buyer desires to purchase from Seller and Seller desires to sell to Buyer, the Property, collectively with all improvements, structures, appurtenances, rights, privileges and easements belonging thereto and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, Buyer and Seller agree as follows:

1. **Definitions.** The following basic terms, conditions, and definitions are applicable to and an integral part of, and shall be deemed incorporated by reference in, this Agreement:

Business Day. Any day that is not a Saturday, Sunday, or federal or state holiday.

Closing. The recording of the Deed conveying the Property to Buyer in exchange for the release of the Purchase Price to Seller.

Closing Date. The date scheduled for the Closing, which shall be on or near June 1, 2024 or such other date mutually agreed by the Parties.

Contracts. Any leases or occupancy agreements, management, service, operating, listing, brokerage, supply or maintenance, or construction agreements, equipment leases, or other contracts, agreements, or transactions with any third party with respect to or affecting the Property, which may remain in effect and to which Buyer or the Property may be subject after the Closing.

Deed. A General Warranty Deed conveying the Property to Buyer, subject only to Permitted Title Exceptions, duly executed and acknowledged by Seller and in proper form for recording.

Due Diligence Documents. Such documents in Seller’s possession, including but not limited to 1) any unrecorded instrument that may benefit or burden the Property 2) contracts, 3)

licenses, leases, or permits, 4) surveys, 5) documents related to the environmental condition of the Property and the environmental condition of any adjoining lands to the extent held by Seller (“Environmental Documents”). Environmental Documents shall include but shall not be limited to any documents related to groundwater monitoring, groundwater quality and groundwater gradient.

Due Diligence Period. The period commencing on the Effective Date and expiring sixty (60) days before the Closing Date, subject to termination earlier upon termination of this Agreement.

Effective Date. The last date on which both Parties have fully executed and delivered their respective executed counterpart of this Agreement to the other party.

Permitted Title Exceptions. Those items disclosed on the Title Commitment and/or Survey, to which Buyer does not object under Section 6.2

Planned Use. Buyer is acquiring the Property for the construction of electric power lines, substations, or any other necessary or desirable appurtenances needed for Buyer’s business.

Preliminary Title Report. A Preliminary Title Commitment Report (“PTR”).

Purchase Price. The purchase price is SEVEN HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FIFTEEN DOLLARS (\$788,715.00). The price is based on \$9.00 per square foot of land plus half of the severance damages described in the Ken Mitchell, MAI appraisal report dated June 14, 2023.

Seller’s Liens. Any deeds of trust, mortgages, or mechanics’, judgment, tax, or other monetary liens encumbering the Property, any title exceptions arising after the Effective Date as a result of a violation by Seller of this Agreement, and any obligations of Seller under any Contracts (other than assigned Contracts, if any).

Title Commitment. The commitment for title insurance covering the Property on the standard form prescribed by the American Land Title Association (“ALTA”), issued by the Title Company and dated on or before the date of this Agreement.

Title Company/Escrow. First American Title.

Title Policy. A standard ALTA Owner's Policy of Title Insurance, in an amount equal to the Purchase Price, insuring title to the Land and Improvements (if any) in Buyer in fee simple absolute, free and clear of all liens and encumbrances other than Permitted Exceptions, together with such endorsements as may be requested by Buyer.

Updated Preliminary Title Commitment Report. An updated PTR (“UPTR”).

2. Agreement to Purchase and Sell. In recognition of consideration received and subject to the terms and conditions set forth in this Agreement, Seller agrees to convey to Buyer, and Buyer

agrees to purchase and take from Seller, all right, title and interest in and to the Property, together with all right, title, and interest held by Seller in and to the improvements, rights, privileges, easements, reversions, remainders, rents, royalties, issues, and profits which are appurtenant to or obtained from the Property, including, without limitation, all water, water rights, ditches, and ditch rights, oil, gas appurtenant to the Property. The sale will also include all right, title, and interest of Seller in the roads and travel ways adjoining or passing through the Property.

3. Earnest Money Deposit. Seller does not require an earnest money deposit.

4. Purchase Price and Payment. Buyer shall pay Seller the Purchase Price through the Title Company at Closing. The Purchase Price shall be adjusted at Closing for the credits, prorations, and adjustments provided herein, and any other adjustments in accordance with this Agreement.

5. Neutral Seller. Seller acknowledges that Buyer intends to construct and improve the Grandville Avenue right-of-way. Seller agrees that it will not object to, interfere with or otherwise publicly oppose Buyer's permitting efforts before and after the conveyance of Property to Buyer. This provision shall survive closing.

6. Title and Review.

6.1 Commitment of Title Insurance. Within seven (7) business days from the Effective Date, Seller shall deliver a PTR to Buyer. Buyer shall have the option, at its sole cost and expense to obtain an extended owner's coverage policy. Seller shall cooperate with Buyer in providing all instruments required by Title Company to issue such extended coverage and all Buyer's required endorsements.

6.2 Objection to Title.

(a) Within the Due Diligence Period Buyer may provide to Seller any written objections to any title matters on the PTR. If Buyer fails to deliver such objections within the above time period, then all title exceptions disclosed on the PTR shall constitute Permitted Exceptions.

(b) Seller shall have ten (10) days from receipt of notice of objection to title conditions to respond to Buyer that Seller shall cure such objectionable title conditions, at Seller's sole cost, prior to Closing. If Seller fails to provide Buyer notice that it will cure all objectionable title conditions then Buyer shall have the option to either: (a) terminate this Agreement and the Parties shall be relieved of any further obligations hereunder, or (b) elect to close notwithstanding Seller's failure to confirm cure of any objectionable title condition.

(c) Buyer may order an UPTR at any time and provide a copy thereof to Seller. To the extent such UPTR reflects any new title condition then such new title condition shall be deemed unacceptable to Buyer and Seller shall again be obligated to respond within ten (10) days of receipt of the UPTR as to Seller's willingness and ability to cure such new condition prior to Closing or Buyer shall have the same elections as designated in Section 6.2 (b) above.

6.3 Delivery of Title Insurance. On the Closing Date, Seller shall cause the Title Company to commit to issue in favor of Buyer a standard coverage owner's policy of title

insurance with respect to the Property in the amount of the Purchase Price, effective as of the Closing Date, containing no exceptions other than the Permitted Title Exceptions and containing such title policy endorsements that may be obtained in Utah as Buyer may require. Seller shall cause Title Company to deliver the Title Policy to Buyer within thirty (30) days after the Closing Date.

7. Other Due Diligence and Inspections.

7.1 Due Diligence. Buyer's due diligence may include, but not be limited to, determining if title or physical encumbrances on the Property would interfere with the Planned Use; pursuing acquisition of necessary permits for the Planned Use; and performing site studies to determine if Property is suitable for the Planned Use. Seller, as the underlying landowner, agrees to cooperate with Buyer as necessary for Buyer to acquire such permits.

7.2 Inspections. During the Due Diligence Period, Buyer shall have the license and right to enter onto the Property from time to time for the purpose of conducting such surveys, studies, tests, audits, examinations, investigations, and other inspections of the Property as it deems necessary or desirable ("Inspections"); provided, that Buyer shall give Seller reasonable advance notice of and opportunity to be present at such Inspections, and Buyer shall not perform any scraping, drilling, boring, or other forms of invasive testing at the Property without Seller's consent, which shall not be unreasonably withheld, conditioned or delayed. Buyer agrees to repair and restore any damage to the Property caused by such Inspections.

7.3 Due Diligence Documents. Within fifteen (15) calendar days of the Effective Date, Seller shall deliver to Buyer true and correct copies of any Due Diligence Documents in Seller's possession.

7.4 Buyer's Termination. Buyer may elect to terminate this Agreement if, in Buyer's sole discretion, the Due Diligence, Inspections, or Due Diligence Documents are unsatisfactory to Buyer, extinguishing all obligations of the Parties to purchase and sell the Property, by delivering written notice to Seller.

8. Representations and Warranties.

8.1 Seller's Representations and Warranties. Seller makes the following representations and warranties to Buyer, as of the Effective Date and as of the Closing Date, each of which representations and warranties shall survive the Closing and delivery of the Deed.

(a) Seller is the owner of fee title to the Property, and the Property is, or will be as of the Closing Date, subject only to the Permitted Title Exceptions and is free and clear of all physical encroachments to the best of Seller's knowledge.

(b) The execution of this Agreement and performance of Seller's duties and obligation under this Agreement do not and will not violate any agreement to which Seller is a party or by which it is otherwise bound and, when executed and delivered by Seller, this Agreement will constitute the legal, valid and binding obligation of Seller, enforceable against Seller in accordance with its terms.

(c) Seller has provided copies of all Due Diligence Documents to Buyer, and no other contracts, leases, licenses, commitment or undertakings of which Seller is a party exist relating to the Property.

(d) Seller has not received any notices, demands or deficiency statements from any mortgagee of the Property or from any state, municipal or county government or agency or any insurer relating to the Property, and which have not been cured or remedied except property valuation and tax notices issued by Salt Lake County.

(e) Seller has not received notice of and has no reason to believe that the Property is associated with any other violations of law or contractual dispute or violation.

(f) Other than those Due Diligence Documents delivered to Buyer, no other instruments exist that bear upon or burden or otherwise impact the Property or its owner.

(g) Seller represents and warrants that the Property does not, and at Closing, shall not contain any underground storage tanks, surface impoundments, asbestos or asbestos-containing material, or polychlorinated biphenyls (PCB's) or PCB-containing materials, past or present refuse dump sites, chemical storage sites, areas of heavily stained soil, or sites of known hazardous substances releases; and the Property is free from the presence of hazardous waste or materials and no hazardous substances have been generated, stored, released, disposed of, or transported over, on or within the Property. The terms "hazardous substances" includes any substance, waste or material defined or designated as hazardous, toxic or dangerous (or similar term) by any applicable federal, state, or local statute, regulation, rule, or ordinance.

(h) Other than what has been disclosed to Buyer, Seller has no knowledge of any fact or condition that would materially impair the fair market value of the Property, would materially increase the cost of operating the Property, or would be inconsistent with the terms of this Agreement.

(i) Seller acknowledges that Buyer is acquiring the Property to construct the Planned Use. Seller agrees not to object to or take any action inconsistent with Buyer's permitting efforts during the term of this Agreement and following conveyance of Property to Buyer in the event Buyer purchases the Property. This obligation shall survive Closing.

(j) No person, broker or entity, whether or not affiliated with Seller is entitled to a commission, finder's fee or other compensation arising from this Agreement, as regarding Seller.

8.2 Buyer's Representations and Warranties. Buyer makes the following representations and warranties to Seller, as of the Effective Date and as of the Closing Date, each of which representations and warranties shall survive the Closing and delivery of the Deed.

(a) Buyer has the right, power and authority to execute, deliver and perform this Agreement, the execution of this Agreement, and performance of Buyer's duties and

obligation hereunder do not and will not violate any agreement to which Buyer is a party or by which it is otherwise bound and. When executed and delivered by Buyer, this Agreement will constitute the legal, valid and binding obligation of Buyer, enforceable against Buyer in accordance with its terms.

(b) No person, broker or entity, whether or not affiliated with Buyer is entitled to a commission, finder's fee or other compensation arising from this Agreement, as regarding Buyer.

9. Seller's Use of the Property. From and after the Effective Date until Closing, or earlier termination of this Agreement, Seller shall not convey any right, title, or interest in or to the Property, or create or permit any new title exceptions with respect to the Property without Buyer's consent, other than exceptions to be cured by Closing. Further, except as otherwise provided for under this Agreement, Seller agrees to pay, when the same are due, all payments on any encumbrances presently affecting the Property and any and all taxes, assessments and levies in respect to the Property through the Closing.

10. Buyer's Contingencies.

10.1 Condition Contingencies. The obligations of Buyer under this Agreement are conditioned upon the satisfaction or waiver of all requirements and contingencies set forth below:

(a) Buyer will receive title to the Property, in accordance with this Agreement at Closing;

(b) Seller's representations and warranties continue to be true and correct, in all material respects, prior to Closing;

(c) Buyer is satisfied with all its due diligence and inspections with respect to the Property;

(d) Buyer is satisfied that no other facts or circumstances exist that may make its acquisition, ownership, occupancy, or use of the Property imprudent, all in its sole and absolute discretion, in each case by the end of the Due Diligence Period; and

If any contingency in Section 10.1 (a) through (d) is not satisfied or waived by the applicable deadline noted above, then Buyer may terminate this Agreement by written notice to Seller at any time prior to such deadline.

10.2 Buyer's Approval Contingency. In addition, the obligations of Buyer under this Agreement are conditioned upon Buyer's approval, in its sole and absolute discretion, that the Property is suitable for the Planned Use no later than the Closing Date, and if such contingency is not satisfied by such date, then this Agreement shall automatically terminate as of such date without further action.

11. Closing.

11.1 Time and Place of Closing. The Closing shall occur in Escrow offered by the Title Company no later than the Closing Date, or at such other time and place as the Parties may mutually agree upon in writing, provided that this Agreement is not terminated as provided herein. A Party need not be present at Closing if that Party has delivered all the items it is required to deliver at Closing to Escrow by the Closing Date with escrow instructions consistent with this Agreement.

11.2 Actions at Closing. At the Closing, the following events shall occur, each being declared to have occurred simultaneously with the other. The Parties shall deliver all documents to be recorded and funds to be delivered to the Title Company in escrow, to hold, deliver, record and disburse in accordance with any supplemental escrow instructions, the form and content of which the Parties shall agree to prior to Closing.

(a) Seller's Deliverables. At Closing, Seller shall deliver possession of the Property. Seller shall also deliver to Buyer:

i. the Deed, in a form substantially similar to the one attached as Exhibit "C", conveying all right, title, and interest in and to the Property and Improvements;

ii. an affidavit in form and content satisfactory to Buyer and Title Company stating that neither Seller nor, if Seller is a disregarded entity for federal income tax purposes, the owner(s) of Seller is a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code;

iii. two (2) executed copies of such Seller's statement of settlement setting forth all (1) prorations and credits, if any, provided for in this Agreement, (2) disbursements of the Purchase Price, and (3) expenses of the Closing; and

iv. any other funds, instruments or documents (including any assigned Contracts) as may be reasonably requested by Buyer or the escrow agent or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Seller's prior approval, which approval may not be unreasonably withheld or delayed).

(b) Buyer's Deliverables. Buyer shall deliver:

i. the Purchase Price;

ii. any other funds, instruments or documents as may be reasonably requested by Seller or the Title Company or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Buyer's prior approval, which approval may not be unreasonably withheld or delayed).

11.3 Payment of Costs. Buyer and Seller shall each pay one-half of all Closing costs and escrow charges of the Title Company. Seller shall pay the premium for standard owner's title policy. Buyer shall pay for any additional premium required for an extended owner's policy of

title insurance and the cost of any endorsements requested by Buyer. Seller shall pay for any county and city taxes related to the transaction.

12. Default and Remedies.

12.1 Seller's Default. If Seller defaults in the performance of any of its covenants under this Agreement and fails to cure such default within five (5) days after notice thereof from Buyer to Seller, then Buyer may elect to: (a) terminate this Agreement, or (b) obtain specific performance of Seller's obligations under this Agreement plus recovery of all Buyer's costs and expenses in connection with such default.

12.2 Buyer's Default. If Buyer fails or refuses to perform its obligations under this Agreement, and such failure or refusal is not cured within five (5) business days after Buyer's receipt of written notice of such failure from Seller, Seller may seek the remedy proscribed in Section 12.4 below.

12.3 Escrow Cancellation Charges. If the escrow established in connection with this Agreement fails to close because of Seller's default, Seller will be liable for any cancellation charges by the Title Company. If the escrow fails to close because of Buyer's default, Buyer will be liable for any cancellation charges by the Title Company. If the escrow fails to close for any other reason, Buyer and Seller must split any cancellation charges equally, except that Buyer must bear the entire cost of the Title Commitment and any amendments thereto. Buyer and Seller will mutually execute cancellation.

Liquidated Damages. BUYER AND SELLER HEREBY AGREE THAT IT WOULD BE DIFFICULT TO ASCERTAIN THE ACTUAL DAMAGES RESULTING FROM A MATERIAL BREACH OF THIS AGREEMENT BY BUYER. THEREFORE, BUYER AND SELLER AGREE THAT IN THE EVENT OF A MATERIAL BREACH BY BUYER, SELLER'S SOLE AND EXCLUSIVE REMEDY SHALL BE WAIVED.

13. Real Property Taxes. Real property taxes and assessments shall be prorated as of Closing. Seller shall be responsible for any and all deferred or abated taxes and related interest and charges, any past due taxes and assessments through Closing and shall cause such to be paid and removed at or before Closing. The current year's taxes shall be prorated between the Parties as of Closing.

14. Seller's Indemnity. To the fullest extent permitted by law, Seller shall indemnify, hold harmless and defend Buyer, its employees, officers, representatives and/or agents (collectively, the "Buyer Indemnified Parties") against any and all claims, demands, suits, losses, costs and damages of every kind and description, including attorneys' fees and/or litigation expenses, brought, made against or incurred by Buyer Indemnified Parties, relating to (1) the environmental condition of the Property; (2) otherwise arising from any incident occurring on the Property prior to the Closing Date; (3) a breach of any representations or warranties of Seller with regard to the Property or otherwise as set forth herein; or (4) any violation of applicable laws and regulations.

15. Miscellaneous

15.1 Entire Agreement. This Agreement contains the entire agreement between the Parties respecting the matters herein set forth and supersedes all prior agreements, whether written or oral, between the Parties respecting such matters. This Agreement may be amended or modified only by mutual written agreement.

15.2 Survival. All warranties, representations, covenants and agreements contained in this Agreement and all documents delivered in connection with this Agreement, in each case, that by their nature are intended to survive shall survive the Closing of the transaction contemplated hereby or, if applicable, the termination of this Agreement.

15.3 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors, heirs, administrators, and assigns; provided, however, that notwithstanding the foregoing, neither Party's interest under this Agreement may be assigned, encumbered, or otherwise transferred, whether voluntarily, involuntarily, by operation of law or otherwise.

15.4 Notices. It is understood and agreed that notices regarding this Agreement shall be sent to either Party by electronic mail. The receiving Party shall confirm read/receipt of said notice delivered by issuing an electronic mail message and not an automatic reply.

To Seller:
Utah Transit Authority
Attention: Property Management
669 W. 200 S.
Salt Lake City, UT 84101

To Buyer:
South Jordan City
1600 W Towne Center Drive
South Jordan, UT 84095

15.5 Time of Essence. Time is of the essence in the performance of each and every term, condition and covenant of this Agreement.

15.6 Counterparts; Electronic Signatures and Delivery. This Agreement may be executed in one or more counterparts, each of which shall be deemed to constitute an original, but all of which, when taken together, shall constitute one and the same instrument, with the same effect as if the Parties to this Agreement had executed the same counterpart. Facsimile, documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such facsimile, scanned and electronic signatures having the same legal effect as original signatures.

15.7 Paragraph Headings. The paragraph headings herein contained are for purposes of identification only and shall not be considered in construing this Agreement.

15.8 Waiver. Except as herein expressly provided, no waiver by a Party of any breach of this Agreement or any warranty or representation under this Agreement by the other Party shall be deemed to be a waiver of any other breach of any kind or nature (whether preceding or succeeding and whether or not of the same or similar nature) and no acceptance of payment or performance by a Party after any such breach by another Party shall be deemed to be a waiver of

any further breach of this Agreement or of any representation or warranty by such other Party whether or not the first Party knows of such a breach at the time it accepts such payment or performance. No failure on the part of a Party to exercise any right it may have by the terms of this Agreement or by law upon the default of another Party, and no delay in the exercise of any such right by the first Party at any time when such other Party may be in default, shall operate as a waiver of any default, or as a modification in any respect of the provision of this Agreement.

15.9 Jury Trial Waiver. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE, OR TO REQUEST THE CONSOLIDATION OF, ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

15.10 Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Utah.

15.11 No Presumption Against Drafting Party. The Parties agree that they have been represented by counsel during the negotiation and execution of this Agreement and, therefore, waive the application of any applicable law or rule of construction providing that ambiguities in an agreement or other document will be construed against the party drafting such agreement or document.

15.12 No Recording. This Agreement shall not be recorded in the real property records.

15.13 Further Instruments. Each Party shall from time to time execute and deliver such further documents or instruments as the other Party, its counsel or the Title Company may reasonably request to effectuate the intent of this Agreement, including without limitation documents necessary for compliance with the laws, ordinances, rules and regulations of any applicable governmental authorities.

15.14 Approvals Required. Seller is a large public transit district organized pursuant to the laws of the State of Utah. This Agreement is contingent upon, and shall not be valid until, it is approved by the UTA Board of Trustees and has the concurrence of the Federal Transit Administration.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date and year last below written.

SELLER

Utah Transit Authority

Signed: _____
 Name: _____
 Title: _____
 Date: _____

BUYER

South Jordan City

Signed: _____
 Name: _____
 Title: _____
 Date: _____

Utah Transit Authority

Signed: _____
 Name: _____
 Title: _____
 Date: _____

Utah Transit Authority

Signed: _____
 Name: _____
 Title: _____
 Date: _____

EXHIBIT A
Legal Description of Property

Beginning at point on the North Right-of-Way Line of 10200 South Street, said point lies North 89°55'04" West 319.586 feet along the Section Line and North 32.991 feet from the Southeast Corner of Section 11, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said 10200 South Street North 89°54'51" West 135.671 feet to a point on a West Line of Utah Transit Authority Parcel No. 26-11-476-004; thence along said Utah Transit Authority Parcel No. 26-11-476-004 North 00°04'48" East 459.969 feet to a corner common to said Utah Transit Authority Parcel No. 26-11-476-004 and Salt Lake County Water Conservancy District Parcel No. 26-11-400-007; thence South 89°55'12" East 9.095 feet to a point on a 249.500 foot radius non tangent curve to the left, (radius bears South 86°14'00" West, Chord: North 06°52'00" West 26.984 feet); thence along the arc of said curve 26.997 feet through a central angle of 06°11'59"; thence North 09°57'59" West 120.090 feet to a point on a 288.500 foot radius tangent curve to the right, (radius bears North 80°02'01" East, Chord: North 04°59'08" West 50.097 feet); thence along the arc of said curve 50.161 feet through a central angle of 09°57'43"; thence North 00°00'16" West 351.605 feet to a point on a 200.500 foot radius tangent curve to the right, (radius bears North 89°59'44" East, Chord: North 00°56'51" East 6.663 feet); thence along the arc of said curve 6.663 feet through a central angle of 01°54'15"; thence North 01°53'59" East 205.241 feet; thence North 00°00'45" East 270.917 feet to the Southeasterly Line of Utah Transit Authority Parcel No. 26-11-501-002; thence along said Utah Transit Authority Parcel No. 26-11-501-002 North 56°54'43" East 54.668 feet to a point on a 298.500 foot radius non tangent curve to the right, (radius bears South 84°51'52" West, Chord: South 02°33'41" East 26.811 feet); thence along the arc of said curve 26.820 feet through a central angle of 05°08'52"; thence South 00°00'45" West 423.258 feet to a point on a 19.000 foot radius tangent curve to the left, (radius bears South 89°59'15" East, Chord: South 16°02'57" East 10.513 feet); thence along the arc of said curve 10.652 feet through a central angle of 32°07'23" to a point of compound curvature with a 17.500 foot radius non tangent curve to the left, (radius bears North 40°08'34" East, Chord: South 62°45'15" East 7.812 feet); thence along the arc of said curve 7.878 feet through a central angle of 25°47'38"; thence South 04°19'08" East 6.236 feet; thence South 05°06'36" East 28.690 feet; thence South 16°42'00" West 6.325 feet to a point on a 18.500 foot radius non tangent curve to the left, (radius bears South 01°44'06" East, Chord: South 44°07'48" West 25.765 feet); thence along the arc of said curve 28.501 feet through a central angle of 88°16'13"; thence South 00°00'16" East 341.086 feet to a point on a 241.500 foot radius tangent curve to the left, (radius bears North 89°59'44" East, Chord: South 04°59'08" East 41.936 feet); thence along the arc of said curve 41.989 feet through a central angle of 09°57'43"; thence South 09°57'59" East 120.090 feet to a point on a 296.500 foot radius tangent curve to the right, (radius bears South 80°02'01" West, Chord: South 04°58'59" East 51.510 feet); thence along the arc of said curve 51.575 feet through a central angle of 09°57'59"; thence South 283.266 feet to a point on a 203.500 foot radius non tangent curve to the left, (radius bears East, Chord: South 26°01'57" East 178.624 feet); thence along the arc of said curve 184.921 feet through a central angle of 52°03'54" to the point of beginning.

Property contains 1.847 acres, 80,455 square feet.

EXHIBIT B Depiction of the Property

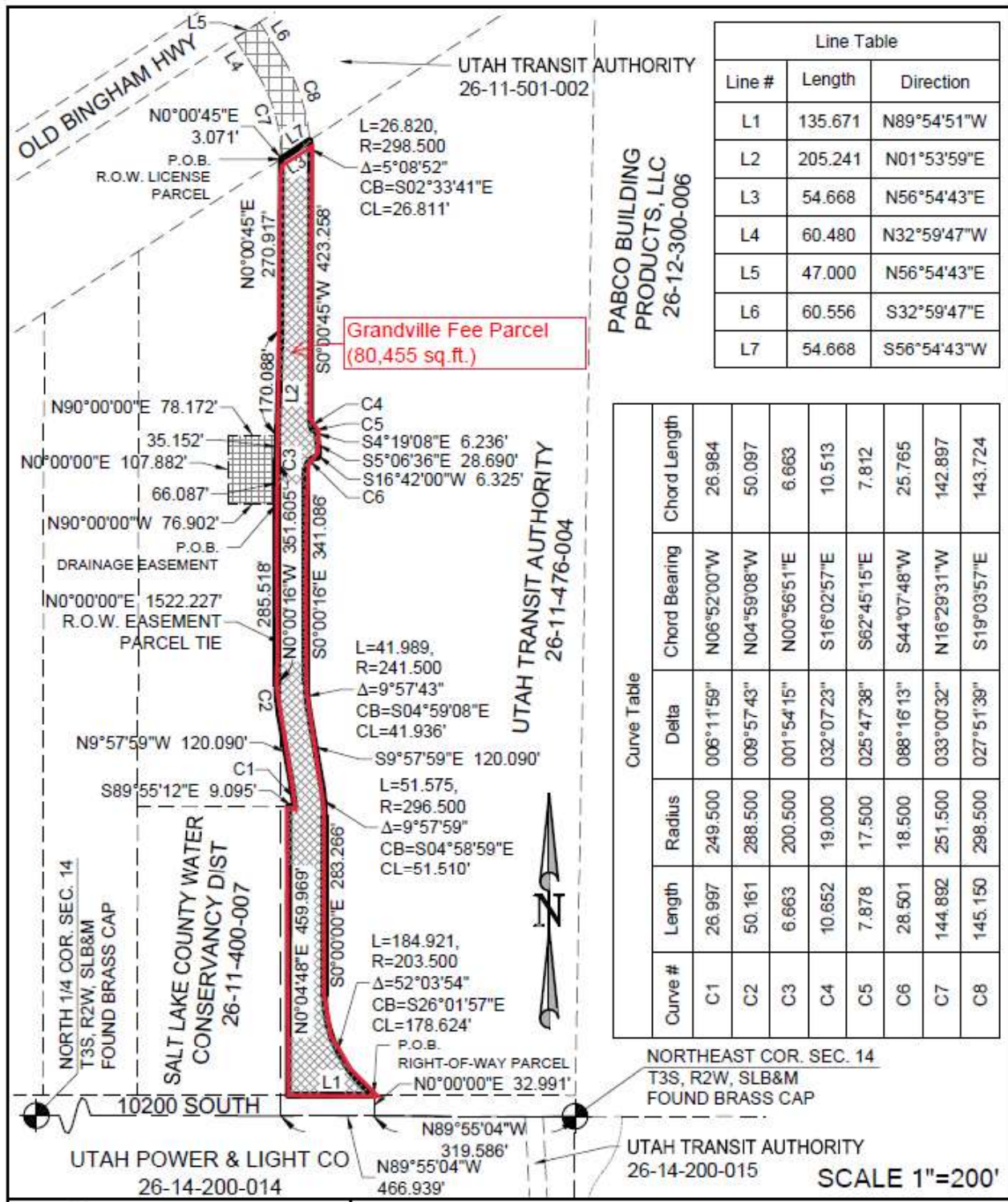


EXHIBIT C
Form of Deed

When Recorded, Return to:
City of South Jordan
Attn: Don Tingey
1600 W. Town Center Drive
South Jordan City, Utah 84095
Tax ID No. 26-11-476-004

TAX NOTICES:
City of South Jordan
1600 W. Town Center Drive
South Jordan, Utah 84095

GENERAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **Utah Transit Authority**, a large public transit district organized and existing pursuant Utah law (“Grantor”), whose address is 669 West 200 South Salt Lake City, Utah 84101, hereby grants, transfers, conveys and warrants to the **City of South Jordan**, a political subdivision of the State of Utah, (“Grantee”), whose address is 1600 W. Town Center Drive, South Jordan, Utah 84095, all rights, title and interests in and to the real property located in Salt Lake County, Utah, more fully described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER WITH: all easements, rights, privileges, franchises, appurtenances thereunto belonging or in any way appertaining to the real property, all right, title and interest of Seller in and to any land lying in the bed of any body of water or watercourse, street, road, or path and all strips and gores relating to or adjoining such land, together with all water rights, water shares, water certificates, wells and well permits applicable or related thereto, all subsurface rights owned by Grantor including, without limitation, all mineral, gas, oil, and geothermal rights, and together with any and all buildings and other fixtures and appurtenances thereto and improvements thereon.

SUBJECT ONLY TO Easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this ____ day
of _____, 20__.

GRANTOR:

Utah Transit Authority

By: _____

Name: _____

Its: _____

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF _____)

} ss.

) ss.

COUNTY OF _____)

On the ____ day of _____, 20__, personally appeared before me _____,
who being by me duly sworn, did say that she/he is the _____
of _____, and that the foregoing instrument was signed on
behalf of said company, and the said _____ acknowledged to me
that said company executed the same.

Notary Public

My commission expires:

Residing at _____

Exhibit A to Deed

Property Description

Beginning at point on the North Right-of-Way Line of 10200 South Street, said point lies North 89°55'04" West 319.586 feet along the Section Line and North 32.991 feet from the Southeast Corner of Section 11, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said 10200 South Street North 89°54'51" West 135.671 feet to a point on a West Line of Utah Transit Authority Parcel No. 26-11-476-004; thence along said Utah Transit Authority Parcel No. 26-11-476-004 North 00°04'48" East 459.969 feet to a corner common to said Utah Transit Authority Parcel No. 26-11-476-004 and Salt Lake County Water Conservancy District Parcel No. 26-11-400-007; thence South 89°55'12" East 9.095 feet to a point on a 249.500 foot radius non tangent curve to the left, (radius bears South 86°14'00" West, Chord: North 06°52'00" West 26.984 feet); thence along the arc of said curve 26.997 feet through a central angle of 06°11'59"; thence North 09°57'59" West 120.090 feet to a point on a 288.500 foot radius tangent curve to the right, (radius bears North 80°02'01" East, Chord: North 04°59'08" West 50.097 feet); thence along the arc of said curve 50.161 feet through a central angle of 09°57'43"; thence North 00°00'16" West 351.605 feet to a point on a 200.500 foot radius tangent curve to the right, (radius bears North 89°59'44" East, Chord: North 00°56'51" East 6.663 feet); thence along the arc of said curve 6.663 feet through a central angle of 01°54'15"; thence North 01°53'59" East 205.241 feet; thence North 00°00'45" East 270.917 feet to the Southeasterly Line of Utah Transit Authority Parcel No. 26-11-501-002; thence along said Utah Transit Authority Parcel No. 26-11-501-002 North 56°54'43" East 54.668 feet to a point on a 298.500 foot radius non tangent curve to the right, (radius bears South 84°51'52" West, Chord: South 02°33'41" East 26.811 feet); thence along the arc of said curve 26.820 feet through a central angle of 05°08'52"; thence South 00°00'45" West 423.258 feet to a point on a 19.000 foot radius tangent curve to the left, (radius bears South 89°59'15" East, Chord: South 16°02'57" East 10.513 feet); thence along the arc of said curve 10.652 feet through a central angle of 32°07'23" to a point of compound curvature with a 17.500 foot radius non tangent curve to the left, (radius bears North 40°08'34" East, Chord: South 62°45'15" East 7.812 feet); thence along the arc of said curve 7.878 feet through a central angle of 25°47'38"; thence South 04°19'08" East 6.236 feet; thence South 05°06'36" East 28.690 feet; thence South 16°42'00" West 6.325 feet to a point on a 18.500 foot radius non tangent curve to the left, (radius bears South 01°44'06" East, Chord: South 44°07'48" West 25.765 feet); thence along the arc of said curve 28.501 feet through a central angle of 88°16'13"; thence South 00°00'16" East 341.086 feet to a point on a 241.500 foot radius tangent curve to the left, (radius bears North 89°59'44" East, Chord: South 04°59'08" East 41.936 feet); thence along the arc of said curve 41.989 feet through a central angle of 09°57'43"; thence South 09°57'59" East 120.090 feet to a point on a 296.500 foot radius tangent curve to the right, (radius bears South 80°02'01" West, Chord: South 04°58'59" East 51.510 feet); thence along the arc of said curve 51.575 feet through a central angle of 09°57'59"; thence South 283.266 feet to a point on a 203.500 foot radius non tangent curve to the left, (radius bears East, Chord: South 26°01'57" East 178.624 feet); thence along the arc of said curve 184.921 feet through a central angle of 52°03'54" to the point of beginning.

Property contains 1.847 acres, 80,455 square feet.

RESOLUTION R2024 - 34**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO SIGN A FRANCHISE AGREEMENT WITH SUMMITIG UTAH, LLC.**

WHEREAS, Pursuant to Utah Code § 10-1-401, et seq., the City of South Jordan (“City”) may levy a franchise tax; and

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted Chapters 3.20 (Telecommunication Service Providers Tax) and 5.80 (Telecommunication System Franchises) of the South Jordan City Municipal Code (“City Code”); and

WHEREAS, SummitIG Utah, LLC, a Delaware limited liability company (“SummitIG”), provides a variety of telecommunication services in the City; and

WHEREAS, SummitIG and the City desire to enter into a franchise agreement pursuant to State law and the City Code to allow SummitIG to construct, operate, and maintain a telecommunications network in the City in consideration for paying the franchise tax.

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

SECTION 1. Authorization to Sign. The South Jordan City Council hereby authorizes Mayor Dawn R. Ramsey to sign a franchise agreement with SummitIG as shown in Exhibit A.

SECTION 2. 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 21 DAY OF MAY, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (“Agreement”) is entered into by and between the City of South Jordan, Utah, a municipal corporation and political subdivision of the State of Utah (“CITY”), with its principal offices at 1600 W. Towne Center Dr., South Jordan, Utah 84095, and SummitIG Utah, LLC, a Delaware limited liability company (“PROVIDER”), with its principal offices at 22365 Broderick Drive, Suite 250, Sterling, Virginia 20166.

W I T N E S S E T H:

WHEREAS, PROVIDER desires to provide telecommunications transmission services within CITY and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of CITY; and

WHEREAS, CITY has enacted Title 5, Chapter 80 of the South Jordan City Municipal Code (hereinafter the “Telecommunications System Franchises Ordinance”) which governs the process for Telecommunication Franchises in CITY; and

WHEREAS, CITY, in exercise of its management of public rights-of-way, believes that it is in the best interest of the public for PROVIDER to have a nonexclusive franchise to operate a telecommunications network in CITY.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, CITY and PROVIDER agree as follows:

ARTICLE 1. FRANCHISE AGREEMENT AND ORDINANCE

1.1 Agreement. Upon execution by the parties, this Agreement shall be deemed to constitute a contract by and between CITY and PROVIDER.

1.2 Ordinance. CITY has adopted the Telecommunications System Franchises Ordinance which is attached to this Agreement as Exhibit “A” and incorporated herein by reference. PROVIDER acknowledges that it has had an opportunity to read and become familiar with the Telecommunication System Franchises Ordinance. The parties agree that the terms of this Agreement, and that each party hereby agrees to be contractually bound to comply with the terms of the Telecommunication System Franchises Ordinance. The definitions in the Telecommunication System Franchises Ordinance shall apply herein unless a different meaning is indicated. Words, terms, and phrases which are not specifically defined herein, but are defined in 47 U.S.C. § 153, shall have the technical meaning provided by that section as of the date of this Agreement. Nothing in this Section shall be deemed to require PROVIDER to comply with any provision of the Telecommunication System Franchises Ordinance which is determined to be unlawful or beyond CITY’s authority.

1.3 Ordinance Amendments. CITY reserves the right to amend Telecommunication System Franchises Ordinance at any time. CITY shall give PROVIDER notice and an opportunity to be heard concerning any proposed amendments. If there is any inconsistency between PROVIDER’s rights and obligations under the Telecommunication System Franchises Ordinance

as amended and this Agreement, the provisions of this Agreement shall govern during its term, unless otherwise prohibited by law. Otherwise, PROVIDER agrees to comply with any such amendments.

1.4 Franchise Description. The franchise provided hereby shall confer upon PROVIDER the nonexclusive right, privilege, and franchise to own, construct, maintain, lease, use, and operate a telecommunications network in, under, above, and across the present and future public rights-of-way in CITY. The franchise does not grant to PROVIDER the right, privilege or authority to engage in community antenna (or Cable) television business; although, nothing contained herein shall preclude PROVIDER from: (1) permitting those with a cable franchise who are lawfully engaged in such business to utilize PROVIDER's system within CITY for such purposes; or (2) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Licenses. PROVIDER acknowledges that it has obtained the necessary approvals, licenses, or permits required by federal and state law to fulfill its obligations consistent with the provisions of this Agreement and with the Telecommunication System Franchises Ordinance.

1.6 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in a manner that would indicate any such relationship with each other.

ARTICLE 2. FRANCHISE TAX

2.1 Municipal Telecommunications License Tax. For the Franchise granted herein, PROVIDER shall pay to CITY a municipal telecommunications license tax pursuant to the Municipal Telecommunications License Tax Act adopted by the State. UCA § 10-1-401 *et seq.* and CITY'S Telecommunications Service Providers Tax Ordinance. SJCC § 3.20 *et seq.*

2.2 Equal Treatment. CITY agrees that if any service forming part of the base for calculating the franchise fee under this Agreement is, or becomes, subject to competition from a third party, CITY will either impose and collect from such third party a fee or tax on gross revenues from such competing service in the same percentage specified herein, plus the percentage specified as a utility revenue tax or license fee in the then current ordinances of CITY, or waive collection of the fees provided for herein that are subject to such competition.

ARTICLE 3. TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to PROVIDER shall be for a period of ten (10) years commencing on the first day of the month following this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial ten (10) year term of this Agreement, the franchise granted herein may be renewed by PROVIDER upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to CITY's representative designated herein written notice of PROVIDER's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of PROVIDER upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse of time, by agreement between PROVIDER and CITY, or by revocation or forfeiture, PROVIDER shall have the right to remove from CITY's rights-of-way any and all of its system, but in such event, it shall be the duty of PROVIDER, immediately upon such occurrence, to restore the rights-of-way from which such system is removed to as good a condition as the same was before the removal was effected.

ARTICLE 4. PUBLIC USE RIGHTS

4.1 CITY Uses of Poles and Overhead Structures. CITY shall have the right, without cost, to use all poles owned by PROVIDER within CITY for fire alarms, police signal systems, or any lawful public use; provided, however, any said uses by CITY shall be for activities owned, operated, or used by CITY for any public purposes and shall not include the provision of telecommunications service to third parties.

4.2 Limitations on Use Rights. Nothing in this Agreement shall be construed to require PROVIDER to alter the manner in which PROVIDER operates and maintains its equipment. Such CITY attachments, if any, shall be installed and maintained in accordance with the reasonable requirements of PROVIDER and the current National Electrical Safety Code. CITY attachments shall be attached or installed only after written approval by PROVIDER, which approval will be processed in a timely manner and will not be unreasonably withheld.

4.3 Maintenance of CITY Facilities. CITY's use rights shall also be subject to the parties reaching an agreement regarding CITY's maintenance of CITY attachments.

ARTICLE 5. POLICE POWERS

CITY expressly reserves, and PROVIDER expressly recognizes, CITY's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as CITY may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE 6. CHANGING CONDITIONS, SEVERABILITY, AND ASSIGNMENT

6.1 Meet to Confer. PROVIDER and CITY recognize that many aspects of PROVIDER's business are currently the subject of discussion, examination and inquiry by different segments of the industry and affected regulatory authorities and that these activities may ultimately result in fundamental changes in the way PROVIDER conducts its business and the way CITY regulates the business. In recognition of the present state of uncertainty respecting these matters, PROVIDER and CITY each agree, upon request of the other during the term of this Agreement, to meet with the other and discuss in good faith whether it would be appropriate, in view of developments of the kind referred to above during the term of this Agreement, to amend this Agreement or enter into separate, mutually satisfactory arrangements to effect a proper accommodation of any such developments.

6.2 Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications System Franchise Ordinance is for any reason determined to be or rendered illegal, invalid or superseded by other lawful authority, including any state or

federal, legislative, regulatory, or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal, or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such determination shall have no effect on the validity of any other section, sentence, paragraph, term, or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, “material consideration” for CITY is its ability to collect a municipal telecommunications license tax during the term of this Agreement and its ability to manage its affairs in a manner similar to that provided in this Agreement, the Telecommunications System Franchise Ordinance, and CITY’S Excavation Permit Ordinance. For PROVIDER, “material consideration” is its ability to use the City rights-of-way for telecommunication purposes in a manner similar to that provided in this Agreement, and CITY’S Ordinance regulating CITY’s rights-of-way.

6.3 Assignment. If PROVIDER is the subject of a sale, merger, transfer or assignment, or is disposed of in whole or in part by ordinary sales, consolidation, or otherwise such that its successor entity is obligated to inform or seek the approval of the Public Service Commission of Utah, PROVIDER or its successor shall notify CITY of the nature of the transaction. The notification shall include the successor entity’s certification that it unequivocally agrees to all of the terms of this Agreement. Upon receipt of a notification in accordance with this section CITY shall send notice affirming the transfer/assignment of the Agreement to the successor entity. If CITY has good cause to believe that the successor entity may not comply with this Agreement, it may require an application for the transfer/assignment.

ARTICLE 7. EARLY TERMINATION, REVOCATION OF FRANCHISE, AND OTHER REMEDIES

7.1 Grounds for Termination. CITY may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

7.1.1 PROVIDER fails to make timely payments of the franchise tax required under Article 2 of this Agreement and does not correct such failure within sixty (60) calendar days after written notice by CITY of such failure;

7.1.2 PROVIDER, by act or omission, materially violates a material duty herein set forth in any particular within PROVIDER’s control, and with respect to which redress is not otherwise herein provided. In such event, CITY, acting by or through its city council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving PROVIDER notice of such determination, PROVIDER, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, CITY may declare the franchise forfeited and this Agreement terminated, and thereupon, PROVIDER shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure

is of such nature that it cannot be reasonably corrected within the 90-day period provided above, CITY shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of PROVIDER; or

7.1.3 PROVIDER becomes insolvent, unable or unwilling to pay its debts; is adjudged bankrupt; or all or part of its facilities installed along the public rights-of-way within CITY should be sold under an instrument to secure a debt and is not redeemed by PROVIDER within sixty (60) days.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude PROVIDER from pursuing any legal or equitable rights or remedies it may have to challenge the action of CITY.

7.3 Remedies at Law. In the event PROVIDER or CITY fails to fulfill any of its respective obligations under this Agreement, CITY or PROVIDER, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of CITY and PROVIDER. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE 8. PARTIES' DESIGNEES

8.1 CITY Designee and Address. City Manager or his or her designee(s) shall serve as CITY's representative regarding administration of this Agreement. Unless otherwise specified herein or elsewhere required by statute or ordinance, all notices from PROVIDER or CITY pursuant to or concerning this Agreement, shall be delivered to CITY's representative at South Jordan City Hall, 1600 W. Towne Center Dr., South Jordan, Utah 84095, or such other officer and address as CITY may designate by written notice to PROVIDER.

8.2 PROVIDER Designee and Address. PROVIDER's designee(s) shall serve as PROVIDER's representative regarding administration of this Agreement. Unless otherwise specified herein or subsequently changed by written notice to CITY, all notices from CITY to PROVIDER, pursuant to or concerning this Agreement, shall be delivered to PROVIDER's General Counsel at 22365 Broderick Drive, Suite 250, Sterling, VA 20166, or such other officer and address as PROVIDER may designate by written notice to CITY.

8.3 Failure of Designee. The failure or omission of CITY's or PROVIDER's representative to act shall not constitute any waiver or estoppels by CITY or PROVIDER.

ARTICLE 9. INSURANCE AND INDEMNIFICATION

9.1 Insurance. Prior to commencing operations in CITY pursuant to this Agreement, PROVIDER shall furnish to CITY evidence that it has adequate general liability and property damage insurance. The parties agree that the form, amount and scope of coverage of the insurance policy set forth in Exhibit “B” hereto shall be accepted by CITY as fulfilling the obligations of this Article.

9.2 Indemnification. PROVIDER agrees to indemnify, defend and hold CITY harmless from and against any and all claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from PROVIDER’s acts or omissions pursuant to or related to this Agreement, and to pay any and all costs, including reasonable attorneys’ fees, incurred by CITY in defense of such claims. CITY shall promptly give written notice to PROVIDER of any claim, demand, lien, liability, or damage, with respect to which CITY seeks indemnification and, unless in CITY’s judgment a conflict of interest may exist between the parties with respect to the claim, demand, lien, liability, or damage, CITY shall permit PROVIDER to assume the defense of such with counsel of PROVIDER’s choosing, unless CITY reasonably objects to such counsel. Notwithstanding any provision of this Section to the contrary, PROVIDER shall not be obligated to indemnify, defend or hold CITY harmless to the extent any claim, demand, lien, damage, or liability arises out of or in connection with negligent acts or omissions of CITY.

ARTICLE 10. INSTALLATION

10.1 Coordinated Installation. In order to prevent and/or minimize the number of cuts to and excavations within CITY’s rights-of-way, PROVIDER shall coordinate with CITY and other providers or users of CITY’s rights-of-way, when such cuts and excavations will be made. When commercially reasonable, installation, repairs or maintenance of lines and facilities within CITY’s rights-of-way shall be made in the same trench and at the time other installations, repairs, or maintenance of facilities are conducted within CITY’s rights-of-way. CITY will give PROVIDER a schedule of street repairs in advance of CITY work which scheduled may be subject to change based upon funding. In addition, CITY will hold regular meetings with PROVIDER to provide updates to road projects and opportunities to share costs on burying lines.

10.2 Underground Installation. Unless otherwise provided, all of PROVIDER’s facilities within CITY shall be constructed underground (other than grade-level handholes, manholes and marker posts as approved by the City). PROVIDER may be permitted to install facilities overhead if: (1) it is infeasible to go underground at the time; (2) lines can be placed on already existing poles; and (3) PROVIDER agrees to move its facilities underground when CITY directs and so long as CITY, at the same time, directs other franchisees with overhead facilities in the same location to move their facilities underground.

ARTICLE 11. MISCELLANEOUS PROVISIONS

11.1 Binding Agreement. The parties represent that: (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

11.2 Utah Law. This Agreement shall be interpreted pursuant to Utah law.

11.3 Time of Essence. Time shall be of the essence of this Agreement.

11.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

11.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

11.6 Amendments. This Agreement may be modified or amended by written agreement only. No oral modifications or amendments shall be effective.

11.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties.

[SIGNATURE PAGE FOLLOWS]

SIGNED AND ENTERED INTO THIS _____ day of _____, 2024.

“CITY”

CITY OF SOUTH JORDAN, a Utah Municipal Corporation

By: _____

Mayor

ATTEST: _____

City Recorder

Approved as to Form:

R. A. n. J. 2024

Attorney for City

State of Utah)

ss:

County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____, the Mayor of the City of South Jordan, a Utah municipal corporation, on behalf of said municipal corporation by authority of its City Council.

Notary Public

My commission expires:

Residing at:

“PROVIDER”

SummitIG Utah, LLC

By: _____

Sunny Kumar, CEO

(Print name and title above)

State of Virginia _____)

ss:

County of Loudoun _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Sunny Kumar, the CEO of SummitIG Utah, LLC, on behalf of the Provider.

Notary Public

Notary registration number:

My commission expires:

Chapter 5.80 TELECOMMUNICATIONS SYSTEM FRANCHISES

5.80.010: DECLARATION OF FINDING AND INTENT:

- A. Findings Regarding Rights Of Way: The city finds that the rights of way within the city:
1. Are critical to the travel and transport of persons and property in the business and social life of the city;
 2. Are intended for public uses and must be managed and controlled consistent with that intent;
 3. Can be partially occupied by the facilities of utilities and other public service entities delivering utility and public services rendered for profit, to the enhancement of the health, welfare and general economic well being of the city and its citizens; and
 4. Are a unique and physically limited resource requiring proper management to maximize the efficiency and to minimize the costs to the taxpayers of the foregoing uses and to minimize the inconvenience to and negative effects upon the public from such facilities' construction, placement, relocation and maintenance in the rights of way.
- B. Finding Regarding Compensation: The city finds that the right to occupy portions of the rights of way for limited times for the business of providing telecommunications services is a valuable use of a unique public resource that has been acquired and is maintained at great expense to the city and its taxpayers, and, therefor, the taxpayers of the city should receive fair and reasonable compensation for use of the rights of way.
- C. Finding Regarding Local Concern: The city finds that while telecommunications systems are in part an extension of interstate commerce, their operations also involve rights of way, municipal franchising and vital business and community service, which are of local concern.
- D. Finding Regarding Promotion Of Telecommunications Services: The city finds that it is in the best interests of its taxpayers and citizens to promote the rapid development of telecommunications services, on a nondiscriminatory basis, responsive to community and public interest, and to assure availability for municipal, educational and community services.
- E. Findings Regarding Franchise Standards: The city finds that it is in the interests of the public

to franchise and to establish standards for franchising providers in a manner that:

Item G.4.

1. Fairly and reasonably compensates the city on a competitively neutral and nondiscriminatory basis as provided herein;
2. Encourages competition by establishing terms and conditions under which providers may use valuable public property to serve the public;
3. Fully protects the public interests and the city from any harm that may flow from such commercial use of rights of way;
4. Protects the police powers and rights of way management authority of the city in a manner consistent with federal and state law;
5. Otherwise protects the public interests in the development and use of the city infrastructure;
6. Protects the public's investment in improvements in the rights of way; and
7. Ensures that no barriers to entry of telecommunications providers are created and that such franchising is accomplished in a manner that does not prohibit or have the effect of prohibiting telecommunications services within the meaning of the telecommunications act of 1996 ("act") (PL no. 96-104).

F. Power To Manage Rights Of Way: The city adopts the telecommunications ordinance codified in this chapter pursuant to its power to manage the rights of way, pursuant to common law, the Utah constitution and statutory authority, and to receive fair and reasonable compensation for the use of rights of way by providers as expressly set forth by section 253 of the act. (Ord. 97-15; amd. Ord. 2000-22)

5.80.020: SCOPE OF CHAPTER:

This chapter shall provide the basic local scheme for providers of telecommunications services and systems that require the use of the rights of way, including providers of both the system and service, those providers of the system only, and those providers who do not build the system but who only provide services. This chapter shall apply to all future providers and to all providers in the city prior to the effective date of the ordinance codified in this chapter, whether operating with or without a franchise as set forth in section 5.80.540 of this chapter. (Ord. 97-15)

5.80.030: EXCLUDED ACTIVITY:

A. Cable TV: This chapter shall not apply to cable television operators otherwise regulated by other state, federal or municipal franchises or ordinances.

Item G.4.

B. Wireless Services: This chapter shall not apply to personal wireless service facilities.

C. Provisions Applicable To Excluded Providers: Providers excused by other law that prohibits the city from requiring a franchise shall not be required to obtain a franchise, but all of the requirements imposed by this chapter through the exercise of the city police power and not preempted by other law shall be applicable. (Ord. 97-15)

5.80.040: DEFINITIONS:

For purposes of this chapter, the following terms, phrases, words, and their derivatives shall have the meanings set forth in this section, unless the context clearly indicates that another meaning is intended. Words used in the present tense include the future tense, words in the single number include the plural number, words in the plural number include the singular. The words "shall" and "will" are mandatory, and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

APPLICATION: The process by which a provider submits a request and indicates a desire to be granted a franchise to utilize the rights of way of all, or a part, of the city. An "application" includes all written documentation, verbal statements and representations, in whatever form or forum, made by a provider to the city concerning: the construction of a telecommunications system over, under, on or through the rights of way; the telecommunications services proposed to be provided in the city by a provider; and any other matter pertaining to a proposed system or service.

CITY: South Jordan City, Utah.

COMPLETION DATE: The date that a provider begins providing services to customers in the city.

CONSTRUCTION COSTS: All costs of constructing a system, including make ready costs, other than engineering fees, attorney or accountant fees, or other consulting fees.

CONTROL OR CONTROLLING INTEREST: Actual working control in whatever manner exercised, including, without limitation, working control through ownership, management, debt instruments or negative control, as the case may be, of the system or of a provider. A rebuttable presumption of the existence of "control" or a "controlling interest" shall arise from the beneficial ownership, directly or indirectly, by any person, or group of persons acting in concert, of more than thirty five percent (35%) of any provider (which person or group of persons is hereinafter referred to as "controlling person"). "Control" or "controlling interest", as used herein, may be held simultaneously by more than one person or group of persons.

FCC: The federal communications commission, or any successor thereto.

FRANCHISE: The rights and obligations extended by the city to a provider to own, lease, construct, maintain, use or operate a system in the rights of way within the boundaries of the city. Any such authorization, in whatever form granted, shall not mean or include: a) any other permit or authorization required for the privilege of transacting and carrying on a business within the city required by the ordinances and laws of the city; b) any other permit, agreement or authorization required in connection with operations on rights of way or public property, including, without limitation, permits and agreements for placing devices on or in poles, conduits or other structures, whether owned by the city or a private entity, or for excavating or performing other work in or along the rights of way.

FRANCHISE AGREEMENT: A contract entered into in accordance with the provisions of this chapter between the city and a franchisee that sets forth, subject to this chapter, the terms and conditions under which a franchise will be exercised.

GROSS REVENUE: Includes all revenues of a provider that may be included as gross revenue within the meaning of Utah Code Annotated title 11, chapter 26, as amended. In the case of any provider not covered within the ambit of Utah Code Annotated title 11, chapter 26, the definition of "gross revenue" shall be that set forth in the franchise agreement.

INFRASTRUCTURE PROVIDER: A person providing to another, for the purpose of providing telecommunication services to customers, all or part of the necessary system which uses the rights of way.

OPEN VIDEO SERVICE: Any video programming services provided to any person through the use of rights of way, by a provider that is certified by the FCC to operate an open video system pursuant to sections 651 et seq., of the telecommunications act (47 USC title VI, part V), regardless of the system used.

OPEN VIDEO SYSTEM: The system of cables, wires, lines, towers, wave guides, fiber optic, microwave, laser beams, and any associated converters, equipment or facilities designed and constructed for the purpose of producing, receiving, amplifying or distributing open video services to or from subscribers or locations within the city.

OPERATOR: Any person who provides service over a telecommunications system and directly or through one or more persons owns a controlling interest in such system, or who otherwise controls or is responsible for the operation of such a system.

ORDINANCE OR TELECOMMUNICATIONS ORDINANCE: The telecommunications ordinance codified in this chapter concerning the granting of franchises in and by the city for the construction, ownership, operation, use or maintenance of a telecommunications system.

PSC: The public service commission, or any successor thereto.

PERSON: Means and includes any individual, corporation, partnership, association, joint stock company, trust, or any other legal entity, but not the city.

PERSONAL WIRELESS SERVICES FACILITIES: Has the same meaning as provided in

section 704 of the telecommunications act (47 USC 332(c)(7)(c)), which includes what is commonly known as cellular and PCS services that do not install any system or portion of a system in the rights of way.

Item G.4.

PROVIDER: An operator, infrastructure provider, reseller or system lessee.

RESELLER: Refers to any person that provides local exchange service over a system for which a separate charge is made, where that person does not own or lease the underlying system used for the transmission.

RIGHTS OF WAY: The surface of and the space above and below any public street, sidewalk, alley, or other public way of any type whatsoever, now or hereafter existing as such within the city.

SIGNAL: Any transmission or reception of electronic, electrical, light or laser or radio frequency energy or optical information in either analog or digital format.

SYSTEM LESSEE: Refers to any person that leases a system or a specific portion of a system to provide services.

TELECOMMUNICATIONS: The transmission, between or among points specified by the user, of information of the user's choosing (e.g., data, video and voice), without change in the form or content of the information sent and received.

TELECOMMUNICATIONS SERVICE OR SERVICES: Any telecommunications or communications services provided by a provider within the city that the provider is authorized to provide under federal, state and local law, and any equipment and/or facilities required for and integrated with the services provided within the city, except that these terms do not include "cable service", as defined in the cable communications policy act of 1984, as amended by the cable television consumer protection and competition act of 1992 (47 USC 521 et seq.), and the telecommunications act. "Telecommunications service" or "services" also includes an open video system.

TELECOMMUNICATIONS SYSTEM OR SYSTEMS: All conduits, manholes, poles, antennas, transceivers, amplifiers and all other electronic devices, equipment, wire and appurtenances owned, leased, or used by a provider, located in the rights of way and utilized in the provision of services, including fully digital or analog, voice, data and video imaging and other enhanced telecommunications services. "Telecommunications system" or "systems" also includes an open video system.

WIRE: Fiber optic telecommunications cable, wire, coaxial cable, or other transmission medium that may be used in lieu thereof for similar purposes. (Ord. 97-15; amd. Ord. 2000-2; 2003 Code)

5.80.050: NONEXCLUSIVE FRANCHISE:

The city is empowered and authorized to issue nonexclusive franchises governing the

installation, construction, operation, use and maintenance of systems in the city rights of accordance with the provisions of this chapter. The franchise is granted through a franchise agreement entered into between the city and provider. (Ord. 97-15)

5.80.060: EVERY PROVIDER MUST OBTAIN:

Except to the extent exempted by federal or state law, every provider must obtain a franchise from the city prior to constructing a telecommunications system or providing telecommunications services, and every provider must obtain a franchise before constructing an open video system or providing open video services via an open video system and shall be subject to the customer service and consumer protection provisions applicable to the cable TV companies. The fact that particular telecommunications systems may be used for multiple purposes does not obviate the need to obtain a franchise for other purposes. By way of illustration and not limitation, a cable operator of a cable system must obtain a cable franchise, and, should it intend to provide telecommunications services over the same system, must also obtain a telecommunications franchise. (Ord. 97-15)

5.80.070: NATURE OF GRANT:

A franchise shall not convey title, equitable or legal, in the rights of way. A franchise is only the right to occupy rights of way on a nonexclusive basis for the limited purposes and for the limited period stated in the franchise; the right may not be subdivided, assigned or subleased, except as may be expressly provided in a franchise agreement. A franchise does not excuse a provider from obtaining appropriate access or pole attachment agreements before colocating its system on the property of others, including the city's property. This section shall not be construed to prohibit a provider from leasing conduit to another provider, so long as the lessee has obtained a franchise. (Ord. 97-15; amd. Ord. 2000-22)

5.80.080: CURRENT PROVIDERS:

Except to the extent exempted by federal or state law, any provider acting without a franchise on the effective date of the ordinance codified in this chapter shall request issuance of a franchise from the city within ninety (90) days of the effective date of the ordinance codified in this chapter. If such request is made, the provider may continue providing service during the course of negotiations. If a timely request is not made, or if negotiations cease and a franchise is not granted, the provider shall comply with the provisions of section 5.80.460 of this chapter. (Ord. 97-15)

5.80.090: NATURE OF FRANCHISE:

Item G.4.

The franchise granted by the city under the provisions of this chapter shall be a nonexclusive franchise providing the right and consent to install, operate, repair, maintain, remove and replace its system on, over and under the rights of way in order to provide services. (Ord. 97-15)

5.80.100: REGULATORY APPROVAL NEEDED:

Before offering or providing any services pursuant to the franchise, a provider shall obtain any and all regulatory approvals, permits, authorizations or licenses for the offering or provision of such services from the appropriate federal, state and local authorities, if required, and shall submit to the city upon the written request of the city evidence of all such approvals, permits, authorizations or licenses. (Ord. 97-15)

5.80.110: TERM:

No franchise issued pursuant to this chapter shall have a term of less than five (5) years or greater than fifteen (15) years. Each franchise shall be granted in a nondiscriminatory manner. (Ord. 97-15)

5.80.120: COMPENSATION:

As fair and reasonable compensation for any franchise granted pursuant to this chapter, a provider shall have the following obligations:

- A. Application Fee: In order to offset the cost to the city to review an application for a franchise and in addition to all other fees, permits or charges, a provider shall pay to the city, at the time of application, five hundred dollars (\$500.00) as a nonrefundable application fee. The application fee shall also be paid when an amendment to an application is filed with the city.
- B. Franchise Fees: The franchise fee, if any, shall be set forth in the franchise agreement. The obligation to pay a franchise fee shall commence on the completion date. The franchise fee is offset by any business license tax or fee enacted by the city.

C. Excavation Permits: The provider shall also pay fees required for an excavation permit as provided in the city excavation permit chapter¹. (Ord. 97-15)

5.80.130: TIMING:

Unless otherwise agreed to in the franchise agreement, all franchise fees shall be paid on a monthly basis within forty five (45) days of the close of each calendar month. (Ord. 97-15)

5.80.140: FEE STATEMENT AND CERTIFICATION:

Unless a franchise agreement provides otherwise, each fee payment shall be accompanied by a statement showing the manner in which the fee was calculated and shall be certified as to its accuracy. (Ord. 97-15)

5.80.150: FUTURE COSTS:

A provider shall pay to the city or to third parties, at the direction of the city, an amount equal to the reasonable costs and expenses that the city incurs for the services of third parties (including, but not limited to, attorneys and other consultants) in connection with any renewal or provider initiated renegotiation, transfer, amendment or other modification of this chapter or a franchise; provided, however, that the parties shall agree upon a reasonable financial cap at the outset of negotiations. Any costs associated with any work to be done to provide space on city owned poles shall be borne by the provider. (Ord. 97-15; amd. Ord. 2000-22)

5.80.160: TAXES AND ASSESSMENTS:

To the extent taxes or other assessments are imposed by taxing authorities, other than the city on the use of the city property as a result of a provider's use or occupation of the rights of way, the provider shall be responsible for payment of its pro rata share of such taxes, payable annually unless otherwise required by the taxing authority. Such payments shall be in addition to any other fees payable pursuant to this chapter. (Ord. 97-15)

5.80.170: INTEREST ON LATE PAYMENTS:

Item G.4.

In the event that any payment is not actually received by the city on or before the applicable date fixed in the franchise, interest thereon shall accrue from such date until received at the rate charged for delinquent state taxes. (Ord. 97-15)

5.80.180: NO ACCORD AND SATISFACTION:

No acceptance by the city of any fee shall be construed as an accord that the amount paid is in fact the correct amount, nor shall such acceptance of such fee payment be construed as a release of any claim the city may have for additional sums payable. (Ord. 97-15)

5.80.190: NOT IN LIEU OF OTHER TAXES OR FEES:

The fee payment is not a payment in lieu of any tax, fee or other assessment except as specifically provided in this chapter, or as required by applicable law. By way of example, and not limitation, excavation permit fees are not waived and remain applicable. (Ord. 97-15)

5.80.200: CONTINUING OBLIGATION AND HOLDOVER:

In the event a provider continues to operate all or any part of the system after the term of the franchise, such operator shall continue to comply with all applicable provisions of this chapter and the franchise, including, without limitation, all compensation and other payment provisions throughout the period of such continued operation, provided that any such continued operation shall in no way be construed as a renewal or other extension of the franchise, nor as a limitation on the remedies, if any, available to the city as a result of such continued operation after the term, including, but not limited to, damages and restitution. (Ord. 97-15)

5.80.210: COSTS OF PUBLICATION:

A provider shall assume any publication costs associated with its franchise that may be required by law. (Ord. 97-15)

5.80.220: FRANCHISE APPLICATION:

Item G.4.

To obtain a franchise to construct, own, operate, maintain or provide services through any system within the city, to obtain a renewal of a franchise granted pursuant to this chapter, or to obtain the city approval of a transfer of a franchise, as provided in section 5.80.350 of this chapter, granted pursuant to this chapter, an application must be filed with city on a form provided by the city. (Ord. 97-15)

5.80.230: APPLICATION CRITERIA:

In making a determination as to an application filed pursuant to this chapter, the city may, but shall not be limited to, request or consider the following:

- A. Obtaining an order from the PSC granting a certificate of convenience and necessity, if any is necessary for provider's offering of services within the state; and
- B. Certification of the provider's financial ability to compensate the city for the provider's intrusion, maintenance and use of the rights of way during the franchise term proposed by the provider; and
- C. Provider's agreements to comply with the requirements of this chapter; and
- D. Prior to making any attachments to poles, the willingness to enter into a pole attachment agreement with the city. (Ord. 97-15; amd. Ord. 2000-22)

5.80.240: FRANCHISE DETERMINATION:

The city, in its discretion, shall determine the award of any franchise on the basis of these and other considerations relevant to the use of the rights of way, without competitive bidding. (Ord. 97-15)

5.80.250: GENERAL REQUIREMENTS:

No provider shall receive a franchise unless it agrees to comply with each of the terms set forth in this chapter governing construction and technical requirements for its system, in addition to any other requirements or procedures specified by the city or the franchise, including requirements regarding colocation and cost sharing. A provider shall obtain a city excavation permit pursuant to chapter 12.08 of this code before commencing any work in the rights of way. (Ord. 97-15)

5.80.260: QUALITY:

All work involved in the construction, operation, maintenance, repair, upgrade and removal of the system shall be performed in a safe, thorough and reliable manner using materials of good and durable quality. If, at any time, it is determined by the FCC or any other agency granted authority by federal law or the FCC to make such determination, that any part of the system, including, without limitation, any means used to distribute signals over or within the system, is harmful to the public health, safety or welfare, or quality of service or reliability, then a provider shall, at its own cost and expense, promptly correct all such conditions. (Ord. 97-15)

5.80.270: LICENSES AND PERMITS:

A provider shall have the sole responsibility for diligently obtaining, at its own cost and expense, all permits, licenses or other forms of approval or authorization necessary to construct, operate, maintain, upgrade or repair the system, including, but not limited to, any necessary approvals from persons and/or the city to use private property, easements, poles and conduits. A provider shall obtain any required permit, license, approval or authorization, including, but not limited to, excavation permits, pole attachment agreements, etc., prior to the commencement of the activity for which the permit, license, approval or authorization is required. (Ord. 97-15)

5.80.280: RELOCATION OF THE SYSTEM:

A. New Grades Or Lines: If the grades or lines of any rights of way are changed at any time in a manner affecting the system, then a provider shall comply with the requirements of chapter 12.08 of this code.

B. City Authority To Move System: The city may, at any time, in case of fire, disaster or other emergency, as determined by the city in its reasonable discretion, cut or move any parts of the system and appurtenances on, over or under the rights of way of the city, in which event

the city shall not be liable therefor to a provider. The city shall notify a provider in writing prior to, if practicable, but in any event as soon as possible and in no case later than the next business day following any action taken under this section. Notice shall be given as provided in section 5.80.510 of this chapter.

- C. **Provider Required To Temporarily Move System:** A provider shall, upon prior reasonable written notice by the city or any person holding a permit to move any structure, and within the time that is reasonable under the circumstances, temporarily move any part of its system to permit the moving of said structure. A provider may impose a reasonable charge on any person other than the city for any such movement of its systems.
- D. **Rights Of Way Change; Obligation To Move System:** When the city is changing any rights of way and makes a written request, a provider is required to move or remove its system from the rights of way, without cost to the city, to the extent provided in chapter 12.08 of this code. This obligation exists whether or not the provider has obtained an excavation permit. (Ord. 97-15)

5.80.290: PROTECT STRUCTURES:

In connection with the construction, operation, maintenance, repair, upgrade or removal of the system, a provider shall, at its own cost and expense, protect any and all existing structures belonging to the city and all designated landmarks, as well as all other structures within any designated landmark district. A provider shall obtain the prior written consent of the city to alter any water main, power facility, sewerage or drainage system, or any other municipal structure on, over or under the rights of way of the city required because of the presence of the system. Any such alteration shall be made by the city or its designee on a reimbursable basis. A provider agrees that it shall be liable for the costs incurred by the city to replace or repair and restore to its prior condition in a manner as may be reasonably specified by the city, any municipal structure or any other rights of way of the city involved in the construction, operation, maintenance, repair, upgrade or removal of the system that may become disturbed or damaged as a result of any work thereon by or on behalf of a provider pursuant to the franchise. (Ord. 97-15)

5.80.300: NO OBSTRUCTION:

In connection with the construction, operation, maintenance, upgrade, repair or removal of the system, a provider shall not unreasonably obstruct the rights of way of fixed guideway systems, railways, passenger travel, or other traffic to, from or within the city without the prior consent of the appropriate authorities. (Ord. 97-15)

5.80.310: SAFETY PRECAUTIONS:

Item G.4.

A provider shall, at its own cost and expense, undertake all necessary and appropriate efforts to prevent accidents at its work sites, including the placing and maintenance of proper guards, fences, barricades, security personnel and suitable and sufficient lighting, and such other requirements prescribed by OSHA and Utah OSHA. A provider shall comply with all applicable federal, state and local requirements, including, but not limited to, the national electrical safety code. (Ord. 97-15)

5.80.320: REPAIR:

After written reasonable notice to the provider, unless, in the sole determination of the city, an imminent danger exists, any rights of way within the city which are disturbed or damaged during the construction, operation, maintenance or reconstruction by a provider of its system may be repaired by the city at the provider's expense, to a condition as good as that prevailing before such work was commenced. Upon doing so, the city shall submit to such a provider an itemized statement of the cost for repairing and restoring the rights of ways intruded upon. The provider shall, within thirty (30) days after receipt of the statement, pay to the city the entire amount thereof. (Ord. 97-15 § 1)

5.80.330: SYSTEM MAINTENANCE:

A provider shall:

- A. Install and maintain all parts of its system in a nondangerous condition throughout the entire period of its franchise;
- B. Install and maintain its system in accordance with standard prudent engineering practices and shall conform, when applicable, with the national electrical safety code and all other applicable federal, state and local laws or regulations; and
- C. At all reasonable times, permit examination by any duly authorized representative of the city of the system and its effect on the rights of way. (Ord. 97-15 § 1)

5.80.340: TRIMMING OF TREES:

Item G.4.

A provider shall have the authority to trim trees, in accordance with all applicable utility restrictions, ordinance and easement restrictions, upon and hanging over rights of way so as to prevent the branches of such trees from coming in contact with its system. (Ord. 97-15 § 1)

5.80.350: NOTIFICATION OF SALE:

- A. PSC Approval: When a provider is the subject of a sale, transfer, lease, assignment, sublease or disposed of, in whole or in part, either by forced or involuntary sale, or by ordinary sale, consolidation or otherwise, such that it or its successor entity is obligated to inform or seek the approval of the PSC, the provider or its successor entity shall promptly notify the city of the nature of the transaction and, if applicable, request a transfer of the franchise to the successor entity. A request for a transfer shall include a certification that the successor entity unequivocally agrees to all of the terms of the original provider's franchise agreement.
- B. Transfer Of Franchise: Upon receipt of a request to transfer a franchise, the city designee, as provided in section 5.80.430 of this chapter, may send notice approving the transfer of the franchise to the successor entity. Such approval shall not be unreasonably withheld. If the city has reason to believe that the successor entity may not comply with this chapter or the franchise agreement, it may require an application for the transfer. The application shall comply with section 5.80.220 of this chapter. (Ord. 97-15 § 1)

5.80.360: IF PSC APPROVAL NO LONGER REQUIRED:

If the PSC no longer exists, or if its regulations or state law no longer require approval of transactions described in section 5.80.350 of this chapter, then the following events shall be deemed to be a sale, assignment or other transfer of the franchise requiring compliance with section 5.80.350 of this chapter: a) the sale, assignment or other transfer of all or a majority of a provider's assets to another person; b) the sale, assignment or other transfer of capital stock or partnership, membership or other equity interests in a provider by one or more of its existing shareholders, partners, members or other equity owners so as to create a new controlling interest in a provider; c) the issuance of additional capital stock or partnership, membership or other equity interest by a provider so as to create a new controlling interest in such a provider; or d) the entry by a provider into an agreement with respect to the management or operation of such provider or its system. (Ord. 97-15 § 1)

5.80.370: INSURANCE, INDEMNITY AND SECURITY:

Item G.4.

Prior to the execution of a franchise, a provider will deposit with the city an irrevocable, unconditional letter of credit or surety bond as required by the terms of the franchise, and shall obtain and provide proof of the insurance coverage required by the franchise. A provider shall also indemnify the city as set forth in the franchise. (Ord. 97-15)

5.80.380: OVERSIGHT:

The city shall have the right to oversee, regulate and inspect periodically the construction, maintenance, and upgrade of the system, and any part thereof, in accordance with the provisions of the franchise and applicable law. A provider shall establish and maintain managerial and operational records, standards, procedures and controls to enable a provider to prove, in reasonable detail, to the satisfaction of the city at all times throughout the term, that a provider is in compliance with the franchise. A provider shall retain such records for not less than the applicable statute of limitations. (Ord. 97-15)

5.80.390: MAINTAIN RECORDS:

A provider shall at all times maintain:

- A. On file with the city, a full and complete set of plans, records and "as built" hard copy maps and, to the extent the maps are placed in an electronic format, they shall be made in electronic format compatible with the city's existing GIS system, of all existing and proposed installations and the types of equipment and systems installed or constructed in the rights of way, properly identified and described as to the types of equipment and facility by appropriate symbols and marks which shall include annotations of all rights of ways where work will be undertaken. As used herein, "as built" maps includes "file construction prints". Maps shall be drawn to scale. "As built" maps, including the compatible electronic format, as provided above, shall be submitted within thirty (30) days of completion of work or within thirty (30) days after completion of modification and repairs. "As built" maps are not required of the provider who is the incumbent local exchange carrier for the existing system to the extent they do not exist.
- B. Throughout the term, a provider shall maintain complete and accurate books of account and records of the business, ownership, and operations of a provider with respect to the system in a manner that allows the city at all times to determine whether a provider is in compliance with the franchise. Should the city reasonably determine that the records are not being

maintained in such a manner, a provider shall alter the manner in which the books and records are maintained so that a provider comes into compliance with this section. All financial books and records which are maintained in accordance with the regulations of the FCC and any governmental entity that regulates utilities in the state, and generally accepted accounting principles shall be deemed to be acceptable under this section. (Ord. 97-15)

5.80.400: CONFIDENTIALITY:

If the information required to be submitted is proprietary in nature or must be kept confidential by federal, state or local law, upon proper request by a provider, such information shall be treated as a protected record within the meaning of the Utah government records access and management act (GRAMA), making it available only to those who must have access to perform their duties on behalf of the city; provided, that a provider notifies the city of, and clearly labels the information which a provider deems to be confidential, proprietary information. Such notification and labeling shall be the sole responsibility of the provider. (Ord. 97-15)

5.80.410: PROVIDER'S EXPENSE:

All reports and records required under this chapter shall be furnished at the sole expense of a provider, except as otherwise provided in this chapter or a franchise. (Ord. 97-15)

5.80.420: RIGHT OF INSPECTION:

For the purpose of verifying the correct amount of the franchise fee, the books and records of the provider pertaining thereto shall be open to inspection or audit by duly authorized representatives of the city at all reasonable times, upon giving reasonable notice of the intention to inspect or audit the books and records. The provider agrees to reimburse the city the reasonable costs of an audit if the audit discloses that the provider has paid ninety five percent (95%) or less of the compensation due the city for the period of such audit. In the event the accounting rendered to the city by the provider herein is found to be incorrect, then payment shall be made on the corrected amount within thirty (30) calendar days of written notice, it being agreed that the city may accept any amount offered by the provider, but the acceptance thereof by the city shall not be deemed a settlement of such item if the amount is in dispute or is later found to be incorrect. (Ord. 97-15)

5.80.430: ENFORCEMENT AND REMEDIES:

- A. Enforcement; City Designee: The city is responsible for enforcing and administering this chapter, and the city or its designee, as appointed by the city council, is authorized to give any notice required by law or under any franchise agreement.
- B. Enforcement Provision: Any franchise granted pursuant to this chapter shall contain appropriate provisions for enforcement, compensation and protection of the public, consistent with the other provisions of this chapter, including, but not limited to, defining events of default, procedures for accessing the bond/security fund, and rights of termination or revocation. (Ord. 97-15)

5.80.440: FORCE MAJEURE:

In the event a provider's performance of any of the terms, conditions or obligations required by this chapter or a franchise is prevented by a cause or event not within a provider's control, such inability to perform shall be deemed excused and no penalties or sanctions shall be imposed as a result thereof. For the purpose of this section, causes or events not within the control of a provider shall include, without limitation, acts of God, strikes, sabotage, riots or civil disturbances, failure or loss of utilities, explosions, acts of public enemies, and natural disasters such as floods, earthquakes, landslides and fires. (Ord. 97-15)

5.80.450: EXTENDED OPERATION AND CONTINUITY OF SERVICES:

- A. Continuation After Expiration: Upon either expiration or revocation of a franchise granted pursuant to this chapter, the city shall have discretion to permit or require a provider to continue to operate its system or provide services for an extended period of time not to exceed six (6) months from the date of such expiration or revocation. A provider shall continue to operate its system under the terms and conditions of this chapter and the franchise granted pursuant to this chapter.
- B. Continuation By Incumbent Local Exchange Carrier: If the provider is the incumbent local exchange carrier, it shall be permitted to continue to operate its system and provide services without regard to revocation or expiration, but shall be obligated to negotiate a renewal in good faith. (Ord. 97-15)

- A. **Abandoned System:** In the event that: 1) the use of any portion of the system is discontinued for a continuous period of twelve (12) months, and thirty (30) days after no response to written notice from the city to the last known address of provider; 2) any system has been installed in the rights of way without complying with the requirements of this chapter or franchise; or 3) the provisions of section 5.80.090 of this chapter are applicable and no franchise is granted, a provider, except the provider who is an incumbent local exchange carrier, shall be deemed to have abandoned such system.
- B. **Removal Of Abandoned System:** The city, upon such terms as it may impose, may give a provider written permission to abandon, without removing, any system, or portion thereof, directly constructed, operated or maintained under a franchise. Unless such permission is granted or unless otherwise provided in this chapter, a provider shall remove within a reasonable time the abandoned system and shall restore, using prudent construction standards, any affected rights of way to their former state at the time such system was installed, so as not to impair their usefulness. In removing its plant, structures and equipment, a provider shall refill, at its own expense, any excavation necessarily made by it and shall leave all rights of way in as good condition as that prevailing prior to such removal without materially interfering with any electrical or telephone cable or other utility wires, poles or attachments. The city shall have the right to inspect and approve the condition of the rights of way cables, wires, attachments and poles prior to and after removal. The liability, indemnity and insurance provisions of this chapter and any security fund provided in a franchise shall continue in full force and effect during the period of removal and until full compliance by a provider with the terms and conditions of this section.
- C. **Transfer Of Abandoned System To City:** Upon abandonment of any system in place, a provider, if required by the city, shall submit to the city a written instrument, satisfactory in form to the city, transferring to the city the ownership of the abandoned system.
- D. **Removal Of Aboveground System:** At the expiration of the term for which a franchise is granted, or upon its revocation or earlier expiration, as provided for by this chapter, in any such case without renewal, extension or transfer, the city shall have the right to require a provider to remove, at its expense, all aboveground portions of a system from the rights of way within a reasonable period of time, which shall not be less than one hundred eighty (180) days. If the provider is the incumbent local exchange carrier, it shall not be required to remove its system, but shall negotiate a renewal in good faith.
- E. **Leaving Underground System:** Notwithstanding anything to the contrary set forth in this chapter, a provider may abandon any underground system in place so long as it does not materially interfere with the use of the rights of way or with the use thereof by any public

5.80.470: PUBLICIZING WORK:

Before entering onto any private property, a provider shall make a good faith attempt to contact the property owners in advance and describe the work to be performed. (Ord. 97-15)

5.80.480: CONFLICTS:

In the event of a conflict between any provision of this chapter and a franchise entered pursuant to it, the provisions of this chapter shall control. (Ord. 97-15)

5.80.490: SEVERABILITY:

If any provision of this chapter is held by any federal, state or local court of competent jurisdiction, to be invalid as conflicting with any federal or state statute, or is ordered by a court to be modified in any way in order to conform to the requirements of any such law and all appellate remedies with regard to the validity of the chapter provisions in question are exhausted, such provision shall be considered a separate, distinct, and independent part of this chapter, and such holding shall not affect the validity and enforceability of all other provisions hereof. In the event that such law is subsequently repealed, rescinded, amended or otherwise changed, so that the provision which had been held invalid or modified is no longer in conflict with such law the provision in question shall return to full force and effect and shall again be binding on the city and the provider; provided, that the city shall give the provider thirty (30) days, or a longer period of time as may be reasonably required for a provider to comply with such a rejuvenated provision, and written notice of the change before requiring compliance with such provision. (Ord. 97-15)

5.80.500: NEW DEVELOPMENTS:

It shall be the policy of the city to liberally amend this chapter, upon application of a provider, when necessary to enable the provider to take advantage of any developments in the field of telecommunications which will afford the provider an opportunity to more effectively, efficiently, or economically serve itself or the public. (Ord. 97-15)

5.80.510: NOTICES:

Item G.4.

All notices from a provider to the city required under this chapter or pursuant to a franchise granted pursuant to this chapter shall be directed to the officer as designated by the city council. A provider shall provide in any application for a franchise the identity, address and phone number to receive notices from the city. A provider shall immediately notify the city of any change in its name, address, or telephone number. (Ord. 97-15)

5.80.520: EXERCISE OF POLICE POWER:

To the full extent permitted by applicable law either now or in the future, the city reserves the right to adopt or issue such rules, regulations, orders or other directives that it finds necessary or appropriate in the lawful exercise of its police powers. (Ord. 97-15)

5.80.530: CONSTRUCTION:

This chapter shall be construed in a manner consistent with all applicable federal and state statutes. (Ord. 97-15)

5.80.540: CHAPTER APPLICABILITY:

This chapter shall apply to all franchises granted or renewed after the effective date of the ordinance codified in this chapter. This chapter shall further apply, to the extent permitted by applicable federal or state law to all existing franchises granted prior to the effective date of the ordinance codified in this chapter and to a provider providing services, without a franchise, prior to the effective date of the ordinance codified in this chapter. (Ord. 97-15)

5.80.550: OTHER APPLICABLE ORDINANCES:

A provider's rights are subject to the police powers of the city to adopt and enforce ordinances necessary to the health, safety and welfare of the public. A provider shall comply with all applicable general laws and ordinances enacted by the city pursuant to its police powers. In particular, all providers shall comply with the city zoning and other land use requirements. (Ord. 97-15)

5.80.560: CITY FAILURE TO ENFORCE:

Item G.4.

A provider shall not be relieved of its obligation to comply with any of the provisions of this chapter or any franchise granted pursuant to this chapter by reason of any failure of the city to enforce prompt compliance. (Ord. 97-15)

5.80.570: CONSTRUED ACCORDING TO UTAH LAW:

This chapter and any franchise granted pursuant to this chapter shall be construed and enforced in accordance with the substantive laws of the state. (Ord. 97-15)



CERTIFICATE OF LIABILITY INSURANCE

DATE Item G.4.

5/14/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AHT Insurance, A Baldwin Risk Partner DBA BCP Tech 1511 Baltimore, Ste 200 Kansas City, MO 64108	CONTACT NAME:	
	PHONE (A/C, No, Ext): (816) 523-2323	FAX (A/C, No):
	E-MAIL ADDRESS: certificates@brushkc.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Sequoia Insurance Company	22985
INSURED SDC Summit Holdings, LLC and Subsidiaries 22365 Broderick Drive Suite 250 Sterling, VA 20166	INSURER B : Hartford Accident and Indemnity Company	22357
	INSURER C : Sentinel Insurance Company, Ltd.	11000
	INSURER D : Hartford Casualty Insurance Company	29424
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			14SBABF9377	10/17/2023	10/17/2024	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			14UECNA9319	11/25/2023	11/25/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			14SBABF9377	10/17/2023	10/17/2024	EACH OCCURRENCE \$ 10,000,000
							AGGREGATE \$ 10,000,000
							\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	14WECCN9089	10/17/2023	10/17/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of South Jordan
1600 W. Towne Center Drive
South Jordan, UT 84095

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

RESOLUTION R2024 - 28**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, STATING PROPOSED COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS.**

WHEREAS, The Utah State Legislature during the 2024 General Session passed S.B. 91; and

WHEREAS, S.B. 91 amended Utah Code Section 10-3-818 regarding City employee salaries; and

WHEREAS, The City must now hold a public hearing on proposed compensation increases for executive municipal officers before adopting those increases; and

WHEREAS, The South Jordan City Council finds that stating the proposed compensation increases as set forth in this Resolution will comply with Utah Code requirements and will promote the public health, safety, and welfare of the residents of the City of South Jordan.

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

SECTION 1. Proposed Compensation Increases. The attached Exhibit A contains compensation increases proposed for inclusion in the upcoming City budget.

SECTION 2. 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 _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Ryan W. Loose (May 1, 2024 17:58 MDT)

Office of the City Attorney

R2024 – 28

Exhibit A

Title	Merit Increase	Cost of Living Adjustment	Proposed Total Percentage Increase
City Attorney	1%	3%	4%
Assistant City Manager	1%	3%	4%
City Manager	1%	3%	4%
Associate Director of Strategy and Budget	1%	3%	4%
Director of Strategy and Budget	1%	3%	4%
Associate Director of Human Resources	1%	3%	4%
Director of Human Resources	1%	3%	4%
Chief Financial Officer	1%	3%	4%
City Treasurer	1%	3%	4%
Deputy Director of Finance	1%	3%	4%
Director of City Commerce	1%	3%	4%
City Recorder	1%	3%	4%
Director of Administrative Services	1%	3%	4%
Director of Information Technology	1%	3%	4%
Associate Director of Recreation	1%	3%	4%
Director of Recreation	1%	3%	4%

Assistant Building Official	1%	3%	4%
Deputy City/Transportation Engineer	1%	3%	4%
Director of Engineering Services	1%	3%	4%
City Planner	1%	3%	4%
Director of Planning	1%	3%	4%
Deputy Fire Chief	1%	3%	4%
Fire Chief	1%	3%	4%
Deputy Police Chief	1%	3%	4%
Police Chief	1%	3%	4%
Associate Directors of Public Works	1%	3%	4%
Director of Public Works	1%	3%	4%

ORDINANCE NO. 2024 - 14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, FIXING THE COMPENSATION FOR THE SOUTH JORDAN ELECTIVE AND STATUTORY OFFICERS.

WHEREAS, pursuant to Utah Code § 10-3-818 the compensation or compensation schedule for the City of South Jordan's (the "City") elective and statutory officers is adopted by ordinance after a public hearing; and

WHEREAS, the compensation for the South Jordan elective and statutory officers is their annual salary but does not include other compensation as described in South Jordan Municipal Code (SJMC) §2.20.120 C.; and

WHEREAS, SJMC §2.20.120 A. sets the annual compensation for the South Jordan Mayor and City Council (the City's elective officials) as adopted by ordinance and that the "Mayor and City Council shall receive the same annual cost of living adjustment, if any, which is approved for full time employees in the budget process"; and

WHEREAS, in addition to the annual compensation, Mayor Ramsey receives Performance Compensation in the amount of \$84,006.00 as set by the City Council as compensation for extra duties as detailed in South Jordan Ordinance 2022-07; and

WHEREAS, the City proposes to set a three year compensation schedule for the elective officials based on a proposed 3% cost of living adjustment ("COLA"), though if employees receive less than 3% COLA the elective officials shall receive what the employees receive; and

WHEREAS, the City Recorder and City Treasurer are the City's statutory officials; and

WHEREAS, the City proposes an increase for the elective and statutory officers consistent with the increase to City employees as detailed in Exhibit A; and

WHEREAS, the South Jordan City Council finds it in the best interest to fix the compensation for the City's elective and statutory officials.

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

SECTION 1. Elective and Statutory Compensation. The compensation for City of South Jordan elective and statutory officials is hereby set as shown in Exhibit A.

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 immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Ryan W. Loose (May 20, 2024 12:07 MDT)

Office of the City Attorney

Ordinance 2024 – 14
Exhibit A

City of South Jordan Elective Officials¹

South Jordan Mayor	Performance Compensation:	\$84,006.00
	Annual Compensation:	Combined Compensation
	• FY 2025 - \$42,224	\$126,230
	• FY 2026 - \$43,491	\$127,497
	• FY 2027 - \$44,795	\$128,801
South Jordan City Council	Annual Compensation:	
	• FY 2025 - \$19,428	
	• FY 2026 - \$20,011	
	• FY 2026 - \$20,611	

City of South Jordan Statutory Officials

South Jordan City Recorder	FY 2025 Compensation: \$86,446
South Jordan City Treasurer	FY 2025 Compensation: \$95,621

¹ The City proposes to set a three year compensation schedule for the elective officials based on a proposed 3% cost of living adjustment (“COLA”), though if employees receive less than 3% COLA the elective officials shall receive what the employees receive.

RESOLUTION R2024 - 29

A RESOLUTION ADOPTING A FINAL BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF SOUTH JORDAN FOR THE FISCAL YEAR COMMENCING JULY 1, 2024 AND ENDING JUNE 30, 2025 AND DETERMINING THE RATE OF TAX, AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN SOUTH JORDAN CITY, UTAH MADE TAXABLE BY LAW FOR THE YEAR 2024.

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, 2024 and ending June 30, 2025; and

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

WHEREAS, pursuant to law, a copy of the Tentative Budget was placed on record in the City Recorder’s Office at the address indicated below, for inspection by the general public during normal office hours; and

WHEREAS, pursuant to law, a public hearing to receive public comment and consider adoption of the final budget (herein the “Budget”) was held on May 7, 2024, at 6:30 p.m., in the City Council Chambers located at 1600 West Towne Center Dr., South Jordan, Utah; and 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 budget; and

WHEREAS, the date, time and place of the hearing; the right of citizens to be heard; the summary of the Tentative Budget; and location of the City Recorder’s Office where the Tentative Budget was available for public inspection were published within 7 days of the hearing; and

WHEREAS, citizens in attendance at the public hearing were permitted to provide written or oral comment for or against the Tentative Budget, which also included Community Development Block Grant and other State and Federal Grants; and

WHEREAS, pursuant to law, the City Council of South Jordan, at a regularly scheduled meeting of the City Council, must adopt the property tax rate and set the property tax levy before the 17th day of August of each year; and

WHEREAS, pursuant to law, the City has published the necessary notice and held the public hearing required prior to adopting the proposed property tax rate and setting the property tax levy; 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 Budget, the adoption of the property tax rate and the levy of property taxes; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of South Jordan City to adopt a final budget for the City of South Jordan and determine the rate of tax and levy taxes upon all real and personal property within South Jordan City.

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

SECTION 1. Budget Adoption.

- A. The amounts shown in Exhibit “A”, which is attached hereto and incorporated herein by reference, are hereby appropriated for the corporate purposes and objects of the City of South Jordan for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025 and are hereby adopted as the Budget of the City of South Jordan for the fiscal year 2024-2025.
- B. Pursuant to law, a copy of the Budget of each fund within the Budget shall be certified by the Budget Officer and shall be filed with the State Auditor within 30 days after adoption of the Budget.
- C. Pursuant to law, a certified copy of the Budget shall be filed in the office of the City Recorder and shall be available for the public inspection during regular business hours.

SECTION 2. Tax Rate and Levy.

- A. For the purpose of defraying the necessary and proper expenses of the City of South Jordan, and for maintaining the government thereof, it is hereby determined that the rate of the general South Jordan City property tax to be levied against all real and personal property within South Jordan City made taxable by law for the Year 2024 is hereby set at a rate not to exceed the certified rate to be determined by the Utah State Tax Commission.
- B. There is hereby levied upon all real and personal property within South Jordan City made taxable by law in the Year 2024, for the fiscal year of South Jordan City ending June 30, 2025, the tax rate as set forth above, on the taxable value of said property, to provide revenue for the South Jordan City General Fund and for General City purposes.
- C. As required by law, the rate above determined and levied, along with all statements and information required by law, shall be reported to the Auditors of Salt Lake County, State of Utah and the Utah State Tax Commission.

SECTION 3. 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, the establishment of the tax rate, and the levy of property taxes. Such actions may include, but are not necessarily limited to, notification, reporting, and publishing as required by and consistent with applicable law.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon passage.


**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 21 DAY OF MAY, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

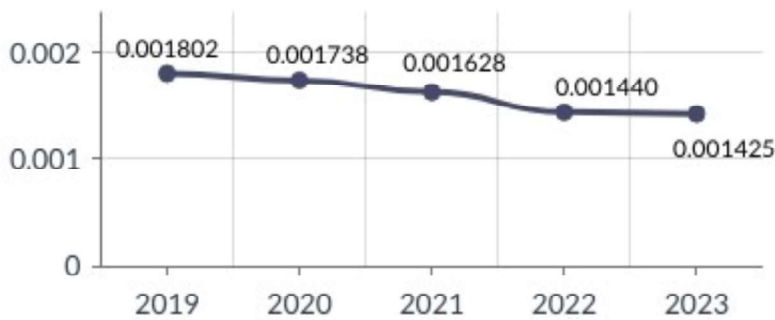


Office of the City Attorney

FY 2024-2025 Budget Highlights



Historical Tax Rates



General Fund Employee Costs vs Operating Costs

79%

21%

Employee Costs
\$53,131,304

Operating Costs
\$11,169,879

New FTE's

Recreation	Event Coordinator
	Recreation Program Coordinator - Baseball
	Grant and Sponsorship Coordinator
Streets	Streets Supervisor
	Streets Maintenance (2)
Parks	Ballfield Maintenance Foreman
	Parks Supervisor - Event Support
	Parks Maintenance (2)
Police	Police Sergeant (2)
	Police Officer
	Animal Control Officer
Water	Backflow Technician
Mulligans	Golf Course Maintenance
	Food Service Coordinator

Total General Fund FTE's 395

Total Other Fund FTE's 59

Fund Balance

The 2021 legislative session increased the reserve fund balance from 25% to 35%. The reserve fund balance for FY 2023-2024 is estimated to be at 27.8%. 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
2015 RDA Sales Tax & Tax Increment Revenue Bonds	2032	\$8,035,000
2016 Special Assessment	2037	\$20,010,000
2017 Sales Tax Bonds	2040	\$16,745,000
2019 Sales Tax Bonds	2040	\$12,050,000

Increase in Operations Funding

Department	Base	Increase	% Increase
Human Resources	\$273,642	\$54,525	20%
Communications	\$120,106	\$32,616	27%
Recreation	\$680,628	\$112,600	17%
Seniors	\$71,760	\$3,500	5%
Gale Center	\$42,682	\$2,900	7%
Engineering	\$203,850	\$25,400	12%
Police	\$1,012,357	\$154,500	15%
Fire	\$942,922	\$36,900	4%



Grants Received

State Grants Received 2017-2024	\$21,719,601
State Legislative Appropriation 2017-2024	\$19,250,000
Federal Grants Received 2017-2024	\$13,169,842



SOUTH JORDAN
UTAH

Proposed Capital Projects

By Funding Source

Park Projects	\$525,000	General Fund
Road Projects	\$1,926,000 \$1,400,000 \$1,505,000 \$300,000 \$1,800,000	Class C Funds Transportation Tax General Fund CDA Fund Road Impact Fees
Facilities Projects	\$335,000 \$35,000 \$35,000	General Fund Storm Water Fund Water Fund
IT Projects	\$100,000	General Fund
Water Projects	\$4,185,000	Water Fund
Mulligans Projects	\$332,000	Mulligans Fund
Storm Drain Projects	\$50,000	General Fund
Fleet	\$985,000 \$220,000 \$130,000	General Fund Water Sanitation
	\$450,000 \$1,836,000 \$75,000	Storm Drain Public Safety Lease Mulligans



SOUTH JORDAN
U T A H

On Going Capital Projects Summary

PROJECTS	# OF PROJECTS	REMAINING BUDGET TO COMPLETION
General Capital	41	\$13,533,041
Local Transit	6	\$3,959,887
Class C	7	\$4,789,715
Road Impact	2	\$291,266
Parks Impact	7	\$828,299
Storm Impact	2	\$620,335
Water	25	\$25,701,764
Water Impact	2	\$426,421
	92	\$50,150,728



General Fund Summary

	ADOPTED BUDGET FY 23-24	PROPOSED BUDGET FY 24-25	% CHANGE
REVENUES			
Sales Tax	\$27,447,272	\$26,605,120	-3%
Property Tax	\$15,839,035	\$17,343,382	9%
Franchise Tax	\$5,760,031	\$6,262,706	9%
Transient Room Tax	\$151,500	\$153,015	1%
Cable TV Fees	\$501,810	\$484,336	-3%
Motor Vehicle Fees	\$882,322	\$807,000	-9%
Penalties & Interest	\$10,000	\$10,001	0.01%
Licenses & Pemrits	\$4,345,257	\$2,505,661	-42%
Intergovernmental Revenues	\$430,000	\$523,000	22%
Administration Fees	\$4,971,385	\$4,967,696	-1%
Charges for Service	\$3,082,352	\$3,218,362	4%
Recreation Revenue	\$219,600	\$233,250	6%
Fines & Forfeitures	\$490,000	\$470,000	-4%
Miscellaneous Revenue	\$320,000	\$2,566,000	702%
Transfers In	\$1,039,705	\$1,315,456	27%
Total Revenues	\$65,490,269	\$67,464,985	3%
EXPENDITURES			
Wages & Benefits	\$50,469,353	\$53,131,304	5%
Operating Expenditures	\$10,090,639	\$11,236,342	11%
Transfers Out	\$4,930,277	\$3,033,424	-38%
Total Expenditures	\$65,490,269	\$67,464,985	3%



Special Revenue Fund Summary

RDA, CDBG, Interfacility Transfers, Storm Drain

	ADOPTED BUDGET FY 23-24	PROPOSED BUDGET FY 24-25	% CHANGE
REVENUES			
RDA Project Area Increment	\$4,805,000	\$4,960,000	3%
RDA Housing	\$760,000	\$875,000	15%
CDA Project Area Increment	\$8,700,000	\$7,200,000	-17%
CDBG Grant Revenue	\$240,000	\$240,000	0%
Storm Drain User Fees	\$5,625,089	\$6,145,165	9%
Investment Earnings	\$42,000	\$42,000	0%
Miscellaneous Revenue	\$258,000	\$258,000	0%
Use of Fund Balance	\$1,287,630	\$9,960,456	674%
Total Revenues	\$21,717,719	\$29,680,621	37%
EXPENDITURES			
Wages & Benefits	\$2,142,711	\$2,002,063	-7%
Operating Expenditures	\$2,027,517	\$2,244,058	16%
Project Expenditures	\$5,881,500	\$16,244,400	176%
Transfers Out	\$6,159,371	\$2,822,769	-55%
Contribution to Fund Balance	\$5,506,620	\$6,367,331	16%
Total Expenditures	\$21,717,719	\$29,680,621	37%



Enterprise Fund Summary

Water, Sanitation, Mulligans, Self Insurance

	ADOPTED BUDGET FY 23-24	PROPOSED BUDGET FY 24-25	% CHANGE
REVENUES			
User Fees	\$7,424,656	\$8,109,858	9%
Sales	\$21,878,242	\$22,785,227	4%
Finance Charges	\$218,530	\$218,530	0%
Investment Earnings	\$373,790	\$323,790	-13%
Miscellaneous Revenue	\$275,040	\$45,040	-84%
Impact Fees	\$750,000	\$550,000	-27%
Transfers In	\$7,224,486	\$5,421,347	-25%
Use of Fund Balance	\$4,314,359	\$1,575,190	-63%
Total Revenues	\$42,459,103	\$39,028,982	-8%
EXPENDITURES			
Wages & Benefits	\$4,402,025	\$4,765,714	8%
Operating Expenditures	\$23,582,584	\$22,801,673	-3%
Debt Expenditures	\$2,230,575	\$0	-100%
Project Expenditures	5,340,000	\$4,812,000	-10%
Transfers Out	\$6,644,909	\$5,456,347	-18%
Contribution to Fund Balance	\$259,010	\$1,193,248	361%
Total Expenditures	\$42,459,103	39,028,982	-8%



City of South Jordan
State of Utah

TENTATIVE BUDGET



Fiscal Year
2024-2025

The City of South Jordan

Tentative Budget

Fiscal Year 2024-2025

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

Table of Contents



INTRODUCTION	PAGE	
Table of Contents	2	Information Services
Budget Award	4	Municipal Court
Organization Chart	5	Facilities
Officials and Staff	6	
City Council Districts	7	RECREATION
City Manager's Letter	8	Recreation/Event Programs
Strategic Plan	10	Seniors
Fund Organizational Chart	13	Gale Center
Department/Fund Relationship	14	
Fund Types	15	ENGINEERING SERVICES
		Building
		Engineering
THE BUDGET PROCESS		
Budget Process	16	PLANNING & ZONING
Budget in Brief	19	Planning
Long-Term Financial Plan	33	
Key Fiscal Management Practices	36	FIRE DEPARTMENT
		Fire Department
FINANCIAL SUMMARIES		
Revenue Source Detail	39	POLICE DEPARTMENT
Fund Balance and Reserves	60	Police Department
Fund Balance Summary	61	
All Funds Revenues and Expenditures	62	PUBLIC WORKS
		Public Works Admin
GENERAL FUND		Fleet
General Fund Summary	63	Parks
General Fund Revenues	64	Cemetery
General Fund Expenditures	65	Street Lighting
		Streets
OFFICE OF THE CITY MANAGER		
Executive	68	OFFICE OF THE CITY ATTORNEY
Information Center	70	Office of the City Attorney
Human Resources	72	
Finance	74	SPECIAL REVENUE FUNDS
City Commerce	76	Special Revenue Fund Summary
City Recorder	78	Redevelopment Agency
		RDA Housing
OFFICE OF THE ASSISTANT CITY MANAGER		CDA
Assistant City Manager	81	Community Development Block Grant
		Interfacility Transfers
ADMINISTRATIVE SERVICES		Storm Water
Administrative Services Admin	84	
Communications/Media/Marketing	86	

Table of Contents

ENTERPRISE FUNDS

Enterprise Fund Summary	149
Water	150
Water CIP	153
Secondary Water.....	155
Sanitation	158
Mulligans Golf & Games	161
Mulligans CIP.....	164
Self Insurance.....	165

DEBT SERVICE FUNDS

Legal Debt Margin.....	168
Debt Service Funds Summary	169
General Debt Service	170
SID Bonds	173
Debt Payment Summary	176

CAPITAL IMPROVEMENT PROGRAM

Capital Projects Fund Summary	180
Infrastructure Improvement	182
Maintenance & Operations.....	184
Capital Equipment.....	185
Non-Routine Projects.....	186

CITY PROFILE

South Jordan at a Glance	197
History of South Jordan.....	202

OTHER

Fee Schedule	205
Glossary	223



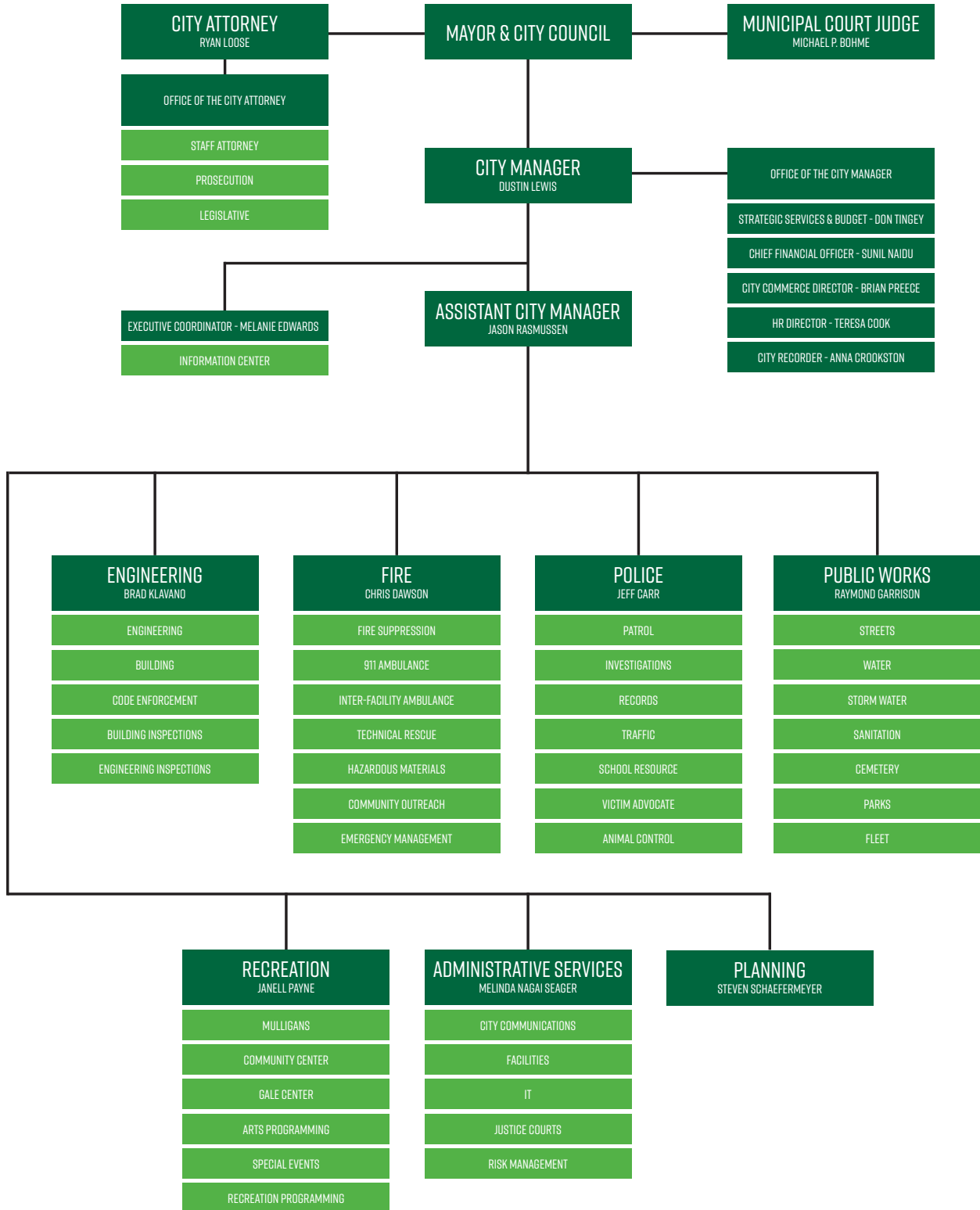
The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of South Jordan, Utah for its Annual Budget for the fiscal year beginning July 1, 2023.

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 30 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>	Kathie L. Johnson	kjohnson@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

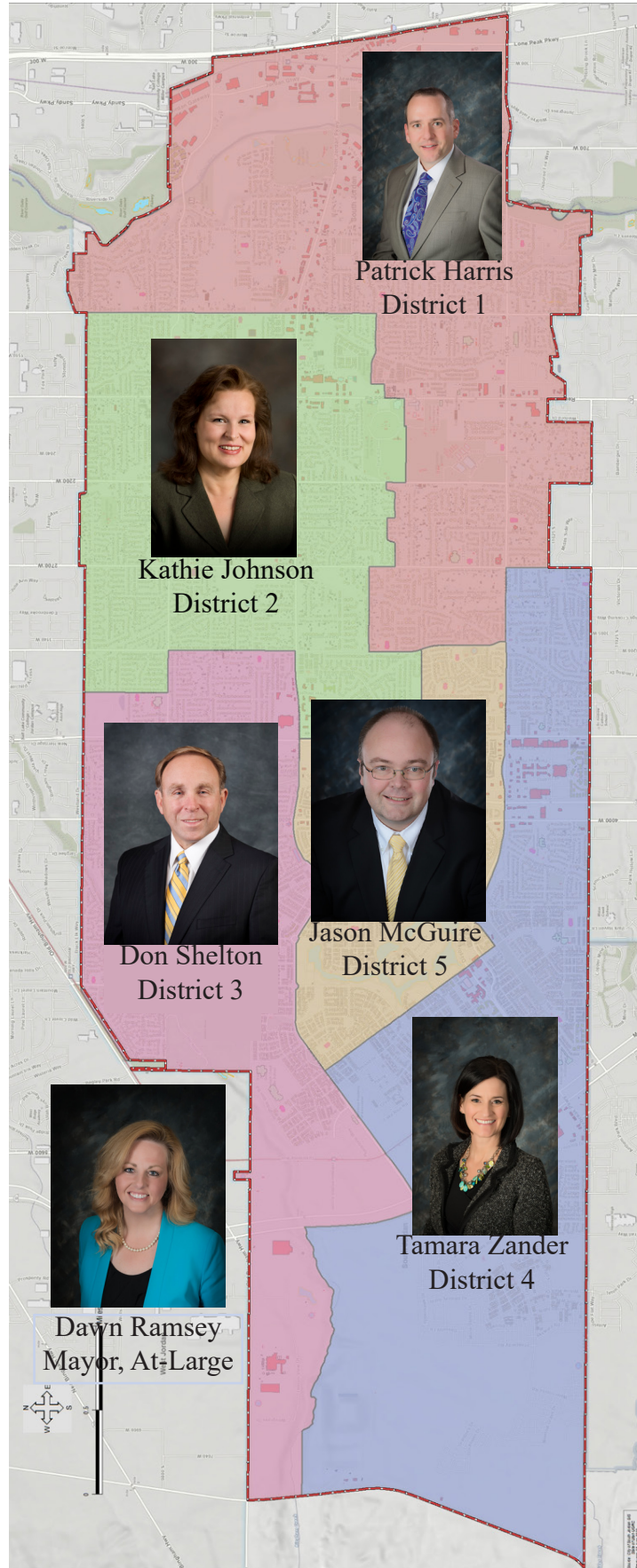
Appointed Officials

<i>City Manager</i>	Dustin Lewis	dlewis@sjc.utah.gov
<i>Assistant City Manager</i>	Jason Rasmussen	jasmussen@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>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>	Raymond Garrison	rgarrison@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



City Manager's Message

To the Mayor, City Council, and Members of the Community:

Contained herein is the budget for the City of South Jordan for the Fiscal Year 2024-2025. The budget is the foundation of all the programs and work that is accomplished in the City each year. Significant time and effort has gone into its preparation. As we continue to follow the pattern that was established several years ago, the approach to putting this budget together focused on conservative fiscal responsibility, a strong desire to maintain current service levels, and a vision of a sustainable financial future for our community. This year's fiscal budget continues to maintain our exceptional service levels by allowing the City to retain well-trained and skilled employees, keeps the financial reserves healthy, and provides for the increasing costs of building and maintaining public infrastructure.



City Manager
Dustin Lewis

The City Council has developed a robust and comprehensive strategic plan to guide the City forward and this budget supports the implementation of that plan and further reinforces key initiatives supported by our residents. These key initiatives bring life and meaning to 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. 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 honors its commitment of maintaining outstanding programs and keeping services at a high level through a highly productive and efficient team of employees.

SOLUTIONS

The City has adopted the use of priority-based budgeting as a recognized best practice in municipal finance and has been using it for many years as the basis of our budgeting philosophy. As a common sense, data-driven, strategic alternative to incremental budgeting, the philosophy of priority-driven budgeting is that resources can be allocated

according to how effectively a program or service achieves the goals and objectives that are of most significant value to the community.

This budget identifies several strategic drivers that need fiscal resources to keep us current and relevant in our changing growth patterns. We continue to protect our investment in a well-trained and experienced workforce that has some of the best and brightest professionals in their field of expertise. We also have focused on maintaining our infrastructure in a responsible way to try to avoid significant costs in the future.

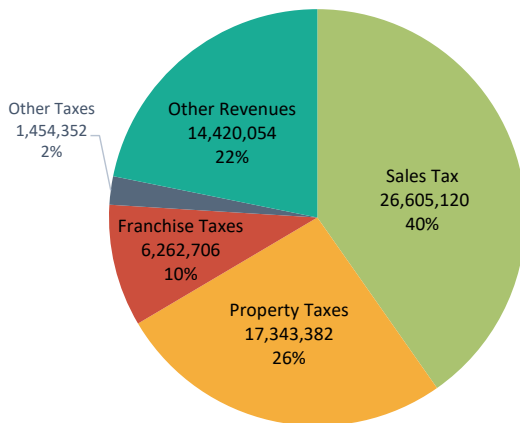
As the City grows, we have a responsibility to ensure our investment in personnel, infrastructure, and services are not eroded over time. After careful evaluations, the following items are some of the major undertakings of this budget; a) fortification of our employee retention program, b) funds for infrastructure, maintenance and projects totaling \$ 14,330,850, b) hiring 17 full-time employees, including 3 recreation personnel, 3 streets personnel, 4 parks personnel, 4 police personnel, 1 Backflow Technician, and 2 Mulligans personnel.



ECONOMIC FACTORS

South Jordan is beginning to see significant retail and employment center growth in the western part of the City. South Jordan City is working 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's General Plan includes associated land uses that are balanced, viable and are reflective of our community desires. The adoption and implementation 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 General Plan is 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.

The City must continue to build a tax base that is multifaceted, reliable, and truthful.

REGULATORY & LEGISLATIVE CHALLENGES

Cities face external forces, such as a potential recession, emergencies that demand public services, or new federal and state policies that require cities to adjust and adapt. How we adapt depends in large part on our 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.

Most recently, cities are experiencing more demand to be part of the solution regarding affordable housing and are subject to such related state enacted legislation and rule-making.

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 commercially based 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.

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.

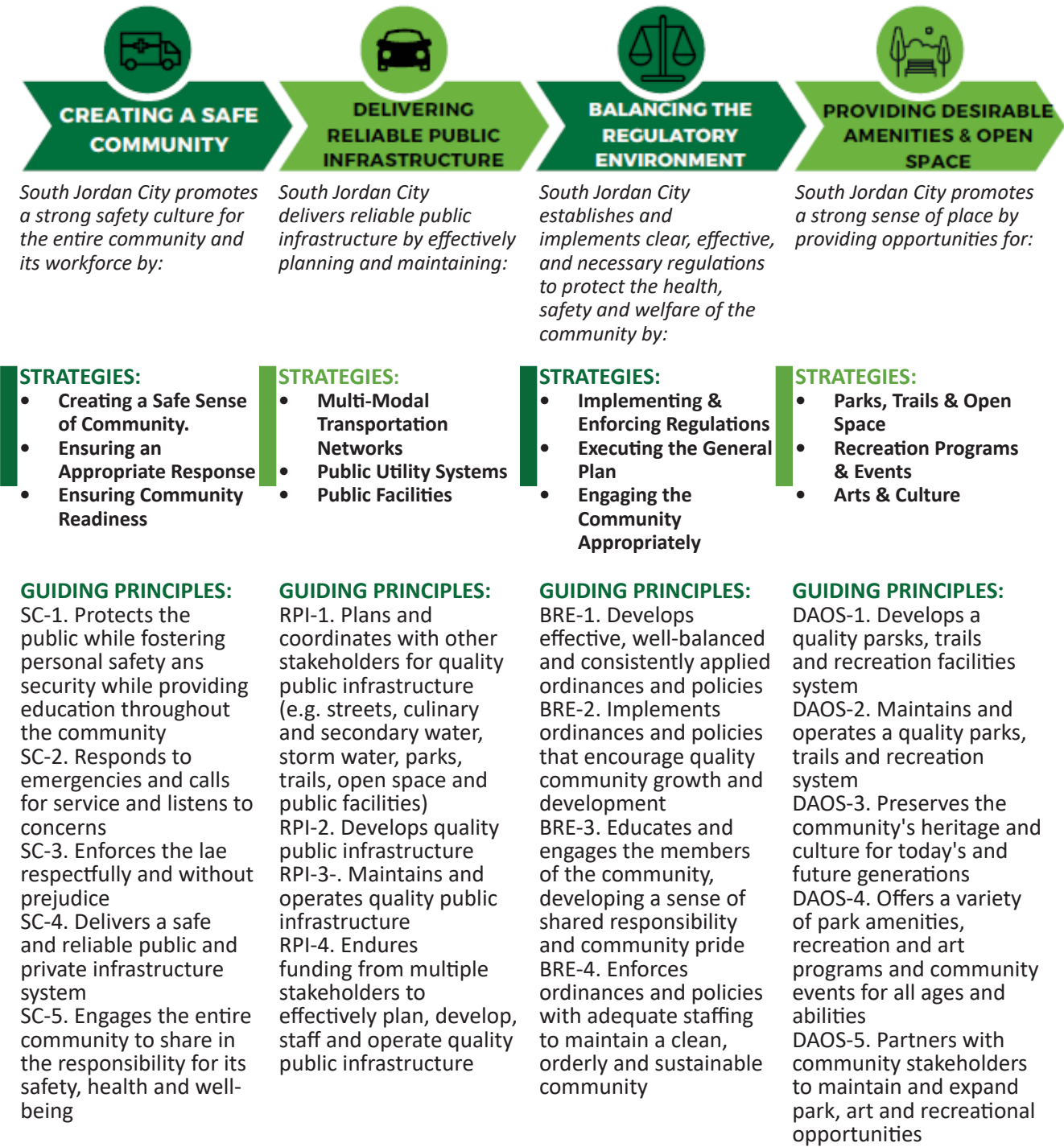
Our Vision

We are a family-oriented community, founded upon principles of accountability, integrity, industry, and innovation with an unwillingness to compromise in securing a sustainable environment for future generations.

Our Mission

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.

Our Priorities

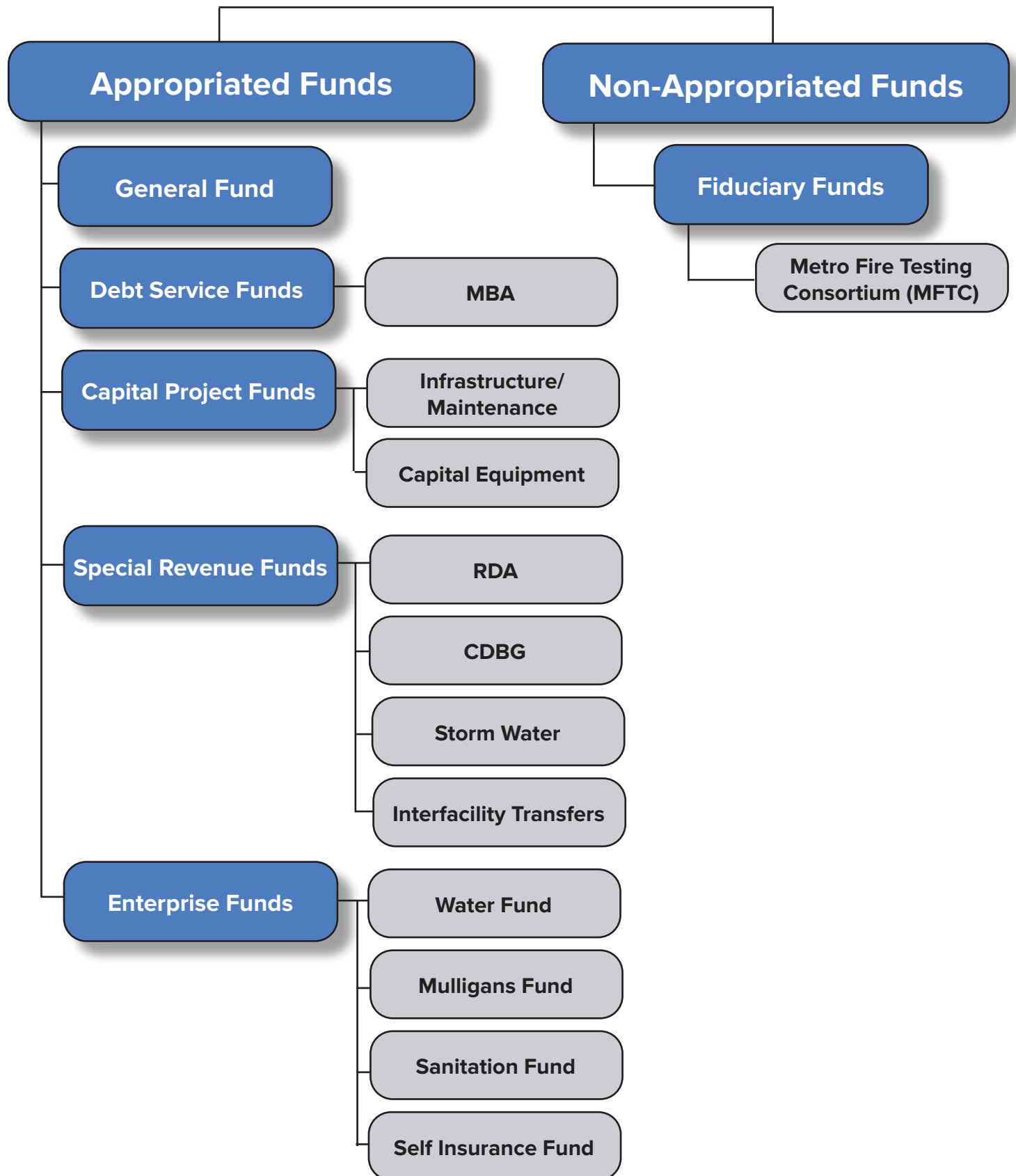




The chart below outlines the process used to create strategic goals.



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	IFT	CDBG	Water Fund	Sanitation Fund	Mulligans Fund
Office of the City Manager	8,821,096	6,013,325	-	23,270,456			240,000			
Administrative Services	5,736,218									2,254,826
Recreation	2,726,144									
Engineering Services	5,334,781									
Planning	963,105									
Fire/EMS	12,940,730					2,514,571				
Police	15,078,729									
Public Works	11,233,378		17,352,565		3,655,594			29,788,886	6,251,853	
City Attorney	1,467,002									



City Council Chambers

Fund Types

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.

Interfacility Transfers (IFT) Fund - The IFT fund is used to account for the revenues received by the City for Advanced Life Support (ALS) treatment and transport capabilities.

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.

Self Insurance Fund - The self insurance fund is used to account for the cost of claims, injuries and losses.

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 2024-2025 budget was developed in compliance with state law and was approved by the City Council after a public hearing was held. The proposed FY 2024-2025 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 2024-2025 budget after thoroughly reviewing policy issues related to the budget and proposals to assist the City in achieving program objectives for the coming year.

Public Participation

Throughout the year, the city communicates with residents via surveys, focus groups, social media, etc. as inputs to decisions about service levels and preferences, community priorities, and organizational performance. 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
Governmental Funds		
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
Non-Governmental Funds		
Proprietary Funds	Accrual	Modified Accrual

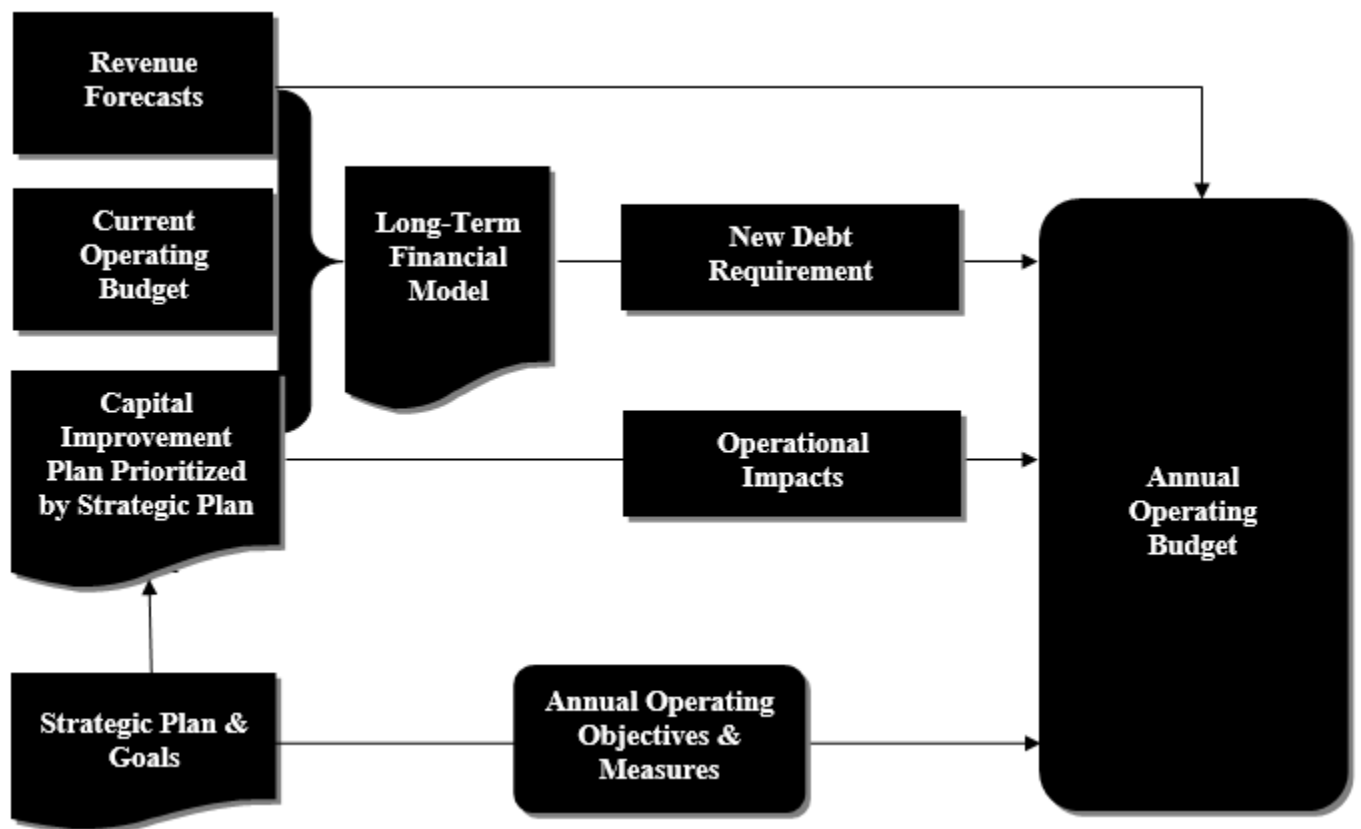
Proprietary Funds do not budget for items such as depreciation, the sale of capital assets, etc.

Budget Process

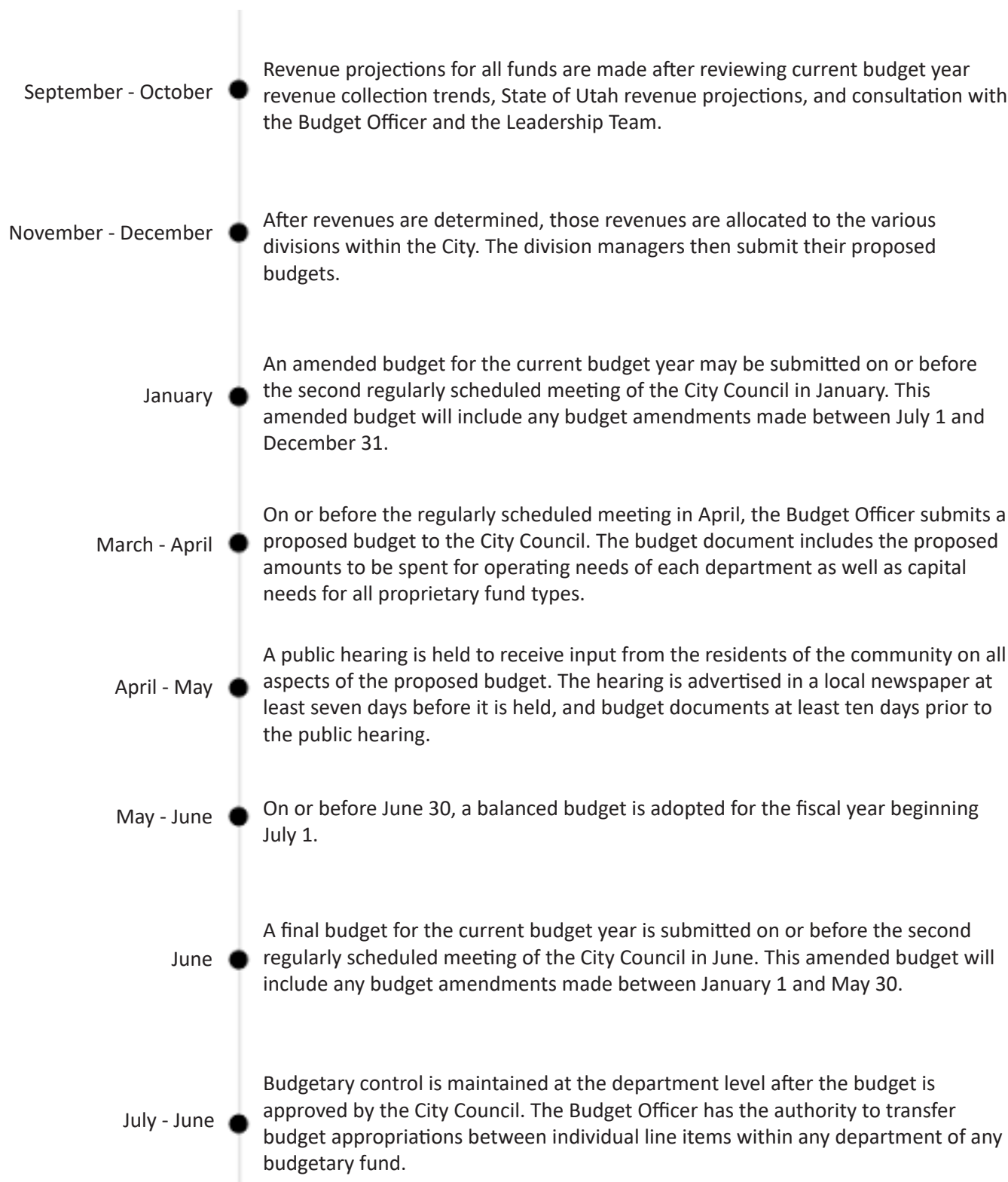
Budget amendments

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



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



Budget in Brief

BUDGET IN BRIEF

The City Council approved the fiscal year 2024 Tentative Budget at the April 2, 2024 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 \$169,578,302.

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 2025

The following is a summary of the increased fees for 2025:

**See detailed fee schedule on page 205*

Business License Fees

Business License Denial/Revocation Appeal	Actual cost of hearing officer's time based on contract with City. \$819 retainer required. If actual cost is less than 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.
---	---

Development Services Fees

Right-of-Way Vacation	\$1,818
-----------------------	---------

Fire Department Fees

Consumable Supplies and Medications	Cost plus appropriate surcharges for stock maintenance and replacement
CPR/AED	Resident \$25 per person
First Aid Training	Resident \$25 per person
Disaster Preparedness Training	Resident \$40 per extinguisher used
Off-Site Training Instruction	\$55 per instructor per hour, in addition to per person class fees and applicable supply costs

Police Department Fees

Police Reports	\$15
Traffic Accident Report	\$15
Extra Duty Fee	\$65 per hour (3 hour minimum) Supervisor fee \$90 (supervisor required for every 4 officers)
Vehicle Fee for Contractual Service	\$7

Animal Control Fees

Dog License	\$10 Eliminate New License Fee
Dog License Renewal (Altered)	\$10 Annually
Dog License Renewal (Non-Altered)	\$35 Annually
Senior Citizen - Age 65 (Dog must be Altered)	\$5 Annually
Vicious Dog Sign	Actual cost of sign
Euthanasia Fee	\$40

Storm Water Fees

Residential	\$9.02 per month (total residential storm drain fee = 1 ERU*)
*ERU is equivalent residential unit equal 4,752 square feet of impervious surface	
Non-residential	\$9.02 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	\$14.89 per month
Each additional can	\$9.97 per month
Senior option (70 gallon can)	\$11.03 per month

Water Rates

SFR 3/4" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
SFR 1" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
Non-SFR 3/4"	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
Non-SFR 1"	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
1 1/2" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68

Budget in Brief

	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
2" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
3" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
4" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
6" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
8" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48
10" Meter	Tier 1	\$2.14
	Tier 2	\$2.41
	Tier 3	\$2.68
	Tier 4	\$2.95
	Tier 5	\$3.21
	Tier 6	\$3.48

FY 2025 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, 2024 through

June 30, 2025. 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.

Summary of Change - Proposed vs Adopted					
Operating			Capital		
Fund	Proposed	Adopted	Fund	Proposed	Adopted
General Fund	\$67,464,985	\$67,464,985	Class C Road Funds	\$4,157,000	\$4,157,000
Special Revenue Fund	\$29,680,621	\$29,680,621	Transportation Tax	\$2,314,000	\$2,314,000
Debt Service Fund	\$6,013,325	\$6,013,325	General Capital	\$3,500,000	\$3,500,000
Enterprise Fund	\$39,024,669	\$39,024,669	Capital Equipment	\$1,085,000	\$1,085,000

APPROPRIATED BUDGET BY FUND

The City’s total appropriated operating budget of \$159 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.

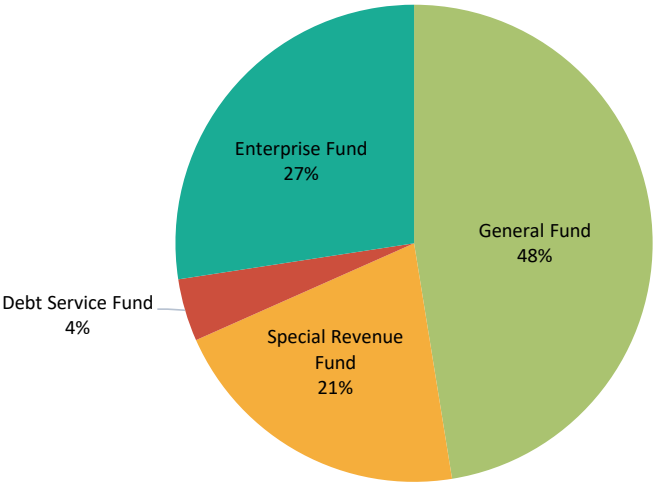
Transfers from one fund to another, such as a transfer from the general fund to a capital project fund to offset costs of a capital project, are shown as an expense (or transfer) for the entity fund providing the funding and as revenue to the fund receiving the transfer. In order to determine the

actual amount of expenditures authorized by the budget, the transfer amount must be excluded.

All funds are balanced in fiscal year 2025. The City’s general fund is balanced in 2025.

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.

Operating Appropriations



Budget in Brief

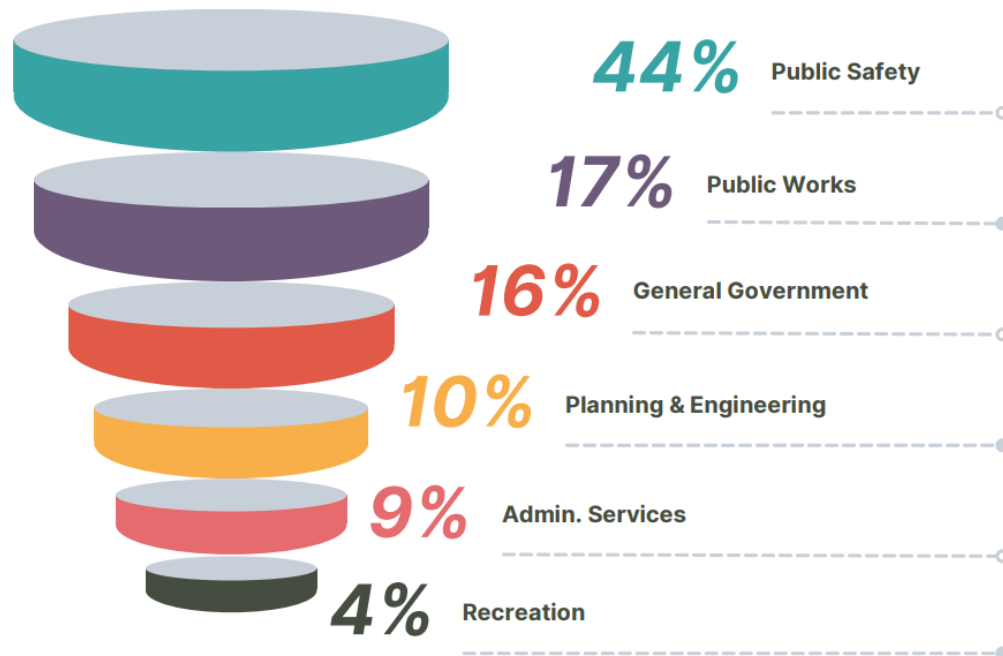
How General Fund Money is Spent

The general fund is the operating fund of the City for general service departments. The general fund has an operating budget of \$67 million. This fund encompasses

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

Function	Percent	Description
Public Safety	44%	Police/Animal Control/Fire
Public Works	17%	Fleet/Streets/Streetlighting/Parks/Cemetery
General Government	16%	City Manager/ACM/HR/Finance/City Commerce/City Attorney
Planning & Engineering	10%	Planning/Engineering/Building
Admin. Services	9%	Communications/Facilities/Risk/Court/IT
Recreation	4%	Recreation Programs/Seniors/Museum/Special Events/Arts

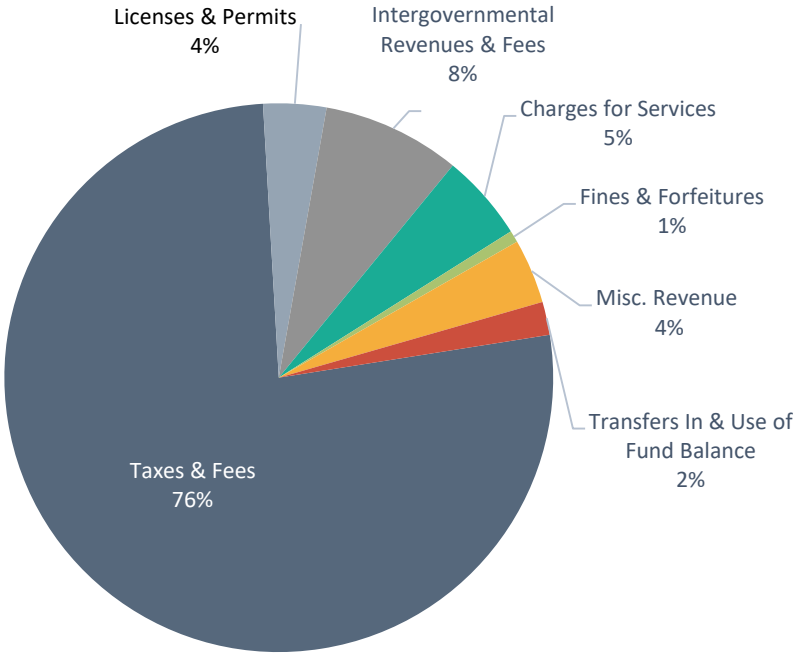
How Money is Spent



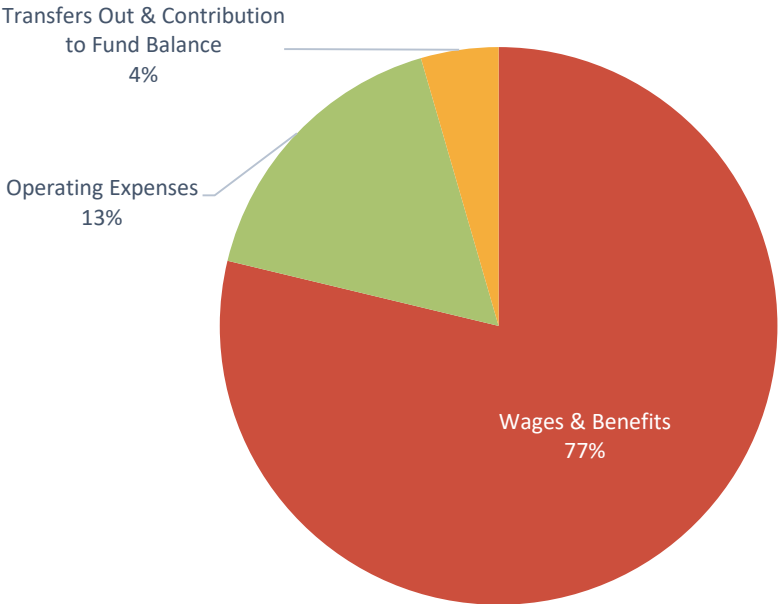
FY 24-25 Principal and Interest Payments

Fund	Principal	Interest	Total
General Fund	\$3,615,000	\$2,383,425	\$5,998,425

Where Money Comes From
General Fund 2025 Adopted, \$67,464,985



How Money is Spent
General Fund 2025 Adopted, \$67,464,985



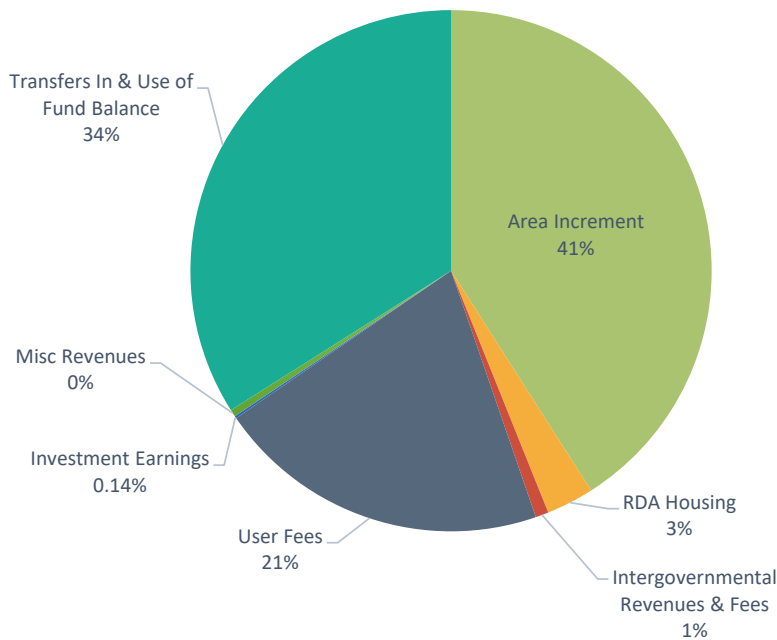
Budget in Brief

Special Revenue Fund

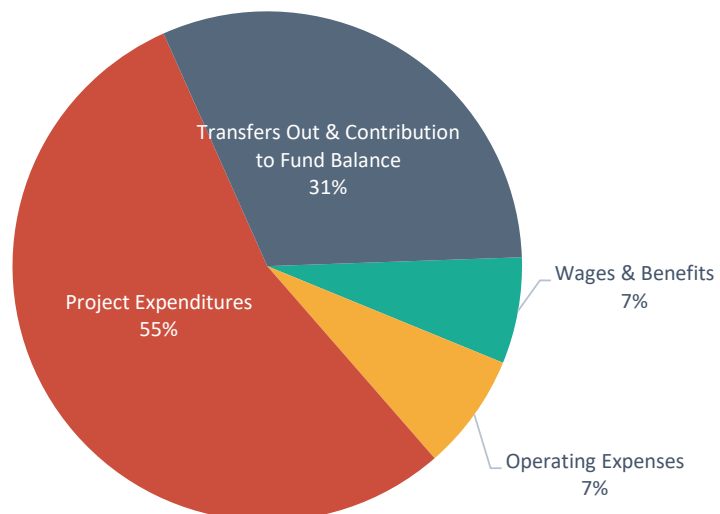
The special revenue funds have an operating budget of \$29 million. Special revenue funds are used to account for

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

Where Money Comes From Special Revenue Funds 2025 Adopted, \$29,680,621



How Money is Spent Special Revenue Funds 2025 Adopted, \$29,680,621

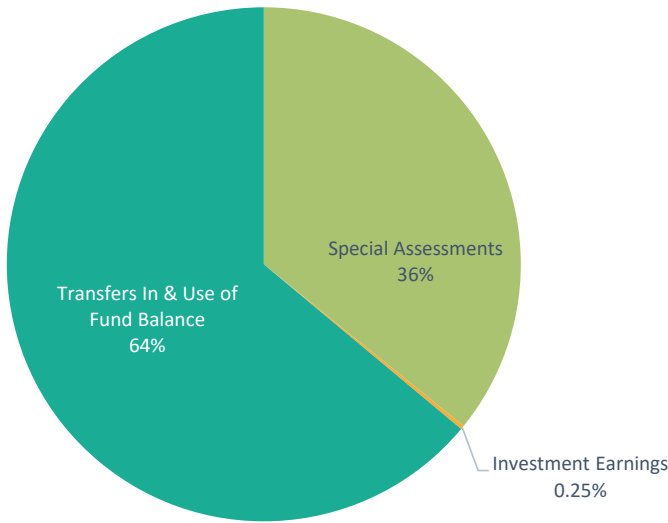


Debt Service Fund

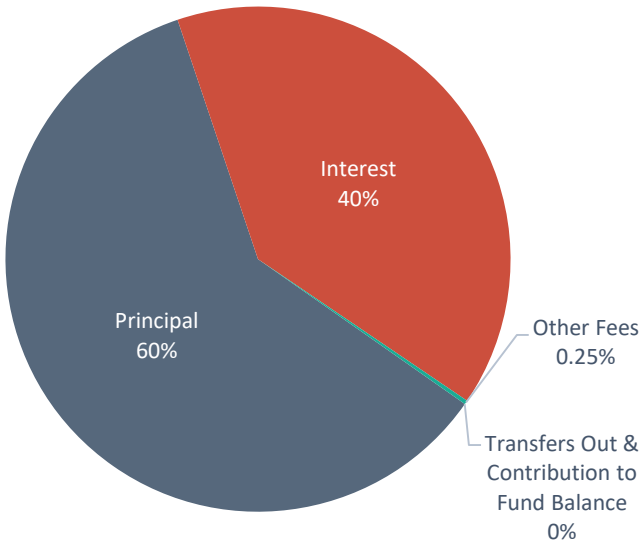
The debt service fund has an operating budget of \$6 million. The debt service fund is used to account for the accumulation of resources and payment of

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 2025 Adopted, \$6,013,325



How Money is Spent
Debt Service Funds 2025 Adopted, \$6,013,325



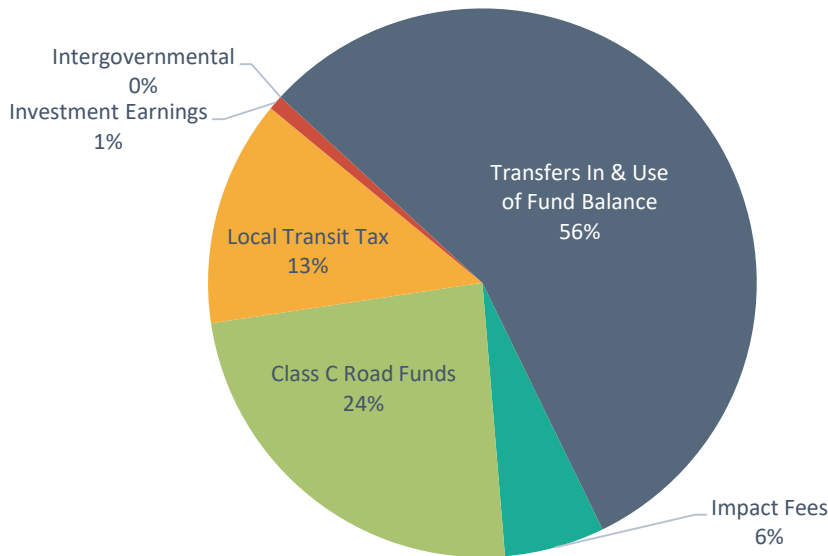
Budget in Brief

Capital Projects Fund

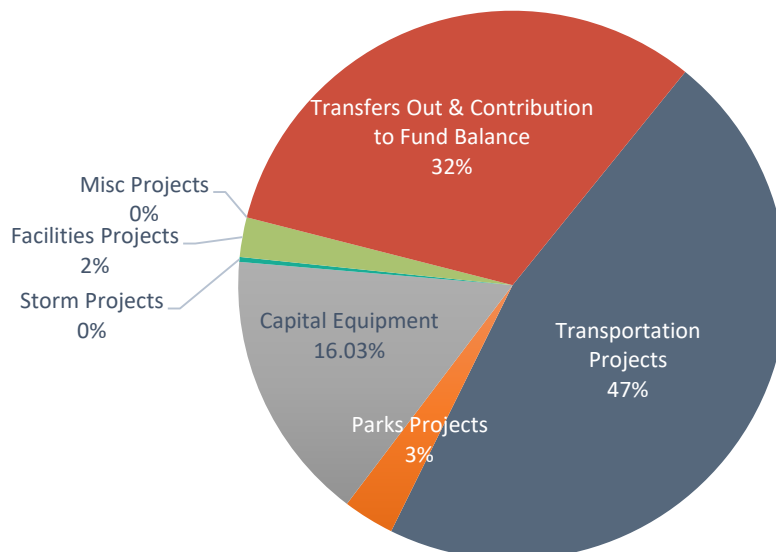
The capital project fund is used to account for new construction, expansion, renovation, or replacement

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

Where Money Comes From Capital Projects Fund 2025 Adopted, \$17,352,565



How Money is Spent Capital Projects Fund 2025 Adopted, \$17,352,565



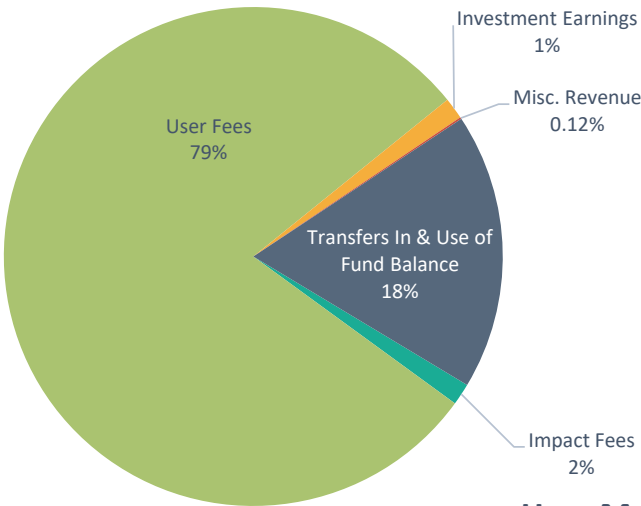
Enterprise Fund

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

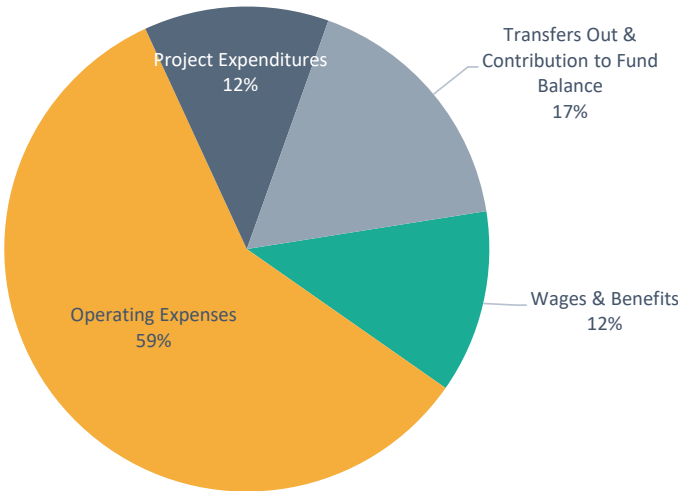
FY 2025 budget. Administrative fees are charged to enterprise fund for general government services. Administrative fees charged for FY 2025 to support general government services total \$4,967,696.

Fund	Amount
Water	\$3,050,206
Sanitation/Recycling	\$672,566
Mulligans	\$10,000

Where Money Comes From
Enterprise Funds 2025 Adopted, \$39,024,669



How Money is Spent
Enterprise Funds 2025 Adopted, \$39,024,669



Budget in Brief

STAFFING CHANGES

The City has 454 (FTE) employees budgeted in FY 2025. This represents a net increase of 17 FTE's from FY 2024. Funding has been increased to fund the following changes to FTE's:

3.0 FTE's have been added to the Recreation & Event Programs, 3.0 FTE's added to Streets, 4.0 FTE's added to Parks, 4.0 FTE's added to Police, 1.0 FTE added to Water and 2.0 FTE's added to Mulligans.

Total Current FTE	437
Recreation & Event Programs	+3
Streets	+3
Parks	+4
Police	+4
Water	+1
Mulligans	+2
Total Recommended FTE FY 2025	454

SUMMARY OF PERSONNEL APPROPRIATIONS AND POSITIONS BY DEPARTMENT

<u>Department</u>	<u>FY 22-23 Actual</u>	<u>FY 23-24 Budget</u>	<u>FY 24-25 Budget</u>	<u>FY 22-23 FTE's</u>	<u>FY 23-24 FTE's</u>	<u>FY 24-25 FTE's</u>
General Fund						
Executive	\$1,937,174	\$2,223,158	\$2,238,259	7	6	6
Information Center	\$445,890	\$502,503	\$442,720	6	6	6
Human Resources	\$730,474	\$895,555	\$973,843	4	4	4
Finance	\$3,167,119	\$3,367,350	\$4,134,938	19	20	20
City Commerce & Sustainability	\$319,881	\$356,793	\$366,171	2	2	2
City Recorder	\$240,327	\$451,983	\$459,228	2	2	2
Administrative Services	\$368,370	\$499,719	\$540,654	3	3	3
Communications/Media/Marketing	\$443,691	\$464,935	\$496,967	3	3	3
Court	\$618,564	\$738,570	\$753,298	5	5	5
Information Services	\$1,796,617	\$2,358,712	\$2,403,787	10	11	11
Facilities	\$1,476,823	\$1,537,940	\$1,541,512	8	9	9
Recreation & Event Programs	\$1,537,112	\$1,665,210	\$2,314,575	8	10	13
Seniors	\$426,255	\$498,991	\$365,987	5	3	3
Building	\$1,805,213	\$2,011,395	\$1,890,209	15	15	13
Engineering	\$2,759,355	\$3,122,537	\$3,444,572	19	20	23
Planning	\$842,867	\$1,017,716	\$963,105	8	8	7
Fire	\$10,922,743	\$12,621,818	\$12,940,730	92	92	92
Police	\$11,473,757	\$14,190,713	\$15,078,729	84	88	92
Public Works Admin	\$1,175,358	\$1,284,572	\$1,243,571	8	8	8
Fleet	\$1,623,549	\$1,613,680	\$1,618,698	6	6	6
Parks	\$3,796,182	\$4,259,902	\$4,771,505	30	30	34
Cemetery	\$321,369	\$361,678	\$368,123	3	3	3
Streetlighting	\$528,120	\$490,915	\$467,999	3	2	2
Streets	\$1,848,920	\$2,422,758	\$2,763,482	19	19	22
City Attorney	\$1,261,700	\$1,352,270	\$1,467,002	6	6	6
Total General Fund	\$51,867,431	\$60,311,373	\$64,049,664	375	381	395

Department	FY 22-23 Actual	FY 23-24 Budget	FY 24-25 Budget	FY 22-23 FTE's	FY 23-24 FTE's	FY 24-25 FTE's
Enterprise Fund						
Mulligans	\$1,766,544	\$1,735,386	\$1,847,826	7	7	9
Sanitation	\$6,186,884	\$5,822,458	\$6,237,518	5	5	5
Water	\$26,554,709	\$26,545,103	\$23,142,171	25	25	26
Secondary Water	\$849,834	\$1,131,670	\$1,839,347	3	3	3
Total Enterprise Funds	\$35,357,971	\$35,234,617	\$33,066,862	40	40	43
Special Revenue Funds						
Storm Water	\$4,987,672	\$3,450,089	\$3,655,594	11	10	10
Fire IFT	\$2,981,779	\$2,944,294	\$2,514,571	0	6	6
Total Special Revenue Funds	\$7,969,451	\$6,394,383	\$6,170,165	11	16	16
Total Full Benefited Employees	\$95,194,853	\$101,940,373	\$103,286,691	426	437	454

HOW IS THE BUDGET FUNDED?

Property Taxes

Polices services and half of Fire services are supported by property tax dollars. The property tax rate for fiscal year 2025 is projected to be around 1.86 per \$1,000 of taxable valuation. It is estimated that a total of \$17,343,382 will be received from property taxes in FY 2025. This represents a increase of 9.50% from fiscal year 2024.

Property tax increments are also generated within the 5 redevelopment areas. It is estimated that a total of \$4,960,000 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 2025, approximately \$26,605,120 will be received in local option sales tax. This is a 5% increase over FY 2024. Of this amount, 30% will fund the remaining fire services, and engineering, planning and parks & recreation. In 2025 approximately \$153,015 will be received in transient room tax, \$484,336 will be received from cable TV tax, \$6,262,706 will be received from franchise

tax, and \$807,000 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 \$2,505,661 in licenses and permits in FY 2025.

Intergovernmental Revenue

Intergovernmental revenues include any money received from Federal and State grants. The city is estimated to receive \$523,000 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. A 3.5% water usage rate increase has been proposed for the FY 2025 budget. Other charges for services include court fines, cell tower leases, cemetery fees, sales of maps and publications, park use fees, ambulance fees, Recreation

Budget in Brief

programs, etc. Other charges for services are estimated at \$43,351,072 in FY 2025.

Special Assessments

Special assessments are an additional tax levied on private property for public improvements that enhance the value of the property. In FY 2025, 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 2025, the City projects the investment earnings to be \$540,691 citywide.

Miscellaneous Revenue

This category includes internal charges for services, investment earnings, and revenues of a non-recurring nature. Miscellaneous revenues are estimated at \$2,842,570 in FY 2025.

ADOPTED CAPITAL IMPROVEMENT PLAN

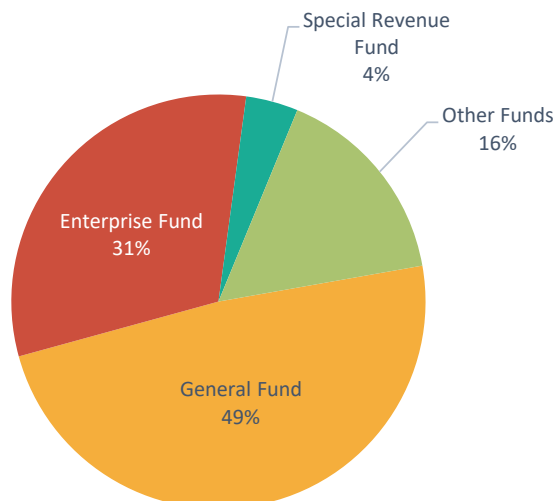
The City of South Jordan's Capital Improvement Plan (CIP) represents the City's five-year plan for capital improvements and totals \$169,578,302. Appropriations of funding are made on an annual basis. The capital budget is therefore the first year of the five-year CIP. The approved capital budget for fiscal year 2025 totals \$3,500,000.

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 2025 totals \$4,655,000. Approximately \$1.7 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 2025 capital budget. (refer to CIP detail page).

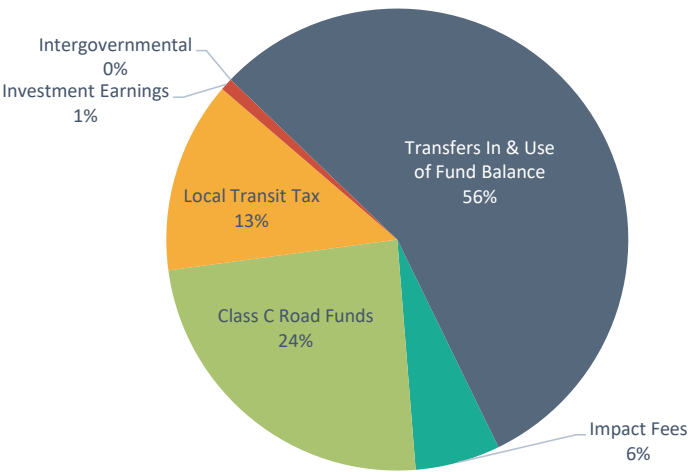
Investment Earnings



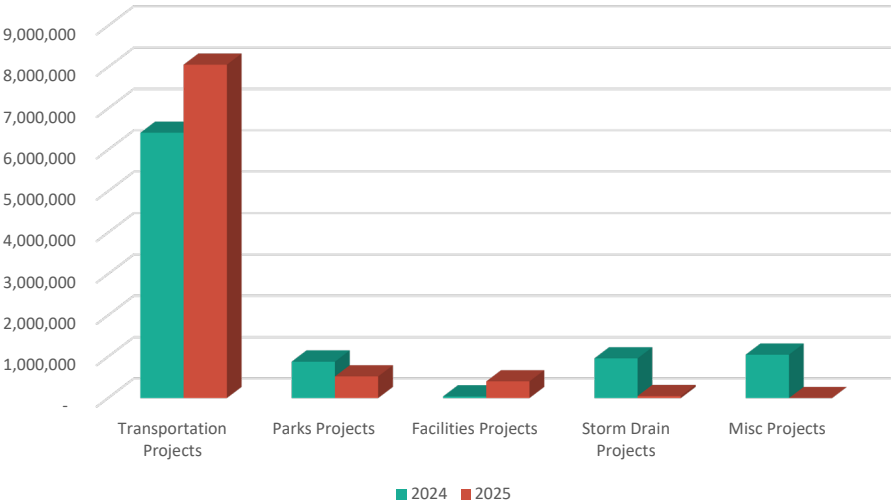
FY 2025 ADOPTED CAPITAL BUDGET HIGHLIGHTS

FY 2024-2025 CIP Funding	
Transportation Projects	\$8,062,000
Parks Projects	\$525,000
Facilities Projects	\$405,000
Storm Water Projects	\$50,000
Water Projects	\$4,185,000
Fleet Equipment	\$2,682,328

Where Money Comes From



Capital Projects FY 2024 vs FY 2025



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

Long-Term Financial Plan

ALL BUDGETED FUNDS

	FY 2023 Actual	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Projected Budget	FY 2027 Projected Budget	FY 2028 Projected Budget	FY 2029 Projected Budget
REVENUES							
Taxes	46,985,887	50,581,970	51,655,559	54,238,337	56,679,062	58,946,225	61,304,074
Licenses & Permits	2,505,817	4,345,257	2,505,661	2,530,718	2,556,025	2,581,585	2,607,401
RDA Areas	11,739,951	14,265,000	13,035,000	10,000,000	9,500,000	8,000,000	7,500,000
Intergovernmental Revenues	11,699,889	2,696,836	7,234,000	7,378,680	7,526,254	7,676,779	7,830,314
Charges for Services	44,706,510	43,321,324	40,611,862	41,017,981	41,428,160	41,842,442	42,260,866
Fines & Forfeitures	489,613	490,000	470,000	472,350	474,712	477,085	479,471
Special Assessments	1,610,499	2,153,650	2,154,175	2,154,175	2,154,175	2,154,175	2,154,175
Impact Fees	1,487,707	2,350,000	1,575,000	1,575,000	1,575,000	1,575,000	1,575,000
Administration Fees	4,697,758	4,971,385	4,967,696	5,017,373	5,067,547	5,118,222	5,169,404
Investments	3,435,442	590,690	540,691	850,000	800,000	750,000	750,000
Transfers In	22,492,844	21,205,180	15,227,389	15,227,389	15,227,389	15,227,389	15,227,389
Miscellaneous Revenue	9,527,419	826,570	2,842,570	1,000,000	1,000,000	1,000,000	1,000,000
Total Revenues	161,379,333	147,797,862	142,819,603	141,462,002	143,988,323	145,348,902	147,858,094
EXPENDITURES							
Employee Expense	47,010,939	57,014,089	59,899,081	64,092,017	68,578,458	73,378,950	78,515,476
Supplies & Services	26,149,464	30,604,355	1,235,266	31,266,501	31,297,768	31,329,066	31,360,395
Administrative Fees	4,697,758	4,971,385	4,967,696	4,972,664	4,977,636	4,982,614	4,987,597
Debt Service	7,301,582	9,096,322	6,013,325	11,162,001	8,434,775	8,222,525	5,998,425
Capital Outlay & Projects	23,143,635	26,026,464	32,880,728	32,880,728	32,880,728	32,880,728	32,880,728
Transfers Out	27,580,522	21,205,180	15,357,768	15,357,768	15,357,768	15,357,768	15,357,768
Total Expenditures	135,883,900	147,947,795	150,353,864	159,731,679	161,527,133	166,151,650	169,100,389
Net Increase (Decrease) in Fund Balance	25,495,433	(149,933)	(7,534,261)	(18,269,676)	(17,538,810)	(20,802,749)	(21,242,294)
Beginning Fund Balance	154,146,616	179,642,049	179,492,116	171,957,855	153,688,179	136,149,369	115,346,620
Ending Fund Balance	179,642,049	179,492,116	171,957,855	153,688,179	136,149,369	115,346,620	94,104,326

GENERAL FUND							
	FY 2023 Actual	FY 2024 Adopted Budget	FY 2025 Adopted Budget	FY 2026 Projected Budget	FY 2027 Projected Budget	FY 2028 Projected Budget	FY 2029 Projected Budget
REVENUES							
Taxes	46,985,887	50,581,970	51,655,559	54,238,337	56,679,062	58,946,225	61,304,074
Licenses & Permits	2,505,814	4,345,257	2,505,661	2,605,887	2,710,123	2,818,528	2,931,269
Intergovernmental Revenues	653,464	430,000	523,000	549,150	576,608	605,438	635,710
Charges for Services	4,332,304	3,301,952	3,451,612	3,520,644	3,591,057	3,662,878	3,736,136
Fines & Forfeitures	489,613	490,000	470,000	472,350	474,712	477,085	479,471
Administration Fees	4,697,758	4,971,385	4,967,696	4,992,534	5,017,497	5,042,585	5,067,798
Investments	44,069	10,000	10,001	10,051	10,101	10,152	10,203
Transfers In	789,915	1,039,705	1,315,456	507,869	507,869	507,869	507,869
Miscellaneous Revenue	4,582,659	320,000	2,566,000	2,578,830	2,591,724	2,604,683	2,617,706
Total Revenues	65,081,483	65,490,269	67,464,985	69,475,653	72,158,753	74,675,442	77,290,234
EXPENDITURES							
Employee Expense	42,325,462	50,469,353	53,131,304	54,725,243	56,367,000	59,749,020	61,840,236
Supplies & Services	10,363,384	10,675,125	11,169,879	11,281,578	11,394,394	11,508,338	11,623,421
Transfers Out	10,413,754	4,345,791	3,163,802	3,000,000	3,000,000	3,000,000	3,000,000
Total Expenditures	63,102,600	65,490,269	67,464,985	69,006,821	70,761,394	74,257,358	76,463,657
Net Increase (Decrease) in Fund Balance	1,978,883	-	-	468,832	1,397,359	418,084	826,577
Beginning Fund Balance	13,360,675	15,339,558	15,339,558	15,339,558	15,808,390	17,205,749	17,623,833
Ending Fund Balance	15,339,558	15,339,558	15,339,558	15,808,390	17,205,749	17,623,833	18,450,410

Long-Term Financial Plan

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 not 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 2023 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

Key Fiscal Management Practices

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 approved by the City Council by Resolution.

Key Fiscal Management Practices

- 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 operates a risk management and loss prevention program to minimize losses and injuries. The City is self-insured and appropriately finances and insures the cost of claims, injuries and 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.

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.

Revenue Source Detail

The revenue section provides basic information about the revenue sources for the City that exceed \$10,000. Revenues are forecasted primarily using trend analysis. Other factors such as population growth and the City's general plan are also used.

The city revenues in this section are generally organized by:

- a. State Authorized Revenues
- b. Franchise Fees
- c. Charges for Services
- d. Other Miscellaneous Revenues
- e. 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
- Self Insurance Fund
- 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 schedule 205-222.



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 2023-2024, 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

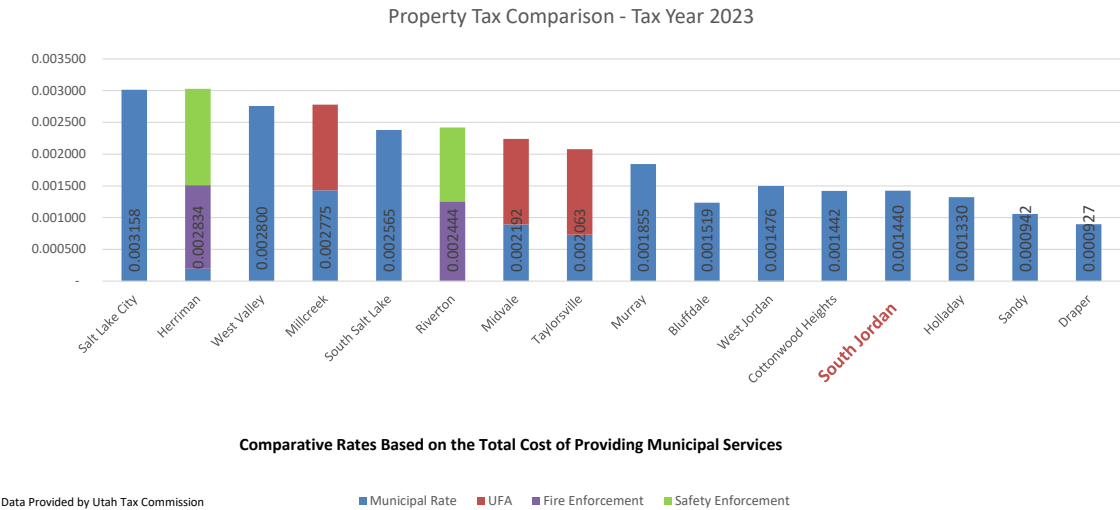
Finance

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.



Revenue Source Detail

Property Tax

Current Formula

Revenue
Neutral

Taxing Entity Allocation of Property Tax (rate as of 2023):

Previous Year's Budgeted Revenues
Current Year's Adjusted Taxable Value
less New Growth

Organization	% Of Total Mill Levy
Mosquito Abatement	.09%
South Valley Sewer	1.93%
Jordan Valley Water	3.36%
Central Utah Water	3.94%
Salt Lake County Library	4.70%
Salt Lake County	13.74%
State Basic School	13.85%
South Jordan City	14.04%
Jordan School District	41.66%

Current Rate

The current (FY 23-24) property tax rate in South Jordan is .001425.

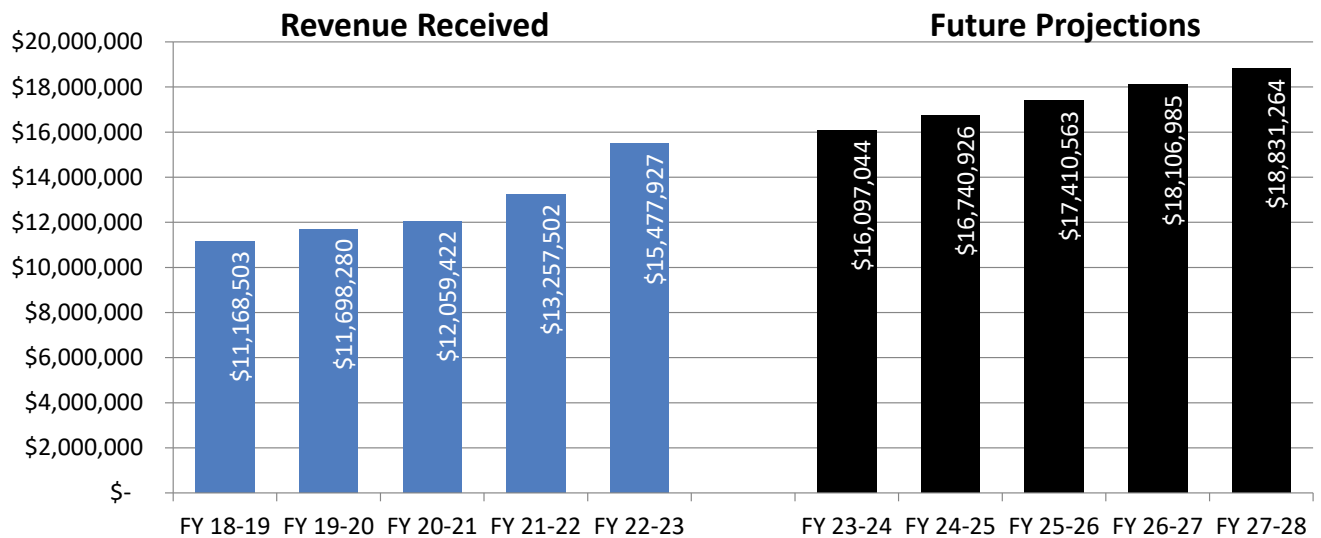
Method Received

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

Authorized Uses

General fund, unrestricted.

Collection History & Future Projections



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.

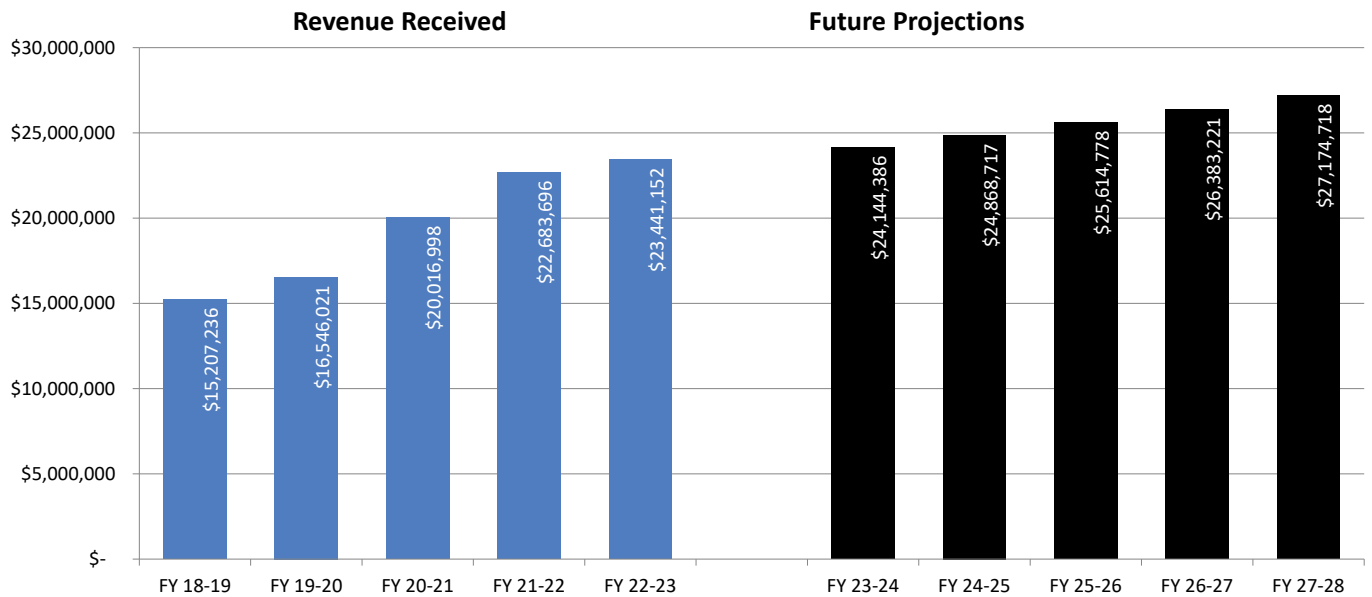
Authorized Uses

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

Revenue Source Detail

Sales & Use Tax

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.

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

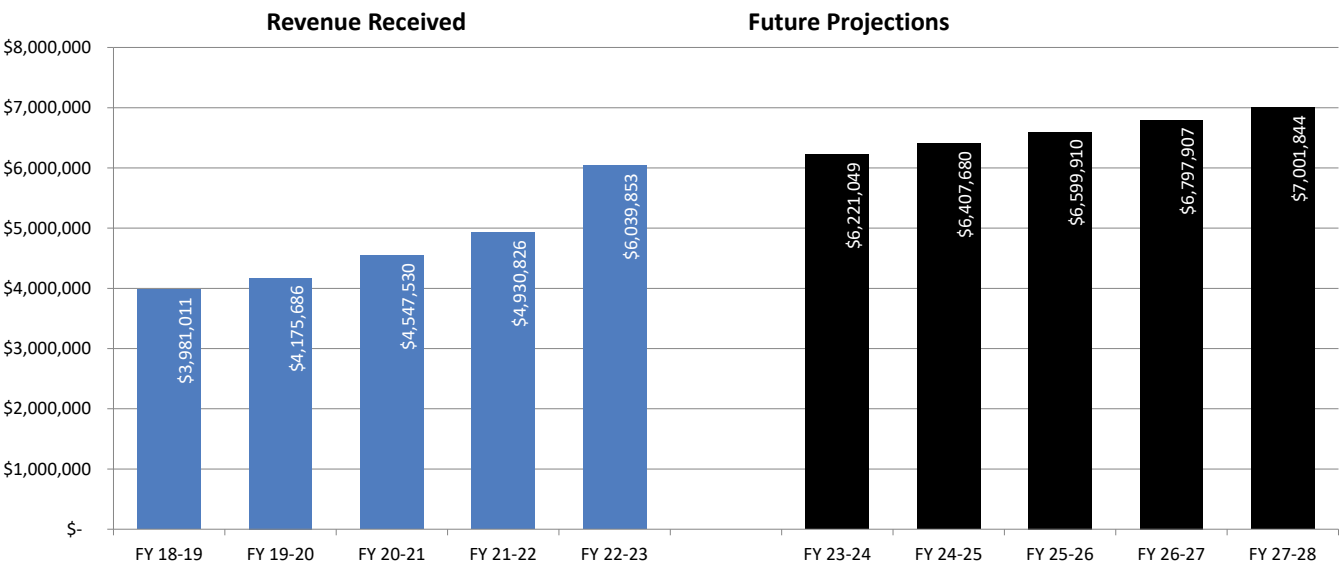
Department

Finance

Current Rate

As of FY 23-24, 6% of revenue earned in South Jordan goes to the City.

Collection History & Future Projections



Revenue Source Detail

Telecommunications Tax

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

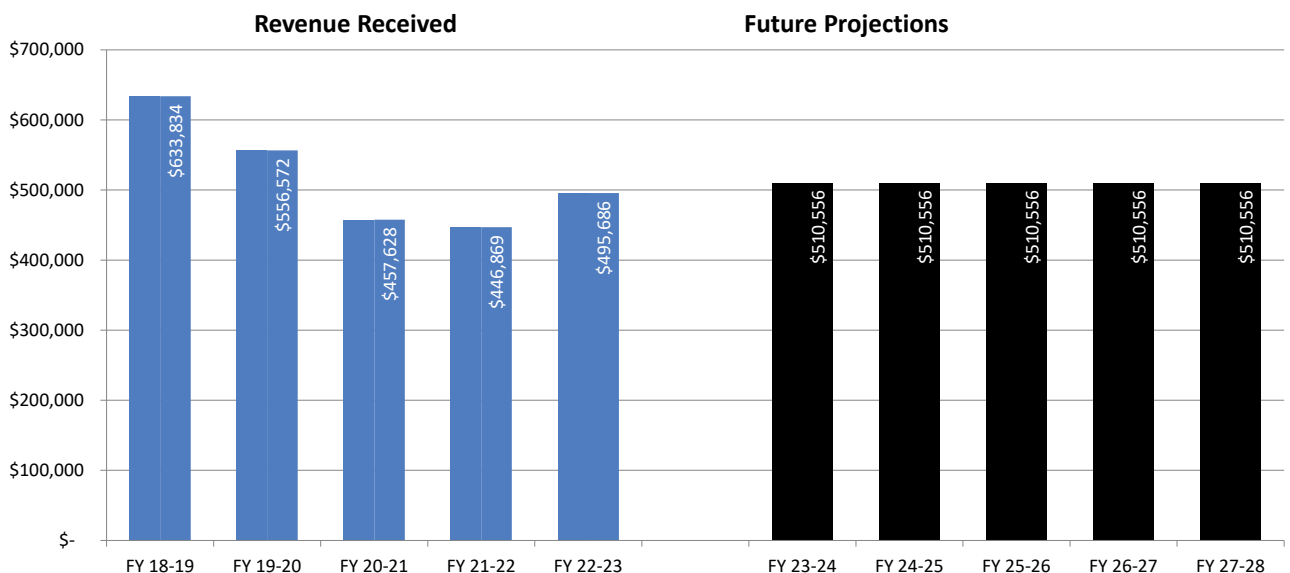
Department

Finance

Current Rate

As of FY 23-24, 3.5% of revenue earned from land line and cellular services in South Jordan goes to the City.

Collection History & Future Projections



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 23-24, the current rate collected by South Jordan City is 1%.

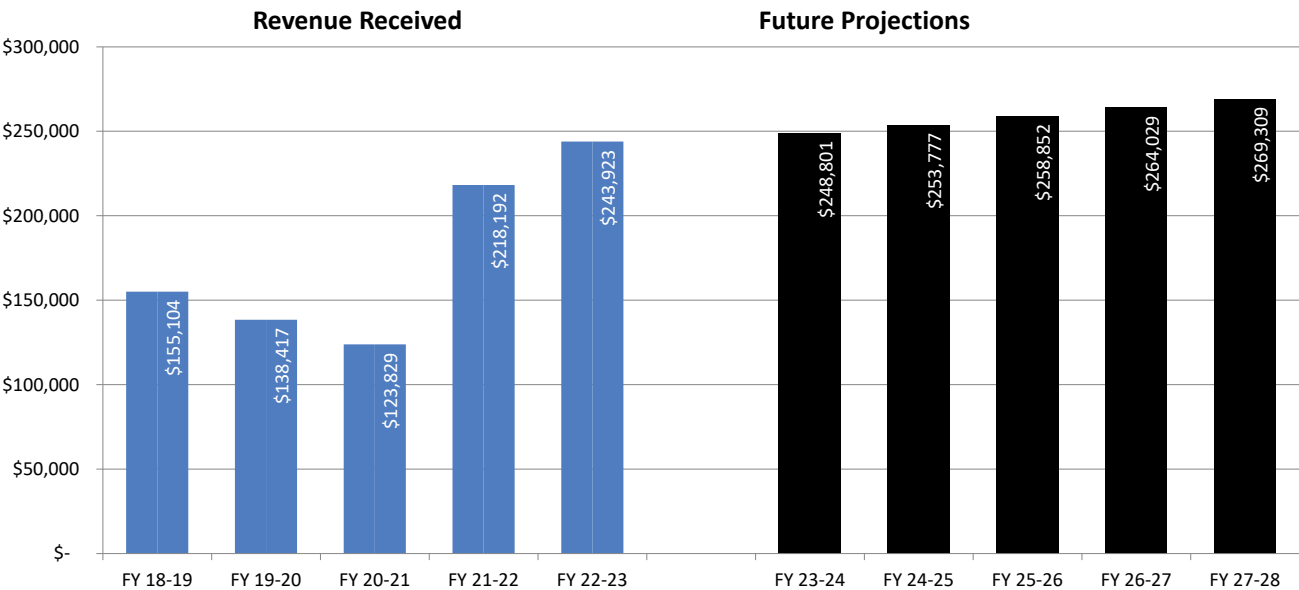
Method Received

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



Revenue Source Detail

Cable Television Franchise Tax

Summary

Any entity in South Jordan providing cable television services is subject to this tax. As of FY 23-24, the only two entities that provide this service are Century Link and Comcast.

Fund/Object

100-401100

Department

Finance

Current Rate

As of FY 23-24, the current rate is 5%.

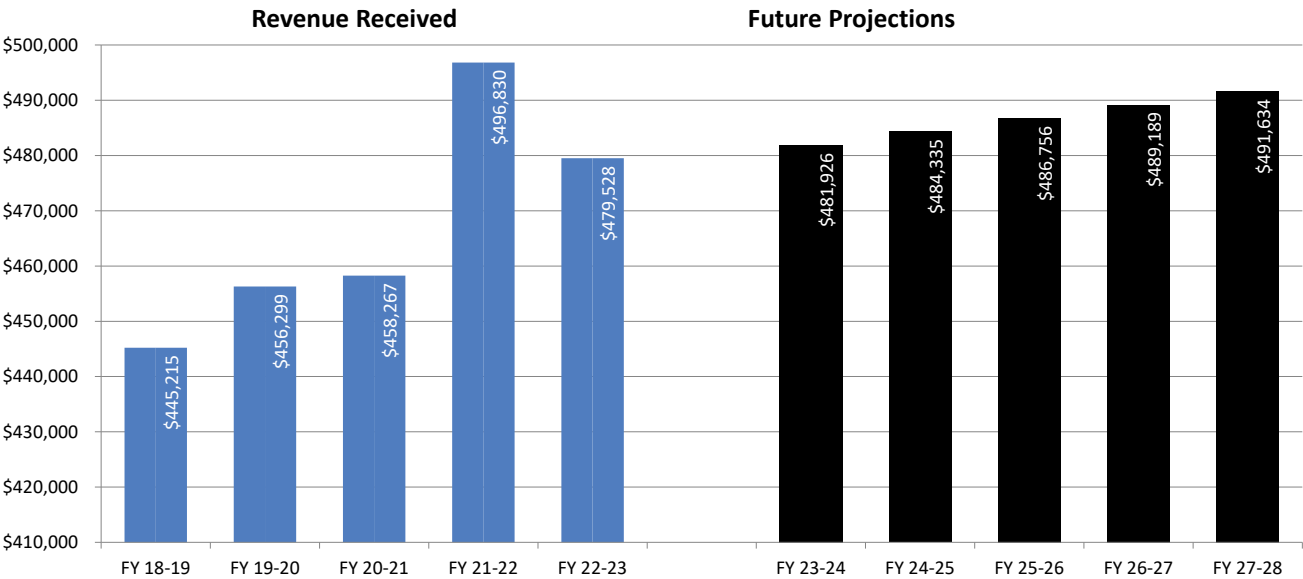
Method Received

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

Authorized Uses

General fund, unrestricted.

Collection History & Future Projections



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.

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.

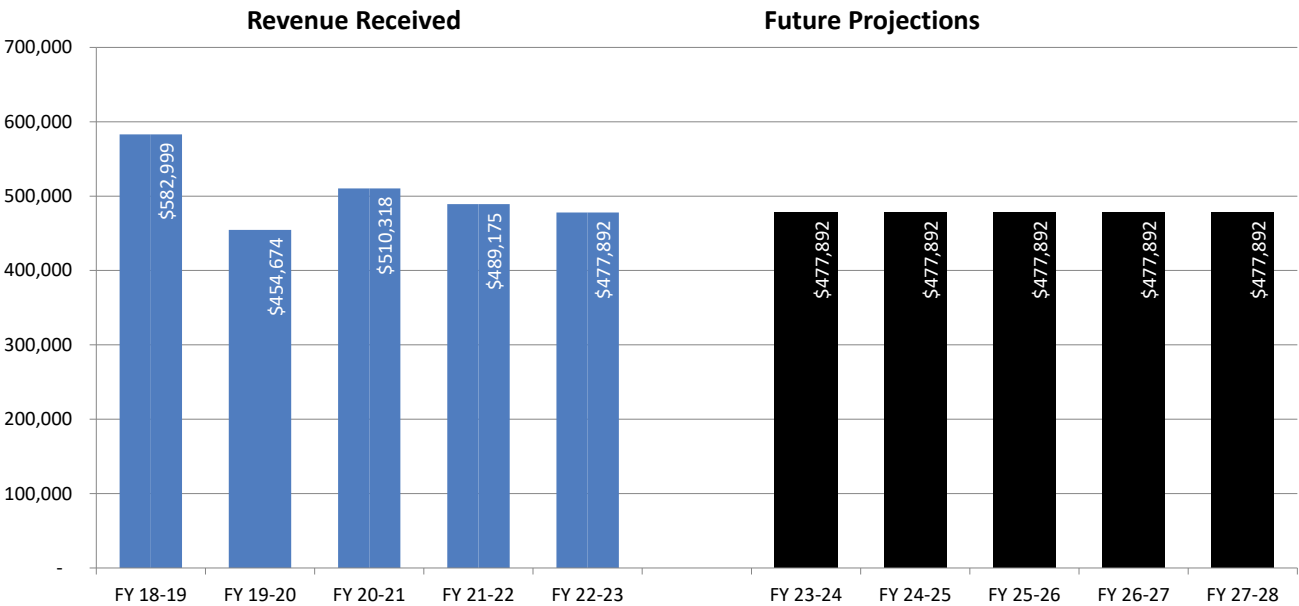
Authorized Uses

General Fund, unrestricted.

Fee Schedule

For the complete fee schedule, see pages 205-222.

Collection History & Future Projections



Revenue Source Detail

Licenses & Permits

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 205-222.

Method Received

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

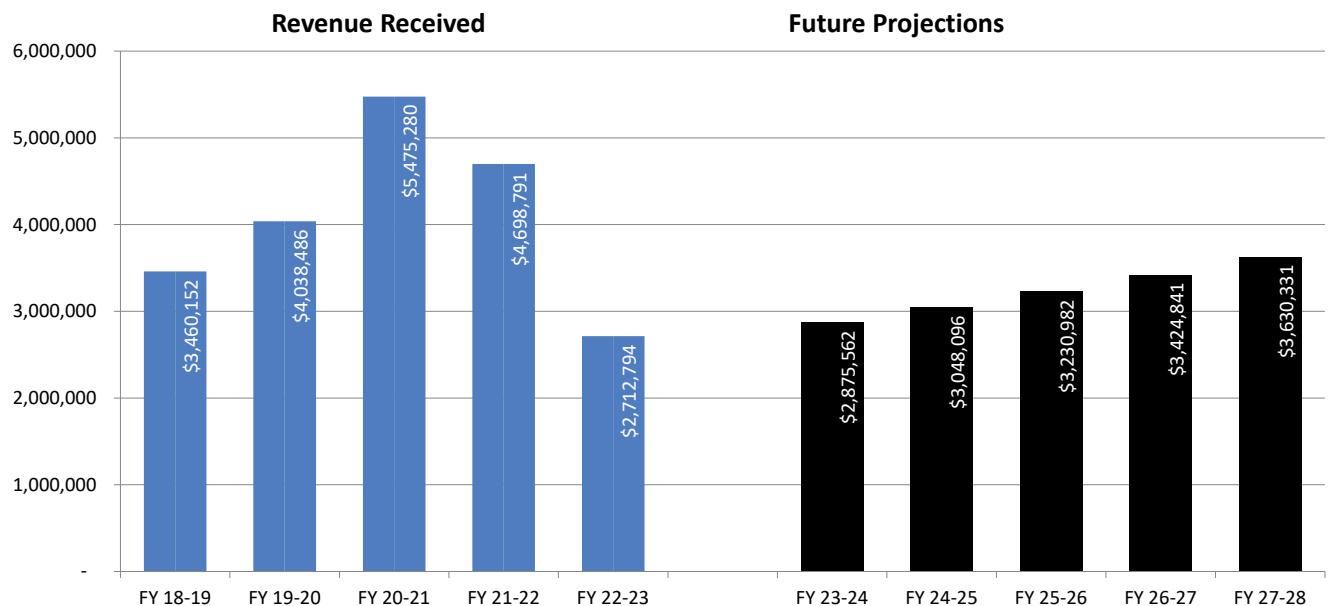
Authorized Uses

General Fund, unrestricted.

Fund/Object

100-416000 - Fire Department Permits
 100-412000 - Business Licenses
 100-413000 - Special Events Permits
 100-414000 - Road Cut Permits
 100-418000 - Dog Licenses
 100-417000 - Solid Waste License Fee
 100420-410000 - Building Permits
 100420-411000 - Electrical, Plumbing, & Mechanical Permits
 100420-415000 - Sign Permits
 100400-431400 - Plan Check Fees

Collection History & Future Projections



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.

- 100-430200 - False Alarm Charges
- 100-433300 - Park Use Fees
- 100420-431000 - Engineering Fees
- 100420-431200 - After Hours Inspection Fees
- 100400-431700 - Zoning & Subdivision Fees

Departments

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

Method Received

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

Fund/Object

- 100-431300 - RMP Connection Fee
- 100-437050 - Miscellaneous Fees
- 100-437030 - Maps & Publication Fees
- 100-437040 - Cell Tower Lease
- 100-430000 - Ambulance Fee
- 100-433000 - Burial Fees
- 100-433100 - Plot Fees
- 100-433200 - Perpetual Care
- 100-430300 - Animal Control Impound Fee

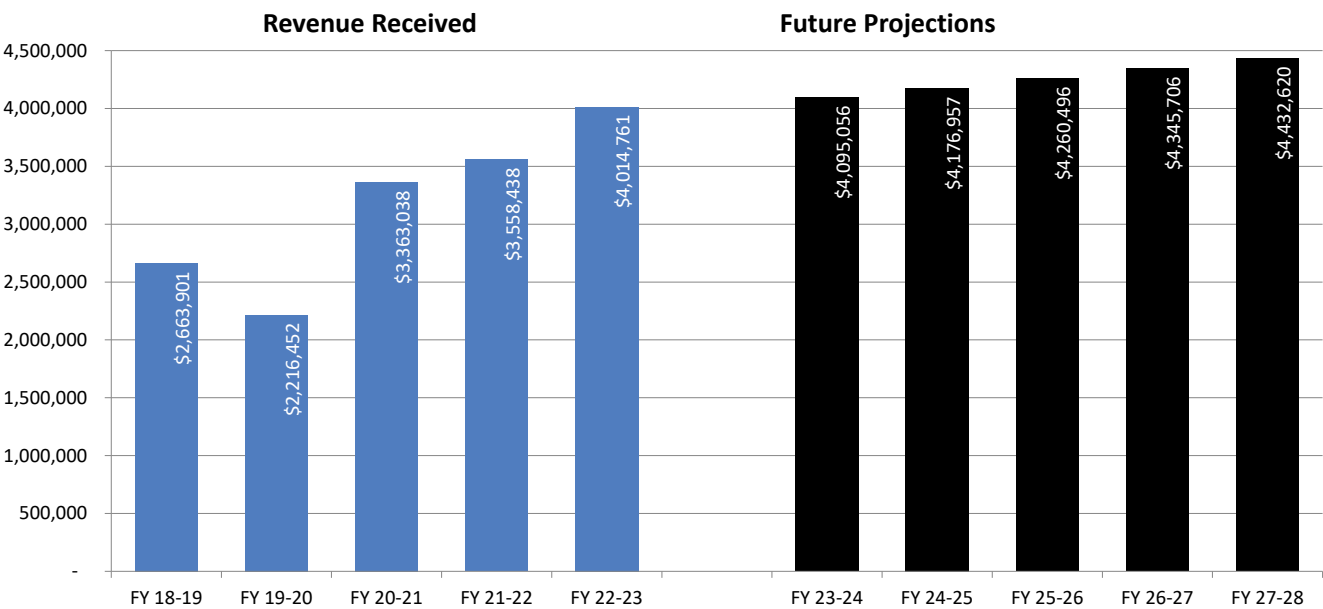
Authorized Uses

General Fund, unrestricted.

Fee Schedule

For the complete fee schedule, see pages 205-222.

Collection History & Future Projections



Revenue Source Detail

Water Fund

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 458 miles of pipe, 24,863 water connections, and 4,108 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.

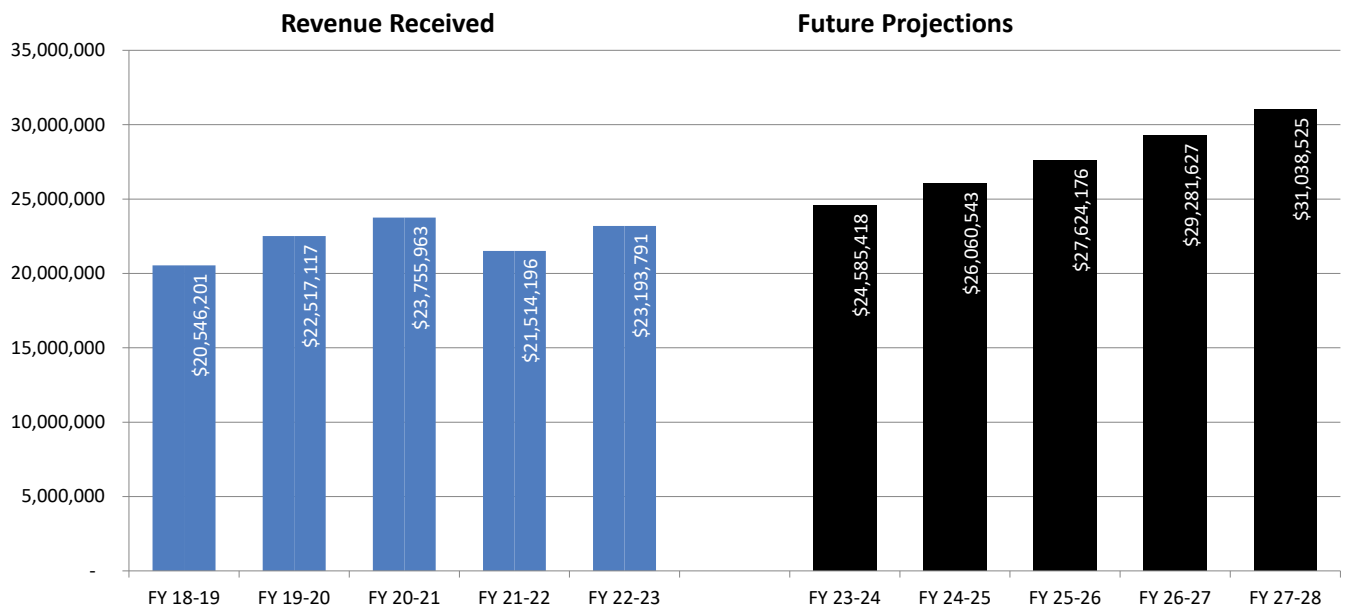
Fund/Object

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 205-222.

Revenue History



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.

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 4,200+ secondary water connections and 116 miles of secondary water piping.
- Manage inventory of secondary water shares owned by the City.

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.

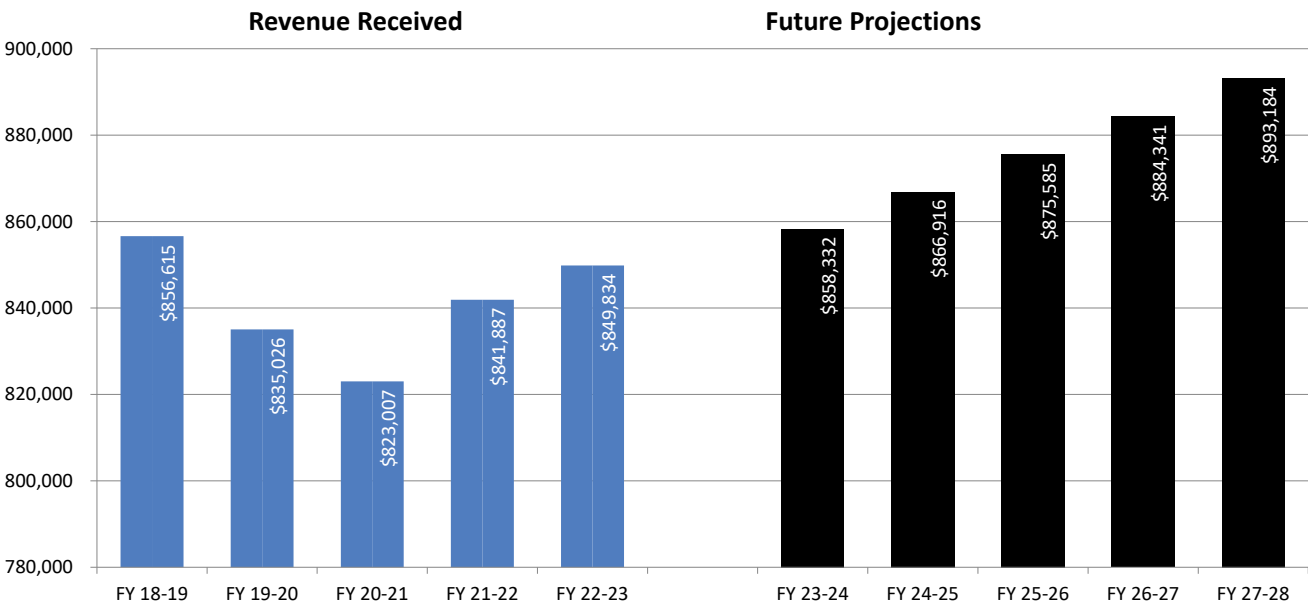
Authorized Uses

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

Fee Schedule

For the complete fee schedule, see pages 205-222.

Revenue History



Revenue Source Detail

Sanitation Fund

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.

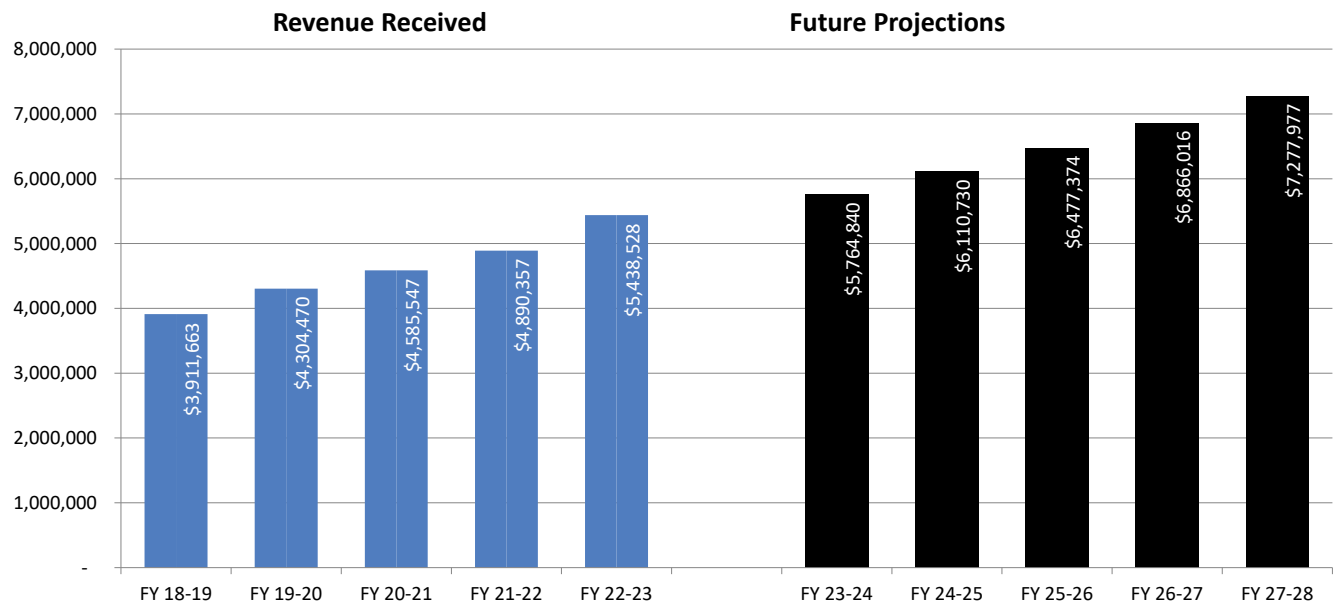
Authorized Uses

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

Fee Schedule

For the complete fee schedule, see pages 205-222.

Revenue History



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 205-222.

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

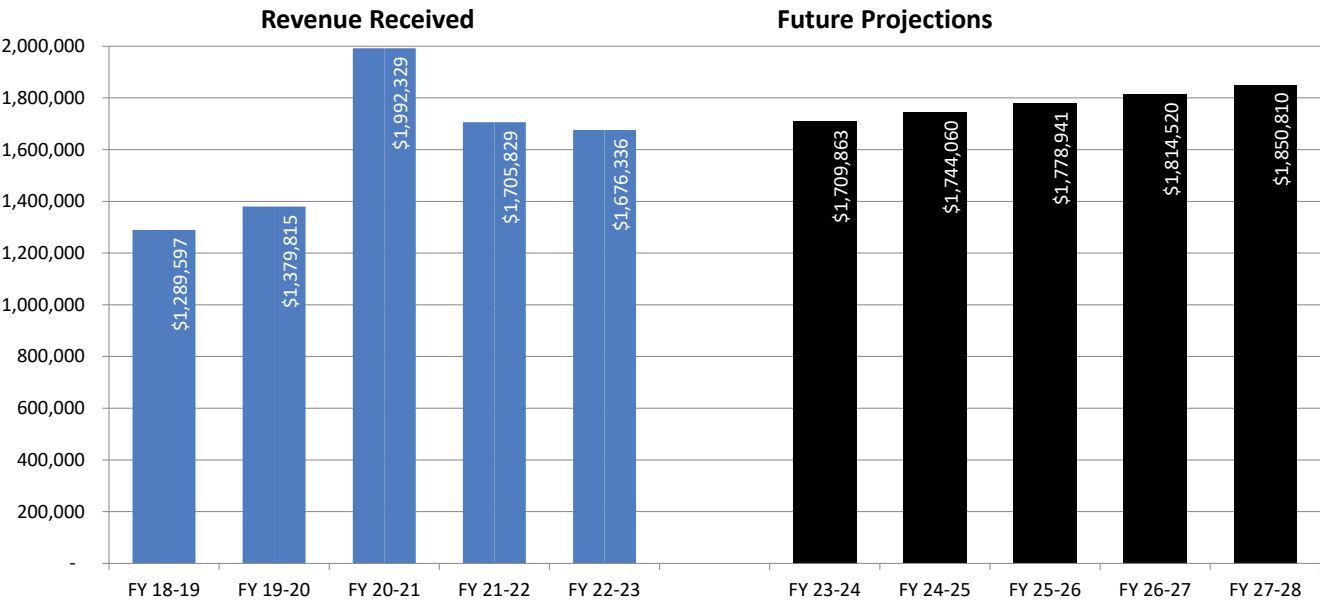
Method Received

All funds come from customer payments for services.

Authorized Uses

All collected funds are restricted for use within Mulligans operations.

Revenue History



Revenue Source Detail

Storm Water Fund

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.

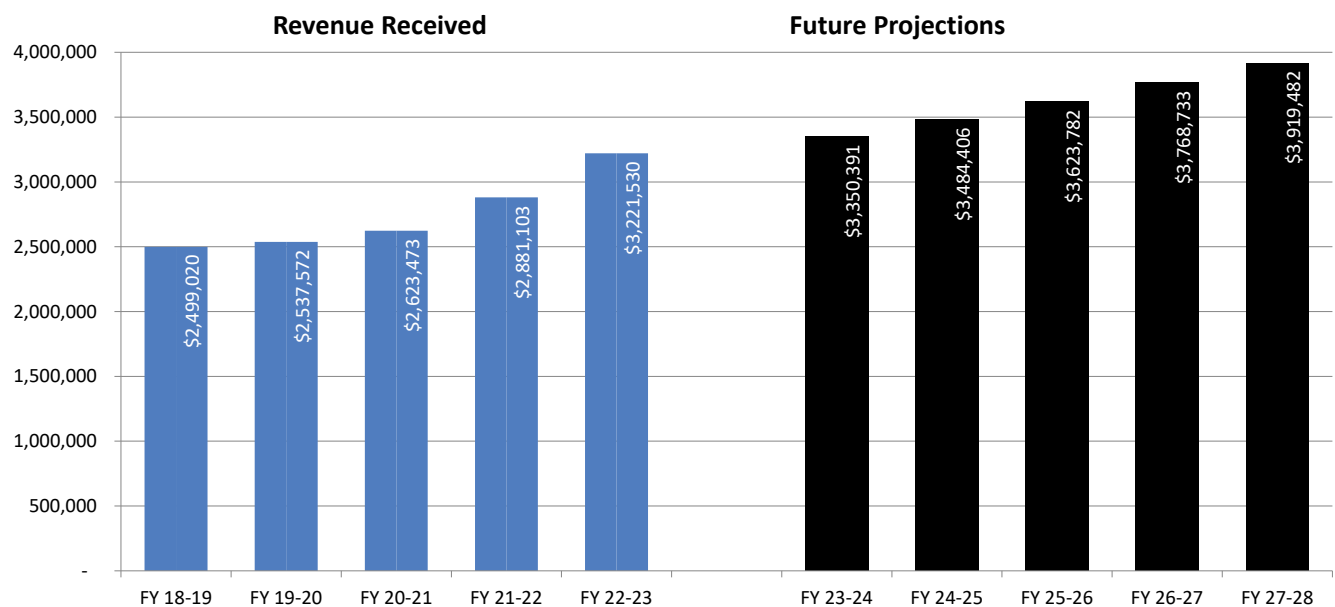
Authorized Uses

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

Fee Schedule

For the complete fee schedule, see pages 205-222.

Revenue History



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
- 200-401000-20004 - Prop Tax Increment-Project 6
- 200-401000-20013 - Prop Tax Increment-Project 9
- 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

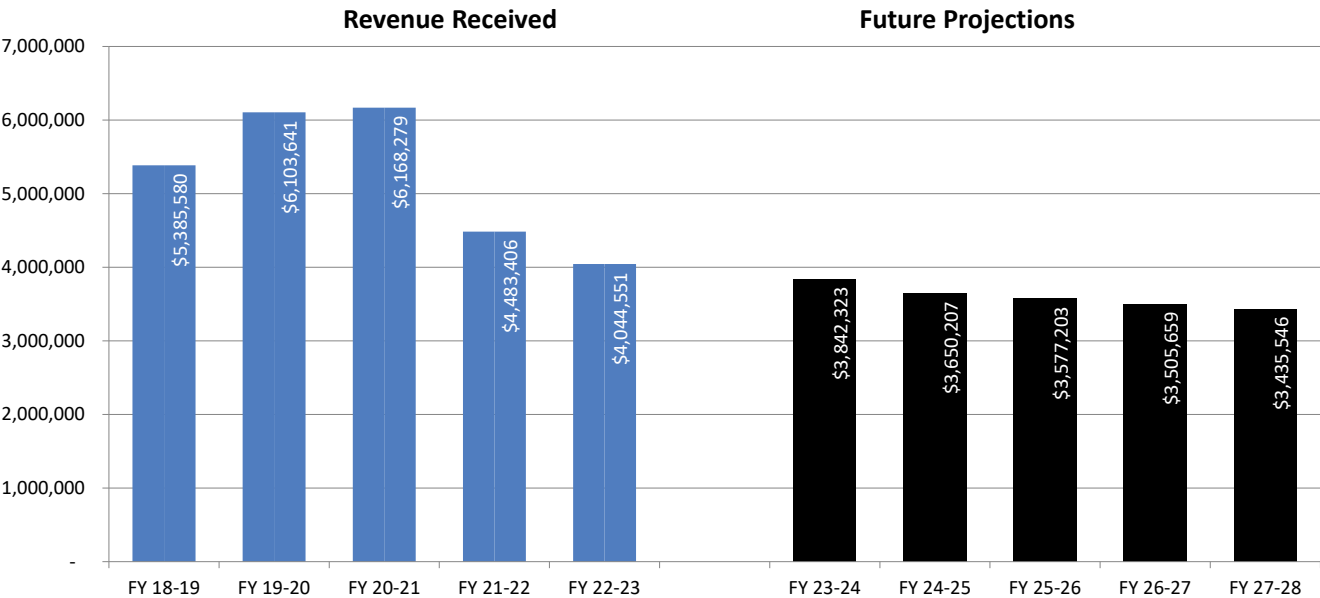
Method Received

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



Revenue Source Detail

RDA Housing

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 areas must be used to encourage the development of low income housing.

Fund/Object

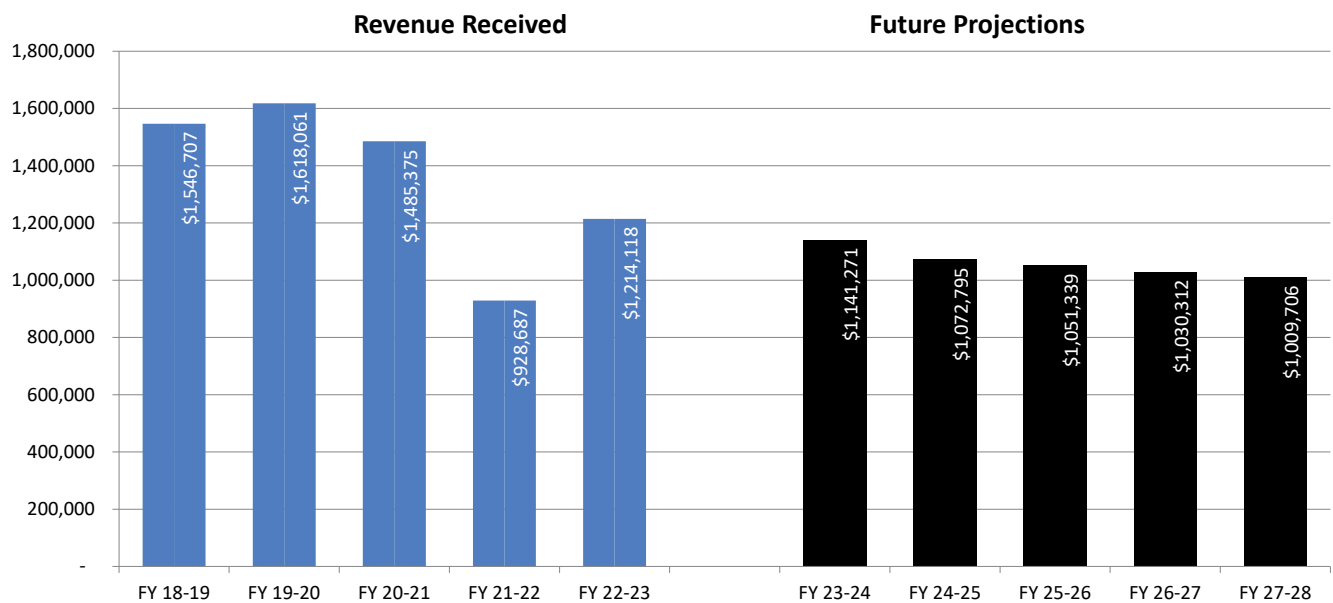
201-401000-20004 - Prop Tax Increment-Project 6
 201-401000-20013 - Prop Tax Increment-Project 9
 201-401000-20008 - Prop Tax Increment-Project 11
 201-450400 - Interest Income

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



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

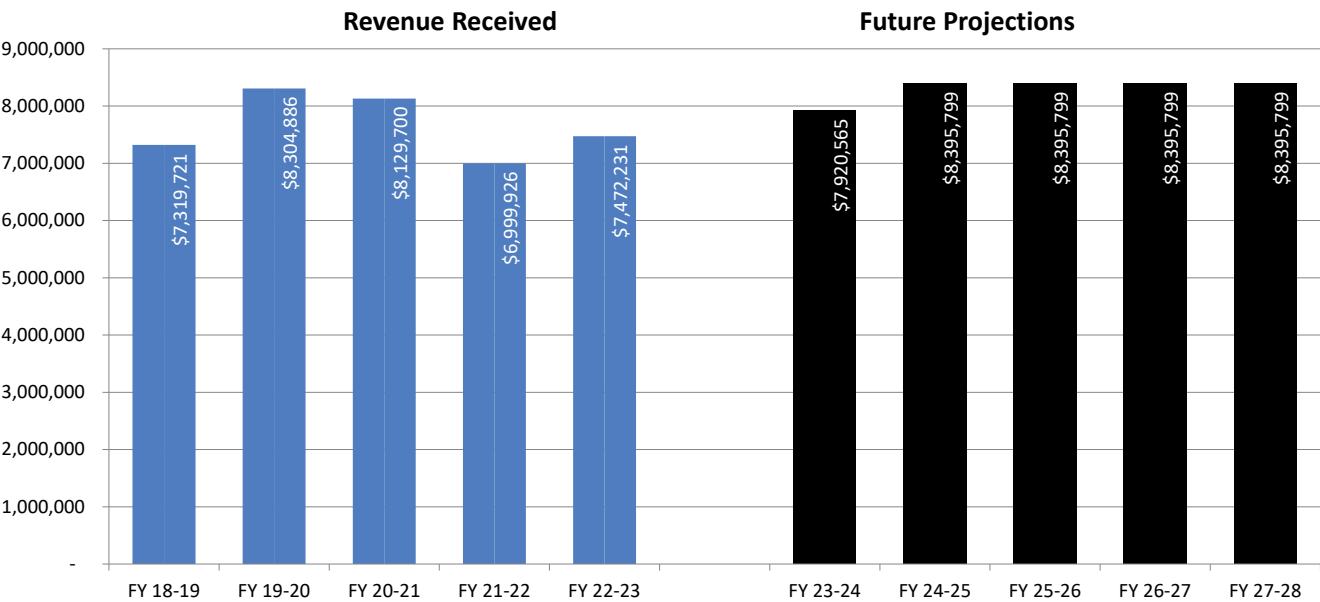
Method Received

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



Revenue Source Detail

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

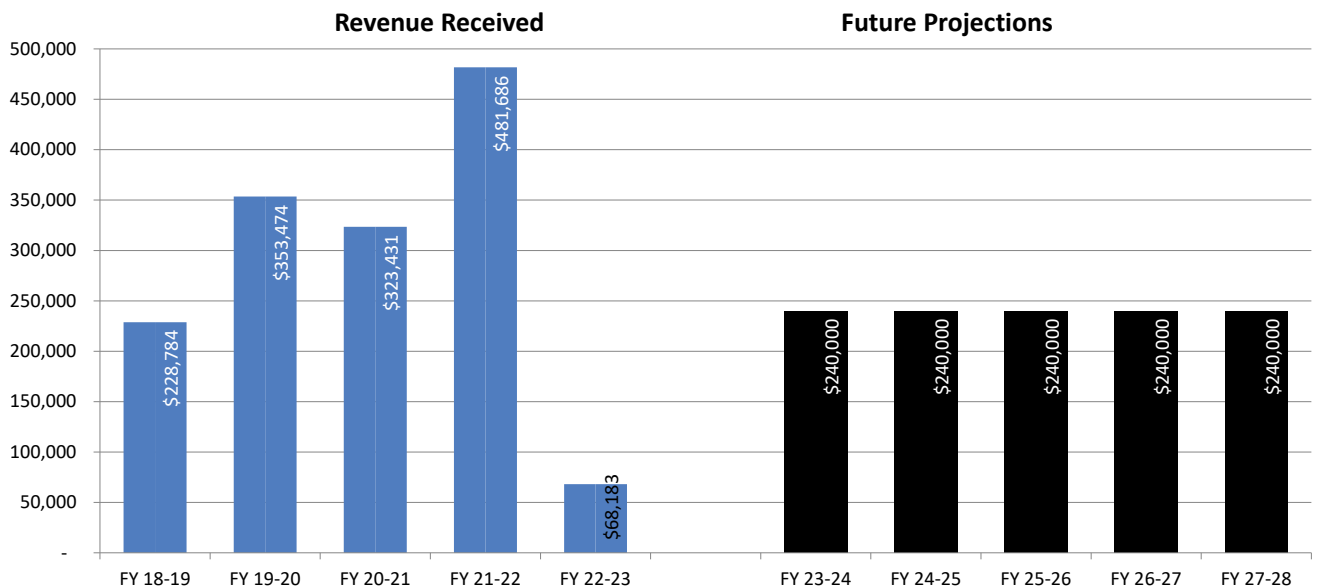
Method Received

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



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:

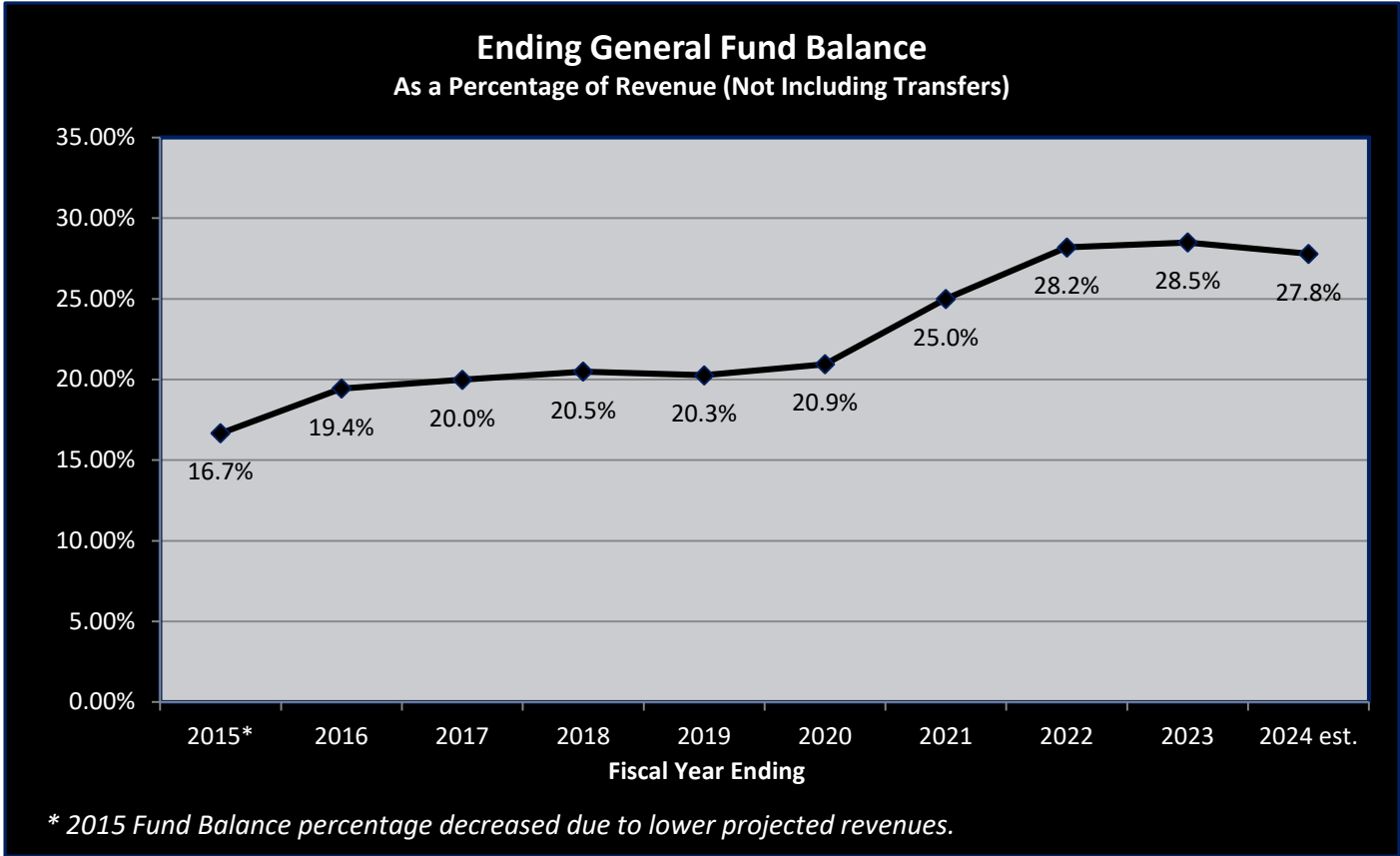
- To have adequate funds in case of an emergency or unexpected events
- To secure the City’s debt and related bond ratings
- To meet requirements for liabilities already incurred but not yet paid
- To avoid short-term debt
- To provide for planned and unplanned capital expenditures

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 2023-2024 is estimated to be at 27.8% in the amount of \$18,368,411. The City will continue to build its reserve to the 35% maximum.



Fund Balance Summary

ALL FUNDS						
	FY2023 Fund Balance	FY2024 Estimated FB	Budgeted Revenues	Budgeted Expenditures	Transfers In (Out)	Ending Fund Balance
Governmental Funds						
General Fund	19,027,972	19,027,972	66,149,529	(64,301,183)	(1,848,346)	19,027,972
Debt Service Fund	3,708,779	7,183,000	2,169,075	(6,013,325)	3,844,250	7,183,000
Redevelopment Fund	26,566,473	31,453,620	13,185,000	(16,684,084)	(2,029,406)	25,925,130*
Capital Projects Fund	92,722,875	54,032,550	7,646,000	(11,824,328)	606,486	50,460,708*
CDBG Fund	-	-	240,000	(194,000)	-	46,000
Storm Drain Fund	1,027,386	1,027,386	3,655,594	(2,619,667)	(35,000)	2,028,313
Interfacility Transfers	2,049,954	1,315,709	2,514,571	(984,435)	(633,362)	2,212,483
Municipal Building Authority	354,684	354,684	-	-	-	354,684
Total Governmental Funds	145,458,123	114,394,921	95,559,769	(102,621,022)	35,000	107,368,668
Proprietary Funds						
Water Operations Fund	11,579,861	11,579,861	24,113,757	(23,375,726)	(35,000)	12,282,892
Mulligans	784,600	784,600	1,735,386	(2,047,826)	-	472,160*
Sanitation	4,504,092	4,504,092	5,449,885	(6,247,540)	-	3,706,437*
Self Insurance	-	-	733,417	(703,982)	-	29,435
Total Proprietary Funds	16,868,553	16,868,553	32,032,445	(32,375,074)	(35,000)	16,490,924
Total	162,326,676	131,263,474	127,592,214	(134,996,096)	-	123,859,592

*Capital Projects fund balance is estimated to decrease due to several planned capital projects.
 Redevelopment fund balance is estimated to decrease due to new housing projects.
 Mulligans fund balance is estimated to decrease due to planned capital projects and equipment.
 Sanitation fund balance is estimated to decrease due to increases operating expenditures.

All Funds Revenues & Expenditures



ALL FUNDS				
	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Financing Sources:				
Taxes & Fees	46,985,887	50,581,970	49,186,807	51,655,559
Impact Fees	1,487,707	2,350,000	1,538,753	1,575,000
Area Increment	10,992,557	13,505,000	8,400,825	12,160,000
RDA Housing	747,394	760,000	669,632	875,000
Class C Road Funds	3,899,187	4,035,880	4,508,755	4,157,000
Local Transit Tax	2,092,813	2,224,830	2,674,823	2,314,000
Licenses & Permits	2,505,814	4,345,257	2,483,540	2,505,661
Intergovernmental Revenues & Fees	10,405,647	1,407,511	7,340,332	763,000
Charges for Services	44,706,510	43,321,324	44,678,927	45,579,558
Fines & Forfeitures	489,613	490,000	475,000	470,000
Special Assessments	1,610,499	2,153,650	1,385,000	2,154,175
Investment Earnings	3,435,442	590,690	3,357,736	540,691
Misc. Revenue	9,527,419	826,570	4,700,303	2,842,570
Transfers In & Use of Fund Balance	34,380,017	29,560,606	38,151,431	31,948,264
Total Financing Sources	173,266,507	156,153,288	169,551,864	159,540,478
Financing Uses:				
Wages & Benefits	47,010,939	57,014,089	53,277,321	59,899,081
Operating Expenses	31,206,215	35,575,740	28,557,587	36,207,275
Debt Expenditures	7,148,612	9,096,322	7,560,398	6,013,325
Project Expenditures	23,143,635	25,056,464	35,997,001	32,880,728
Transfers Out & Contribution to Fund Balance	64,757,105	29,410,673	44,159,557	24,540,069
Total Financing Uses	173,266,507	156,153,288	169,551,864	159,540,478

General Fund Summary

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
REVENUES				
Sales Tax	23,441,152	27,447,272	25,338,210	26,605,120
Property Taxes	15,477,927	15,839,035	16,368,756	17,343,382
Franchise Taxes	6,535,539	5,760,031	6,038,597	6,262,706
Transient Room Tax	243,923	151,500	151,500	153,015
Cable TV Fees	479,528	501,810	481,926	484,336
Motor Vehicle Fees	807,818	882,322	807,818	807,000
Penalties & Interest	44,069	10,000	10,000	10,001
Licenses & Permits	2,505,814	4,345,257	2,483,540	2,505,661
Intergovernmental Revenues	653,464	430,000	523,000	523,000
Administration Fees	4,697,758	4,971,385	4,971,385	4,967,696
Charges for Services	4,023,678	3,082,352	3,218,362	3,218,362
Recreation Revenue	308,626	219,600	228,250	233,250
Fines and Forfeitures	489,613	490,000	475,000	470,000
Miscellaneous Revenue	4,582,659	320,000	2,566,000	2,566,000
Total General Fund Revenue	64,291,567	64,450,564	63,662,344	66,149,529
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	789,915	1,039,705	1,228,806	1,315,456
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	789,915	1,039,705	1,228,806	1,315,456
Total Rev, Trans in, and Use of Fund Balance	65,081,482	65,490,269	64,891,150	67,464,985
EXPENDITURES				
Wages and Benefits	42,325,462	50,469,353	47,348,528	53,131,304
Operating Expenditures	10,363,384	10,090,639	9,615,429	11,169,879
Total General Fund Expenditures	52,688,846	60,559,992	56,963,957	64,301,183
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	10,413,753	4,930,277	4,930,277	3,163,802
Contribution to Fund Balance	1,978,883	0	2,996,916	0
Total Transfers Out and Contribution to Fund Balance	12,392,636	4,930,277	7,927,193	3,163,802
Total Exp, Trans Out, and Cont to Fund Balance	65,081,482	66,490,269	64,891,150	67,464,985

General Fund Revenues

	Prior Year Actual FY 22-23	Estimated Actual FY 23-24	Proposed Budget FY 24-25
REVENUES			
Taxes			
Property Tax	15,477,927	16,368,756	17,343,382
Motor Vehicle Tax	807,818	807,818	807,000
Sales and Use Tax	23,441,152	25,338,210	26,605,120
Penalties and Interest	44,069	10,000	10,001
Telecommunications Tax	495,686	498,164	500,655
Energy Sales and Use Tax	6,039,853	5,540,433	5,762,051
Cable TV Franchise Tax	479,528	481,926	484,336
Transient Room Tax	243,923	151,500	153,015
Total Taxes	47,029,956	49,196,807	51,665,560
Licenses and Permits			
Building Permits	2,100,928	2,082,311	2,102,258
Business Licenses	215,079	217,230	219,402
Solid Waste License Fee	173,830	150,000	150,000
Miscellaneous	133,815	121,500	121,500
Total Licenses and Permits	2,623,651	2,571,041	2,593,160
Intergovernmental Revenues			
State and Federal Grants	198,767	463,000	463,000
Liquor Allotment	75,530	60,000	60,000
Total Intergovernmental Revenues	274,297	523,000	523,000
Charges for Service			
Ambulance Fees	2,071,962	2,071,962	2,071,962
Engineering Fees	25,860	20,000	20,000
Plan Check Fees	206,980	25,000	25,000
Zoning and Subdivision Fees	510,730	512,000	512,000
Cemetery Fees	562,054	395,000	395,000
Recreation Fees	308,626	228,250	233,250
Other Services	5,226,012	5,078,284	5,074,597
Total Charges for Services	8,912,225	8,330,496	8,331,809
Fines and Forfeitures	489,613	475,000	470,000
Miscellaneous Revenue			
Investment Earnings	3,856,428	2,500,000	2,500,000
Other Miscellaneous Revenue	1,105,398	66,000	66,000
Total Miscellaneous Revenue	4,961,825	2,566,000	2,566,000
Transfers			
Transfers In	789,915	1,228,806	1,315,456
Total Transfers	789,915	1,228,806	1,315,456
Total Revenue	65,081,482	64,891,150	67,464,985

General Fund Expenditures

	Prior Year Actual FY 22-23	Estimated Actual FY 23-24	Proposed Budget FY 24-25
EXPENDITURES			
General Government			
General Administration	1,994,498	2,289,019	2,444,196
Information Center	445,890	482,801	442,720
City Commerce	319,881	360,313	366,171
City Recorder	240,327	320,311	459,228
Finance	3,167,119	3,435,889	4,134,938
Human Resources	730,474	819,035	973,843
Office of the City Attorney	1,261,700	1,340,852	1,467,002
Total General Government	8,159,889	9,048,220	10,288,098
Administrative Services			
Administration	368,370	490,225	540,654
Communications	443,691	450,044	496,967
Facilities	1,476,823	1,507,386	1,541,512
Information Services	1,796,617	2,247,266	2,403,787
Justice Court	618,564	657,301	753,298
Risk Management	719,807	0	0
Total Administrative Services	5,423,872	5,352,222	5,736,218
Recreation			
Recreation/Event Programs & Seniors	2,007,652	2,153,506	2,726,144
Total Recreation	2,007,652	2,153,506	2,726,144
Development Services			
Building	1,805,213	1,989,330	1,890,209
Engineering	2,759,355	3,091,178	3,444,572
Planning	842,867	934,201	963,105
Total Development Services	5,407,434	6,014,709	6,297,886
Public Works			
Administration	1,175,358	1,207,552	1,243,571
Parks & Cemetery	4,117,551	4,477,318	5,139,628
Fleet	1,623,549	1,520,671	1,618,698
Street Lighting	528,120	499,349	467,999
Streets	1,848,920	2,222,738	2,763,482
Total Public Works	9,293,499	9,927,628	11,233,378
Public Safety			
Fire	10,922,743	12,024,232	12,940,730
Police & Animal Control	11,473,757	12,443,440	15,078,729
Total Public Safety	22,396,500	24,467,672	28,019,459
Transfers & Contribution to Fund Balance			
Transfers Out	10,413,753	4,930,277	3,163,802
Contribution to Fund Balance	1,978,883	2,996,916	0
Total Transfers & Cont. to Fund Balance	12,392,636	7,927,193	3,163,802
Total Expenditures	65,081,482	64,891,150	67,464,985



Mulligans Golf Course

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	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Executive & Mayor	\$2,238,259	6	68
2. Information Center	\$442,720	6	70
3. Human Resources	\$973,843	4	72
4. Finance	\$4,134,938	20	74
5. City Commerce	\$366,171	2	76
6. City Recorder	\$459,228	2	78
TOTAL EXPENDITURES	\$8,615,159	40	

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Engaged Community (EC)	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 (source: Annual Community Survey)	73%	78%	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% (source: Annual Community Survey)	53%	57%	65%
Fiscally Responsible Governance (FRG)	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 (source: Annual Community Survey)	73%	73%	78%
	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% (source: Annual Community Survey)	60%	74%	65%

Executive at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$2,238,259		Full-Time Employees: 6
--	---	---	--	---	----------------------------------

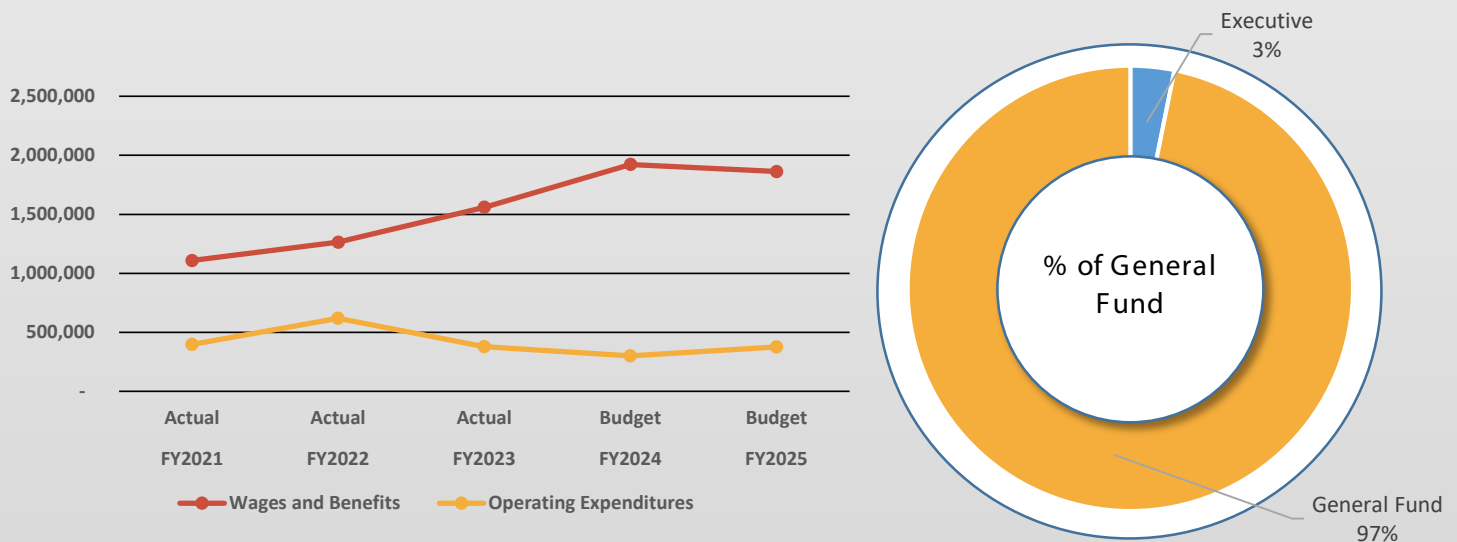
Executive

Office of the City Manager

	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 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	0	0
Director of Strategy & Budget	1	1	1	1
Associate Director of Strategy & Budget	1	1	1	1
Strategy & Budget Analyst	1	1	1	1
TOTAL	7	7	6	6

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	1,559,607	1,922,350	1,798,177	1,862,451
Operating Expenditures	377,567	300,308	322,518	375,808
Total Executive & Mayor	1,937,174	2,223,158	2,120,695	2,238,259



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Engaged Community (EC)	EC-1 RESPONDS to the needs and concerns of the community in a prompt, transparent, professional, respectful and ethical manner	Decrease the percentage of phone calls to seek service, information, or to file a complaint to 30% annually or less (Annual Community Survey)	34%	38%	30%
		Resolve 80% or more of resident calls at the first contact or one transfer (Annual Community Survey)	78%	79%	80%
		Reduce monthly average call volume to the Info Center at 9,000 calls per month or less as the City grows through improving website services and forms	9,874	9,161	9,000

Information Center at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$442,720		Full-Time Employees: 6
--	---	---	--	---	----------------------------------

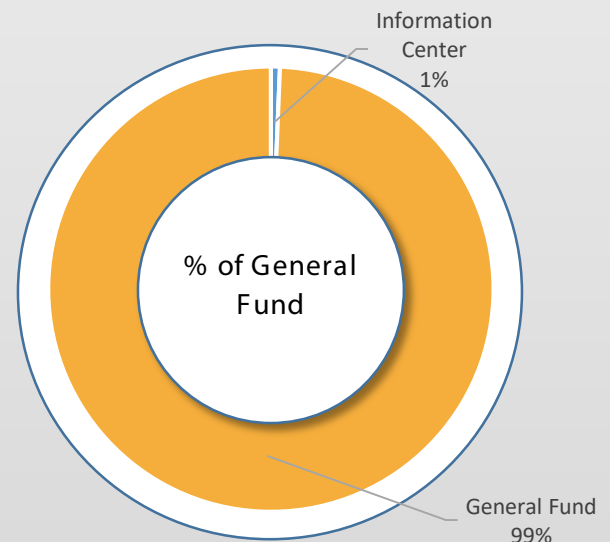
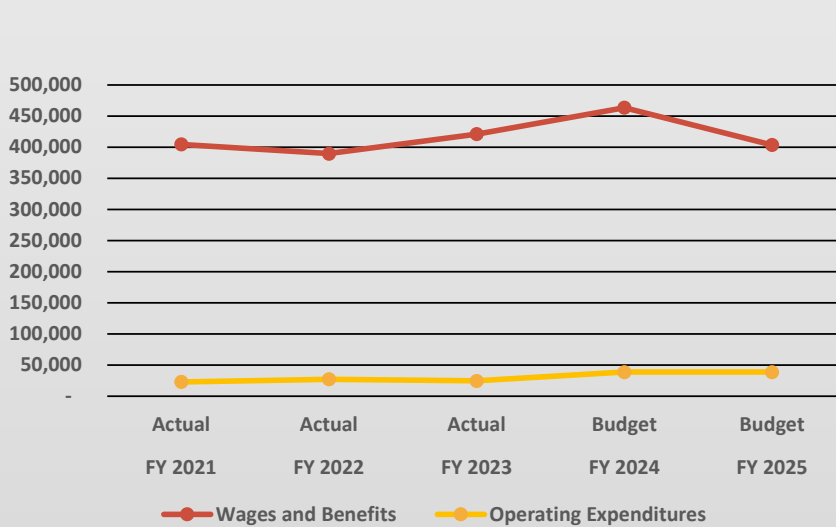
Information Center

Office of the City Manager

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Information Center Agents	5	5	5	6
Information Center Lead	1	1	1	0
TOTAL	6	6	6	6

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	421,147	463,528	451,252	403,745
Operating Expenditures	24,742	38,975	31,549	38,975
Total Information Center	445,890	502,503	482,801	442,720



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Fiscally Responsible Governance (FRG)	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%	94%	99%	95%
		Increase the annual percentage of employees engaged in the workforce to greater than 50% (source: annual community survey)	79%	75%	50%
		Maintain annual percentage of employees participating in the Tuition Reimbursement program at between 3 and 5%	3%	3%	Between 3 and 5%

Human Resources at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$973,843		Full-Time Employees: 4
--	--	---	---------------------------------	---	---------------------------

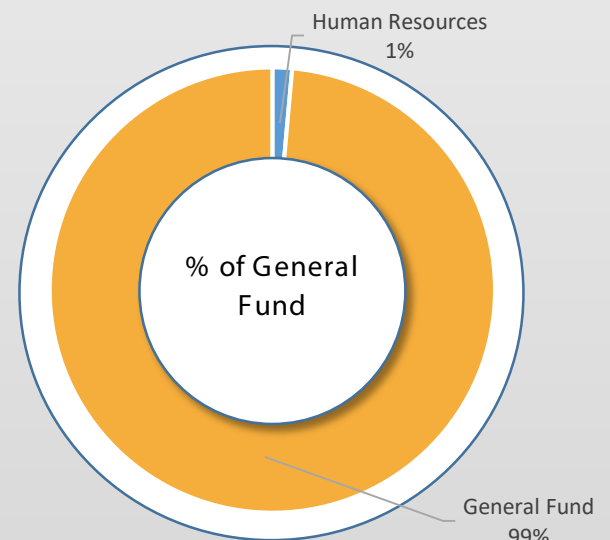
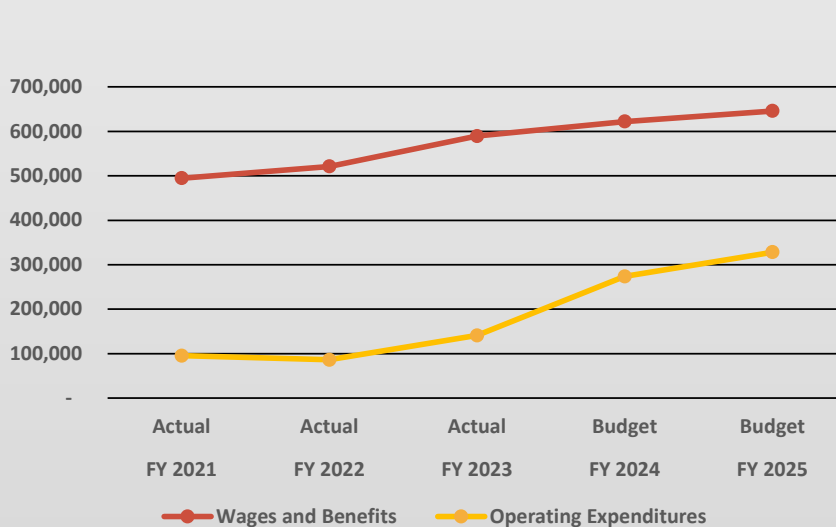
Human Resources

Office of the City Manager

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Director of Human Resources	1	1	1	1
Associate Director of Human Resources	1	1	1	1
HR Generalist	2	2	2	2
TOTAL	4	4	4	4

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	589,279	621,913	612,350	645,676
Operating Expenditures	141,195	273,642	206,685	328,167
Total Human Resources	730,474	895,555	819,035	973,843



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

9. Maintenance

10. Payroll Processing & Reporting

11. RFP and Bid Management




12. Budget Analysis and Forecasting

13. Utility Work Orders

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Fiscally Responsible Governance (FRG)	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 5% each year	10%	5%	5%
		Increase the number of vendors paid via electronic file transfer (EFT) by 2% each year	2%	2%	2%
Sustainable Growth (SG)	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 5% each year	14%	5%	5%

Finance at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$4,134,938		Full-Time Employees: 20
--	---	---	--	---	-----------------------------------

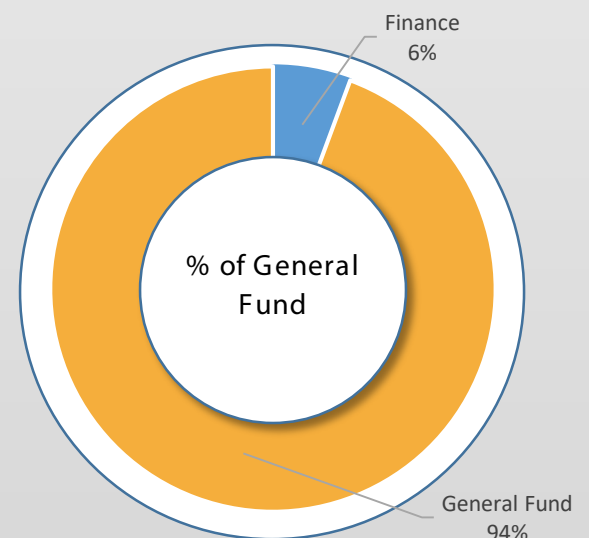
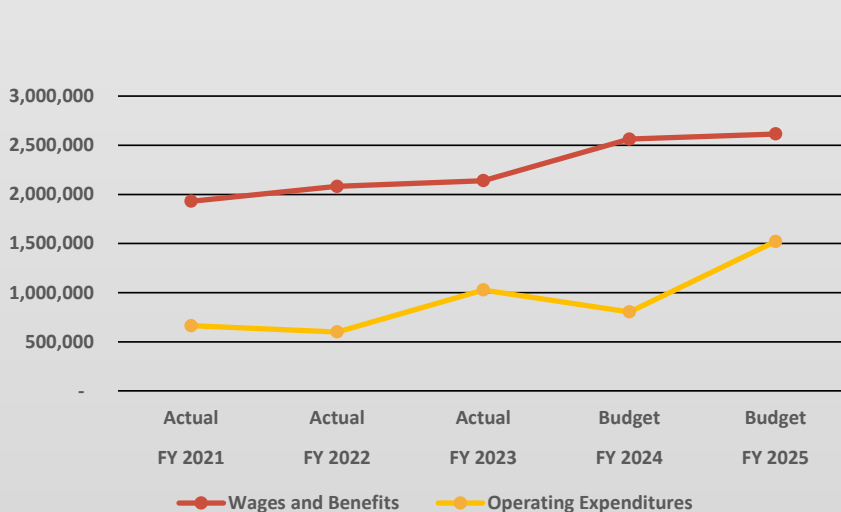
Finance

Office of the City Manager

	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Authorized Positions	Actual	Actual	Actual	Proposed
Chief Financial Officer	1	1	1	1
Deputy Director of Finance	1	1	1	1
Associate Director of Finance	1	1	1	1
City Treasurer	1	1	1	1
Purchasing Coordinator	1	1	1	1
Budget/Accounting Specialist	1	1	1	1
Senior Accounts Payable Specialist	1	1	1	1
Accountant (I, II)	4	4	4	4
Billing Manager	1	1	1	1
Billing Lead	1	1	1	1
Billing Clerk	4	4	4	4
Utility Metering Lead	1	1	1	1
Utility Metering Technician	1	1	1	1
Grant Administrator	0	0	1	1
TOTAL	19	19	20	20

Summary of Expenditures By Category

	FY 22-23	FY 23-24	FY 23-24	FY 24-25
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	2,140,172	2,562,750	2,522,006	2,614,299
Operating Expenditures	1,026,947	804,600	913,883	1,520,639
Total Finance	3,167,119	3,367,350	3,435,889	4,134,938



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Economic Development (ED)	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% or more each year	19%	-14%	1%
		Maintain annual active business licenses at 1,298 or more	1,341	1,364	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	0.30%	-3.70%	3%
	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 or more	1,197	1,292	1,083
		Maintain annual business licenses closed at 159 or less	161	275	159

City Commerce at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$366,171		Full-Time Employees: 2
--	---	---	--	---	----------------------------------

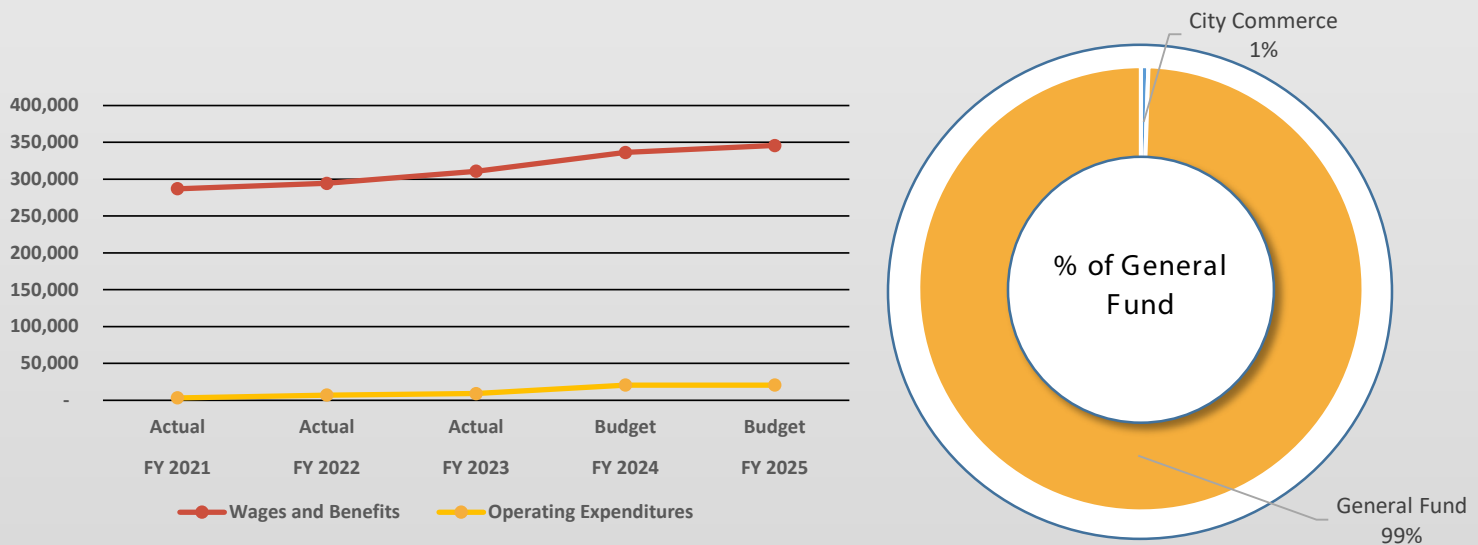
City Commerce & Sustainability

Office of the City Manager

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 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 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	310,774	336,193	323,631	345,571
Operating Expenditures	9,107	20,600	36,682	20,600
Total City Commerce & Sustainability	319,881	356,793	360,313	366,171



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

2. Records Management

3. City Council Support

4. Redevelopment Agency, Advisory Boards,

5. Committee Support

6. Government Records Management Act (GRAMA) Requests




7. Municipal Code Record Retention

8. Municipal Election

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Fiscally Responsible Governance (FRG)	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%

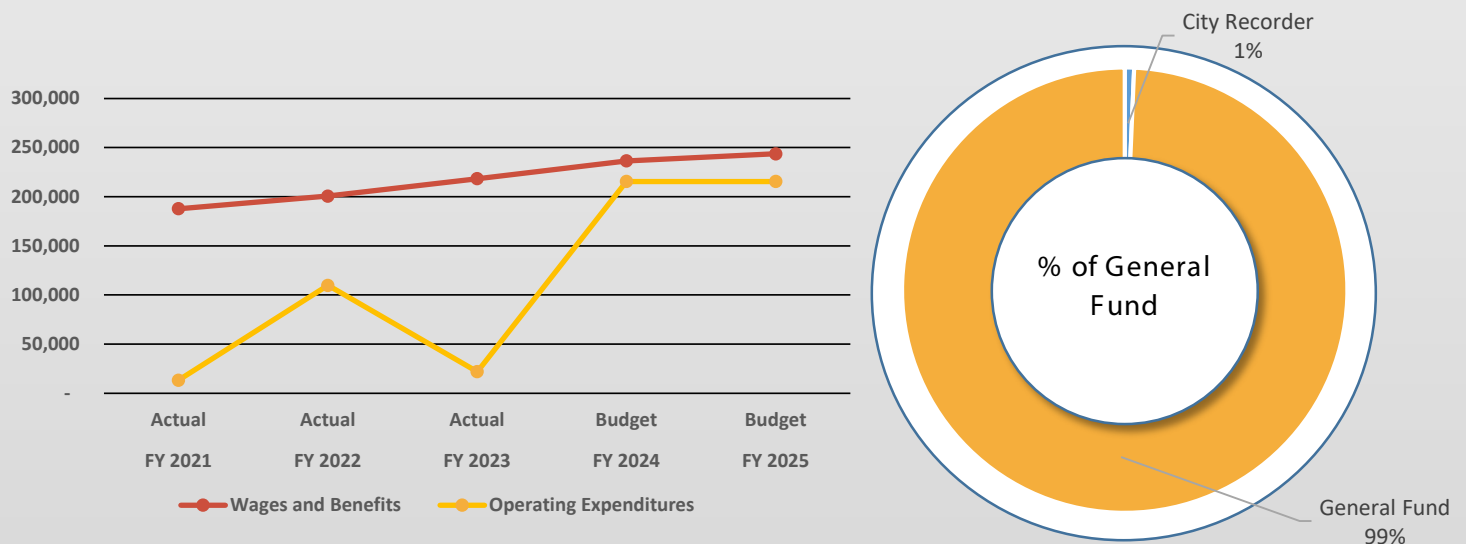
City Recorder at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$459,228		Full-Time Employees: 2
--	--	---	---------------------------------	---	---------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 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 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	218,333	236,453	230,058	243,698
Operating Expenditures	21,995	215,530	90,253	215,530
Total City Recorder	240,327	451,983	320,311	459,228





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, Engineering Services, Planning, Fire Services, Public Works and Police Services.

EXPENDITURES BY PROGRAM	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Assistant City Manager	\$205,937	0	80
2. Administrative Services	\$5,736,218	31	83
3. Recreation	\$2,726,144	16	94
4. Engineering Services	\$5,334,781	36	101
5. Planning	\$963,105	7	106
6. Fire Services	\$13,071,108	92	109
7. Police Services	\$15,055,853	92	112
8. Public Works	\$11,233,378	76	115
TOTAL EXPENDITURES	\$54,326,524	349	

Office of the Assistant City Manager

ACM

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

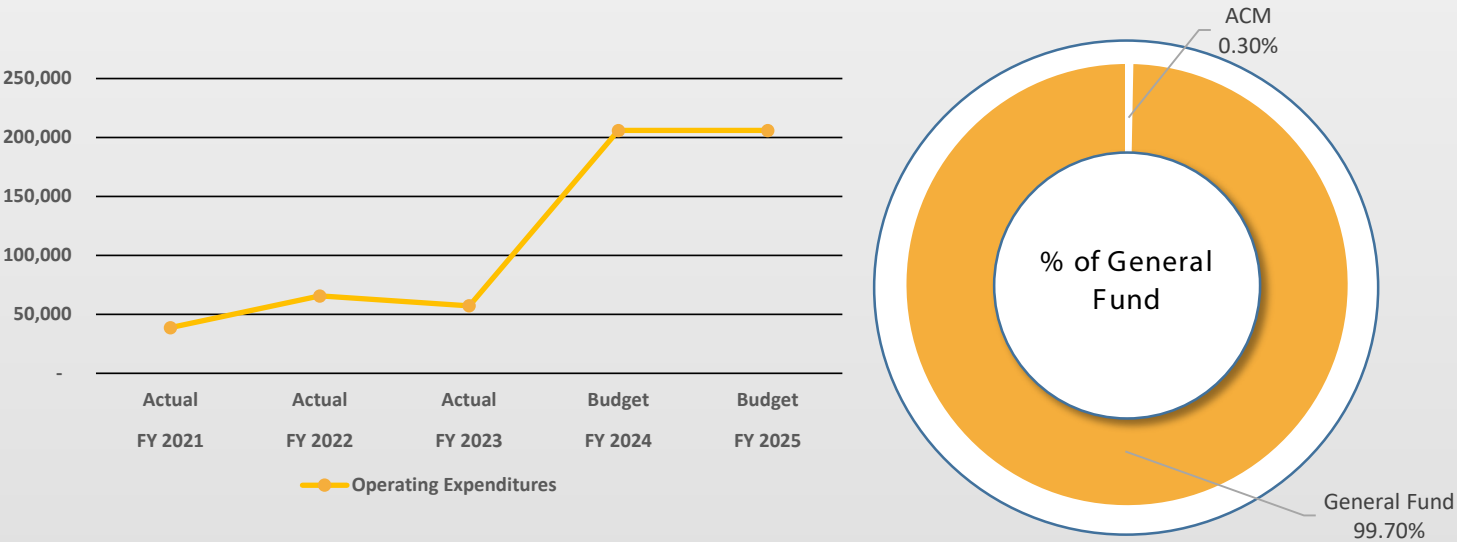
Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Safe Community (SC)	SC-5 ENGAGES the entire community to share in the responsibility for its safety, health and well-being	Maintain a 85% or higher rating on providing a safe community <i>(source: Annual Community Survey)</i>	88%	89%	88%
Economic Development (ED)	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>	75%	72%	75%
Sustainable Growth (SG)	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>	59%	64%	75%

ACM at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$205,937		Full-Time Employees: 0
---	---	---	--	---	----------------------------------

Summary of Expenditures By Category

	FY 22-23	FY 23-24	FY 23-24	FY 24-25
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	0	0	0	0
Operating Expenditures	57,324	205,937	168,324	205,937
Total Assistant City Manager	57,324	205,937	168,324	205,937



General Fund - Administrative Services



Administrative Services

The Administrative Services department provides leadership and administrative support for Communications/Media/Marketing, Information Services, Court, and Facilities.

EXPENDITURES BY PROGRAM	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Administrative Services	\$540,654	3	84
2. Communications/Media/Marketing	\$496,967	3	86
3. Information Services	\$2,403,787	11	88
4. Court	\$753,298	5	90
5. Facilities	\$1,541,512	9	92
TOTAL EXPENDITURES	\$5,736,218	31	

Department Purpose

Administrative Services provides leadership and administrative support for Risk Management, Communications/Media/Marketing, Information Services, Court, Facilities.

CORE PROGRAMS




1. Department Strategic Planning

2. Division Operations Support

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Engaged Community (EC)	EC-1 RESPONDS to the needs and concerns of the community in a prompt, transparent, professional, respectful, and ethical manner	Achieve a 80% or higher performance rating on communicating effectively with residents	72%	78%	80%
Fiscally Responsible Governance (FRG)	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 a 75% or higher performance rating on implementing government policies to efficiently use city resources	71%	75%	75%

Admin Services at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$540,654		Full-Time Employees: 3
--	--	---	---------------------------------	---	---------------------------

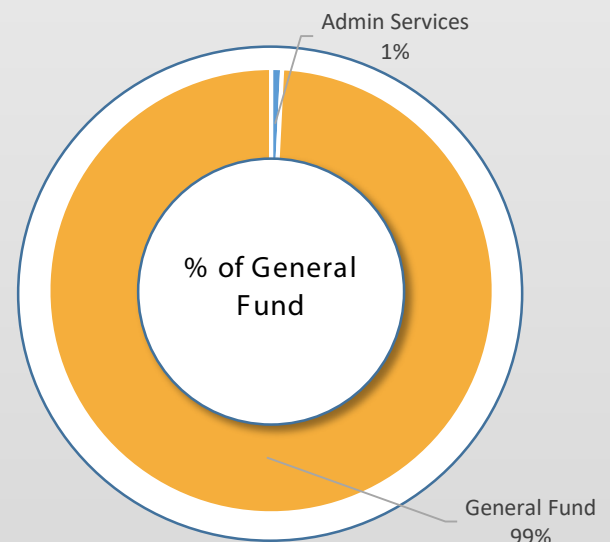
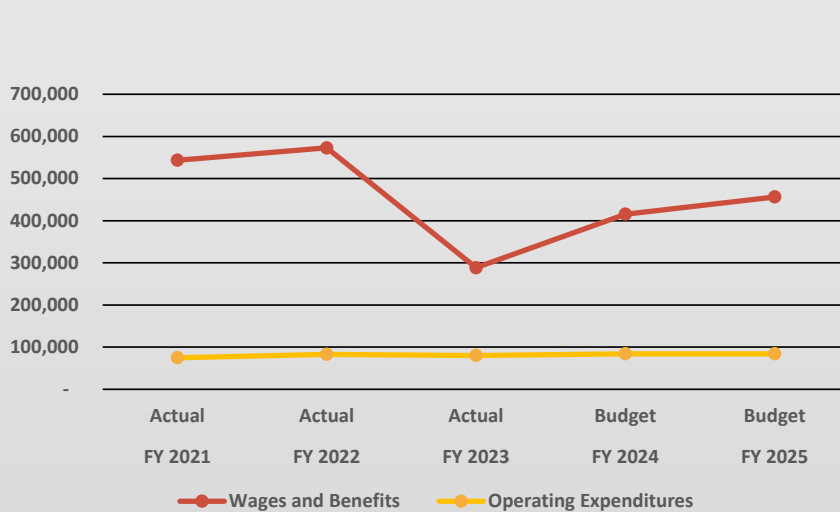
Administrative Services Admin

Administrative Services

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Director of Administrative Services	1	1	1	1
Administrative Services Admin Assistant	0	1	1	1
Risk Management Analyst	1	1	1	1
TOTAL	2	3	3	3

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	288,323	415,549	410,690	456,484
Operating Expenditures	80,046	84,170	79,535	84,170
Total Administrative Services	368,370	499,719	490,225	540,654



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




Program Content Marketing

9. Community Outreach (Focus Newsletter)

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Engaged Community (EC)	EC-1 RESPONDS to the needs and concerns of the community in a prompt, transparent, professional, respectful, and ethical manner	Maintain City newsletter email open rates at or above the industry average of 45%	64%	70%	45%
	EC-2 ENSURES open, two-way communication, by listening to and soliciting feedback from community members	Maintain total City social media engagement rates at 3% or higher	6%	6%	3%

Communications at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$496,967		Full-Time Employees: 3
--	---	---	--	---	----------------------------------

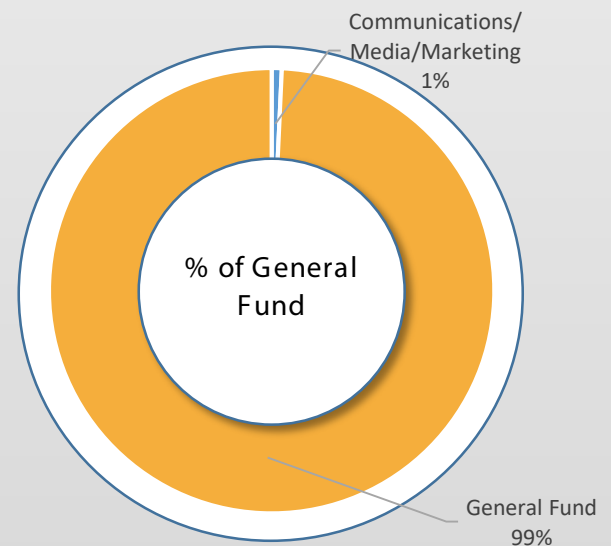
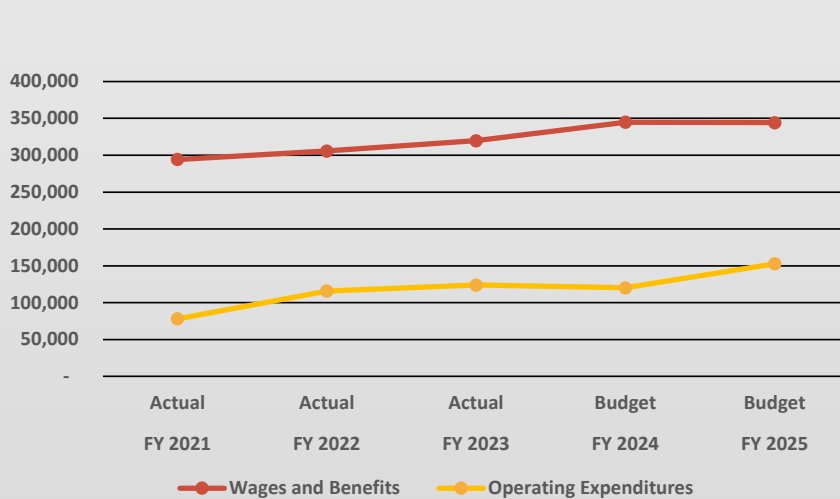
Communications/Media/Marketing

Administrative Services

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 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 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	319,781	344,829	340,819	344,245
Operating Expenditures	123,910	120,106	109,225	152,722
Total Communications/Media	443,691	464,935	450,044	496,967



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Fiscally Responsible (FRG)	FRG-3 Resource Alignment PROTECTS, manages, optimizes and invests in its human, financial, physical and technology resources to ensure alignment with planning and budget	Resolve 85% of employee IT requests in 5 working days or less	85%	84%	85%

Information Services at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$2,403,787		Full-Time Employees: 11
--	---	---	--	---	-----------------------------------

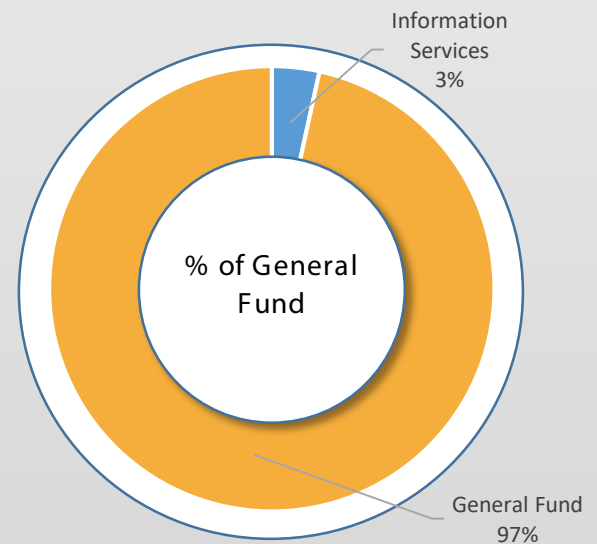
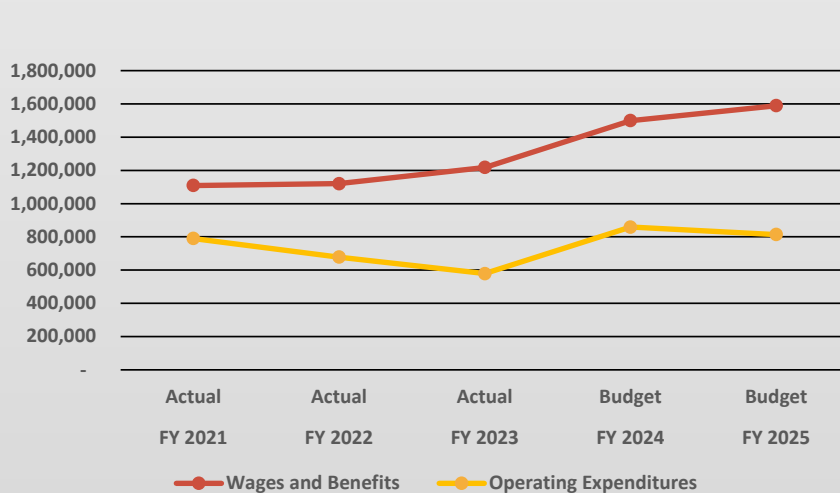
Information Services

Administrative Services

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 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	2	2
GIS Specialist	1	1	0	0
Systems Administrator	2	2	3	3
Database Specialist	1	1	0	0
Cybersecurity System Administrator	0	0	1	1
TOTAL	10	10	11	11

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	1,218,080	1,499,854	1,411,249	1,590,069
Operating Expenditures	578,536	858,858	836,017	813,718
Total Information Services	1,796,617	2,358,712	2,247,266	2,403,787



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Balanced Regulatory Environment (BRE)	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)	95%	100%	95%
		Maintain a 95% or higher rating on time to disposition for traffic (Utah Judicial Council standard is 3 months)	95%	89%	95%
		Maintain a 95% or higher rating on time to disposition for criminal (Utah Judicial Council standard is 6 months)	95%	69%	95%

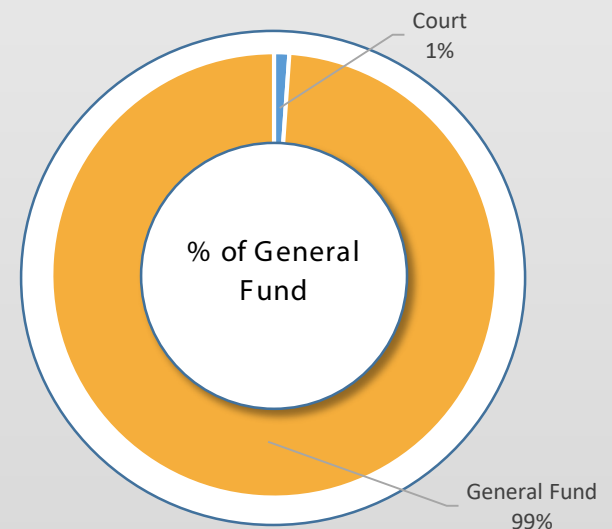
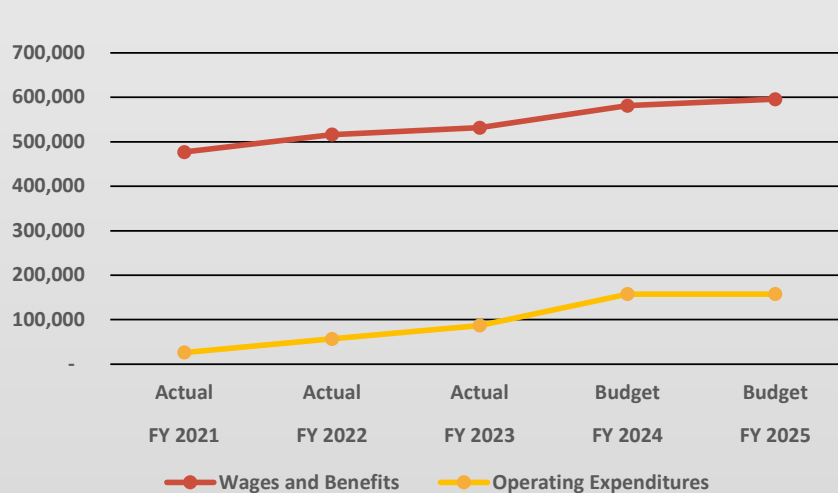
Court at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2024-25 Budget: \$753,298		Full-Time Employees: 5
--	---	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Judge	1	1	1	1
Justice Court Administrator	1	1	1	1
Lead Court Clerk	0	1	1	1
Justice Court Clerk	3	2	2	2
TOTAL	5	5	5	5

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	531,680	581,000	570,387	595,728
Operating Expenditures	86,884	157,570	86,914	157,570
Total Court	618,564	738,570	657,301	753,298



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
- Assessments,
Maintenance,
Inspections and
Repairs




6. Electrical,
Mechanical and
HVAC Systems
Repair and
Maintenance

7. Custodial Services

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and Operates quality public infrastructure	Maintain 80% or higher percentage of service requests completed within 3 days	80%	75%	80%

Facilities at a Glance:

	Location: Facilities Office 4034 South Jordan Pkwy		FY 2024-25 Budget: \$1,541,512		Full-Time Employees: 9
--	---	---	--	---	----------------------------------

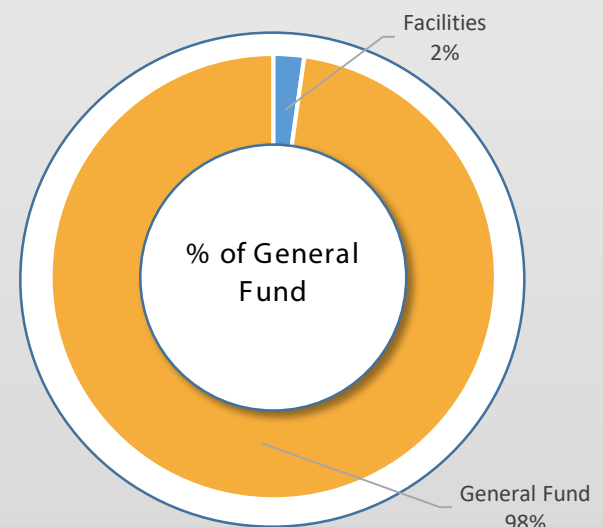
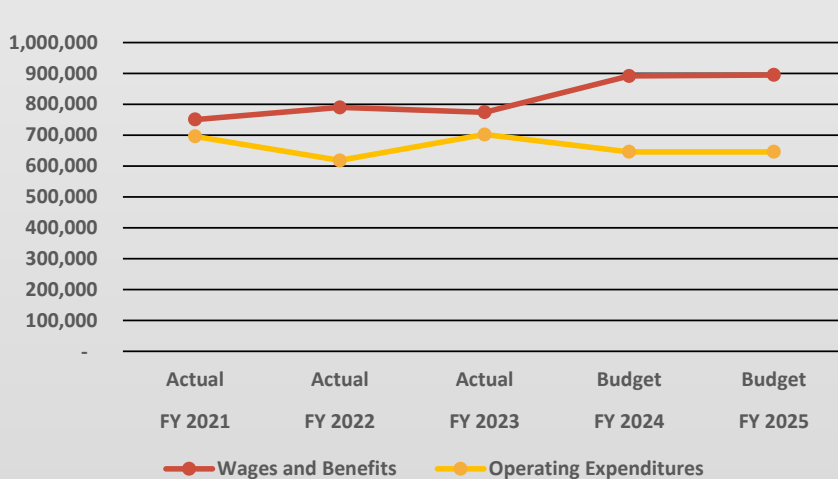
Facilities

Administrative Services

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Facilities Manager	1	1	1	1
Facilities Lead Worker	1	1	1	1
Facilities Worker	2	2	2	2
Facilities Administrative Assistant/Lead	1	0	0	0
Custodian	3	3	4	4
HVAC/Facilities Maintenance Worker	1	1	1	1
TOTAL	9	8	9	9

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	774,554	891,849	867,608	895,421
Operating Expenditures	702,269	646,091	639,778	646,091
Total Facilities	1,476,823	1,537,940	1,507,386	1,541,512





Recreation

The Recreation department provides leadership and administrative support for Recreation & Event Programs, Seniors, Gale Center and Mulligans.

EXPENDITURES BY PROGRAM	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Recreation & Event Programs	\$2,314,575	13	95
2. Seniors	\$365,987	3	97
3. Gale Center	\$45,582	0	99
TOTAL EXPENDITURES	\$2,726,144	15	

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Desirable Amenities & Open Space (DAOS)	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 (source: Annual Community Survey)	77%	78%	80%
		Maintain annual number of registered participants in City Arts programs at 250 or more	248	372	250
Engaged Community (EC)	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	85%	87%	85%
	EC-4 FOSTERS a feeling of community pride, acceptance of others and a shared responsibility	Maintain 82% or higher rating for Community Events (source: Annual Community Survey)	78%	79%	78%

Rec/Event Programs at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$2,314,575		Full-Time Employees: 13
---	---	---	--	---	-----------------------------------

Recreation/Event Programs



Recreation

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Director of Recreation	1	1	1	1
Recreation Customer Service Supervisor	1	1	1	1
Rec Customer Service Assistant	0	0	2	2
Recreation Program Coordinator - Baseball	0	0	0	1
Special Events Coordinator	1	1	1	1
Museum Curator	1	1	1	1
Arts & Culture Program Supervisor	1	1	1	1
Arts Program Coordinator	1	1	1	1
Recreation Program Supervisor	2	2	2	2
Event Coordinator	0	0	0	1
Grant & Sponsorship Coordinator	0	0	0	1
TOTAL	8	8	10	13

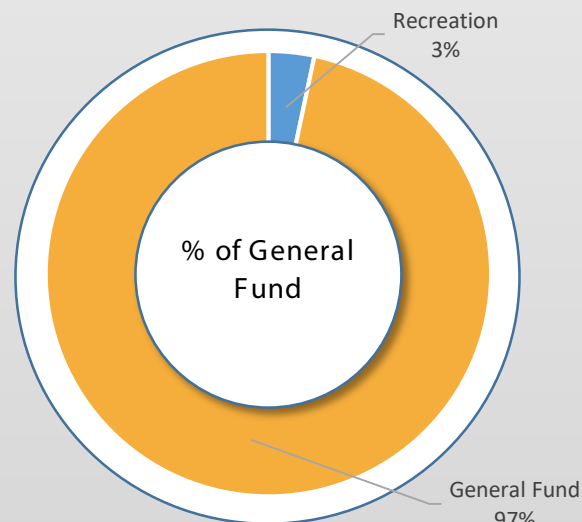
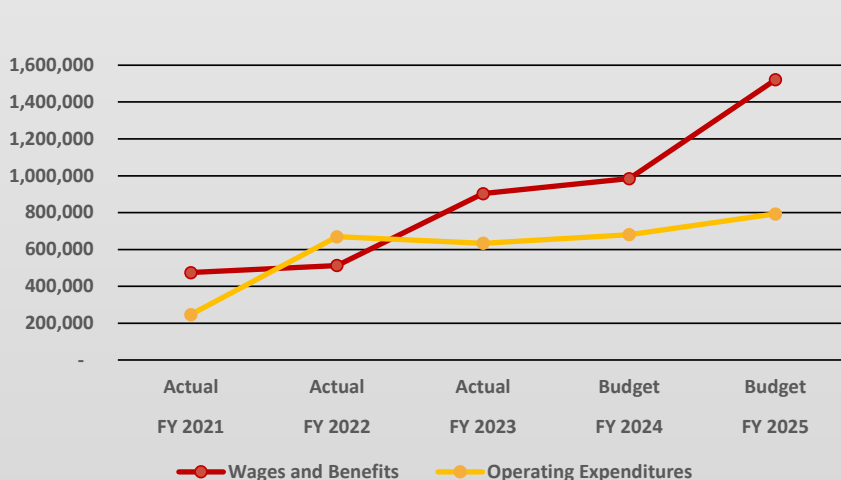
(1) One new Recreation Program Coordinator position was added for the Baseball program.

(2) One new Event Coordinator position was added to meet the needs of the department.

(3) One new Grant & Sponsorship Coordinator position was added to meet the needs of the department.

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	903,410	984,582	983,025	1,521,347
Operating Expenditures	633,702	680,628	641,177	793,228
Total Recreation/Event Programs	1,537,112	1,665,210	1,624,202	2,314,575



Seniors

Recreation

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Desirable Amenities & Open Space (DAOS)	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%	73%	75%
		Maintain annual participation in snior classes and activities at 15,000 or more	15,586	14,321	15,000

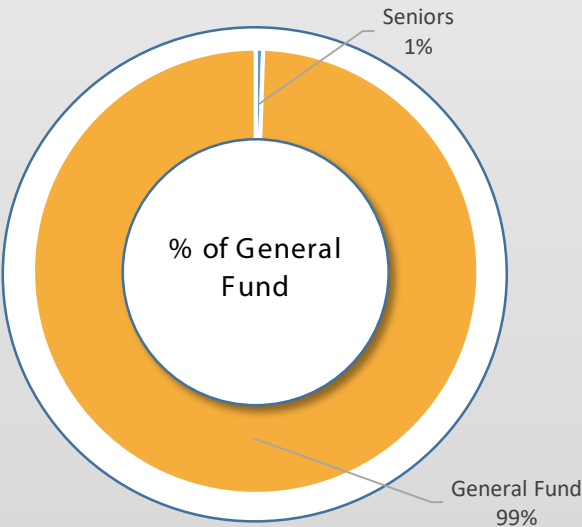
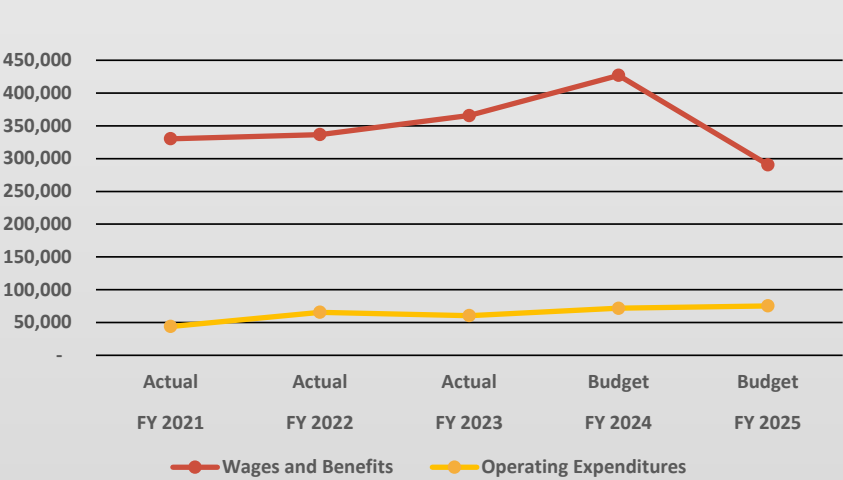
Seniors at a Glance:

	Location: Community Center 10778 S. Redwood Rd.		FY 2024-25 Budget: \$365,987		Full-Time Employees: 3
---	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22	FY 22-23	FY 23-24	FY 24-25
	Actual	Actual	Actual	Proposed
Community Center Supervisor	1	1	1	1
Senior Program Assistant	1	1	1	1
Kitchen Assistant	1	1	1	1
Customer Service Assistant	2	2	0	0
TOTAL	5	5	3	3

Summary of Expenditures By Category

	FY 22-23	FY 23-24	FY 23-24	FY 24-25
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	365,860	427,231	422,717	290,727
Operating Expenditures	60,395	71,760	64,874	75,260
Total Seniors	426,255	498,991	487,591	365,987



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. Museum Mashup Program

5. Gale Center Activities

Performance Measures

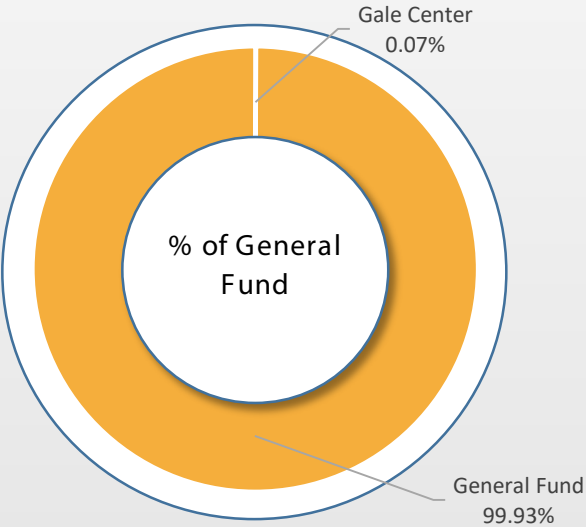
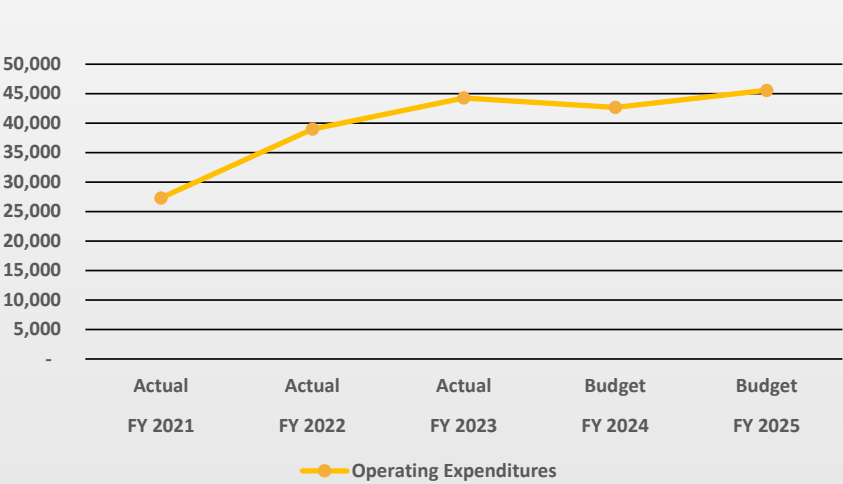
Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Desirable Amenities & Open Space (DAOS)	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Increase annual number of total museum visits by 5%	76%	52%	5%

Gale Center at a Glance:

	Location: Gale Center 10300 S. Beckstead Ln.		FY 2024-25 Budget: \$45,582		Full-Time Employees: 0
---	---	---	---------------------------------------	---	----------------------------------

Summary of Expenditures By Category

	FY 22-23	FY 23-24	FY 23-24	FY 24-25
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	0	0	0	0
Operating Expenditures	44,284	42,682	41,713	45,582
Total Gale Center	44,284	42,682	41,713	45,582



Gale Center of History & Culture

General Fund - Engineering Services



Engineering Services

The Engineering Services Department houses and provides administrative support for Building, Code Enforcement and Engineering.

EXPENDITURES BY PROGRAM	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Building	\$1,890,209	13	102
2. Engineering	\$3,444,572	23	104
TOTAL EXPENDITURES	\$5,334,781	36	

Department Purpose

The Building 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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Safe Community (SC)	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%	99.95%	95%
		Maintain 95% or higher rating for building plan reviews completed within 14 days	95%	99.88%	95%
	SC-3 ENFORCES the law respectfully and without prejudice	Maintain 90% or higher rating for response time to code complaints within 3 days	95%	99.82%	95%

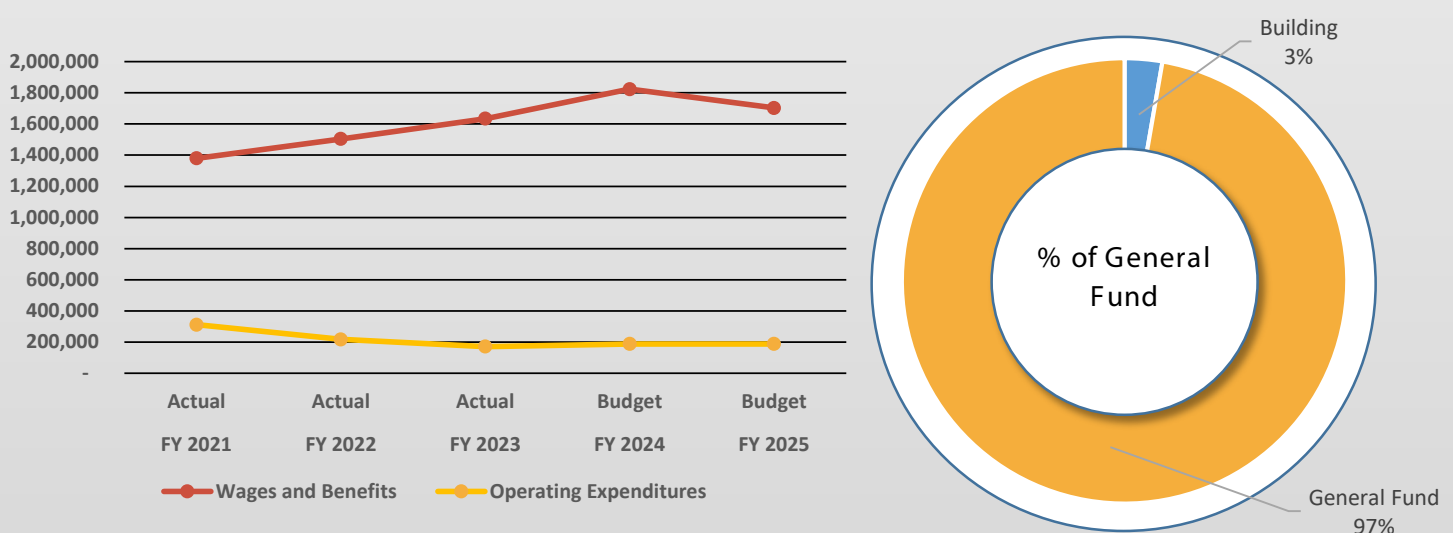
Building at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$1,890,209		Full-Time Employees: 13
--	---	---	--	---	-----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Chief Building Official	1	1	1	1
Fire Marshal	1	1	0	0
Senior Plans Examiner	1	1	1	1
Plans Examiner	1	1	2	2
Assistant Building Official	1	1	1	1
Building/Code Inspector I/II/III	6	6	7	7
Permit Specialist	1	1	0	0
Development Services Assistant II	2	2	0	0
Senior Code Inspector	1	1	1	1
TOTAL	15	15	13	13

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	1,634,646	1,824,105	1,820,488	1,702,919
Operating Expenditures	170,567	187,290	168,842	187,290
Total Building	1,805,213	2,011,395	1,989,330	1,890,209



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	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	90%	93.5%	95%
		Maintain a pavement condition index of greater than 85	85	84	85
Safe Community (SC)	SC-2 RESPONDS to emergencies and calls for service and listens to concerns	Analyze and respond to traffic complaints within 4 weeks on average	4	2.44	4

Engineering at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$3,444,572		Full-Time Employees: 23
--	---	---	--	---	-----------------------------------

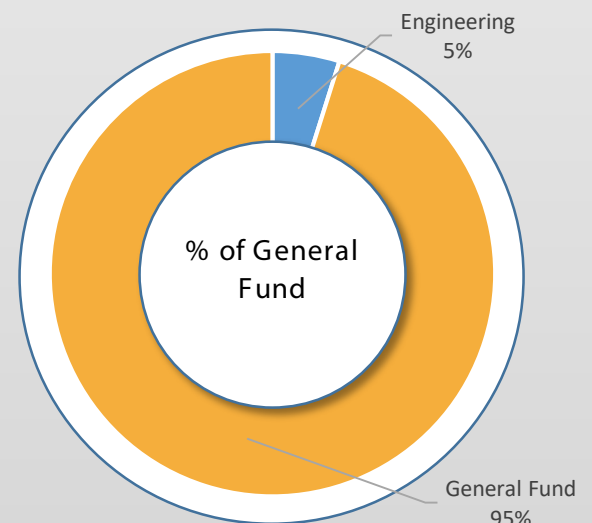
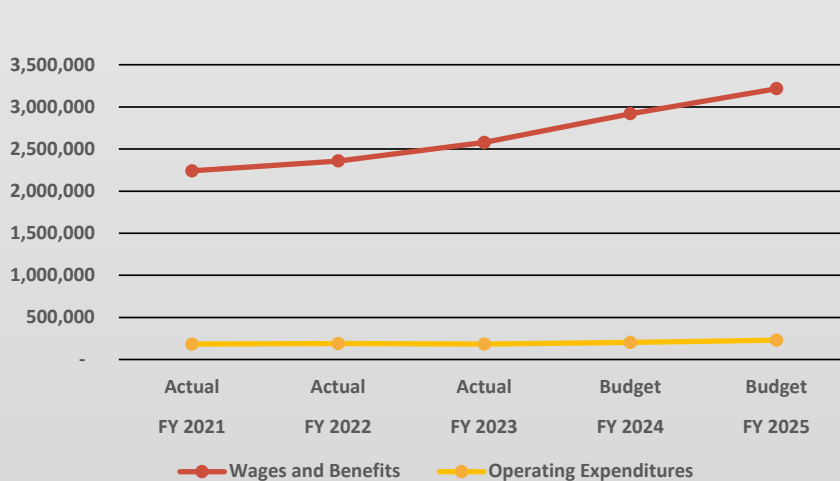
Engineering

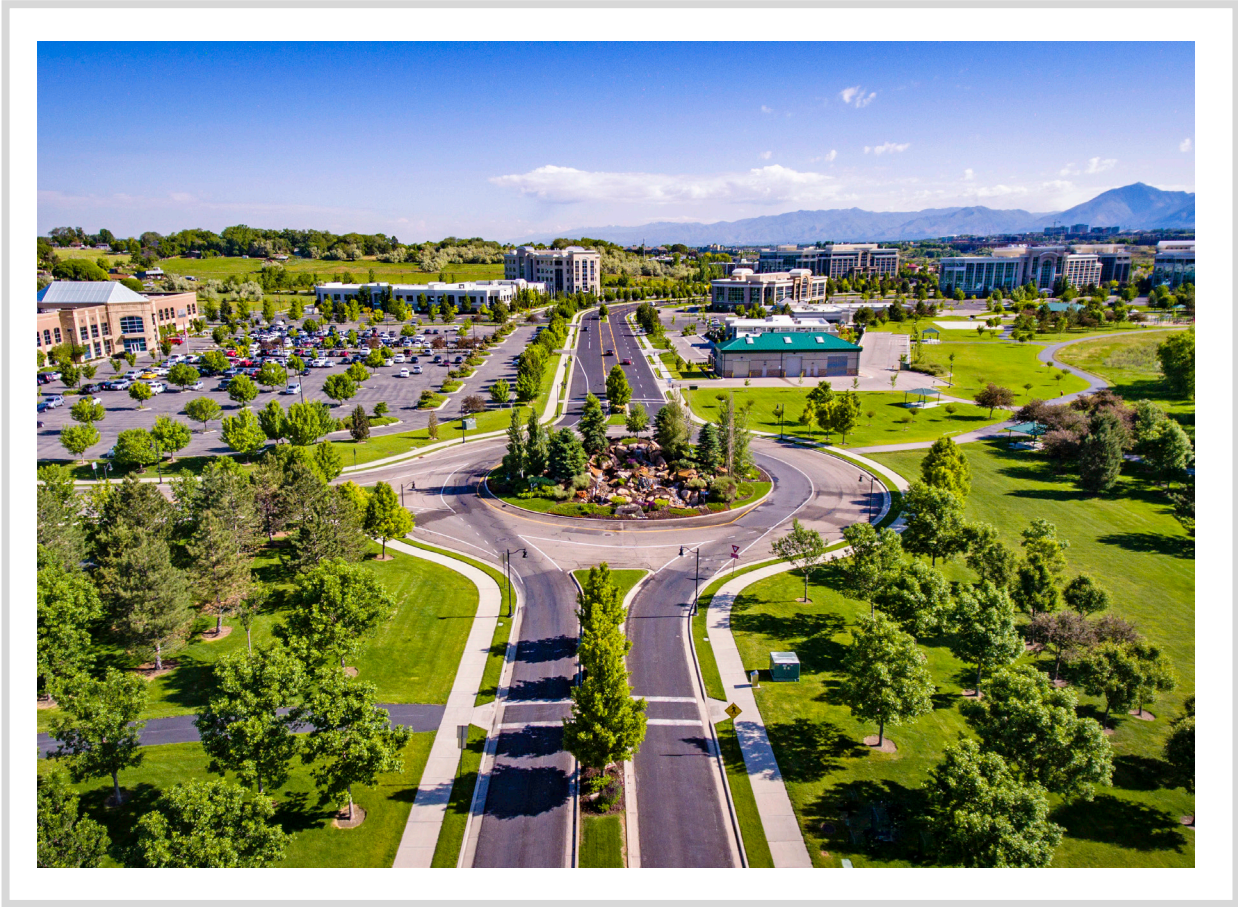
Engineering Services

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
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	2	2	2	2
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	1	1	1
Engineering Permit Technician	1	1	1	1
Administrative Assistant II	0	0	3	3
Customer Service Assistant	0	0	1	1
TOTAL	18	19	23	23

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	2,576,329	2,918,687	2,898,196	3,215,322
Operating Expenditures	183,026	203,850	192,982	229,250
Total Engineering	2,759,355	3,122,537	3,091,178	3,444,572





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	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Planning	\$963,105	7	107
TOTAL EXPENDITURES	\$963,105	7	

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Sustainable Growth (SG)	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 (source: Annual Community Survey)	61%	60%	65%
Balanced Regulatory Environment (BRE)	BRE-1 DEVELOPS effective, well-balanced and consistently applied ordinances and policies	Present at least 3 major text amendments to the City Council annually that clean up Titles 16 and 17	2	1	3
Economic Development (ED)	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 average number of planning reviews on land use applications to less than 3 per application	1.92	1.7	3

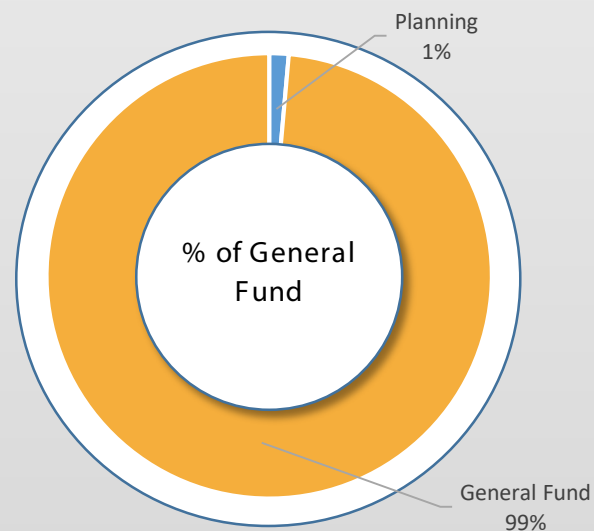
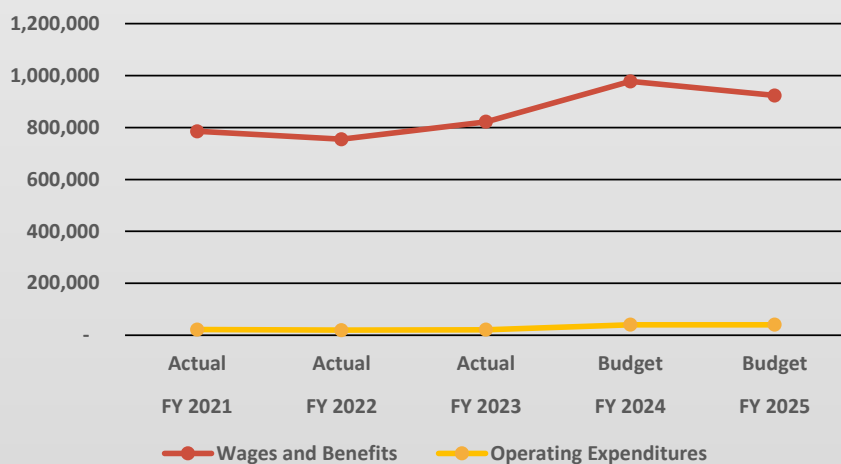
Planning at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$963,105		Full-Time Employees: 7
---	---	---	--	---	----------------------------------

Authorized Positions	FY 21-22	FY 22-23	FY 23-24	FY 24-25
	Actual	Actual	Actual	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	0	0
Planning Permit Technician	1	1	1	1
Long Range Planning Analyst	1	1	1	1
TOTAL	8	8	7	7

Summary of Expenditures By Category

	FY 22-23	FY 23-24	FY 23-24	FY 24-25
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	821,905	977,834	908,669	923,223
Operating Expenditures	20,962	39,882	25,532	9,882
Total Planning	842,867	1,017,716	934,201	963,105



General Fund - Fire Department



Fire Department

The Fire Department provides innovative, high-quality, and efficient service with unwavering professionalism and reliability.

EXPENDITURES BY PROGRAM	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Fire	\$12,940,730	92	110
TOTAL EXPENDITURES	\$12,940,730	92	

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

2. Fire Prevention Education

3. Annual Business Inspections

4. Community Education

5. Fire - EMS Emergency Service

6. Emergency

7. Ground Ambulance Service

8. Hazardous Materials Service




9. Technical Rescue Standby Service

10. Interfacility Ground Ambulance Service

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Safe Community (SC)	SC-1 PROTECTS the public while fostering personal safety and security while providing education throughout the community	Maintain an 86% or higher resident satisfaction for fire and emergency medical services (source: Annual Community Survey)	86%	87%	86%
		Develop a minimum of three (3) formal written Incident Action Plans annually, with clear direction and a comprehensive list of tactics, resources, and support needed to accomplish emergency readiness objectives in support of medium- and large-scale planned events within the City	3	4	3
	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	6.12	6.08	6.5
	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain ISO fire insurance rating at a 2 or lower	2	2	2

Fire at a Glance:

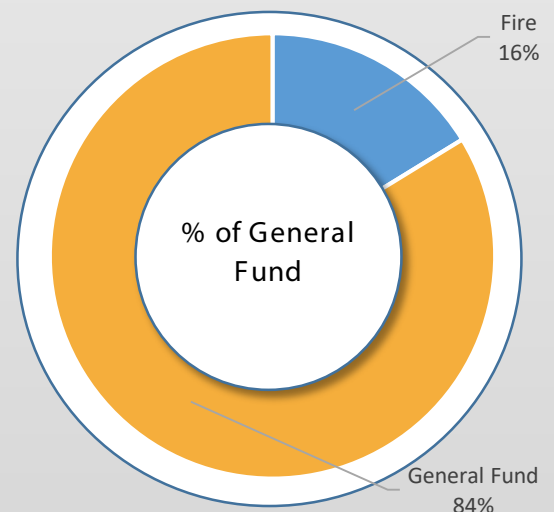
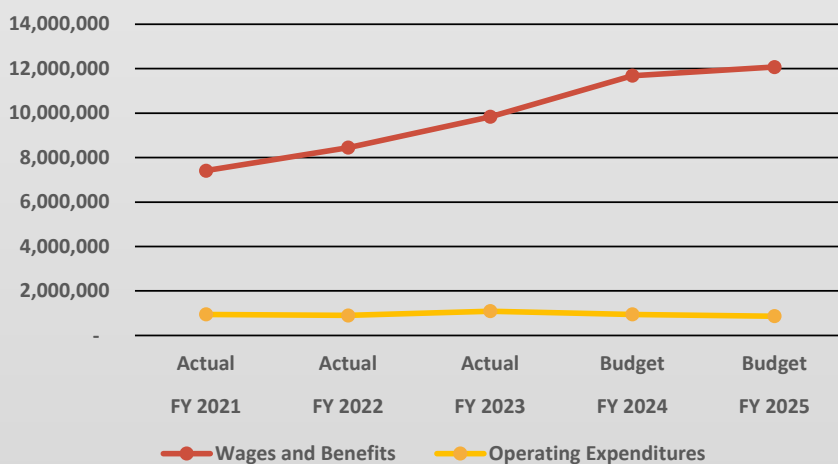
	Location: Public Safety 10655 S. Redwood Rd.		FY 2024-25 Budget: \$12,940,730		Full-Time Employees: 92
--	---	---	---	---	-----------------------------------

Fire Department

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Fire Chief	1	1	1	1
Deputy Fire Chief	1	1	1	1
Battalion Chief	4	4	4	4
Fire Captain	13	13	13	13
Logistics Coordinator	1	1	1	1
Firefighter Paramedic	30	27	27	27
Firefighter Engineer	12	12	12	12
Firefighter Advanced EMT	16	21	21	21
Firefighter EMT	0	9	9	9
Fire Assistant	1	1	1	1
Fire Inspector	1	1	1	1
Emergency/Safety Manager	1	1	1	1
TOTAL	81	92	92	92

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	9,830,688	11,678,896	11,094,220	12,072,634
Operating Expenditures	1,092,055	942,922	930,012	868,096
Total Fire Department	10,922,743	12,621,818	12,024,232	12,940,730





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	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Police	\$15,078,729	92	113
TOTAL EXPENDITURES	\$15,078,729	92	

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Safe Community (SC)	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 (source: Annual Community Survey)	79%	80%	82%
		Maintain 75% or higher rating for Animal Control Services (source: Annual Community Survey)	75%	73%	75%
		Maintain annual number of dogs and cats rescued, adopted, and returned to owner at 300 or more	427	392	300
	SC-5 ENGAGES the entire community to share in the responsibility for its safety, health, and well-being	Conduct at least 12 community engagement forums (ie. Chat with the Chief, Crime Prevention, Scam Awareness etc.)	6	17	12

Police at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2024-25 Budget: \$15,078,729		Full-Time Employees: 92
---	---	---	---	---	-----------------------------------

	FY 21-22	FY 22-23	FY 23-24	FY 24-25
Authorized Positions	Actual	Actual	Actual	Proposed
Chief of Police	1	1	1	1
Deputy Police Chief	1	1	1	1
Police Lieutenant	3	3	4	4
Master/Senior/Police Officer	55	58	61	62
Police Sergeant	9	9	9	11
Technical Services Specialist	1	1	1	1
Property/Evidence Coordinator	1	1	1	1
Property/Evidence Technician	1	1	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	1	1	1
Police Administrative Assistant	1	1	1	1
Animal Control Officer	2	1	1	2
Animal Control Technician	1	1	1	1
Animal Control Supervisor	0	1	1	1
TOTAL	80	84	88	92

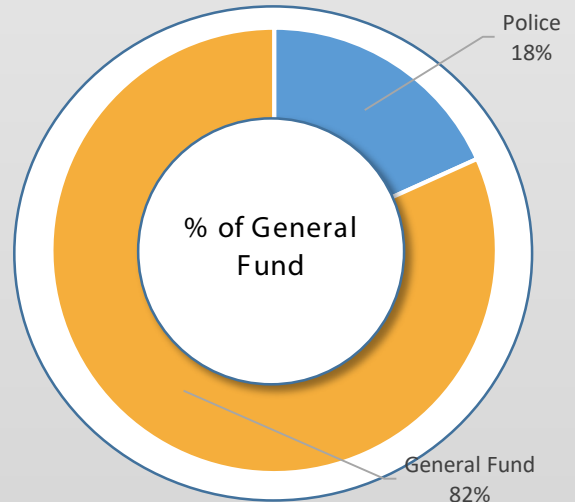
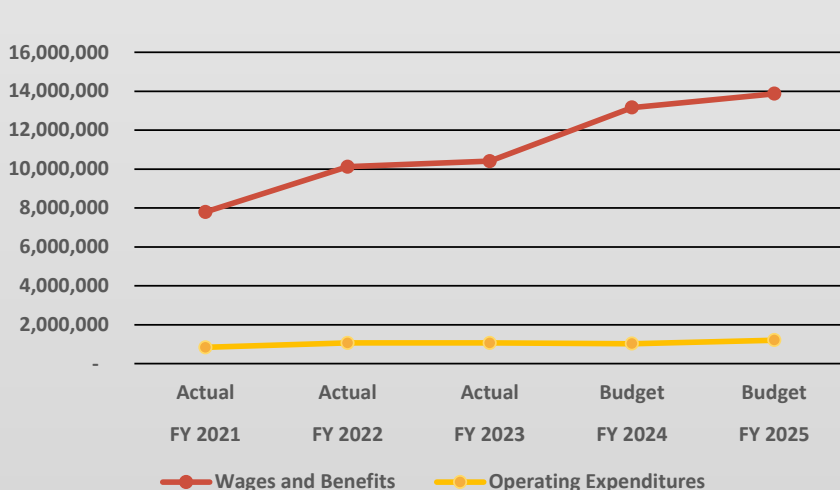
(1) Two new Police Sergeant positions were added to meet the demands of the Department.

(2) One new Police Officer position was added to meet the demands of the Department.

(3) One new Animal Control Officer was added to meet the demands of the Department.

Summary of Expenditures By Category

	FY 22-23	FY 23-24	FY 23-24	FY 24-25
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	10,410,839	13,162,138	11,431,613	13,869,528
Operating Expenditures	1,062,918	1,028,575	1,011,827	1,209,201
Total Police Department	11,473,757	14,190,713	12,443,440	15,078,729



General Fund - Public Works



Public Works

The Public Works Department provides leadership and administrative support for Fleet, Parks, Cemetery, Street Lighting and the Streets divisions.

EXPENDITURES BY PROGRAM	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Public Works Admin	\$1,243,571	8	116
2. Fleet	\$1,618,698	6	118
3. Parks	\$4,771,505	34	120
4. Cemetery	\$368,123	3	122
5. Streetlighting	\$469,999	2	124
6. Streets	\$2,786,482	22	126
TOTAL EXPENDITURES	\$11,233,378	75	

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating on developing and maintaining reliable utility systems, transportation needs and facilities (source: Annual Community Survey)	74%	78%	80%

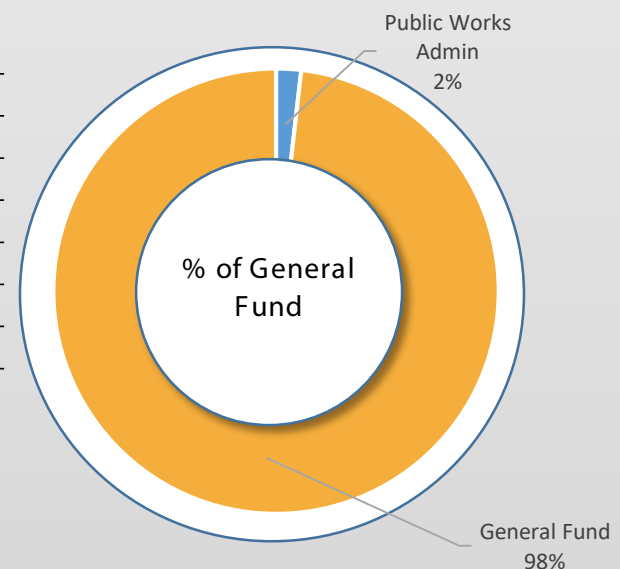
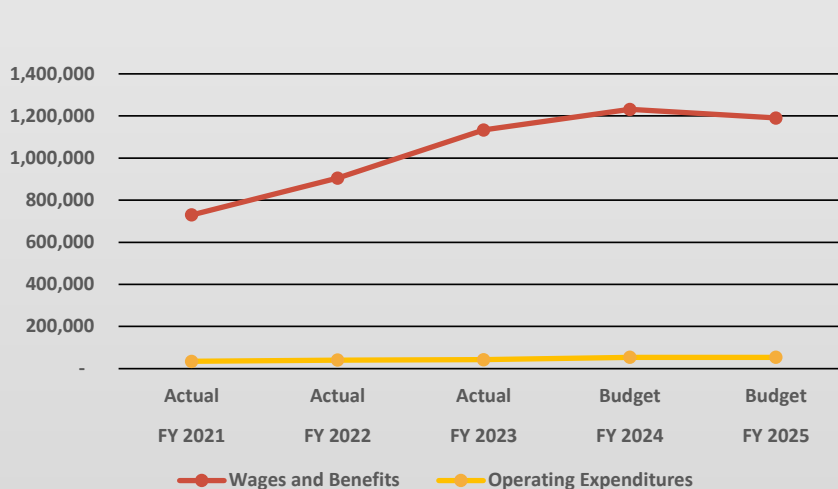
Public Works Admin at a Glance:

	Location: City Hall 10996 S. Redwood Rd.		FY 2024-25 Budget: \$1,243,571		Full-Time Employees: 8
--	--	---	-----------------------------------	---	---------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Director of Public Works	1	1	1	1
Associate Director of Public Works	3	3	3	3
Project Foreman	1	1	1	1
Public Works Operations Manager	1	1	1	1
Public Works Customer Service Assistant	2	2	2	2
TOTAL	8	8	8	8

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	1,133,004	1,230,610	1,160,318	1,189,609
Operating Expenditures	42,355	53,962	47,234	53,962
Total Public Works Admin	1,175,358	1,284,572	1,207,552	1,243,571



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Fiscally Responsible Governance (FRG)	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	6.23	5.5
		Maintain a comeback rate of 1% or less. (This means that of vehicles released back for service, no more than 1% should return to the mechanics for the same issue.)	0.56%	0.57%	1%

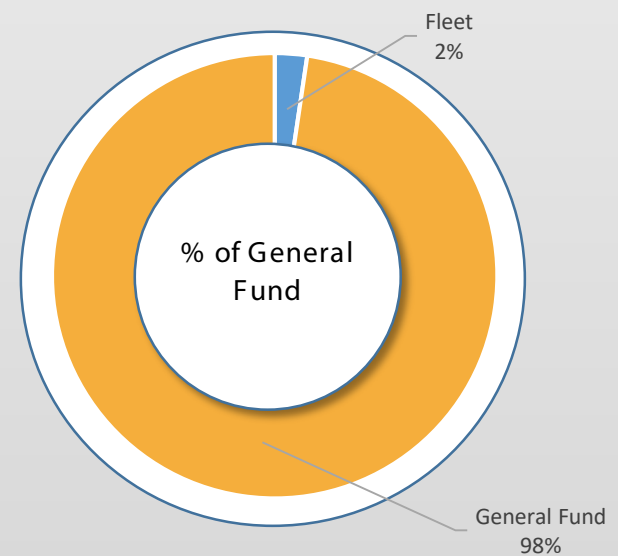
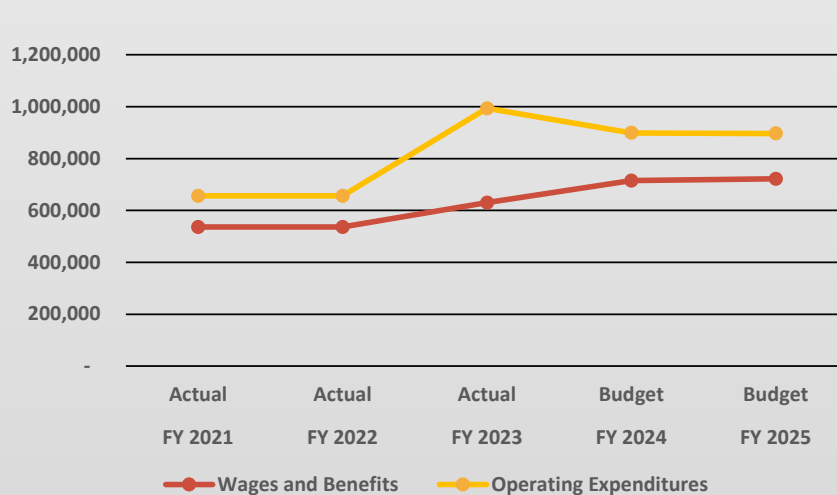
Fleet at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$1,618,698		Full-Time Employees: 6
--	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Fleet Manager	1	1	1	1
Mechanic	3	4	4	4
Fleet Assistant	1	1	1	1
TOTAL	5	6	6	6

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	630,229	714,901	623,199	721,919
Operating Expenditures	993,320	898,779	897,472	896,779
Total Fleet	1,623,549	1,613,680	1,520,671	1,618,698



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

Celebration/Tree Planting Events

7. Event Support




8. Streetscape Maintenance

9. Holiday Lights

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Desirable Amenities & Open Space (DAOS)	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 (source: Annual Community Survey)	81%	81%	82%
	DAOS-2 MAINTAINS and operates a quality parks, trails and recreation system	Maintain 80% or higher rating on creating accessible parks, trails, recreation, and open spaces (source: Annual Community Survey)	81%	85%	81%

Parks at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$4,771,505		Full-Time Employees: 34
--	--	---	--	---	-----------------------------------

Parks

Public Works

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Parks Manager	1	1	1	1
Ballfield Maintenance Foreman	0	0	0	1
Parks Maintenance Supervisor	4	5	5	5
Parks Strip Supervisor	0	1	1	1
Parks Supervisor - Event Support	0	0	0	1
Parks Maintenance Worker (I,II,III)	21	23	23	25
TOTAL	26	30	30	34

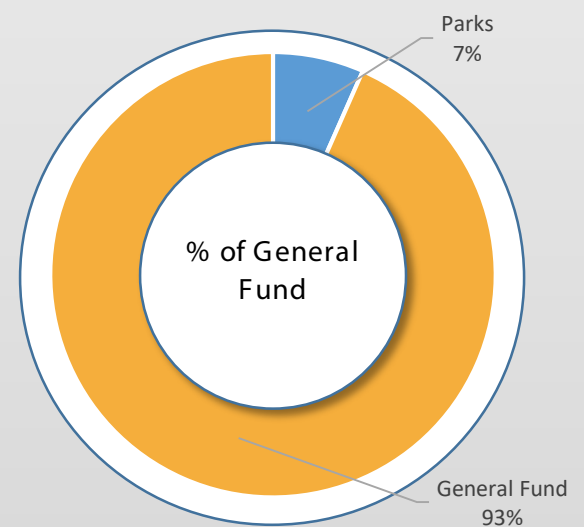
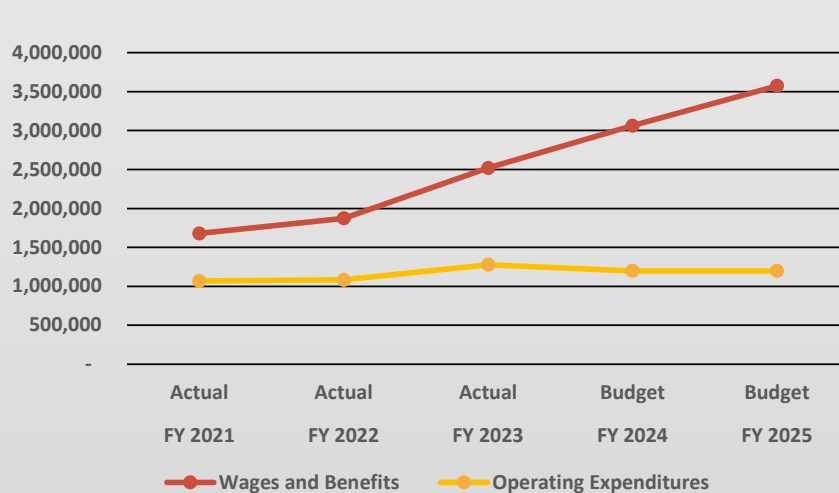
(1) One new Ballfield Maintenance Foreman position was added to meet the demands of the Department.

(2) One new Parks Supervisor position was added for Event Support.

(3) Two new Parks Maintenance positions were added to meet the demands of the Department.

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	2,519,023	3,062,297	3,004,456	3,573,900
Operating Expenditures	1,277,159	1,197,605	1,131,108	1,197,605
Total Parks	3,796,182	4,259,902	4,135,564	4,771,505



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 Cemetery Administration

5. Cemetery Administration

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Desirable Amenities & Open Space (DAOS)	DAOS-2 MAINTAINS and operates a quality parks, trails and recreation system	Maintain cemetery at a level one service (weekly mowing and maintaining) 100% of the year	N/A	85%	100%
	DAOS-3 PRESERVES the community's heritage and culture for today's and future generations	Provide annual Memorial Day celebration event	1	1	1

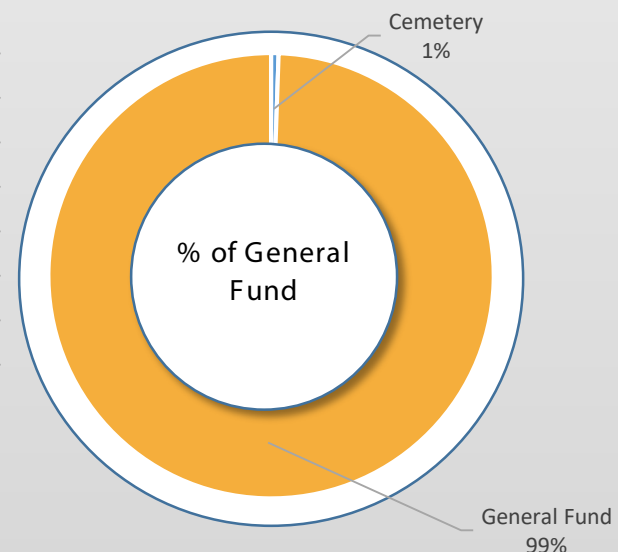
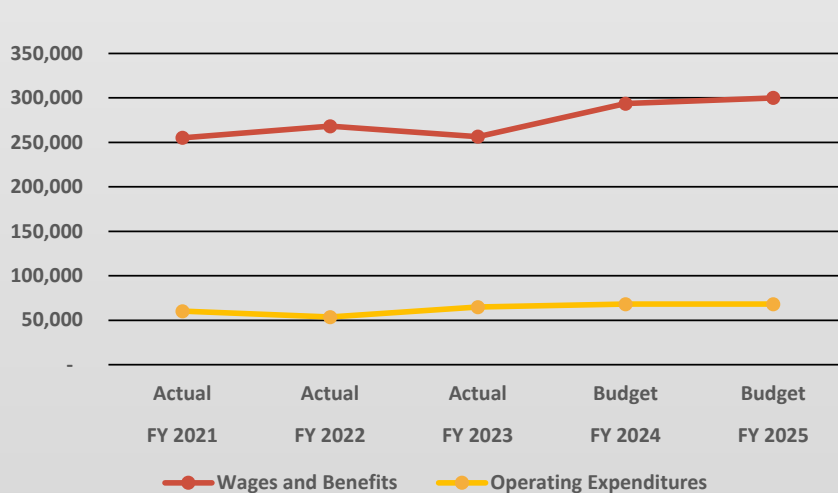
Cemetery at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$368,123		Full-Time Employees: 3
--	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Cemetery Sexton	1	1	1	1
Cemetery Maintenance Worker	2	2	2	2
TOTAL	3	3	3	3

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	256,525	293,551	281,860	299,996
Operating Expenditures	64,844	68,127	59,894	68,127
Total Cemetery	321,369	361,678	341,754	368,123



Department Purpose

The Streetlight division manages and maintains over 6,800 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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Safe Community (SC)	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>	N/A	75%	78%
		Increase percentage of functioning streetlights to 100%	99%	99%	100%
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 95% or higher annual percentage of street lights repaired within 3 days of request	95%	100%	95%

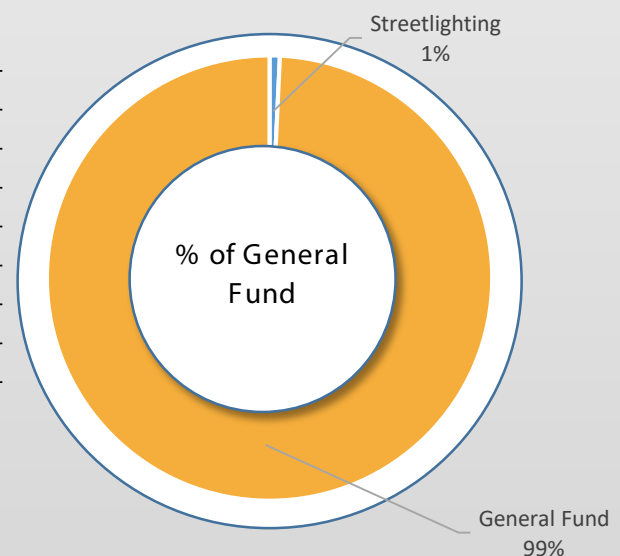
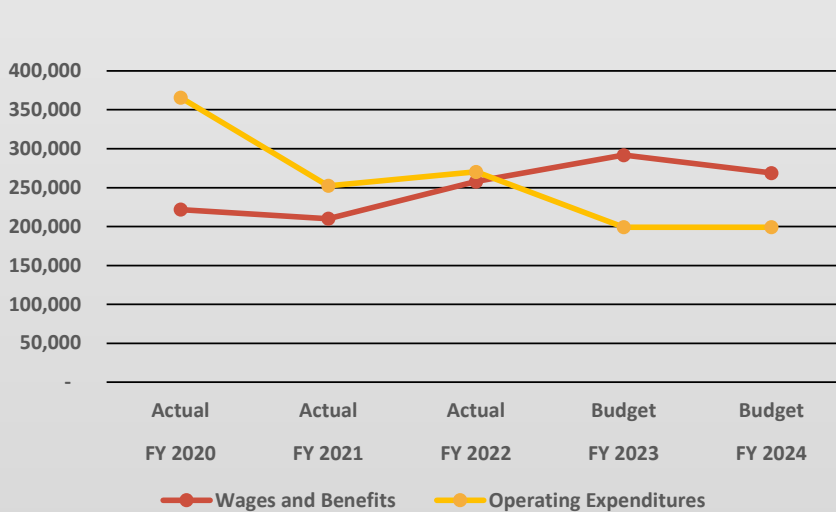
Streetlighting at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$467,999		Full-Time Employees: 2
--	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Electrician	1	1	2	2
Blue Stake Technician II	2	2	0	0
TOTAL	3	3	2	2

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	257,769	291,712	285,715	268,796
Operating Expenditures	270,351	199,203	213,634	199,203
Total Streetlighting	528,120	490,915	499,349	467,999



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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating for Surface Maintenance Services (source: Annual Community Survey)	80%	69%	80%
		Increase pot holes repaired within 2 days of request to 100%	95%	100%	100%
		Increase street signs repaired within 1 day of request to 100%	100%	100%	100%
		Maintain 80% or higher rating for Sidewalk Maintenance Services (source: Annual Community Survey)	70%	70%	70%
		Replace and repair at least 25,000 square feet of sidewalk annually	17,137	27,913	25,000
Safe Community (SC)	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain 80% or higher rating for Snow Removal Services (source: Annual Community Survey)	71%	72%	80%

Streets at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$2,763,482		Full-Time Employees: 22
--	--	---	--	---	-----------------------------------

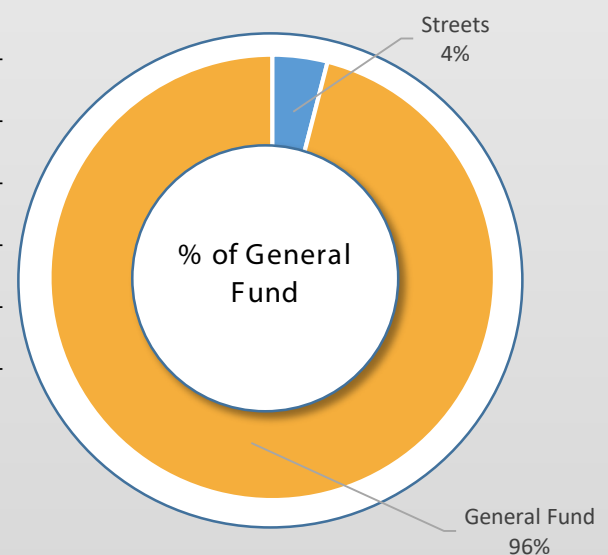
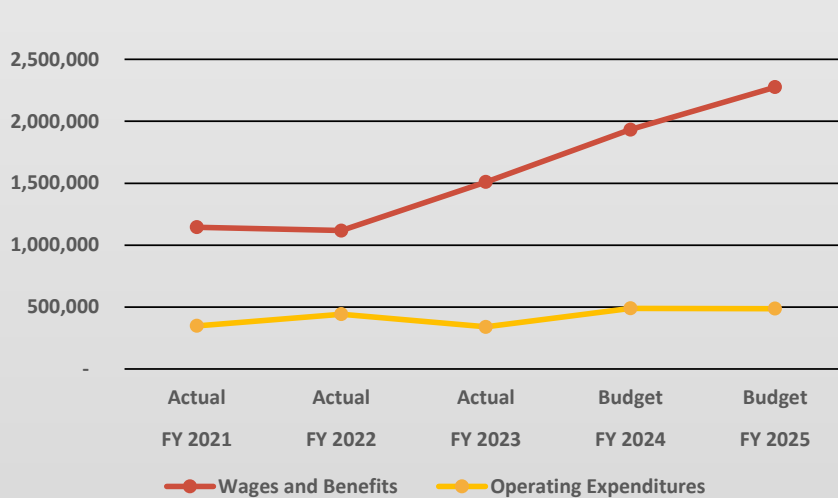
Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Streets/Storm Water Manager	1	1	1	1
Streets Maintenance Supervisor	2	3	3	4
Streets Maintenance Worker (I,II,III)	12	15	15	17
TOTAL	15	19	19	22

(1) One new Streets Supervisor position was added to meet the demands of the Department.

(2) Two new Streets Maintenance positions were added to meet the demands of the Department.

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	1,510,010	1,933,712	1,806,042	2,276,436
Operating Expenditures	338,910	489,046	416,696	487,046
Total Streets	1,848,920	2,422,758	2,222,738	2,763,482





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	2025 PROPOSED	2025 FTE	PAGE REFERENCE
1. Office of the City Attorney	\$1,467,002	6	129
TOTAL EXPENDITURES	\$1,467,002	6	

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Balanced Regulatory Environment (BRE)	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>)	78%	80%	80%
Fiscally Responsible Governance (FRG)	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>)	71%	75%	75%

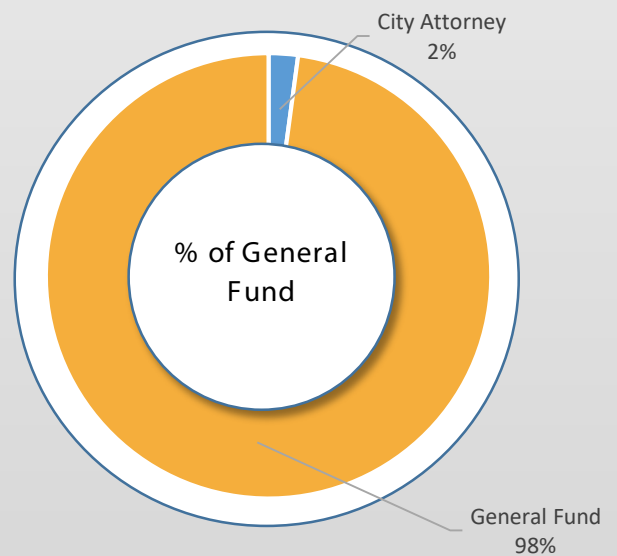
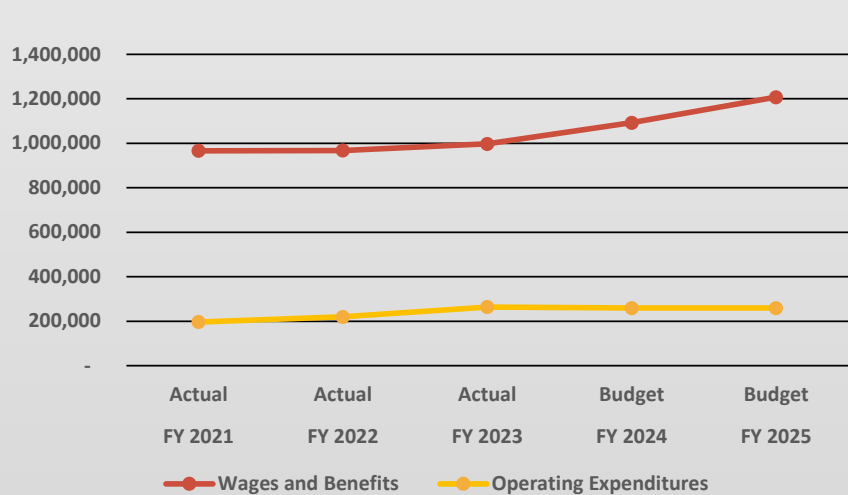
City Attorney at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$1,467,002		Full-Time Employees: 6
---	---	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
City Attorney	1	1	1	1
Assistant City Attorney/Prosecutor	1	1	1	1
Associate Director of Intergovernmental Affairs	1	0	0	0
Assistant City Attorney	1	1	1	1
Staff Attorney	1	1	1	1
Paralegal	1	1	1	1
Legal Assistant	1	1	1	1
TOTAL	7	6	6	6

Summary of Expenditures By Category

	FY 22-23 Actual	FY 23-24 Adopted	FY 23-24 Estimated Actual	FY 24-25 Proposed
Wages and Benefits	997,579	1,092,829	1,089,783	1,207,561
Operating Expenditures	264,122	259,441	251,069	259,441
Total Office of the City Attorney	1,261,700	1,352,270	1,340,852	1,467,002



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 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
REVENUES				
RDA Project Area Increment	3,840,096	4,805,000	3,856,016	4,960,000
RDA Housing	747,394	760,000	669,632	875,000
CDA Project Area Increment	7,152,461	8,700,000	4,544,809	7,200,000
Grant Revenue (CDBG)	68,183	240,000	279,821	240,000
User Fees	6,111,203	5,625,089	6,500,124	6,145,165
Admin. Fees	120,000	120,000	120,000	120,000
Investment Earnings	921,941	42,000	1,012,085	42,000
Other Miscellaneous	74,813	13,000	20,924	13,000
Total Special Revenue Fund Revenue	19,036,092	20,305,089	17,003,411	19,595,165
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	125,000	125,000	125,000	125,000
Use of Fund Balance	1,732,442	1,287,630	33,000	9,960,456
Total Transfers In and Use of Fund Balance	1,857,442	1,412,630	158,000	10,085,456
Total Rev, Trans in, and Use of Fund Balance	20,893,534	21,717,719	17,161,411	29,680,621
EXPENDITURES				
Wages and Benefits	1,468,367	2,142,711	1,729,992	2,002,063
Operating Expenditures	1,805,866	1,935,517	2,100,908	2,244,058
Project Expenditures	4,088,805	5,881,500	4,289,769	16,244,400
Total Special Revenue Fund Expenditures	7,363,039	9,959,728	8,120,669	20,490,521
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	5,730,206	6,284,371	6,284,371	2,822,769
Contribution to Fund Balance	7,800,289	5,473,620	2,756,371	6,367,331
Total Transfers Out and Contribution to Fund Balance	13,530,495	11,757,991	9,040,742	9,190,100
Total Exp, Trans Out, and Cont to Fund Balance	20,893,534	21,717,719	17,161,411	29,680,621

Redevelopment Agency

Special Revenue

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	Completed
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 2024-25 Budget: \$5,110,000
---	---	---	--

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #1 Towers Increment	372,785	375,000	342,490	0
Project #6 South I-15 Frontage	567,172	830,000	358,751	830,000
Project #9 Gateway Central	1,370,611	2,000,000	1,628,568	2,300,000
Project #11 Merit Medical	1,529,528	1,600,000	1,526,207	1,830,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	84,454	30,000	81,270	30,000
Other Miscellaneous	0	0	0	0
Total Revenues	4,044,551	4,955,000	4,057,286	5,110,000
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	4,044,551	4,955,000	4,057,286	5,110,000
Operating Expenditures				
Operating Expenditures	318,671	459,823	428,577	544,684
Total Operating Expenditures	318,671	459,823	428,577	544,684
Project Expenditures				
Tax Increment Commitments	1,373,925	1,341,500	1,340,659	1,374,400
Total Project Expenditures	1,373,925	1,341,500	1,340,659	1,374,400

Redevelopment Agency

Special Revenue

	Prior Year	Adopted	Estimated	Proposed
	Actual	Budget	Actual	Budget
	FY 22-23	FY 23-24	FY 23-24	FY 24-25
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	125,000	125,000	125,000
Transfer to Debt Service Fund	765,000	763,625	763,625	0
Transfer to SID	1,218,200	1,214,450	1,214,450	1,213,950
Transfer to General Fund	82,065	19	19	25,000
Contribution to Fund Balance	161,689	1,050,483	184,956	1,826,966
Total Transfers Out and Contribution to Fund Balance	2,351,954	3,153,577	2,288,050	3,190,916
Total Exp, Trans Out, and Cont to Fund Balance	4,044,551	4,955,000	4,057,286	5,110,000

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 2024-25 Budget: \$10,835,456
---	---	---	---

RDA Housing

Special Revenue

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Housing Revenue	747,394	760,000	669,632	875,000
Investment Earnings	466,724	0	536,304	0
Total Revenues	1,214,118	760,000	1,205,936	875,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	543,336	0	9,960,456
Total Transfers In and Use of Fund Balance	0	543,336	0	9,960,456
Total Rev, Trans in, and Use of Fund Balance	1,214,118	1,303,336	1,205,936	10,835,456
Operating Expenditures				
Operating Expenditures	152,970	0	168,380	175,000
Total Operating Expenditures	152,970	0	168,380	175,000
Project Expenditures				
Housing Expenses	0	1,040,000	1,500	10,470,000
Total Project Expenditures	0	1,140,000	1,500	10,470,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	200,000	163,336	163,336	190,456
Contribution to Fund Balance	861,148	0	872,720	0
Total Contribution to Fund Balance	1,061,148	163,336	1,036,056	190,456
Total Exp, Trans Out, and Cont to Fund Balance	1,214,118	1,303,336	1,205,936	10,835,456

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 2024-25 Budget: \$7,325,000
---	---	---	--

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #12 Commerce Park	4,902,947	6,400,000	3,146,182	5,000,000
Project #13 South Station	2,249,514	2,300,000	1,398,627	2,200,000
Investment Earnings	319,770	0	355,647	0
Total Revenues	7,472,231	8,700,000	4,900,456	7,200,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	125,000	125,000	125,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	125,000	125,000	125,000
Total Rev, Trans in, and Use of Fund Balance	7,597,231	8,825,000	5,025,456	7,325,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	14,049	50,000	34,831	50,000
Total Operating Expenditures	134,049	170,000	154,831	170,000
Project Expenditures				
Tax Increment Commitments	2,535,683	3,025,000	2,585,000	3,950,000
Total Project Expenditures	2,535,683	3,025,000	2,585,000	3,950,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	200,000	0	0	300,000
Transfer to General CIP Maint	0	1,250,000	1,250,000	300,000
Contribution to Fund Balance	4,727,498	4,380,000	1,035,625	2,605,000
Total Contribution to Fund Balance	4,927,498	5,630,000	2,285,625	3,205,000
Total Exp, Trans Out, and Cont to Fund Balance	7,597,231	8,825,000	5,025,456	7,325,000

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 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 2024-25 Budget: \$240,000
---	---	---	--

Community Development Block Grant

Special Revenue

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
CDBG Grant	68,183	240,000	279,821	240,000
Total Revenues	68,183	240,000	279,821	240,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	33,000	0
Total Transfers In and Use of Fund Balance	0	0	0	0
Total Rev, Trans in, and Use of Fund Balance	68,183	240,000	279,821	240,000
Operating Expenditures				
Wages and Benefits	0	0	0	0
Public Facilities	0	150,000	234,821	150,000
The Road Home	8,000	10,000	10,000	0
South Valley Sanctuary	10,000	15,000	15,000	0
Assist Inc	0	0	0	0
Utah Community Action Copperview	0	0	0	0
Legal Aid Society of Utah	3,000	8,000	8,000	0
UCA Food Pantry	0	0	0	0
Community Health Clinic	0	0	0	0
Inn Between	0	0	0	0
Suncrest Counseling Grant	0	0	0	0
Utah Community Action Case Management	0	0	0	0
Community Development Corp	2,043	0	0	0
Administrative Charges	45,140	44,000	45,000	44,000
Total Operating Expenditures	68,183	194,000	279,821	194,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	13,000	0	46,000
Total Contribution to Fund Balance	0	46,000	0	
Total Exp, Trans Out, and Cont to Fund Balance	68,183	240,000	279,821	240,000

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



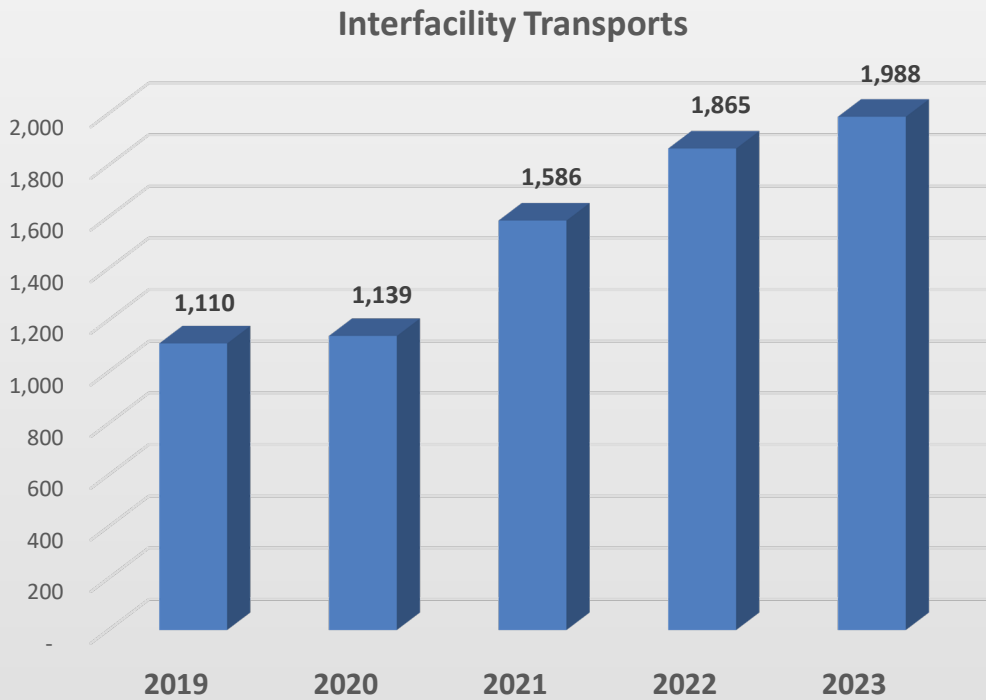
IFT at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2024-25 Budget: \$2,514,571		Full-Time Employees: 6
--	---	---	--	---	----------------------------------

Interfacility Transfers

Special Revenue

Authorized Positions		FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Paramedic		0	0	6	6
TOTAL		0	0	6	6



Interfacility Transfers



Special Revenue

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Ambulance Fees - Interfacility	2,964,571	2,200,000	2,874,061	2,514,571
Interest Income	17,208	0	18,049	0
Total Revenues	2,981,779	2,200,000	2,892,110	2,514,571
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	744,294	0	0
Total Transfers In and Use of Fund Balance	0	744,294	0	0
Total Rev, Trans in, and Use of Fund Balance	2,981,779	2,944,294	2,892,110	2,514,571
Operating Expenditures				
Wages and Benefits	257,209	794,593	501,688	688,101
Operating Expenditures	424,617	294,701	373,257	296,334
Total Operating Expenditures	681,825	1,089,294	874,945	984,435
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	0	1,855,000	1,855,000	633,363
Transfer to Debt Service	250,000	0	0	0
Contribution to Fund Balance	2,049,954	0	162,165	896,773
Total Contribution to Fund Balance	2,299,954	1,855,000	2,017,165	1,530,136
Total Exp, Trans Out, and Cont to Fund Balance	2,981,779	2,944,294	2,892,110	2,514,571

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Process 85% or more of UPDES permits within 2 business days	86%	88%	85%
		Street sweep the entire City at least 7 times per year	8	9	7

Storm Water at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$3,655,594		Full-Time Employees: 10
---	---	---	--	---	-----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Storm Water & Sanitation Manager	1	1	0	0
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	10	10

Storm Water

Special Revenue

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Storm Water Fees	3,146,632	3,425,089	3,626,063	3,630,594
Investment Earnings	33,784	12,000	20,815	12,000
Other Miscellaneous	41,113	13,000	20,924	13,000
Sale of Capital Assets	33,700	0	0	0
Total Revenues	3,255,230	3,450,089	3,667,802	3,655,594
Transfers In and Use of Fund Balance				
Use of Fund Balance	1,732,442	0	0	0
Total Transfers In and Use of Fund Balance	1,732,442	0	0	0
Total Rev, Trans in, and Use of Fund Balance	4,987,672	3,450,089	3,667,802	3,655,594
Operating Expenditures				
Employee Wages and Benefits	1,211,158	1,348,118	1,228,304	1,313,962
Operating Expenditures	707,376	783,893	663,042	864,040
Total Operating Expenditures	1,918,534	2,132,011	1,891,346	2,178,002
Project Expenditures				
Capital Expenditures	179,197	375,000	362,610	450,000
Total Project Expenditures	179,197	375,000	362,610	450,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,941	2,941	2,941	0
Transfer to General CIP	2,887,000	910,000	910,000	0
Transfer to General CIP Maint	0	0	0	35,000
Contribution to Fund Balance	0	30,137	500,905	992,592
Total Contribution to Fund Balance	2,889,941	943,078	1,413,846	1,027,592
Total Exp, Trans Out, and Cont to Fund Balance	4,987,672	3,450,089	3,667,802	3,655,594

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.

Self Insurance

The Self Insurance fund is used to account for the cost of claims, injuries and losses.

Enterprise Fund Summary

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
REVENUES				
User Fees	7,407,569	7,424,656	7,036,207	8,109,858
Sales	22,037,676	21,878,242	22,604,599	22,785,227
Finance Charges	168,061	218,530	177,335	218,530
Investment Earnings	1,650,091	373,790	1,522,170	323,790
Miscellaneous Revenue	2,863,611	275,040	938,563	45,040
Impact Fees	440,216	750,000	502,201	550,000
Total Enterprise Fund Revenue	34,567,223	30,920,258	32,781,075	32,032,445
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	6,795,000	7,224,486	7,327,489	5,421,347
Use of Fund Balance	3,120,985	4,314,359	2,270,525	1,575,190
Total Transfers In and Use of Fund Balance	9,915,985	11,538,845	9,598,014	6,996,537
Total Rev, Trans in, and Use of Fund Balance	44,483,208	42,459,103	42,379,089	39,028,982
EXPENDITURES				
Wages and Benefits	3,217,110	4,402,025	4,198,801	4,765,714
Operating Expenses	18,957,465	23,582,584	16,841,250	22,801,673
Debt Expenses	(53,636)	2,230,575	2,224,875	0
Project Expenses	6,872,852	5,340,000	8,174,460	4,812,000
Total Enterprise Fund Expenses	28,993,791	35,555,184	31,439,386	32,379,387
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	6,816,909	6,644,909	6,747,912	5,456,347
Contribution to Fund Balance	8,672,508	259,010	4,191,791	1,193,248
Total Transfers Out and Contribution to Fund Balance	15,489,417	6,903,919	10,939,703	6,649,595
Total Exp, Trans Out, and Cont to Fund Balance	44,483,208	42,459,103	42,379,089	39,028,982

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating for Culinary (drinking) Water (source: Annual Community Survey)	85%	81%	80%
		Repair 100% of all City-side water leaks within 5 hours	N/A	100%	100%
Safe Community (SC)	SC-4 DELIVERS a safe and reliable public and private infrastructure system	Maintain water samples complying with water quality standards to 100% (State required, 80 per month min.)	100%	100%	100%
Sustainable Growth (SG)	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 (source: Annual Community Survey)	64%	66%	75%

Water at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$23,214,539		Full-Time Employees: 26
--	--	---	---	---	-----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Water Foreman	1	1	1	1
Water Maintenance Supervisor	3	3	3	3
Water Maintenance Worker	15	16	16	16
Water Electrician	1	1	1	1
Water Conservation Coordinator	1	1	1	1
Water Quality Technician	1	2	2	2
Backflow Technician	0	0	0	1
PW Customer Service Assistant	1	1	1	1
TOTAL	23	25	25	26

(1) One new Backflow Technician position was added to meet the demands of the Department.

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Water Sales - Base Rate	10,241,699	9,637,436	10,272,748	9,972,227
Water Sales - Consumption	10,947,894	11,430,806	11,434,429	12,003,000
Connection-Reconnection Fees	70,857	0	72,813	0
Finance Charges	168,061	218,530	177,335	218,530
Investment Earnings	1,423,105	350,000	1,320,582	300,000
Water Share Lease	8,975	0	8,981	0
Miscellaneous Revenue/Grants	240,136	0	168,817	0
Water Meter Sets	264,857	300,000	298,103	200,000
Hydrant Meter Rental Income	67,885	100,000	47,160	0
Commercial/Landscape Meters	0	15,000	0	15,000
Donated Infrastructure	1,819,531	0	0	0
Sale of Capital Assets	1,710	275,000	15,710	45,000
Total Revenues	25,254,709	22,326,772	23,816,678	22,753,757
Transfers In and Use of Fund Balance				
Transfer from Water Impact Fees	1,300,000	1,300,000	1,300,000	0
Use of Fund Balance	0	2,918,331	0	460,782
Total Transfers In and Use of Fund Balance	1,300,000	4,218,331	1,300,000	460,782
Total Rev, Trans in, and Use of Fund Balance	26,554,709	26,545,103	25,116,678	23,214,539
Operating Expenditures				
Employee Wages and Benefits	1,775,083	2,629,070	2,540,869	2,765,221
Operating Expenses	12,308,487	16,392,501	11,266,950	15,199,971
Principal on Bonds	0	2,170,000	2,170,000	0
Bond Interest Payment	(57,536)	54,250	54,250	0
Trustee Fees	1,650	3,000	0	0
Arbitrage Compliance	2,250	3,325	625	0
Total Operating Expenses	14,029,933	21,252,146	16,032,694	17,965,192
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,957	2,957	2,957	0
Transfer to Water CIP General	4,895,000	5,290,000	5,290,000	4,185,000
Transfer to General CIP	17,000	0	0	0
Transfer to CIP Maint	0	0	0	35,000
Transfer to Secondary Water	0	0	0	1,029,347
Contribution to Fund Balance	7,609,819	0	3,791,027	0
Total Contribution to Fund Balance	12,524,776	5,292,957	9,083,984	5,249,347
Total Exp, Trans Out, and Cont to Fund Balance	26,554,709	26,545,103	25,116,678	23,214,539

Water CIP

Enterprise Fund

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 \$4,085,000 toward Culinary Water Projects and \$100,000 toward Secondary Water Projects for FY 2024-2025.

The Water fund maintains a revenue stabilization reserve at a minimum 25% of the budgeted revenues.

Projects approved by the Council are listed below.

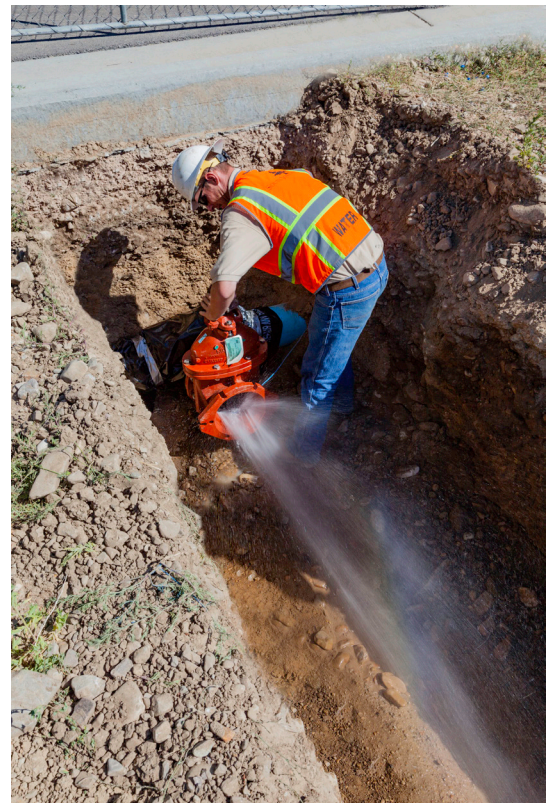
Any projects that may need to be addressed during the fiscal year may be funded through the following Project Approval Process:

- 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.

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 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	10 Years
Culinary Water Projects	4,085,000	(24,848)	(24,848)	(24,848)	(24,848)	(24,848)	(124,240)
Secondary Water Projects	100,000	497	497	497	497	497	2,485
Total Water Capital Projects	4,185,000	(24,351)	(24,351)	(24,351)	(24,351)	(24,351)	(121,755)

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Water Impact Fees	440,216	750,000	502,201	550,000
Investment Earnings	22,222	0	19,546	0
Grants	36,369	0	0	0
Total Revenues	498,807	750,000	521,747	550,000
Transfers In and Use of Fund Balance				
Transfer from Water Operations	4,895,000	5,290,000	5,290,000	4,185,000
Transfer from Water CIP	0	0	103,003	0
Water Impact Fee Use of Fund Balance	1,049,201	550,000	675,250	0
Use of Fund Balance	1,820,663	0	1,431,600	0
Total Transfers In and Use of Fund Balance	7,764,865	5,840,000	7,499,853	4,185,000
Total Rev, Trans in, and Use of Fund Balance	8,263,671	6,590,000	8,021,600	4,735,000
Project Expenses				
Water Projects	6,441,419	5,190,000	6,229,958	4,085,000
Secondary Water Projects	522,252	100,000	388,639	100,000
Total Project Expenses	6,963,671	5,290,000	6,618,597	4,185,000
Transfers Out and Contribution to Fund Balance				
Transfer to Water Operations	1,300,000	1,300,000	1,300,000	0
Transfer to Water Impact Fees	0	0	103,003	0
Contribution to Fund Balance Water Impact Fees	0	0	0	550,000
Contribution to Fund Balance	0	0	0	0
Total Contribution to Fund Balance	1,300,000	1,300,000	1,403,003	550,000
Total Exp, Trans Out, and Cont to Fund Balance	8,263,671	6,590,000	8,021,600	4,735,000

Secondary Water

Enterprise Fund

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain average shut down time for secondary pump stations to be no more than 24 hours	N/A	N/A	24

Secondary Water at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$1,839,347		Full-Time Employees: 3
---	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Sec Water Maintenance Supervisor	1	1	1	1
Sec Water Maintenance Worker	2	2	2	2
TOTAL	3	3	3	3

Secondary Water

Enterprise Fund

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Irrigation Water Sales	848,083	810,000	894,180	810,000
Investment Earnings	(430)	0	5,969	0
Other Miscellaneous	2,182	0	2,123	0
Total Revenues	849,834	810,000	902,272	810,000
Transfers In and Use of Fund Balance				
Transfer from Water Operations	0	0	0	1,029,347
Use of Fund Balance	0	321,670	11,515	0
Total Transfers In and Use of Fund Balance	0	321,670	11,515	1,029,347
Total Rev, Trans in, and Use of Fund Balance	849,834	1,131,670	913,787	1,839,347
Operating Expenses				
Employee Wages and Benefits	147,572	330,145	232,491	355,513
Operating Expenses	615,538	800,314	680,085	870,021
Total Operating Expenses	763,110	1,130,459	912,576	1,225,534
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	1,211	1,211	1,211	0
Contribution to Fund Balance	85,513	0	0	613,813
Total Contribution to Fund Balance	86,724	1,211	1,211	613,813
Total Exp, Trans Out, and Cont to Fund Balance	849,834	1,131,670	913,787	1,839,347

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Sustainable Growth (SG)	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%	86%	86%
		Maintain amount of cans repaired or replaced within 1 working day from resident request at 100%	100%	100%	100%
		Keep a weekly average of 80% of neighborhood dumpster stock in the field and being used by residents	N/A	95%	80%
		Maintain 70% or higher rating for Recycling Services (source: Annual Community Survey)	68%	70%	70%
		Maintain yearly contamination rate in recycling cans at 30% or lower	34%	28%	30%
		Recycle 150 tons or more of glass each year	134.5	145.82	150

Sanitation at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2024-25 Budget: \$6,251,853		Full-Time Employees: 5
--	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Sanitation Maintenance Lead Worker	1	1	1	1
Sanitation Maintenance Worker	4	4	4	4
TOTAL	5	5	5	5

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Garbage Fees	4,620,228	4,649,000	4,028,560	4,742,000
Recycling Fees	556,785	540,000	450,624	596,785
Neighborhood Cleanup	89,560	93,000	92,545	95,000
Special Service Pickup	5,580	6,500	5,785	6,500
Investment Earnings	161,762	9,600	127,203	9,600
Increase in Landfill Equity	725,556	0	730,000	0
Miscellaneous Revenue	4,613	0	4,322	0
Sale of Capital Assets	22,800	0	17,100	0
Total Revenues	6,186,884	5,298,100	5,456,139	5,449,885
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	524,358	0	801,968
Total Transfers In and Use of Fund Balance	0	524,358	0	801,968
Total Rev, Trans in, and Use of Fund Balance	6,186,884	5,822,458	5,456,139	6,251,853
Operating Expenses				
Employee Wages and Benefits	513,487	559,703	550,241	569,423
Operating Expenses	4,801,376	5,262,483	4,431,446	5,682,430
Capital Expenditures	119,732	0	406,080	0
Total Operating Expenses	5,434,596	5,822,186	5,387,767	6,251,853
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	272	272	272	0
Contribution to Fund Balance	752,016	0	68,100	0
Total Contribution to Fund Balance	752,288	272	68,372	0
Total Exp, Trans Out, and Cont to Fund Balance	6,186,884	5,822,458	5,456,139	6,251,853

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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Desirable Amenities & Open Space (DAOS)	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>	76%	77%	78%
		Increase annual number of golf participants by 5% each year	N/A	9%	5%
		Maintain annual number of miniature golf participants at 85,000 or more	86,476	85,496	85,000
		Increase annual driving range revenue by 10% each year	N/A	38%	10%

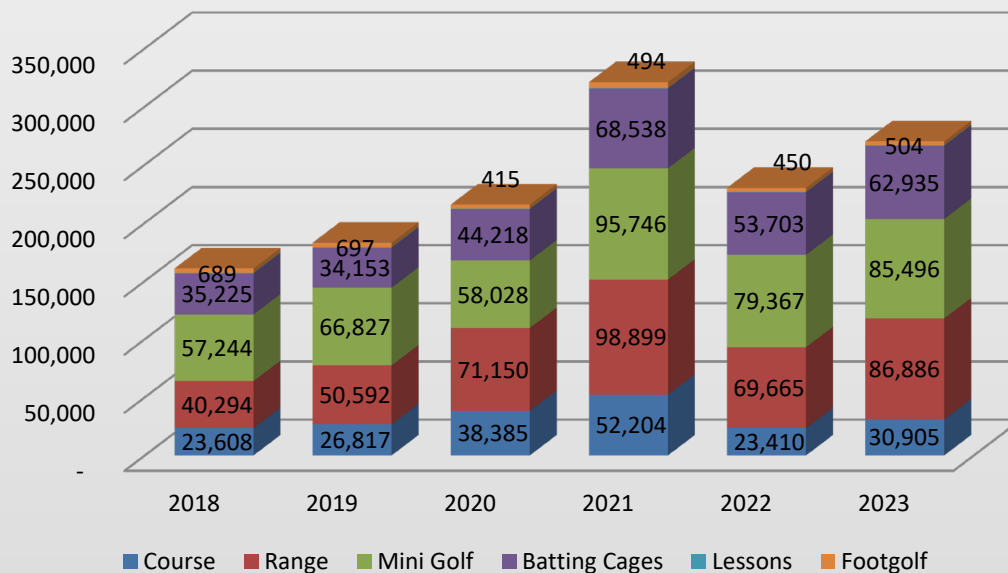
Mulligans at a Glance:

	Location: Mulligans 692 W. 10600 S.		FY 2024-25 Budget: \$1,847,826		Full-Time Employees: 9
---	--	---	--	---	----------------------------------

Authorized Positions	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Proposed
Associate Director of Recreation	1	1	1	1
Mulligan's Customer Service Supervisor	1	2	2	2
Greenskeeper	1	1	1	1
Mechanic/Assistant Greenskeeper	1	1	1	1
Golf Course Maintenance Worker	0	2	2	3
Food Service Coordinator	0	0	0	1
TOTAL	4	7	7	9

- (1) One new Food Service Coordinator position was added to meet the demands of the Department.
 (2) One new Golf Course Maintenance Worker position was added to meet the demands of the Department.

Activity Usage



	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Concession Lease	3,080	0	3,242	0
Instructor Fees	260	26,250	20,190	26,250
Driving Range	642,988	582,486	631,260	582,486
Greens Fees	223,692	310,274	295,618	310,274
Miniature Golf	544,773	449,861	553,981	449,861
Program Revenue	10,190	12,000	14,450	12,000
Golf Cart Rental	78,911	114,057	105,395	114,057
Batting Cages	112,251	118,621	118,572	118,621
Food & Beverages	53,298	53,363	53,300	53,363
Pro Shop	41,731	20,964	40,469	20,964
Rental Revenue	11,668	33,280	12,207	33,280
Investment Earnings	43,432	14,190	48,870	14,190
Other Miscellaneous	269	40	491	40
Total Revenues	1,766,544	1,735,386	1,898,045	1,735,386
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	0	0	112,440
Total Transfers In and Use of Fund Balance	0	0	0	112,440
Total Rev, Trans in, and Use of Fund Balance	1,766,544	1,735,386	1,898,045	1,847,826
Operating Expenses				
Employee Wages and Benefits	780,969	883,107	875,200	1,075,557
Operating Expenses	159,946	542,800	639,712	565,269
Total Operating Expenses	940,914	1,425,907	1,514,912	1,640,826
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	469	469	469	0
Transfer to Mulligans CIP	600,000	50,000	50,000	207,000
Contribution to Fund Balance	225,160	259,010	332,664	0
Total Contribution to Fund Balance	825,629	309,479	383,133	207,000
Total Exp, Trans Out, and Cont to Fund Balance	1,766,544	1,735,386	1,898,045	1,847,826

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Investment Earnings	0	0	0	0
Other Miscellaneous	10,446	0	0	0
Total Revenues	10,446	0	0	0
Transfers In and Use of Fund Balance				
Transfer from Mulligans	600,000	50,000	50,000	207,000
Use of Fund Balance	251,120	0	152,160	200,000
Total Transfers In and Use of Fund Balance	851,120	50,000	202,160	407,000
Total Rev, Trans in, and Use of Fund Balance	861,566	50,000	202,160	407,000
Operating Expenses				
Capital Expenditures	494,438	50,000	90,860	332,000
Mulligans Equipment	367,128	0	111,300	75,000
Total Operating Expenses	861,566	50,000	202,160	407,000
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	861,566	50,000	202,160	407,000

Self Insurance

Internal Service Fund

Department Purpose

The Self Insurance division 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	Strategies & Guiding Principles	Performance Measures	FY 2022-23 Actual	FY 2023-24 Target	FY 2024-25 Target
Fiscally Responsible Governance (FRG)	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	1.08	1.0
		Obtain a liability insurance inspection result of 99% or greater	99%	99%	99%

Self Insurance at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2024-25 Budget: \$733,417		Full-Time Employees: 0
---	---	---	--	---	----------------------------------

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Insurance Premiums & Claims	0	0	186,194	733,417
Total Revenues	0	0	186,194	733,417
Transfers In and Use of Fund Balance				
Transfer from General Fund	0	584,486	584,486	0
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	0	584,486	584,486	0
Total Rev, Trans in, and Use of Fund Balance	0	584,486	770,680	733,417
Operating Expenses				
Operating Expenses	0	584,486	770,680	703,982
Total Operating Expenses	0	584,486	770,680	703,982
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	0	29,435
Total Contribution to Fund Balance	0	0	0	29,435
Total Exp, Trans Out, and Cont to Fund Balance	0	584,486	770,680	733,417

Debt Service Funds

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 the 2017 Sales Tax Bond and the 2019 Sales Tax Bond.

Other Revenue Bonds

This Bond fund is used to account for the debt service and other expenses related to the 2015 TOD Bond & 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					
(dollars in thousands)					
	2019	2020	2021	2022	2023
Assessed Value	\$7,109,226	\$7,859,765	\$8,405,649	\$9,314,330	\$12,140,276
Debt Limit (8% of Reasonable Cash Value)	859,782	955,077	1,025,075	1,150,826	1,540,292
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	859,782	955,077	1,025,075	1,150,826	1,540,292

BOND RATINGS

FITCH RATINGS

Bond Description	Rating Type	Action	Rating	Outlook/Watch	Eff Date
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
South Jordan (UT) sales tax rev & rfdg bonds ser 2019	Long Term	New Rating	AAA	RO:Sta	20-May-2019

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 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
REVENUES				
Investment Earnings	577,856	14,900	546,260	14,900
Special Assessments	1,610,499	2,153,650	1,385,000	2,154,175
Intergovernmental Revenue	0	0	900,000	0
Total Debt Service Fund Revenue	2,188,355	2,168,550	2,831,260	2,169,075
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	5,877,593	5,911,426	6,266,110	3,844,250
Use of Fund Balance	289,957	0	0	0
Total Transfers In and Use of Fund Balance	6,167,550	5,911,426	6,266,110	3,844,250
Total Rev, Trans in, and Use of Fund Balance	8,355,905	8,079,976	9,097,370	6,013,325
EXPENDITURES				
Operating Expenditures	79,500	0	0	0
Debt Expenditures	7,202,249	6,865,747	5,335,523	6,013,325
Total Debt Service Fund Expenditures	7,281,749	6,865,747	5,335,523	6,013,325
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	0	0	0	0
Contribution to Fund Balance	1,074,156	1,214,229	3,761,847	0
Total Transfers Out and Contribution to Fund Balance	1,074,156	1,214,229	3,761,847	0
Total Exp, Trans Out, and Cont to Fund Balance	8,355,905	8,079,976	9,097,370	6,013,325

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% 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 176-178.

Outstanding Principal as of 6/30/24:

2017 Sales Tax Bond - \$16,745,000
2019 Sales Tax Bond - \$12,050,000

DEBT SUMMARY - OUTSTANDING DEBT AS OF 06/30/24					
Governmental Funds	Issued	Maturity	Principal	Interest	Total
RDA Sales Tax & Tax Increment Revenue Bonds	2015	2032	8,035,000	1,612,950	9,647,950
Special Assessment	2016	2037	20,010,000	4,531,250	24,541,250
Sales Tax Bonds	2017	2040	16,745,000	6,779,400	23,524,400
Sales Tax Bonds	2019	2040	12,050,000	5,036,925	17,086,925
Total Governmental Funds			\$56,840,000	\$17,960,525	\$74,800,525
Total			\$62,300,000	\$20,457,850	\$82,757,850

General Debt Service

Debt Service Fund

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Intergovernmental Revenue	0	0	900,000	0
Investment Earnings	2,273	10,400	2,882	10,400
Total Revenues	2,273	10,400	902,882	10,400
Transfers In and Use of Fund Balance				
Transfer from General Fund	2,437,141	2,726,228	2,726,228	2,160,450
Transfer from Road Impact Fees	149,741	149,612	149,612	149,850
Transfer from Fire Impact Fees	175,000	175,000	175,000	175,000
Transfer from Police Impact Fees	145,000	145,000	145,000	145,000
Transfer from RDA	765,000	763,625	763,625	0
Transfer from MBA	0	0	354,684	0
Transfer from CP Bond Fund	737,511	737,511	737,511	0
Transfer from IFT Fund	250,000	0	0	0
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	4,659,393	4,696,976	5,051,660	2,630,300
Total Rev, Trans in, and Use of Fund Balance	4,661,667	4,707,376	5,954,542	2,640,700
Operating Expenditures				
Principal on Long-Term Debt	2,002,242	1,934,308	2,249,000	1,330,000
Interest on Long-Term Debt	1,582,444	1,548,439	724,364	1,300,300
Trustee Fees	3,450	6,500	3,450	6,500
Arbitrage Compliance	0	3,900	0	3,900
Total Operating Expenditures	3,588,136	3,493,147	2,976,814	2,640,700
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	1,073,530	1,214,229	2,977,728	0
Total Contribution to Fund Balance	1,073,530	1,214,229	2,977,728	0
Total Exp, Trans Out, and Cont to Fund Balance	4,661,667	4,707,376	5,954,542	2,640,700

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
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%
	16,745,000.00	6,779,400.00	

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
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%
	12,050,000.00	5,036,925.00	

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

Other Revenue Bonds

Debt Service Fund

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. 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.

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 SAA 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 SAA - AA+ by Standard & Poor's

Funding Source:

- 2015 TOD Bond - RDA, Tax Increment
- 2016 SAA Bond - Special Assessment payments from builders.

Additional Information:

See complete Debt Payment Summary on pages 176-178.

Outstanding Principal as of 6/30/24:

- 2015 TOD - \$8,035,000
- 2016 SAA - \$20,010,000



Daybreak Neighborhood

Other Revenue Bonds



Debt Service Fund

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Special Assessments	1,610,499	2,153,650	1,385,000	2,154,175
Investments Earnings	574,957	4,500	543,378	4,500
Total Revenues	2,185,456	2,158,150	1,928,378	2,158,675
Transfers In and Use of Fund Balance				
Transfer from RDA	1,218,200	1,214,450	1,214,450	1,213,950
Use of Fund Balance	289,957	0	0	0
Total Transfers In and Use of Fund Balance	1,508,157	1,214,450	1,214,450	1,213,950
Total Rev, Trans in, and Use of Fund Balance	3,693,613	3,372,600	3,142,828	3,372,625
Operating Expenditures				
Operating Expenditures	79,500	0	0	0
Principal on Bonds	2,555,000	2,195,000	1,865,000	2,285,000
Bond Interest Payment	1,055,613	1,173,100	491,959	1,083,125
Trustee Fees	3,500	1,750	1,750	1,750
Arbitrage Compliance	0	2,750	0	2,750
Total Operating Expenditures	3,693,613	3,372,600	2,358,709	3,372,625
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	784,119	0
Total Contribution to Fund Balance	0	0	784,119	0
Total Exp, Trans Out, and Cont to Fund Balance	3,693,613	3,372,600	3,142,828	3,372,625

Other Revenue 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
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	8,035,000.00	1,612,950.00	

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
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	20,010,000.00	4,531,250.00	

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 24-25 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SAA	2015 RDA	TOTAL
Principal Payments	\$520,000	\$810,000	\$1,075,000	\$850,000	\$3,255,000
Interest Payments	539,750	760,550	537,481	363,950	2,201,731
Total Debt Service	\$1,059,750	\$1,570,550	\$1,612,481	\$1,213,950	\$5,456,731
<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
Daybreak #1 SAA			1,612,481		1,612,481
Total	\$1,059,750	\$1,570,550	\$1,612,481	\$1,213,950	\$5,456,731

FY 25-26 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SAA	2015 RDA	TOTAL
Principal Payments	\$550,000	\$850,000	\$1,105,000	\$895,000	\$3,400,000
Interest Payments	513,000	719,050	504,931	321,450	2,058,431
Total Debt Service	\$1,063,000	\$1,569,050	\$1,609,931	\$1,216,450	\$5,458,431
<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
Daybreak #1 SAA			1,609,931		1,609,931
Total	\$1,063,000	\$1,569,050	\$1,609,931	\$1,216,450	\$5,458,431

Debt Payment Summary by Fiscal Year

Debt Service Fund

FY 26-27 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SAA	2015 RDA	TOTAL
Principal Payments	\$575,000	\$895,000	\$1,125,000	\$940,000	\$3,535,000
Interest Payments	484,875	675,425	481,928	276,700	1,918,928
Total Debt Service	\$1,059,875	\$1,570,425	\$1,606,928	\$1,216,700	\$5,453,928
<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
Daybreak #1 SAA			1,606,928		1,606,928
Total	\$1,059,875	\$1,570,425	\$1,606,928	\$1,216,700	\$5,453,928

FY 27-28 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SAA	2015 RDA	TOTAL
Principal Payments	\$595,000	\$815,000	\$1,165,000	\$985,000	\$3,560,000
Interest Payments	464,550	632,675	446,675	229,700	1,773,600
Total Debt Service	\$1,059,550	\$1,447,675	\$1,611,675	\$1,214,700	\$5,333,600
<u>Funding Sources:</u>					
General Fund	1,059,550	1,250,425			2,309,975
RDA				1,216,700	1,216,700
Police Impact Fees		145,000			145,000
Fire Impact Fees		175,000			175,000
Daybreak #1 SAA			1,611,675		1,611,675
Total	\$1,059,550	\$1,570,425	\$1,611,675	\$1,216,700	\$5,458,350

Debt Payment Summary by Fiscal Year

Debt Service Fund

FY 28-29 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SAA	2015 RDA	TOTAL
Principal Payments	\$620,000	\$855,000	\$1,215,000	\$1,035,000	\$3,725,000
Interest Payments	443,100	590,925	597,588	180,450	1,812,063
Total Debt Service	\$1,063,100	\$1,445,925	\$1,812,588	\$1,215,450	\$5,537,063
<u>Funding Sources:</u>					
General Fund	1,063,100	1,445,925			2,509,025
RDA				1,215,450	1,215,450
Daybreak #1 SAA			1,812,588		1,812,588
Total	\$1,063,100	\$1,445,925	\$1,812,588	\$1,215,450	\$5,537,063

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 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
REVENUES				
Impact Fees	1,047,491	1,600,000	1,036,552	1,025,000
Class C Road Funds	3,899,187	4,035,880	4,508,755	4,157,000
Local Transit Tax	2,092,813	2,224,830	2,674,823	2,314,000
Investment Earnings	241,486	150,000	267,221	150,000
Grants	9,684,000	737,511	5,637,511	0
Miscellaneous Revenue	1,838,275	0	997,481	0
Total Debt Service Fund Revenue	18,803,253	8,748,221	15,122,343	7,646,000
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	13,993,014	6,904,563	10,983,909	4,651,715
Use of Fund Balance	1,656,111	2,753,437	9,916,592	5,054,850
Total Transfers In and Use of Fund Balance	15,649,125	9,658,000	20,900,501	9,706,565
Total Rev, Trans in, and Use of Fund Balance	34,452,378	18,406,221	36,022,844	17,352,565
EXPENDITURES				
Transportation Projects	3,083,396	2,379,084	4,195,617	5,005,000
Parks Projects	3,851,945	882,000	866,147	525,000
Class C Projects	1,436,703	4,035,880	2,923,299	3,057,000
Facilities Projects	263,272	40,000	222,820	405,000
Storm Drain Projects	956,836	960,000	1,443,541	50,000
Miscellaneous Projects	575,257	1,050,000	6,338,742	0
Capital Equipment	2,014,568	4,488,000	7,542,606	2,782,328
Total Debt Service Fund Expenditures	12,181,978	13,834,964	23,532,772	11,824,328
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	4,619,654	3,345,623	9,470,825	3,914,850
Contribution to Fund Balance	17,650,746	1,225,634	3,019,247	1,613,387
Total Transfers Out and Contribution to Fund Balance	22,270,400	4,571,257	12,490,072	5,528,237
Total Exp, Trans Out, and Cont to Fund Balance	34,452,378	18,406,221	36,022,844	17,352,565

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 \$3,500,000 in general capital funds available for FY 2024-2025. City Council has allocated these funds on capital projects established in the Capital Improvement Program Plan.

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 35%. Funds in excess of 35% may be retained if they are earmarked for specific future capital projects.

Projects approved by the Council are listed starting on page 182. Capital equipment to be purchased during this fiscal year are listed on page 185. There are no major non-recurring projects for FY 2025.

In addition, the Council approved leasing of public safety vehicles, replacing 30 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 the City Council for approval.
- City Council reviews and approves proposed projects with the annual, mid-year (as needed) and year-end budgets.

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 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Road Impact Fees	447,630	500,000	447,456	450,000
Park Impact Fees	265,543	500,000	285,731	250,000
Storm Drain Impact Fees	140,681	150,000	177,890	150,000
Fire Impact Fees	123,005	300,000	50,122	100,000
Police Impact Fees	70,633	150,000	75,353	75,000
Class C Road Funds	3,899,187	4,035,880	4,508,755	4,157,000
Local Transit Tax	2,092,813	2,224,830	2,674,823	2,314,000
Investment Earnings	211,404	150,000	227,209	150,000
Other Donations and Reimbursements	191,110	0	376,858	0
Other Miscellaneous	385,419	0	571,772	0
Total Revenues	15,827,425	8,010,710	9,395,969	7,646,000
Transfers In and Use of Fund Balance				
Transfer from General Fund	3,974,612	0	0	0
Transfer from Fitness Center	0	0	22,646	0
Transfer from Storm Drain	2,887,000	910,000	910,000	0
Transfer from General CIP	6	0	0	0
Transfer from Water	17,000	0	0	0
Transfer from Gen Local Transit	645,753	0	0	0
Transfer from Class C Road Funds	778,407	0	0	0
Transfer from Fire Impact Fees	0	0	7,350	0
Transfer from Police Impact Fees	0	0	7,350	0
Transfer from CP Bond Proceeds	569,966	0	0	0
Transfer from CDA	0	0	0	300,000
Parks Impact Fee Use of Fund Balance	545,750	0	0	0
Road Impact Fee Use of Fund Balance	0	0	0	1,469,850
Fire Impact Fee Use of Fund Balance	31,513	0	26,389	45,000
Police Impact Fee Use of Fund Balance	63,915	0	76,997	40,000
Use of Fund Balance	0	1,740,000	7,065,978	3,500,000
Total Transfers In and Use of Fund Balance	9,513,923	2,650,000	8,116,710	5,354,850
Total Rev, Trans in, and Use of Fund Balance	25,341,348	10,660,710	17,512,679	13,000,850

Infrastructure Improvement

Capital Improvement

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Project Expenditures				
Transportation Projects	1,466,724	5,384,964	3,066,733	3,980,000
Parks Projects	3,555,542	432,000	292,196	325,000
Class C Projects	1,436,703	4,035,880	2,923,299	3,057,000
Facilities Projects	85,751	0	72,820	300,000
Storm Drain Projects	956,836	960,000	1,213,541	50,000
Miscellaneous Projects	454,040	50,000	963,775	0
Total Project Expenditures	7,955,597	6,826,964	8,532,367	7,712,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	500,000	868,500	868,500	1,100,000
Transfer to General CIP	1,424,160	0	14,700	0
Transfer to General CIP Maint	918,270	1,270,000	1,270,000	1,260,000
Transfer to General Debt Service Fund	469,741	469,612	469,612	469,850
Transfer to Capital Equipment	0	0	4,042,000	1,085,000
Transfer to Storm Drain Impact Fees	6	0	0	0
Contribution to Fund Balance Impact Fees	519,247	828,388	559,414	460,000
Contribution to Fund Balance Local Transit Tax	824,365	0	1,039,132	914,000
Contribution to Fund Balance Class C Road Funds	1,184,077	397,246	716,957	0
Contribution to Fund Balance	11,545,886	0	0	0
Total Transfers Out and Contribution to Fund Balance	17,385,751	3,833,746	8,980,315	5,288,850
Total Exp, Trans Out, and Cont to Fund Balance	25,341,348	10,660,710	17,512,679	13,000,850

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Other Miscellaneous	575,000	0	0	0
Total Revenues	575,000	0	0	0
Transfers In and Use of Fund Balance				
Transfer from General CIP	918,270	1,270,000	1,270,000	1,260,000
Transfer from Water	0	0	0	35,000
Transfer from Storm Water	0	0	0	35,000
Transfer from CDA	0	1,250,000	1,250,000	0
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	918,270	2,520,000	2,520,000	1,330,000
Total Rev, Trans in, and Use of Fund Balance	1,493,270	2,520,000	2,520,000	1,330,000
Project Expenditures				
Storm Drain Projects	0	1,000,000	230,000	0
Transportation Projects	209,988	1,030,000	778,227	1,025,000
Parks Projects	296,402	450,000	573,951	200,000
Facilities Projects	162,669	40,000	150,000	105,000
Misc Projects	121,218	0	106,886	0
Total Project Expenditures	790,276	2,520,000	1,839,064	1,330,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	702,994	0	680,936	0
Total Contribution to Fund Balance	702,994	0	680,936	0
Total Exp, Trans Out, and Cont to Fund Balance	1,493,270	2,520,000	2,520,000	1,330,000

Capital Equipment

Capital Improvement

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Other Miscellaneous	647,496	0	0	0
Sale of Capital Assets	39,250	0	48,851	0
Total Revenues	686,746	0	48,851	0
Transfers In and Use of Fund Balance				
Transfer from General Fund	4,002,000	1,619,563	1,619,563	1,003,352
Transfer from CDA Fund	200,000	0	0	300,000
Transfer from IFT Fund	0	1,855,000	1,855,000	633,363
Transfer from General CIP	0	0	4,042,000	1,085,000
Use of Fund Balance	0	1,013,437	0	0
Total Transfers In and Use of Fund Balance	4,202,000	4,488,000	7,516,563	3,021,715
Total Rev, Trans in, and Use of Fund Balance	4,888,746	4,488,000	7,565,414	3,021,715
Project Expenditures				
Computer Software & Equipment	8,498	170,000	48,112	100,000
Fire Equipment	103,346	2,000,000	2,540,447	0
Police Equipment	77,136	963,000	183,224	0
Fleet Equipment	1,219,654	1,355,000	4,770,823	2,682,328
Misc Equipment	605,934	0	0	0
Total Project Expenditures	2,014,568	4,488,000	7,542,606	2,782,328
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	2,874,177	0	22,808	239,387
Total Contribution to Fund Balance	2,874,177	0	22,808	239,387
Total Exp, Trans Out, and Cont to Fund Balance	4,888,746	4,488,000	7,565,414	3,021,715

PUBLIC WORKS

1300 W Shields Lane Environmental Study

PROJECT INFORMATION

Location: 1300 W & Shields Lane

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Conduct an environmental study required prior to receiving federal funds to complete the capacity improvement project at 1300 W and Shields Lane.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
Public Works						
General Capital	\$35,000	\$0	\$0	\$0	\$0	\$35,000
Total Cost	\$35,000	\$0	\$0	\$0	\$0	\$35,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Subsurface Drain Repairs/Replacement

PROJECT INFORMATION

Location: Multiple Locations

Project Manager: Unassigned

Project Type: Infrastructure Maintenance

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Conduct an annual review of subsurface drains throughout the city and make recommended repairs or replacements.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
<u>Public Works</u>						
General CIP	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
Total Cost	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000

Operating Impact:

Labor for inspections to recommend repairs or replacements, we are not equipped to replace the drains.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$4,500	\$4,500	\$4,500	\$4,500	\$18,000
	Other	\$0	\$0	\$0	\$0	\$0
	Total Operating Costs	\$4,500	\$4,500	\$4,500	\$4,500	\$18,000

PUBLIC WORKS

Traffic Signal at Prosperity and Old Bingham Highway

PROJECT INFORMATION

Location: Old Bingham Highway at Prosperity Lane

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Install new traffic signal at Prosperity Lane and Old Bingham Highway (shared project with West Jordan).

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
Public Works						
General CIP	\$300,000	\$0	\$0	\$0	\$0	\$300,000
Total Cost	\$300,000	\$0	\$0	\$0	\$0	\$300,000

Operating Impact:

Contract with Salt Lake County to maintain the signal. This is half of the total maintenance as West Jordan will also participate in the maintenance costs.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$1,300	\$1,300	\$1,300	\$1,300	\$5,200
	Total Operating Costs	\$1,300	\$1,300	\$1,300	\$1,300	\$5,200

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Citywide Canal Culvert Repairs

PROJECT INFORMATION

Location: Multiple Locations

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Repair canal culverts per annual inspection(s) and recommendations.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
<u>Public Works</u>						
General CIP	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Total Cost	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000

Operating Impact:

Bridge canal culvert repairs give us opportunity costs of labor and equipment allowing our asphalt crew to patch larger areas, and the dealing of bridge decks is out of our area of expertise.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	(\$7,880)	\$0	(\$7,880)	\$0	(\$15,760)
	Other	(\$8,452)	\$0	(\$8,452)	\$0	(\$16,904)
	Total Operating Costs	(\$16,332)	\$0	(\$16,332)	\$0	(\$32,664)

PUBLIC WORKS

City-Wide Tree Replacement Program

PROJECT INFORMATION

Location: Multiple Locations

Project Manager: Jason Miller/Kevin Ball

Project Type: Maintenance & Operations

Start Date: 7/1/2025

Category: Parks

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Begin replacing some of the over 1,500 City owned trees that have been removed due to death, disease, damage, or vandalism.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
Public Works						
General Capital	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Total Cost	\$150,000	\$0	\$0	\$0	\$0	\$150,000

Operating Impact:

The operational impacts for this project will be minimal. The first year will require supplemental watering, and structural pruning in the third year. These costs will be covered out of the Parks Department budget.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$1,000	\$0	\$2,500	\$0	\$3,500
	Total Operating Costs	\$1,000	\$0	\$2,500	\$0	\$3,500

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Vadanis Sidewalk and ADA Ramps

PROJECT INFORMATION

Location: Approx. 11709 Vandanis Dr

Project Manager: Streets Manager/Engineer

Project Type: Maintenance & Operations

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Install sidewalk and ADA ramps for school pickup and dropoff safety at Early Light Academy.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
<u>Public Works</u>						
Transportation Tax	\$75,000	\$0	\$0	\$0	\$0	\$75,000
Total Cost	\$75,000	\$0	\$0	\$0	\$0	\$75,000

Operating Impact:

Opportunity costs saved allowing our cres to stay on trip hazard elimination. Equipment and labor costs listed based on doing 6 ADA ramps.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	(\$8,510)	\$0	\$0	\$0	(\$8,510)
	Other	(\$7,739)	\$0	\$2,500	\$0	(\$7,739)
	Total Operating Costs	(\$16,249)	\$0	\$0	\$0	(\$16,249)

PUBLIC WORKS

Curb & Gutter Replacement

PROJECT INFORMATION

Location: Multiple Locations

Project Manager: Streets Manager/Engineer

Project Type: Maintenance & Operations

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Funding for 10200 South Road Improvements.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
Public Works						
Transportation Tax	\$160,000	\$0	\$0	\$0	\$0	\$160,000
Total Cost	\$160,000	\$0	\$0	\$0	\$0	\$160,000

Operating Impact:

Cost savings for not having City personnel need to replace or repair curb and gutter.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$6,000)
	Other	(\$1,100)	(\$1,100)	(\$1,100)	(\$1,100)	(\$4,400)
	Total Operating Costs	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)	(\$10,400)

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Audible Pedestrian Push Buttons

PROJECT INFORMATION

Location: Multiple Locations

Project Manager: Streets Manager/Engineer

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Federal Rule 36CFR Part 1190 requires cities to start installing audible pedestrian push buttons on all traffic signal. The City has 58 signals and it will cost about \$8k per signal for the County to make the modification. The thought is to start funding this as a recurring project at \$40k oer year so 5 signals cab be modified per year.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
<u>Public Works</u>						
Transportation Tax	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Total Cost	\$40,000	\$0	\$0	\$0	\$0	\$40,000

Operating Impact:

\$200 per year to maintain pedestrian push buttins at each signal.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$0	\$0	\$0	\$0	\$0
	Other	\$1,000	\$1,000	\$1,000	\$1,000	\$4,000
	Total Operating Costs	\$1,000	\$1,000	\$1,000	\$1,000	\$4,000

PUBLIC WORKS

Water Conservation Software Application

PROJECT INFORMATION

Location: No Location

Project Manager: Unassigned

Project Type: Infrastructure Maintenance

Start Date: 7/1/2025

Category: Water

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Create and/or purchase software application that links to meter reading analytic software.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
Public Works						
Water CIP	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Total Cost	\$150,000	\$0	\$0	\$0	\$0	\$150,000

Operating Impact:

IT labor to maintain software.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	\$3,152	\$3,152	\$3,152	\$3,152	\$12,608
	Other	\$0	\$0	\$0	\$0	\$0
	Total Operating Costs	\$3,152	\$3,152	\$3,1152	\$3,152	\$12,608

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Water Security Cameras

PROJECT INFORMATION

Location: Water Tanks

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Water

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Replace and upgrade security cameras to prevent tampering with water system.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2025-2029
	2025	2026	2027	2028	2029	
Public Works						
Water CIP	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Total Cost	\$150,000	\$0	\$0	\$0	\$0	\$150,000

Operating Impact:

Once the cameras operate correctly our on call staff will not need to physically go to the site to verify intrusion alarms, thus saving us in overtime costs and opportunity costs.

Annual Operating Costs		2026	2027	2028	2029	Total
	New Personnel (FTE)	0.0	0.0	0.0	0.0	0.0
	Personal Services	(\$28,000)	(\$28,000)	(\$28,000)	(\$28,000)	(\$112,000)
	Other	\$0	\$0	\$0	\$0	\$0
	Total Operating Costs	(\$28,000)	(\$28,000)	(\$28,000)	(\$28,000)	(\$112,000)



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

25.74 square miles

Elevation

4,316 feet above sea level along the Jordan River, to a high of 5,464 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 10th largest city in the state. South Jordan's population was 77,487 in 2020. This represents 54 percent increase since 2010. Approximately 31.8 percent is under the age of 18, and the median age is 33.

Education

South Jordan is part of the Jordan School District. Over 97 percent of South Jordan's residents aged 25 or over have received a high school diploma. Close to 45 percent have obtained a bachelor's degree or higher.

Income

South Jordan's median household income on average from 2017 to 2021 was \$111,774 and the per capita income in 2021 was \$42,731.

over the last 5 years, 50% of those being town homes and apartments. The City issued approximately 372 residential and 118 commercial building permits in fiscal year 2022.

Persons per Household

The average number of persons per household in South Jordan owner-occupied and renter-occupied homes was 3.25 in 2021.

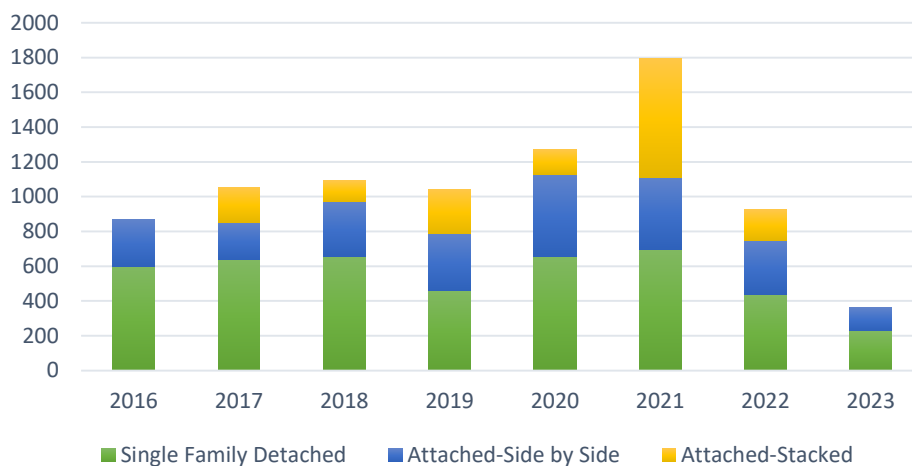
Housing Units

In 2021, 84 percent of the 26,427 housing units were owner occupied, 14.7 percent were renter-occupied, and 4.1 percent were vacant.

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

Residential Units Permitted by Year



Principal Employers, FY 2023

Rank	Employer	Number of Employees
1	Merit Medical	2,053
2	Ultradent	1,814
3	Jordan School District	1,805
4	Sam's Club/Wal-Mart Supercenter	811
5	Cricut	800
6	Lucid	800
7	South Jordan City	591
8	Willis Towers Watson	544
9	AdvancedMD	537
10	Merrick Bank Corporation	472
	Total	10,227

South Jordan At A Glance

Top 25 Major Sales/Use Tax Contributors, FY 2023

Walmart	Sportsmans Warehouse Inc	Carmax Superstore
Costco Wholesale	Unique Auto Body	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	Bentley Lamborghini	
Perry Brothers Honda World	Microsoft Corp	

Retail Sales and Sales Tax Revenue

South Jordan's retail and food sales totaled \$2.36 billion in 2023, an increase of 1 percent from the \$2.34 billion in the prior year. Sales and use tax revenue totaled

\$23.4 million in fiscal year 2023, an increase of \$750 million, or 3.3 percent, compared to \$22.6 million in fiscal year 2022.



Principal Property Taxpayers, FY 2023

Rank	Taxpayer	Taxable Assessed Value
1	Riverpark LLC	\$285,338,600
2	eBay Inc	\$212,661,500
3	Merit Medical Systems Inc	\$137,238,350
4	San Tropez Holdings LLC	\$110,939,360
5	SoJo Station LLC	\$102,133,380
6	VP Daybreak Operations/Investments LLC	\$98,095,340
7	GMC Property Management	\$81,772,843
8	Wal-Mart	\$60,175,300
9	Boyer Jordan Heights	\$58,226,800
10	Daybreak LLC: Daybreak Rosemeade LLC	\$55,517,275
	Total	\$1,202,098,748

Fire Protection

FY 2023	Number
Full-time employees	98
Part-time employees	1
Fire stations	4
ISO Rating	2
Fire fatalities	0
Fire injuries	0
Fire hydrants inspected	4,165
Flu vaccinations	84
Emergency calls for service (EMS)	6,986
Emergency calls for service (non EMS)	1,903
Patient transports	3,466
Cancelled calls	719
Other (refused care, transferred care, DOA)	2,119
Average response time (Combined)	6:09 min
Inter-facility	11:08 min



Police Protection

FY 2023	Number
Full-time police officers	76
Priority 1 Response time	7:39 min
NIBRS Crimes (Crimes against person, property, society)	2,431
Police Incidents	40,363

Streets & Street Lighting

FY 2023	Number
Pavement lane miles maintained	870.67
Alleyway miles maintained	46.4
Miles of sidewalk maintained	461.59
Number of street lights maintained	6,993
Number of street signs maintained	10,792

Fleet

FY 2023	Number
City vehicles & equipment maintained	417

Water

FY 2023	Number
Residential accounts	23,700
Commercial accounts	1,649
Miles of water lines	503
Fire hydrants	4,148
Average daily water demand (mgd)	14.6
Daily water conveyance capacity (mgd)	36.46
Miles of secondary water lines	116
Secondary water accounts	4,207

South Jordan At A Glance

Storm Water

FY 2023	Number
Miles of storm water pipe	164.4
Storm water detention & retention ponds	182
Storm clean out boxes	5,294

Sanitation

FY 2023	Number
Tons of waste recycled annually	4,980
Tons of refuse collected annually	34,413
Residential sanitation accounts	29,818

Parks

FY 2023	Number
Number of parks	41
Total acreage	
Natural open space area	237.44 acres
Trails	15.61 miles
Park loop walkways	
Number of park playgrounds	26 units

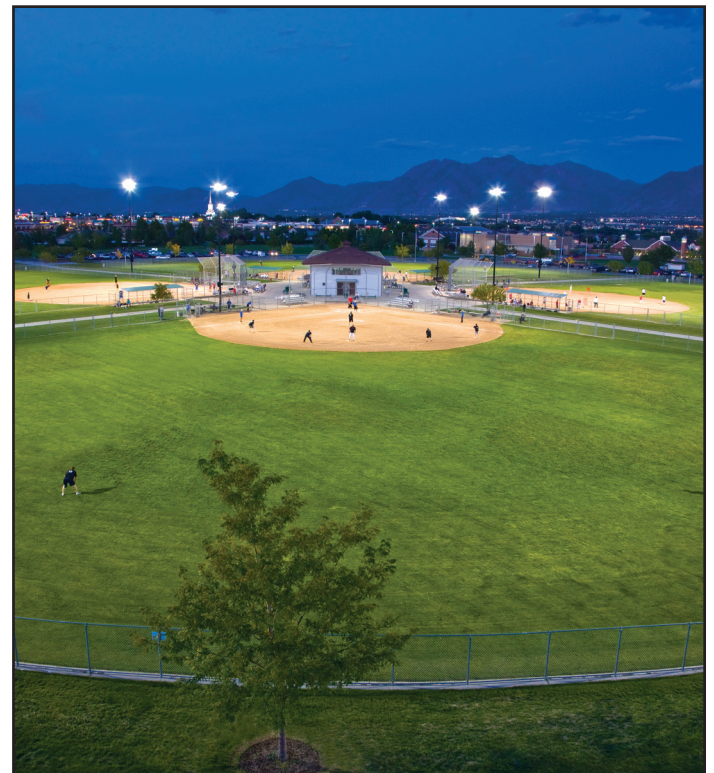
Recreation

FY 2023	Number
Community Events Offered	32
Gale Museum Visitors	12,001
Senior Program Participants	14,321
Senior Lunches Distributed	13,525
Facility Rental Revenue	\$59,774
Recreation Program Participants	8,552

Economics

FY 2023	Number
Sales Tax:	
Taxable Sales	2,369,594,997
Sales Tax Revenue	23,441,152
Property Tax:	
Assessed taxable property value	11,166,603,874
Property Tax Rate	0.001425%
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. Each Utah municipality is classified according to its population. A municipality with a population of 100,000 or more is a city of the first class. A municipality with a population of 65,000 or more but less than 100,000 is a city of the second class. A municipality with a population of 30,000 or more but less than 65,000 is a city of the third class. A municipality with a population of 10,000 or more but less than 30,000 is a city of the fourth class. A municipality with a population of 1,000 or more but less than 10,000 is a city of the fifth class and a municipality with a population under 1,000 is a town.

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 25.74 square miles and is home to more than 87,000 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 2023-2024
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
Business License Denial/Revocation Appeal		Actual cost of hearing officer's time based on contract with City. \$819 retainer required. If actual cost is less than 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.
Reasonable Accommodation Hearing		Actual cost of hearing officer's time based on contract with City. \$819 retainer required. If actual cost is less than 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.

Fee Schedule



DESCRIPTION		FY 2023-2024	
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	
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	\$38		
Building Permit Single Family Detached (PRSFD)			
\$0-\$500,000	\$2,786		
\$500,001+	\$3,555		
Building Permits Single Family Attaced (PRSFA)			
\$0-\$500,000	\$2,692		
\$500,001+	\$3,436		
Building Permit Retaining Wall (PRRW)			
\$0-\$500	\$500		
\$501+	\$683		

Fee Schedule

DESCRIPTION	FY 2023-2024
Building Permit Sign (PRSG)	
\$0-\$500	\$223
\$501+	\$343
Building Permit Roof (PRRF)	
Per Permit	\$158
Building Permit AG Bldg (PRGA)	
\$0-\$500	\$218
\$501-\$2,000	\$469
\$2,001-\$40,000	\$720
\$40,001-\$100,000	\$1,020
\$100,001-\$500,000	\$1,447
\$500,001-\$1,000,000	\$2,051
\$1,000,001+	\$2,908
Building Permit Deck (PRDK)	
\$0-\$500	\$174
\$501-\$2,000	\$454
\$2,001+	\$683
Building Permit Detached ACCE (PRDA)	
\$0-\$500	\$805
\$501-\$2,000	\$805
\$2,001-\$40,000	\$1,101
\$40,001-\$100,000	\$1,145
\$100,001-\$500,000	\$1,145
\$500,001+	\$1,431
Building Permit Carport (PRCP)	
\$0-\$500	\$543
\$501-\$2,000	\$577
\$2,001-\$40,000	\$612
\$40,001+	\$652
Building Permit Temp Power (PRTP)	
Per Permit	\$93
Building Permit Gas (PRGS)	
Per Permit	\$274
Building Permit Electrical Only (PREL)	
Per Permit	\$212
Building Permit Appliance (PRAP)	
Per Permit	\$160
Building Permit Residential Solar (PRSO)	
\$0-\$500	\$298
\$501-\$2,000	\$370
\$2,001-\$40,000	\$443
\$40,001-\$100,000	\$517
\$100,001+	\$837

Fee Schedule



DESCRIPTION	FY 2023-2024
Building Permit Residential Pool (PRPO)	
\$0-\$500	\$816
\$501-\$2,000	\$886
\$2,001-\$40,000	\$957
\$40,001-\$100,000	\$957
\$100,001+	\$1,227
Building Permit Residential Addition (PRAD)	
\$0-\$500	\$183
\$501-\$2,000	\$565
\$2,001-\$40,000	\$946
\$40,001+	\$1,856
Building Permit Residential Remodel (PRRR)	
\$0-\$500	\$179
\$501-\$2,000	\$179
\$2,001-\$40,000	\$326
\$40,001-\$100,000	\$326
\$100,001+	\$478
Building Permit Residential Basement (PRBS)	
\$0-\$500	\$386
\$501-\$2,000	\$585
\$2,001+	\$784
Building Permit Commercial R-2 (PRAC)	
\$0-\$1,000,000	\$4,416
\$1,000,001-\$5,000,000	\$16,568
\$5,000,001+	\$32,652
Building Permit Commercial Addition (PRCA)	
\$0-\$500	\$759
\$501-\$2,000	\$1,119
\$2,001-\$40,000	\$1,650
\$40,001-\$100,000	\$2,434
\$100,001-\$500,000	\$2,639
\$500,001-\$1,000,000	\$2,855
\$1,000,001-\$5,000,000	\$2,930
\$5,000,001+	\$4,953
Building Permit Commercial Tenant Improvement (PRCR)	
\$0-\$500	\$598
\$501-\$2,000	\$888
\$2,001-\$40,000	\$1,179
\$40,001-\$100,000	\$1,433
\$100,001-\$500,000	\$2,038
\$500,001-\$1,000,000	\$2,038
\$1,000,001-\$5,000,000	\$2,060
\$5,000,001+	\$3,951

Fee Schedule

DESCRIPTION	FY 2023-2024	
Building Permit Commercial (PRNR)		
\$0-\$100,000	\$3,422	
\$100,001-\$500,000	\$7,183	
\$500,001-\$1,000,000	\$11,505	
\$1,000,001-\$5,000,000	\$16,551	
\$5,000,001+	\$29,453	
Inspections outside of normal business hours	\$54 per hour (minimum charge - 2 hours)	
Re-inspection Fee	\$158	
Inspections for which no fee is specifically indicated	\$54 per hour (minimum charge - 1/2 hour)	
Additional Plan Review Fee	\$171	
For use of outside consultants for plan checking and inspections	Actual costs	
Accessibility & Energy Review Fee	\$25	
Off Site Cleaning Fee	\$78	
Subdivision Preliminary	\$1,953	base + \$50 per lot
Subdivision Final	\$2,816	base + \$209 per lot
Subdivision Amendment (same regardless of lot number)	\$3,637	
Right-of-Way Vacation	\$1,818	
Site Plan Amendment Review	\$1,352	
Site Plan Review (small site 0-3 acres)	\$5,551	
Site Plan Review (all other site 3+ acres)	\$6,882	
Minor Site Plan Amendment	\$496	
Small Residential Development	\$1,445	
Accessory Living Unit Planning Commission Review	\$642	
Accessory Living Unit Staff Review	\$147	
Conditional Use Permit	\$676	
Land Use Amendment	\$890	
Rezone and Land Use Amendment	\$924	
Rezone	\$890	
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)	\$890	base rezone + \$1,584 Develop. Agreement
Text Amendment	\$1,262	
Annexation	\$1,546	
Sign Permit	\$221	
Sign Permit - Temporary Banner	\$61	
Master Sign Design Guidelines Review	\$288	
Appeal to Planning Commission	\$288	
Appeals to City Council	\$975	

Fee Schedule



DESCRIPTION	FY 2023-2024	
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 than 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	\$610	
Residential Chicken Permit	\$76	
Time Extension Fee	Half of application type base fee	
Lot Line Adjustment	\$742	
Zoning Compliance Letter	\$284	
Overtime Inspector fee	\$61	per hour
Overtime Truck Fee	\$53	per day
Curb Cut Encroachment Permit	\$193	
Standard Encroachment Permits	\$263	
Re-Issuance of Encroachment Permit Fee	\$129	
Land Disturbance Fee	\$126	
Re-Issuance of Land Disturbance Permit	\$150	
TV Video Inspection Fee	\$63	base + \$0.77 per linear foot of pipe
Cold Weather Paving Application Fee	\$252	
Streetlight Connection Fee	\$150	per streetlight
Small Wireless Facility - Application Fee	\$100	
Small Wireless Installation (with co-location on a utility pole) - Application Fee	\$250	
Small Wireless Right-of-Way	A provider shall pay a right-of-way rate of the greater of 3.5 percent of all gross revenues related to the provider's use of the City's right-of-way for small wireless facilities or two hundred fifty dollars (\$250.00) annually for each small wireless facility in accordance with Utah Code section 54-21-502(2). A provider does not have to pay this rate if it is subject to the Municipal Telecommunications License Tax under title 10, part 4, Municipal Telecommunications License Tax act.	
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	per hour for the first 3 hours, \$10 per hour thereafter (no overnight charging)

Fee Schedule

DESCRIPTION		FY 2023-2024	
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			
	Resident	\$120	Refundable if no damage and nothing missing
Security Deposit	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
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

Fee Schedule



DESCRIPTION		FY 2023-2024	
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		New Rate	
Fire Inspection/Permit Fees			initial inspection and first re-inspection included with license fee
Annual Life Safety Inspection		\$75	Second re-inspection (third visit)
		\$100	for all subsequent re-inspections after the second
Commercial Sprinkler Plan Review//System Inspection			Per ICC/SJC Valuation Fee Schedule
		\$135	For each re-inspection after the second
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		\$250	per display location
Medical Gas Test		\$50	
Hydrant Flow Test		\$50	per request
Emergency Services - Ambulance			
Non-Transport, No Care Provided		No Charge	
	\$25 or less in Supplies	No Charge	
Non-Transport, Care Provided	Helicopter preparation	Maximum allowed by BEMS plus appropriate surcharges	
	> \$25 in Supplies	Maximum allowed by BEMS plus appropriate surcharges	

Fee Schedule

DESCRIPTION			FY 2023-2024	
Ambulance Transport	Basic		Maximum allowed by BEMS plus appropriate surcharges	
	Intermediate		Maximum allowed by BEMS plus appropriate surcharges	
	ALS		Maximum allowed by BEMS plus appropriate surcharges	
	Critical Care		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 Supplies and Medications			Cost plus appropriate surcharges for stock maintenance and replacement	
Emergency/Standby Services - Cost Recovery				
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			\$55	per person per hour, or as per Metro Fire Agency cost recovery schedule, whichever is greater.
Community Education				
CPR/AED	Resident	\$20	\$25	per person
	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	\$25	per person
	Non-resident		\$50	preference given to SJ residents
Disaster Preparedness Training	Resident			Actual cost of supplies only
	Non-resident		\$50	preference given to SJ residents
Off-Site Training Instruction	Resident	\$10	\$40	per extinguisher used
			\$55	per instructor per hour, in addition to per person class fees and applicable supply costs
Other				
Flu Vaccination			\$25	
Fire Applicant Test			Actual per applicant test cost (not to exceed \$50)	

Fee Schedule

DESCRIPTION		FY 2023-2024	
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	
Audio/Video records, per tape		\$5	
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
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

Fee Schedule

DESCRIPTION		FY 2023-2024	
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		\$8	
Children (11 & under)		\$6	
Rerounds (same course)		\$4	
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)		\$14	
The Ridge (9 holes) Senior (60 & over) and Junior (11 & under)		\$13	
The Meadows (9 holes)		\$10	
The Meadows (9 holes) Senior (60 & over) and Juniors (11 & under)		\$9	
Golf Cart (per cart)		\$20	
(per person per cart)		\$10	
Pull Carts		\$5	
Rental Clubs		\$10	9 holes
Single Iron		\$2	
Range			
Large Bucket (120 balls)		\$14	
20 Punch Pass		\$238	
10 Punch Pass		\$126	
5 Punch Pass		\$64	
Medium Bucket (80 balls)		\$12	
20 Punch Pass		\$210	
10 Punch Pass		\$108	
5 Punch Pass		\$55	
Small Bucket (40 balls)		\$8	
20 Punch Pass		\$128	
10 Punch Pass		\$67	
5 Punch Pass		\$35	
Golf Instruction		contract agreement	

Fee Schedule

DESCRIPTION		FY 2023-2024	
Passes			
Season Pass - Range Only		\$1,000	per year
Season Pass - Range & Golf		\$1250	per year
Season Pass - Junior Golf & Range		\$550	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>
Flat Marker Space	Resident	\$1,195	\$567
	Non-Resident	\$1,695	\$750
Raised Marker Space	Resident	\$1,795	\$750
	Non-Resident	\$2,295	\$990
<u>Island Area</u>		<u>Initial Fees</u>	<u>Open/Close</u>
Flat Marker Space	Resident	\$1,895	\$585
	Non-Resident	\$2,395	\$775
Raised Marker Space	Resident	\$2,295	\$775
	Non-Resident	\$2,859	\$1,025
<u>Cremation Garden</u>		<u>Initial Fees</u>	<u>Open/Close</u>
Ossuary	Resident	\$200	\$100
	Non-Resident	\$300	\$135
Pillow Cenotaph	Resident	\$350	
	Non-Resident	\$465	
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

Fee Schedule

DESCRIPTION		FY 2023-2024	
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)
Police Department Fees		New Rate	
Fingerprinting		\$10	per card
Background Checks		\$10	
Right of Access		\$10	
Police Reports		\$5	\$15
Traffic Accident Report		\$5	\$15
Audio/Video Recordings			per hour based on employee wage (based on salary of the lowest paid employee with the necessary skill and training to fulfill the request)
Extra Duty Fee		\$65	per hour (3 hour minimum) Supervisor fee \$90 (supervisor required for every 4 officers)
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	

Fee Schedule

DESCRIPTION		FY 2023-2024	
Animal Control Fees			
Dog License		\$10	Eliminate new license fee
Dog License renewal (Sterilized)	\$5	\$10	annually
Dog License renewal (Unsterilized)	\$20	\$35	annually
Senior Citizen - Age 65 (Dog must be altered)		\$5	annually
Vicious Dog Fee (Sterilized)		\$150	annually
Vicious Dog Fee (Unsterilized)		\$250	annually
Vicious Dog Sign		Actual cost of sign	
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	
Euthanasia Fee		\$40	
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
Storm Drain Fees		New Rate	
Residential	\$8.51	\$9.02	per month (total residential storm drain fee = 1 ERU*)
*ERU is equivalent residential unit equal 4,752 square feet of impervious surface			
Non-residential	\$8.51	\$9.02	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 \$8.51 = \$46.80)			
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

Fee Schedule

DESCRIPTION		FY 2023-2024	
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	\$14.46	\$14.89	per month
Each additional can	\$9.68	\$9.97	per month
Senior Option (70 gallon can)	\$10.71	\$11.03	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	Trash 5'x5'x5' pile of debris
Christmas Tree Pickup		\$10	
Water Rates		New Rate	
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			
Tier 1	\$2.07	\$2.14	
Tier 2	\$2.33	\$2.41	
Tier 3	\$2.59	\$2.68	
Tier 4	\$2.85	\$2.95	
Tier 5	\$3.11	\$3.21	
Tier 6	\$3.36	\$3.48	

Fee Schedule



DESCRIPTION		FY 2023-2024
Single Family 1" Meter		
Tier 1	\$2.07	\$2.14
Tier 2	\$2.33	\$2.41
Tier 3	\$2.59	\$2.68
Tier 4	\$2.85	\$2.95
Tier 5	\$3.11	\$3.21
Tier 6	\$3.36	\$3.48
Non-SFR 3/4" Meter		
Tier 1	\$2.07	\$2.14
Tier 2	\$2.33	\$2.41
Tier 3	\$2.59	\$2.68
Tier 4	\$2.85	\$2.95
Tier 5	\$3.11	\$3.21
Tier 6	\$3.36	\$3.48
Non-SFR 1" Meter		
Tier 1	\$2.07	\$2.14
Tier 2	\$2.33	\$2.41
Tier 3	\$2.59	\$2.68
Tier 4	\$2.85	\$2.95
Tier 5	\$3.11	\$3.21
Tier 6	\$3.36	\$3.48
1 1/2" Meter		
Tier 1	\$2.07	\$2.14
Tier 2	\$2.33	\$2.41
Tier 3	\$2.59	\$2.68
Tier 4	\$2.85	\$2.95
Tier 5	\$3.11	\$3.21
Tier 6	\$3.36	\$3.48
2" Meter		
Tier 1	\$2.07	\$2.14
Tier 2	\$2.33	\$2.41
Tier 3	\$2.59	\$2.68
Tier 4	\$2.85	\$2.95
Tier 5	\$3.11	\$3.21
Tier 6	\$3.36	\$3.48
3" Meter		
Tier 1	\$2.07	\$2.14
Tier 2	\$2.33	\$2.41
Tier 3	\$2.59	\$2.68
Tier 4	\$2.85	\$2.95
Tier 5	\$3.11	\$3.21
Tier 6	\$3.36	\$3.48

DESCRIPTION		FY 2023-2024	
4" Meter			
Tier 1	\$2.07	\$2.14	
Tier 2	\$2.33	\$2.41	
Tier 3	\$2.59	\$2.68	
Tier 4	\$2.85	\$2.95	
Tier 5	\$3.11	\$3.21	
Tier 6	\$3.36	\$3.48	
6" Meter			
Tier 1	\$2.07	\$2.14	
Tier 2	\$2.33	\$2.41	
Tier 3	\$2.59	\$2.68	
Tier 4	\$2.85	\$2.95	
Tier 5	\$3.11	\$3.21	
Tier 6	\$3.36	\$3.48	
8" Meter			
Tier 1	\$2.07	\$2.14	
Tier 2	\$2.33	\$2.41	
Tier 3	\$2.59	\$2.68	
Tier 4	\$2.85	\$2.95	
Tier 5	\$3.11	\$3.21	
Tier 6	\$3.36	\$3.48	
10" Meter			
Tier 1	\$2.07	\$2.14	
Tier 2	\$2.33	\$2.41	
Tier 3	\$2.59	\$2.68	
Tier 4	\$2.85	\$2.95	
Tier 5	\$3.11	\$3.48	
Tier 6	\$3.36	\$3.48	
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

DESCRIPTION	FY 2023-2024	
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
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	Actual cost of device	
ERT's	Actual cost of device	
Registers	Actual cost of device	
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 Fees		
<u>Standard Fees</u>		
Fire Hydrant Deposit (Refundable)	\$2,900	
Fire Hydrant Usage	\$4.45	per 1000 gallons used
<u>3 Month Contract</u>		
Water Usage Payment	\$1,001.25	
<u>6 Month Contract</u>		
Water Usage Payment	\$2,002.50	
<u>12 Month Contract</u>		
Water Usage Payment	\$4,005	
*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.

ACFR – (see Annual Comprehensive Financial Report).

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.

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 2024 - 02

A RESOLUTION ADOPTING A FINAL BUDGET FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH, FOR THE FISCAL YEAR 2024-2025.

WHEREAS, the Redevelopment Agency Executive Director submitted to the South Jordan City Redevelopment Agency a Tentative Budget (herein the “Tentative Budget”) for the fiscal year 2024-2025; and

WHEREAS, the Redevelopment Agency Board of Directors has reviewed and considered said budget in a regular meeting and tentatively adopted the Tentative Budget; and

WHEREAS, a public hearing to consider the adoption of the FY 2024-25 final budget has been noticed and held and all interested persons were heard, for or against the adoption; and

WHEREAS, the Board of Directors hereby find this action in the best interest of the public’s health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Final Budget Adoption. That the attached document entitled Budget for Redevelopment Agency of the City of South Jordan incorporated herein by reference is hereby adopted as the final budget of the Agency for the fiscal year 2024-25.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE MUNICIPAL BUILDING AUTHORITY OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 21 DAY OF MAY, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____ Dawn R. Ramsey	Attest: _____ Secretary
--------------------------------	----------------------------

Approved as to form:



Attorney for the Agency

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	Completed
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 2024-25 Budget: \$5,110,000
---	---	---	--

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #1 Towers Increment	372,785	375,000	342,490	0
Project #6 South I-15 Frontage	567,172	830,000	358,751	830,000
Project #9 Gateway Central	1,370,611	2,000,000	1,628,568	2,300,000
Project #11 Merit Medical	1,529,528	1,600,000	1,526,207	1,830,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	84,454	30,000	81,270	30,000
Other Miscellaneous	0	0	0	0
Total Revenues	4,044,551	4,955,000	4,057,286	5,110,000
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	4,044,551	4,955,000	4,057,286	5,110,000
Operating Expenditures				
Operating Expenditures	318,671	459,823	428,577	544,684
Total Operating Expenditures	318,671	459,823	428,577	544,684
Project Expenditures				
Tax Increment Commitments	1,373,925	1,341,500	1,340,659	1,374,400
Total Project Expenditures	1,373,925	1,341,500	1,340,659	1,374,400

	Prior Year	Adopted	Estimated	Proposed
	Actual	Budget	Actual	Budget
	FY 22-23	FY 23-24	FY 23-24	FY 24-25
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	125,000	125,000	125,000
Transfer to Debt Service Fund	765,000	763,625	763,625	0
Transfer to SID	1,218,200	1,214,450	1,214,450	1,213,950
Transfer to General Fund	82,065	19	19	25,000
Contribution to Fund Balance	161,689	1,050,483	184,956	1,826,966
Total Transfers Out and Contribution to Fund Balance	2,351,954	3,153,577	2,288,050	3,190,916
Total Exp, Trans Out, and Cont to Fund Balance	4,044,551	4,955,000	4,057,286	5,110,000

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 2024-25 Budget: \$10,835,456
---	---	---	---

RDA Housing

Special Revenue

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Housing Revenue	747,394	760,000	669,632	875,000
Investment Earnings	466,724	0	536,304	0
Total Revenues	1,214,118	760,000	1,205,936	875,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	543,336	0	9,960,456
Total Transfers In and Use of Fund Balance	0	543,336	0	9,960,456
Total Rev, Trans in, and Use of Fund Balance	1,214,118	1,303,336	1,205,936	10,835,456
Operating Expenditures				
Operating Expenditures	152,970	0	168,380	175,000
Total Operating Expenditures	152,970	0	168,380	175,000
Project Expenditures				
Housing Expenses	0	1,040,000	1,500	10,470,000
Total Project Expenditures	0	1,140,000	1,500	10,470,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	200,000	163,336	163,336	190,456
Contribution to Fund Balance	861,148	0	872,720	0
Total Contribution to Fund Balance	1,061,148	163,336	1,036,056	190,456
Total Exp, Trans Out, and Cont to Fund Balance	1,214,118	1,303,336	1,205,936	10,835,456

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 2024-25 Budget: \$7,325,000
---	---	---	--

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #12 Commerce Park	4,902,947	6,400,000	3,146,182	5,000,000
Project #13 South Station	2,249,514	2,300,000	1,398,627	2,200,000
Investment Earnings	319,770	0	355,647	0
Total Revenues	7,472,231	8,700,000	4,900,456	7,200,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	125,000	125,000	125,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	125,000	125,000	125,000
Total Rev, Trans in, and Use of Fund Balance	7,597,231	8,825,000	5,025,456	7,325,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	14,049	50,000	34,831	50,000
Total Operating Expenditures	134,049	170,000	154,831	170,000
Project Expenditures				
Tax Increment Commitments	2,535,683	3,025,000	2,585,000	3,950,000
Total Project Expenditures	2,535,683	3,025,000	2,585,000	3,950,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	200,000	0	0	300,000
Transfer to General CIP Maint	0	1,250,000	1,250,000	300,000
Contribution to Fund Balance	4,727,498	4,380,000	1,035,625	2,605,000
Total Contribution to Fund Balance	4,927,498	5,630,000	2,285,625	3,205,000
Total Exp, Trans Out, and Cont to Fund Balance	7,597,231	8,825,000	5,025,456	7,325,000

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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.

Redevelopment Agency

Special Revenue

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	Completed
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 2024-25 Budget: \$5,110,000
---	---	---	--

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #1 Towers Increment	372,785	375,000	342,490	0
Project #6 South I-15 Frontage	567,172	830,000	358,751	830,000
Project #9 Gateway Central	1,370,611	2,000,000	1,628,568	2,300,000
Project #11 Merit Medical	1,529,528	1,600,000	1,526,207	1,830,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	84,454	30,000	81,270	30,000
Other Miscellaneous	0	0	0	0
Total Revenues	4,044,551	4,955,000	4,057,286	5,110,000
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	4,044,551	4,955,000	4,057,286	5,110,000
Operating Expenditures				
Operating Expenditures	318,671	459,823	428,577	544,684
Total Operating Expenditures	318,671	459,823	428,577	544,684
Project Expenditures				
Tax Increment Commitments	1,373,925	1,341,500	1,340,659	1,374,400
Total Project Expenditures	1,373,925	1,341,500	1,340,659	1,374,400

	Prior Year	Adopted	Estimated	Proposed
	Actual	Budget	Actual	Budget
	FY 22-23	FY 23-24	FY 23-24	FY 24-25
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	125,000	125,000	125,000
Transfer to Debt Service Fund	765,000	763,625	763,625	0
Transfer to SID	1,218,200	1,214,450	1,214,450	1,213,950
Transfer to General Fund	82,065	19	19	25,000
Contribution to Fund Balance	161,689	1,050,483	184,956	1,826,966
Total Transfers Out and Contribution to Fund Balance	2,351,954	3,153,577	2,288,050	3,190,916
Total Exp, Trans Out, and Cont to Fund Balance	4,044,551	4,955,000	4,057,286	5,110,000

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 2024-25 Budget: \$10,835,456
---	---	---	---

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Housing Revenue	747,394	760,000	669,632	875,000
Investment Earnings	466,724	0	536,304	0
Total Revenues	1,214,118	760,000	1,205,936	875,000
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	543,336	0	9,960,456
Total Transfers In and Use of Fund Balance	0	543,336	0	9,960,456
Total Rev, Trans in, and Use of Fund Balance	1,214,118	1,303,336	1,205,936	10,835,456
Operating Expenditures				
Operating Expenditures	152,970	0	168,380	175,000
Total Operating Expenditures	152,970	0	168,380	175,000
Project Expenditures				
Housing Expenses	0	1,040,000	1,500	10,470,000
Total Project Expenditures	0	1,140,000	1,500	10,470,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	200,000	163,336	163,336	190,456
Contribution to Fund Balance	861,148	0	872,720	0
Total Contribution to Fund Balance	1,061,148	163,336	1,036,056	190,456
Total Exp, Trans Out, and Cont to Fund Balance	1,214,118	1,303,336	1,205,936	10,835,456

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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 2024-25 Budget:

\$7,325,000

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #12 Commerce Park	4,902,947	6,400,000	3,146,182	5,000,000
Project #13 South Station	2,249,514	2,300,000	1,398,627	2,200,000
Investment Earnings	319,770	0	355,647	0
Total Revenues	7,472,231	8,700,000	4,900,456	7,200,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	125,000	125,000	125,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	125,000	125,000	125,000
Total Rev, Trans in, and Use of Fund Balance	7,597,231	8,825,000	5,025,456	7,325,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	14,049	50,000	34,831	50,000
Total Operating Expenditures	134,049	170,000	154,831	170,000
Project Expenditures				
Tax Increment Commitments	2,535,683	3,025,000	2,585,000	3,950,000
Total Project Expenditures	2,535,683	3,025,000	2,585,000	3,950,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	200,000	0	0	300,000
Transfer to General CIP Maint	0	1,250,000	1,250,000	300,000
Contribution to Fund Balance	4,727,498	4,380,000	1,035,625	2,605,000
Total Contribution to Fund Balance	4,927,498	5,630,000	2,285,625	3,205,000
Total Exp, Trans Out, and Cont to Fund Balance	7,597,231	8,825,000	5,025,456	7,325,000

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 2024-2025 budget year, calculations were submitted to Salt Lake County in November 2023. 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.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 05/21/2024

Issue: **SOUTH JORDAN CITY PARK
LAND USE AMENDMENT & REZONE
Land Use Resolution from Open Space (OS) to Stable Neighborhood (SN);
Rezone from Agricultural (A-5) to Single-Family Residential (R-1.8) & Open
Space Park (OS-P)**

Address: **10749 S 2200 W, South Jordan, Utah 84095**

File No: **PLZBA202400043**

Applicant: **Jeremy Nielson / South Jordan City**

Submitted by: **Miguel Aguilera, Planner I
Shane Greenwood, Supervising Senior Engineer**

Staff Recommendation (Motion Ready):

- I move the City Council **approve** Resolution R2024-32 changing the land use designation from Open Space (OS) to Stable Neighborhood (SN) for Lot 1 of the proposed South Jordan City Park Subdivision plat.
- I move the City Council **approve** Ordinance No. 2024-07-Z changing the zone from Agriculture (A-5) to Single-Family Residential (R-1.8) and Open Space Park (OS-P) for Lot 1 & Lot 2 of the South Jordan City Park Subdivision, respectively.

ACREAGE:	Approximately 1.37 acres
CURRENT ZONE:	Agriculture (A-5) Zone
CURRENT USE:	Agricultural/ Single Family Home
FUTURE LAND USE PLAN:	Open Space (OS)
NEIGHBORING ZONES/USES:	North – A-5/Single-family homes South – A-5/Utah State University land West – R-1.8/Single-family homes East – OS-P/South Jordan City Park

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 zone change for City-owned property located at 10749 S 2200 W. This property is also intended to be subdivided into two lots and become the South Jordan City Park Subdivision. The current zone designation is Agriculture (A-5) and the intent is to rezone Lot 1 of the proposed subdivision to Single-Family Residential (R-1.8), and rezone Lot 2 to Open Space Park (OS-P).

In the future, the City intends to build a parking lot on Lot 2. In the short term the parking lot will provide additional parking for the park to the east. In the long term the parking lot will provide parking for a future fire station that will be located just east of the canal. The City intends to sell Lot 1 with the existing single-family home.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this rezone.
- The application meets the rezone standards of approval of the City Code.
- The rezone of Lot 1 to R-1.8 will match the zone of the neighborhood to the west and northeast.

- The rezone of Lot 2 to OS-P will match the zone of the South Jordan Recreational Soccer Fields to the east.
- Under the existing A-5 zone, the subject property is a nonconforming lot. With the zone change, Lots 1 & 2 of the South Jordan City Park Subdivision will come into compliance with lots size requirements of the R-1.8 and OS-P zones.
- On May 14, 2024, the Planning Commission recommended the City Council approve the proposed land use amendment and rezone.
- The Planning Commission approved the South Jordan City Park preliminary subdivision on May 14, 2024, subject to City Council's approval of this land use amendment and rezone.

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 rezone 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.

ALTERNATIVES:

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date.

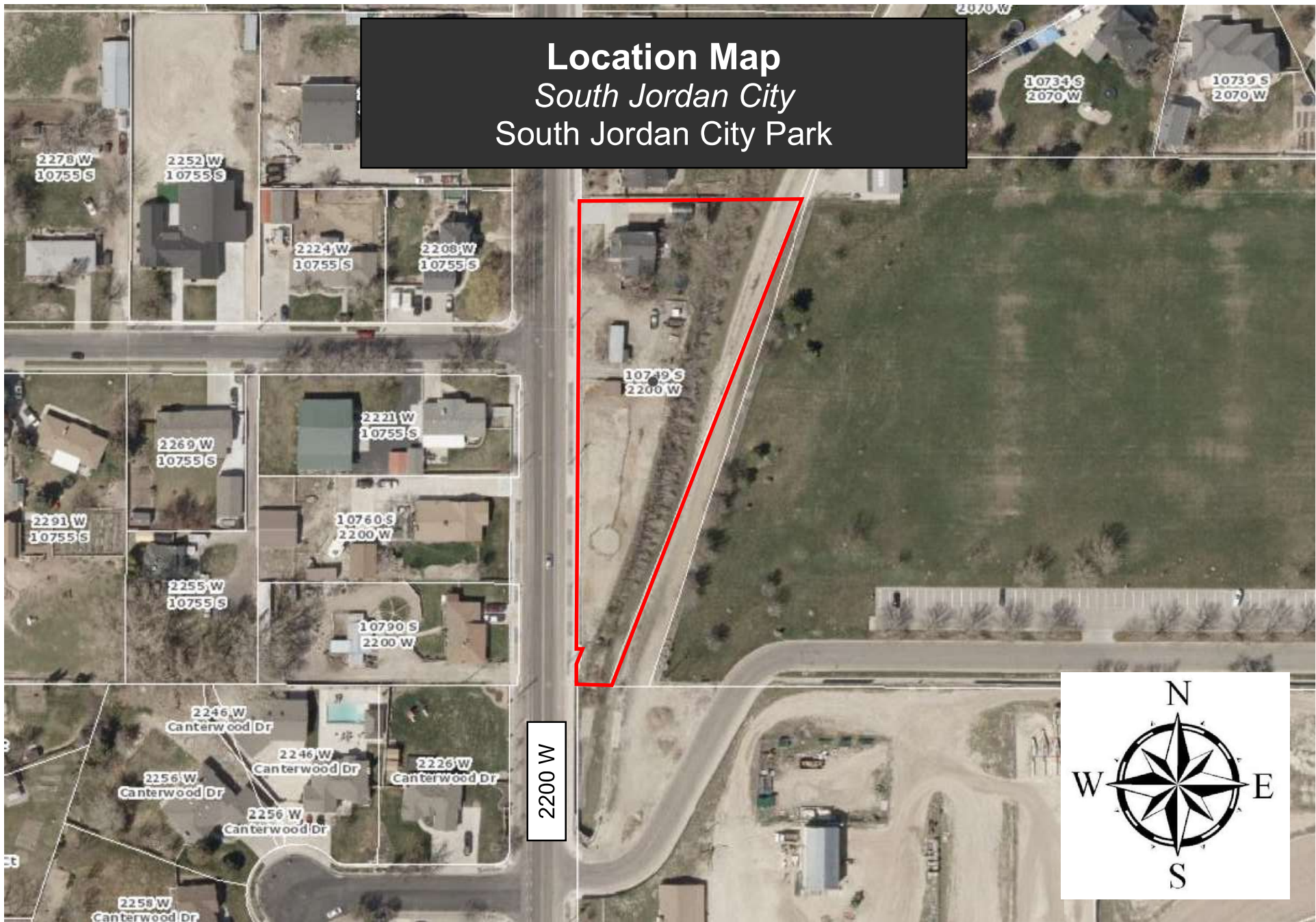
SUPPORT MATERIALS:

- | | |
|---------------------------|---------------------------|
| • Aerial Map | • Ordinance No. 2024-07-Z |
| • Land Use Map | • Exhibit A – Parcel Map |
| • Zoning Map | • Resolution R2024-32 |
| • Infrastructure Analysis | |

Approved by:

Miguel Aguilera
Miguel Aguilera (May 15, 2024 12:23 MDT)
 Miguel Aguilera
 Planner I, Planning Department

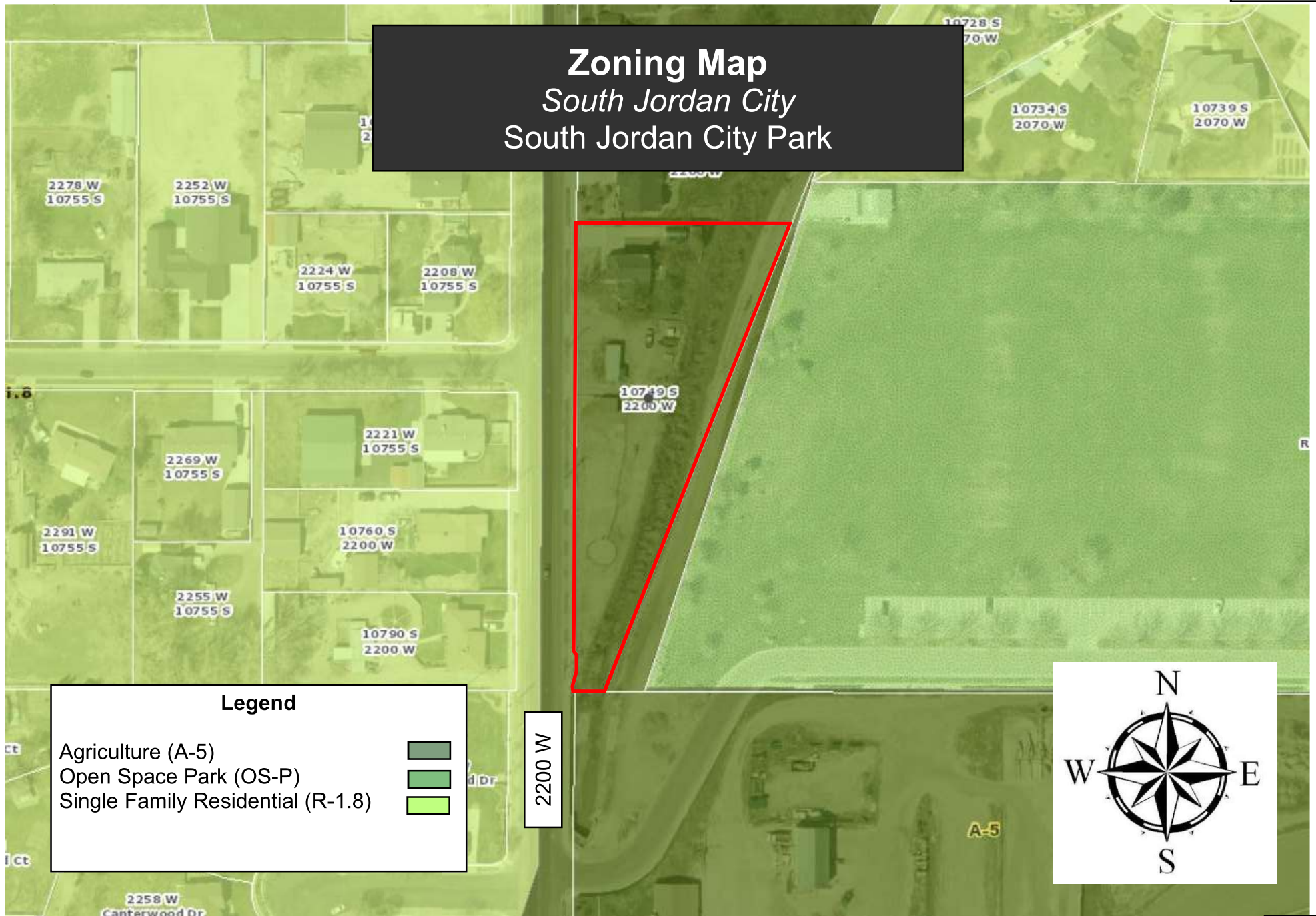
Steven Schaefermeyer
Steven Schaefermeyer (May 15, 2024 12:34 MDT)
 Steven Schaefermeyer
 Director of Planning



Zoning Map

South Jordan City

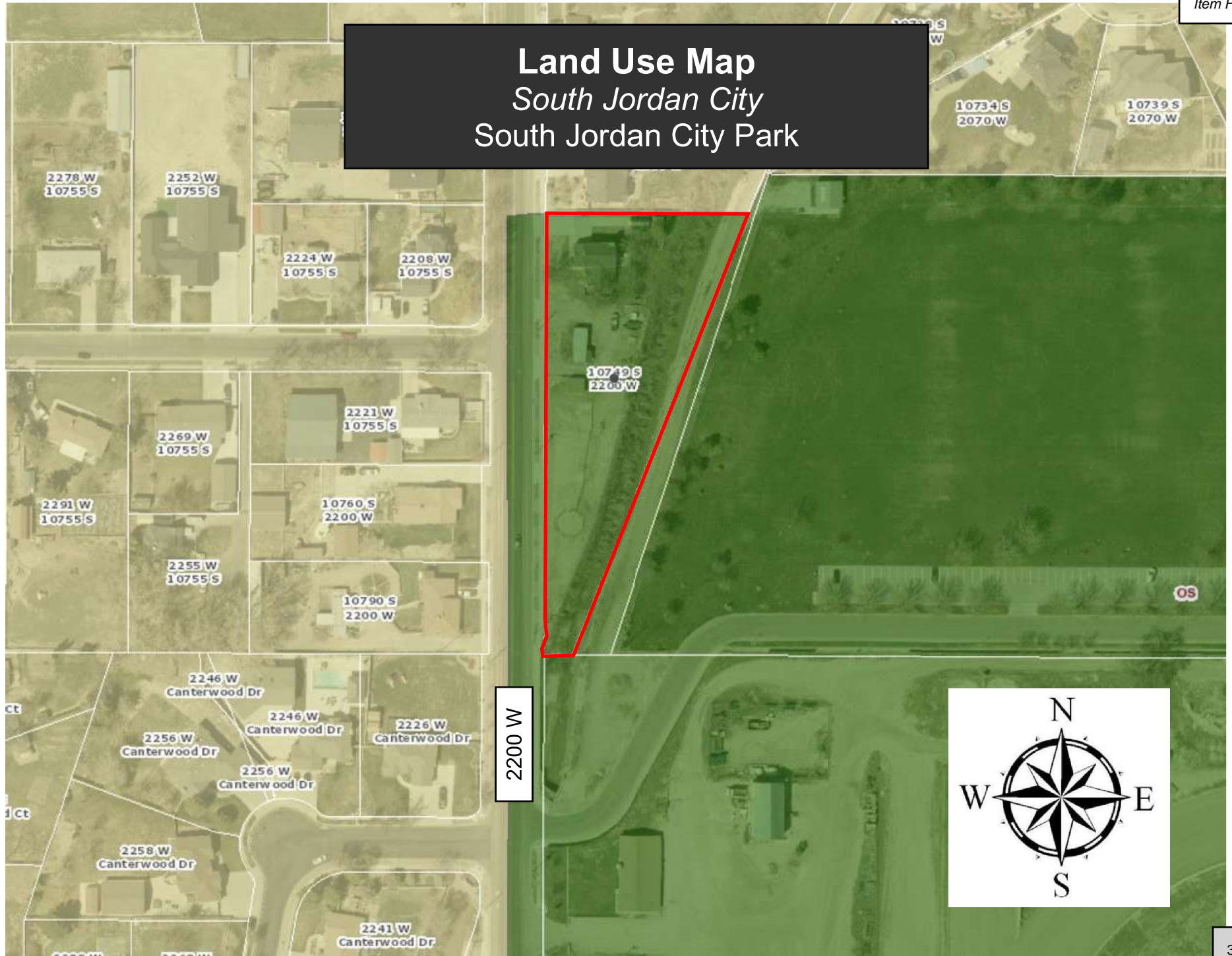
South Jordan City Park



Land Use Map

South Jordan City

South Jordan City Park



RESOLUTION R2024 - 32

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 FROM OPEN SPACE (OS) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED GENERALLY AT 10749 SOUTH AND 2200 WEST AS DEPICTED ON EXHIBIT A (LOT 1 ONLY); SOUTH JORDAN CITY (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and 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 located at 10749 South and 2200 West, as depicted on **Exhibit A** (Lot 1 only) from Open Space (OS) to Stable Neighborhood (SN); 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 property described in Application PLZBA202400043, located at 10749 South and 2200 West in the City of South Jordan, Utah, is hereby changed from Open Space (OS) to Stable Neighborhood (SN) as shown in **Exhibit A** (Lot 1 only).

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 _____, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Gregory Simonsen (May 15, 2024 16:30 MDT)

Office of the City Attorney

Exhibit A

(Property Description and Land Use Map)

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

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2200 WEST AS ESTABLISHED BY A WARRANTY DEED RECORDED AS ENTRY NO 13256591 IN BOOK 10935 AT PAGE 5270 - 5272 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING S 00°16'10" W 1319.78 FT AND S 89°41'25" E 33.00 FT FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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

1) N 10°47'25" E 24.65 FT;

2) N 00°16'10" E 13.28 FT;

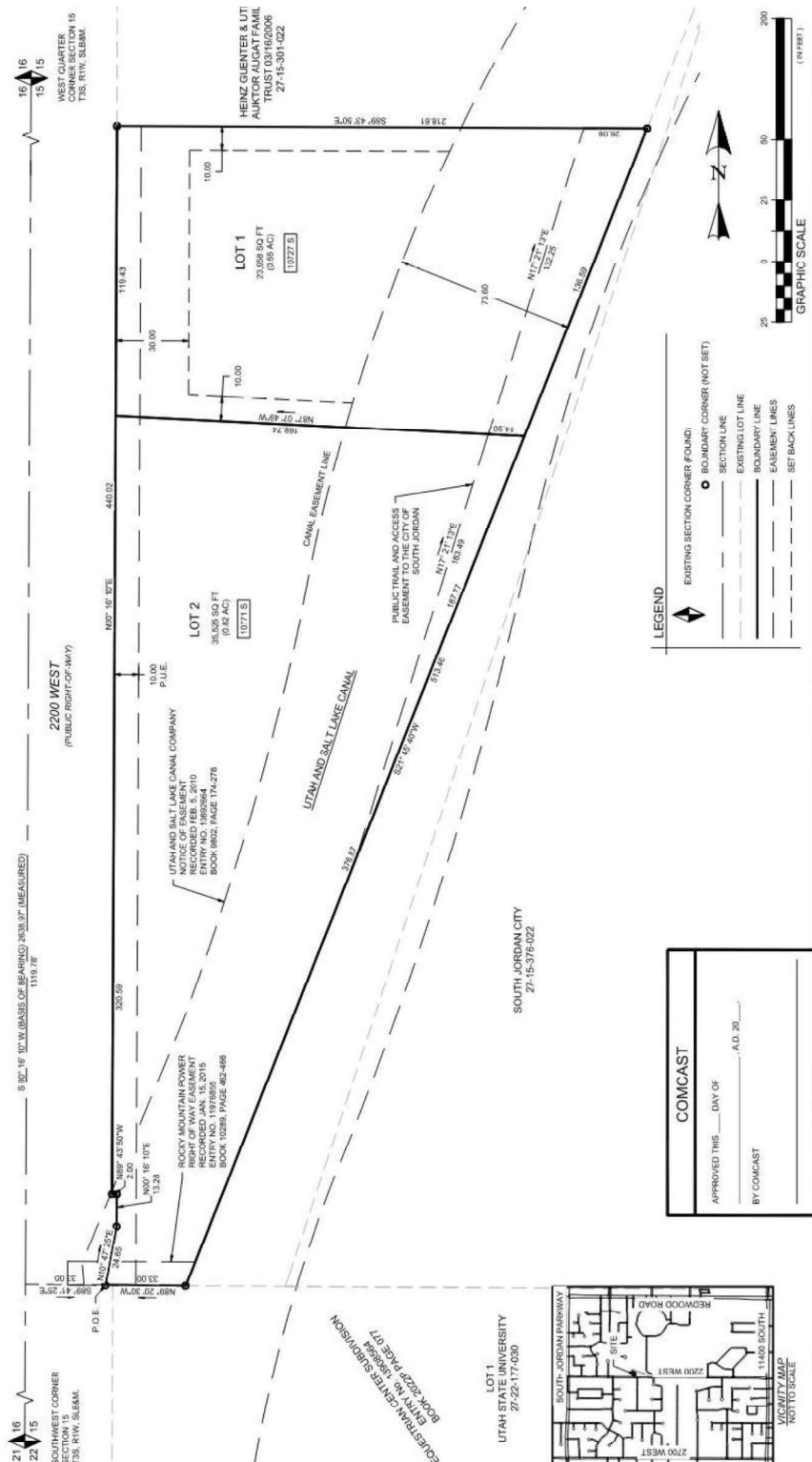
3) N 89°43'50" W 2.00 FT;

4) N 00°16'10" E 440.02 FT TO AN EXISTING FENCE AND THE SOUTH LINE OF THE AUGAT PROPERTY AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 8 2021 ENTRY NO 13685293 BOOK 11187 AT PAGE 2422; THENCE S 89°43'50" E 218.61 FT ALONG SAID SOUTH LINE OF THE AUGAT PROPERTY TO THE CENTER OF THE UTAH AND SALT LAKE CANAL AND THENCE ALONG SAID CENTER OF CANAL S 21°45'40" W 513.46 FT TO THE NORTH LINE OF THE EQUESTRIAN CENTER PARK SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE N 89°20'30" W 33.00 FT TO THE POINT OF BEGINNING.

CONTAINS 59,483 SF (1.37 AC), 2 LOTS

SOUTH JORDAN CITY PARK SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13,
TOWNSHIP 33S, RANGE 11W, SLEAM,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH





ORDINANCE NO. 2024 – 07–Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10749 SOUTH 2200 WEST FROM A-5 (AGRICULTURAL) ZONE TO R-1.8 (RESIDENTIAL) ZONE (LOT 1) AND TO OS-P (LOT 2); SOUTH JORDAN CITY (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, Jeremy Nielson, 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 PLZBA202400043 filed by Jeremy Nielson, located at 10749 South and 2200 West in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone to the R-1.8 (Residential) Zone (Lot 1) and to the OS-P (Open Space-Parks) Zone (Lot 2), 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 _____, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory Simonsen (May 15, 2024 16:30 MDT)

Office of the City Attorney

EXHIBIT A

(Property Description)

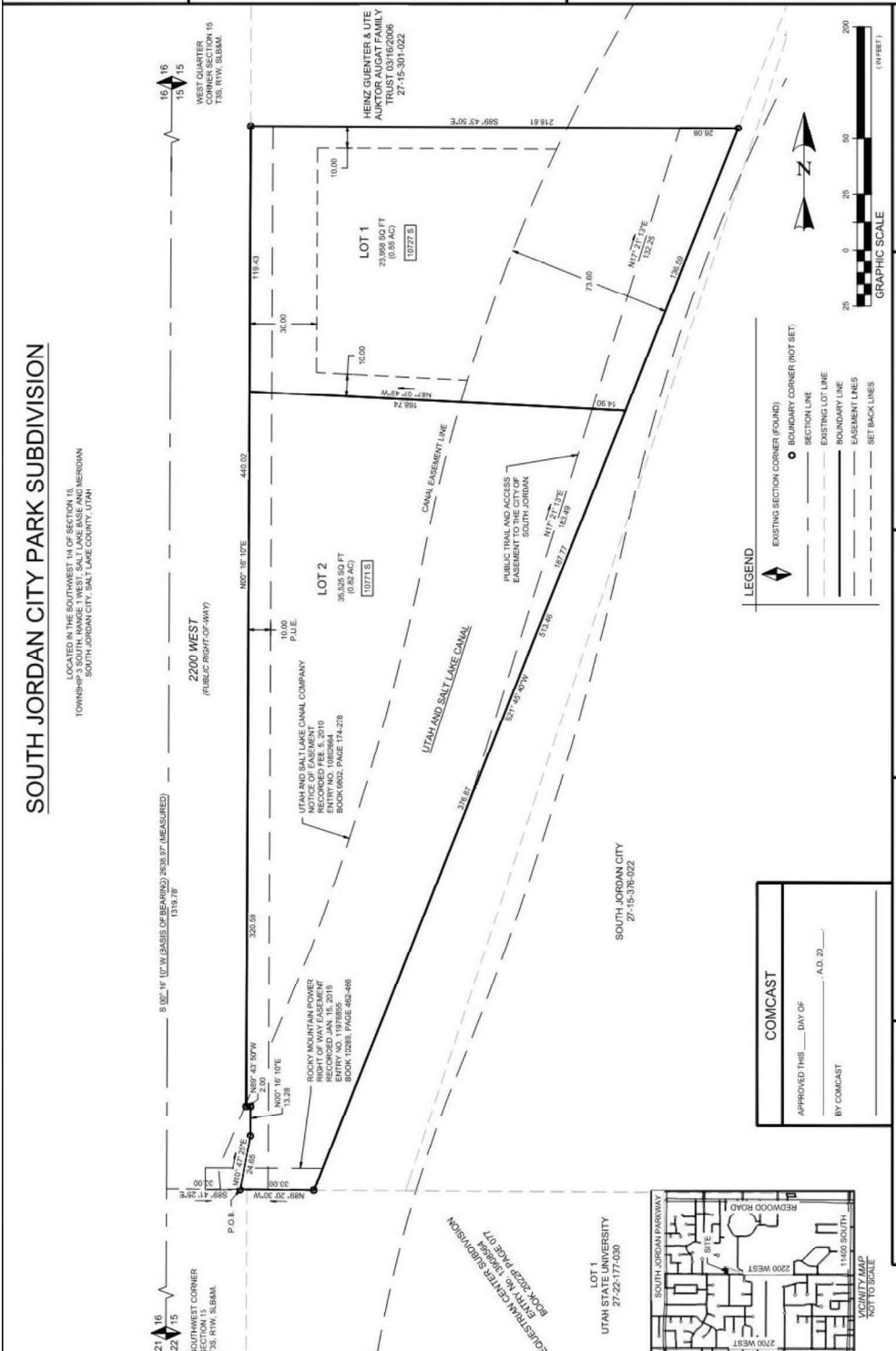
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2200 WEST AS ESTABLISHED BY A WARRANTY DEED RECORDED AS ENTRY NO 13256591 IN BOOK 10935 AT PAGE 5270 - 5272 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING S 00°16'10" W 1319.78 FT AND S 89°41'25" E 33.00 FT FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

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

- 1) N 10°47'25" E 24.65 FT;
- 2) N 00°16'10" E 13.28 FT;
- 3) N 89°43'50" W 2.00 FT;
- 4) N 00°16'10" E 440.02 FT TO AN EXISTING FENCE AND THE SOUTH LINE OF THE AUGAT PROPERTY AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 8 2021 ENTRY NO 13685293 BOOK 11187 AT PAGE 2422; THENCE S 89°43'50" E 218.61 FT ALONG SAID SOUTH LINE OF THE AUGAT PROPERTY TO THE CENTER OF THE UTAH AND SALT LAKE CANAL AND THENCE ALONG SAID CENTER OF CANAL S 21°45'40" W 513.46 FT TO THE NORTH LINE OF THE EQUESTRIAN CENTER PARK SUBDIVISION; THENCE ALONG SAID SUBDIVISION LINE N 89°20'30" W 33.00 FT TO THE POINT OF BEGINNING.

CONTAINS 59,483 SF (1.37 AC), 2 LOTS





LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	South Jordan City Park Rezone A-5 – R1.8 & OS-P
Planner Assigned	Miguel Aguilera
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 10749 South 2200 West. Lot 1 has one existing residential unit and Lot 2 is a proposed parking lot. Both lots will be accessed from 2200 West, which should have sufficient capacity for the additional traffic on this roadway. A traffic study will not be required at this time for this proposed subdivision.

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 existing residential lot is serviced by a water main in 2200 West. A culinary water model is not required for the currently proposed development.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required for this proposed development.

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 this proposed development will be retained on site or detained on site with a restricted discharge into the storm drain system in 2200 West. All standard storm drainage requirements will be required with the future development of the property.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

May 7, 2024
Date


Jeremy Nielson, PE
Deputy City Engineer

5/8/24
Date

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 05/21/2024

Issue: TAMMY LOERSTCHER/ CHARLES BOUCK
REZONE
 Rezone from Agricultural (A-5) to Single-Family Residential (R-2.5)
Address: 905 W 10400 S South Jordan, UT 84095
File No: PLZBA202400042
Applicant: Charles Bouck and Tammy Loerstcher

Submitted by: Miguel Aguilera, Planner I
 Shane Greenwood, Supervising Senior Engineer
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): I move that the City Council **approve** Ordinance No. 2024-06-Z.

ACREAGE:	Approximately 2.28 acres
CURRENT ZONE:	Agriculture (A-5) Zone
CURRENT USE:	Agricultural
FUTURE LAND USE PLAN:	Residential Development Opportunity (RDO)
NEIGHBORING ZONES/USES:	North – R-2.5/Single-family homes
	South – C-C/ Commercial area
	West – R-2.5/Single-family homes
	East – A-5/Lots with single-family homes

STANDARD OF APPROVAL:

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 zone change for two properties, 905 W 10400 S (parcel number 27-14-251-009) and 873 W 10400 S (parcel number 27-14-251-034), from Agriculture (A-5) to Single-Family Residential (R-2.5). Together these properties are 2.28 acres.

The rezoning of these properties will match the R-2.5 residential zone to the north and east. There are no current plans for the larger 905 W property. The smaller 873 W property will be deeded to the owner's daughter, Tammy Loerstcher, who intends to build a home on it. Although these properties have recently gone through the lot line adjustment process, the changes in addresses and property boundaries are not yet reflected in Salt Lake County records. Supporting documents in this staff report show what the new boundaries of the two Bouck properties will look like when they have been recorded with the county.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this rezone.
- The application meets the City Code rezone standards of approval.
- The rezone will increase the building coverage maximum from 20% under the A-5 zone to 40% under the R-2.5 zone.
- The concept plan shows a single-family home on the 873 W property. There are no current development plans for the 905 W property, where the owner intends to maintain animal rights.
- The concept plan provided is not final. The site plan requires its own application process and will need to follow the R-2.5 zone design and developments standards.
- On April 9, 2024, the Planning Commission recommended that the City Council approve this rezone application.

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 of the rezone 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.

ALTERNATIVES:

- Deny the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Land Use Map
- Zoning Map
- Concept (Site) Plan
- Infrastructure Analysis
 - Ordinance 2024-06-Z
Exhibit A – Parcel Map

Approved by:

Miguel Aguilera
Miguel Aguilera (May 1, 2024 11:29 MDT)

Miguel Aguilera
Planner I, Planning Department

Gregory M Simonsen

Gregory M Simonsen (May 1, 2024 12:03 MDT)

Gregory Simonsen
Assistant City Attorney

Steven Schaefermeyer
Steven Schaefermeyer (May 1, 2024 11:43 MDT)

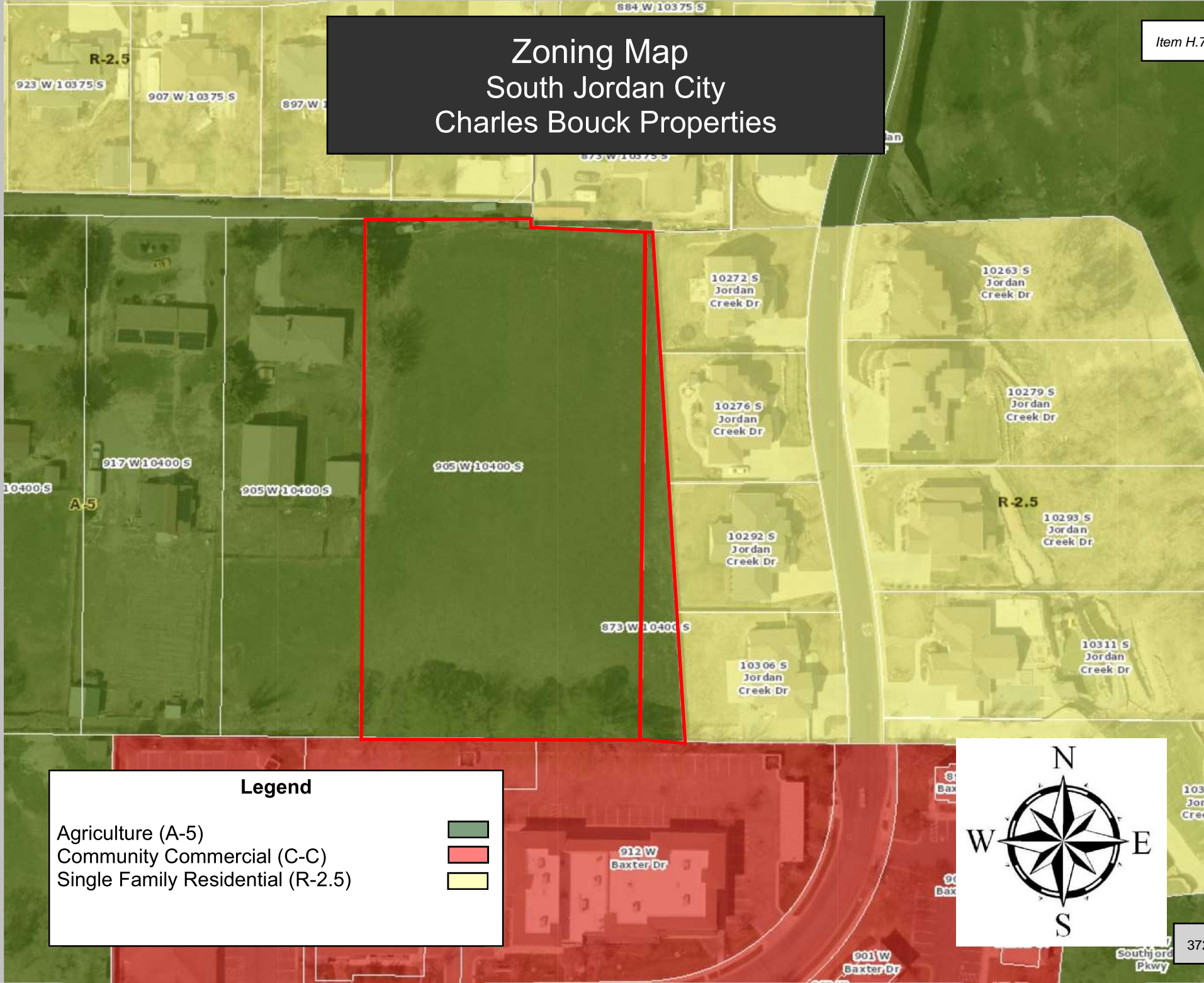
Steven Schaefermeyer
Director of Planning

Location Map

South Jordan City
Charles Bouck Properties



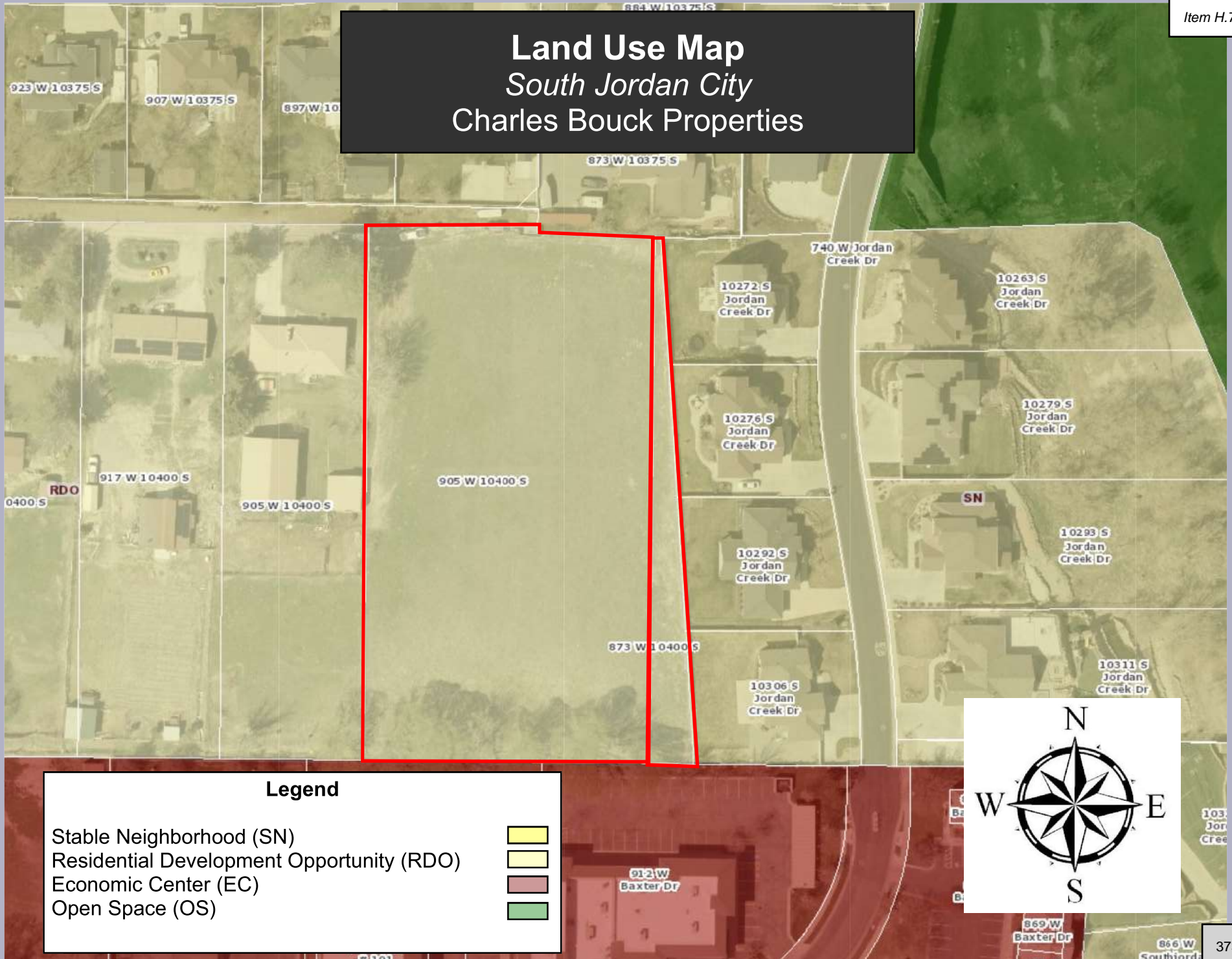
Zoning Map South Jordan City Charles Bouck Properties



Land Use Map

South Jordan City

Charles Bouck Properties



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Bouck/Loerstcher Rezone A-5 – R2.5
Planner Assigned	Miguel Aguilera
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 905 West 10400 South with one proposed residential lot at this time. The proposed lot will be accessed from 10400 South street, which should have sufficient capacity for the additional traffic on this roadway. The remainder of the rezoned property may develop into additional residential lots in the future. A traffic study will not be required at this time for this single residential lot.

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 proposed single residential lot can be serviced by a water main in 10400 South street. If the remainder of the rezoned property is subdivided and developed in the future, a second culinary water feed main (water loop) will be required. A culinary water model is not required for the currently proposed single residential lot. A water model will be required with the future subdivision and development of the remainder property.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required at this time for the proposed single residential lot.

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 serviced 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. All standard storm drainage requirements will be required with the future subdivision and development of the remainder property.

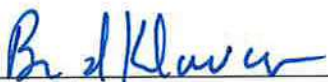
Other Items: *(Any other items that might be of concern)*

At the time of future subdivision and development of the remainder rezoned property, the Developer will be required to replace and upgrade the existing water main in 10400 South from 1000 West to proposed development from 6" to 8" or greater in pipe size.

Report Approved:


Development Engineer

3/27/24
Date


Brad Klavaho, PE, PLS
Director of Engineering/City Engineer

3/27/24
Date

NOTE:
SEE ARCHITECTURAL PLANS FOR GARAGE
BASEMENT AND SECOND FLOOR ELEVATIONS.

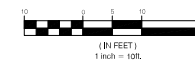
AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	4,383	29.4
HARDSCAPE	1,360	9.3
LANDSCAPE	8,879	61.3
TOTAL	14,622	100.0

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
①	CONCRETE PAVEMENT WITH GRANULAR BASE	C/CGD.01
②	DRIVE APPROACH PER SANDY CITY STDS.	
③	FOUNDATION DRAIN	D/CGD.01
④	4" PVC SDR-35 SEWER LATERAL	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND
VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDRESS IF
CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS
MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

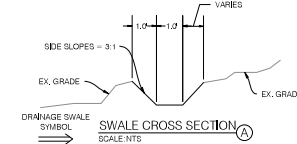
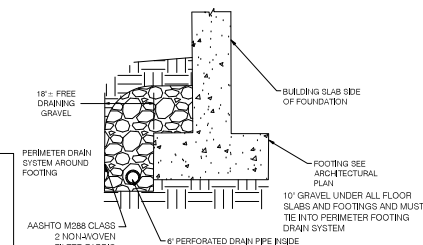
GRAPHIC SCALE



NORTH



LEGENDS & ABBREVIATIONS:

STANDARD DUTY PAVEMENT
PAVEMENT SECTIONS

NOTE:
CONNECT PERFORATED PIPE TO PRIVATE STORM DRAIN SYSTEM
OR DAYLIGHT INTO ON SITE RETENTION POND.

FOUNDATION DRAIN
SCALE NTSSTORM DRAINAGE CALCULATIONS
SCS CURVE NUMBER METHOD

Area Identification (A)		CN	CN*
Roof =	4,283	98	419734 S.F.
Pavement =	1,360	98	173384 S.F.
Landscaping =	8,879	79	701441 S.F.
Sum	14522 S.F.		Sum 1294455 S.F.

NOAA ATLAS 14 (100 YEAR STORM)		Allowable Discharge =		Outflow
Storm Duration	Intensity	Rainfall Excess	Discharge	Volume to Detain
(min)	(in/hr)	(inches)	(cfs)	(cu ft)
15	1.97	0.488	23	0
30	1.32	0.660	75	0
60	0.82	0.820	148	0
120	0.48	0.960	238	0
180	0.35	1.040	277	0
360	0.21	1.254	424	0
720	0.13	1.512	625	0
1440	0.07	1.752	826	0

Detection Calculations
Pond Volume
Pond 1 Cvd 3D = 1,310 cf

Is there adequate storage? Storage Provided = 1,310 cf
Req Storage = 829 cf YES

NOTES:

1. DURING CONSTRUCTION OF THE DRIVEWAY, CARE SHOULD BE TAKEN TO ADHERE PRECISELY TO THE DESIGN ELEVATIONS AND DIMENSIONS OF THE APPROVED GRADING PLAN. IF THE DRIVEWAY IS INSTALLED AT A SLOPE EXCEEDING 12% ALONG THE CENTERLINE, AS DETERMINED BY THE SOUTH JORDAN CITY INSPECTOR, APPROVAL MUST BE OBTAINED FROM CITY ENGINEER OR THE DRIVEWAY SHALL BE REMOVED AND RE-INSTALLED, AT THE OWNERS COST.
2. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
3. GRADE THE PROPERTY OR INSTALL STRUCTURES SO THAT DRAINAGE IS PREVENTED FROM FLOWING ONTO ANY ADJACENT PROPERTIES, EXCEPT THE ROADWAY.
4. RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL) MUST OBTAIN A RETAINING WALL PERMIT FROM THE SOUTH JORDAN CITY.
5. RETAINING WALLS ALONG PROPERTY LINES SHALL BE A MINIMUM HEIGHT OF 4.0 FEET BETWEEN WALL TIERS FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL, WITH A MINIMUM OF 5.0 FEET BETWEEN WALL TIERS FROM BACK OF LOWER WALL TO FACE OF UPPER WALL.
6. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. WALLS EXCEEDING 10 FEET IN HEIGHT MUST BE DESIGNED AND APPROVED PER SOUTH JORDAN CITY CODE FOR RETAINING WALLS.

NOTES:

1. CONTOURS ARE AT 12" INTERVALS
2. ROADWAY ELEVATIONS AND FINAL GROUND ELEVATIONS ARE BASED ON THE DESIGN AND DO NOT REPRESENT AS-BUILT ELEVATIONS. CONTRACTOR TO VERIFY GARAGE TO ROADWAY ELEVATIONS AND MAKE CORRECTIONS AS NECESSARY TO ACHIEVE THE INDICATED DRIVEWAY SLOPES.
3. BUILDING FOOTPRINT SHOWN ON THESE PLANS REPRESENT DIMENSIONS AND LINE WORK FOR GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR THE CORRECT BUILDING FOOTPRINT DIMENSIONS AND LINE WORK AND IS TO ENSURE FOUNDATION CONSTRUCTION PLANS MATCH THIS LINE WORK.
4. FINISHED GROUND ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATIONS.
5. RAIN GUTTER DOWNSPOUTS TO BE DIRECTED TO THE STREET WHEN POSSIBLE.
6. LANDSCAPING TO SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 3% IN ANY DIRECTION.
7. LANDSCAPING MUST SLOPE AT A MINIMUM OF 2% AWAY FROM THE BUILDINGS FOR A MINIMUM OF 10'.
8. 2" OF CLEARANCE MUST BE PROVIDED BETWEEN THE FINISHED GRADE AND ANY UNTREATED WOOD, OR PER IBC AND CITY REQUIREMENTS, WHICHEVER IS GOVERNING.
9. IMPERVIOUS SURFACES MUST SLOPE AT A MINIMUM OF 2% AWAY FROM THE BUILDING WITHIN 10' OF THE BUILDING.
10. ALL UNCOVERED PORCHES SHALL SLOPE AWAY FROM THE HOUSE AT 1.5%.
11. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY TO BE DONE IN STRICT ACCORDANCE WITH SOUTH JORDAN CITY.
12. ALL WATER UTILITY WORK TO BE DONE IN STRICT ACCORDANCE WITH SOUTH JORDAN CITY PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
13. ALL SEWER UTILITY WORK TO BE DONE IN STRICT ACCORDANCE WITH SOUTH VALLEY SEWER DISTRICTS STANDARDS AND SPECIFICATIONS.
14. IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH THE RESPONSIBLE DESIGN OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DESIGN OR AGENCY STANDARDS NOTES AND SPECIFICATIONS GOVERN.
15. WATER METER NEEDS TO BE A MINIMUM 2' AWAY FROM ANY CONCRETE.

NOTE:

PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES & PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETUATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGE CAUSED TO ADJACENT PROPERTIES FROM RUNOFF INCLUDING FLOODS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED. ANY CONCEALED FLOODS LEAVING A SITE SHALL HAVE AN AGREEMENT EASEMENT WITH THE AFFECTED PROPERTY OWNERS.

NOTE:

FINISH ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY THEM SLOPE TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON PLANS.

NOTE:

RETAINING WALLS THAT ARE 4' OR HIGHER (BTM OF FOOTING TO TOP OF WALL OR 3' HIGH EXPOSED FACE OF WALL) DESIGN CALCULATIONS AND DETAILS SHALL BE REVIEWED BY A UTAH LICENSED PROFESSIONAL ENGINEER MUST BE SUBMITTED TO SOUTH JORDAN CITY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN AND BUILDING PERMIT APPROVAL.

BENCHMARK
ENGINEERING &
LAND SURVEYING
1310 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84086
(801) 581-1111
www.benchmarkcivil.com

TAMMY LOERTSCHER
905 WEST 10400 SOUTH STREET
SANDY CITY, UTAH

2311213

GRADING &
DRAINAGE
PLAN

CGD.01
1 OF 1

EXHIBIT

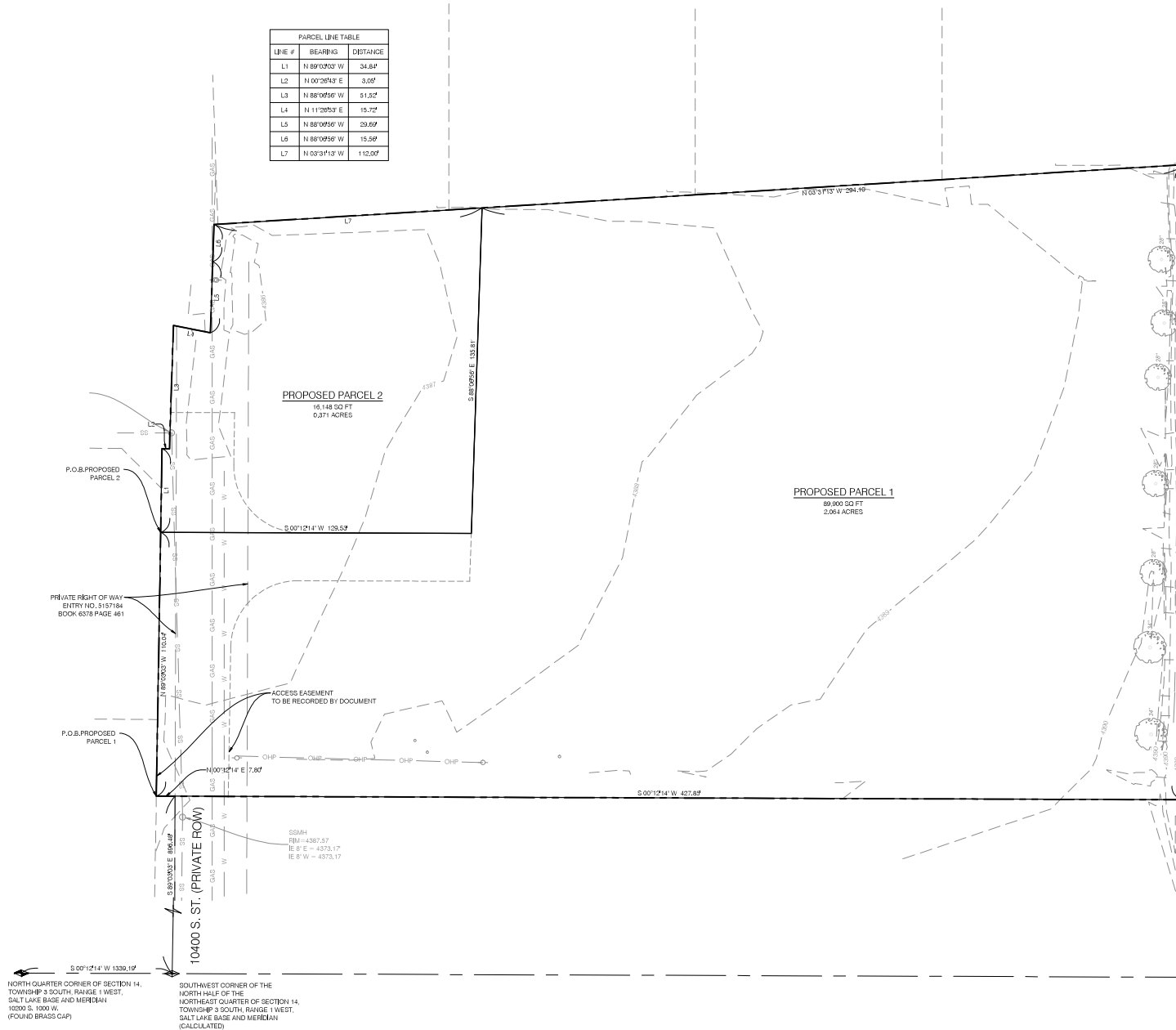
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°03'03" W	34.84'
L2	N 00°26'53" E	8.89'
L3	N 88°09'56" W	51.52'
L4	N 11°20'53" E	10.72'
L5	N 88°09'56" W	29.69'
L6	N 88°09'56" W	15.58'
L7	N 02°31'13" W	112.80'



PARCEL 1
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SPRINGHILL NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 00°12'14" WEST 1339.19 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 89.48 FEET AND NORTH 00°12'14" EAST 7.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 110.04 FEET ALONG SAID SOUTHERLY BOUNDARY OF SPRINGHILL NO. 2 SUBDIVISION, THENCE SOUTH 00°12'14" WEST 128.53 FEET, THENCE SOUTH 88°09'56" EAST 13.81 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD, THENCE SOUTH 03°31'13" EAST 294.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS SECOND AMENDED, THENCE NORTH 89°42'13" WEST 294.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS, THENCE NORTH 00°12'14" EAST 427.85 FEET TO THE POINT OF BEGINNING, CONTAINS 2.064 ACRES, MORE OR LESS

PARCEL 2
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON AN EXISTING CHAIN LINK FENCE, SAID POINT BEING SOUTH 00°12'14" WEST 1339.19 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 89.48 FEET AND NORTH 00°12'14" EAST 7.80 FEET AND SOUTH 89°03'03" EAST 110.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 34.84 FEET, THENCE SOUTH 00°28'43" WEST 3.82 FEET, SOUTH 88°09'56" EAST 51.52 FEET ALONG SAID CHAIN LINK FENCE, THENCE SOUTH 11°26'53" WEST 15.72 FEET ALONG AN EXISTING CHAIN LINK FENCE, THENCE SOUTH 88°09'56" EAST 45.24 FEET ALONG AN EXISTING CHAIN LINK FENCE, THENCE SOUTH 03°31'13" EAST 112.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD, THENCE NORTH 88°09'56" WEST 138.81 FEET, THENCE NORTH 00°12'14" EAST 128.53 FEET TO THE POINT OF BEGINNING, CONTAINS 0.371 ACRES, MORE OR LESS

NOTE
THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT LINES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.



NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
12030.3, 1000 W.
(FOUND BRASS CAP)

SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
(CALCULATED)

BENCHMARK
ENGINEERING &
LAND SURVEYING



TAMMY LOERTSCHER
905 WEST 10400 SOUTH STREET
SANDY CITY, UTAH

EXHIBIT

SHEET
1 OF 1

ORDINANCE NO. 2024-06-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 905 WEST 10400 SOUTH AND 873 WEST 10400 SOUTH FROM A-5 (AGRICULTURAL) ZONE TO R-2.5 (SINGLE FAMILY RESIDENTIAL) ZONE; JEFF DONG (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, Jeff Dong, proposed that the City Council amend the Zoning Map by rezoning the properties 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 properties described in Application PLZBA202400042 filed by Jeff Dong, located at 905 W. and 10400 S. and 873 W. and 10400 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single Family Residential) 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 21 DAY OF MAY, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Gregory M Simonsen (May 1, 2024 12:03 MDT)

Office of the City Attorney

EXHIBIT A

(Property Description)

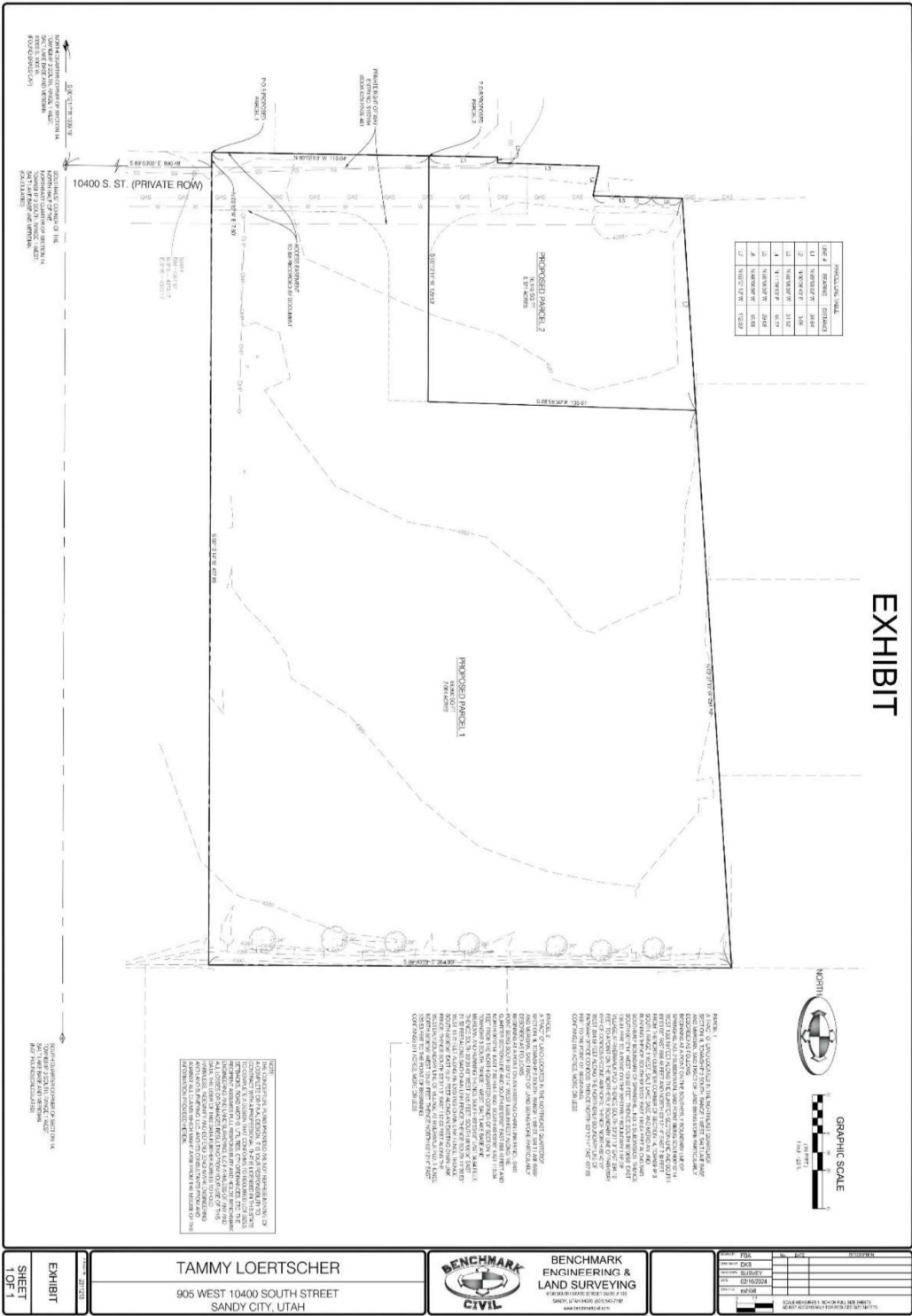
PARCEL 1: 27-14-251-009

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF SPRINGHILL NO. 2 SUBDIVISION, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 110.04 FEET ALONG SAID SOUTHERLY BOUNDARY OF SPRINGHILL NO. 2 SUBDIVISION; THENCE SOUTH 00°12'14" WEST 129.53 FEET; THENCE SOUTH 88°06'56" EAST 135.81 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE SOUTH 03°31'13" EAST 294.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS SECOND AMENDED; THENCE NORTH 89°40'13" WEST 264.89 FEET ALONG THE NORTHERLY BOUNDARY LINE OF PARKWAY OFFICE CONDOS; THENCE NORTH 00°12'14" EAST 427.85 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.064 ACRES, MORE OR LESS

PARCEL 2: 27-14-251-034

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON AN EXISTING CHAIN LINK FENCE, SAID POINT BEING SOUTH 00°12'14" WEST 1350.85 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'03" EAST 896.40 FEET AND NORTH 00°12'14" EAST 7.80 FEET AND SOUTH 89°03'03" EAST 110.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°03'03" EAST 34.84 FEET; THENCE SOUTH 00°26'43" WEST 3.05 FEET; SOUTH 88°06'56" EAST 51.52 FEET ALONG SAID CHAIN LINK FENCE THENCE SOUTH 11°26'53" WEST 15.72 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 88°06'56" EAST 45.24 FEET ALONG AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 03°31'13" EAST 112.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF VILLAGE AT RIVERWALK PUD; THENCE NORTH 88°06'56" WEST 135.81 FEET; THENCE NORTH 00°12'14" EAST 129.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.371 ACRES, MORE OR LESS

EXHIBIT A - MAP



SOUTH JORDAN CITY CITY COUNCIL REPORT

Item H.8.

Meeting Date: 05-21-24

Issue: DAYBREAK WEST VILLAGES LAKE AVENUE ROW VACATION
Address: Approx. 7050 W. Lake Avenue
File No: PLPLA202400034
Applicant: LHM Real Estate

Submitted by: Greg Schindler, City Planner
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready):

- I move to **Approve** Ordinance 2024-09 vacating a segment of Lake Avenue from 7050 W. to the South Valley Water Reclamation Facility property line.

CURRENT USE	Unconstructed Public Street ROW
ADJACENT LAND USES	North – Future Daybreak Development (Residential) South – Future Daybreak Development (Residential)

BACKGROUND:

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate a segment of Lake Avenue from 7050 W. to the South Valley Reclamation Facility property line. The right-of-way (ROW) proposed for vacation was originally dedicated with the Daybreak West Villages Roadway Dedication Plat recorded in 2019. The proposed vacation covers approximately 1.388 acres. The purpose of the ROW vacation is to accommodate larger lots in a future subdivision that were not anticipated when the ROW was originally dedicated. The ROW will be replaced and located slightly north of its existing location. Should the ROW vacation be approved, the property will be deeded to the adjacent property owner, which is the applicant.

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, right-of-way, or 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 that there is good cause for vacating the right-of-way for the following reasons:
 - Vacating the ROW and relocating and dedicating new ROW nearby will accommodate the platting of slightly larger lot sizes in future development.
 - No public interest or any person will be materially injured by the vacation of this segment of the right-of-way since it is currently undeveloped and its future development will meet City of South Jordan standards.

Conclusion:

- The proposed vacation of this segment of right-of-way meets the requirements of Utah Code.

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, 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:

- There are no significant fiscal impacts.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Location Map
- Ordinance 2024-09

Approved by:

Steven Schaefermeyer

Steven Schaefermeyer (Apr 30, 2024 15:49 MDT)

Steven Schaefermeyer.
Director of Planning

April 30, 2024

Date

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN
ATTN: PLANNING DEPARTMENT
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

ORDINANCE 2024-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A SEGMENT OF LAKE AVENUE FROM 7050 WEST TO THE SOUTH VALLEY WATER RECLAMATION FACILITY PROPERTY LINE, APPROXIMATELY 1,020 FEET CONTAINING 1.388 ACRES.

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”) be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate a segment of Lake Avenue that runs west from 7050 West for approximately 1,020 ft. (1.388 ac.)(“the Right-of-Way” or “ROW”); and

WHEREAS, the City Council held a public hearing to consider Applicant’s petition to vacate the ROW; and

WHEREAS, pursuant to Utah Code § 10-9a-609.5(3), the City Council finds that there is good cause to vacate the ROW and that neither the public interest nor any person will be materially injured by vacating the ROW.

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 adopts this ordinance granting the Applicant’s petition to vacate the ROW described in the attached and incorporated **Exhibit A**.

SECTION 2. Property Transfer. By adopting this Ordinance, ownership of the Right-of-Way is transferred by operation of law to adjacent property owners VP Daybreak Devco LLC and VP Daybreak Devco 2 Inc. as specifically described in the attached and incorporated **Exhibit A**.

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 upon recordation of this Ordinance or a subdivision plat showing the vacation of ROW.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
SOUTH JORDAN, UTAH, ON THIS 21 DAY OF MAY, 2024 BY THE
FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Apr 30, 2024 16:18 MDT)

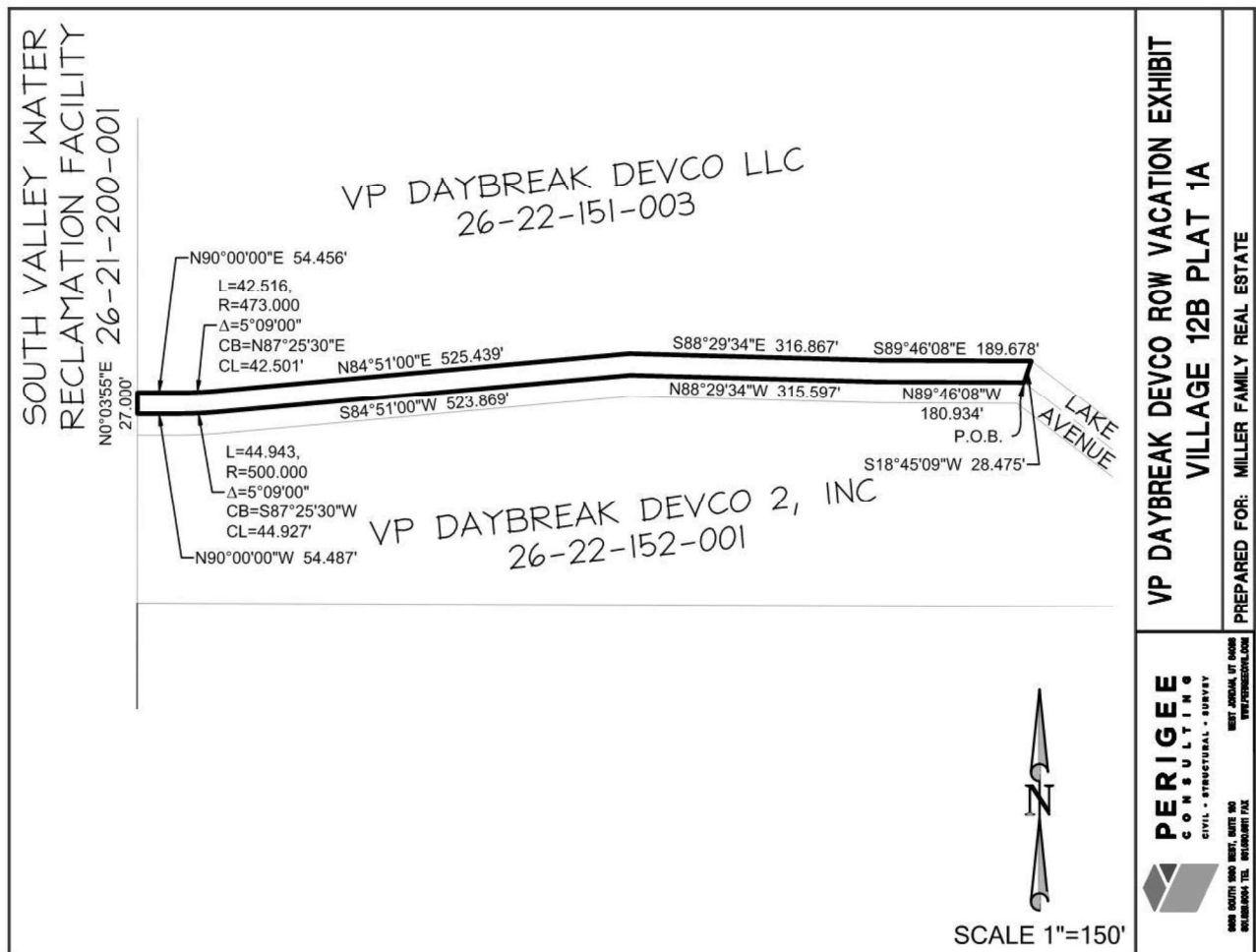
Office of the City Attorney

Exhibit A

V12BP1A – Split ROW Vacation - Devco Parcel

Beginning at a point on the centerline of Lake Avenue, said point lies South 89°56'37" East 1121.132 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2925.089 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said centerline the following (5) courses: 1) North 89°46'08" West 180.934 feet; 2) North 88°29'34" West 315.597 feet; 3) South 84°51'00" West 523.869 feet to a point on a 500.000 foot radius tangent curve to the right, (radius bears North 05°09'00" West, Chord: South 87°25'30" West 44.927 feet); 4) along the arc of said curve 44.943 feet through a central angle of 05°09'00"; 5) West 54.487 feet to the West Line of Lot V5 of the Kennecott Master Subdivision #1 Amended; thence along said Lot V5 North 00°03'55" East 27.000 feet to the North Right-of-Way Line of said Lake Avenue; thence along said North Right-of-Way Line the following (5) courses: 1) East 54.456 feet to a point on a 473.000 foot radius non tangent curve to the left, (radius bears North, Chord: North 87°25'30" East 42.501 feet); 2) along the arc of said curve 42.516 feet through a central angle of 05°09'00"; 3) North 84°51'00" East 525.439 feet; 4) South 88°29'34" East 316.867 feet; 5) South 89°46'08" East 189.678 feet; thence South 18°45'09" West 28.475 feet to the point of beginning.

Property contains 0.697 acres, 30359 square feet.

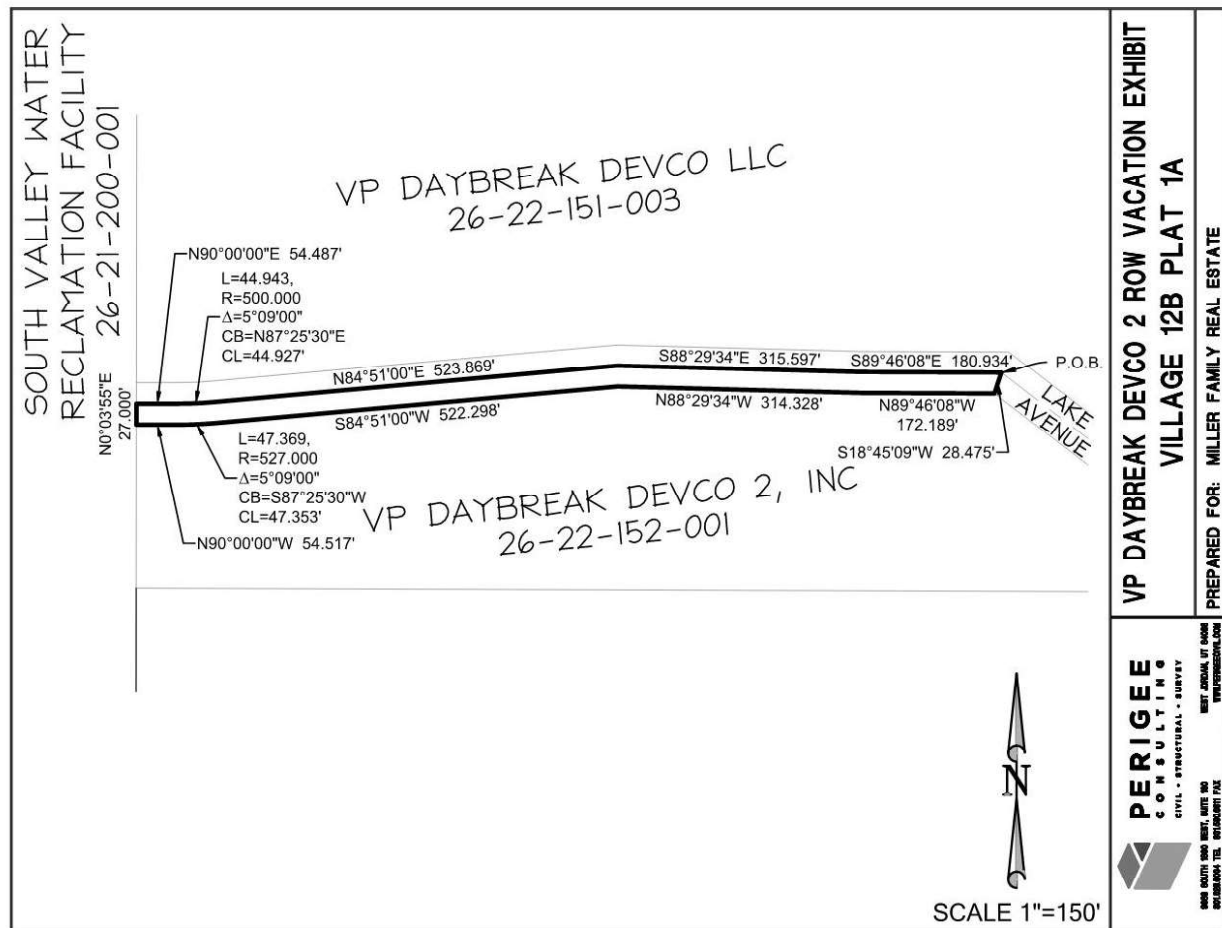


N:\00182 Daybreak\Cadd\Survey\Master\V12BP1A\Exhibit\2024-02-12 V12BP1A Split ROW Vacation Exhibit.dwg, 2/12/2024 12:24:43 PM, DWG To PDF.pc3

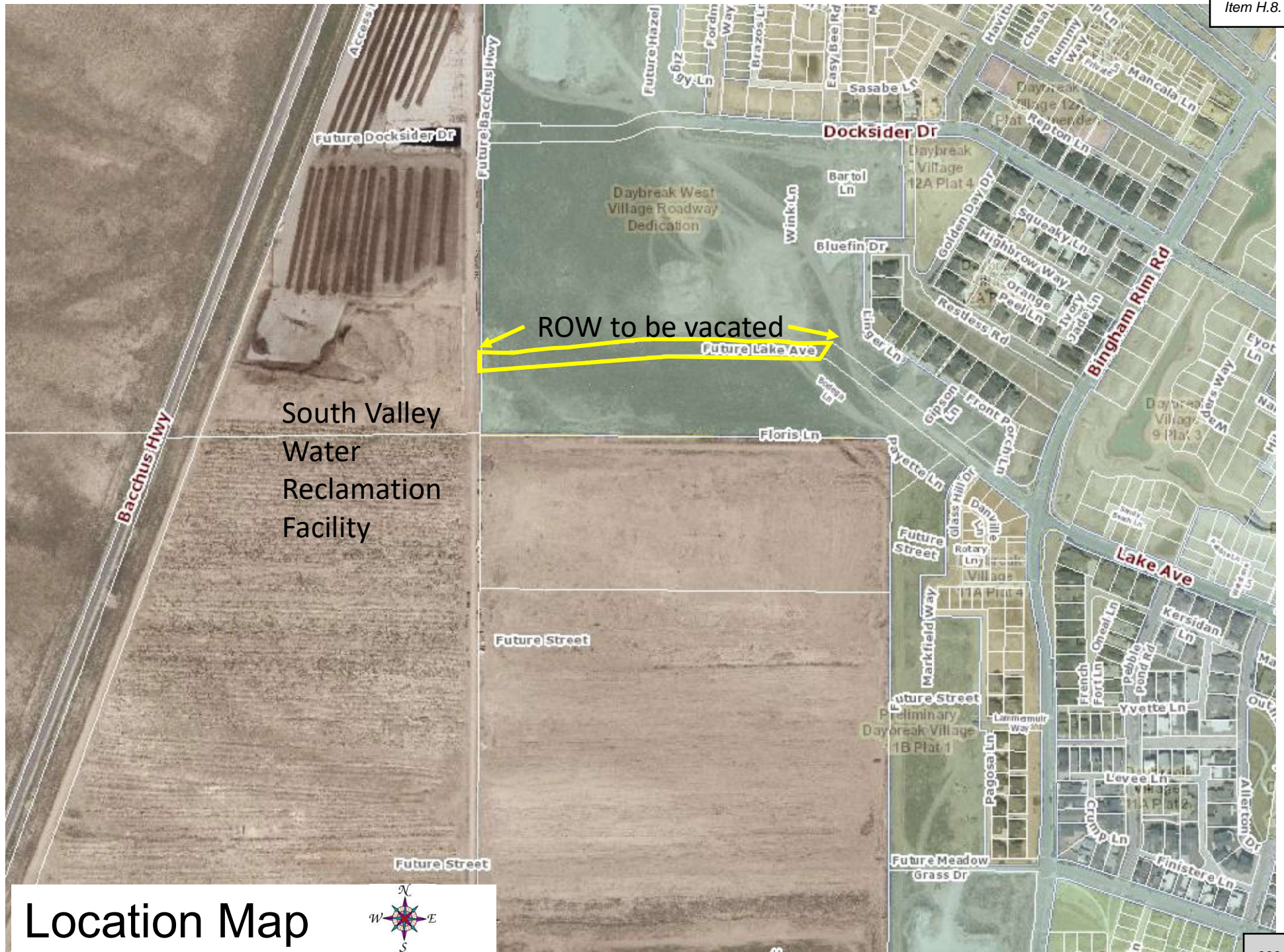
V12BP1A – Split ROW Vacation – Devco 2 Parcel

Beginning at a point on the centerline of Lake Avenue, said point lies South 89°56'37" East 1121.132 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2925.089 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 18°45'09" West 28.475 feet to the South Right-of-Way Line of said Lake Avenue; thence along said South Right-of-Way Line the following (5) courses: 1) North 89°46'08" West 172.189 feet; 2) North 88°29'34" West 314.328 feet; 3) South 84°51'00" West 522.298 feet to a point on a 527.000 foot radius tangent curve to the right, (radius bears North 05°09'00" West, Chord: South 87°25'30" West 47.353 feet); 4) along the arc of said curve 47.369 feet through a central angle of 05°09'00"; 5) West 54.517 feet to the West Line of Lot V5 of the Kennecott Master Subdivision #1 Amended; thence along said Lot V5 North 00°03'55" East 27.000 feet to said centerline of Lake Avenue; thence along said centerline the following (5) courses: 1) East 54.487 feet to a point on a 500.000 foot radius tangent curve to the left, (radius bears North, Chord: North 87°25'30" East 44.927 feet); 2) along the arc of said curve 44.943 feet through a central angle of 05°09'00"; 3) North 84°51'00" East 523.869 feet; 4) South 88°29'34" East 315.597 feet; 5) South 89°46'08" East 180.934 feet to the point of beginning.

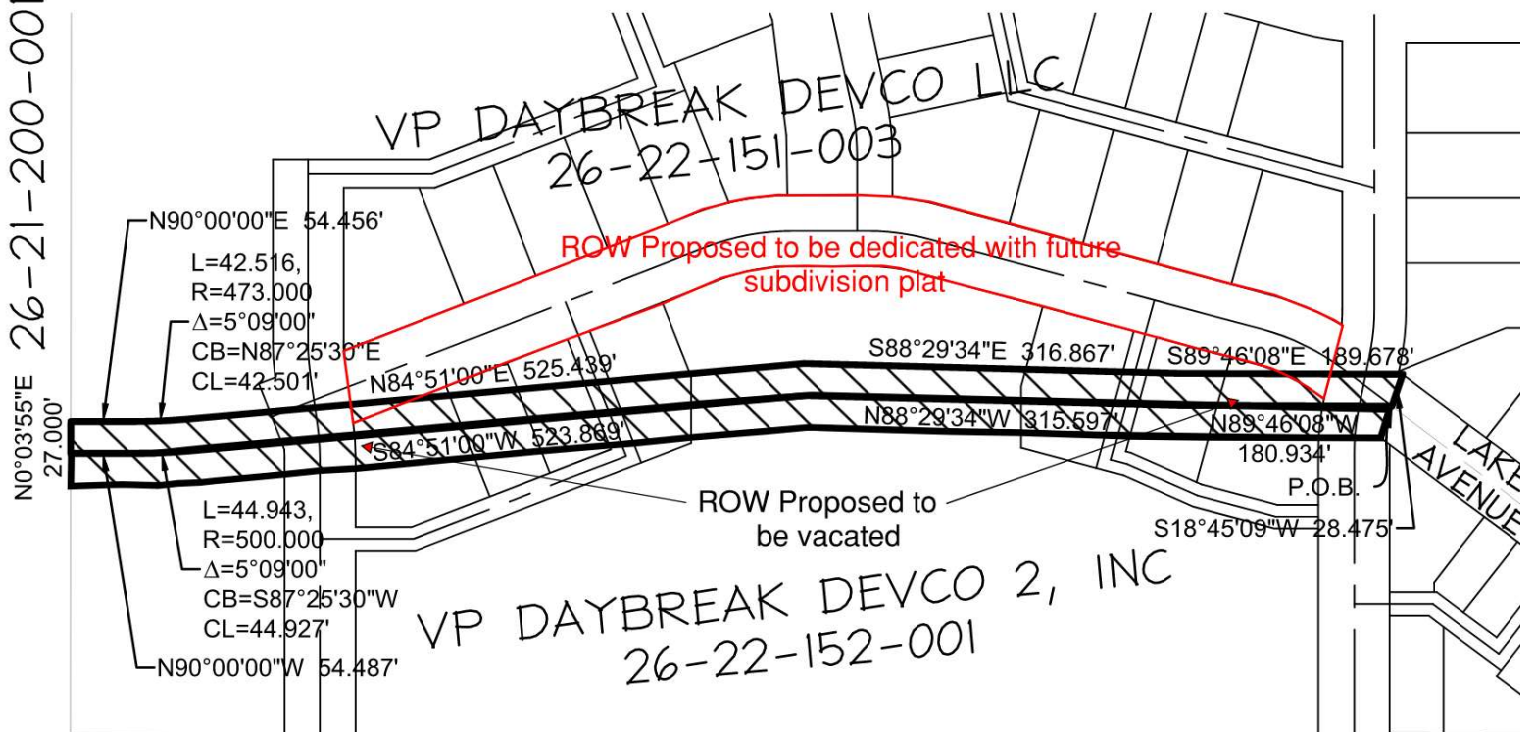
Property contains 0.691 acres, 30112 square feet.



N:\00182 Daybreak\Cadd\Survey\Master\V12BP1A\Exhibit\2024-02-12 V12BP1A Split ROW Vacation Exhibit.dwg, 2/12/2024 12:25:00 PM, DWG To PDF.pc3



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



SCALE 1"=150'

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

PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9009 SOUTH 1900 WEST, SUITE 900
901085.0004 TEL. 801.980.8911 FAX
WEST JORDAN, UT 84068
WWW.PERIGEECONSULTING.COM

PREPARED FOR: MILLER FAMILY REAL ESTATE

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 5/21/2024

Application: TEXT AMENDMENT - AMENDING CITY CODE §§ 17.08.010 (DEFINITIONS) AND 17.130.030 (ACCESSORY LIVING UNIT FLOATING ZONE)

Ordinance No.: 2024-10

Applicant: City of South Jordan

Submitted By: Steven Schaefermeyer, Director of Planning

Presented By: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready): I move that the Planning Commission recommend to the City Council that it approve Ordinance No. 2024-10 amending City Code §§ 17.08.010 and 17.130.030.

BACKGROUND:

On January 21, 2020 the City Council adopted an updated General Plan that includes the South Jordan Moderate Income Housing Plan. These plans contain a goal to “ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.” Both plans recommend a review and update to the South Jordan City Municipal Code (City Code) regulating accessory dwelling units (ADUs) as a strategy to accomplish this goal.

Since 2020, the City has twice amended its ADU regulations to clarify rules and comply with various Utah state law changes. Those amendments largely affected internal ADUs (IADUs), not detached ADUs. The current proposal would expand where a detached ADU (called “Guesthouse” in City Code) can be built throughout single-family neighborhoods. Ordinance 2024-10 does not change ADU regulations for the PC Zone where the Daybreak development is located.

ANALYSIS:

If approved, the proposed text amendment would allow Guesthouses in all single-family zones on conforming lots that are at least 14,520 square feet (approximately 1/3 acre). Currently Guesthouses are only allowed in the A-5, A-1 and R-1.8 Zones. Although those zones have the largest minimum lot size requirements (14,520 square feet or greater), there are lots throughout the City in other single-family zones that could easily accommodate a Guesthouse. Many of these property owners have approached City staff requesting that the City allow them to build a Guesthouse on their property.

The proposal does not change any other design requirements for Guesthouses including height and size limitations, and minimum setback requirements. The proposed changes also do not change any requirements for IADUs or the City Code limitation that only one ADU—IADU or Guesthouse—is allowed per residential lot.

The proposed text amendment also deletes from the definition of IADU language that is no longer allowed under Utah state law.

STAFF FINDINGS & CONCLUSIONS:

Findings:

- Utah Code § 10-9a-102 grants City Council general land use authority to enact regulations it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See Utah Code § 10-9a-501 et seq.*)
- In compliance with Utah’s moderate income housing requirements, the 2020 South Jordan Moderate Income Housing Plan, as amended, requires the City to “create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.” (Utah Code § 10-9a-403(2)(b)(iii)(E).) By adopting Ordinance 2024-10 the City will reduce regulations related to detached ADUs and give more property owners the choice between building an IADU or a Guesthouse.
- South Jordan allowed IADUs (and detached ADUs) throughout its single-family neighborhoods long before the Utah State Legislature required cities to allow IADUs in most single-family zones.
- Ordinance 2024-10 does not change the impact that ADUs already have on the City and its single-family neighborhoods because the number of possible ADUs throughout the City would not increase, and there are existing Guesthouse design requirements and limitations that exist to protect neighboring properties.
- Ordinance 2024-10 brings the City’s definition of IADU into greater compliance with Utah state law.
- On April 23, 2024, the Planning Commission recommended the City Council approve Ordinance No. 2024-10.

Conclusion: The changes proposed in this text amendment are consistent with the City’s goal to “ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City” without detrimentally impacting the City’s neighborhoods.

Recommendation: The Planning Commission should recommend to the City Council that it approve Ordinance No. 2024-10 amending City Code §§ 17.08.010 and 17.130.030.

ALTERNATIVES:

- Approve Ordinance No. 2024-10 with changes.
- Reject Ordinance No. 2024-10.

SUPPORT MATERIALS:

- Ordinance No. 2024-10

Steven Schaefermeyer
Steven Schaefermeyer (Apr 29, 2024 12:44 MDT)

Steven Schaefermeyer, Director of Planning

ORDINANCE NO. 2024 - 10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING PORTIONS OF SECTIONS 17.08.010 (DEFINITIONS) AND 17.130.030 (ACCESSORY DWELLING UNIT FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE RELATED TO THE DEFINITION OF INTERNAL ACCESSORY DWELLING UNIT AND SINGLE-FAMILY ZONES WHERE GUESTHOUSES MAY BE BUILT.

WHEREAS, Utah Code § 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the subject text amendment brings the definition of Internal Accessory Dwelling Unit (“IADU”) in the South Jordan City Municipal Code (“City Code”) into compliance with Utah state law; and

WHEREAS, the subject text amendment allows detached accessory dwelling units (defined by City Code as a “Guesthouse”) to be built in all single-family zones on lots that are at least 14,520 square feet; and

WHEREAS, the Planning Commission held a public hearing and reviewed the subject text amendment before forwarding a recommendation to the City Council that it adopt the text amendment; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare, and will promote the goals of the General Plan and South Jordan Moderate Income Housing Plan.

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

SECTION 1. Amendment. Sections 17.08.010 and 17.130.030 of the South Jordan City Municipal Code, as shown in the attached **Exhibit A**, are hereby amended.

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 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 21 DAY OF MAY, 2024 BY THE
FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

(Additions in **bold underline**, deletions in strikethrough)

17.08.010: DEFINITIONS

ACCESSORY DWELLING UNIT OR ADU: A Life Safety and Building Code compliant dwelling unit with contiguous floor space that is incidental and subordinate to a single-family residential unit of one of the following two (2) types:

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

Guesthouse: An ADU that is detached from the primary dwelling that includes a kitchen and bathroom.

17.130.030: ACCESSORY DWELLING UNIT FLOATING ZONE

17.130.030.010: PURPOSE

17.130.030.020: REVIEW PROCESS

17.130.030.030: PROHIBITIONS

17.130.030.040: INSPECTIONS

17.130.030.050: PRIOR USE

17.130.030.060: APPEALS

17.130.030.010: PURPOSE

Accessory dwelling units or ADUs, as defined in section 17.08.010 of this Title, are intended to provide affordable housing units, economic relief to homeowners, and create desirable housing forms that appeal to households and individuals at a variety of stages in the life cycle. The Accessory Dwelling Unit Floating Zone provides regulations and design standards for ADUs. Acceptable ADUs shall be one of the following two (2) types (see section 17.08.010 of this Title for definitions):

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

Guesthouse: An ADU that is detached from the primary dwelling that includes a kitchen and bathroom.

17.130.030.020: REVIEW PROCESS

The use of the Accessory Dwelling Unit Floating Zone may only be established in conformance with the review procedures of this section. Applicants shall follow the procedures, requirements,

EXHIBIT A

(Additions in **bold underline**, deletions in strikethrough)

and standards of this Code. The use of the Accessory Dwelling Unit Floating Zone shall be conducted in accordance with approved plans.

- A. Planning Department Approval: All Internal Accessory Dwelling Units and ~~g~~**G**uesthouses shall require the approval of the Planning Department before they are occupied. Applicants shall electronically submit to the Planning Department an accessory dwelling unit application that includes (1) a site plan that is drawn to scale that clearly shows the location of all existing and new structures, parking, driveways, and walkways; and (2) a floor plan that is drawn to scale with room labels and indicating designated use.
1. Resident Occupancy: For all accessory dwelling units, the owner of the property, as reflected in title records, shall make his or her legal residence on the property as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
 2. Standards: The Planning Department shall approve accessory dwelling unit applications upon the following standards being met:
 - a. Zoning: The Accessory Dwelling Unit Floating Zone shall be applied to conforming single-family dwellings in the following zones: A-5, A-1, R-1.8, R-2.5, R-3, R-4 and R-5. ~~Guesthouses shall only be approved in the A-5, A-1, and R-1.8 Zones.~~ Approved accessory dwelling units shall meet the requirements of the underlying zone. Only one (1) ADU is allowed per lot. ADUs are not allowed in conjunction with mobile homes or any form of attached housing units.
 - b. Lot Size: An internal ADU shall only be approved on a lot that is greater than six thousand (6,000) square feet in area. A ~~g~~**G**uesthouse shall only be approved on a lot that is equal to or greater than fourteen thousand five hundred twenty (14,520) square feet in area. The addition of an accessory dwelling unit shall not violate the maximum building coverage requirements outlined in ~~s~~**S**ections 17.40.020 and 17.30.020 of this Title.
 - c. Parking: A minimum of one (1) off-street parking spaces, in addition to those already required for the single-family home, shall be provided for an accessory dwelling unit and shall not render the required parking spaces for the single-family home inaccessible. All parking spots shall meet the requirements of Chapter 16.26 of this Code.
 - d. Setbacks: All ADUs that propose modifications visible from the exterior of the home (i.e., additions and remodels to the primary dwelling or construction of a ~~g~~**G**uesthouse) shall comply with the following requirements:
 - (1) Setbacks, ADUs shall comply with the setbacks of the underlying zone or as approved with the subdivision. Guesthouses shall comply with the required setbacks of the underlying zone for an accessory building, however, in no case shall a ~~g~~**G**uesthouse be located closer than ten feet (10') from a side or rear property line.

EXHIBIT A

(Additions in **bold underline**, deletions in strikethrough)

- (2) Exterior Appearance: ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood.
 - (3) Architectural Compatibility: ADUs shall be designed and constructed to be compatible with the exterior of the primary dwelling (e.g., exterior materials, colors, and roof pitch) in order to maintain the appearance of the primary dwelling as a single-family dwelling.
- e. Guesthouse Maximum Size: In all cases a ~~g~~**G**uesthouse shall remain subordinate and incidental to the primary dwelling. No ~~g~~**G**uesthouse shall have more than three (3) bedrooms. The floor space of a ~~g~~**G**uesthouse shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted.
3. Affidavit: Applicants for ADUs shall sign and record an affidavit stating that the owner will comply with all regulations of the Accessory Dwelling Unit Floating Zone and will live in either the primary or accessory dwelling unit as their permanent residence. The affidavit shall also include authorization of annual inspections of the ADU by City Staff to ensure compliance with all regulations of the Accessory Dwelling Unit Floating Zone.
- B. Building Permit Requirements: In addition to the approval required from the Planning Department, all accessory dwelling units that propose construction or remodeling shall require a building permit from the Building Division and shall conform to all applicable standards in the City's adopted Building Codes. The applicant shall obtain all necessary building permits and pay applicable fees prior to any construction, remodeling, or use of any ADU. ADUs shall not be approved on properties that have outstanding ordinance or building violations or are nonconforming uses or structures. Floor plans, architectural elevations, and structural calculations, as may be required, shall be submitted to the Building Division.
- C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, ~~g~~**G**uesthouses that propose a floor area greater than thirty-five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

17.130.030.030: PROHIBITIONS

The installation of additional outside entrances visible from the street, separate utility meters, mailboxes, and addresses, is not permitted as such elements may compromise the appearance of the primary dwelling as a single-family dwelling. Internal ADUs shall not be rented or offered as rental units for any period less than thirty (30) consecutive days.

17.130.030.040: INSPECTIONS

Yearly interior and exterior inspections may be required to determine compliance with all regulations of the Accessory Dwelling Unit Floating Zone, as may be deemed appropriate by City Staff. If the owner of the property containing an ADU violates the provisions of this Code, the City may hold a lien against the property as allowed in the Utah State Code.

EXHIBIT A

(Additions in **bold underline**, deletions in strikethrough)

17.130.030.050: PRIOR USE

An existing accessory dwelling unit may be approved if the ADU complies with the requirements of this section 17.130.030. If a certificate of occupancy was not issued at the time of construction or remodeling, the applicant shall apply for a building permit and the chief building official, or his designee, shall inspect the ADU for Code compliance. All documented violations shall be corrected prior to approval of the ADU. Any uses or dwellings which previously conformed to prior ordinances, including having obtained all necessary and applicable permits, but do not now conform due to adoption of this section 17.130.030, shall be permitted to continue as a legal nonconforming use.

17.130.030.060: APPEALS

Decisions by the Planning Department and/or the Planning Commission regarding the issuance or denial of an accessory dwelling unit may be appealed to the Appeals and Variance Hearing Officer in accordance with section 17.16.020.020 of this Code.