

**CITY OF SOUTH JORDAN
COMBINED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MAY 06, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a meeting at 6:30 p.m. on Tuesday, May 6, 2025. The meeting will be conducted 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 the public hearing period. Attendees wishing to present photos or documents to the City Council must attend in person.

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate.

The ability to participate virtually depends on the individual's internet connection. To ensure that comments are received regardless of technical issues, please submit them in writing to 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 provided 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 Council Member, Tamara Zander
- C. **Pledge of Allegiance:** By Director of Strategy & Budget, Don Tingey
- D. **Minute Approval:**
 - [D.1.](#) April 1, 2025 City Council Study Meeting
 - [D.2.](#) April 1, 2025 City Council Meeting
- E. **Mayor and Council Reports: 6:35 p.m.**

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

This is the time and place 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.

G. Utah Black Diamonds Land Use Public Hearing Items: 7:00 p.m.

[G.1.](#) Presentation on Resolution R2025-23, and Zoning Ordinance 2025-03-Z, all related to the Utah Black Diamond Land Use development. Applicant, Ryan Naylor, Nichols Naylor Architects. *(By Director of Planning, Steven Schaefermeyer)*

G.2. Resolution R2025-23 Public Hearing.

G.3. Ordinance 2025-03-Z Public Hearing.

[G.4.](#) **Resolution R2025-23**, Authorizing the Mayor to sign a Development Agreement pertaining to the development of property approximately located at 272 West 11000 South in the City of South Jordan. RCV

[G.5.](#) **Zoning Ordinance 2025-03-Z**, Rezoning property generally located at approximately 272 West 11100 South in the City of South Jordan from C-F (Commercial - Freeway) Zone to C-F (Commercial - Freeway) Zone and PD (Planned Development) Floating Zone; Nichols Naylor Architects (Applicant). RCV

H. Public Hearing Items: 7:30 p.m.

[H.1.](#) **Resolution R2025-25**, Adopting the 2025 Drinking Water System Master Plan for South Jordan City. RCV *(By City Engineer, Brad Klavano & Director of Public Works, Raymond Garrison)*

[H.2.](#) **Ordinance 2025-05**, Amending Section 17.40.020 (Development and Design Standards) of the South Jordan City Municipal Code to modify the Development Standards for Front Yard Fences, Posts, and Gates; Thomas & Rebekah Wiandt (Applicant). RCV *(By Long-Range Planner, Joe Moss)*

I. Action Items: 8:15 p.m.

[I.1.](#) **Resolution R2025-18**, Appointing a member to the Bingham Creek Regional Park Authority Board. RCV *(By Director of Strategy & Budget, Don Tingey)*

[I.2.](#) **Resolution R2025-20**, Adopting a Tentative Budget; making appropriations for the support of the City of South Jordan for the fiscal year commencing July 1, 2025 and ending June 30, 2026. RCV *(By CFO, Sunil Naidu)*

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING

J. Redevelopment Agency Action Item: 8:30 p.m.

J.1. Resolution RDA 2025-01, Adopting a Tentative Budget for fiscal year 2025-26.
RCV (By CFO, Sunil Naidu)

ADJOURN REDEVELOPMENT AGENCY MEETING AND RETURN TO CITY COUNCIL MEETING

K. Staff Reports and Calendaring Items: 8:45 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 2, 2025.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

April 1, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, City Manager Dustin Lewis, City Attorney Ryan Loose, Fire Chief Chris Dawson, City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Associate Director of Public Works Colby Hill, Police Chief Jeff Carr, Director of City Commerce Brian Preece, Associate Director of Finance Jeff Standiford, Senior Accountant/CDBG Coordinator Reid Sanderson, Director of Strategy & Budget Don Tingey, Communications Manager/PIO, Rachael Van Cleave, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, Systems Administrator Ken Roberts, City Recorder Anna Crookston

Absent: Council Member Jason McGuire

Others: Sonia Lopez, Kyrene Gibb, Tatiana Gilchrist, Drew Milane

4:36 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member, Patrick Harris

Council Member Harris offered the invocation.

C. Mayor and Council Coordination

Council Member Don Shelton mentioned attending a legislative wrap-up noting that a discussion on the state's budgeting process caught his attention. He explained that the state conducts an in-depth review of 20% of its budget each year, ensuring that the entire budget is reviewed every five years. This method, referred to as zero-based budgeting, involves assuming no funding for certain activities or purposes and then adding items back individually, evaluating their necessity and impact. He expressed interest in considering a similar approach for the city. He reflected on the city's use of priority-based budgeting but noted that beyond major categories like public safety, he was unsure of the specific line items associated with the other priorities. Despite reviewing the budget carefully, he acknowledged that he doesn't have detailed knowledge of how expenditures were categorized under each priority area.

City Manager Dustin Lewis explained that there are two philosophically different approaches to budgeting. He stated that when the city uses priority-based budgeting, it does not create separate

budgets for each strategic priority. Instead, each program is evaluated against the city's seven strategic priorities to determine its alignment and funding. Each program is assessed based on how well it aligns with key priorities, such as safe communities, open space, fiscal responsibility, and effective government. Programs are scored according to how many of these areas they impact. A higher score indicates the program touches on multiple priorities. He noted that budgeting can be approached in philosophically different ways.

Council Member Shelton suggested a more detailed, phased approach to budget review. He proposed dividing the budget into sections and examining one section in depth each year to better understand how individual programs align with City priorities. As an example, he noted uncertainty about how Summerfest supports those priorities or what its actual costs and revenues are. He clarified he is not opposed to the event but used it as a familiar example.

City Manager Lewis clarified that the City's priority-based budgeting process already includes a comprehensive annual review. He stated that the entire budget is evaluated in depth each year, not just in parts.

Council Member Shelton noted that while staff conducts an in-depth budget review, the Council itself does not. He expressed that the Council has an obligation to engage more deeply in the budget process than it currently does. He emphasized that this is not a criticism of staff, acknowledging the high level of trust the Council has in their work.

City Manager Lewis clarified that staff is willing to go through the detailed spreadsheets that comprise the priority-based budget and walk the Council through them, if that is the level of involvement they are seeking.

Council Member Shelton expressed interest in reviewing portions of the budget on a rotating basis. He suggested examining different sections periodically.

Council Member Johnson recommended organizing the budget review by department. She noted that this approach may be broad but could help cover a variety of areas effectively.

Council Member Shelton expressed support for the priority-based budgeting model. He stated that he appreciates the concept of linking each City activity to established priorities and values the clarity it brings to budget management.

City Manager Lewis explained that programs not aligning with strategic priorities are eliminated. He emphasized that staff relies on the Council to set these priorities, with all efforts geared toward achieving the Council's vision. He also expressed a wish that the state would adopt priority-based budgeting, suggesting it could lead to greater efficiencies compared to zero-based budgeting, where departments must argue for their funding.

Council Member Shelton expressed interest in receiving a proposal from staff on how the Council could conduct a deep dive into specific sections of the budget over time. He suggested focusing on areas such as the Trails Program to understand how they align with priorities and their costs. He emphasized that he doesn't think the Council should review the entire budget in depth annually, but rather select sections (e.g., a quarter or 20%) for more detailed analysis. He

noted that having a better understanding of program costs. He added it is important for responsible stewardship of taxpayer dollars. He emphasized that this request isn't a reflection of questioning staff's trustworthiness but a need for systematic, detailed information.

City Manager Lewis confirmed that staff is able to provide detailed budget analysis. He stated that Council members can meet with staff, to review the specifics of every program in the city, including program costs, staff allocations, and alignment with strategic priorities. He noted that the City manages over 200 individual programs through the priority-based budgeting process. He reiterated that staff can provide detailed breakdowns for each of these programs upon request.

Council Member Shelton proposed that the Council review a portion of the City's programs each year, rotating through all of them over a four- to five-year period. He suggested that staff develop a proposal outlining a reasonable way to divide the programs and identify which sections could be reviewed annually in depth. This would allow the Council to better understand the cost and priority alignment of specific budget items.

City Manager Lewis stated that staff can provide detailed scoring data for all programs. This includes each program's priority ranking by quartile, whether it is federally or state mandated, and whether it is performed because it meets specific strategic priorities. He noted that this information is already available and can be shared with the Council.

Council Member Harris expressed support for the idea and suggested starting with non-mandated programs. He emphasized that beginning with programs the Council has influence over would be more useful than reviewing those that are federally or state mandated. He added that general information about mandated programs is already accessible if needed. He recommended categorizing programs by mandate status during the review process, this would allow the Council to focus its deeper analysis on non-mandated programs where they have more discretion.

City Manager Lewis suggested meeting with Council members to review the full scope of available program data before finalizing a review approach. He noted that seeing the information firsthand might help generate ideas about how best to proceed and how much time the Council would want to dedicate to the process. He emphasized that the priority-based budgeting process has helped the City achieve efficiencies over the past decade. He explained that deep program analysis allows staff to make informed recommendations about continuing, discontinuing, or reallocating programs. When new programs are proposed, they are evaluated against strategic priorities to determine whether they are a good fit. Some have moved forward after analysis, while others have not.

D. Discussion/Review of Regular Council Meeting:

Presentation Items:

- Recognition of Special Events Professional Award – Utah Recreation & Parks Association (URPA) Award presented to Natalie Domino.
- Proclamation in recognition of Arbor Day, April 25, 2025.

Action Item:

- **Resolution R2025-19**, Authorizing Mayor Dawn R. Ramsey to enter into an Interlocal Cooperation Agreement with Salt Lake County for services of the Salt Lake County Elections Division during the 2025 Primary and General Municipal Elections.

Public Hearing Item:

- Resolution R2025-11, Approving 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.

City Manager Lewis provided an update on the interlocal agreement with the county related to election services. He acknowledged that staff has been diligently working with the county to understand the financial details involved, but the information is still being gathered. Since the City Council only meets once in the month, and the interlocal agreement must be signed by May 1, prior to the next meeting, he recommended the Council pass a resolution authorizing the mayor to sign the agreement, but delay actual signing until the numbers are verified. This approach would allow staff additional time to confirm the data and ensure accuracy before submitting to the county. He noted City Recorder Anna Crookston has been coordinating with recorders from neighboring cities to compare and confirm figures. He noted that while there were initial concerns, staff is gaining clarity as they further analyze the calculations, and his confidence in the numbers is growing. He acknowledged cost increases are expected but emphasized the importance of ensuring they are reasonable and justified.

City Recorder Anna Crookston explained that the original agreement had been amended the previous day, and she has been working closely with City Attorney Ryan Loose to ensure the legal terms are acceptable. City Attorney Loose confirmed the agreement is legal as to form. Recorder Crookston acknowledged an increase in pricing for election services and shared that she has had multiple conversations with the county, most recently that afternoon. She noted that South Jordan is in a better position cost-wise compared to many other entities. In 2023, the cost was approximately \$2.22 per voter, whereas the current estimate is higher, but inflated to reflect a worst-case scenario. The county is attempting to avoid unanticipated mid-year billing adjustments, as seen in past years. For the first time, the county has provided three pricing options, rather than a single set figure, due to uncertainty around how many cities will have primaries, cancel elections, or opt for ranked choice voting. She emphasized that final costs will vary depending on these factors, but the goal is to prepare the City adequately. She also acknowledged the assistance of the City's Strategy and Budget team, especially Strategy & Budget Analyst Abigail Patonai, who has been instrumental in analyzing the pricing formulas. She assured the Council that staff is working diligently to confirm the City's position before recommending the mayor sign the agreement. She deferred to City Attorney Ryan Loose to address the legal terms, particularly the assurance that the City will only be paying actual costs.

City Attorney Loose provided clarification on the pricing structure outlined in the interlocal agreement. He confirmed that the agreement includes language stating the City will be charged actual costs, but noted that Salt Lake County uses a unique pricing formula that differs from surrounding counties. Neighboring counties like Davis and Utah typically charge a flat rate per active voter, defined as those who have voted in recent elections, regardless of the city. In contrast, Salt Lake County's model is more complex, and City staff is working to reverse-engineer that formula to fully understand how the costs are calculated. He stated that while they are approximately 89% confident in their understanding, staff recommends delaying the mayor's

signature until full clarity is reached. He supported moving forward with approving the resolution to authorize the mayor to sign, but emphasized the importance of completing due diligence before the agreement is finalized. He also pointed out that language related to ranked choice voting has been removed from the agreement, as there has been no indication from the Council that the City intends to pursue that voting method at this time.

Council Member Harris asked if there is an increase for the cities who opt in for ranked choice voting.

City Attorney Loose clarified that ranked choice voting does not increase costs because the ones participating do not have a primary. However, the cost estimate fluctuates based on participation levels. The county has created three pricing tiers: a base price, high participation, and low participation.

City Attorney Loose noted that a \$20,000 non-refundable base fee is required, which covers initial filing costs, even if no election takes place. He expressed that he is pushing the county for transparency regarding this base fee and requested more detailed invoices to understand its breakdown. City Recorder Crookston addressed the \$20,000 base fee and her initial concerns about its fairness. She explained that after questioning the county, she learned that the fee covers pre-election preparations, such as ordering supplies and programming, which the county starts well in advance. She emphasized that the city cannot cancel an election until after the write-in period ends, which is well into the county's election preparations. Therefore, the \$20,000 fee is meant to cover those upfront costs, even if no election ultimately takes place. She noted the county has assured them that an itemized breakdown of the fee will be provided. However, if the city does proceed with an election, the \$20,000 will be credited toward the final bill for election costs.

E. Presentation Items:

E.1. Bingham Creek Regional Park Authority board member appointment. (By Director of Strategy & Budget, Don Tingey)

Sonia Lopez, a West Jordan resident of 26 years, expressed her enthusiasm for the development of the Bingham Creek Regional Park and her desire to contribute to the community's growth. As a working professional, she emphasized the importance of parks to her family and community. She highlighted her extensive experience with county parks, offering valuable insights into what could enhance the west side of the city. She also mentioned that she is bilingual in Spanish, which would allow her to assist community members who may face language barriers. She expressed her passion for the community and her eagerness to contribute, thanking the Council for their consideration.

Mayor Ramsey thanked Ms. Lopez for her willingness to step forward and be considered for an appointment, acknowledging that good people who are willing to serve make the community great.

Council Member Zander asked Ms. Lopez to elaborate on her experience with parks, specifically how she believes her experience could be relevant and beneficial to serving on the regional park board.

Ms. Lopez shared ideas to enhance the park's inclusivity and community connection. She suggested multi-use features such as an ice rink that could convert into a skate park in warmer months, and highlighted the importance of adding more inclusive amenities for children of all abilities, including interactive musical elements. As a runner, she also proposed incorporating signage along the trails that shares local history and celebrates the community's identity. With continued development and nearby changes like the Salt Lake Bees' relocation, she emphasized the value of reflecting neighborhood pride and creating a space that fosters a sense of belonging.

Council Member Harris asked how Ms. Lopez's professional experience lend you to be able to do well in this role.

Ms. Lopez said in her current role she works in trust and safety within the tech industry, facilitating challenging conversations between companies and clients, acting as a neutral third party to help reach balanced outcomes. She added this experience has strengthened her ability to remain objective, think critically, and consider the broader impact of decisions. These skills would translate well to this role, allowing to evaluate community needs thoughtfully and help guide park development in a way that benefits everyone.

Council Member Zander asked what experience Ms. Lopez has with pickleball.

Ms. Lopez shared that she was excited to start playing pickleball this summer, but a recent running injury has temporarily sidelined her and she'll be in a boot for the next couple of months. Once recovered, she looks forward to learning the sport. She appreciates how accessible and family-oriented pickleball has become, noting that seeing friends and families involved has sparked her interest as well.

Council Member Zander emphasized the importance of board members having a strong understanding of pickleball and its unique accessibility across all ages and abilities. She noted that pickleball stands out as a multigenerational sport, with children and adults often playing together, which makes it especially valuable to the community. She stressed the critical need for more courts throughout the county, pointing out that current facilities are insufficient and that residents are frequently left waiting to play. She expressed her desire for board members to actively advocate for more courts and for the county to commit to meeting growing demand.

Ms. Lopez affirmed her awareness of the high demand for pickleball courts and fully supported the need for expanded access. She expressed strong enthusiasm for pursuing additional courts, highlighting the positive impact they've had in other areas. She emphasized her desire to bring similar opportunities to the west side, ensuring residents don't have to travel far outside the city to enjoy the sport and its benefits.

Council Member Harris asked Ms. Lopez whether she had previously served on any governmental committees or participated in other forms of public service.

Ms. Lopez responded that she has not yet served on any governmental committees or in an official public service role, but emphasized that this would be her first opportunity to do so. She expressed strong enthusiasm about getting involved, stating that she would love to expand her involvement and help wherever she can, potentially even moving toward greater participation in city-level initiatives in the future.

Council Member Johnson inquired how Ms. Lopez became aware of the opportunity to serve on the board.

Ms. Lopez explained that she became aware of the opportunity through social media, where she saw a post about the search for a board member. She followed the provided link to the website, reviewed the posting, and completed the application.

Mayor Ramsey thanked Ms. Lopez for her willingness to serve and acknowledged the challenge of finding individuals willing to donate their time for such roles.

E.2. Y2 Analytics Resident Survey. (By Director of Strategy & Budget, Don Tingey & Y2 Analytics)

Director of Strategy & Budget Don Tingey introduced Kyrene Gibb, Y2 Analytics Vice President of Research.

Kyrene Gibb introduced Tatiana Gilchrist, Y2 Analytics Director of Research, and Drew Milane, Intern. Ms. Gibb reviewed prepared presentation (Attachment A).

Mayor Ramsey inquired about residents' responses to the survey, questioning whether a lack of participation was due to residents feeling less concerned about the issues or simply not being interested in taking the time to fill it out. She acknowledged that understanding the reasons behind low engagement could be challenging.

Ms. Gibb explained that the low response rate could be attributed to non-response bias, where individuals who don't respond may have different motivations from those who do, making it difficult to know why they didn't engage. She noted that the first wave of responses typically comes from either highly enthusiastic or disgruntled individuals, while follow-up reminders tend to bring in more moderate voices. This suggests that those who decline to respond may not have strong negative feelings toward the city. She highlighted that this year, 1,819 residents began the survey, and 1,035 completed it, representing a positive panel refresh rate. Ms. Gibb emphasized that new panel members might have less experience or familiarity with the city, which can cause slight dips in some metrics. She continued reviewing Attachment A.

Mayor Ramsey pointed out that it was interesting that the district with the smallest number of residents unsure about the city's direction was district 4, despite it having the newest residents. She noted that she would have expected the opposite outcome, given the newer residents in that area.

Ms. Gibb explained that the majority of residents feel the city is either somewhat better or about the same as it was five years ago. She emphasized that a stable quality of life rating and a large

portion of residents expressing that the city is heading in the right direction are both positive indicators. She reminded everyone that even responses indicating "about the same" as five years ago are still considered positive. She continued reviewing Attachment A.

Mayor Ramsey expressed interest in seeing how resident attitudes might change once major infrastructure projects, like the opening of 9800 South and Bangor Highway, are completed, and traffic is no longer rerouted. She noted that once projects like 1300 West and the sewer project are finished, residents may have a smoother experience driving through the city. She hoped that this could lead to a year where residents feel the improvements, potentially leading to higher satisfaction and better numbers.

Director Tingey shared that improvements in traffic flow were more noticeable when certain roads, like 11400 South and 10400 South, were opened, leading to better traffic conditions. This year, the term "traffic flow" appeared more consistently in resident comments, indicating that it had become a more prominent concern or focus compared to previous years where traffic was simply mentioned in passing.

Ms. Gibb continued reviewing Attachment A.

Council Member Zander inquired if the exact wording used in the survey included terms like "How happy am I with fire and emergency medical?" to clarify whether that specific phrasing was used in the survey.

Ms. Gibb responded that, while some questions may be shortened for visual purposes, the wording used for service ratings in this case was the exact phrasing presented in the survey. She continued reviewing Attachment A.

Council Member Zander asked if the parking comments, specific to the urban center, would be shared with the Larry H. Miller group. City Manager Lewis confirmed that the city has already shared these comments with them.

Ms. Gibb continued reviewing Attachment A, noting that there is a significant opportunity gap in communications, particularly with text messages from the city. She highlighted that about twice as many residents express interest in receiving information via text compared to those who are currently receiving it.

Mayor Ramsey clarified that the city would be happy to send text messages if residents opted in, as the city cannot send messages without residents self-selecting to opt in.

Council Member Zander asked if there was an estimate available regarding the number of residents who might opt in for text message communication, suggesting that this could be something the city could promote more.

Mayor Ramsey noted that the opt-in for text message communication has been heavily promoted through the newsletter and on social media.

Communication Manager Rachael Van Cleave noted that the city has approximately 26,000 general city contacts, which include emails. However, the number of SMS contacts is still not as high as desired.

Ms. Gibb continued reviewing presentation Attachment A, highlighting that the city's social media accounts are well-aligned with the preferences of residents, as the share of those who rely on or prefer to use the accounts is balanced. While social media ranks lower overall as a primary communication channel, most residents prefer to hear from the city once a month.

Council Member Harris mentioned that issues he is contacted about are typically reported on Friday afternoons, when residents have trouble getting in touch with people to report problems. He inquired about any potential thoughts or solutions for this timing issue.

Assistant City Manager Jason Rasmussen asked if there was any sense of whether the issues reported on Friday afternoons were urgent and required immediate response, or if there was a general understanding of the nature of the contacts.

Council Member Harris mentioned that the issues typically arise when older residents are unable to get in touch with anyone on Friday afternoons. While the information is available on the website, some residents may not have accessed it, leading to the problem.

Ms. Gibb continued reviewing presentation Attachment A, sharing the findings on South Jordan's social media presence, noting that about a third of residents follow the city social media accounts. The lack of social media engagement is attributed to a mix of younger, newer residents who haven't connected with the city yet and older residents who prefer traditional communication methods like emails and newsletters.

Ms. Gibb identified the greatest opportunity for improvement as enhancing communication around the city's long-term vision. She emphasized that when residents express concerns about growth and traffic, it's important they understand the city is actively planning and taking steps to address these challenges. She noted that effectively sharing this vision, especially with newer residents, can help build trust and patience, reassuring the community that the current difficulties are being addressed through thoughtful, proactive planning.

Director Tingey stated that council members would receive an email containing the presentation materials, the full survey report, including verbatim responses, and additional supporting documents. One of those documents will include survey results broken down by council district, allowing council members to review data specific to their respective areas.

Council Member Zander inquired about the geographic distribution of survey respondents, referencing the initial slide that displayed responses across the city. She asked if there was a percentage breakdown available, particularly because her district includes a newer growth area.

Ms. Gibb responded that the survey response rates were fairly evenly distributed across all five council districts, with each district comprising approximately 20% of total responses. She noted that each district received between 180 and 230 responses.

Council Member Harris emphasized the investment made by the city in conducting the survey and encouraged city staff to review the results for actionable insights. He suggested that staff return to the council at a later date with potential recommendations or initiatives that could be implemented based on survey findings.

Council Member Zander motioned to adjourn the April 1, 2025 City Council Study Meeting. Council Member Johnson seconded the motion. Vote was 4-0, unanimous in favor. Council Member McGuire was absent from the vote.

ADJOURNMENT

The April 1, 2025 City Council Meeting adjourned at 5:55 p.m.

UNAPPROVED

SOUTH JORDAN CITY
CITY COUNCIL MEETING

April 1, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, City Manager Dustin Lewis, City Attorney Ryan Loose, Fire Chief Chris Dawson, Director of Planning Steven Schaefermeyer, City Engineer Brad Klavano, Associate Director of Public Works Colby Hill, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of City Commerce Brian Preece, CFO Sunil Naidu, Director of Strategy & Budget Don Tingey, Communications Manager/PIO, Rachael Van Cleave, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Special Events Planning Commissioner Laurel Bevans, Special Events Supervisor Natalie Domino, Park & Rec Administrative Assistant Kaitlin Youd

Absent: Council Member Jason McGuire

Others: Robin Pierce, Sadie Henderson, Tim Hansen, Midge Treglown, Karissa Guthrie, Megan Zollinger, McKell Christensen, Representative Doug Fiefia, Representative Jordan Teuscher, Representative Tracy Miller, Representative Steve Eliason, Salt Lake County Clerk Lannie Chapman, Brandan Veihl, evanmullaly, Bob, Carissa Guthrie

6:38 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Director Council Member, Kathie Johnson

Council Member Johnson offered the invocation.

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

Director Preece led the audience in the Pledge of Allegiance.

D. Recognition of Legislators – By Mayor Dawn R. Ramsey

Mayor Ramsey acknowledged and thanked the state legislators who represent South Jordan, recognizing their hard work during the recently concluded legislative session. She expressed appreciation for their ongoing efforts on behalf of the city and the state, noting that the work

continues beyond the session. Mayor Ramsey invited Representatives Doug Fiefia, Jordan Teuscher, Tracy Miller, Steve Eliason, and noting Senator Lincoln Fillmore's absence, to come forward and receive a small gift from the city as a token of gratitude, emphasizing the importance of their collaboration and shared commitment to residents.

E. Minute Approval:

E.1. March 18, 2025 City Council Meeting

Council Member Don Shelton noted an amendment previously emailed, amending page 5 changing “general board” to “governing board”.

Council Member Shelton motioned to approve the March 18, 2025 City Council Meeting as amended. Council Member Harris seconded the motion; vote was 4-0, unanimous in favor. Council Member McGuire was absent from the vote.

F. Mayor and Council Reports

Council Member Harris

- Attended a legislative update after the session ended. Praised South Jordan’s legislators for being responsive and effective. Acknowledged city staff who engaged with lawmakers during the session.
- Participated in the TRAX station groundbreaking event. Highlighted as a major milestone for South Jordan. Celebrated event included the Mayor arriving on a train and “the big Bumblebee.” Noted the station's strategic location near the new Bees Stadium, opening April 8. Emphasized the project’s importance in reducing traffic, which was the top concern in the recent resident survey.
- Attended the Jordan Basin Sewer Board meeting. Reported that all sewer operations are functioning well.

Council Member Don Shelton

- Met with the Jordan River Commission Executive Director. Reviewed upcoming business and prepared for the Governing Board meeting scheduled for Thursday.
- Attended the legislative roundup event. Found it informative and helpful.
- Participated in the TRAX station opening near the Bees Stadium. Complimented the Mayor’s strong representation of the city.
- Attended the Senior Advisory Committee meeting. Noted continued interest in the status of a new senior center. Reported a high volume of activities and engagement for seniors happening.

Council Member Tamara Zander

- Family trip to Washington, D.C. visiting daughter interning for Congressman Blake Moore. Toured the White House and saw Marine One land. Received a private tour of the U.S. Capitol led by her daughter. Gained rare access to the Lincoln Room and signed inside the hidden stairwell. Took part in a Capitol Dome Tour, including access to the top exterior near Lady Liberty statue.

Mayor Dawn Ramsey

- Met with Congressman Burgess Owens. Productive visit discussing South Jordan's interests at the federal level.
- Attended “Transit Fresh Look” regional meeting. Collaborating with 12 communities to create a unified transit expansion vision. South Jordan is currently the end of the TRAX red line; focus is on southwest Salt Lake and northwest Utah counties. Only two meetings remain; final routes will be submitted to the Wasatch Front Regional Council plan.
- Spent a day presenting Outstanding Educator of the Year awards. Visited Jordan School District teachers, including five awardees in South Jordan. Highlighted as one of her favorite events of the year. Upcoming banquet will be hosted in the new stadium’s conference space.
- Attended South Valley Chamber Women in Business event. Monthly speaker series and networking, this time hosted by Riverton City.
- Attended the TRAX grand opening celebration. Marked the milestone alongside UTA, UDOT, and regional partners. Shared hope that more TRAX stations will open across the valley in coming decades.
- Attended South Jordan Elementary Wonka Jr. production. Applauded the over 1,500 volunteer hours from parents and teachers. Noted the performance was very well done.
- Hosted Ogden City’s Mayor and Deputy Mayor for a tour. Showcased South Jordan’s growth and development. Discussed similarities and differences between the two cities and shared strategies.
- Attended Wasatch Front Regional Council meeting. Reviewed potential funding opportunities relevant to city projects.
- Met with several residents and business owners. Noting a meeting with Council Member Johnson and a business owner exploring expansion in South Jordan. Emphasized the importance of being accessible and responsive to local concerns.

G. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Robin Pierce (Resident) – We need a dog park in South Jordan. I bring my dog to the Herriman dog park and the Sandy dog park. We've also been to the West Jordan dog park. I sent a letter to the board of the Bingham Creek Regional Park, and Mr. Don Tingey replied to me. He let me know that a dog park is on the master plan for the park, but there hasn't been any serious start to it. He said its part of Phase B, but they don't have a timeline yet for when Phase B would begin. I'd just like to push for a dog park because we're 90,000 people and growing, we're a pretty big town in the valley. Herriman is smaller than us, and they have a dog park. Sandy has a dog park. I just thought it might be nice if we had one, too. I feel like Bingham Creek Regional Park is huge and maybe underutilized. People do take their dogs there, but I don't take mine because I prefer to have my dog in a designated, fenced area. I feel more comfortable in a fenced space than just out in the open. She noted Mr. Tingey said fundraising and donations have been approved, but nothing has been initiated yet. I just want to know, if there's something on the books, hoping it's not 10 years out.

Mayor Ramsey noted this is a conversation we've been having. There are a lot of people who agree with you and think it would be great to have a dog park in the city. The challenge, as always, is funding. That said, we are actively discussing it and looking for solutions, ways we could potentially create a plan to make it happen.

Ms. Pierce added people would definitely be willing to donate, maybe cover the cost of a bench or contribute through engraved pavers. I really think people would get involved, because so many residents here have dogs.

Mayor Ramsey closed the public comment portion of the meeting.

H. Presentation Items:

- H.1. Recognition of Special Events Professional Award – Utah Recreation & Parks Association (URPA) Award presented to Natalie Domino. *(By URPA Assistant Executive Director, McKell Christensen)*

McKell Christensen from the Utah Recreation and Parks Association addressed the council, thanking Mayor Ramsey and the council for their time. She shared that the association represents approximately 1,900 members across the state in parks, recreation, special events, and aging services. She praised South Jordan's Parks and Recreation team for their dedication and leadership in the field. She acknowledged specific staff members, including Janelle Payne for her leadership roles, Colby Hill for delivering a highly rated workshop, Jason Miller for his new position on the board, and Kaitlin Youd for her recent appointment as the Wasatch region representative. Ms. Christensen highlighted the importance of the Parks and Recreation department in fostering community connections and commended the council for their support in helping make these programs successful. She then introduced the recognition of Natalie Domino as the Outstanding Special Events Professional of the Year, commending Natalie Domino for her outstanding contributions to the field and the city of South Jordan. She highlighted her ability to transform community engagement through innovative and inclusive programming. She continues to elevate events in South Jordan and sets a high standard for the state of Utah, ensuring that the events are dynamic, accessible, and reflective of the community's diverse needs. She shared her personal experience working with Ms. Domino on the URPA board for the past two years, emphasizing the "pizzazz" and "glitter" she brings to everything she does.

- H.2. Proclamation in recognition of Arbor Day, April 25, 2025. *(By Mayor, Dawn R. Ramsey)*

Mayor Ramsey read the Proclamation regarding Arbor Day 2025.

I. Action Item:

- I.1. Resolution R2025-19, Authorizing Mayor Dawn R. Ramsey to enter into an Interlocal Cooperation Agreement with Salt Lake County for services of the Salt Lake County Elections Division during the 2025 Primary and General Municipal Elections. *(By City Recorder, Anna Crookston)*

City Recorder Anna Crookston presented Resolution 2025-19, which authorizes the Mayor to sign an interlocal agreement with the Salt Lake County Elections Division for conducting the 2025 municipal elections. She explained that, as in previous odd years, the city has contracted with the county to manage elections. The scope of work, detailed on page 27 of the packet, outlines the services the county will provide. She noted that there has been a price increase, which was discussed during the study session prior to the meeting. She referred to a redlined version of the agreement included in the packet

Salt Lake County Clerk Lanny Chapman, expressed her honor in serving the county and emphasized the department's commitment to assisting municipalities and service districts during odd-numbered years, which include city and service district elections. She mentioned recent efforts to increase transparency regarding pricing, ensuring that tax dollars are being spent responsibly. She highlighted the importance of fiscal responsibility in light of legislative changes, inflation, and other factors influencing pricing.

Council Member Zander motioned to approve Resolution R2025-19, Authorizing Mayor Dawn R. Ramsey to enter into an Interlocal Cooperation Agreement with Salt Lake County for services of the Salt Lake County Elections Division during the 2025 Primary and General Municipal Elections. Council Member Johnson seconded the motion.

Council Member Shelton noted that all of his questions and concerns had been addressed during the work session prior to the meeting. He encouraged anyone interested to check the public meeting records, which will be available.

Council Member Zander expressed appreciation to Recorder Crookston for the transparency and efforts in working with the county to clarify the allocation of funds. She emphasized the importance of transparency regarding taxpayer money and thanked both her and the county for being attentive to this matter. She noted that ensuring constituents feel their tax dollars are being protected is a priority.

Roll Call Vote

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member McGuire – Absent

The motion passed with a vote of 4-0. Council Member McGuire absent from the vote.

J. Public Hearing Item:

- J.1. Resolution R2025-11, Approving 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 Senior Accountant, Reid Sanderson)*

Senior Accountant Reid Sanderson reviewed prepared presentation (Attachment A), noting Community Development Block Grant (CDBG) funds are administered by the U.S. Department of Housing and Urban Development (HUD) and must benefit low- and moderate-income residents. The city has identified areas eligible for these funds, and a survey was distributed to these areas to gather community input on needs. The survey received 542 total responses, with 399 responses from direct invites and 143 from social media and newsletters. The main concerns identified were street improvements, park and recreational facilities, sidewalk improvements, and tree planting. The goals for the 2025-2029 Consolidated Plan were determined based on the survey responses and included correcting accessibility deficiencies, maintaining existing housing, improving neighborhoods, and supporting services for vulnerable populations. Nine applications were received for the 2025-2026 funding year, requesting a total of \$339,000, while the estimated available funds are around \$220,000. A committee of seven members reviews the applications using a scoring process based on various criteria, including organizational capacity, project magnitude, effective use of CDBG funding, eligibility, and performance toward the plan's goals. For the 2025-2026 Annual Action Plan, the primary goals are to correct accessibility deficiencies, support vulnerable populations, and maintain existing housing. If the final grant amount is lower than estimated, activities will be adjusted proportionally. The public comment period for the plan will close on April 17, 2025. The next steps for the CDBG program include receiving adjusted funding allocations by mid-July based on final amounts. Comments, signed forms, and final allocations from the Annual Action Plan and Consolidated Plan will be submitted to the county, which will forward them to HUD. Environmental reviews and sub-recipient agreements will be prepared. Once HUD approves the plans and finalizes agreements, it will begin accepting invoices and reports, which typically starts around July 1, though delays are anticipated again this year. The presentation (Attachment A) also included a list of current providers for the program.

Mayor Ramsey opened the public hearing portion of the meeting.

Carissa Guthris (The Road Home) - Thanked the City Council for considering their request for funding. She acknowledged that they were not granted funds this year but expressed gratitude for the partnership and the opportunity to serve South Jordan residents. The Road Home provides emergency shelter to approximately 1,000 individuals each night, including around 300 individuals from their family resource center in Midvale. She expressed appreciation for the awarded partners and indicated that The Road Home would be grateful to be considered for funding if additional funds become available.

Brandon Veihl (Grants Manager for South Valley Services) - Thanked the City Council for the opportunity to apply for CDBG funds and for the funding recommendation they received. He provided an overview of South Valley Services, which is a domestic violence crisis shelter and supportive service center serving victims across Utah, with a focus on Salt Lake County. In the last fiscal year, the organization served 3,809 clients, providing over 19,000 services across various programs such as case management, victim advocacy, financial education, emergency shelter, clinical services, and housing support. He highlighted specific statistics, including answering 5,538 emergency helpline calls, providing 520 clients with shelter, and offering 2,065 hours of case management. He also mentioned their educational efforts, reaching 6,800

community members through 276 events. He expressed gratitude for the continued partnership and support from the City Council.

Mayor Ramsey closed the public hearing portion of the meeting.

Accountant Sanderson addressed the council's questions (Attachment B), explaining that the city previously contributed to the ASSIST program but stopped funding it in recent years. This change occurred after discussions to use part of RDA funding for similar programs, which led to a shift away from the CDBG program funding such services. RDA funds, however, have since been allocated to other projects. The city is now attempting to reintegrate funding for these programs through CDBG funding. Regarding the comparison between Habitat for Humanity and ASSIST, he clarified that Habitat for Humanity offers similar services, specifically addressing accessibility concerns within homes. While the two programs have some overlap in their objectives, there are some differences in their operations. The rationale for shifting focus to Habitat for Humanity was not to determine which provider is "better," but rather to align the city's funding strategy with the services needed. The rationale for changing from the ASSIST to Habitat for Humanity was that the city reached out to ASSIST this year, inviting them to apply for funding, but ASSIST did not submit an application. Habitat for Humanity, however, did apply and met the need for a program addressing accessibility concerns, which was a significant priority identified through community surveys. The city decided to establish a relationship with Habitat for Humanity to better address those concerns and support accessibility projects. Regarding the Community Health Center, its closest location to South Jordan is in Midvale, though it operates additional locations throughout the valley. When asked if any grantees are located within South Jordan, it was noted that the only program physically based in South Jordan is the ADA ramp program. Other grantees, like the English Skills Learning Center, were not selected this year due to their limited connection to the city and the scoring results from the committee and survey feedback. For Habitat for Humanity, any funding provided by the city will be used primarily for South Jordan residents. The organization is required to report on the number of South Jordan residents served, and this data is reviewed quarterly to ensure the funds are appropriately allocated. When asked about Low and Moderate Area (LMA) eligibility, it was explained that South Jordan City received a special exception from HUD for 25.4%. LMA areas are those deemed eligible for CDBG funding based on income criteria set by HUD. The city has mapped these areas, and the Glenmore area is not included in the LMA-eligible areas.

Mayor Ramsey inquired about the 25% exception, asking for further clarification on how that percentage is determined and the criteria used to qualify areas for Low and Moderate Income (LMI) eligibility.

Accountant Sanderson explained that the Low and Moderate Income (LMI) eligibility map is based on data from the 2020 U.S. Census. The map reflects updated income information by census tract, with darker shaded areas indicating those that exceed the 25.4% LMI threshold required for CDBG funding eligibility. He noted that the most recent update increased the number of qualifying areas in South Jordan from approximately six or seven tracts last year to ten this year. He acknowledged that changes in eligibility occurred between the previous and current data sets, including the Glenmoor area. While part of Glenmoor qualified under the

previous 2010 census-based map, it is no longer eligible under the updated 2020 data. This shift reflects changes in income demographics over the decade.

Council Member Zander asked for clarification on how eligibility is determined for LMI areas. Accountant Sanderson responded that the identification is based on household income, not housing costs. Specifically, the U.S. Department of HUD uses census tract-level income data to determine what percentage of residents in a given area fall below the LMI threshold. If 25.4% or more of households in a tract earn below HUD's defined LMI income limits, that area qualifies for CDBG funding under South Jordan's exception criteria.

Council Member Zander asked for clarification on the process, specifically whether the U.S. Census Bureau collects and calculates the income data and then provides it to HUD, or if HUD does its own analysis to determine the LMI eligibility areas. Accountant Sanderson clarified that the 25.4% threshold is a special exception granted by HUD to South Jordan City due to its relatively low proportion of LMI areas. Normally, for an area to qualify for CDBG funding, at least 51% of households must meet LMI criteria. However, because South Jordan lacks a sufficient number of neighborhoods that meet that standard, HUD has lowered the required threshold to 25.4% for the city, allowing more areas to be eligible for funding. This exception is reviewed and adjusted annually by HUD based on updated demographic and income data.

Council Member Johnson inquired whether the sidewalk repairs, conducted annually, are concentrated solely within the LMI eligible areas, as defined by HUD guidelines for CDBG funding. Accountant Sanderson clarified that sidewalk repairs, particularly those improving wheelchair accessibility, are not limited to LMI-eligible areas. These improvements can occur throughout the city because they serve broader public needs, such as access to grocery stores and public buildings, which aligns with HUD's criteria for ADA-related infrastructure enhancements.

Council Member Johnson asked about the significance of the LMI-designated areas and what limitations they place on the use of funding. Accountant Sanderson clarified that the current funding primarily supports the ADA ramp program, which can be applied citywide since accessibility improvements benefit people across the city, not just in specific areas. However, if future projects were focused on things like park development or tree planting, they would need to be concentrated within the LMI-designated areas to comply with CDBG funding requirements. The ADA program offers more flexibility in terms of location since it serves the broader public need for accessibility.

Council Member Shelton asked for clarification, stating that it sounds like the map is primarily used to calculate funding from HUD. Accountant Sanderson clarified that the map is used by HUD to justify how many low, moderate income areas are eligible, which in turn affects the amount of funding the city receives. He noted that South Jordan is among the lowest in terms of funding from HUD, ranking fourth or fifth lowest in their seven-state area, which means their funding is limited.

Council Member Shelton inquired whether a family or individual who is low or moderate income and applies for assistance, such as a wheelchair ramp through Habitat for Humanity, would need to live within a designated low or moderate income area. He clarified that they would not need to

reside in one of those areas but would need to justify the assistance request based on their household income. Accountant Sanderson clarified that individuals applying for assistance, such as a wheelchair ramp through Habitat for Humanity, would need to work with Habitat for Humanity to confirm that they meet the low-income criteria. However, the map pertains only to city-specific projects. Service providers, like Habitat for Humanity, can assist any resident within the city, as long as the individual qualifies based on low or moderate income guidelines, regardless of whether they live in one of the designated areas.

Council Member Shelton inquired if a park could be built using these funds, with the clarification that it would need to be located within one of the designated low and moderate-income areas to qualify for funding.

Accountant Sanderson explained that if a park were to be located outside of one of the low and moderate-income areas, the city would need to justify to HUD that a substantial number of low and moderate-income residents from other areas would utilize the park.

Mayor Ramsey asked about the number of ADA accessibility cutouts that could be completed with the \$116,000 allocated for sidewalk projects and accessibility. City Engineer Brad Klavano stated that last year, the cost for each ADA ramp was approximately \$3,200 to \$3,400, with previous years' costs reaching around \$6,000 per ramp. Given this, if you divide the allocated \$116,000 by the current cost range it will estimate how many ramps could be completed.

Mayor Ramsey expressed some thoughts about the census calculations, noting that some areas labeled as low to moderate income on the map don't appear to meet that standard by most measures. However, she acknowledged and appreciated HUD's support in working with the city. She also recognized the importance of the city's efforts to help those in need and appreciated that the map accurately reflected the city's boundaries. Accountant Sanderson said the map was primarily intended to give an overview of the low to moderate income areas that technically qualify for funding. However, for the current projects the city is working on, such as the ADA accessibility improvements, the city is not strictly tied to these specific areas. The focus is more on ensuring the projects benefit low to moderate income residents, regardless of their exact location within the city.

Council Member Harris inquired about the possibility of allocating an additional \$5,000 to The Road Home, after hearing their presentation. He suggested pulling funds from other entities to make this allocation possible and asked for the council's input on whether there is support for this adjustment.

Council Member Zander expressed support for Council Member Harris's suggestion, mentioning that she had similar thoughts. She appreciated the representative from The Road Home, especially as she is a resident of South Jordan. She voiced his desire to find funds to support The Road Home, asking whether there is flexibility to do so.

Accountant Sanderson clarified that any additional funding for The Road Home would need to come from the public service allocation, as the city is limited to using 15% of the total CDBG funds for public services.

Council Member Harris suggested adjusting the allocations to reduce funding for South Valley Services, Community Health Center, and Legal Aid Center each, to allocate \$5,000 to The Road Home.

Mayor Ramsey expressed support for reallocating \$5,000 to The Road Home, acknowledging the importance of supporting the organization. She mentioned that while \$5,000 may seem like a small amount, it aligns with what the city can do, and she is in favor of including this adjustment in the motion to approve.

Council Member Harris motioned to approve Resolution R2025-11, Approving 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 with an amendment to include \$5,000 allocated to the Road Home. Council Member Zander seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire – Absent

The motion passed with a vote of 4-0. Council Member McGuire absent from the vote.

Mayor Ramsey thanked everyone for their efforts, expressing gratitude for the presentation and the work put into the allocations. She also acknowledged and appreciated the partners who serve vulnerable populations, including those from South Jordan and beyond.

K. Staff Reports and Calendaring Items

Director of Recreation Janell Payne announced the upcoming Spring Spectacular event this Saturday at the softball complex at City Park from 9:00 to 11:00 a.m., with the candy scramble starting promptly at 10:00 a.m. She also mentioned that registration for the Earth Day races on April 19 is filling up quickly, encouraging participants to register as soon as possible.

City Manager Dustin Lewis shared plans to preload all of this year's race dates onto the council's calendar, allowing council members to look ahead and plan for training if they wish. He also mentioned that a neighboring city had reached out with an invitation to participate in their race, and in return, South Jordan has extended an invitation for them to join the upcoming Glow Run later this year.

Mayor Ramsey reminded the council about the Interfaith Council Easter event on April 14 at America First Field, with free tickets available for all council members. She mentioned that the tickets are electronic and that they will coordinate how to distribute them. Additionally, she reminded the council of the meeting on April 8, where council members are encouraged to wear jerseys, and that custom jerseys will be made for them.

Council Member Johnson motioned to recess the City Council Meeting and move to City Council Executive Closed Session to discuss the purchase, exchange, or lease of real property. Council Member Zander seconded the motion; vote was 4-0 unanimous in favor. Council Member McGuire absent from the vote.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

L. Executive Closed Session: 8:15 p.m.

L.1. Discussion of the purchase, exchange, or lease of real property.

Council Member Harris motioned to adjourn the City Council Executive Closed Session and move to item L.2 to discuss the character, professional competence, physical or mental health of an individual. Council Member Zander seconded the motion; vote was 4-0 unanimous in favor. Council Member McGuire was absent from the vote.

L.2. Discuss the character, professional competence, physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL MEETING

Council Member Zander motioned to adjourn the City Council Executive Closed Session and move back to the City Council Meeting. Council Member Harris seconded the motion; vote was 4-0 unanimous in favor. Council Member McGuire was absent from the vote.

Council Member Zander motioned to adjourn the April 1, 2025 City Council Meeting. Council Member Shelton seconded the motion. Vote was 4-0, unanimous in favor. Council Member McGuire absent from the vote.

ADJOURNMENT

The April 1, 2025 City Council Meeting adjourned at 9:28 p.m.

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MAY 6, 2025

FILE OVERVIEW

Item Name	Utah Black Diamonds Rezone with Development Agreement
Address	272 W. 11000 S.
File Number	PLZBA202500035
Applicant	Ryan Naylor, Nichols Naylor Architects
Property Owner	CII Enterprises LLC, CIF Enterprise LLC, TC Enterprise Investments LC
Staff Author	Damir Drozdek, Planner III
Staff Engineer	Shane Greenwood, Supervising Senior Engineer
Presenter	Steven Schaefermeyer, Planning Director

PROPERTY OVERVIEW

Acreage	Approximately 8.5 acres		
Recorded Subdivision	Partly in MFH subdivision, other parcels are not part of a subdivision		
Current Zone	C-F (Commercial – Freeway)		
Current Land Use	EC (Economic Center)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	C-F	Jordan Gateway
	<i>East</i>	C-F	Jordan Gateway
	<i>South</i>	C-F	11000 South
	<i>West</i>	C-F	Railroad tracks and Awaken Church

ITEM SUMMARY

The applicant is proposing to develop the property into a mixed-use project. The project will contain a pickleball center, a couple of retail/office pads and a multi-story apartment building. Staff is recommending approval of the application.

TIMELINE

- On February 26, 2025 the applicant submitted a complete application to City staff for review.
- As required by the Planned Development (PD) Floating Zone process, the application was discussed at a City Council study sessions on March 4, 2025.
- The application went through one documented revision with staff comments and corrections prior to being scheduled for Planning Commission.
- On April 22, 2025 the Planning Commission voted unanimously that the City Council **approve** the application with recommendation that definite minimum numbers be used for both the apartment unit count and the parking provided for those units. The applicant has agreed to provide a minimum parking ratio pertaining to the apartment building in the development agreement.

REPORT ANALYSIS

Application Summary:

The applicant is asking for a zone change to allow for construction of a mixed-use project consisting of a pickleball center, two commercial pads and a multi-story apartment building. The property is located at approximately 272 W. 11000 S. It consists of four parcels totaling approximately 8.5 acres in total. The parcels are currently vacant and unimproved.

The first phase of the development will include a pickleball center and the adjoining parking areas. All of the surface parking will be constructed with the first phase. The latter phases will include construction of an apartment building and the two commercial pads. The property will be accessed off Jordan Gateway and 11000 South. There will be four access points in total with each street having two points of access.

The pickleball center will be the first building on the site. It will contain roughly 167,000 sq. ft. of space spread across three building floors. Conceptual floor plans show 17 indoor pickleball courts, a stadium, and a grand slam court. There are also 13 rooftop courts. There will be a five to six foot parapet wall constructed at the rooftop for safety. In addition, the center will contain a fitness center and a gym along with some office space and a broadcasting room on the second floor of the building. The main floor, aside from the courts, will host a pro shop, a lounge area and a dining area. The building will be constructed as per the submitted elevations and renderings included in the development agreement. The building will host a national pickleball tournament (Major League Pickleball) roughly two times a year.

In addition to the building itself, the first phase will also include open-air courts. There will be approximately 15 courts located to the north of the center. A 10-foot-tall vinyl coated chain link fence will enclose the courts. There will be no fencing installed between the railroad tracks and the project. A six-foot-tall simulated wrought-iron fence will separate the project property from the Western AgCredit Union property located at the southeast end of the development.

The apartment building and the commercial pads will be developed in the latter phase. One of the commercial pads will be two stories tall while the other one will be one-story tall with a drive-through option. The apartment building will have two stories of covered parking and five stories of residential space above it. The building exterior finish materials concerning the apartment building and the two commercial pads will be determined at a future site plan review phase.

A traffic impact study was completed suggesting that the current street infrastructure has sufficient capacity but the southbound acceleration lane on Jordan Gateway will change to a northbound left turn lane. The complete street improvements (i.e. sidewalk, curb and gutter, park strip, etc.) will be completed on Jordan Gateway as well as 11000 South.

One of staff's major concerns is the parking situation. Based on the latest numbers in the Institute of Transportation Engineers (ITE) Parking Generation Manual, parking is sufficient if there is consistent strict management by the ownership group to make it run smoothly and efficiently. The biggest concern is the parking demand during pickleball tournaments. The owners are required to contract with the nearby commercial properties for parking and will shuttle the spectators and staff to the center from those areas.

Fiscal impact:

The attached exhibit shows the anticipated fiscal impacts of the request.

Development Agreement:

The proposed land use change and rezone requires the applicant to enter into a development agreement approved by the City Council. Approval of the proposed PD Floating Zone and development agreement will allow the underlying zone to be modified to accommodate development that may incorporate design elements and a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by the underlying zone. The proposed development agreement will provide general requirements for the development and include terms addressing items such as site layout, architecture, amenities and circulation that are more or different from what is required by City Code. The applicant has agreed to and staff will propose to the City Council a development agreement that includes the following:

- The project will be built according to the concept plan and elevations attached to the agreement.

- The project is required to provide parking based on the ratios in the development agreement and the attached concept plan. These ratios depart from standard City Code requirements specifically pertaining to the residential standards. And during the pickleball tournament events, parking will be provided off-site and the spectators and participants will be shuttled in for those events.
- The pickleball center will be developed as per the attached elevations. The finish exterior materials of the future residential building and the two commercial pads will be evaluated in the future at the site plan review process and according to applicable City Code at that time.
- The developer will obtain a building permit and commence construction of the pickleball center prior to obtaining a building permit for the apartment building.

Attached to this report are some of the exhibits that will be attached to the development agreement, including the concept plan. The Planning Commission may suggest the City Council include additional or different provisions in the development agreement.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the General Plan:

LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City

- LG3.1. Ensure that all new developments include provisions for safe mobility (pedestrian and vehicular) by incorporating street lighting, sidewalks, and proper storm drainage and gutter systems
- LG3.3. Avoid mobility problems by reviewing proposed developments for mobility issues to avoid neighborhoods with “dead-ends.” All new developments should include multiple access points to allow residents flexibility in traveling in and out of neighborhoods

WORK GOAL 4: Support commercial and office developments that contribute to the welfare and quality of life of South Jordan citizens

- WG4.2. Encourage commercial land uses to be aggregated in attractively and cohesively designed developments that encourage walkability
- WG4.3. Encourage commercial developments, depending on the underlying zone, to have architectural and site design orientation to the street
- WG4.3. Encourage commercial developments, depending on the underlying zone, to have architectural and site design orientation to the street
- WG4.5. Encourage new commercial (office, retail, mixed use) developments to be designed for pedestrian traffic as the priority to make the City more walkable. It would

encourage residents to work closer to home if they have a safe and inviting way to commute to work

GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces

- GG3.1. Continue to evaluate tools such as CDA, RDA, special districts, and others to support redevelopment, develop small area plans for areas with a high potential for change, and revise development requirements for parking to reduce the amount of underutilized space
- GG3.2. Promote construction of parking structures to minimize parking footprint, especially near public transit and business hubs

GROW GOAL 3: Promote energy efficient elements in new and existing development

- GrG3.5. Encourage mixed-use zoning districts in appropriate areas of the City, designed with a mix of goods and services to reduce vehicle trips and to improve air quality, walkability and resident convenience

GROW GOAL 5: Reduce waste and excessive water use within the City

- GrG5.4. Continue to develop and implement Low Impact Development (LID) standards to improve soil permeability and to avoid costly storm drainage systems

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- SC-4. Delivers a safe and reliable public and private infrastructure system
- RPI-1. Plans and coordinates with other stakeholders for quality public infrastructure (e.g. streets, culinary and secondary water, storm water, parks, trails, open space and public facilities)
- RPI-2. Develops quality public infrastructure
- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- 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
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play
- ED-3. Enhances a dynamic, sustainable, and diversified tax base, balancing taxes, fees and charges
- ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders

- DAOS-4. Offers a variety of park amenities, recreation and art programs and community events for all ages and abilities.
- 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

Findings:

- As required by the PD Floating Zone process (see City Code § 17.130.050.020.A.1), the project was reviewed at a City Council study session meeting, on March 4, 2025. Based on that discussion, the applicant chose to move forward with the proposal and negotiate development agreement terms with City staff.
- The Planning Commission voted to unanimously recommend approval of the application on April 22, 2025 with recommendation that a definite numbers be provided pertaining to the apartment building in terms of the unit count, parking stalls and especially the parking ratio. Since then, the applicant has agreed to provide a definite minimum parking ration number in the agreement.
- The City Council may approve the application because it meets the rezone standards of approval of the City Code.
- The required development agreement provides predictability for how the property will look and will define the future uses. Any major changes to the agreement will require further approvals and a modification of the development agreement by the City Council.
- The “Economic Center - (EC)” land use designation is defined in the General Plan as follows: “Economic Center identifies areas that are currently mostly built out as commercial or office land uses and not likely to change or redevelop into a different land use. These areas are characterized by proximity to primary transportation corridors and supportive residential densities. Economic Center typically serve the City’s current and near future needs and there is no desire for a change in land use in these areas.”

Conclusions:

- The application is in conformance with the General Plan and the City’s Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final decision on development agreement, land use amendment and rezone.

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, in addition to the station area plans for this area.

Standard of Approval:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

- 1- 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.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the City Council approve:

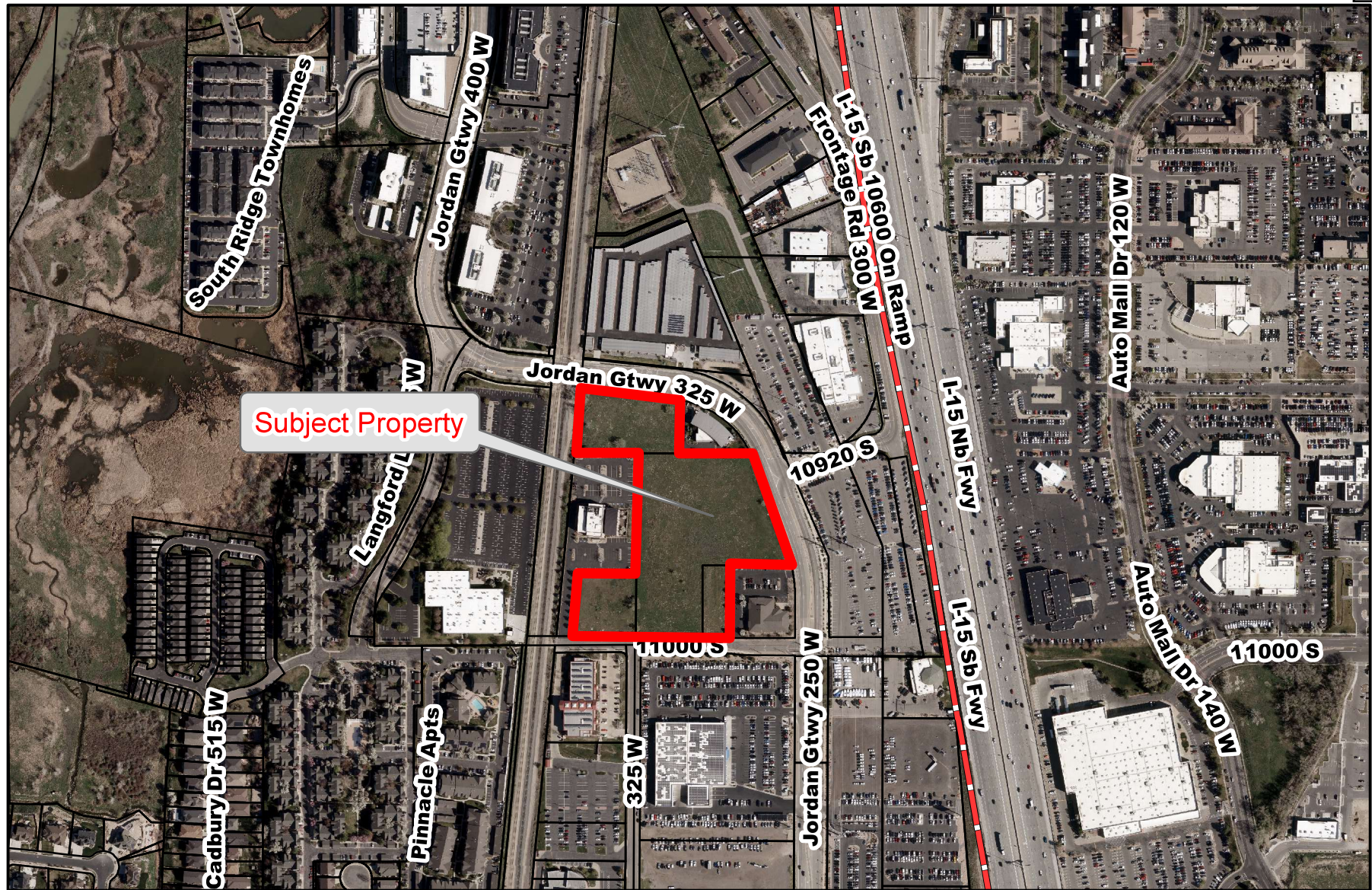
1. Resolution R2025-23 authorizing the Mayor to sign the development agreement; and
2. Ordinance No. 2025-03-Z approving the zone change.


Alternatives:

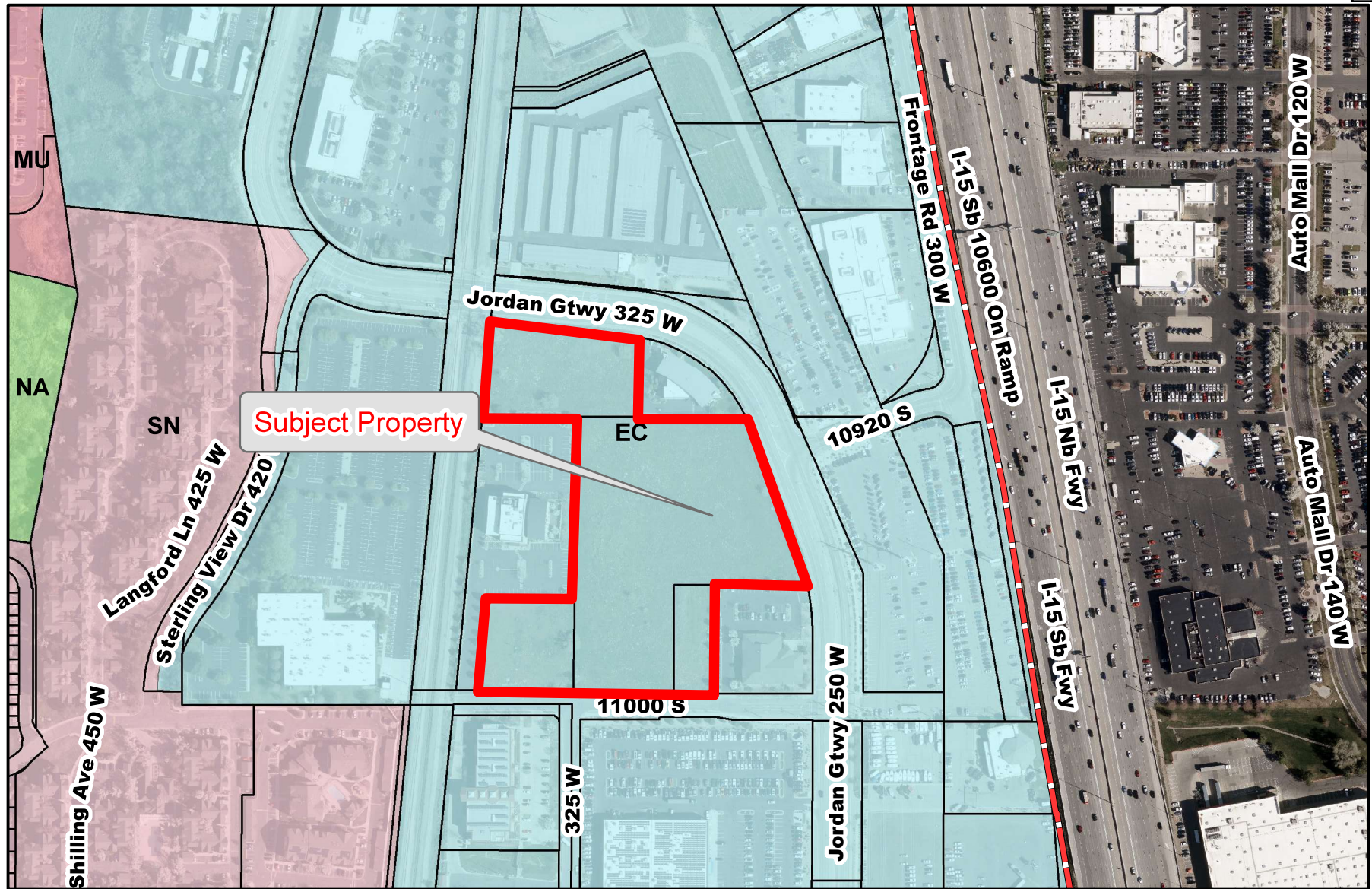
1. Approval with changes.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

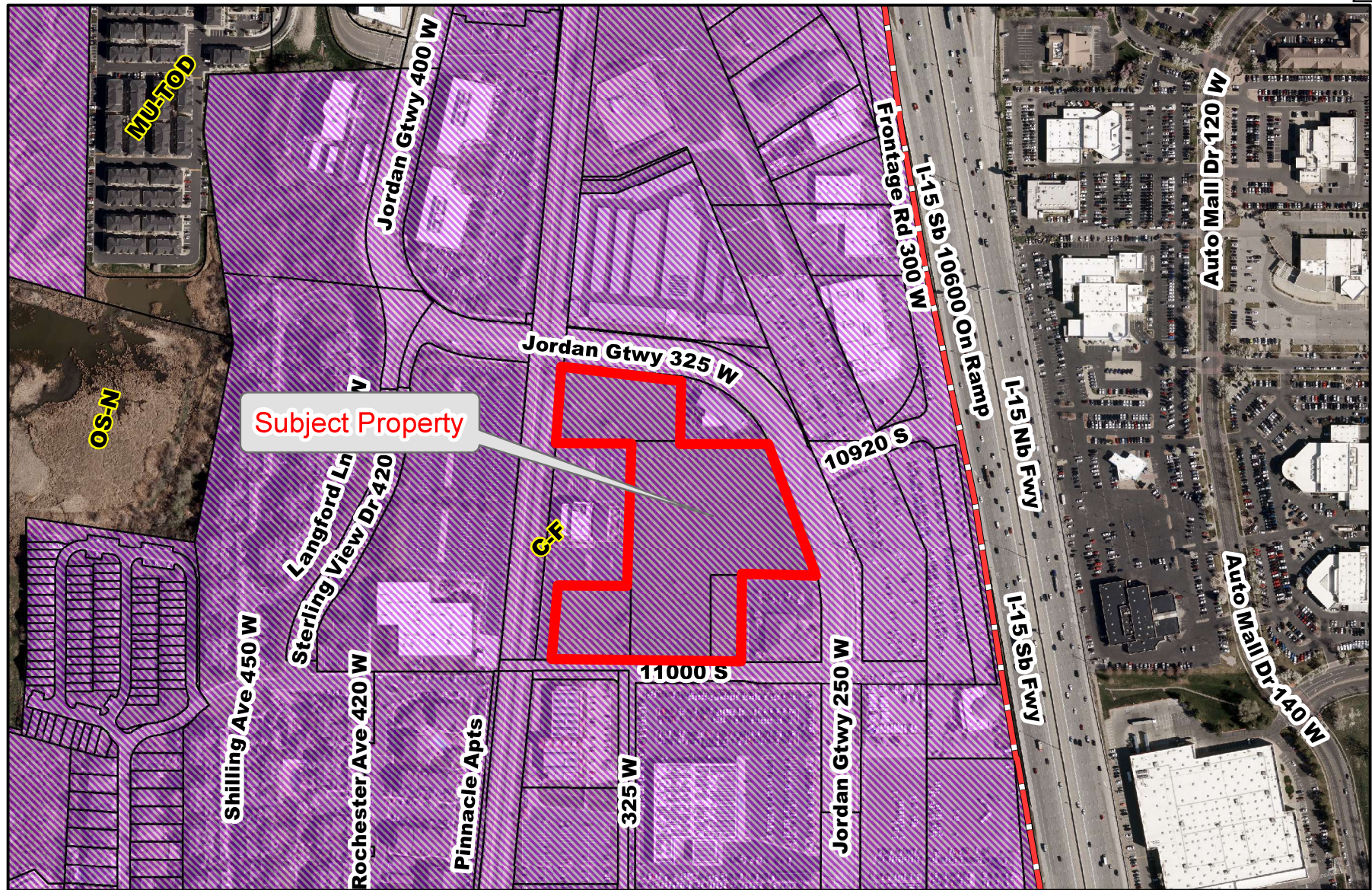
- | | |
|--|--|
| <ul style="list-style-type: none"> A. Attachment A, Aerial Map B. Attachment B, Future Land Use Map C. Attachment C, Zoning Map D. Attachment D, Fiscal Impact E. Attachment E, Infrastructure Analysis F. Attachment F, Concept Plan G. Attachment G, Concept Plan Drive Through Option H. Attachment H, Pickleball Center Renderings | <ul style="list-style-type: none"> I. Attachment I, Pickleball Center Interior Images J. Attachment J, Pickleball Center Floor Plans K. Attachment K, Commercial Pads L. Attachment L, Apartment Building M. Attachment M, Traffic Impact Study N. Resolution R2025-23 and the Development Agreement O. Ordinance 2025-03-Z <ul style="list-style-type: none"> a. Exhibit |
|--|--|




<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 160 320 640 960 1,280 Feet</p> <p>Aerial Imagery 2024</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2024</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 130 260 520 780 1,040 Feet</p> <p>Aerial Imagery 2024</p> 
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Project Analysis

Project: Utah Black Diamonds

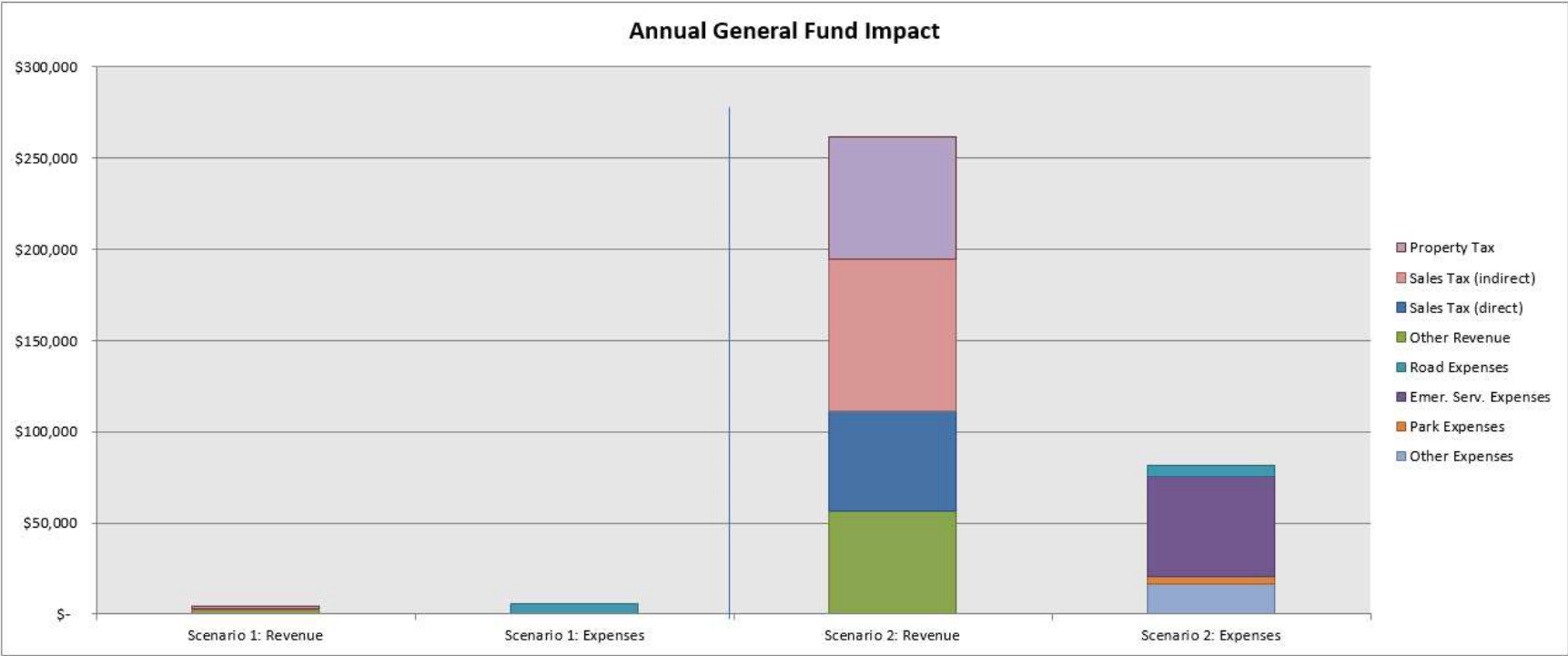
March 24, 2025

Scenario Descriptions		Financial Summary by Scenario	
Scenario 1:	No Change - C-F	Direct Impact (General Fund)	
No Change - C-F Commercial - Freeway		No Change - C-F	C-F (P-D)
		Revenue	\$ 3,298
		Property Tax	\$ 1,245
		Sales Tax (direct)	\$ -
		Other	\$ 2,053
		Expenses	\$ 6,010
		Roads	\$ 5,738
		Emergency Serv.	\$ 230
		Parks	\$ 41
		Other	\$ -
		Total	\$ (2,712)
		Per Acre	\$ (333.53)
		Per Unit	\$ (2,711.60)
		Per Person	\$ (768.44)
		Potential Retail Sales	\$ 81,383
		Sales Tax (indirect)	\$ 827
		Indirect Impact	\$ 10,374,347
		Scenario 2:	C-F (P-D)
		C-F (P-D) - Commercial - Freeway (Planned Development)	
		Revenue	\$ 177,952
		Property Tax	\$ 66,748
		Sales Tax (direct)	\$ 55,000
		Other	\$ 56,204
		Expenses	\$ 81,475
		Roads	\$ 5,738
		Emergency Serv.	\$ 55,171
		Parks	\$ 4,151
		Other	\$ 16,415
		Total	\$ 96,477
		Per Acre	\$ 14,942.12
		Per Unit	\$ 470.62
		Per Person	\$ 270.73

*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

** Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.

***Estimated Sales Tax (direct) is based on Total Revenue Provided by Developer. Not all Revenues may be subject to Utah Sales Tax and could be overestimated.



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Pickleball Center – Commercial Freeway – PD Floating Zone
----------------------------	---

Planner Assigned	Damir Drozdek
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 in the curve of Jordan Gateway, east of the Union Pacific rail alignment, north of 11000 South.

This development has proposed accesses from Jordan Gateway as well as 11000 South Street, which should have sufficient capacity for the increase of traffic from this development. A Traffic Impact Study has been completed to determine an acceptable level of service for Jordan Gateway and 11000 South Street.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by water mains located in Jordan Gateway and 11000 South. According to city records, there is an existing 12" water line within the east parkstrip of Jordan Gateway and an existing 10" water line within 11000 South right of way. The proposed water line connection and installation must meet city standards and specifications and road repair must meet City standards and specifications. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

Sanitary Sewer: *(Attach letter from Jordan Basin Improvement District 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 Site Plan approval, the developer must submit an approval letter from Jordan Basin Improvement 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)*

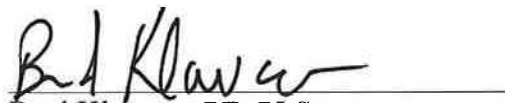
It is anticipated that the proposed storm drain system for the site will collect and discharge at a restricted release rate to the 11000 South storm system. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

Other Items: *(Any other items that might be of concern)*

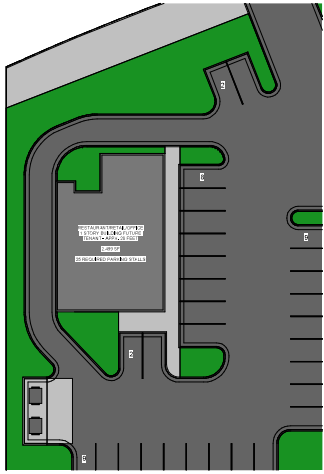
Report Approved:


Development Engineer

3/18/25
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

3/18/25
Date



○ SITE PLAN OPTION B
1" = 20'-0"



Item G.1.

NUMBER
22

DATE

SHEET TITLE

SITE PLAN

PROJECT OWNER

PPA SOUTH JORDAN
CENTER
272 AV T 1000 S
South Jordan, UT 84095

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10450 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE
3/31/2025

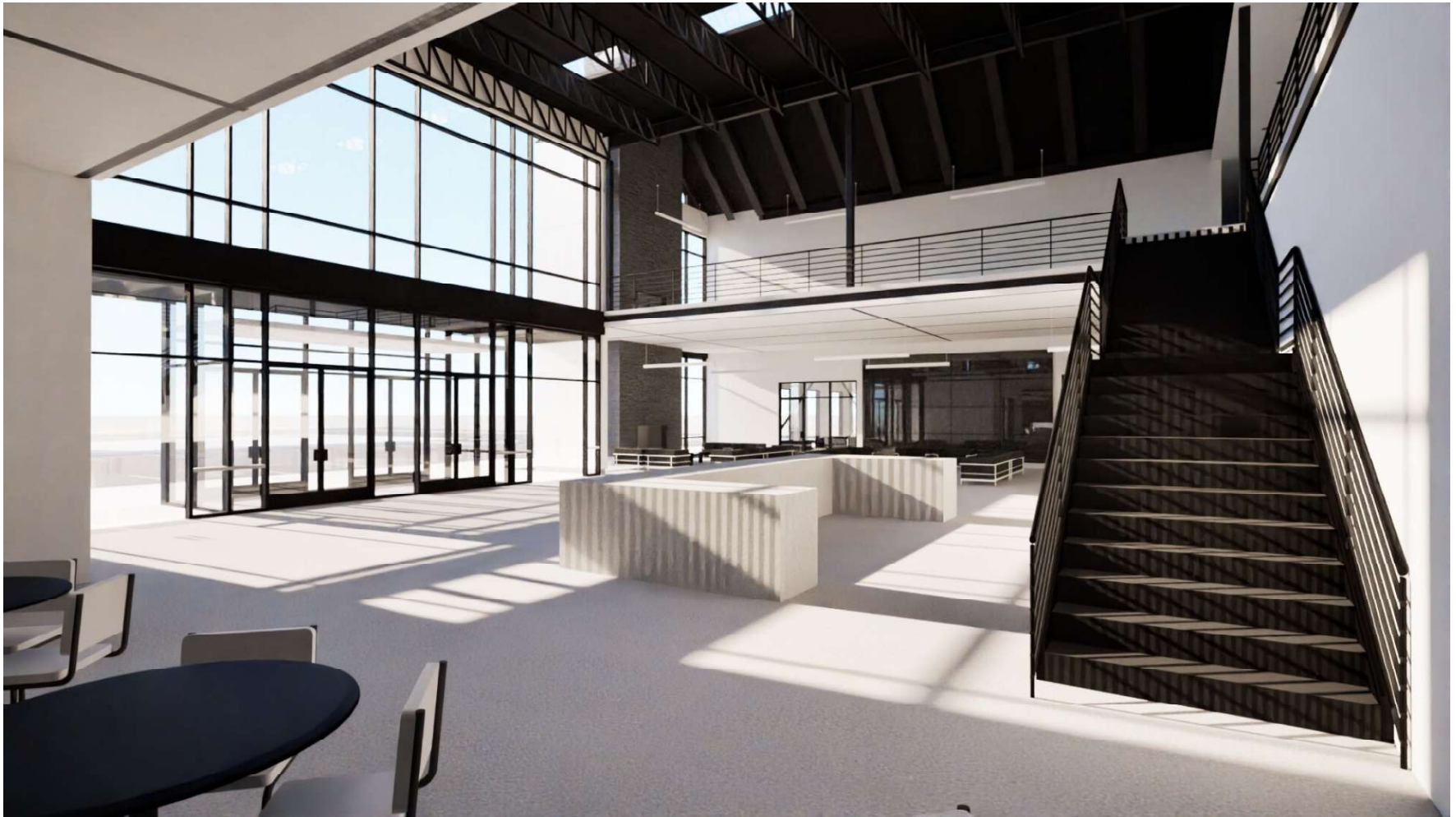
47 (1)



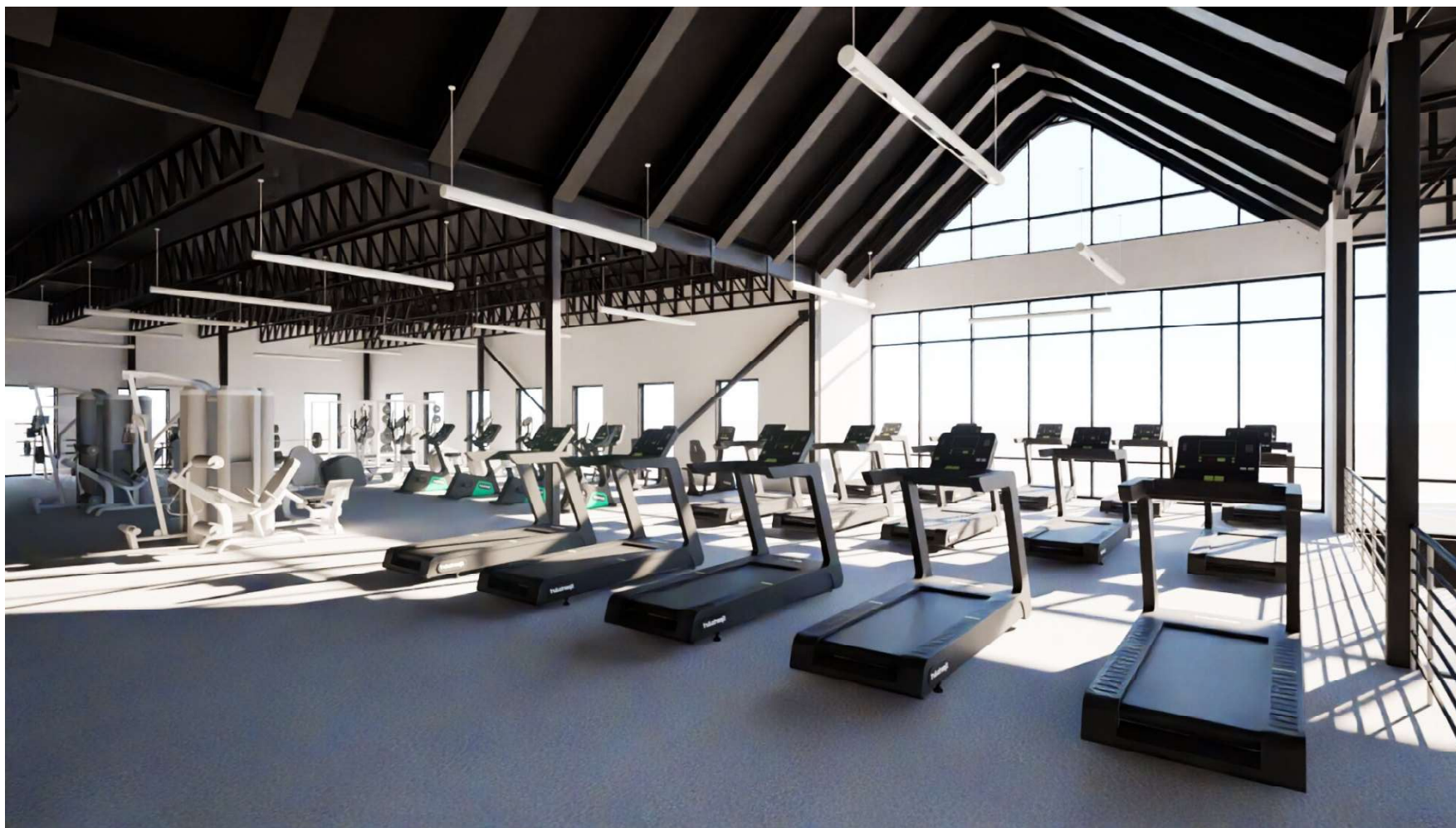






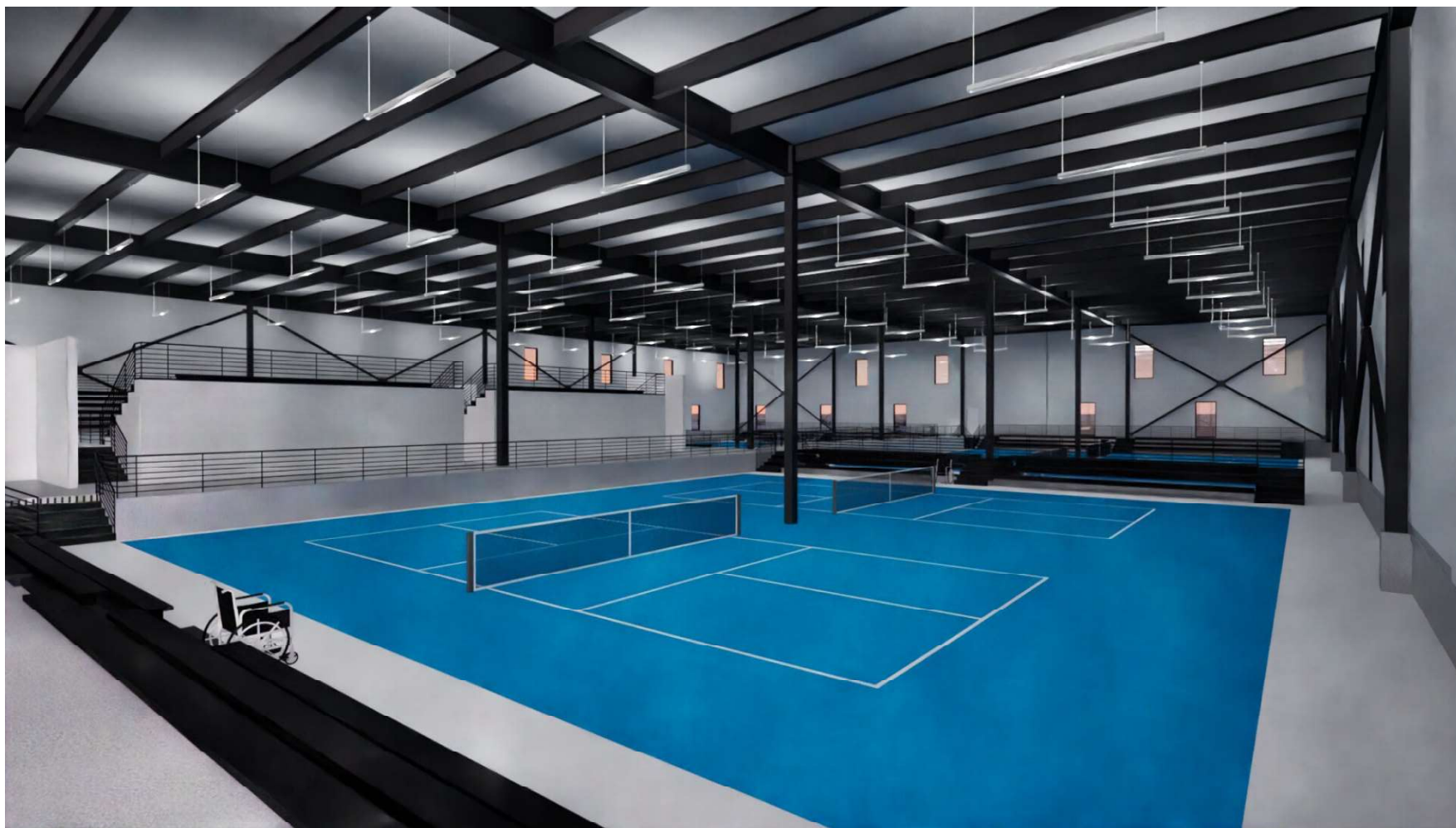














WALL TYPES		
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SEING 1/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 6" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING 1/4" STONE SEING 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W 1" LONGE INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED GLASS BY GLAZING CONTRACTOR	

1 MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)		
NAME	AREA	
MAIN LEVEL FLOOR PLAN	84165 SF	
SECOND LEVEL FLOOR PLAN	15968 SF	
THIRD LEVEL FLOOR PLAN	35448 SF	
FOURTH LEVEL FLOOR PLAN	62607 SF	
TOTAL	199288 SF	

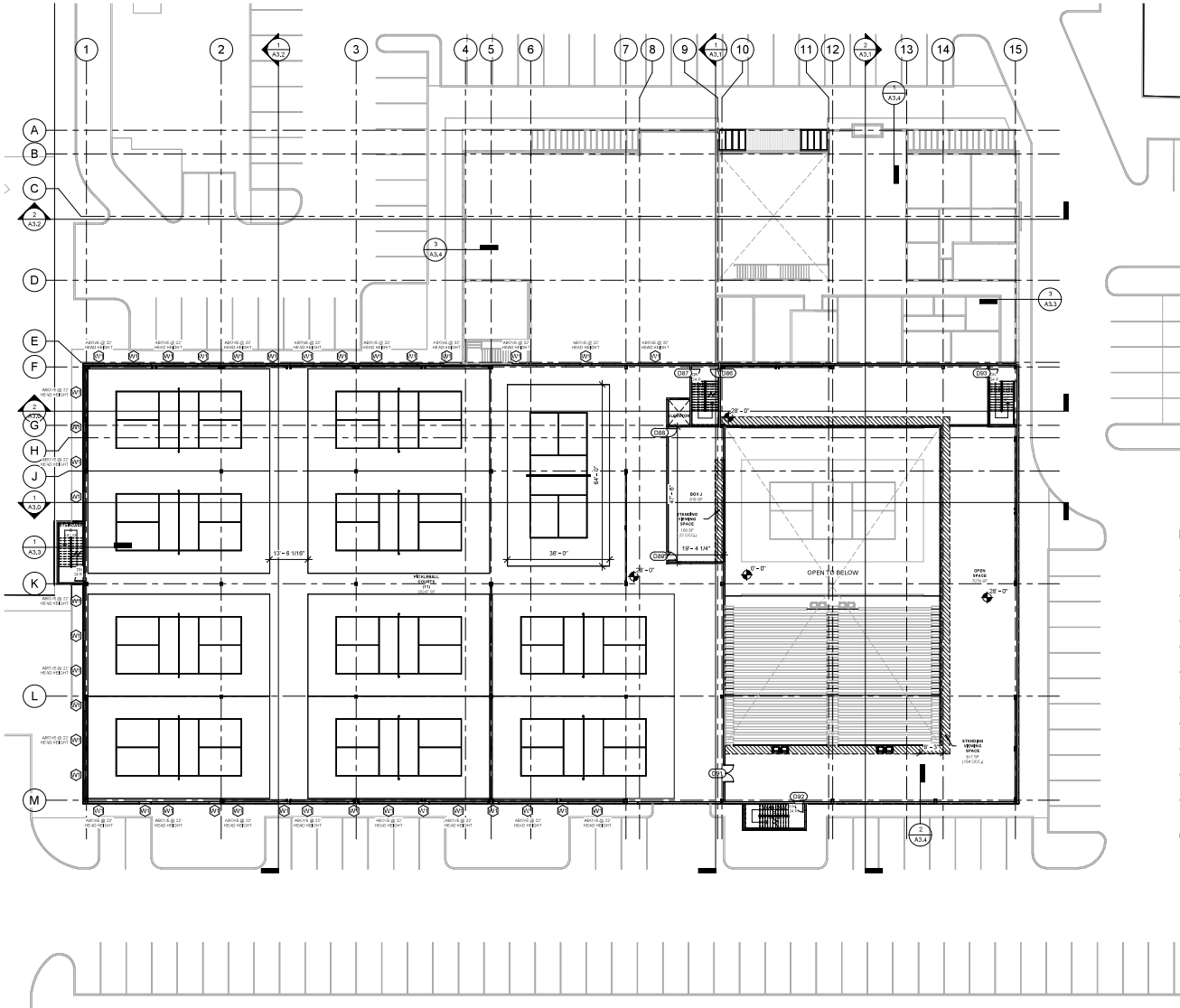


WALL TYPES		
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SEBING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING 5/16" STONE SEBING 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANEL IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED GLASS BY GLAZING CONTRACTOR	

1 SECOND LEVEL FLOOR PLAN
11/6" = 1'-0"



WALL TYPES		
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING LONGBOARD ALUMINUM CLADDING PANEL SYSTEM Siding / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/ WAINSCOT BEDROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/ WAINSCOT BEDROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/ WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/ WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING 5/16" STONE Siding / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANEL IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED GLASS BY GLAZING CONTRACTOR	

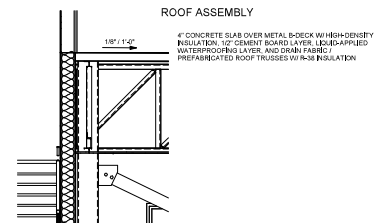
① THIRD LEVEL FLOOR PLAN
1/16" = 1'-0"



WALL TYPES

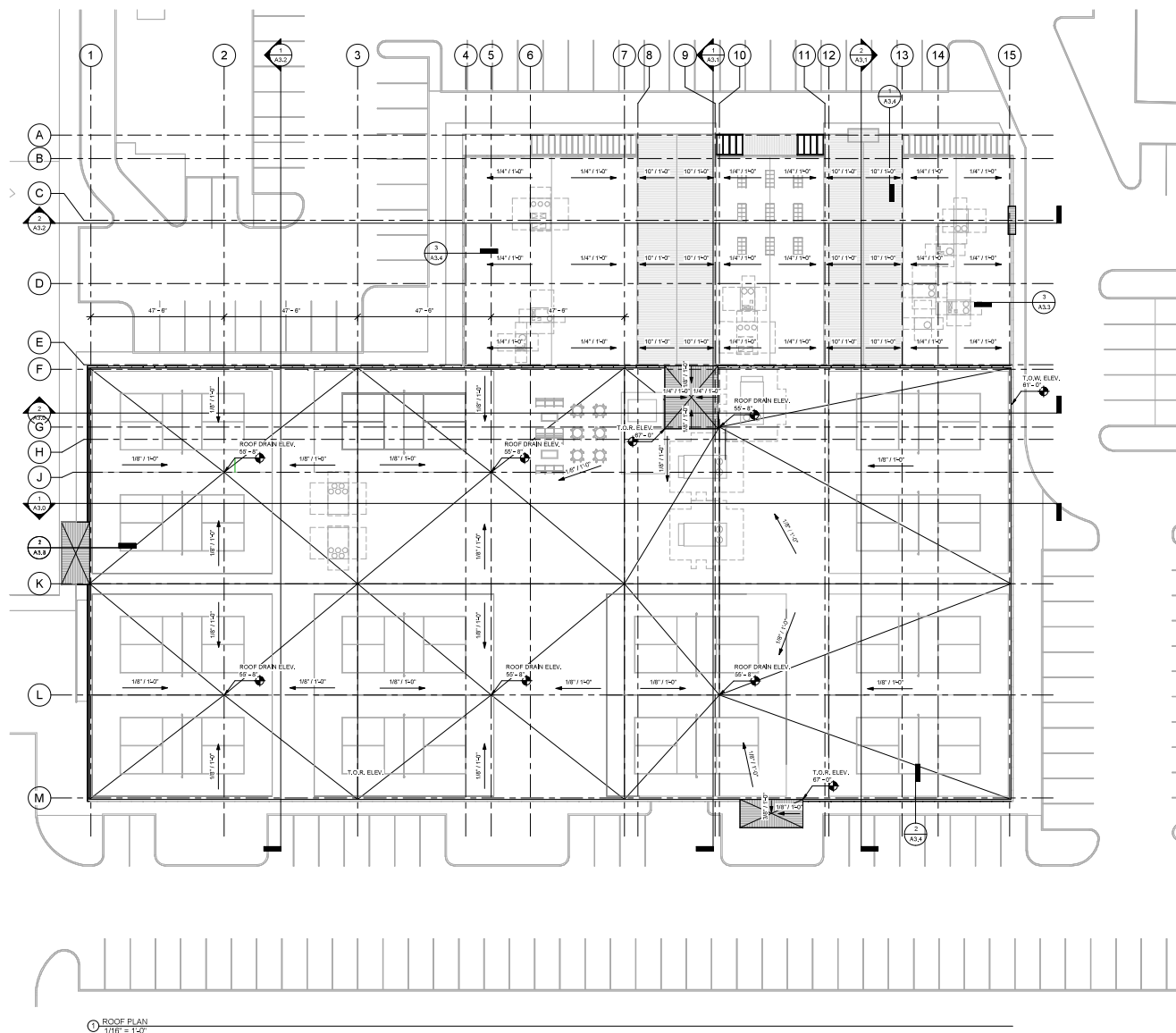
WT1	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING LONGBOARD ALUMINUM CLADDING PANEL SYSTEM SEBING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W R-15 ROCKWOOL INSULATION		1'-0"
WT2	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES		1'-0"
WT3	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES		1'-0"
WT4	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/INSICOT BEDROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE		1'-0"
WT5	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/INSICOT BEDROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE		1'-0"
WT6	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/INSICOT BOTH SIDES		1'-0"
WT7	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE W/INSICOT BOTH SIDES		1'-0"
WT8	EXTERIOR WALL - 6" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING 5/16" STONE SEBING 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W R-15 ROCKWOOL INSULATION		1'-0"
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED GLASS BY GLAZING CONTRACTOR		1'-0"

① FOURTH LEVEL FLOOR PLAN
1/16" = 1'-0"



ROOF PLAN NOTES

- ◇ PROVIDE ROOF CRICKETS AT ALL UPSLOPE AREAS. CRICKETS TO SLOPE POSITIVELY 1/4" MINIMUM PER FOOT FROM HORIZONTAL PLANE. MAINTAIN 1/8" SLOPE PER FOOT MINIMUM FOR ALL CRICKET VALLEYS.
- ◇ ROOF PENETRATIONS OF ANY KIND SHALL NOT BE LOCATED IN CRICKET VALLEYS.
- ◇ IN ADDITION TO OPENING AND EQUIPMENT SHOWN ON THIS DRAWING, MECHANICAL AND ELECTRICAL DRAWINGS.
- ◇ INDICATE ADDITIONAL ITEMS PENETRATING THE ROOF ASSEMBLY AND PROVIDE APPROPRIATE PLUMBING.
- ◇ REFERENCE MECHANICAL DRAWINGS FOR VENT LOCATIONS, EQUIPMENT LOCATIONS, AND ADDITIONAL INFORMATION, TYP.
- ◇ ROOF DRAIN:



AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	64185 SF
SECOND LEVEL FLOOR PLAN	13568 SF
THIRD LEVEL FLOOR PLAN	3444 SF
FOURTH LEVEL FLOOR PLAN	6547 SF
TOTAL	106228 SF

Item G.1.

NUMBER
22

DATE

SHEET TITLE

COLOR ELEVATIONS

PROJECT OWNER

PPA SOUTH JORDAN
CENTER
272 AV 1000 S
SOUTH JORDAN, UT 84095

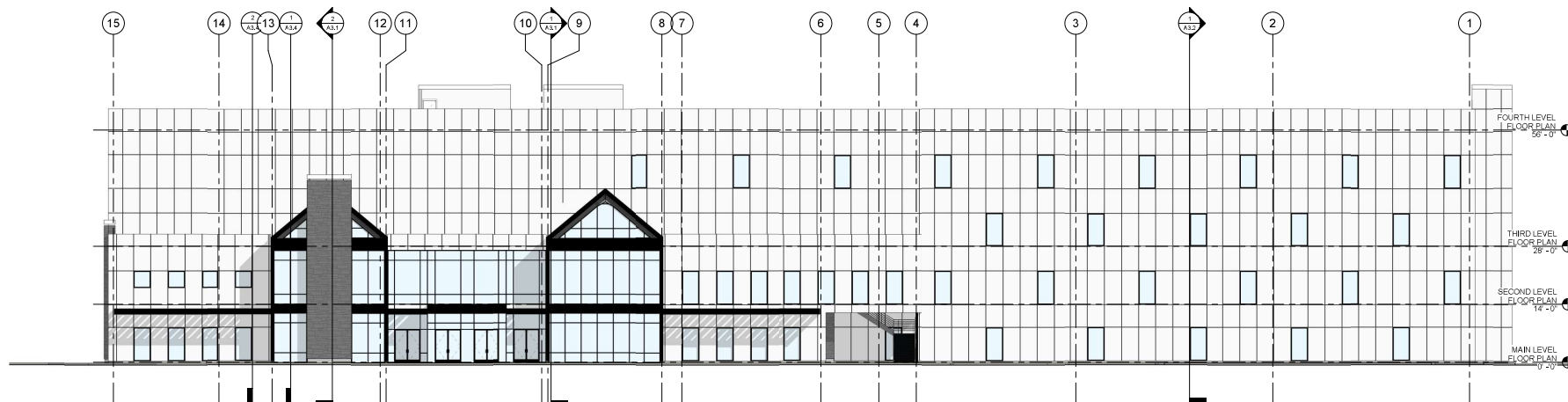
ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



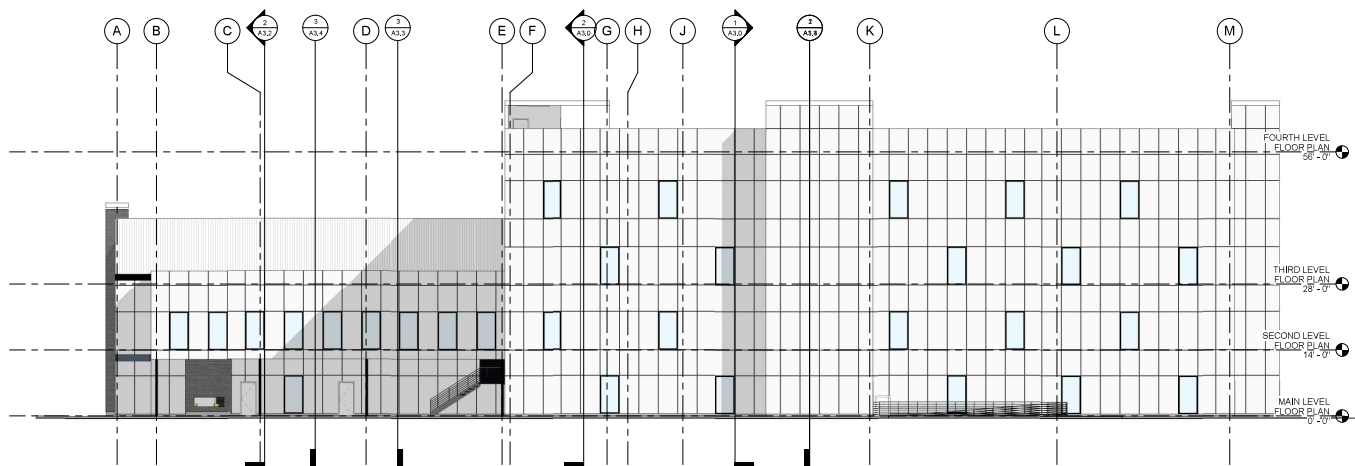
DATE
3/3/2025

66 2



1 EAST COLORED ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	FIBER CEMENT BOARD
B	STONE VENEER
C	CORTEX WALL BOARD
D	CAST-IN-PLACE CONCRETE
E	CLEAR GLAZING
F	BLACK METAL COATING
G	BLACK ALUMINUM MULLION
H	BLACK METAL ROOF
J	BLACK ALUMINUM CANOPY
K	BLACK RAILING
L	STRUCTURAL STEEL
M	WOOD DOOR
N	OVERHEAD DOOR



2 NORTH COLORED ELEVATION
3/32" = 1'-0"

Item G.1.

NUMBER
22

DATE

SHEET TITLE

COLORED ELEVATIONS

PROJECT OWNER

PPA SOUTH JORDAN
CENTER
272 W 11000 S
South Jordan, UT 84095

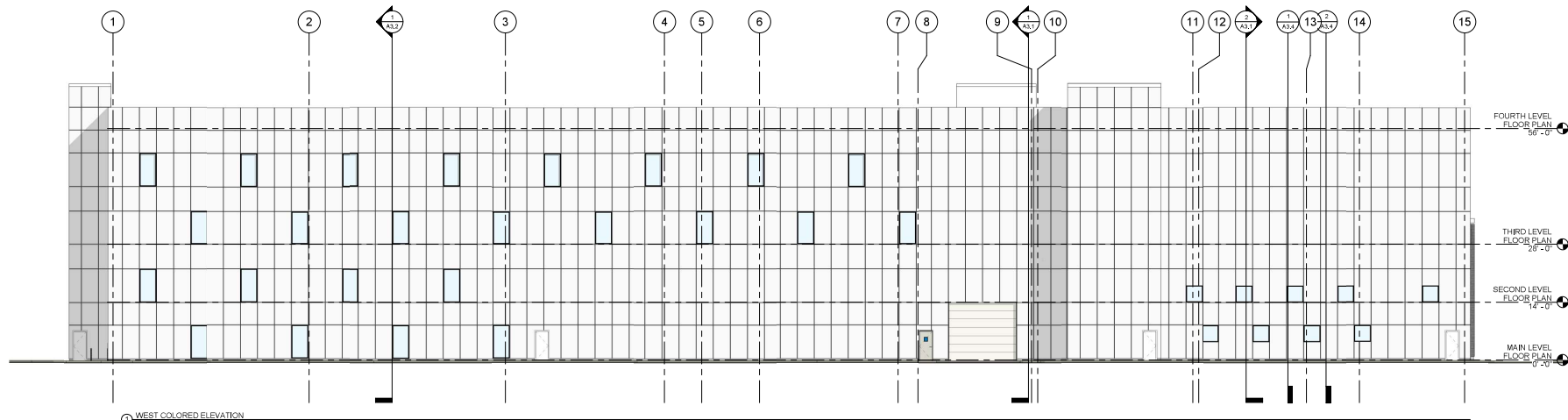
ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

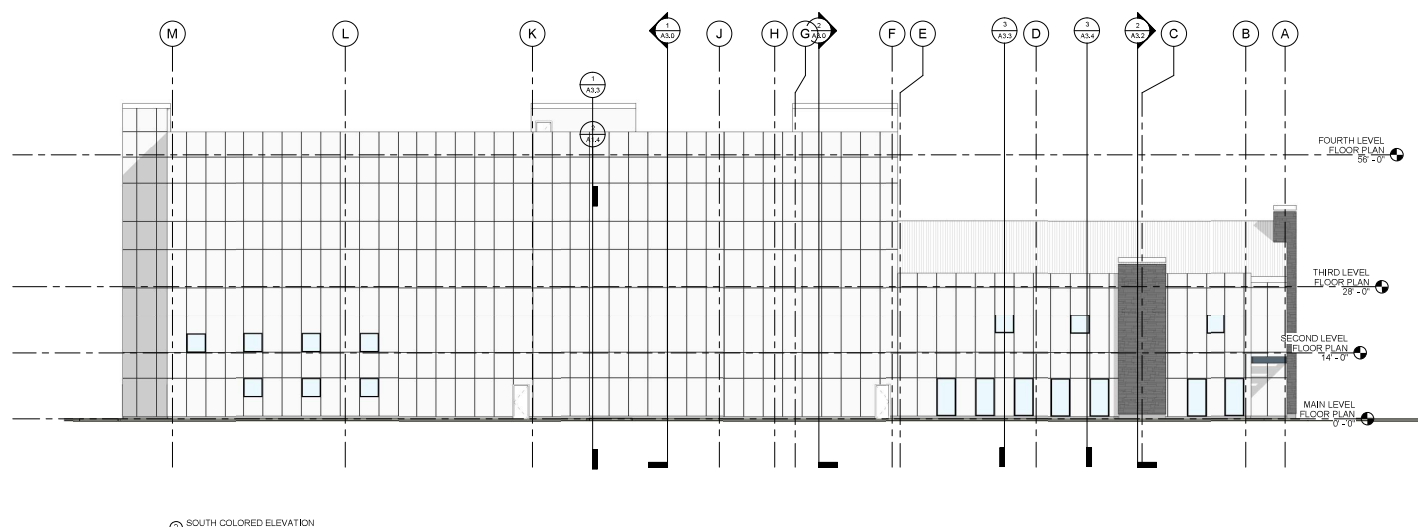


DATE
3/3/2025

67 3



EXTERIOR FINISH SCHEDULE	
A	FIBER CEMENT BOARD
B	STONE VENEER
C	CORTEX WALL BOARD
D	CAST-IN-PLACE CONCRETE
E	CLEAR GLAZING
F	BLACK METAL COATING
G	BLACK ALUMINUM MULLION
H	BLACK METAL ROOF
J	BLACK ALUMINUM CANOPY
K	BLACK RAILING
L	STRUCTURAL STEEL
M	WOOD DOOR
N	OVERHEAD DOOR







Project Number

REVISIONS	
#	DESCRIPTION

SHEET TITLE
COLOR ELEVATIONS

PROJECT OWNER
SOUTH JORDAN APARTMENTS
SOUTH JORDAN, UT 84095

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE
Issue Date

SHEET NUMBER
A700



④ West
1/16" = 1'-0"



① North
1/16" = 1'-0"



③ South
1/16" = 1'-0"



② East
1/16" = 1'-0"



3D View 4



3D View 7

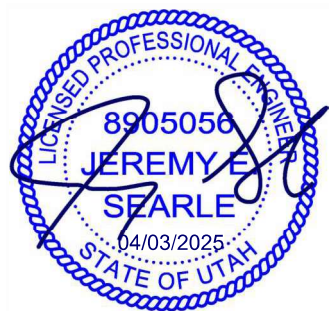
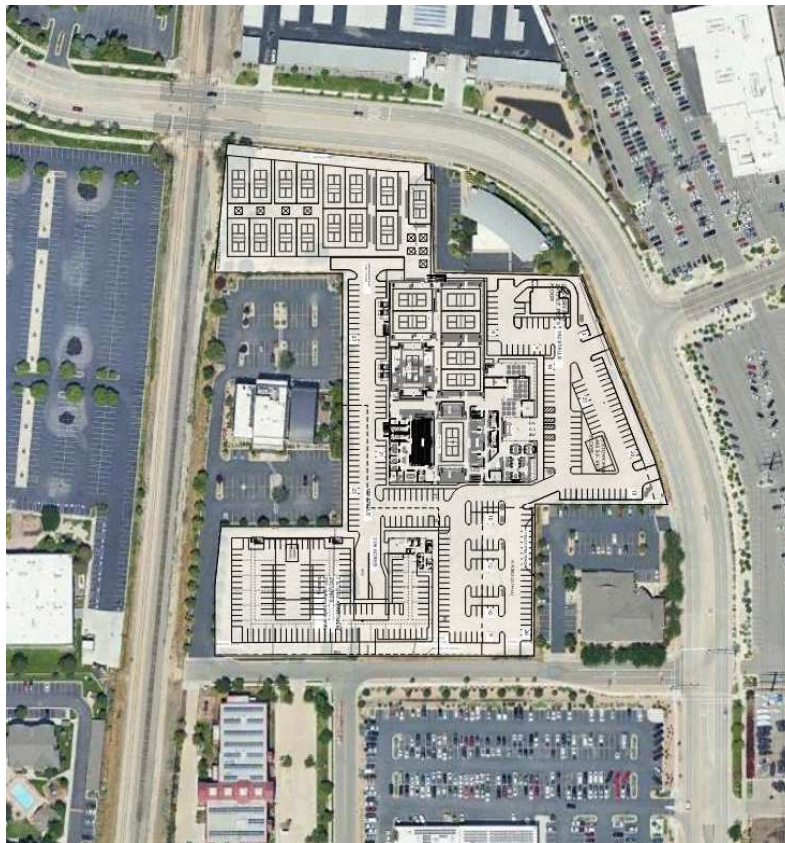


3D View 3

Project Number	
REVISIONS	
DATE	DESCRIPTION
SHEET TITLE	
PERSPECTIVES	
PROJECT OWNER	
SOUTH JORDAN APARTMENTS SOUTH JORDAN, UT 84095	
ARCHITECT	
NICHOLS • NAYLOR ARCHITECTS 10459 S. 1300 WEST SUITE 201 SOUTH JORDAN, UT 84095 • (801) 487-3330	
DATE	
Issue Date	
SHEET NUMBER	
A710	



South Jordan – Pickleball Center Traffic Impact Study (Update)



Prepared by: WCG

Project #: 24-735

Date: April 3, 2025

Executive Summary

This study addresses the traffic impacts and operations associated with the proposed construction of a pickleball center and mixed-use development in South Jordan, Utah. The Project is located in the curve of Jordan Gateway, east of the Union Pacific rail alignment, north of 11010 S and at the west end of 10920 S. The Project proposes the construction of a 47-court pickleball club with seating and facilities to accommodate tournaments. Also included in the site plan are a 7-story apartment building with 205 units, a 2500 square-foot food or drink service building with a drive-through, and a 3000 square-foot retail pad.

The level of service (LOS) for both morning and evening peak hours was determined for each study intersection under every scenario. The results of the analysis are summarized in **Table ES-1** for the AM and PM peak hours.

Table ES-1: Level of Service Summary		
Intersection	Level of Service (sec/vehicle) ¹	
	Existing (2024) Conditions	Existing (2024) Plus Project
AM Peak Hour		
Sterling View Dr / Jordan Gateway	B (11.4)	A (8.3)
10920 S (Access 1) / Jordan Gateway	A (6.3) WB LT	B (12.6) EB LT
Access 2 / Jordan Gateway	-	A (10.1) EB LT
11010 S / Jordan Gateway	A (5.6)	A (3.1)
Access 3 / 11010 S	-	A (7.6) EB Thru
325 W (Garage Access) / 11010 S	A (1.5) WB LT	A (3.9) SB LT
PM Peak Hour		
Sterling View Dr / Jordan Gateway	B (11.4)	A (6.7)
10920 S (Access 1) / Jordan Gateway	A (6.3) WB LT	C (18.9) EB LT
Access 2 / Jordan Gateway	-	D (33.3) EB LT
11010 S / Jordan Gateway	A (5.6)	A (2.5)
Access 3 / 11010 S	-	A (5.2) EB Thru
325 W (Garage Access) / 11010 S	A (1.5) WB LT	A (4.0) SB LT
¹ Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for signalized intersections and the worst movement for unsignalized intersections.		

Findings and Recommendations

WCG makes the following conclusions and recommendations:

- The existing study intersections currently operate at acceptable levels of service.
- The Project proposes a 47-court pickleball club, a 205-unit apartment building, a 2500 square-foot food or drink service building with a drive through, and a 2-

story commercial building with approximately 3000 square feet of leasable area. The Project is anticipated to generate approximately 3,711 daily trips, 413 AM peak hour trips and 389 PM peak hour trips. 109 AM trips are expected to be pass-by, with 66 pass-by trips in the PM peak hour.

- The Project will add four new accesses, two of which will be on Jordan Gateway and two of which will be on 11010 South.
 - Accesses 2 and 3 could be consolidated with accesses in the neighboring AgCredit lot if possible.
- With project traffic added, all intersections are expected to continue operating at acceptable levels of service.
- A parking study was also conducted as part of this analysis.
 - There are 522 parking spaces designated in the site plan, with 250 located within a garage reserved for use by apartment residents, and the rest located in a surface lot on the site.
 - On a non-tournament weekday, the projected peak parking demand for the entire development is between 308 and 513 spots.
 - On a non-tournament weekday, City code requires between 453 and 658 spots for the whole development, based on an assumed number of employees and a requirement of one parking spot per 4 people of capacity. On a tournament day, City Code requires 704 parking spaces based on the number of seats.
 - The site plan provides an insufficient number of parking spaces for a tournament day; as such, the developer intends to direct all players, spectators, and personnel to park at contracted lots external to the site, with shuttles providing transportation to and from the pickleball center. This should allow the developer to adequately meet parking demand on tournament days.
 - It is recommended that a formal event parking plan be drafted including specific off-site parking facilities and the means of transportation that will be used
- To improve circulation and accessibility for patrons of each land use, the following suggestions are made:
 - The Garage Access on 11010 South should be aligned with 325 West in the site plan.
 - The Owner should draft a plan to minimize instances of apartment residents occupying parking stalls that are the most convenient for patrons of the commercial land uses on the site. This could include restricting overnight and/or long duration parking in the areas directly east of the pickleball facility, designating certain parking areas for apartment tenants and visitors, or other methods.

- The owner should consider designating some stalls adjacent to the apartment building for visitors or for short-term parking during the day.

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts and operations associated with the proposed construction of a pickleball center and mixed-use development in South Jordan, Utah. The Project is located in the curve of Jordan Gateway, east of the Union Pacific rail alignment, and north of 11010 South. **Figure 1** depicts the location of the Project. A concept land use plan is also included in **Appendix A**.

Included within this study are calculations for typical and special event parking demand generated by the proposed land uses and analysis of the traffic operations for Existing (2024) Conditions with and without the Project at study intersections and roadways adjacent to the Project.

B. Scope

Based on the proximity to the Project site, the following intersections were analyzed to evaluate the traffic operational impacts that will result from this development:

- Sterling View Drive / Jordan Gateway
- 10920 South / Jordan Gateway
- 11010 South / Jordan Gateway
- 325 West / 11010 South

C. Analysis Methodology

Level-of-service (LOS) is a term that describes an intersection's operating performance during critical peak hours of the day. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. **Table 1** provides a brief description of each LOS letter designation and an accompanying average delay per vehicle thresholds for both signalized and unsignalized intersections.

The Highway Capacity Manual (HCM) 7th Edition, 2022 methodology was used in this study. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized intersections, the overall intersection LOS is reported. For other unsignalized intersections, the worst approach or movement LOS is reported. LOS is measured in seconds of delay per vehicle.



Table 1: Level of Service Definition for Intersections			
LOS	Signalized Delay (sec/vehicle)	Unsignalized Delay (sec/vehicle)	Description
A	≤10	≤10	Favorable progression
B	>10 and ≤20	>10 and ≤15	Good progression
C	>20 and ≤35	>15 and ≤25	Fair progression
D	>35 and ≤55	>25 and ≤35	Noticeable congestion
E	>55 and ≤80	>35 and ≤50	Limit of acceptable delay
F	>80	>50	Unacceptable delay
Source: <i>Highway Capacity Manual</i> , Transportation Research Board, 2016			

Using Synchro/SimTraffic software, which incorporates the HCM methodology, WCG computed the peak hour LOS for each study intersection. Multiple runs (10) of SimTraffic were used to provide a statistical evaluation of traffic operations along the study corridor and at each study intersection. Detailed LOS and queueing reports are included in **Appendix C**.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. LOS D is generally considered acceptable for urbanized areas. If LOS E or F conditions exist, an explanation and/or mitigation measures are presented.

II. BACKGROUND CONDITIONS

A. Purpose

The purpose of the Background Conditions section is to determine what background traffic conditions are by gathering existing information on roadway geometry, lane configurations, and traffic volumes in 2024. This information is used to identify existing operations, which can be used as a baseline to identify impacts that the Project will have on the surrounding roadway network.

B. Roadway System

The intersections are described below and shown in **Figure 2**, along with existing lane configurations.

Sterling View Drive / Jordan Gateway – This is a three-leg signalized intersection with approaches for the eastbound, northbound, and westbound directions. The eastbound and westbound approaches (Jordan Gateway) each have two thru lanes and one turn lane feeding into the south leg. The right turn lane on eastbound Jordan Gateway is channelized and runs free. The westbound left turn movement is controlled by a protected-only phase. The northbound approach (Sterling View Drive) has one dedicated turn lane each for left turns and right turns. The northbound left turn lane feeds into an acceleration lane on Jordan Gateway. The intersection effectively operates as a high-T intersection, except that the westbound through movement is controlled by a light to accommodate pedestrian crossings. The posted speed limit on Jordan Gateway is 35 MPH and the posted speed on Sterling View Drive is 30 MPH. Jordan Gateway has painted bike lanes on both sides of the roadway. There is a crosswalk on the westbound approach on Jordan Gateway.

10920 South / Jordan Gateway – This is a three-leg unsignalized intersection with approaches for the northbound, southbound, and westbound directions. The northbound and southbound approaches (Jordan Gateway) each have two thru lanes and run free. The southbound approach has a dedicated left turn lane while the outside lane on the northbound approach is a shared thru-right lane. The westbound direction (10920 South) has one approach lane, one receiving lane, and is stop-controlled. There is a left-turn acceleration lane on southbound Jordan Gateway that can receive westbound left turning vehicles. The posted speed limit on Jordan Gateway is 35 MPH and the posted speed limit on 10920 South is 30 MPH. Jordan Gateway has painted bike lanes on both sides of the roadway. There is no marked crosswalk on the westbound approach, but there are pedestrian ramps on both corners to accommodate pedestrian movements.

11010 South / Jordan Gateway – This is a three-leg signalized intersection with approaches for the eastbound, northbound, and southbound directions. The northbound and southbound approaches (Jordan Gateway) each have two thru lanes. The northbound approach has a dedicated left turn lane, while the outside lane on the southbound approach is a shared thru-right lane. The northbound left turn movement is controlled by protected-permitted phasing. The eastbound approach (11010 South) has dedicated lanes for left- and right-turn movements. The eastbound left turn is controlled

by a permitted-only phase. The posted speed limit on Jordan Gateway is 35 MPH. There is no posted speed limit on 11010 South, though the presumed operating speed is 25 MPH. Jordan Gateway has painted bike lanes on both sides of the roadway. There is a crosswalk across the eastbound and northbound approaches.

325 West / 11010 South – This is a three-leg intersection where the northbound (325 West) approach is stop-controlled. Each approach has one lane. There are no posted speed limits, but the anticipated operating speed on both roadways is 25 MPH.

There is a raised median on Jordan Gateway through the study area that restricts left-turn movements at driveways and access points between the intersections previously discussed in this section.

C. Traffic Volumes

WCG conducted weekday morning (7:00 AM to 9:00 AM) and evening (4:00 PM to 6:00 PM) peak period traffic counts at the following existing intersections:

- Sterling View Drive / Jordan Gateway
- 10920 South / Jordan Gateway
- 11010 South / Jordan Gateway
- 325 West / 11010 South

The intersection turning movement counts for all intersections were completed on Thursday, October 24, 2024. **Figure 2** depicts the existing AM and PM peak hour traffic volumes at the study intersections. Traffic count data is included in **Appendix B**.

D. Level of Service Analysis

WCG determined that all study intersections are currently operating at acceptable levels of service as shown in **Table 2**. Detailed LOS reports are included in **Appendix C**.

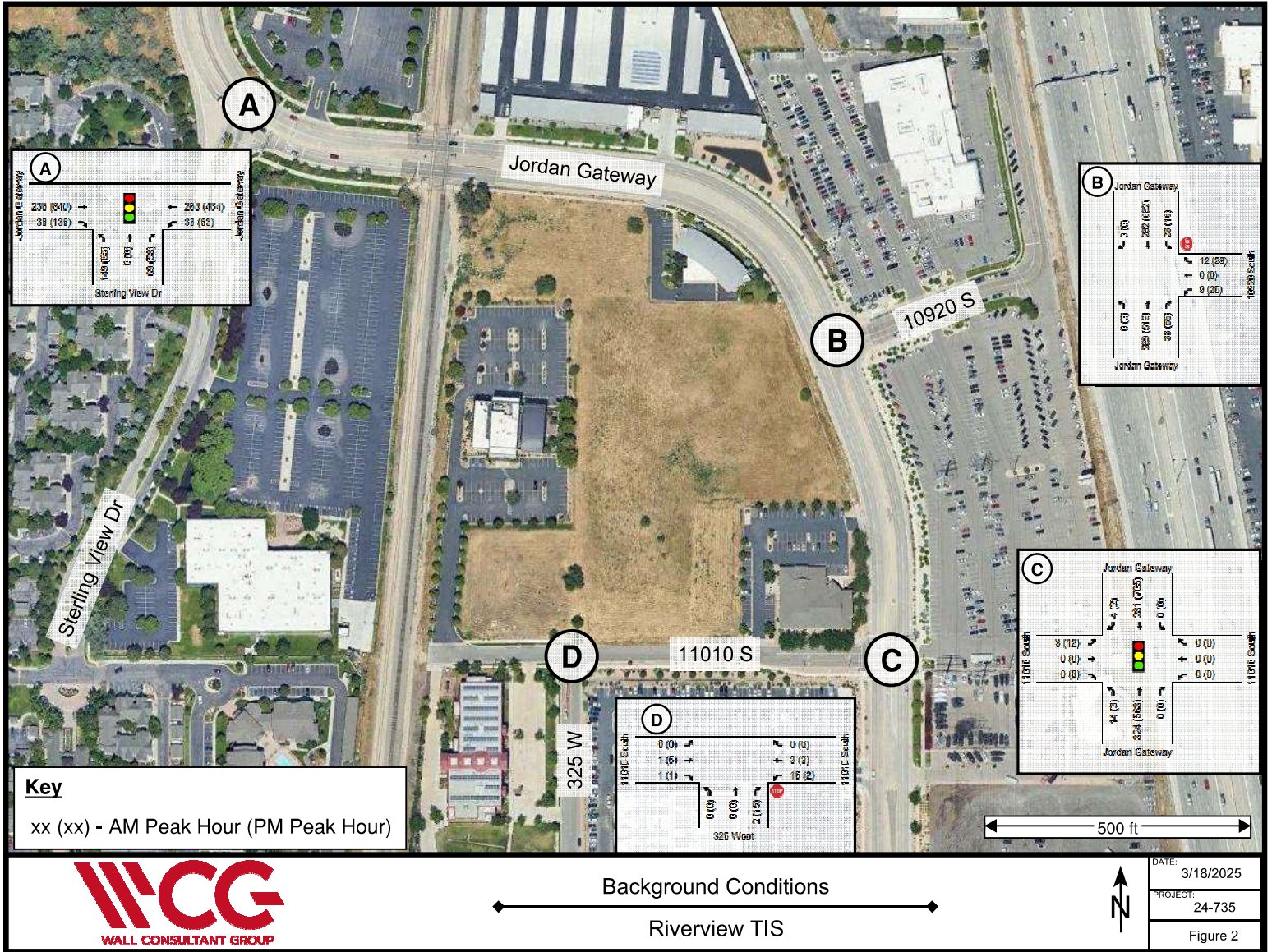


Table 2: Background Peak Hour Level of Service

Intersection		Worst Movement ¹			Overall Intersection ²	
Intersection	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
AM Peak Hour						
Sterling View Dr / Jordan Gateway	Signalized	-	-	-	11.4	B
10920 S / Jordan Gateway	WB Stop	WB LT	6.3	A	-	-
11010 S / Jordan Gateway	Signalized	-	-	-	5.5	A
325 W / 11010 S	NB Stop	WB LT	1.5	A	-	-
PM Peak Hour						
Sterling View Dr / Jordan Gateway	Signalized	-	-	-	11.9	B
10920 S / Jordan Gateway	WB Stop	WB LT	8.6	A	-	-
11010 S / Jordan Gateway	Signalized	-	-	-	5.2	A
325 W / 11010 S	NB Stop	NB RT	2.4	A	-	-

¹ This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
² This represents the overall intersection LOS and delay (seconds / vehicle).

E. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. The 95th percentile queues were not significant. The full queuing analysis is included in **Appendix C**.

F. Mitigation Measures

As all intersections are currently operating at acceptable levels of service, no mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

This section describes the type and intensity of land uses planned as a part of the Project and serves as the basis for trip generation, distribution, and assignment of Project trips to the study area roadways and intersections.

B. Project Description

The Project proposes a mixed-use development with a pickleball complex at the center. The pickleball center will include 47 courts; the ground floor will feature a 978-seat stadium and other courts with bleachers for hosting tournaments, the second floor will contain 11 practice courts, the roof will have 13 practice courts, and there will be an additional 15 practice courts outdoors. The plans also include a 2500-square-foot pad for a drive-through food and drink service establishment, a two-story commercial building comprising approximately 3000 square feet of leasable area, and an apartment building with 205 units. A conceptual land use plan for the Project is included in **Appendix A**.

C. Trip Generation, Distribution and Assignment

Project trip generation estimates were developed using the ITE Trip Generation Manual, 11th edition. ITE land use #491 – Racquet/Tennis Club was used to calculate trips generated by the pickleball center. Trips generated by the other land uses were calculated using land use codes #221 – Multi-Family Housing (Mid-Rise), #822 – Strip Retail Plaza, and #937 - Coffee/Donut Shop with Drive-Through Window. **Table 3** shows the total number of daily, morning peak hour, and evening peak hour trips generated by the Project.

Land Use	Intensity	Units	Daily	AM Peak			PM Peak		
			Total	In	Out	Total	In	Out	Total
#221 - Multi-Family Housing (Mid-Rise)	205	Dwelling Units	931	18	61	79	49	31	80
#822 – Strip Retail Plaza (<40k)	2.93	1,000 Sq. Ft. GLA	160	4	3	7	16	17	33
#937 - Coffee/Donut Shop with Drive-Through Window	2.47	1,000 Sq. Ft. GLA	1,318	108	104	212	48	48	96
#491 - Racquet / Tennis Club	47	Courts	1,302	75	40	116	117	63	180
Total			3,711	206	208	413	230	159	389

Due to the nature of the planned land use in the Project, many of the trips generated by the retail pad and drive-through establishment are anticipated to be pass-by trips. Pass-by trips are trips that are already on the roadway that will stop at a land use on their way

to their primary destination. For example, drivers may stop at the drive-through establishment on their way to or from work. These are not new trips to the network, but they do enter and exit the site. Based on data from ITE, the drive-through establishment has 90% pass-by trips during the morning peak hour period and 98% pass-by trips during the evening peak hour period, while the retail plaza has 40% pass-by trips during all hours of the day. The pass-by reductions used for this analysis are summarized in **Table 4**.

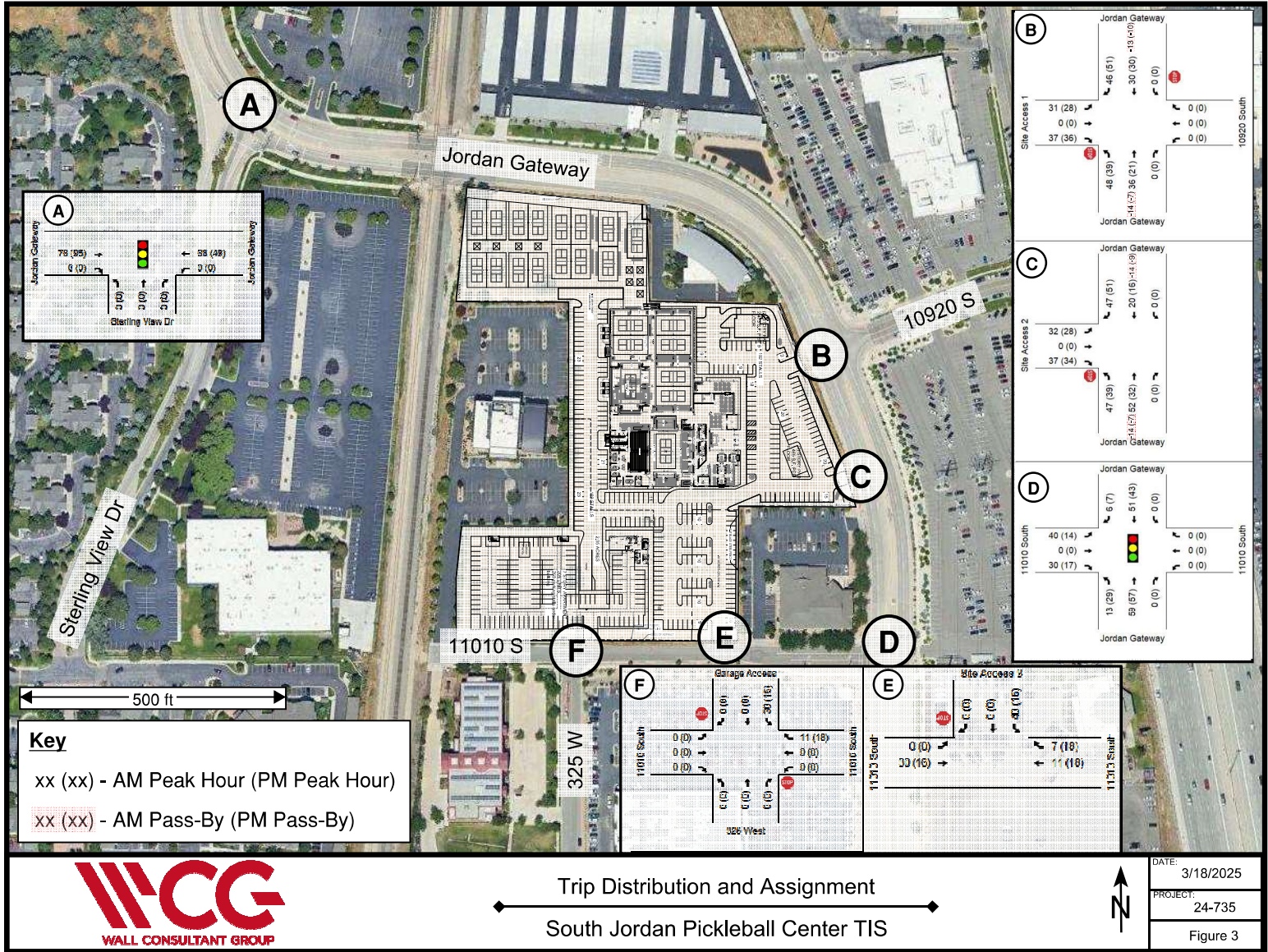
Table 4: Pass-By Trips								
Land Use	AM Peak				PM Peak			
	%	In	Out	Total	%	In	Out	Total
#822 – Strip Retail Plaza (<40k)	40	2	1	3	40	6	7	13
#937 - Coffee/Donut Shop with Drive-Through Window	50	53	53	106	55	26	26	53
Total Pass-By		55	54	109		33	33	66
Total Generated Trips		206	208	413		230	159	389
Net New Trips Added		151	153	305		197	125	323

Project traffic from **Table 3** was assigned to the roadway network based on the type of trip and the proximity of Project access points to regional roadways and major population/employment centers. Existing travel patterns observed during data collection and engineering judgement provided primary guidance to establish distribution percentages.

The trip distribution for the project for the 2024 Plus Project analyses was estimated as follows:

- 50% North
- 50% South

Traffic generated by the proposed project was assigned for the roadway networks shown in **Figure 3**.



D. Accesses

The Project proposes the addition of 4 new accesses to the existing road network.

Access 1 will be aligned with 10920 South where it meets Jordan Gateway, creating a four-leg intersection. This is intended to be a full access with one ingress lane and one egress lane. The left-turn acceleration lane that currently serves westbound left turns from 10920 S will need to be removed to provide a left turn pocket for vehicles turning into Access 1.

Access 2 is proposed on Jordan Gateway with a similar configuration to Access 1 and is to be located about 85 feet north of an existing access to the Western AgCredit property. This may present access management conflicts, so brokering a deal with Western AgCredit to share an access and tie their lot in with the rest of the Project may be necessary to alleviate safety and operational concerns.

Access 3 is intended to be a full access with one ingress lane and one egress lane and is proposed on 11010 South, about 75 feet west of an existing access to the AgCredit property. Although the spacing between these two accesses is also close, this creates less cause for concern than Access 2 due to its lower functional class.

The final proposed access is the Garage Access to the apartment community, which is offset about 40 feet east of 325 West where it meets 11010 South. This is intended to be a full access with one ingress lane and one egress lane. The offset from 325 West can hazards for vehicles turning left from 11010 South in opposing directions. This access should be brought into alignment with 325 West.

E. Access Spacing

South Jordan City Code 16.26.020 requires a maximum number of accesses of 1 per 300 feet of street frontage on city-managed roads, minimum access spacing of 100 feet on collector roads, and minimum access spacing of 30 feet on local roads. Further guidance is left to the discretion of the city engineer on a development-by-development basis. Jordan Gateway is defined as an arterial road in the transportation master plan, which has no specific minimums, but the spacing between Access 3 and the existing access to the AgCredit lot is below the requirement for collectors, and thus will likely not meet the City's desired spacing for an arterial road. After discussion with the City and a review of the roadway network, WCG makes the following conclusions and recommendations for consideration by the developer in cooperation with the City:

- The left turn acceleration lane on southbound Jordan Gateway at 10920 South will need to be removed to accommodate a northbound left turn pocket at Access 1. The raised median will need to be shifted over to separate the southbound travel lanes from the left turn pocket.
- It is recommended that the Project Team determine whether a shared access to Jordan Gateway with the Western AgCredit property is possible.
- The site plan should be revised to bring the Garage Access on 11010 South into alignment with 325 West

IV. BACKGROUND PLUS PROJECT CONDITIONS

A. Purpose

The project traffic was combined with 2024 background traffic volumes to evaluate the study intersections and determine any potential impacts that are specifically attributed to Project traffic.

B. Traffic Volumes

Project generated trips as discussed in **Chapter III** were added to background traffic, reducing background through movements past the project accesses to account for pass-by trips. **Figure 4** shows the net volumes after accounting for impacts from the project.

C. Roadway Network

The conditions discussed in Section D of Chapter III were assumed for the Background Plus Project analysis.

D. Level of Service Analysis

WCG determined that all study intersections are expected to operate at acceptable levels of service as shown in **Table 5**. Detailed LOS reports are included in **Appendix C**.

Table 5: Background Plus Project Peak Hour Level of Service

Intersection		Worst Movement ¹			Overall Intersection ²	
Intersection	Control	Approach	Avg. Delay (Sec / Veh)	LOS	Avg. Delay (Sec / Veh)	LOS
AM Peak Hour						
Sterling View Dr / Jordan Gateway	Signalized	-	-	-	8.3	A
10920 S (Access 1) / Jordan Gateway	EB/WB Stop	EB LT	12.6	B	-	-
Access 2 / Jordan Gateway	EB Stop	EB LT	10.1	B	-	-
11010 S / Jordan Gateway	Signalized	-	-	-	3.1	A
Access 3 / 11010 S	SB Stop	EB Thru	7.6	A	-	-
325 W (Garage Access) / 11010 S	NB/SB Stop	SB LT	3.9	A	-	-
PM Peak Hour						
Sterling View Dr / Jordan Gateway	Signalized	-	-	-	6.7	A
10920 S (Access 1) / Jordan Gateway	EB/WB Stop	EB LT	18.9	C	-	-
Access 2 / Jordan Gateway	EB Stop	EB LT	33.3	D	-	-
11010 S / Jordan Gateway	Signalized	-	-	-	2.5	A
Access 3 / 11010 S	SB Stop	WB Thru	11.1	A	-	-
325 W (Garage Access) / 11010 S	NB/SB Stop	SB LT	4.0	A	-	-

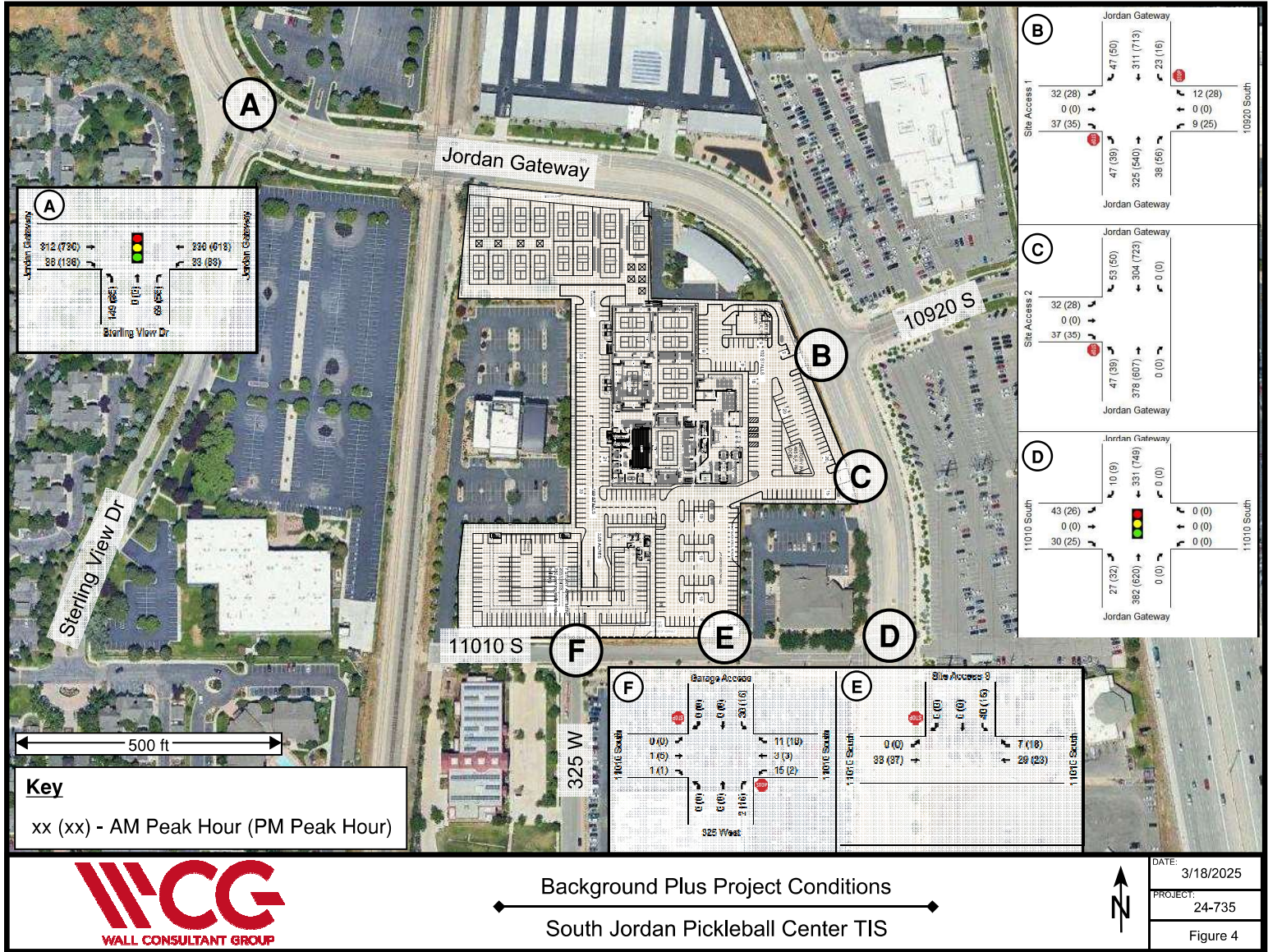
¹ This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for unsignalized intersections.
² This represents the overall intersection LOS and delay (seconds / vehicle).

E. Queuing Analysis

The 95th percentile queue lengths were evaluated for each study intersection. The 95th percentile queues were not significant. The full queuing analysis is included in **Appendix C**.

F. Mitigation Measures

As all intersections are anticipated to operate at acceptable levels of service with project-generated traffic added. No mitigation measures are recommended.



V. PARKING STUDY

A. Purpose

The purpose of the Parking Study is to evaluate whether the site plan provides an appropriate number of parking spaces for the planned land uses and to make recommendations for improving parking access and internal circulation for the site.

B. Parking Layout

The site plan includes 522 parking spaces. 250 parking spaces are located in a garage under the apartment building that will be reserved for resident use. There are 102 stalls located in front of the pickleball center, surrounding the retail pad and drive-through establishment. There are an additional 170 stalls located around the side and rear of the pickleball center.

C. Circulation Patterns

Reasonably direct access is provided in the site plan for all buildings in the development. The Apartment's Garage Access to 11010 South is currently designed at an offset to 325 West. This creates safety and operations concerns, and this access should be brought into alignment with 325 West as recommended in **Chapter III Section D**.

D. Parking Demand

Peak parking demand was calculated for a typical weekday using the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition*. The parking ratios in South Jordan City Code 16.26.040 were consulted to obtain parking minimums for each land use. **Table 6** compares peak parking demand from ITE to the City's requirements and the amount provided in the site plan.

ITE land use #491 – Raquet/Tennis Club was used to calculate the peak parking demand for the pickleball center. Peak parking demand for the other land uses was calculated using land use codes #221 – Multi-Family Housing (Mid-Rise), #820 – Shopping Center and #937 - Coffee/Donut Shop with Drive-Through Window.

The parking ratio given in the city code for multifamily housing is dependent on the number of 1, 2, or 3+ bedroom units, so both the minimum and maximum possible requirements were calculated. The parking ratio in the city code for “restaurants with drive-up” was used to calculate the requirement for the drive-through establishment based on the square footage. The parking ratio for “beauty and hair salons” was used for the retail pad since the expected tenant for this unit is a beauty salon. It was assumed for this study that the salon would have about 16 chairs. The number of parking spaces required by City Code is much less than the demand calculated using ITE Land Use #820; however, the land use described in the ITE manual encompasses a wide array of uses, including beauty salons, and therefore may indicate a higher parking demand than a beauty salon by itself would generate.

To determine the parking demand generated by the pickleball center on a typical weekday, several assumptions were made regarding the proposed operations of the

facility. It was assumed that a total of 25 employees would be working at any given time, including custodial, the front desk, concessions stand, a pro shop, and other support staff. It was assumed that 1 stall per employee would be appropriate based on other land use ratios in the city code. Applying the City's ratios for the "Office" land use and for "retail sales or rental" based on the floor area also yields a similar number of spots for these supportive workspaces. To account for parking demand generated by patrons of the facility, a ratio of 1 spot per 4 persons of capacity, or 1 per court, was used based on land uses in the city code like "swimming pool", "stadium", and so on.

WCG also examined parking demand generated by the facility on a tournament day. City code land uses "stadium" and "recreation, amusement, entertainment and other assembly" were applied to the pickleball center based on the seating capacity of all ground-floor courts. With a total of 2813 seats shown in the site plan, the city code requires a total of 704 parking spaces, which is far more than the 522 spaces shown on the site plan. As it's impractical to supply this much parking on-site, on tournament days all personnel, players, and spectators will be directed to park at contracted parking lots off-site, with shuttles providing access to the pickleball center. The following parking lots are all under consideration to be used in this manner:

- South Towne Mall
- Parking lot for the vacant office building on Sterling View Drive on the west side of the tracks
- Riverfront Office Park
- Valley High School
- Undeveloped land south of the Chevrolet dealer
- Undeveloped land near the FrontRunner Station

Tournament organizers will closely monitor the schedule to ensure that adequate arrangements are made for the expected number of players, spectators, and employees at any given time. This arrangement accommodates the increased parking demand on tournament days while mitigating the need to increase the number of parking spaces provided on-site.

Since parking demand fluctuates throughout the day based on the land use type, WCG also completed a time-of-day analysis for a typical weekday based on ITE data for each land use. Treating the parking requirements in the City Code as the peak demand for each land use, overall parking demand is expected to peak during the hours between 12:00 and 4:00 AM, and again at 7:00 PM. During the middle of the night, parking demand for the apartments is at its maximum, but all other land uses are closed. Many residents have left the site by the time the other land uses are reaching their peak activity, but by 7:00 PM the other land uses are still active while residents are returning home. At 12:00 AM, the total parking demand ranges between 308 and 513, while at 7:00 PM it ranges between 330 and 474. **Table 7** shows the parking demand for each land use during each hour of the day

Table 6: Parking Generation

Land Use	Intensity	Units	ITE Weekday Parking Demand	City Code Required
Multi-Family Housing	205	Dwelling Units	266	308 - 513
Beauty Salon	2.93 / 16	1,000 Sq. Ft. GLA / Chairs	105	48
Drive-Through Food Service	2.47	1,000 Sq. Ft. GLA	13	25
Pickleball Center	47 / 25	Courts / Employees	204	72
Total			587	453 – 658

Table 7: Time of Day Demand

Time	Land Use				Total
	Multi-Family	Salon	Drive-Through	Pickleball	
12:00–4:00	308 - 513	0	0	0	308 - 513
5:00	290 - 482	0	0	0	290 - 482
6:00	256 - 426	0	0	0	256 - 426
7:00	219 - 364	0	18	42	279 - 424
8:00	188 - 313	0	23	52	263 - 388
9:00	169 - 282	0	25	68	263 - 376
10:00	166 - 277	0	22	68	256 - 367
11:00	163 - 272	0	18	68	250 - 359
12:00	154 - 257	37	18	60	269 - 371
13:00	151 - 251	48	19	47	265 - 365
14:00	151 - 251	47	15	40	253 - 353
15:00	154 - 257	43	16	46	259 - 361
16:00	179 - 298	36	16	54	285 - 404
17:00	197 - 328	39	0	60	297 - 428
18:00	206 - 344	43	0	72	321 - 458
19:00	216 - 359	43	0	71	330 - 474
20:00	234 - 390	40	0	0	274 - 430
21:00	256 - 426	0	0	0	256 - 426
22:00	277 - 462	0	0	0	277 - 462
23:00	286 - 477	0	0	0	286 - 477

Based on the parking requirements outlined in the South Jordan City Code and time-of-day parking demand according to ITE, WCG finds that the 522 parking spaces provided in the site plan will be enough to accommodate non-tournament day parking demand.

Because demand for the apartments peaks at a different time from the other land uses, there is an adequate number of spaces outside the apartment's dedicated garage to accommodate the fluctuating demand.

E. Mitigation Measures

It is recommended that a formal event parking plan be drafted including specific off-site parking facilities and the means of transportation that will be used and submitted to South Jordan City.

As mentioned earlier, on non-tournament days the number of parking spaces provided in the site plan will meet City Code at any given time of day. On tournament days, all demand generated by the pickleball center will be shifted to other nearby parking lots with shuttles providing access to the center, alleviating traffic and parking pressure at the Project site and leaving ample parking available for the other land uses on the site.

It is also recommended that the project owner consider devising and implementing a plan to minimize instances of apartment residents occupying parking stalls that are the most convenient for patrons of the commercial land uses on the site. This could include restricting overnight and/or long duration parking in the areas directly east of the pickleball facility, designating certain parking areas for apartment tenants and visitors, or other methods. The owner should also consider designating some stalls adjacent to the apartment building for visitors or for short-term parking during the day.

VI. APPENDICES

APPENDIX A: CONCEPTUAL LAND USE PLAN



APPENDIX B: TRAFFIC COUNTS

Jordan Gateway / Sterling View Dr
South Jordan UT
10/24/2024
4th Thursday

note:

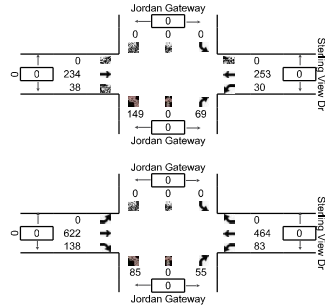
Source:

CCRPC

[illegible]**AM Peak Hour**

Jordan Gateway / Sterling Vie
South Jordan UT
10/24/2024
4th Thursday

	Volumes				
	EB	WB	NB	SB	
L	0	30	149	0	
T	234	253	0	0	
R	38	0	69	0	773
Enter	272	283	218	0	773
Exit	303	402	0	68	773
Heavy	0.0%	0.3%	0.9%		0.4%
Peds	0	0	0	0	PHF
Peak Hour	7:30 AM - 8:30 AM				0.88



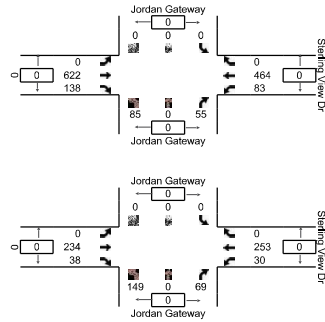
		PHF			
		EB	WB	NB	SB
Appr Int	L	1.00	1.00	1.00	1.00
	T	1.00	1.00	1.00	1.00
	R	1.00	1.00	1.00	1.00
		1.00	1.00	1.00	1.00
		9.20			

	Heavy			
	EB	WB	NB	SB
L	0.0%	3.3%	0.0%	4.3%
T	0.0%	0.0%	0.0%	7.9%
R	0.0%	2.8%	2.9%	0.0%
Appr	0.0%	0.3%	0.9%	
Int	0.4%			

PM Peak Hour

Jordan Gateway / Sterling Vie
South Jordan UT
10/24/2024
4th Thursday

	Volumes				
	EB	WB	NB	SB	
L	0	83	85	0	
T	622	464	0	0	
R	138	0	55	0	1447
Enter	760	547	140	0	1447
Exit	677	549	0	221	1447
Heavy	0.0%	0.0%	0.0%		0.0%
Peds	0	0	0	0	PHF
Peak Hour	4:45 PM - 5:45 PM				0.90



	<i>PHF</i>			
	EB	WB	NB	SB
LT	1.00	1.00	1.00	1.00
TH	1.00	1.00	1.00	1.00
RT	1.00	1.00	1.00	1.00
Appr.	1.00	1.00	1.00	1.00
Int.	32.89			

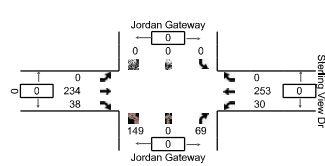
		Heavy			
		EB	WB	NB	SB
L		0.0%	0.0%	0.0%	2.3%
T		0.0%	0.0%	1.2%	0.7%
R		0.0%	0.9%	0.0%	0.0%
Appr		0.0%	0.0%	0.0%	
Int		0.0%			

Alternate Analysis Hour

Midday Peak Hour

Jordan Gateway / Sterling Vie
South Jordan UT
10/24/2024
4th Thursday

7:30 AM					
Volumes					
	EB	WB	NB	SB	
L	0	30	149	0	
T	234	253	0	0	
R	38	0	69	0	773
Enter	272	283	218	0	773
Exit	303	402	0	68	773
Peds	0	0	0	0	PHF
Peak Hour	7:30 AM - 8:30 AM				0.88



	PHF			
	EB	WB	NB	SB
LT	1.00	1.00	1.00	1.00
TH	1.00	1.00	1.00	1.00
RT	1.00	1.00	1.00	1.00
Appr.	1.00	1.00	1.00	1.00
Int.	9.20			

		Heavy			
		EB	WB	NB	SB
L			0.0%	0.0%	
T		0.0%	0.0%		
R		0.0%		0.0%	
Appr		0.0%	0.0%	0.0%	
Int			0.0%		

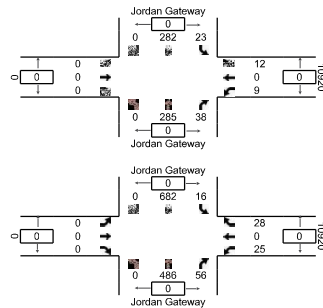
Jordan Gateway / 10920 S
South Jordan UT
10/24/2024
4th Thursday

	note:																												Source:				CCRPC	
	Eastbound						Westbound						Northbound						Southbound						Pedestrians									
	10920						10920						Jordan Gateway						Jordan Gateway						PNWR		PNEL		PSWR		PNWL			
	EBL	EBL	EBT	EBT	EBR	EBR	WBL	WBL	WBT	WBT	WBR	WBR	NBL	NBL	NBT	NBT	NBR	NBR	SBL	SBL	SBT	SBT	SBR	SBR	PNWR	PNEL	PSWR	PNWL						
	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	Car	Truck	EB	WB	NB	SB						
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0						
7:30 AM	0	0	0	0	0	0	1	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7:45 AM	0	0	1	0	0	0	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8:00 AM	0	0	0	0	1	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0						
8:30 AM	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8:45 AM	0	0	1	0	0	0	3	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0						
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0						
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0						
4:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0						
5:00 PM	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0						
5:15 PM	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0						
5:30 PM	0	0	2	0	0	0	1	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0						
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
																												AM (6AM-12PM) Peak		35				
																												PM (12PM-6PM) Peak		26				

AM Peak Hour

Jordan Gateway / 10920 S
South Jordan UT
10/24/2024
4th Thursday

Volumes				
EB	WB	NB	SB	
L	0	9	0	23
T	0	0	285	282
R	0	12	38	0
Enter	0	21	323	305
Exit	61	0	297	291
Heavy	9.5%	4.3%	4.3%	4.5%
Peds	0	0	0	0
Peak Hour	7:30 AM - 8:30 AM	0.88		



PHF				
EB	WB	NB	SB	
L	1.00	0.56	1.00	1.00
T	0.00	0.00	1.00	1.00

325 W / 11010 S
South Jordan UT
10/24/2024

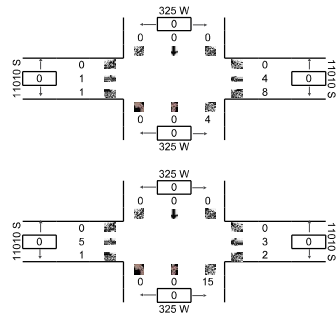
note:

[illegible]

AM Peak Hour

325 W / 11010 S
South Jordan UT
10/24/2024
4th Thursday

		Volumes				
		EB	WB	NB	SB	
L		0	8	0	0	
T		1	4	0	0	
R		1	0	4	0	18
Enter		2	12	4	0	18
Exit		5	4	0	9	18
Heavy	0,0%	0,0%	0,0%			0,0%
Peds		0	0	0	0	PHF
Peak Hour	8:00 AM - 9:00 AM					0,64



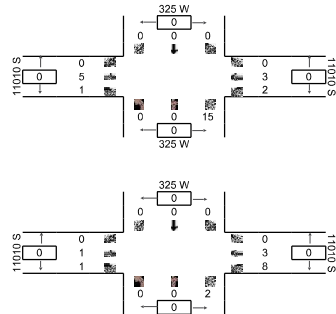
		PHF			
		EB	WB	NB	SB
Appr Int	L	1.00	0.67	1.00	1.00
	T	0.25	0.50	1.00	1.00
	R	0.25	1.00	0.50	1.00
		0.25	0.60	0.50	1.00
		0.64			

		Heavy			
		EB	WB	NB	SB
L			0.0%		
		0.0%	0.0%		
R				0.0%	
		0.0%			
Appr		0.0%	0.0%	0.0%	
Int			0.0%		

PM Peak Hour

325 W / 11010 S
South Jordan UT
10/24/2024
4th Thursday

		Volumes				
		EB	WB	NB	SB	
L		0	2	0	0	
T		5	3	0	0	
R		1	0	15	0	26
Enter		6	5	15	0	26
Exit		20	3	0	3	26
Heavy	0.0%	0.0%	0.0%			0.0%
Peds		0	0	0	0	PHF
Peak Hour	4:45 PM - 5:45 PM					0.59



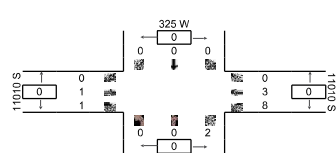
	PHF			
	EB	WB	NB	SB
LT	1.00	0.50	1.00	1.00
TH	0.63	0.38	1.00	1.00
RT	0.25	1.00	0.42	1.00
Appr.	0.50	0.42	0.42	1.00
Int.	0.59			

		Heavy			
		EB	WB	NB	SB
L			0.0%		
		0.0%	0.0%		
		0.0%			
R				0.0%	
		0.0%	0.0%	0.0%	
Appr		0.0%	0.0%	0.0%	
		0.0%			

Alternate Analysis Hour
Midday Peak Hour

325 W / 11010 S
South Jordan UT
10/24/2024
4th Thursday

		7:30 AM				
		Volumes				
		EB	WB	NB	SB	
L	T	0	8	0	0	
	T	1	3	0	0	
R	T	1	0	2	0	15
Enter	T	2	11	2	0	15
Exit	T	3	3	0	9	15
Peds		0	0	0	0	PHF
Peak Hour		7:30 AM - 8:30 AM				0.63



	PHF			
	EB	WB	NB	SB
LT	1.00	0.50	1.00	1.00
TH	0.25	0.38	1.00	1.00
RT	0.25	1.00	0.25	1.00
Appr.	0.25	0.46	0.25	1.00
Int.	0.63			

		Heavy			
		EB	WB	NB	SB
L			0.0%		
		0.0%	0.0%		
R				0.0%	
		0.0%			
Apr		0.0%	0.0%	0.0%	
Int			0.0%		

APPENDIX C: SIMTRAFFIC LOS AND QUEUEING REPORTS

1: Sterling View Dr & Jordan Gateway Performance by movement

Movement	EBT	EBR	WBL	WBT	NEL	NER	All
Denied Del/Veh (s)	0.0	0.0	0.2	0.0	0.2	0.1	0.0
Total Del/Veh (s)	13.7	0.0	50.1	2.5	24.5	2.7	11.4

3: Jordan Gateway & 10920 S Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	6.3	3.4	0.3	0.3	6.2	1.8	1.2

5: Jordan Gateway & 11010 S Performance by movement

Movement	EBL	EBT	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.0	3.3	0.1	0.0	0.0	0.1
Total Del/Veh (s)	36.6	0.0	16.2	7.2	2.6	0.0	5.5

7: 325 W & 11010 S Performance by movement

Movement	EBT	EBR	WBL	WBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	0.0	0.0	1.9	0.8	1.5

Total Network Performance

Movement	EBT	EBR	WBL	WBT	NEL	NER	SBL	SBT	All
Denied Del/Veh (s)					0.2				
Total Del/Veh (s)					16.4				

Intersection: 1: Sterling View Dr & Jordan Gateway

Movement	EB	EB	WB	WB	WB	NE	NE
Directions Served	T	T	L	T	T	L	R
Maximum Queue (ft)	140	105	73	56	99	180	64
Average Queue (ft)	73	27	29	2	16	79	29
95th Queue (ft)	120	74	58	19	58	140	51
Link Distance (ft)	340	340		1148	1148	1039	1039
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)			70				
Storage Blk Time (%)			2	0			
Queuing Penalty (veh)			3	0			

Intersection: 3: Jordan Gateway & 10920 S

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	54	31
Average Queue (ft)	16	5
95th Queue (ft)	44	22
Link Distance (ft)	653	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		150
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Jordan Gateway & 11010 S

Movement	EB	NB	NB	NB	SB	SB
Directions Served	L	L	T	T	T	TR
Maximum Queue (ft)	50	53	113	74	50	65
Average Queue (ft)	4	7	55	29	9	24
95th Queue (ft)	26	32	96	71	37	55
Link Distance (ft)	524		1256	1256	133	133
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		100				
Storage Blk Time (%)			0			
Queuing Penalty (veh)			0			

Intersection: 7: 325 W & 11010 S

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 3

1: Sterling View Dr & Jordan Gateway Performance by movement

Movement	EBT	EBR	WBL	WBT	NEL	NER	All
Denied Del/Veh (s)	0.0	0.0	0.1	0.0	0.1	0.1	0.0
Total Del/Veh (s)	15.6	0.5	44.5	3.1	24.9	4.9	11.9

3: Jordan Gateway & 10920 S Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.3	0.2	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	8.6	4.0	0.7	0.6	7.4	3.1	2.3

5: Jordan Gateway & 11010 S Performance by movement

Movement	EBL	EBT	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.4	4.2	0.1	0.0	0.0	0.1
Total Del/Veh (s)	16.7	0.1	11.0	8.7	9.4	1.5	1.0	5.2

7: 325 W & 11010 S Performance by movement

Movement	EBT	EBR	WBL	WBT	NBR	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.1	0.1
Total Del/Veh (s)	0.0	0.0	1.8	0.3	2.4	1.5

Total Network Performance

Movement	EBT	EBR	WBL	WBT	NBR	All
Denied Del/Veh (s)						0.2
Total Del/Veh (s)						19.0

Intersection: 1: Sterling View Dr & Jordan Gateway

Movement	EB	EB	WB	WB	WB	NE	NE
Directions Served	T	T	L	T	T	L	R
Maximum Queue (ft)	206	160	94	74	55	97	74
Average Queue (ft)	137	95	48	3	26	51	23
95th Queue (ft)	191	147	83	25	55	81	55
Link Distance (ft)	340	340		1148	1148	1039	1039
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)			70				
Storage Blk Time (%)			10	0			
Queuing Penalty (veh)			22	0			

Intersection: 3: Jordan Gateway & 10920 S

Movement	WB	SB
Directions Served	LR	L
Maximum Queue (ft)	75	52
Average Queue (ft)	29	7
95th Queue (ft)	55	31
Link Distance (ft)	653	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		150
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Jordan Gateway & 11010 S

Movement	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	R	L	T	T	T	TR
Maximum Queue (ft)	45	30	28	182	163	74	54
Average Queue (ft)	7	10	2	86	66	11	21
95th Queue (ft)	24	33	14	137	125	44	49
Link Distance (ft)	524			1256	1256	133	133
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)		130	100				
Storage Blk Time (%)				4			
Queuing Penalty (veh)				0			

Intersection: 7: 325 W & 11010 S

Movement	NB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	15
95th Queue (ft)	40
Link Distance (ft)	608
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 22

1: Sterling View Dr & Jordan Gateway Performance by movement

Movement	EBT	EBR	WBL	WBT	NEL	NER	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.2	0.1	0.0
Total Del/Veh (s)	5.1	0.0	26.4	4.0	25.3	5.2	8.3

3: Jordan Gateway & Access 2/10920 S Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	12.6	5.3	9.0	3.3	3.2	0.3	0.3	3.2	0.4	0.4	1.3

4: Jordan Gateway & Access 3 Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.3	0.0	0.0	0.0	0.0
Total Del/Veh (s)	10.1	4.1	4.4	0.6	0.3	0.4	1.2

5: Jordan Gateway & 11010 S Performance by movement

Movement	EBL	EBT	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	3.1	0.2	0.0	0.0	0.2
Total Del/Veh (s)	19.9	1.2	5.0	8.3	2.2	1.7	1.0	3.1

6: 11010 S & Access 4 Performance by movement

Movement	EBT	WBT	WBR	SBL	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1
Total Del/Veh (s)	7.6	7.3	3.2	6.1	6.7

7: 11010 S & Garage Access Performance by movement

Movement	EBT	WBL	WBT	WBR	NBR	SBL	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0	0.1	0.1	0.1
Total Del/Veh (s)	0.0	3.0	2.1	1.4	2.1	3.9	3.0

Total Network Performance

Movement	EBT	WBL	WBT	WBR	NBR	SBL	All
Denied Del/Veh (s)							0.2
Total Del/Veh (s)							11.3

Intersection: 1: Sterling View Dr & Jordan Gateway

Movement	EB	EB	WB	WB	WB	NE	NE
Directions Served	T	T	L	T	T	L	R
Maximum Queue (ft)	96	72	69	143	164	161	56
Average Queue (ft)	41	29	34	10	57	78	31
95th Queue (ft)	73	65	62	62	115	129	54
Link Distance (ft)	340	340		674	674	1038	1038
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)			70				
Storage Blk Time (%)			1				
Queuing Penalty (veh)			1				

Intersection: 3: Jordan Gateway & Access 2/10920 S

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	72	50	31	29
Average Queue (ft)	33	21	11	7
95th Queue (ft)	58	50	34	27
Link Distance (ft)	356	656	230	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			150	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 4: Jordan Gateway & Access 3

Movement	EB	NB	SB
Directions Served	LR	L	TR
Maximum Queue (ft)	69	53	20
Average Queue (ft)	27	23	1
95th Queue (ft)	45	51	10
Link Distance (ft)	225		230
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		100	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 5: Jordan Gateway & 11010 S

Movement	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	R	L	T	T	T	TR
Maximum Queue (ft)	94	70	53	93	54	53	79
Average Queue (ft)	35	31	14	27	13	23	20
95th Queue (ft)	71	68	45	68	42	53	55
Link Distance (ft)	228			1257	1257	244	244
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)		130	100				
Storage Blk Time (%)				0			
Queuing Penalty (veh)				0			

Intersection: 6: 11010 S & Access 4

Movement	EB	WB	SB
Directions Served	LT	TR	LR
Maximum Queue (ft)	52	53	53
Average Queue (ft)	14	15	19
95th Queue (ft)	41	44	47
Link Distance (ft)	228	228	188
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 7: 11010 S & Garage Access

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	29	30
Average Queue (ft)	2	19
95th Queue (ft)	14	42
Link Distance (ft)	608	215
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 1

1: Sterling View Dr & Jordan Gateway Performance by movement

Movement	EBT	EBR	WBL	WBT	NEL	NER	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.1	0.2	0.0
Total Del/Veh (s)	5.9	0.3	23.8	4.0	25.5	5.7	6.7

3: Jordan Gateway & Access 2/10920 S Performance by movement

Movement	EBL	EBR	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	18.9	6.5	14.7	5.4	4.7	0.4	0.5	5.1	0.8	0.5	1.5

4: Jordan Gateway & Access 3 Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	33.3	5.7	7.1	0.6	0.7	0.5	1.2

5: Jordan Gateway & 11010 S Performance by movement

Movement	EBL	EBT	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	2.8	0.2	0.0	0.0	0.2
Total Del/Veh (s)	11.3	2.3	6.9	11.0	2.2	1.8	2.2	2.5

6: 11010 S & Access 4 Performance by movement

Movement	EBT	WBT	WBR	SBL	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	5.2	11.1	3.5	4.1	6.3

7: 11010 S & Garage Access Performance by movement

Movement	EBT	EBR	WBL	WBT	WBR	NBR	SBL	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.1
Total Del/Veh (s)	0.0	0.0	3.1	2.0	1.5	2.3	4.0	2.1

Total Network Performance

Movement	EBT	EBR	WBL	WBT	WBR	NBR	SBL	All
Denied Del/Veh (s)								0.2
Total Del/Veh (s)								11.8

Intersection: 1: Sterling View Dr & Jordan Gateway

Movement	EB	EB	B11	WB	WB	WB	NE	NE
Directions Served	T	T	T	L	T	T	L	R
Maximum Queue (ft)	141	126	48	121	85	140	97	90
Average Queue (ft)	84	61	2	46	5	66	50	32
95th Queue (ft)	130	116	16	89	34	125	89	68
Link Distance (ft)	340	340	328		674	674	1038	1038
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)				70				
Storage Blk Time (%)				2	0			
Queuing Penalty (veh)				6	0			

Intersection: 3: Jordan Gateway & Access 2/10920 S

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	52	53	48	28	22
Average Queue (ft)	32	34	10	7	2
95th Queue (ft)	51	48	33	27	11
Link Distance (ft)	356	656	230		412
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)				150	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 4: Jordan Gateway & Access 3

Movement	EB	NB
Directions Served	LR	L
Maximum Queue (ft)	53	51
Average Queue (ft)	33	20
95th Queue (ft)	48	47
Link Distance (ft)	225	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Jordan Gateway & 11010 S

Movement	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	R	L	T	T	T	TR
Maximum Queue (ft)	29	55	53	75	118	77	79
Average Queue (ft)	14	23	25	29	29	24	35
95th Queue (ft)	37	47	51	74	78	65	83
Link Distance (ft)	228			1257	1257	244	244
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)		130	100				
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 6: 11010 S & Access 4

Movement	EB	WB	SB
Directions Served	LT	TR	LR
Maximum Queue (ft)	50	55	31
Average Queue (ft)	16	26	4
95th Queue (ft)	42	56	19
Link Distance (ft)	228	228	188
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 7: 11010 S & Garage Access

Movement	NB	SB
Directions Served	LTR	LTR
Maximum Queue (ft)	32	30
Average Queue (ft)	15	14
95th Queue (ft)	40	38
Link Distance (ft)	608	215
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 6

RESOLUTION R2025 - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF PROPERTY APPROXIMATELY LOCATED AT 272 WEST 11000 SOUTH IN THE CITY OF SOUTH JORDAN.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property approximately located at 272 West 11000 South, South Jordan, Utah (the “Property”); and

WHEREAS, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety and welfare of the City to enter into a development agreement for the orderly development of the Property.

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 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 (Apr 30, 2025 08:26 MDT)

Office of the City Attorney

EXHIBIT 1
(Development Agreement)

DEVELOPMENT AGREEMENT (SOUTH JORDAN PICKLEBALL CENTER)

The City of South Jordan, a Utah municipal corporation (the “City”), and T.C. Enterprise Investments, L.C. (the “Developer”), a Utah limited liability company, enter into this Development Agreement (this “Agreement”) this _____ day of _____, 2025 (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Developer is the owner of certain real property identified as Assessor’s Parcel Numbers 27-13-377-006, 27-13-452-009, 27-13-452-007 and 27-13-377-008, as more particularly described in attached Exhibit A (the “Property”) and intends to develop the Property consistent with the Concept Plan attached as Exhibit B-1 (the “Concept Plan”); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of South Jordan City and is within the Commercial C-F zone (the “Commercial Zone”). A copy of the provisions of such zone designation in the South Jordan City Code is attached as Exhibit C; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from Commercial C-F to the Planned Development Floating Zone (the “PD Floating Zone”). A copy of the provisions of the PD Floating Zone designation in City Code is attached as Exhibit D; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council (the “City Council”), pursuant to resolution R2025-23, a copy of which is attached as Exhibit E; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as Commercial C-F to a zone designated as Planned Development Floating Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of South Jordan City.

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Commercial C-F Zone to a zone designated as the Planned Development Floating Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the Planned Development Floating Zone under the City Code. In the event of a discrepancy between the requirements of the City Code, including the Planned Development Floating Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. Concept Plan. The Developer agrees to construct the development consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code. It is anticipated that the development will include those recreational, commercial and parking facilities and uses as shown on the Concept Plan, as well as a 7-story multi-family apartment building comprising 2 stories of parking with approximately 240 parking spaces, up to 5 stories of residential units with a maximum of 210 units, and other parking facilities and landscaped areas as shown on the Concept Plan.

2. Density and Parking. Subject to the City's approval of the rezone of the property to the PD Floating Zone, the City hereby approves: (i) the residential use of the property and the number of multi-family residential units shown on the Concept Plan; and (ii) the number and location of parking spaces for the development as shown on the Concept Plan. Notwithstanding the foregoing, Developer shall be obligated to: (i) provide a minimum of 1.2 parking stalls per residential unit that are reserved for the use of the apartment building's residents and guests; and (ii) utilize off-site parking areas and a shuttle system to transport patrons to and from those parking areas for large tournaments and events that will require more parking spaces than are available on the development site.

3. Exterior materials; fencing; setbacks. Notwithstanding Section

17.60.020.G of the City Code, Developer shall develop and construct the development and buildings within the development in substantial accordance with the Concept Plan and the design drawings and depictions attached hereto as Exhibit B-2 and the same are hereby approved by the City.

4. Building Permit on Multi-Family Building. Developer agrees and acknowledges that, prior to obtaining a building permit for the multi-family building as shown on the Concept Plan, Developer shall have obtained a building permit for the main pickleball building and commenced construction pursuant to such permit. As used herein, construction shall be deemed to have “commenced” when a building permit has been issued by the City and Developer, or its contractor or subcontractor, has performed actual demolition or excavation activities on the Property pursuant to such building permit.

E. City Obligations:

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City’s routine development review practices and in accordance with all applicable laws and regulations.

F. Intentionally Omitted.

G. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. To the maximum extent possible under the laws of the United States and the State of Utah, City hereby agrees and acknowledges that Developer has the vested right to develop and construct the Property in accordance with: (i) the PD Floating Zone (Exhibit D) zoning designation; (ii) the City Code in effect as of the Effective Date; (iii) the terms of this Agreement. The Parties specifically intend that this Agreement and the entitlements granted to Developer for the development are “vested rights” as that term is construed under applicable law. Neither the City nor any agency of the City, unless otherwise required by State or Federal law, shall impose upon the Property any ordinance, resolution, rule, regulation, standard, directive, condition or other measure or any future law or ordinance that in any way reduces or adversely affects the development rights or uses provided by this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the “County”); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the

vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

3. Moratorium. In the event the City imposes by ordinance, resolution, initiative or otherwise a moratorium or limitation on the issuance of building permits or the regulatory approval and review of land use applications for any reason, the Property and the development contemplated herein shall be excluded from such moratorium or limitation.

H. General Provisions.

1. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: ATTN: City Recorder
City of South Jordan
1600 West Towne Center Drive
South Jordan City, Utah 84095
Attn: City Recorder

If to Developer: T.C. Enterprise Investments, L.C.
3454 Stone Mountain Lane
Sandy, UT 84092
Attn: Derk Pardoe

With a copy to: Holland & Hart LLP
222 S. Main Street, Ste. 2200
Salt Lake City, UT 84101
Attn: Brian C. Cheney

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

11. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]


IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY:

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

By: _____
Dawn R. Ramsey, Mayor

APPROVED AS TO FORM:



GREGORY SIMONSEN (Apr 30, 2025 08:26 MDT)
Attorney for the City

State of Utah)
)
:ss
County of Salt Lake)

On this ____ day of _____, 2025, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

DEVELOPER:

T.C. ENTERPRISE INVESTMENTS, L.C.,
a Utah limited liability company

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)

:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, the _____ of T. C. Enterprise Investments, L.C., a Utah limited liability company, on behalf of the Company.

Witness my hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT A

Item G.4.

(Legal Description of the Property)

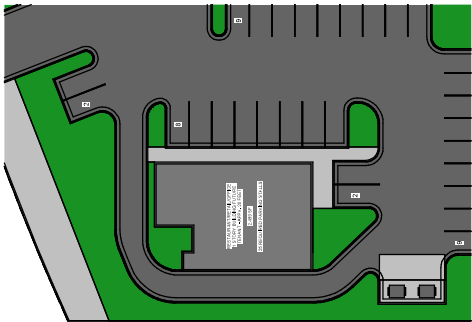
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING ALL OF LOT 2, MFH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2005P OF PLATS AT PAGE 338, AND ALL PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11969725 IN BOOK 10285 AT PAGE 8851 AND SPECIAL WARRANTY DEED RECORDED AS 14354902 IN BOOK 1154 AT PAGE 8745 AND WARRANTY DEED RECORDED AS ENTRY NO. 12768434 IN BOOK 10672 AT PAGE 5606 ALL IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SALT LAKE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH $0^{\circ}04'17''$ WEST 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 11000 SOUTH STREET; THENCE SOUTH $89^{\circ}41'55''$ WEST 219.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH $5^{\circ}33'36''$ EAST 213.62 FEET; THENCE SOUTH $89^{\circ}55'43''$ EAST 199.10 FEET; THENCE NORTH $0^{\circ}04'17''$ EAST 415.80 FEET TO THE SOUTH LINE OF SAID MFH SUBDIVISION; THENCE ALONG THE PERIMETER OF SAID LOT 2, MFH SUBDIVISION THE FOLLOWING FIVE COURSES: 1) NORTH $89^{\circ}41'25''$ WEST 209.70 FEET, 2) NORTH $5^{\circ}33'36''$ EAST 213.10 FEET, 3) SOUTH $84^{\circ}25'36''$ EAST 321.94 FEET TO A POINT OF CURVATURE, 4) SOUTHEASTERLY ALONG THE ARC OF A 324.30 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $3^{\circ}32'09''$ A DISTANCE OF 20.02 FEET, CHORD BEARS SOUTH $82^{\circ}39'33''$ EAST 20.01 FEET, 5) SOUTH $0^{\circ}18'35''$ WEST 180.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH $89^{\circ}41'25''$ EAST 242.79 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF JORDAN GATEWAY AND TO A POINT ON THE ARC OF A 324.30 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $3^{\circ}54'45''$ A DISTANCE OF 22.15 FEET, CHORD BEARS SOUTH $23^{\circ}21'01''$ EAST 22.14 FEET, 2) SOUTH $21^{\circ}24'13''$ EAST 284.63 FEET, TO A POINT OF CURVATURE, 3) SOUTHEASTERLY ALONG THE ARC OF A 603.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $9^{\circ}11'01''$ A DISTANCE OF 96.68 FEET, CHORD BEARS SOUTH $16^{\circ}48'46''$ EAST 96.57 FEET; THENCE NORTH $89^{\circ}41'25''$ WEST 218.18 FEET; THENCE SOUTH $0^{\circ}18'35''$ WEST 255.50 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH $89^{\circ}41'25''$ WEST 85.82 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH $0^{\circ}18'35''$ WEST 27.50 FEET TO THE SECTION LINE; THENCE NORTH $89^{\circ}41'25''$ WEST 228.82 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

EXHIBIT B-1

Item G.4.

CONCEPT PLAN



○ SITE PLAN OPTION B
1" = 20'-0"



EXHIBIT B-2

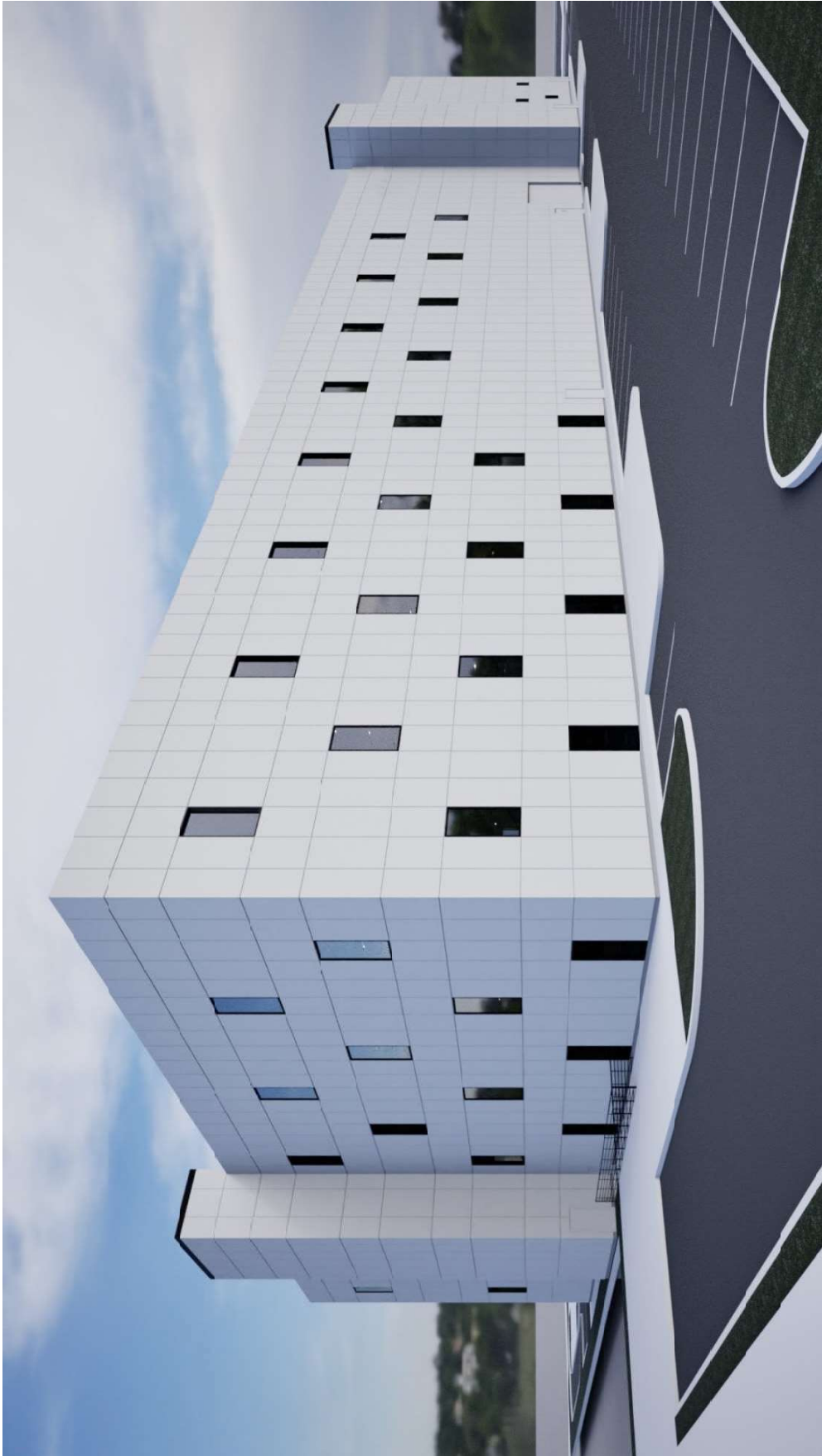
Item G.4.

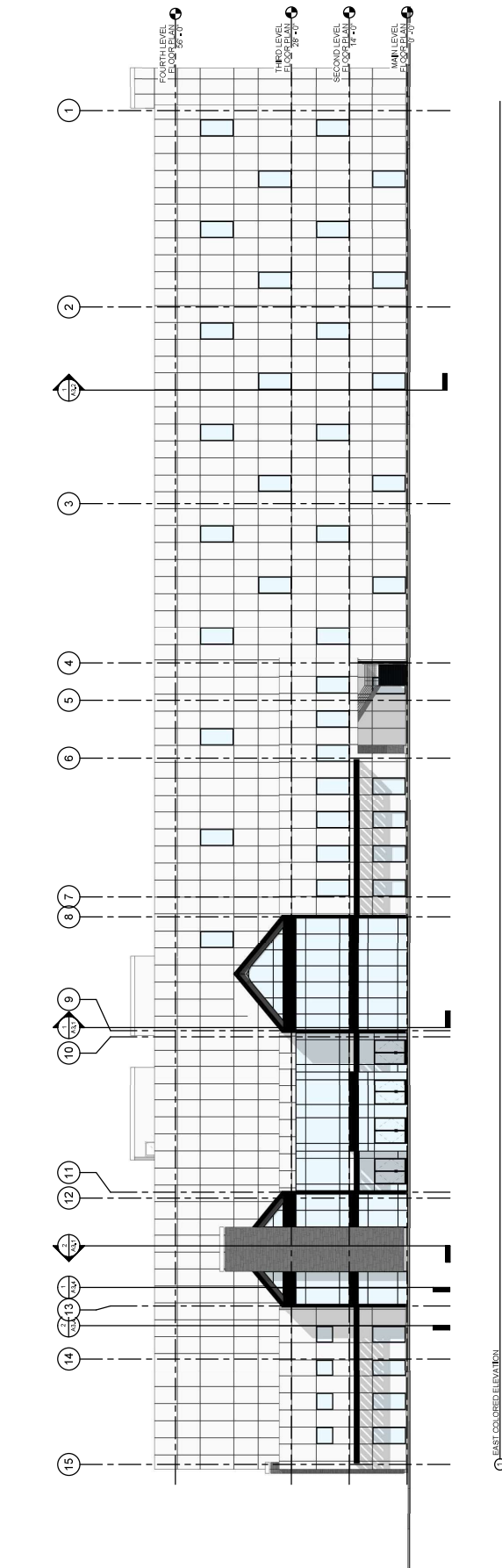
DESIGN DRAWINGS



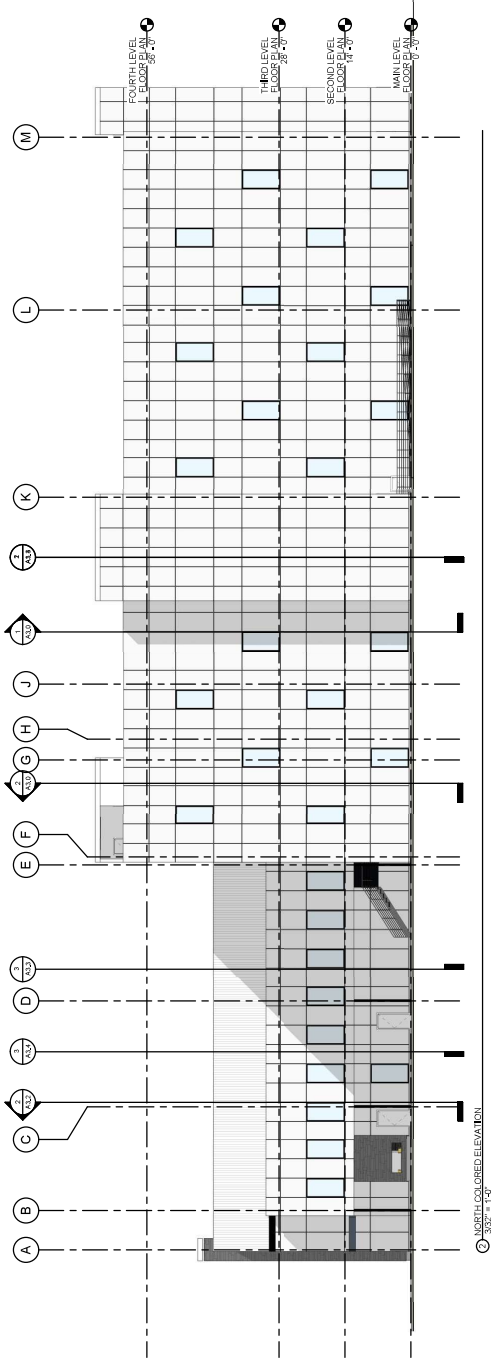


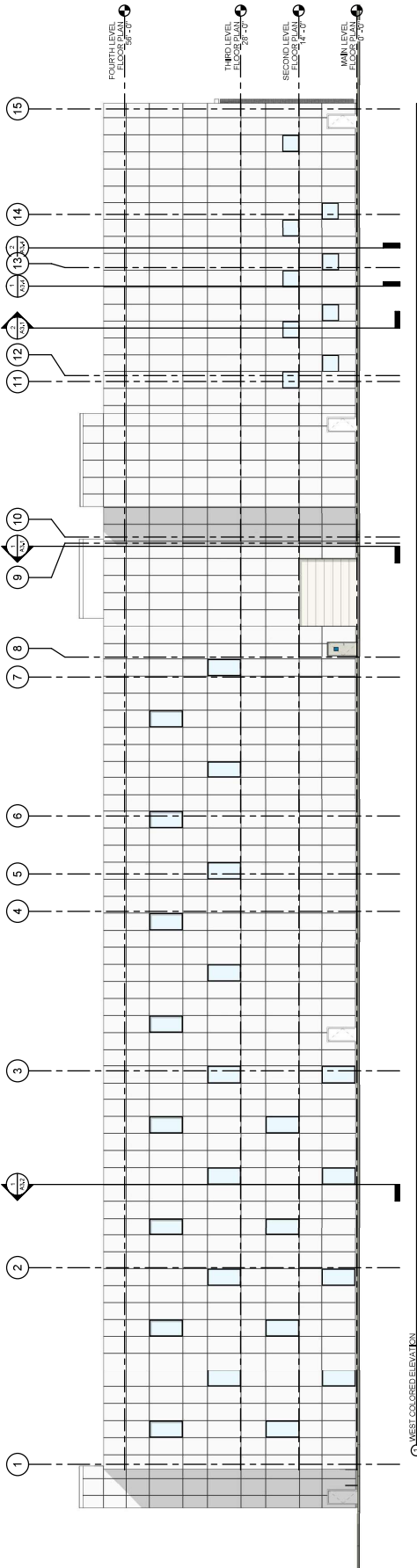




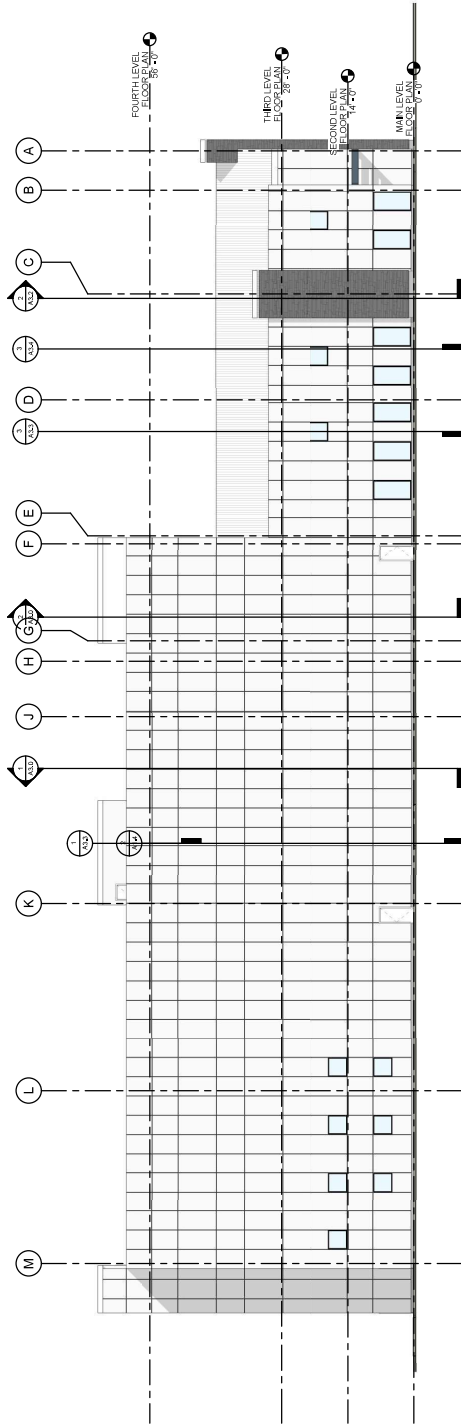


EXTERIOR FINISH SCHEDULE	
A	WHITE CEMENT BOARD
B	STONE VENEER
C	SLATE TALL BOARD
D	CAST-IN-PLACE CONCRETE
E	CLEAR GLAZING
F	BLACK METAL COATING
G	BLACK METAL COATING
H	BLACK METAL COATING
I	BLACK METAL COATING
J	BLACK METAL COATING
K	BLACK METAL COATING
L	STRUCTURAL STEEL
M	ALUMINUM
N	OVERHEAD DOOR





EXTERIOR FINISH SCHEDULE	
A	WHITE CEMENT BOARD
B	STONE VENEER
C	CONCRETE
D	CAST-IN-PLACE CONCRETE
E	CLEAR GLAZING
F	BLACK METAL COATING
G	BLACK METAL COATING
H	BLACK METAL COATING
I	BLACK METAL COATING
J	BLACK ALUMINUM CANOPY
K	BLACK ALUMINUM
L	STRUCTURAL STEEL
M	OVERHEAD DOOR
N	OVERHEAD DOOR



COMMERCIAL C-F ZONE City Code Provisions**CHAPTER 17.60 COMMERCIAL ZONES****17.60.010: PURPOSE****17.60.020: DEVELOPMENT AND DESIGN STANDARDS****17.60.030: OTHER REQUIREMENTS****17.60.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for commercial areas in the city. This chapter shall apply to the following commercial zones established in chapter 17.20, "Zone Establishment", of this title: C-N, C-C, and C-F zones. Uses may only be conducted in commercial zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

1. C-N Zone: The purpose of the C-N zone is to provide areas where small scale commercial retail and service uses may be located to accommodate the daily needs of local residents and passing motorists. Uses should be harmoniously integrated with surrounding neighborhoods and impose minimal detriment resulting from traffic, lighting, noise, or other negative effects.
2. C-C Zone: The purpose of the C-C zone is to provide areas for large scale community or regional retail and service uses. These areas will generally be located near major transportation hubs but should be designed to buffer neighboring residential areas. Coordinated circulation, architecture and landscaping and a balance of uses should be incorporated in developments.
3. C-F Zone: The purpose of the C-F zone is to provide areas along the interstate freeway for major commercial uses that are both compatible with and dependent on freeway visibility and access. Developments should be generally upscale with attention given to coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.

HISTORY

Amended by Ord. [2015-09](#) on 12/1/2015

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in commercial zones may only be established in conformance with the city's development review procedures. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in commercial zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law.
2. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

COMMERCIAL C-F ZONE City Code Provisions

Zone	Minimum Zone Area (Acres)¹	Maximum Zone Area (Acres)¹	Minimum Project Area (Acres)²	Minimum Lot Area (Acres)
C-N	1	10 ³	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

3. Notes

¹"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area intersected by a public right of way is considered as 1 zone area.

²"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.

³A C-N zone area not traversed by a public right of way shall not exceed 5 acres.

4. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and land use ordinance), in commercial zones.
5. Lot Width And Frontage: No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
6. Yard Area: The following yard area requirements apply to lots or parcels in Commercial Zones:
 1. The following minimum yard area requirements apply to main and accessory buildings:
 1. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
 2. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone.
 2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
 1. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
 2. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the

COMMERCIAL C-F ZONE City Code Provisions

required yard area of subsection E1b of this section may be reduced if approved by the Planning Commission with site plan review.

3. The following may be projected into any required yard area in Commercial Zones:
 1. Fences and walls in conformance to City codes and ordinances.
 2. Landscape elements, including trees, shrubs and other plants.
 3. Minor utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') in height.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
7. **Parking And Access:** Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
 1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.
 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.
8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones:
 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A

COMMERCIAL C-F ZONE City Code Provisions

higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
9. Architecture: The following exterior materials and architectural standards are required in Commercial Zones:
 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.
 2. All building materials shall be high quality, durable and low maintenance.
 3. In the C-N Zone, exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval. Roofs in the C-N Zone shall be hipped or gabled with a minimum six to twelve (6:12) pitch.
 4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 5. All sides of buildings shall receive design consideration.
 6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
 7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

Zone	Main Building	Other Structures
C-N	35 feet	25 feet
C-C	35 feet	35 feet
C-F	No maximum	No maximum

8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners.
10. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
11. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements

COMMERCIAL C-F ZONE City Code Provisions
of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 1. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 2. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
6. The following landscaping requirements shall apply to parking areas:
 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 2. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 3. All landscaped areas adjacent to parking areas shall be curbed.
7. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually

EXHIBIT C

COMMERCIAL C-F ZONE City Code Provisions

preserved may be counted toward required yard space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners.

Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.

8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.
12. Lighting: The following lighting requirements shall apply in commercial zones:
 1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the city engineer.

HISTORY

Amended by Ord. [2015-09](#) on 12/1/2015

Amended by Ord. [2017-22](#) on 7/18/2017

Amended by Ord. [2019-01](#) on 3/5/2019

Amended by Ord. [2021-09](#) on 5/4/2021

Amended by Ord. [2022-16](#) on 12/6/2022

17.60.030: OTHER REQUIREMENTS

1. Private Covenants: The developer of a condominium project in a commercial zone shall submit a proposed declaration of covenants to the city attorney for review, including an opinion of legal counsel licensed to practice law in the state that the condominium meets requirements of state law, and record the covenants with the condominium plat for the project.
2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
3. Easements: Buildings may not be located within a public easement.
4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of preliminary plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the city approves a revised project phasing plan.
5. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a commercial zone shall be brought into conformance with the requirements of this chapter prior to development.

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions**17.130.050: PLANNED DEVELOPMENT FLOATING ZONE****17.130.050.010: PURPOSE****17.130.050.020: ESTABLISHMENT****17.130.050.030: AMENDMENTS****17.130.050.010: PURPOSE**

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone, the future land use, and the impacts on and from surrounding properties when approving a PD District.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2024-02](#) on 1/16/2024

17.130.050.020: ESTABLISHMENT**1. Procedure:**

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. Except in those instances where the Applicant is the City of South Jordan the development plan shall be approved by development agreement in conjunction with the rezoning approval. If the Applicant is the City of South Jordan the development plan may be approved as part of the rezone without a development

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions
agreement.

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone.
2. Development Plan Requirements:
 1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
 2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
 3. A development plan shall also include:
 1. Site plan/conceptual subdivision plan;
 2. Circulation and access plan;
 3. Building elevations, materials, and colors;
 4. Landscape and open space plan;
 5. Signage plan;
 6. Lighting plan; and
 7. Allowed uses.
3. Prohibited:
 1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
 2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).
 3. Residential density in a PD District shall not exceed 8 units per acre unless one or more of the following conditions are applicable:
 1. The subject property is located entirely within a designated Station Area Plan (SAP).
 2. The subject property is located east of the Frontrunner rail line and the proposed PD District is primarily commercial uses.
 3. The City of South Jordan is the applicant.
4. Effect Of Approval:
 1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
 2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
 3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.
 4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions
surrounding properties.

5. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District.
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2019-01](#) on 3/5/2019

Amended by Ord. [2023-07](#) on 5/2/2023

Amended by Ord. [2024-02](#) on 1/16/2024

Amended by Ord. [2025-06](#) on 2/4/2025

17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Except in those instances where the Applicant is the City of South Jordan any amendment to an approved PD District requires that the corresponding development agreement also be amended.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2023-07](#) on 5/2/2023

EXHIBIT E

Item G.4.

RESOLUTION R2025-23

ORDINANCE NO. 2025 – 03-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT APPROXIMATELY 272 WEST 11000 SOUTH IN THE CITY OF SOUTH JORDAN FROM C-F (COMMERCIAL - FREEWAY) ZONE TO C-F (COMMERCIAL – FREEWAY) ZONE AND PD (PLANNED DEVELOPMENT) FLOATING ZONE; NICHOLS NAYLOR ARCHITECTS (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, Applicant, Nichols Naylor Architects, 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 PLZBA202500035, filed by Nichols Naylor Architects and located at approximately 272 West 11000 South in the City of South Jordan, Utah, is hereby rezoned from C-F (Commercial - Freeway) Zone to C-F (Commercial - Freeway) Zone and PD (Planned Development) Floating Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]


PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 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 (Apr 30, 2025 08:26 MDT)

 Office of the City Attorney

EXHIBIT A
(Property Description)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING ALL OF LOT 2, MFH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2005P OF PLATS AT PAGE 338, AND ALL/PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11969725 IN BOOK 10285 AT PAGE 8851 AND SPECIAL WARRANTY DEED RECORDED AS 14354902 IN BOOK 1154 AT PAGE 8745 AND WARRANTY DEED RECORDED AS ENTRY NO. 12768434 IN BOOK 10672 AT PAGE 5606 ALL IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SALT LAKE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 0°04'17" WEST 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 11000 SOUTH STREET; THENCE SOUTH 89°41'55" WEST 219.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 5°33'36" EAST 213.62 FEET; THENCE SOUTH 89°55'43" EAST 199.10 FEET; THENCE NORTH 0°04'17" EAST 415.80 FEET TO THE SOUTH LINE OF SAID MFH SUBDIVISION; THENCE ALONG THE PERIMETER OF SAID LOT 2, MFH SUBDIVISION THE FOLLOWING FIVE COURSES: 1) NORTH 89°41'25" WEST 209.70 FEET, 2) NORTH 5°33'36" EAST 213.10 FEET, 3) SOUTH 84°25'36" EAST 321.94 FEET TO A POINT OF CURVATURE, 4) SOUTHEASTERLY ALONG THE ARC OF A 324.30 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°32'09" A DISTANCE OF 20.02 FEET, CHORD BEARS SOUTH 82°39'33" EAST 20.01 FEET, 5) SOUTH 0°18'35" WEST 180.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°41'25" EAST 242.79 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF JORDAN GATEWAY AND TO A POINT ON THE ARC OF A 324.30 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°54'45" A DISTANCE OF 22.15 FEET, CHORD BEARS SOUTH 23°21'01" EAST 22.14 FEET, 2) SOUTH 21°24'13" EAST 284.63 FEET, TO A POINT OF CURVATURE, 3) SOUTHEASTERLY ALONG THE ARC OF A 603.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°11'01" A DISTANCE OF 96.68 FEET, CHORD BEARS SOUTH 16°48'46" EAST 96.57 FEET; THENCE NORTH 89°41'25" WEST 218.18 FEET; THENCE SOUTH 0°18'35" WEST 255.50 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°41'25" WEST 85.82 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 0°18'35" WEST 27.50 FEET TO THE SECTION LINE; THENCE NORTH 89°41'25" WEST 228.82 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 5/6/25

Issue: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE 2025 DRINKING WATER SYSTEM MASTER PLAN FOR THE CITY OF SOUTH JORDAN**

Submitted By: Brad Klavano / Raymond Garrison
Department: Engineering/Public Works

Presented By: Brad Klavano and Raymond Garrison

Staff Recommendation (Motion Ready): Approval Resolution 2025-25 adopting the 2025 Drinking Water System Master Plan for the City of South Jordan.

BACKGROUND: A Drinking Water System Master Plan has been prepared by Hansen Allen & Luce and is now ready for adoption by City Council.

OVERALL KEY POINTS – 2025 Culinary Water Master Plan

- The 2025 Drinking Water System Master Plan update was prepared by Hansen Allen & Luce, and it will replace the 2017 Culinary Water Master Plan.
- It provides recommendations to manage the existing South Jordan City's culinary water system with safety, efficiency, and reliability.
- It also provides recommendations of future source, distribution, and storage requirements that are necessary to support the projected growth of the City mainly in the Daybreak and future Midas Community (Rio Tinto/Kennecott Annexed Area).
- The plan also includes a recommendation to replace pipelines in the existing system to maintain its integrity and reliability.
- The recommended infrastructure projects were developed and recommended to comply with the State of Utah Division of Drinking Water (DDW) requirements outlined in section R309-510 of the Utah Administrative Code.
- Project cost estimates are included in the plan to allow City staff to budget for the needed expenses.

MASTER PLAN DEVELOPMENT

- Daybreak Community and the future Midas Community were used to determine the necessary water requirements as these two communities are growing and will grow rapidly.

- Study of existing and future water demands were established in the City's culinary water hydraulic model by studying the current and future level of service requirements, as well as the land use classifications that have been adopted in the City's 2020 General Plan.
- South Jordan City's water availability was determined by studying the existing connections to Jordan Valley Water Conservancy District's (JWCD) water system since JWCD is the City's water wholesale retailer. Peak day water demand was a key factor to determine if the water available was adequate to provide residents with indoor-outdoor demands across the different water pressure zones established in the City.
- Storage facilities requirements were studied on the basis of whether or not these facilities meet the necessary equalization, fire suppression, and emergency storage required by the Utah Division of Drinking Water. The existing storage facilities met the emergency storage requirement to provide water for a period of five hours with the understanding that higher facilities (Tank 7/8) include additional storage volume that can be supplied to lower pressure zones.
- Study of the existing main distribution pipelines to develop a pipeline replacement program based on material, diameter, location, and date of installation.

RECOMMENDATIONS

- Tanks for future pressure zone 9 and 10 need to be designed and constructed as development and growth proceeds in the Midas Community.
- Use of existing storage facilities and PRVs to avoid peaking from JWCD connections.
- The future Midas Community
- Fire flow deficiencies projects need to be addressed to comply with fire flow requirements.
- Construction of two additional pipelines (one at 4000 W by the Welby Elementary School and one from the 8.4 MG Zone 7/8 South Tank to approximately Bingham Rim Road.) to increase redundancy in the system.
- Pipeline replacement projects identified should be addressed based on the priority established. These projects are mainly older ductile iron transmission pipelines (east and west of Bangerter Highway) and three PVC pipelines (east of Bangerter)

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: The 2025 Drinking Water System Master Plan will provide specific direction to South Jordan City based on City water use demand data and standards, for decisions that will be made over the next twenty years to help the City provide adequate drinking water and fire protection to residents and businesses in the City of South Jordan.

CONCLUSIONS: The 2025 Drinking Water System Master Plan will ensure that a coordinated, master-planned effort is undertaken to plan for the Drinking Water and Fire Protection needs of the City given the current future land use planning.

RECOMMENDATIONS: For reasons outlined in the 2025 Drinking Water System Master Plan and staff presentation, staff recommends that the City Council approve Resolution 2025-25, the 2025 Drinking Water System Master Plan for the City of South Jordan.

FISCAL IMPACT: As outlined in the 2025 Drinking Water System Master Plan

ALTERNATIVES:

1. Deny Resolution 2025-25
2. Hold on Resolution 2025-25, if further analysis is warranted

SUPPORT MATERIALS:

1. Resolution 2025-25

RESOLUTION R2025-25**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE 2025 DRINKING WATER SYSTEM MASTER PLAN FOR SOUTH JORDAN CITY.**

WHEREAS, a Drinking Water System Master Plan has been prepared by Hansen Allen & Luce in February, 2025; and

WHEREAS, the 2025 Drinking Water System Master Plan update is providing recommendations to the City of South Jordan that will help the City provide safe, efficient, and reliable drinking water to its customers, both now and into the future, at a reasonable cost; and

WHEREAS, the City Council finds and determines that the 2025 Drinking Waters System Master Plan will support the best interests of the City and will promote the public health, safety, and welfare of the citizens and businesses of South Jordan City.

WHEREAS, this Drinking Water System Master Plan update will replace the previous 2017 Drinking Water System Master plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH that the document entitled 2025 Drinking Water System Master Plan prepared by Hansen Allen & Luce, dated February, 2025, a copy of which is available for City Council review, is hereby adopted as the Drinking Water System Master Plan of South Jordan City.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN,
STATE OF UTAH, ON THIS _____ DAY OF _____, 2025, 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

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MAY 6, 2025

FILE OVERVIEW

Item Name	Residential Front Yard Fencing Text Amendment
Applicant Address	11201 S Alisa Meadow Dr. South Jordan, UT 84095
File Number	PLZTA202400233
Applicant	Thomas & Rebekah Wiandt
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

The applicant is requesting to amend the code to allow for front yard fences on neighborhood streets and modify fencing development standards to allow for additional height for gates and pillars or posts. Staff is not in favor of all changes to front yard fence development standards that are included in the applicant's request shown in Exhibit A, and is recommending approval of an alternative amendment shown as Exhibit 1. The alternative still would allow for front yard fences, but at lower heights than proposed by the applicant.

TIMELINE

- **November 25, 2024** the applicant submitted a complete text amendment application to Staff for review. City Staff worked with the applicant to modify the proposed amendments for clarity prior to scheduling the item for a hearing date.
- **March 25, 2025** the item was presented to the Planning Commission. The Planning Commission did not provide a positive recommendation on either version of the amendment. A vote to provide a positive recommendation of the Staff alternative in Exhibit 1 failed in a 3-3 vote. Those voting against the item cited concerns with allowance of solid fencing and the possibility of driveway gates.

The Staff alternative in Exhibit 1 has not been revised per these concerns because lower height solid fencing is already allowed in front yards on collector and arterial roadways and is commonly allowed in neighboring communities. The Current ordinance does not address driveway gates but does require clear vision areas for driveways to maintain visibility, generally meaning driveway gates have not been an issue.

REPORT ANALYSIS

The applicant originally had requested to modify two sections of the Code. Front yard fencing standards is contained in Ordinance 2025-05 and the request to modify park strip landscape requirements contained in Ordinance 2025-08. The applicant has elected to not proceed with the landscaping amendments at this time.

Overview: The applicant has requested to modify residential fencing code in [§17.40.020.H.4](#) to allow front yard fences on neighborhood streets, which are currently prohibited. They are also proposing amendments to current standards for height and column spacing. Staff has proposed an alternative amendment that would still allow front yard fencing, but with additional clarification on location, materials, and revised height limits. The applicant's request is shown in Exhibit A and the Staff drafted alternative is shown in Exhibit 1. The following analysis compares both proposed amendments to existing Code requirements:

Location:

- *Current Code:* Front yard fences are only permitted for lots that front collector or arterial streets. On neighborhood streets only side yard fencing is permitted in front yards. Fences are required to comply with clear vision area requirements in [§16.04.200.J](#) to prohibit blocking critical sight lines.
- *Exhibit A:* Allows fences along the "...front lot line to the right-of-way line or sidewalk of a neighborhood street". It would maintain the current clear vision area requirements.

- *Exhibit 1:* Permits fencing in “a front yard, side yard, or along a front or side property line.” It would maintain the current clear vision area requirements and in addition it prohibits fencing from being located between the sidewalk and the street. It also makes reference to [§12.04.070](#) which prohibits obstructions in the right-of-way and sidewalk.

Analysis: South Jordan’s current ordinance is unique in prohibiting front yard fences on neighborhood streets, as most area municipalities do permit low height front yard fences. A front yard fence can be an attractive and positive visual element in a residential streetscape when designed in an inviting and fitting way. The proposed amendment in Exhibit 1 allows a fence to be built further into a front yard, not only along a right of way or sidewalk, while also making it clear that sidewalks and the right-of-way are not allowed to be fenced. These clarifications add more flexibility for residents as to where fences should be placed, while preserving publicly accessible spaces.

Materials:

- *Current Code:* Front yard fences may be constructed of decorative wrought iron, simulated wrought iron, vinyl pickets, masonry, or solid vinyl. It also permits brick pillars.
- *Exhibit A:* Does not modify existing materials requirements.
- *Exhibit 1:* Permits all existing allowed materials with the addition of wood pickets, wood post and rail, and vinyl post and rail. It also clarifies that all allowed fencing materials may be used with or without masonry pillars.

Analysis: Exhibit 1 would expand available materials options than currently allowed or would be allowed under the applicant’s proposal in Exhibit A. The inclusion of wood pickets and post and rail style fencing would be in keeping with the residential and sometimes rural character of South Jordan’s diverse neighborhoods.

Height: Diagrams relating to this section can be found in Attachment A.

- *Current Code:* Open style fencing that is “nonobscuring” such as wrought iron can be up to four feet (4’) in height. Solid fencing is limited to three feet (3’). Gate height is not mentioned in the current code, and thus would be limited to the same as the fence panel. Posts and pillars may only extend four inches (4”) above the fence panel.
- *Exhibit A:* Keeps the existing height limits (4’ for open style, and 3’ for solid) with the following modifications:
 - Gates may be up to six feet (6’) if nonvisually obscuring or four feet (4’) if solid.
 - Posts and pillars may extend up to two feet (2’) beyond the fence panel or gate. This would permit a total maximum height for pillars of eight feet (8’) if associated with a six feet (6’) tall open style gate.
 - The proposed amendment clarifies that lighting, finials and adornments are included in the height measurement.

- *Exhibit 1:* Keeps the existing height limits (four feet (4') for open style, and three feet (3') for solid) with the following modifications:
 - Posts and pillars and gates may extend up to one foot (1') beyond the fence panel. This would permit a total maximum height for projections of five feet (5') if associated with a four feet (4') tall open style fence.
 - The proposed amendment clarifies that lighting, finials and adornments are included in the height measurement.

Analysis: The current limit of four inches (4") above the fence panel can prohibit many finials, lighting, and post caps that can add functionality and aesthetic value. Both proposed amendments clarify that finials, lighting and adornments are included in height measurements. Exhibit 1 would increase the allowed projection height above the fence panel by nine inches (9") and would be in scale with lower fence heights that are characteristic for front yards. Gates would be an allowed projection. The applicant's proposal in Exhibit A would allow for gates up to six feet (6') if open style, and their associated pillars up to eight feet (8'). Fences in these heights are not currently permitted for front yards and are typically only utilized in taller screening and privacy fences. Staff's research in surrounding cities found that front yard fences are typically limited to four feet (4') on residential neighborhood streets.

Post and Pillar Spacing:

- *Current Code:* Requires brick pillars are spaced no closer than ten feet (10') apart.
- *Exhibit A:* Reduces the minimum separation to eight feet (8').
- *Exhibit 1:* Reduces the minimum separation to eight feet (8'). It allows gate posts or pillars to be exempt from minimum spacing requirements.

Analysis: Standard fencing materials generally come in eight foot (8') lengths, but are not commonly found in ten foot (10') lengths. Reducing the spacing requirement to eight feet (8') would accommodate material availability and does not have any anticipated negative impacts. An exception for gate posts is practical since most gates are less than eight feet (8') in width.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The ordinance as proposed by the applicant in Exhibit A is not entirely in conformance with the following goals and strategies from the general plan, however Exhibit 1 is in conformance with the following:

- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods
- GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

Strategic Priorities Conformance:

The ordinance as proposed by the applicant in Exhibit A is not entirely in conformance the following directives from the Strategic Direction, however Exhibit 1 is in conformance with the following Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

Ordinance 2025-05, Residential Front Yard Fencing

The following table details front yard fencing requirements in the existing Code, the applicant's proposed text (Exhibit A), and Staff's recommended alternative (Exhibit 1).

Requirement	Current Code	Exhibit A	Exhibit 1
Location	Only allowed in front yards along collector and arterial roads (Side fences allowed)	Allows front yard fences in any front yard along ROW line or along sidewalk	Allows in front yard, prohibits between sidewalk and road.
Fence Height	3' max for solid fences 4' for open fences	3' max for solid fences 4' for open fences	3' max for solid fences 4' for open fences
Gate Height	3' max for solid fences 4' for open fences	4' max for solid fences 6' for open fences	Gate may project an additional 12" above fence panel (5' max)
Post/ Pillar Height	4" above fence panel (4'4" max)	24" above gate or fence panel (8' max)	12" above fence panel (5' max)

Requirement	Current Code	Exhibit A	Exhibit 1
Materials	<ul style="list-style-type: none"> • decorative wrought iron • simulated wrought iron • vinyl pickets • masonry • solid vinyl • masonry pillars 	<ul style="list-style-type: none"> • decorative wrought iron • simulated wrought iron • vinyl pickets • masonry • solid vinyl • masonry pillars 	<ul style="list-style-type: none"> • decorative wrought iron • simulated wrought iron • vinyl pickets • masonry • solid vinyl • masonry pillars • wood pickets • wood post and rail • vinyl post and rail
Pillar Spacing	10' minimum	8' minimum	8' minimum, gate pillars exempt

In addition to the requirements in the summary table the following are included in the proposed amendments:

- Both proposed amendments maintain current requirements for clear view areas.
- Both proposed amendments clarify that objects affixed to pillars such as lighting, adornments, and finials are included in the maximum height measurement.

Conclusions:

- The proposed amendment shown in Exhibit A is not in conformance with the General Plan and the City's Strategic Priorities.
- The proposed amendment shown in Exhibit 1 is in conformance with the General Plan and the City's Strategic Priorities.

Planning Staff Recommendation:

Staff is in support of the following modifications to the current Zoning Code:

- *Allowing front yard fencing on neighborhood streets.* Many neighboring cities allow front yard fencing, and it is also permitted in areas of South Jordan such as Daybreak and homes located on arterial and collector streets. Staff is in support of permitting all homes to have a front yard fence, but acknowledges that these should be done within design and development standards to ensure high quality neighborhoods.
- *Reducing minimum column spacing.* Reducing the minimum spacing to 8' from 10' in would accommodate standard fence panel sizes and staff is in support of this modification.

Staff is not in support of the following modifications as requested by the applicant:

- *Additional height for gates.* A maximum of six feet (6'). This is an increase beyond what is currently allowed in South Jordan and surrounding communities. Staff is of the opinion that this increase would create less inviting neighborhoods. Staff's proposed alternative would keep gates to a maximum of four feet (4').
- *Additional post and pillar height.* Both the applicant and Staff proposed amendments include a clarification that lighting, finials, or other adornments are included in the overall height measurement. In order to account for this, Staff is comfortable with an increase from 4" to 12", however the applicant is proposing an increase of 24" which would allow pillars up to 8' in height if associated with a 6' gate. Staff is of the opinion that this is not a reasonable height for residential front yards since 8' fencing is typically only permitted as a screening device.

In addition to the applicant's proposed changes, staff is in favor of additional clarifications to materials and location of fencing that are included in Exhibit 1.

Staff recommends approval of the ordinance as shown in Exhibit 1 based on the report analysis, findings, and conclusions listed above.

Required Action:

Final Decision

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the City Council approves:

1. Ordinance 2025-05, Residential Zones Front Yard Fencing Text Amendment, as shown in Exhibit 1;

Alternatives:

1. Approve the application as shown in Exhibit A.
2. Approve the application with conditions.
3. Deny the application.
4. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2025-05
 - a. Exhibit A, Residential Zones Front Yard Fencing Text Amendment
 - b. Exhibit 1, Residential Zones Front Yard Fencing Text Amendment
2. Attachment A, Fence Height Diagrams
3. Attachment B, Applicant Illustration

ORDINANCE NO. 2025 - 05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.40.020 (DEVELOPMENT AND DESIGN STANDARDS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO MODIFY THE DEVELOPMENT STANDARDS FOR FRONT YARD FENCES, POSTS AND GATES.

WHEREAS, Utah Code Section 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, City residents Thomas and Rebekah Wiandt (the “Applicants”), who reside at 11201 S. Alisa Meadow, have requested amendments to Section 17.40.020 of the City Municipal Code regarding front yard fences, gates and posts (the “Amendments”); and

WHEREAS, City staff has reviewed the Applicants amendments and recommend alternate Amendments (the “City Amendments”) , still allowing for front yard fences, gates, and posts but differing in size and scope from those requested by the Applicants; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed both proposed text amendments, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed both proposed text amendments; and

WHEREAS, the City Council finds that proposed text amendment, set forth in **Exhibit ____**, will enhance the public health, safety and welfare and will promote the development and design standards in the City.

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

SECTION 1. Amendment. Section 17.40.020 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit ____**, is 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 _____ DAY OF _____, 2025 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
Gregory Simonsen (Mar 20, 2025 15:40 MDT)
Office of the City Attorney

17.40.020 DEVELOPMENT AND DESIGN STANDARDS

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing:
 - a.** A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side **and front** lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J).
 - b.** A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high.
 - c.** Brick pillars **for either four foot (4') nonobscuring or three foot (3') solid fencing** may not exceed eighteen inches (18") square or be closer than ~~ten~~ **eight** feet (4⁰ 8') on center. Posts or pillars may not extend higher than **twenty** four inches (24") above the fence **or gate** panel. **Objects affixed to pillars and posts including lighting, finials, and adornments shall be included in the height measurement.**
 - d.** **Gates may be permitted up to six feet (6') if nonvisually obscuring or up to four feet (4') if solid.**
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).

Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.

17.40.020 DEVELOPMENT AND DESIGN STANDARDS

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: ~~A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right of way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right of way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.~~ **Fencing is permitted within front yards in compliance with the following standards:**
 - a. **Location. Fencing may be located in a front yard, side yard, or along a front or side property line. Fencing is prohibited between a sidewalk and the street. Fences may not obstruct any sidewalk or other right of way and shall comply with the Section 12.04.070 of this Code.**
 - b. **Materials. Front yard fencing is only permitted if constructed of one of the following materials:**
 - (1) **Wrought Iron, with or without masonry pillars;**
 - (2) **Simulated wrought iron with or without masonry pillars;**
 - (3) **Wood or vinyl pickets with or without masonry pillars;**
 - (4) **Wood or vinyl post and rail with or without masonry pillars;**
 - (5) **Solid masonry;**
 - (6) **Solid vinyl with or without masonry pillars.**
 - c. **Height. Except as regulated in Clear Vision Areas, according to Section 16.04.200.J. of this Code, front yard fencing heights are regulated as follows:**
 - (1) **Fences that are non-visually obscuring shall not be more than four feet (4') tall.**
 - (2) **Masonry or solid vinyl fence may not be more than three feet (3') tall.**

- (3) **Projections such as posts, pillars, and gates may not extend higher than one foot (1') above the maximum height allowed for the fence. Objects affixed to pillars and posts including lighting, finials, and adornments shall be included in the height measurement.**
- d. **Posts and pillars. Fence posts or masonry pillars shall not exceed eighteen inches (18") in width or diameter. Fence posts and pillars may not be closer than ten feet (10') on center, excluding gate posts or gate pillars.**
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200.J. of this Code.
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to Section 16.04.200 of this Code.

Current Code Diagram

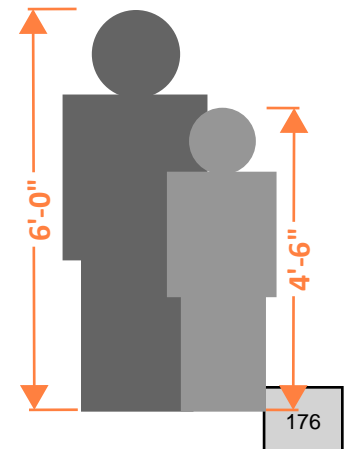
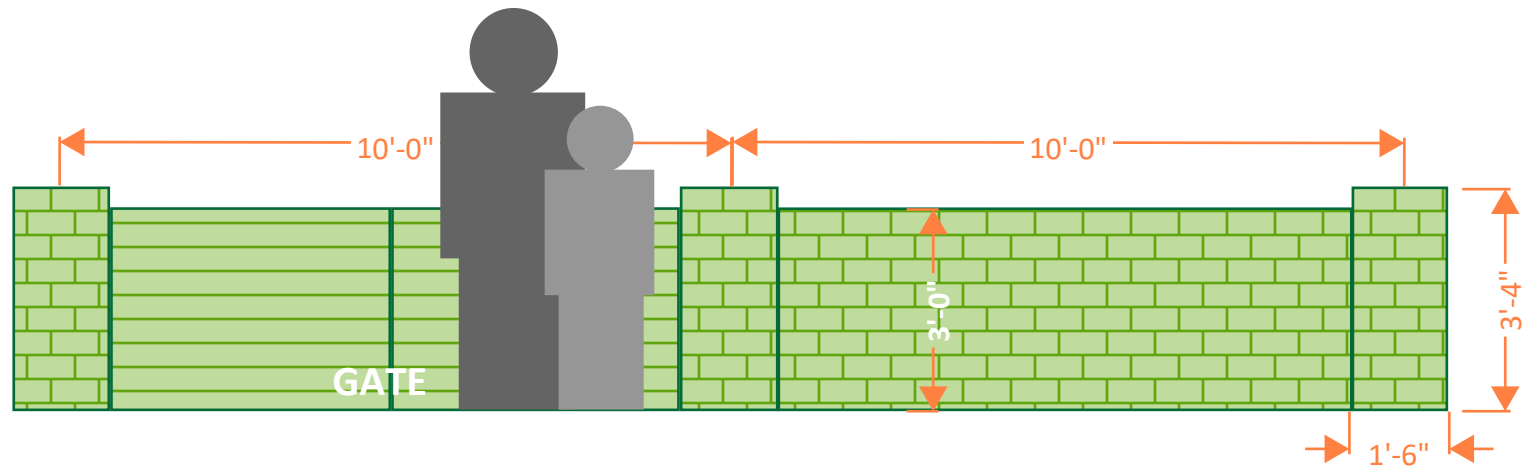
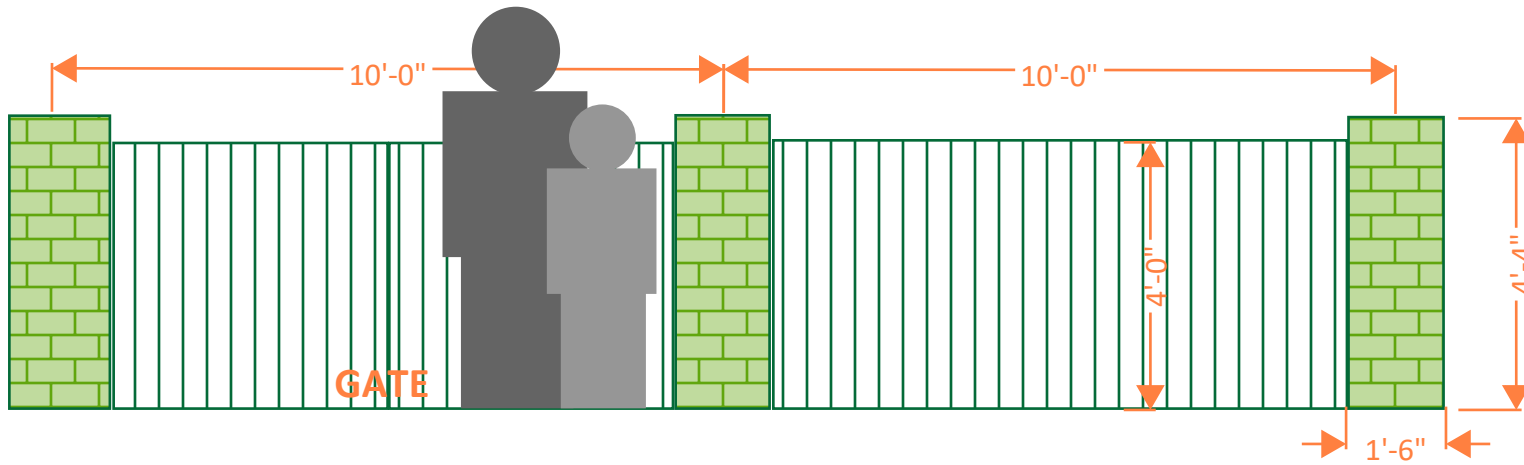


Exhibit A Diagram

Item H.2.

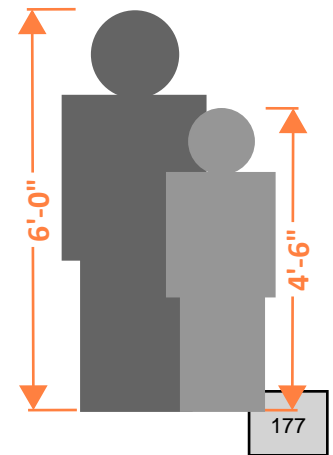
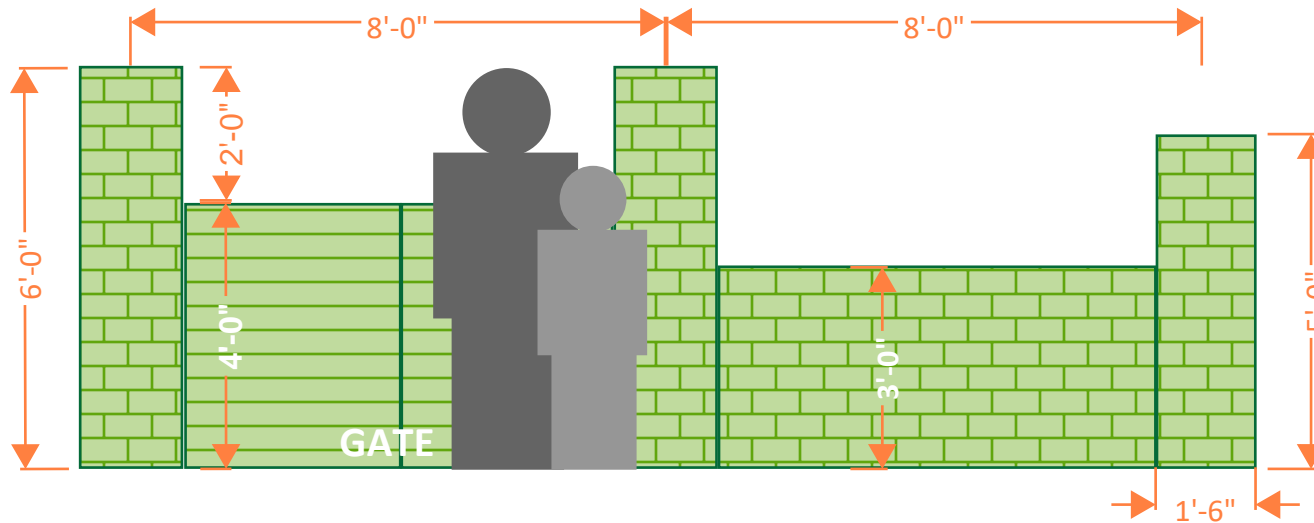
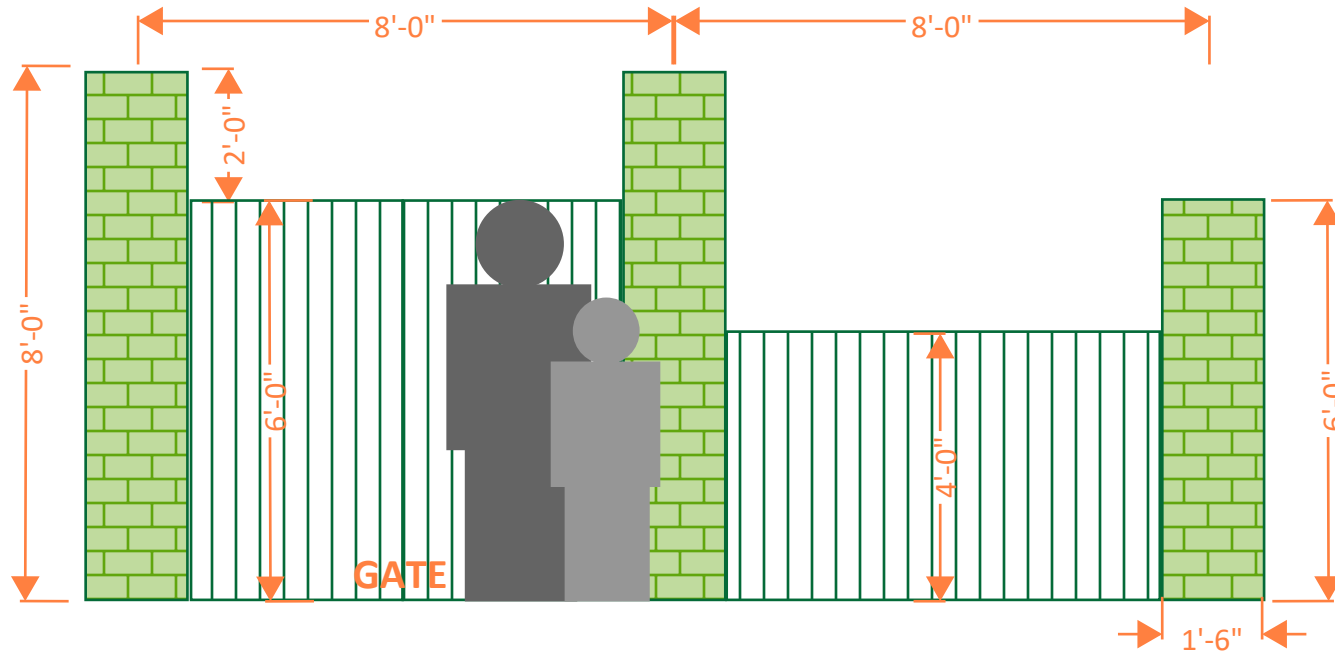
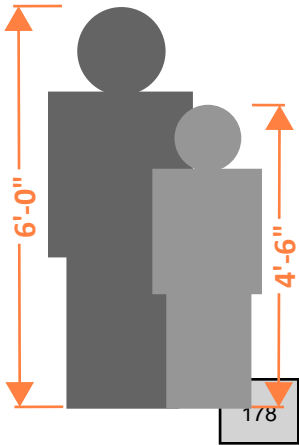
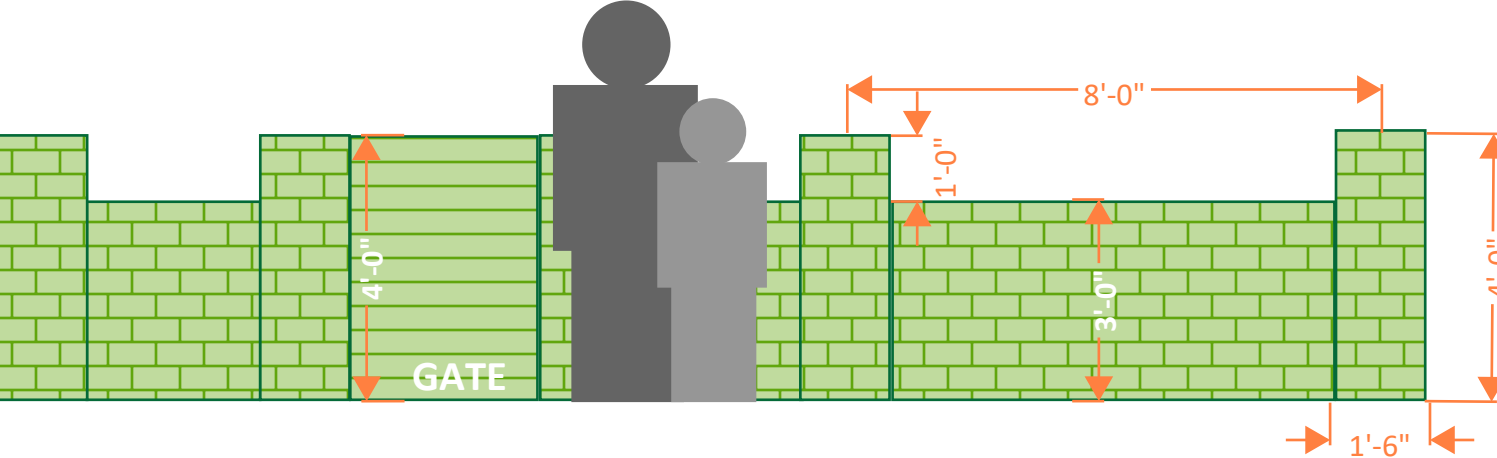
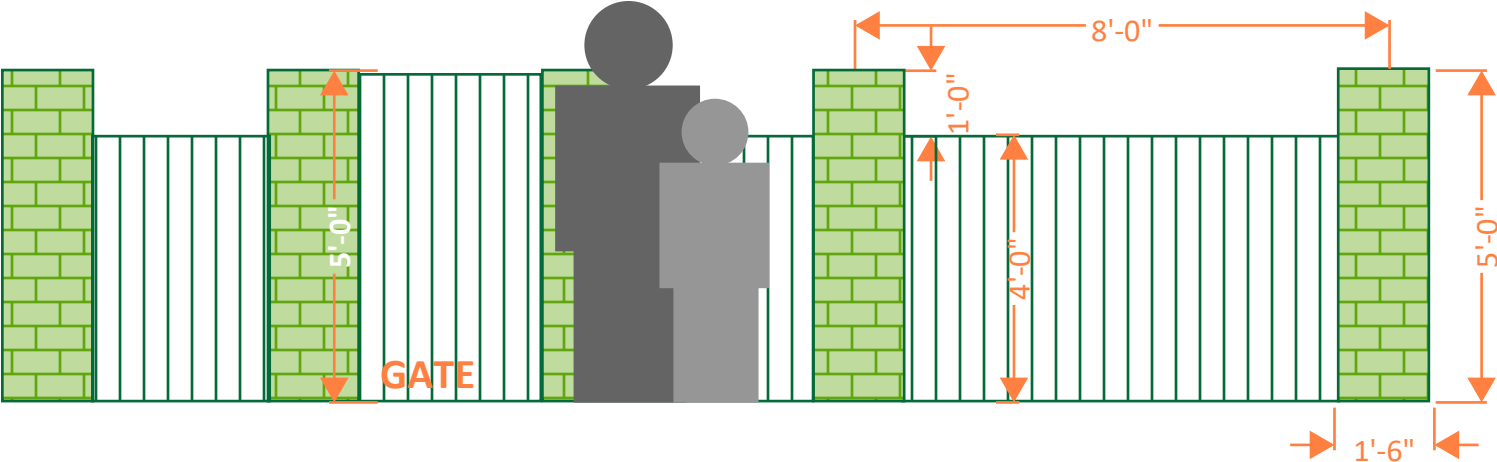


Exhibit 1 Diagram





RESOLUTION R2025 – 18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPOINTING A MEMBER TO THE BINGHAM CREEK REGIONAL PARK AUTHORITY BOARD.

WHEREAS, the City of South Jordan (the “City”) and Salt Lake County (the “County”) entered into an interlocal cooperation agreement to create a new entity to own, operate, and maintain the regional park known as Bingham Creek Regional Park; and

WHEREAS, the entity that was created is called the Bingham Creek Park Authority and its governing board is to be appointed by mutual agreement of the City and County; and

WHEREAS, the governing board shall consist of seven people, one of which is a merit employee from the County, and one of which is a merit employee from the City; and

WHEREAS, there is one vacancy on the governing board; and

WHEREAS, the City Council of the City of South Jordan desires to appoint the following individual to the Bingham Creek Park Authority Board.

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

SECTION 1. Appointment of Member. The City Council hereby appoints the following individual as a member of the Bingham Creek Park Authority Board:

Bingham Creek Park Authority Board Member:

1. Sonia Lopez replacing Wendy Thomas

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage. The appointment of said governing board member shall become effective when the County has also passed an appropriate appointing resolution indicating consent to the individual as stated above.

[Signature Page Follows]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 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:



Office of the City Attorney

RESOLUTION R2025 - 20**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING A TENTATIVE BUDGET; MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF SOUTH JORDAN FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026.**

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, 2025 and ending June 30, 2026; and

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

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

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

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

SECTION 1. Tentative Budget Adoption. The amounts shown in Exhibit “A”, which is attached hereto and incorporated herein by reference, are hereby tentatively appropriated for the corporate purposes and objectives of the City of South Jordan for the fiscal year commencing July 1, 2025 and ending June 30, 2026 and are hereby adopted as the Tentative Budget of the City of South Jordan for the fiscal year 2025-2026.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 6TH DAY OF MAY, 2025 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:



Office of the City Attorney

City of South Jordan
State of Utah

Fiscal Year
2025-2026

Tentative Budget



The City of South Jordan

Tentative Budget

Fiscal Year 2025-2026

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

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CAPITAL IMPROVEMENT PROGRAM

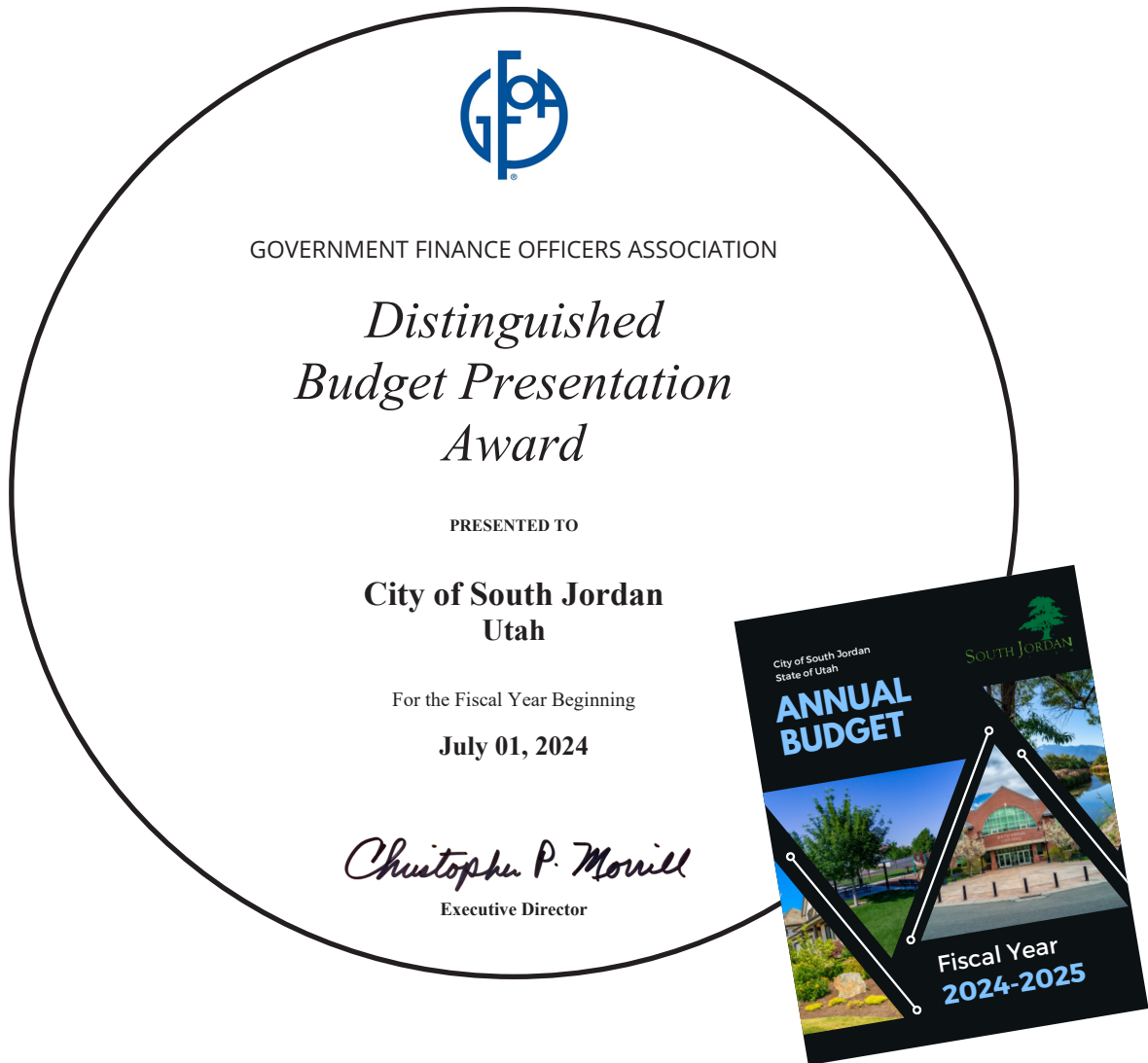
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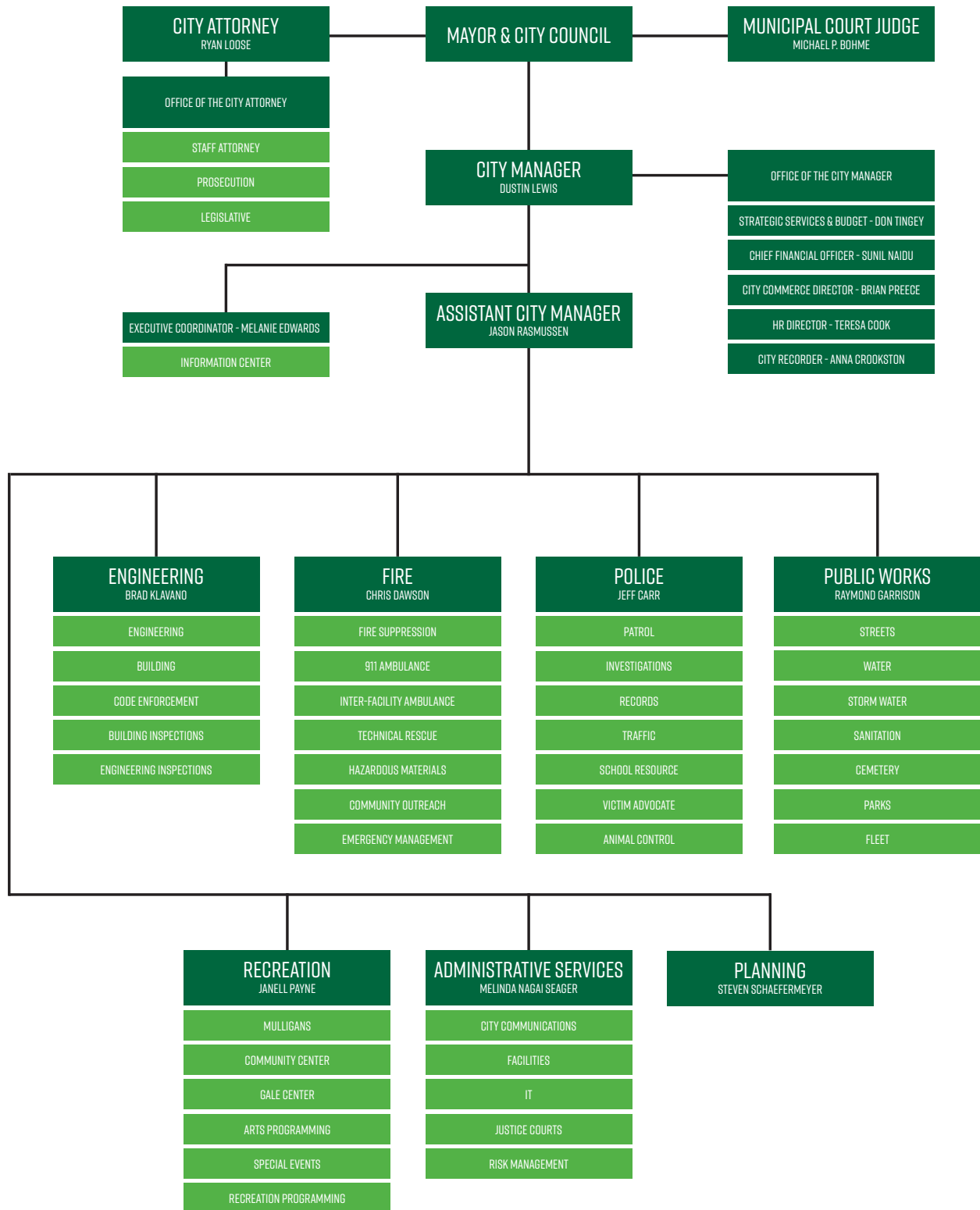
The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of South Jordan, Utah for its Annual Budget for the fiscal year beginning July 1, 2024.

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 31 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

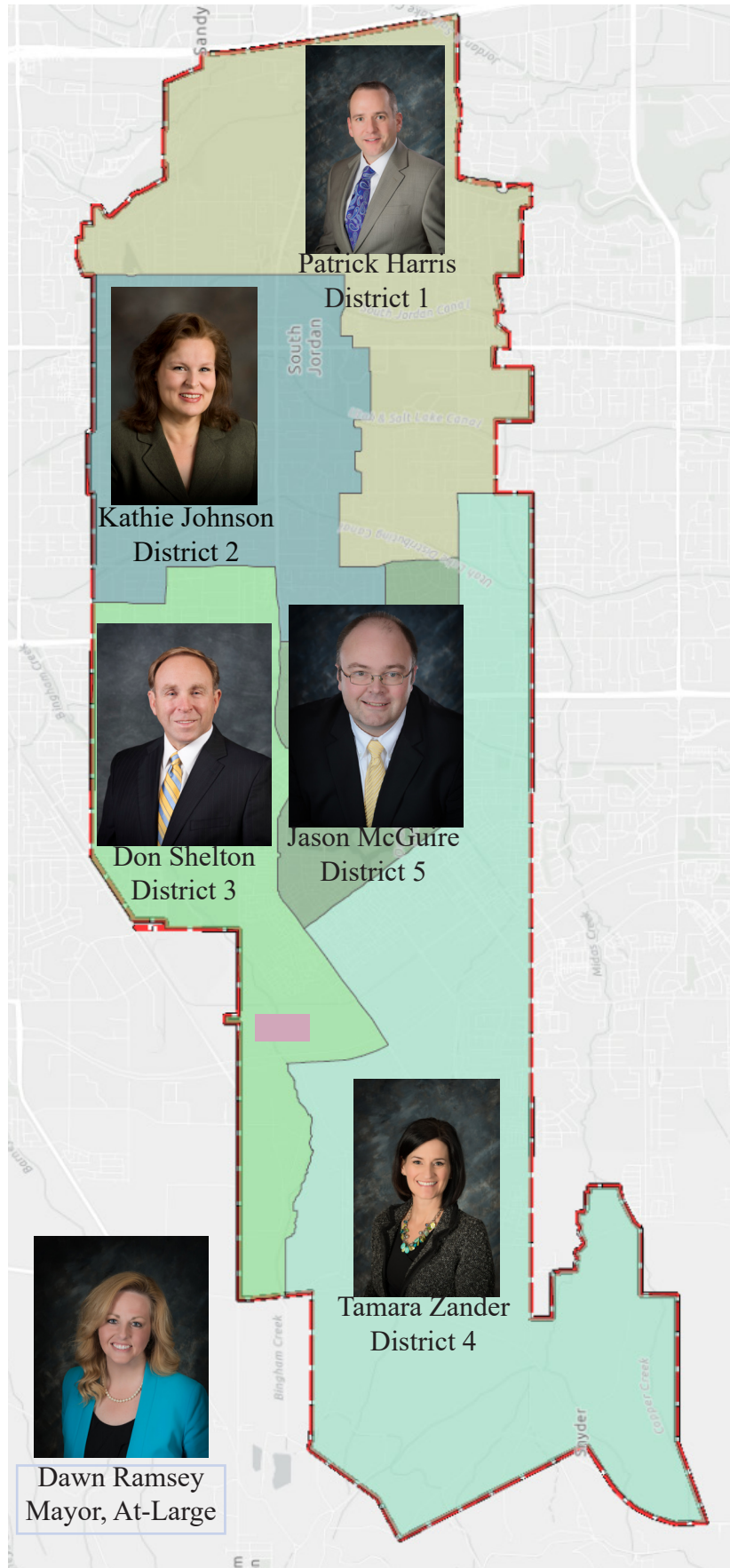
Appointed Officials

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

Executive Team

<i>Assistant City Manager</i>	Jason Rasmussen	jasmussen@sjc.utah.gov
<i>Director of Strategy & Budget</i>	Don Tingey	dtingey@sjc.utah.gov
<i>Director of Human Resources</i>	Teresa Cook	tcook@sjc.utah.gov
<i>Police Chief</i>	Jeff Carr	jcarr@sjc.utah.gov
<i>Director of City Commerce</i>	Brian Preece	bpreece@sjc.utah.gov
<i>Director of Engineering</i>	Brad Klavano	bklavano@sjc.utah.gov
<i>Director of Planning</i>	Steven Schaefermeyer	sschaefermeyer@sjc.utah.gov
<i>Director of Public Works</i>	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



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 2025-2026. 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 (see pages 10-11). 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.

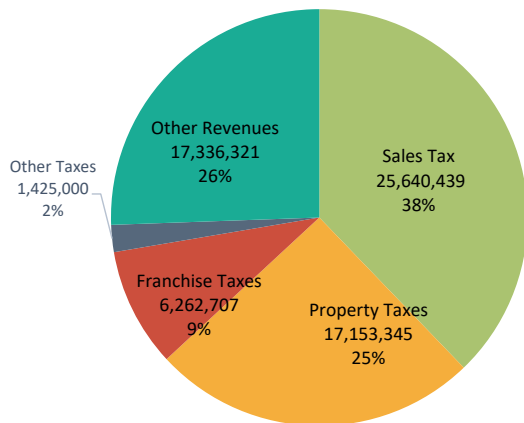
As the City grows, we have a responsibility to ensure our investment in personnel, infrastructure, and services are not eroded over time. After careful evaluations, the following items are some of the major undertakings of this budget; a) fortification of our employee retention program, b) funds for infrastructure, maintenance and projects totaling \$ 11,011,000, c) hiring 1 new full-time employee (Utility Billing Clerk).



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.

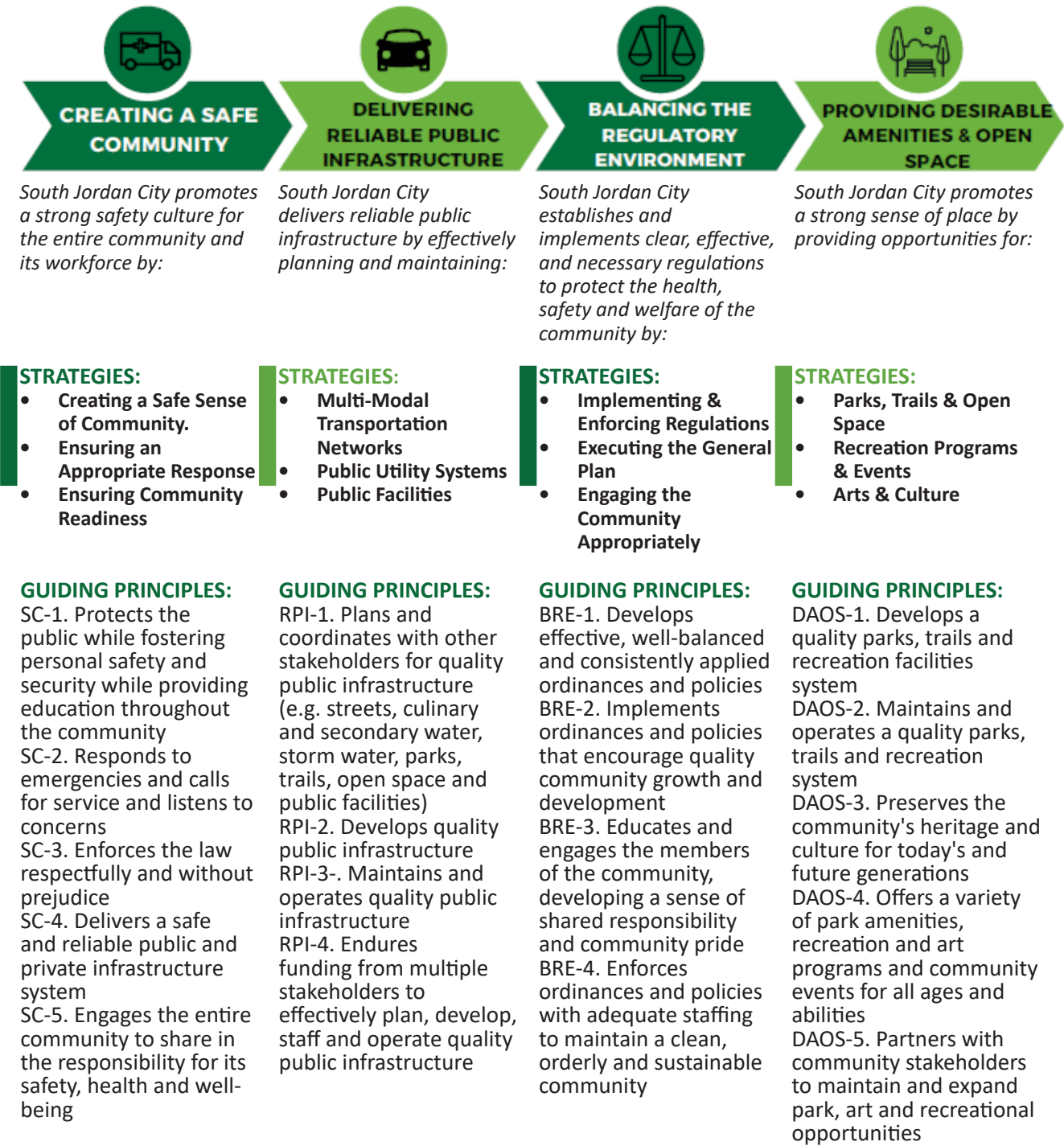
Our Vision

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

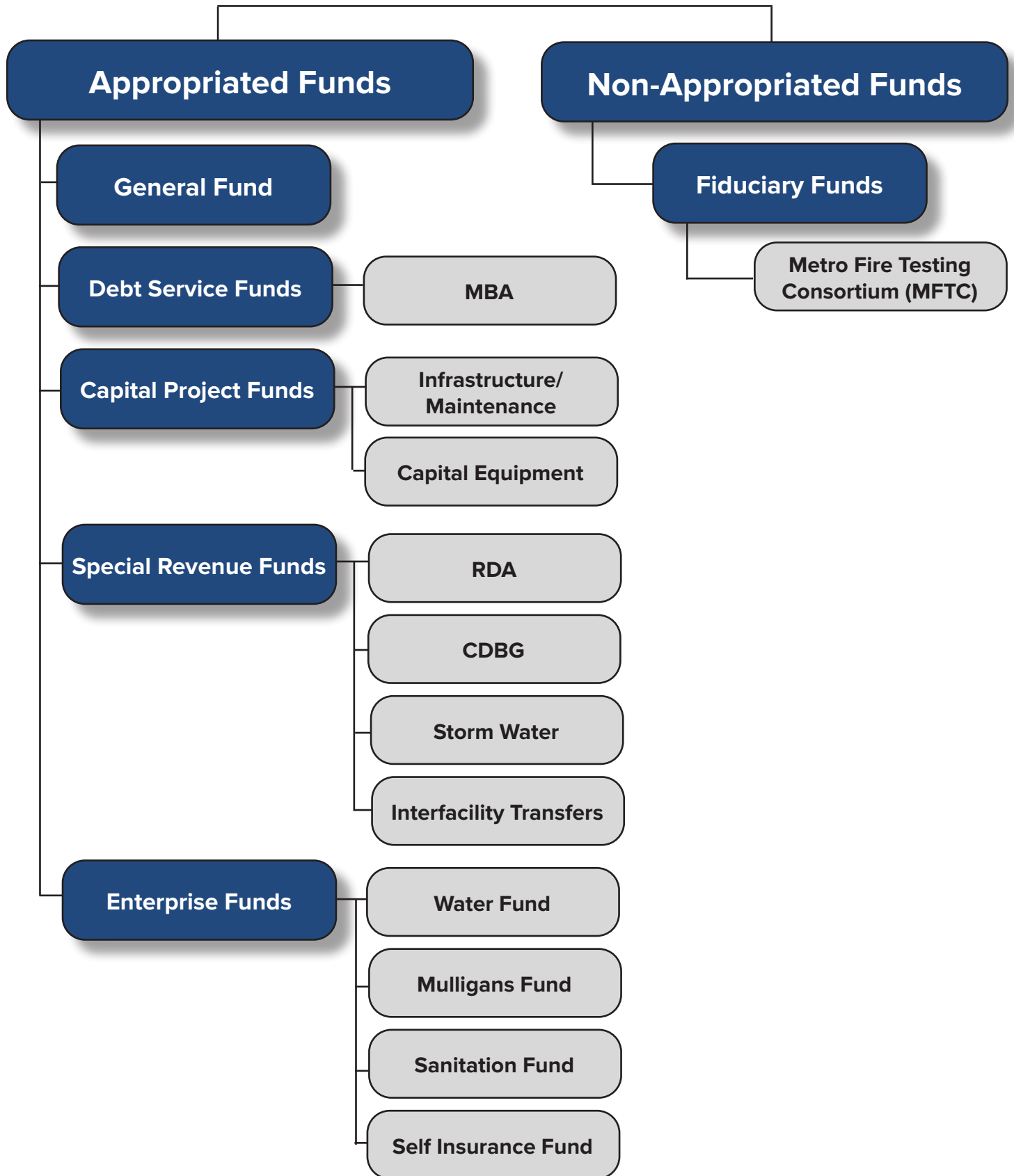




The chart below outlines the process used to create strategic goals.



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	Self Insurance Fund
Office of the City Manager	9,280,404	6,020,675	-	23,790,000			240,000				
Administrative Services	6,059,588									2,348,090	733,417
Recreation	2,708,279										
Engineering Services	5,434,854										
Planning	976,677										
Fire/EMS	13,472,293					2,652,000					
Police	15,152,618										
Public Works	11,232,409		17,375,570		3,655,594			28,060,727	6,621,427		
City Attorney	1,474,362										



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 2025-2026 budget was developed in compliance with state law and was approved by the City Council after a public hearing was held. The proposed FY 2025-2026 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 2025-2026 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.

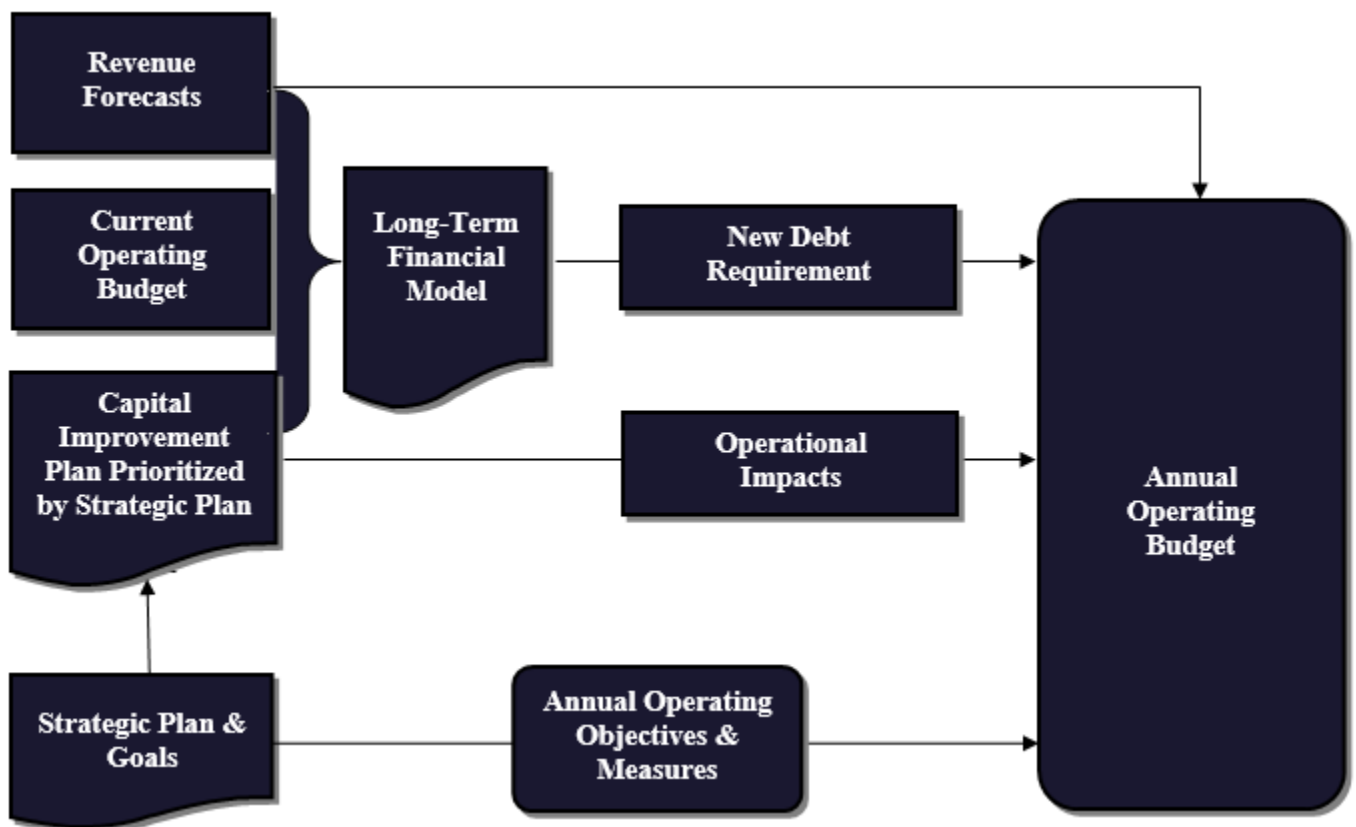
All Budgetary Funds		
Fund Type	Accounting Basis	Budgeting Basis
Governmental Funds		
General Fund	Modified Accrual	Modified Accrual
Special Projects Funds	Modified Accrual	Modified Accrual
Capital Projects Funds	Modified Accrual	Modified Accrual
Debt Service Funds	Modified Accrual	Modified Accrual
Non-Governmental Funds		
Proprietary Funds	Accrual	Modified Accrual
Proprietary Funds do not budget for items such as depreciation, the sale of capital assets, etc.		

Budget Process

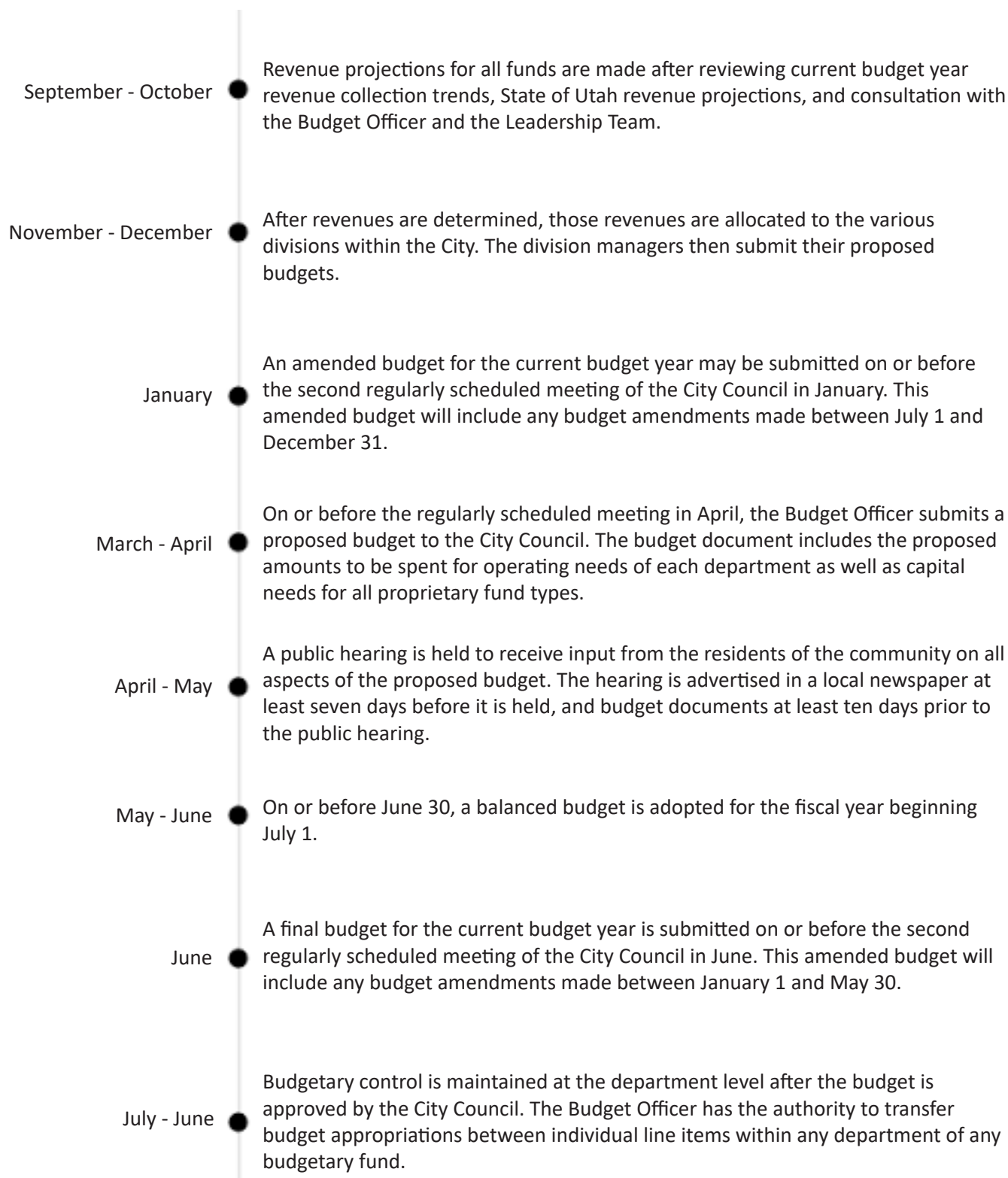
Budget amendments

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 2026 Tentative Budget at the May 6, 2025 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 \$101,301,843.

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 2026

The following is a summary of the increased fees for 2026:

**See detailed fee schedule on page 197*

Development Review Fees

Public Infrastructure District

Escrow Deposit	\$15,000
----------------	----------

Police Department Fees

Extra Duty Fee	\$76 per hour (3 hour minimum) Supervisor fee \$96 (supervisor required for every 4 officers)
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Animal Control Fees

Adoption Fee (Non-Altered)	\$25 plus \$125 sterilization fee
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Storm Water Fees

Residential	\$9.56 per month (total residential storm drain fee = 1 ERU*)
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*ERU is equivalent residential unit equal 4,752 square feet of impervious surface

Non-residential	\$9.56 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

Dumpster	\$50 per weekday
	\$100 per weekend

1st Can	\$16.05 per month
---------	-------------------

Each additional can	\$10.74 per month
---------------------	-------------------

Senior option (70 gallon can)	\$11.89 per month
-------------------------------	-------------------

Water Rates

Culinary Water Usage Rates

Tier 1	\$2.21
Tier 2	\$2.49
Tier 3	\$2.77
Tier 4	\$3.05
Tier 5	\$3.32

Secondary Water Rates

Base Rate	\$19
Pumped Rate	\$6

FY 2026 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, 2025 through

June 30, 2026. 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	\$69,192,812	\$69,192,812	Class C Road Funds	\$4,372,510	\$4,372,510
Special Revenue Fund	\$30,337,594	\$30,337,594	Transportation Tax	\$2,300,694	\$2,300,694
Debt Service Fund	\$6,020,675	\$6,020,675	General Capital	\$6,995,710	\$6,995,710
Enterprise Fund	\$37,763,661	\$37,763,661	Capital Equipment	\$3,706,656	\$3,706,656

APPROPRIATED BUDGET BY FUND

The City’s total appropriated operating budget of \$160 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.

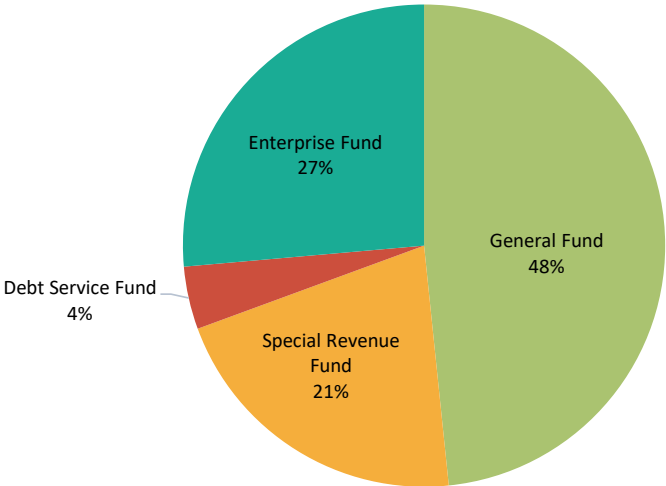
Transfers from one fund to another, such as a transfer from the general fund to a capital project fund to offset costs of a capital project, are shown as an expense (or transfer) for the entity fund providing the funding and as revenue to the fund receiving the transfer. In order to determine the

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

All funds are balanced in fiscal year 2026. The City’s general fund is balanced in 2026.

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

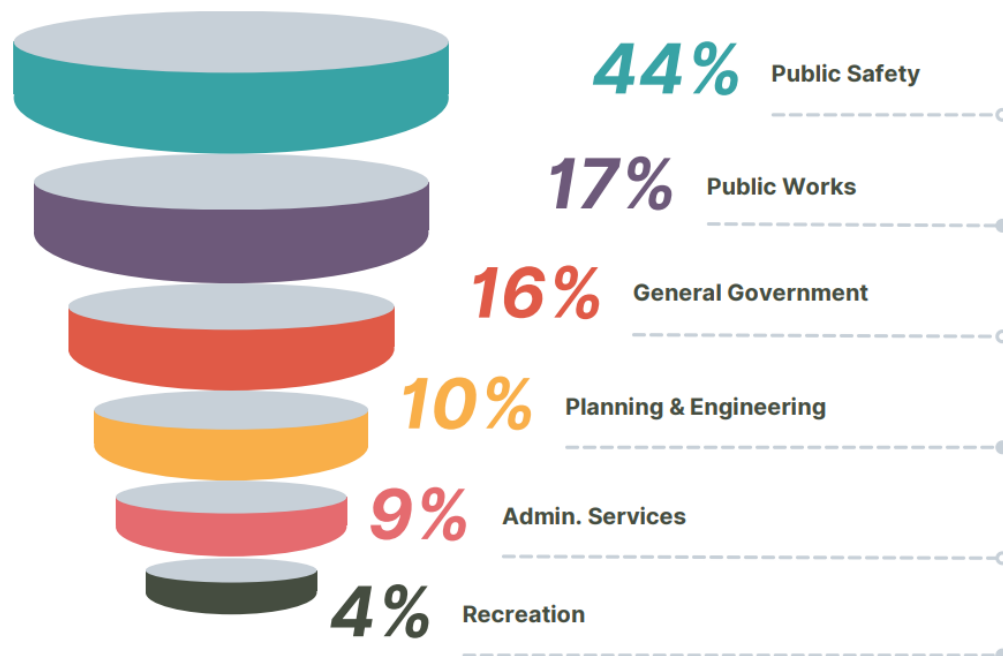
How General Fund Money is Spent

The general fund is the operating fund of the City for general service departments. The general fund has an operating budget of \$69 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

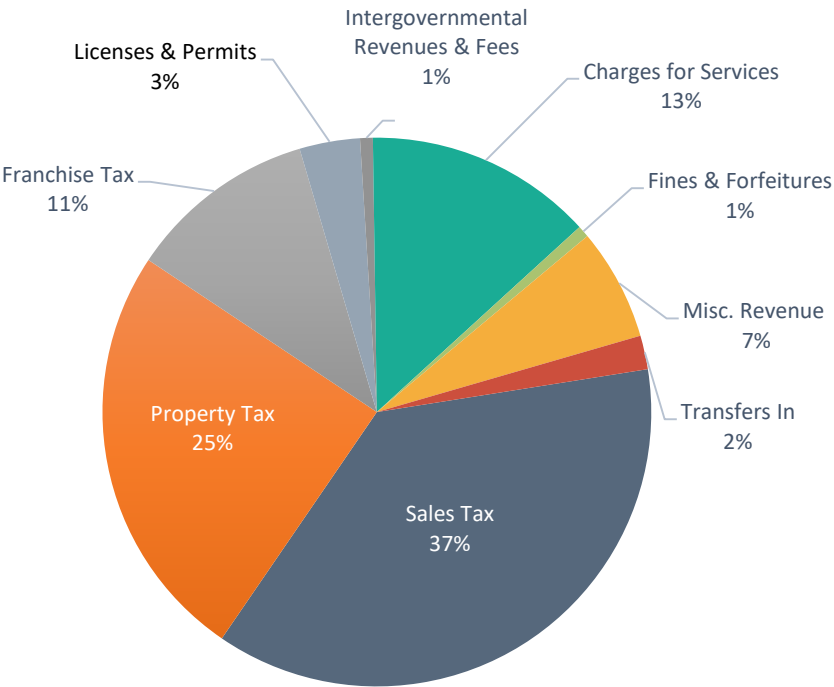
How Money is Spent



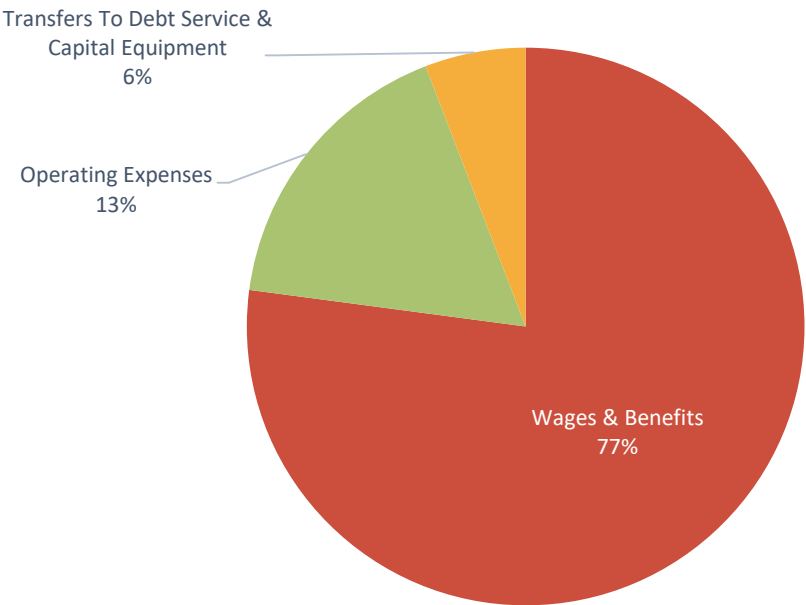
FY 25-26 Principal and Interest Payments

Fund	Principal	Interest	Total
General Fund	\$3,775,000	\$2,229,175	\$6,004,175

Where Money Comes From
General Fund 2026 Adopted, \$69,192,812



How Money is Spent
General Fund 2026 Adopted, \$69,192,812



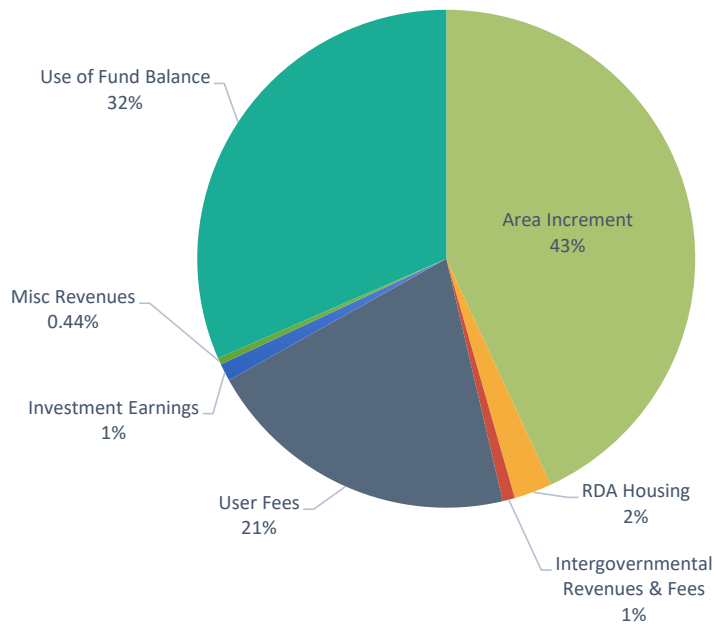
Budget in Brief

Special Revenue Fund

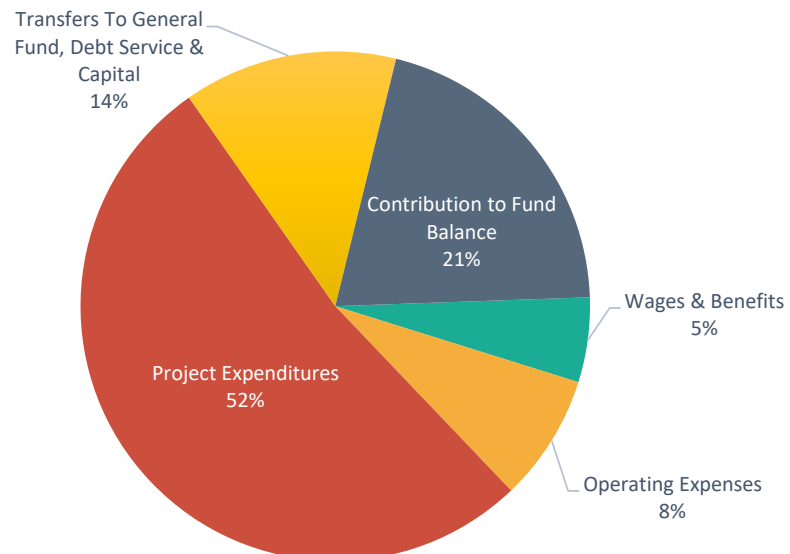
The special revenue funds have an operating budget of \$30 million. Special revenue funds are used to account for

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 2026 Adopted, \$30,337,594



How Money is Spent Special Revenue Funds 2026 Adopted, \$30,337,594

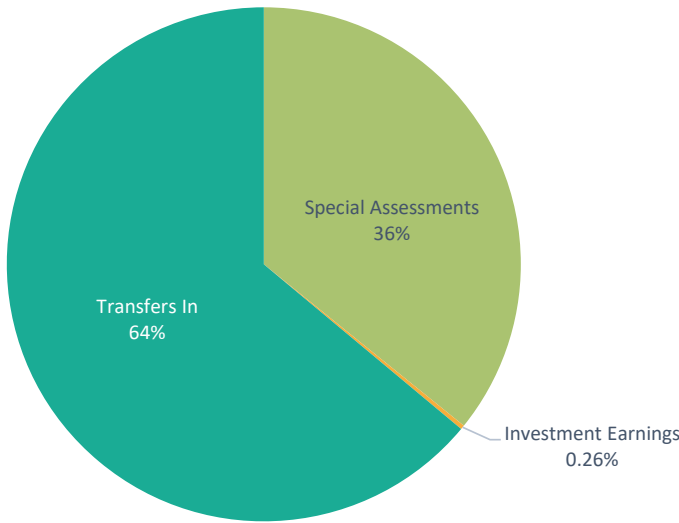


Debt Service Fund

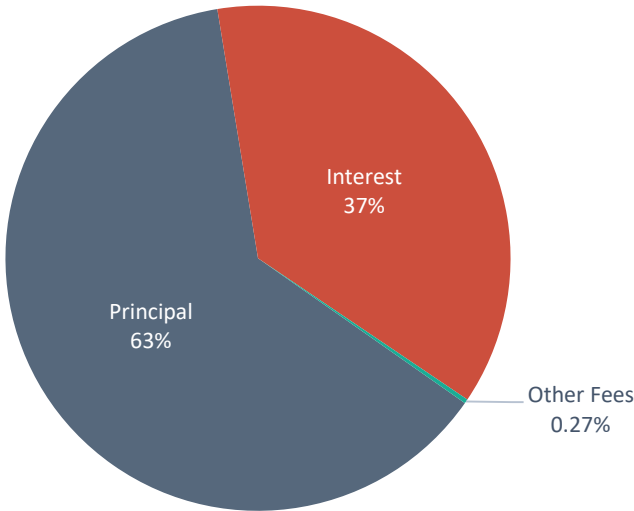
The debt service fund has an operating budget of \$6 million. The debt service fund is used to account for the accumulation of resources and payment of

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 2026 Adopted, \$6,020,675



How Money is Spent
Debt Service Funds 2026 Adopted, \$6,020,675



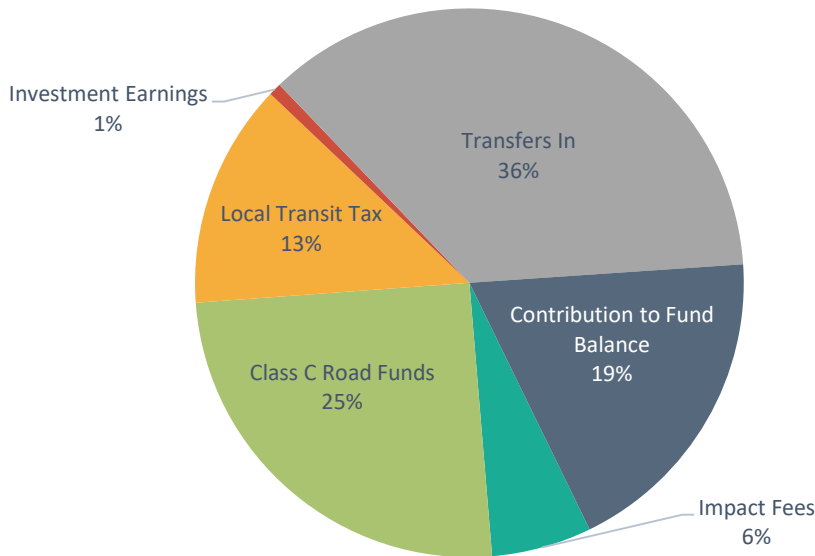
Budget in Brief

Capital Projects Fund

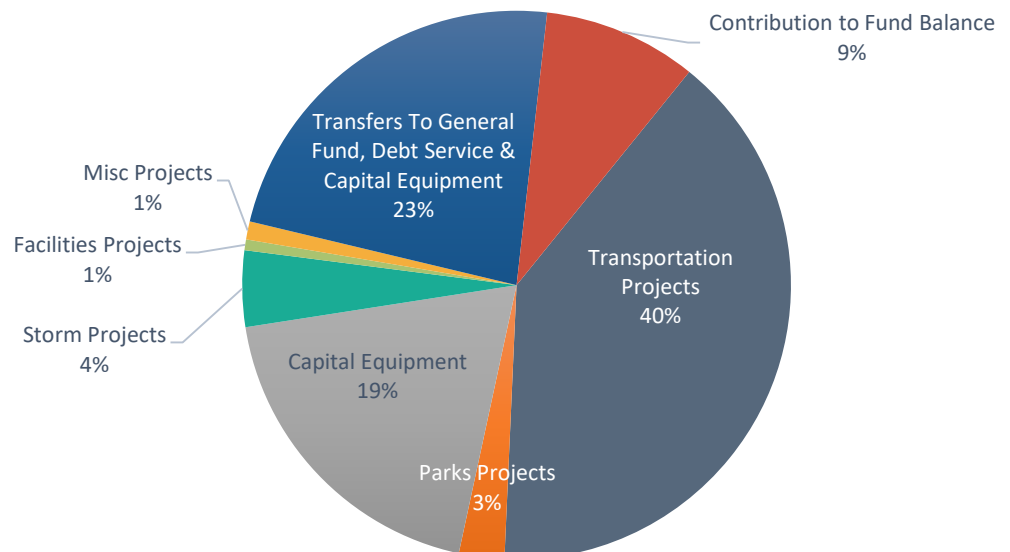
The capital project fund is used to account for new construction, expansion, renovation, or replacement

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 2026 Adopted, \$17,375,570



How Money is Spent Capital Projects Fund 2026 Adopted, \$17,375,570



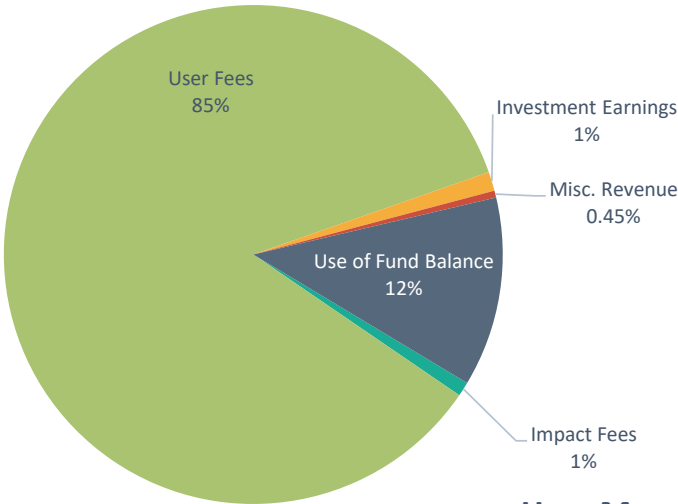
Enterprise Fund

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

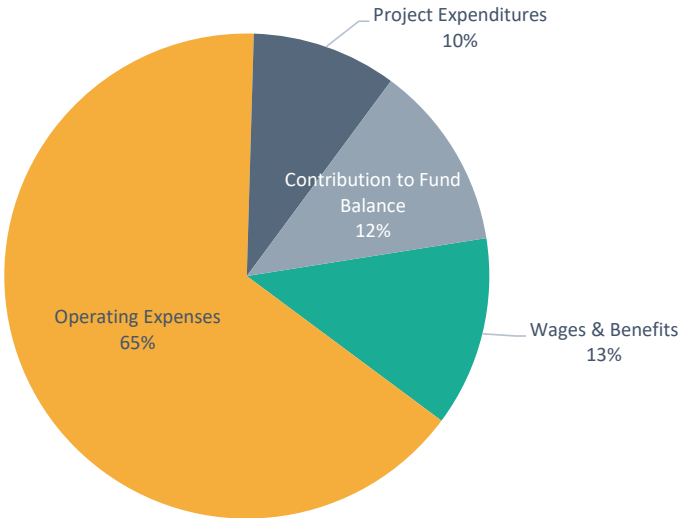
FY 2026 budget. Administrative fees are charged to enterprise fund for general government services. Administrative fees charged for FY 2026 to support general government services total \$4,185,455.

Fund	Amount
Water	\$3,451,422
Sanitation/Recycling	\$724,033
Mulligans	\$10,000

Where Money Comes From
Enterprise Funds 2026 Adopted, \$37,763,661



How Money is Spent
Enterprise Funds 2026 Adopted, \$37,761,661



Budget in Brief

STAFFING CHANGES

The City has 455 (FTE) employees budgeted in FY 2026. This represents a net increase of one FTE from FY 2025. Funding has been increased to fund the following changes to FTE's:

1.0 new FTE has been added to Finance for FY 2026.

Total Current FTE	454
Finance (Utility Billing Clerk)	1
Total Recommended FTE FY 2026	455

SUMMARY OF PERSONNEL APPROPRIATIONS AND POSITIONS BY DEPARTMENT

<u>Department</u>	<u>FY 23-24 Actual</u>	<u>FY 24-25 Budget</u>	<u>FY 25-26 Budget</u>	<u>FY 23-24 FTE's</u>	<u>FY 24-25 FTE's</u>	<u>FY 25-26 FTE's</u>
General Fund						
Executive	\$1,945,051	\$2,238,259	\$2,265,125	6	6	6
Information Center	\$450,983	\$442,720	\$475,934	6	6	6
Human Resources	\$793,418	\$973,843	\$1,012,519	4	4	4
Finance	\$3,812,230	\$4,134,938	\$4,205,333	20	20	21
City Commerce & Sustainability	\$364,917	\$366,171	\$367,510	2	2	2
City Recorder	\$339,775	\$459,228	\$466,344	2	2	2
Administrative Services	\$527,593	\$540,654	\$472,906	3	3	3
Communications/Media/Marketing	\$465,814	\$496,967	\$513,100	3	3	3
Court	\$683,735	\$753,298	\$757,012	5	5	5
Information Services	\$2,312,458	\$2,403,787	\$2,594,676	11	11	11
Facilities	\$1,590,390	\$1,541,512	\$1,621,894	9	9	9
Recreation & Event Programs	\$1,772,903	\$2,314,575	\$2,294,696	10	13	13
Seniors	\$410,897	\$365,987	\$368,001	3	3	3
Building	\$1,940,883	\$1,890,209	\$1,901,331	15	13	13
Engineering	\$3,026,794	\$3,444,572	\$3,532,419	20	24	24
Planning	\$893,520	\$963,105	\$976,677	8	7	7
Fire	\$12,343,471	\$12,940,730	\$13,354,956	92	93	93
Police	\$12,610,694	\$15,078,729	\$15,059,498	88	92	92
Public Works Admin	\$1,110,630	\$1,243,571	\$1,348,247	8	9	9
Fleet	\$1,600,839	\$1,618,698	\$1,614,467	6	6	6
Parks	\$4,230,184	\$4,771,505	\$4,596,980	30	33	33
Cemetery	\$360,788	\$440,242	\$473,781	3	3	3
Streetlighting	\$463,186	\$467,999	\$492,095	2	2	2
Streets	\$2,165,691	\$2,691,363	\$2,658,432	19	22	22
City Attorney	\$1,375,043	\$1,467,002	\$1,474,362	6	6	6
Total General Fund	\$57,591,886	\$64,049,664	\$62,467,181	381	397	398

Department	FY 23-24 Actual	FY 24-25 Budget	FY 25-26 Budget	FY 23-24 FTE's	FY 24-25 FTE's	FY 25-26 FTE's
Enterprise Fund						
Mulligans	\$2,321,276	\$1,847,826	\$2,003,090	7	9	9
Sanitation	\$7,038,825	\$6,251,853	\$6,616,994	5	5	5
Water	\$27,214,039	\$23,214,539	\$23,941,039	25	26	26
Secondary Water	\$963,132	\$1,839,347	\$1,312,296	3	3	3
Total Enterprise Funds	\$37,537,272	\$33,153,565	\$33,873,419	40	43	43
Special Revenue Funds						
Storm Water	\$3,544,642	\$3,655,594	\$3,655,594	10	8	8
Fire IFT	\$2,754,833	\$2,514,571	\$1,562,168	6	6	6
Total Special Revenue Funds	\$6,299,475	\$6,170,165	\$5,217,762	16	14	14
Total Full Benefited Employees	\$101,428,633	\$103,373,394	\$101,558,362	437	454	455

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 2026 is projected to be around 1.86 per \$1,000 of taxable valuation. It is estimated that a total of \$17,153,345 will be received from property taxes in FY 2026. This represents a decrease of 1.10% from fiscal year 2025.

Property tax increments are also generated within the 5 redevelopment areas. It is estimated that a total of \$5,075,000 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 2026, approximately \$25,640,439 will be received in local option sales tax. This is a 3.63% decrease over FY 2025. Of this amount, 30% will fund the remaining fire services, and engineering, planning and parks & recreation. In 2026 approximately \$200,000 will be received in transient room tax, \$405,000 will be received from cable TV tax, \$6,262,707 will be received from franchise

tax, and \$810,000 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 \$2,464,729 in licenses and permits in FY 2026.

Intergovernmental Revenue

Intergovernmental revenues include any money received from Federal and State grants. The city is estimated to receive \$758,000 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 2026 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 \$47,066,165 in FY 2026.

Special Assessments

Special assessments are an additional tax levied on private property for public improvements that enhance the value of the property. In FY 2026, special assessment revenue is estimated at \$2.1 million.

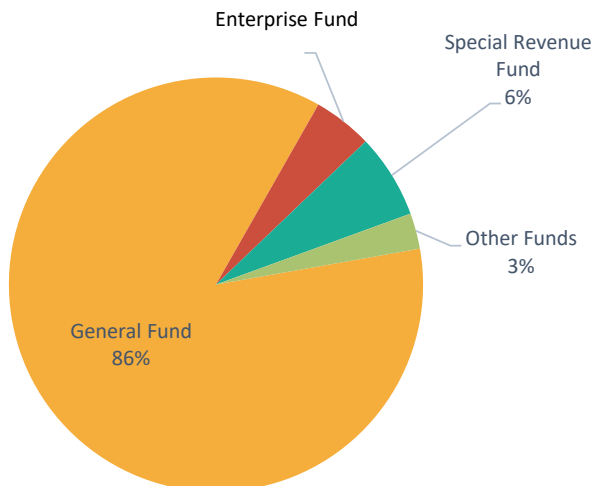
Investments

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 2026, the City projects the investment earnings to be \$5,241,728 citywide.

Miscellaneous Revenue

This category includes internal charges for services, investment earnings, and revenues of a non-recurring nature. Miscellaneous revenues are estimated at \$1,205,636 in FY 2026.

Investment Earnings



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 \$101,301,843. 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, including Capital Equipment for fiscal year 2026 totals \$11,011,000.

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 2026 totals \$11,011,000. Approximately \$1.7 million of this will be provided by last year's unspent appropriations. Another funding source representing approximately \$7.8 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. There will also be about \$38 million in capital carryovers, reflecting unspent funds from previous fiscal years.

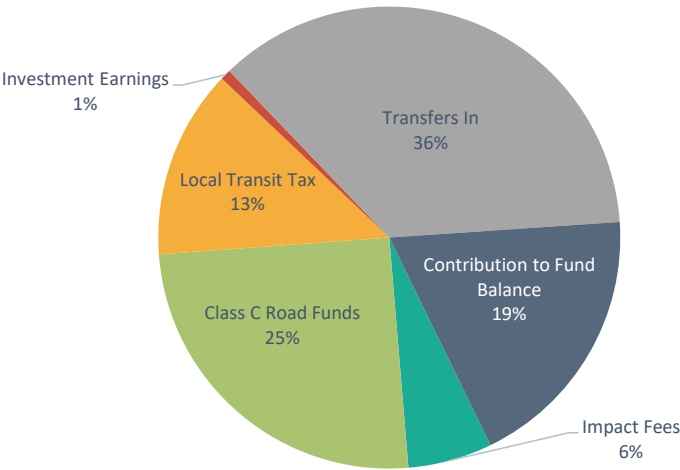
A major focus of the capital budget and capital improvement plan is the maintenance and refurbishment of existing city facilities. To this end, significant resources are dedicated for these types of projects including, Street, Sanitary and Water Improvements.

The following page provides a listing of some of the highlighted projects in the fiscal year 2026 capital budget. (refer to CIP detail page).

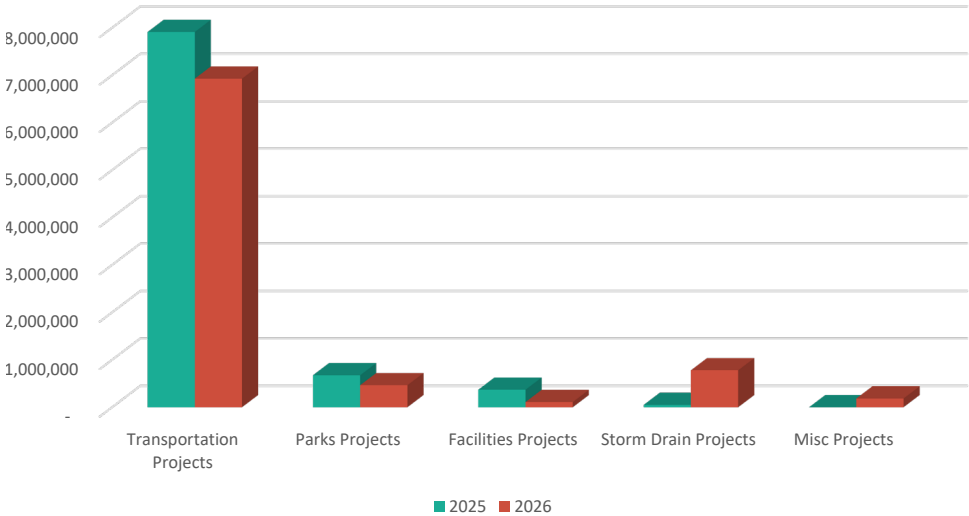
FY 2026 ADOPTED CAPITAL BUDGET HIGHLIGHTS

FY 2025-2026 CIP Funding	
Transportation Projects	\$3,871,000
Parks Projects	\$465,000
Facilities Projects	\$110,000
Storm Water Projects	\$780,000
Water Projects	\$2,455,000
Fleet Equipment	\$3,330,000
Total	\$11,011,000

Where Money Comes From



Capital Projects FY 2025 vs FY 2026



Long-Term Financial Plan

ALL BUDGETED FUNDS

	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Adopted Budget	FY 2027 Projected Budget	FY 2028 Projected Budget	FY 2029 Projected Budget	FY 2030 Projected Budget
REVENUES							
Taxes	\$48,066,890	\$51,655,559	\$50,471,491	\$52,995,066	\$55,379,843	\$57,595,037	\$59,898,839
Licenses & Permits	2,392,468	2,505,661	2,464,729	2,489,376	2,514,270	2,539,413	2,564,807
RDA Areas	2,312,135	13,035,000	13,822,500	10,000,000	9,500,000	8,000,000	7,500,000
Intergovernmental Revenues	20,785,663	7,234,000	7,431,204	7,579,828	7,731,425	7,886,053	8,043,774
Charges for Services	43,804,777	40,611,862	41,417,123	41,831,294	42,249,607	42,672,103	43,098,827
Fines & Forfeitures	505,069	470,000	480,000	482,400	484,812	487,236	489,672
Special Assessments	1,483,046	2,154,175	2,155,675	2,155,675	2,155,675	2,155,675	2,155,675
Impact Fees	1,325,787	1,575,000	1,375,000	1,375,000	1,375,000	1,375,000	1,375,000
Administration Fees	3,508,823	4,967,696	5,649,042	5,705,532	5,762,588	5,820,214	5,878,416
Investments	5,273,176	540,691	741,728	850,000	800,000	750,000	750,000
Transfers In	34,077,640	15,227,389	14,325,816	14,325,816	14,325,816	14,325,816	14,325,816
Miscellaneous Revenue	11,003,478	2,842,570	5,705,636	1,000,000	1,000,000	1,000,000	1,000,000
Total Revenues	174,538,952	142,819,603	146,039,944	140,789,988	143,279,036	144,606,547	147,080,823
EXPENDITURES							
Employee Expense	53,049,033	59,899,081	59,844,001	64,033,081	68,515,397	73,311,475	78,443,278
Supplies & Services	31,618,090	31,235,266	33,640,340	33,673,980	33,707,654	33,741,362	33,775,103
Administrative Fees	3,508,823	4,967,696	5,649,042	5,654,691	5,660,346	5,666,006	5,671,672
Debt Service	6,318,328	6,013,325	6,020,675	11,162,001	8,434,775	8,222,525	5,998,425
Capital Outlay & Projects	35,731,219	32,880,728	31,342,619	31,342,619	31,342,619	31,342,619	31,342,619
Transfers Out	33,054,993	15,357,768	14,492,230	14,492,230	14,492,230	14,492,230	14,492,230
Total Expenditures	163,280,486	150,353,864	150,988,907	160,358,602	162,153,021	166,776,217	169,723,327
Net Increase (Decrease) in Fund Balance	11,258,466	(7,534,261)	(4,948,963)	(19,568,615)	(18,873,985)	(22,169,670)	(22,642,504)
Beginning Fund Balance	187,729,028	198,987,494	191,453,233	186,504,270	166,935,655	148,061,670	125,892,001
Ending Fund Balance	198,987,494	191,453,233	186,504,270	166,935,655	148,061,670	125,892,001	103,249,497

GENERAL FUND							
	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Adopted Budget	FY 2027 Projected Budget	FY 2028 Projected Budget	FY 2029 Projected Budget	FY 2030 Projected Budget
REVENUES							
Taxes	\$48,066,890	\$51,655,559	\$50,471,491	\$52,995,066	\$55,379,843	\$57,595,037	\$59,898,839
Licenses & Permits	2,392,468	2,505,660	2,464,729	2,563,318	2,665,851	2,772,485	2,883,384
Intergovernmental Revenues	672,088	523,000	518,000	543,900	571,095	599,650	629,632
Charges for Services	5,542,845	3,451,612	3,661,550	3,734,781	3,809,477	3,885,666	3,963,379
Fines & Forfeitures	505,069	470,000	480,000	482,400	484,812	487,236	489,672
Administration Fees	3,508,823	4,967,696	5,649,042	5,677,287	5,705,674	5,734,202	5,762,873
Investments	56,854	10,001	10,000	10,050	10,100	10,151	10,202
Transfers In	1,039,705	1,315,456	1,375,000	507,869	507,869	507,869	507,869
Miscellaneous Revenue	6,717,856	2,566,000	4,563,000	4,585,815	4,608,744	4,631,788	4,654,947
Total Revenues	68,502,598	67,464,984	69,192,812	71,100,486	73,743,465	76,224,084	78,800,797
EXPENDITURES							
Employee Expense	46,936,487	53,131,304	53,460,067	55,063,869	56,715,785	60,118,732	62,222,888
Supplies & Services	10,788,199	11,169,879	12,165,003	12,286,653	12,409,520	12,533,615	12,658,951
Transfers Out	9,166,944	3,163,801	3,567,742	3,000,000	3,000,000	3,000,000	3,000,000
Total Expenditures	66,891,630	67,464,984	69,192,812	70,350,522	72,125,305	75,652,347	77,881,839
Net Increase (Decrease) in Fund Balance	1,610,970	-	-	749,964	1,618,160	571,737	918,959
Beginning Fund Balance	19,027,972	20,638,942	20,638,942	20,638,942	21,388,906	23,007,066	23,578,803
Ending Fund Balance	20,638,942	20,638,942	20,638,942	21,388,906	23,007,066	23,578,803	24,497,792

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 2024 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 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 2026.

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 197-213.



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 2024-2025, the City accepted the certified tax rate set by the county in order to maintain a stable balance of revenues and to compensate for the increased cost of providing service to South Jordan residents. As illustrated in the Property Tax Comparison chart at the bottom of the

page, South Jordan’s property tax rate is comparable to other cities in the Salt Lake County.

Fund/Object

Property Tax - Current: 100-400000

Property Tax - Delinquent: 100-403000

Property Tax - Green Belt: 100-404000

Department

Finance

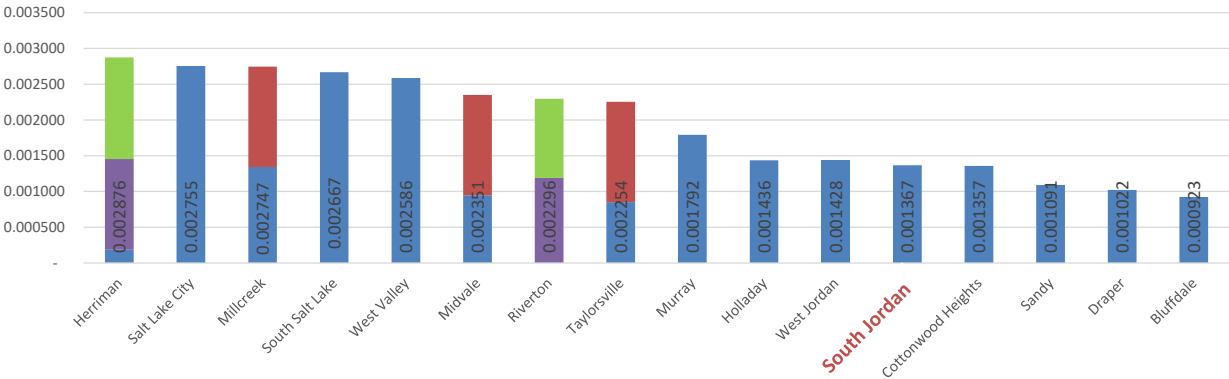
10-6-133
Maximum tax rate allowed per \$1 taxable value: .007

Definition:

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

45% exempt on primary resident.

Property Tax Comparison - Tax Year 2024



Comparative Rates Based on the Total Cost of Providing Municipal Services

Revenue Source Detail

Property Tax

Current Formula

Revenue
Neutral

Taxing Entity Allocation of Property Tax (rate as of 2024):

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	1.95%
Jordan Valley Water	3.35%
Central Utah Water	4.18%
Salt Lake County Library	4.66%
Salt Lake County	13.54%
South Jordan City	14.28%
State Basic School	14.70%
Jordan School District	40.23%

Current Rate

The current (FY 24-25) property tax rate in South Jordan is 0.001367.

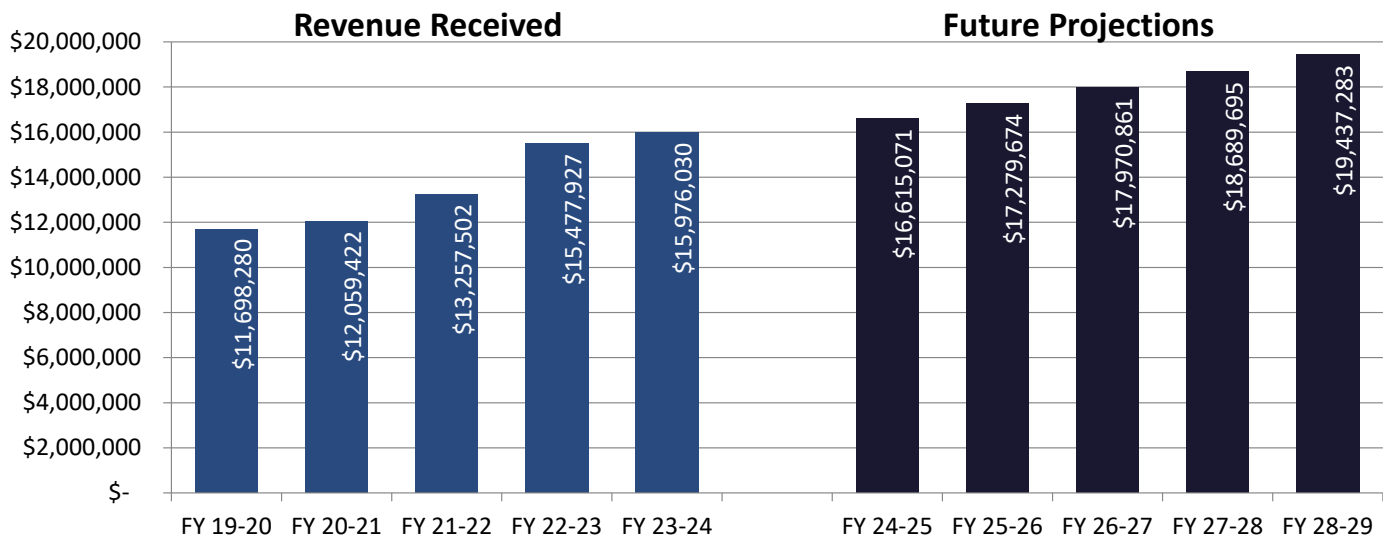
Method Received

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

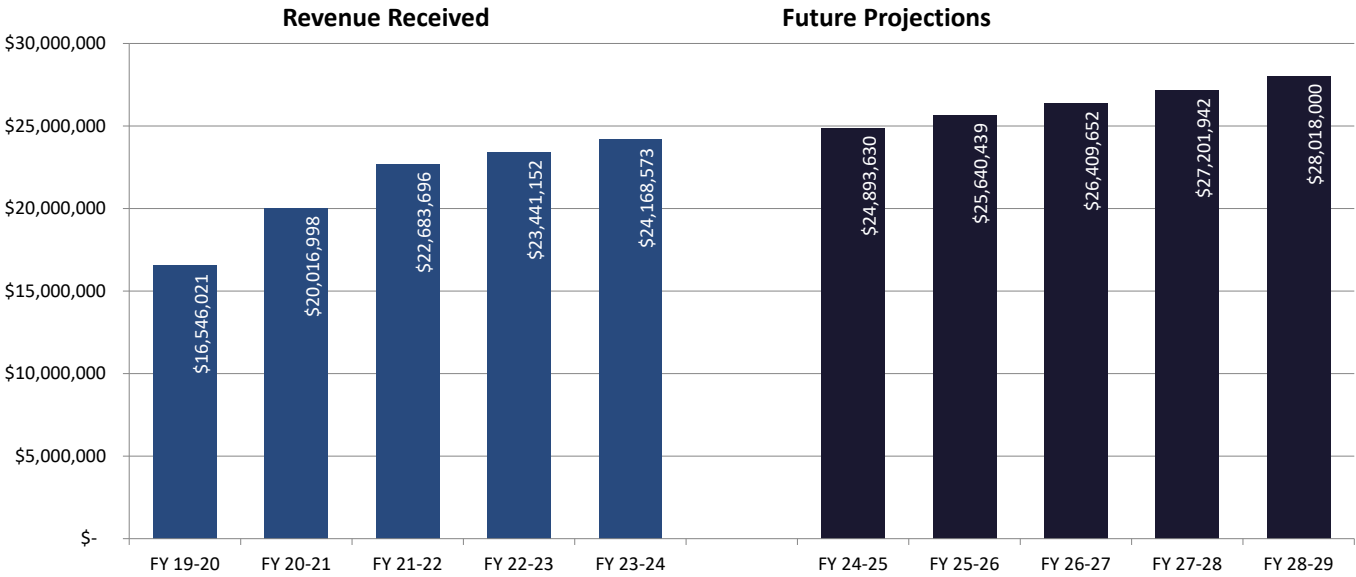
Funds are collected and distributed by the Utah State Tax Commission on a monthly basis.

Authorized Uses

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

Revenue Source Detail

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

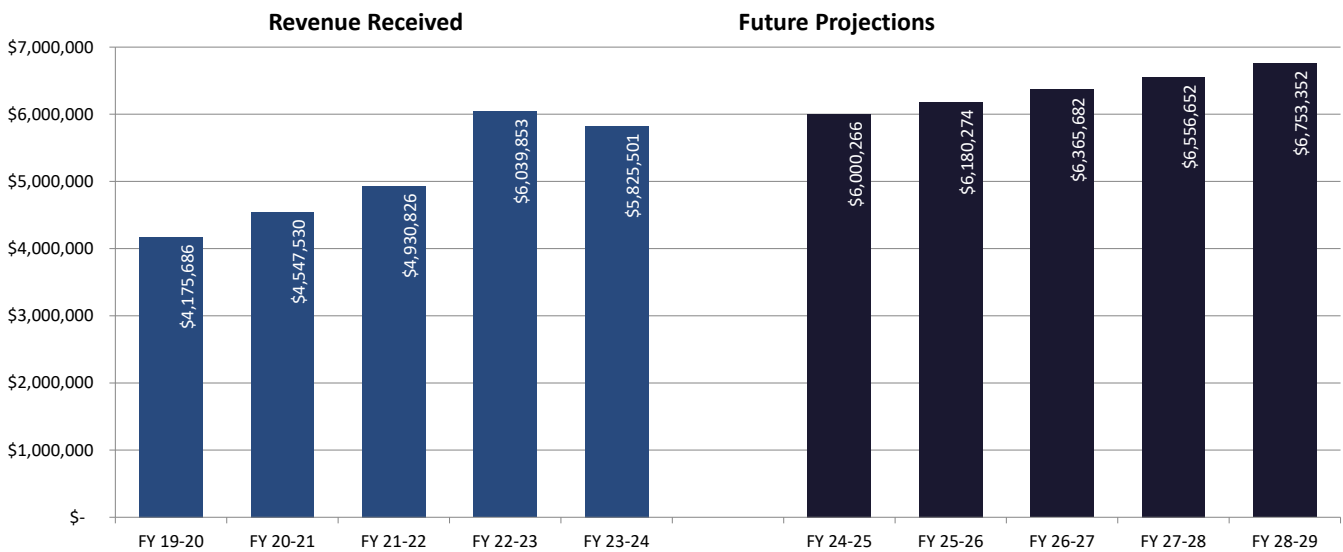
Department

Finance

Current Rate

As of FY 24-25, 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.

Fund/Object

100-409000

Authorized Uses

General Fund, unrestricted.

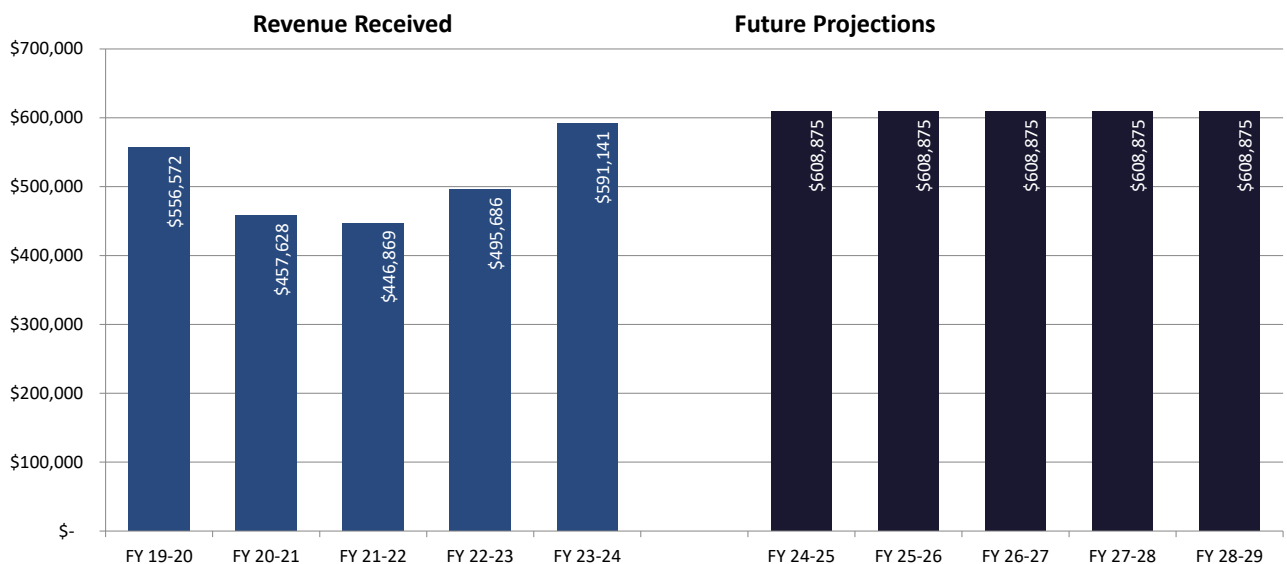
Department

Finance

Current Rate

As of FY 24-25, 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 24-25, the current rate collected by South Jordan City is 1%.

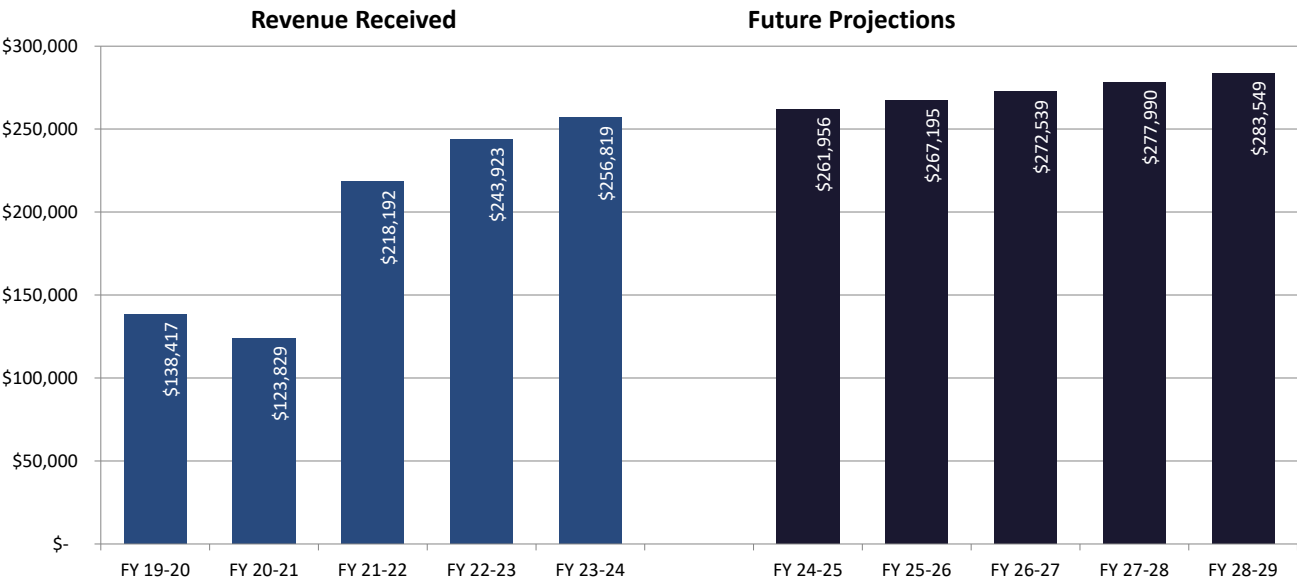
Method Received

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 24-25, the only two entities that provide this service are Century Link and Comcast.

Method Received

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

Fund/Object

100-401100

Authorized Uses

General fund, unrestricted.

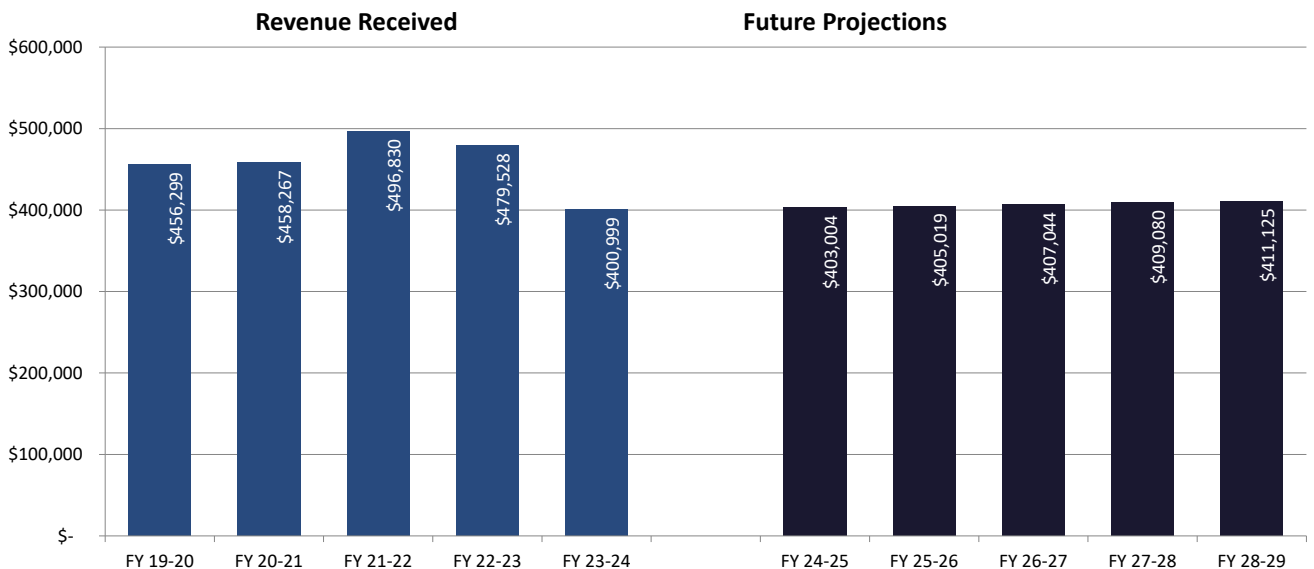
Department

Finance

Current Rate

As of FY 24-25, the current rate is 5%.

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.

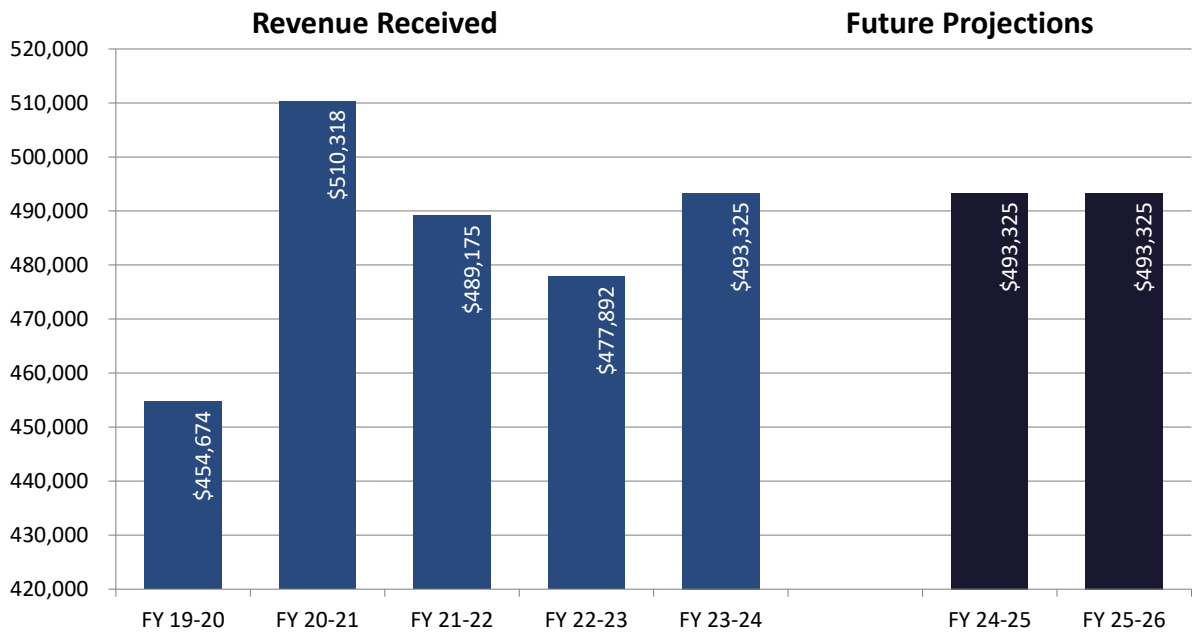
Authorized Uses

General Fund, unrestricted.

Fee Schedule

For the complete fee schedule, see pages 197-213.

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 197-213.

Method Received

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

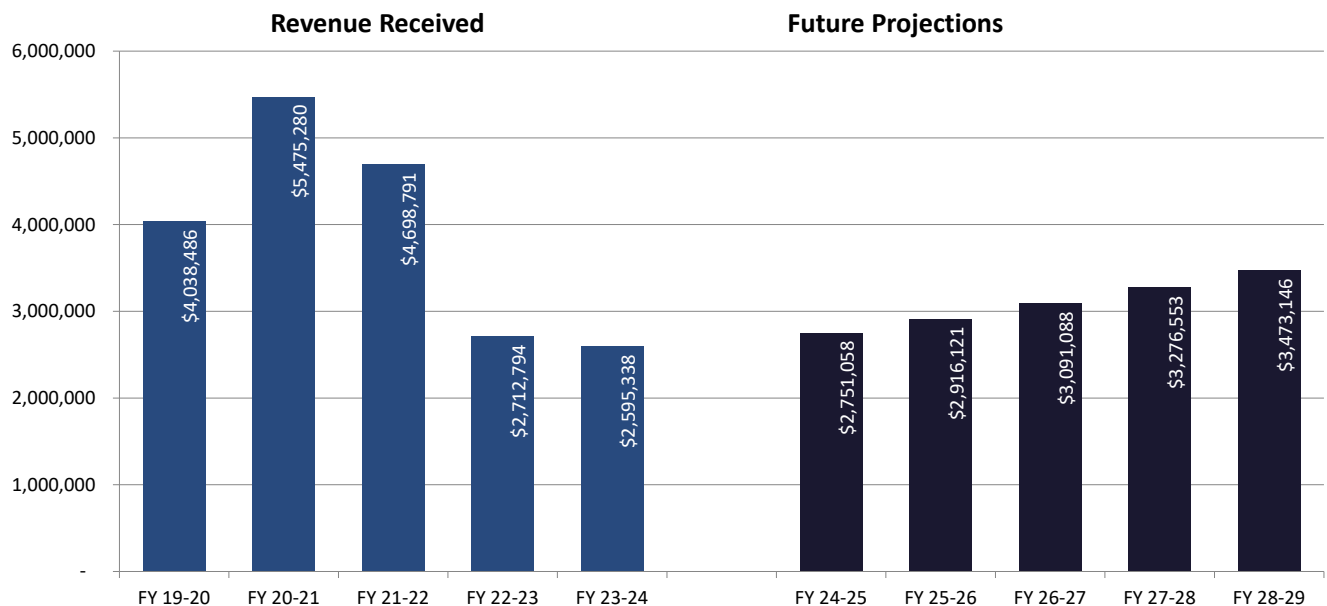
Authorized Uses

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.

Departments

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

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

- 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

Method Received

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

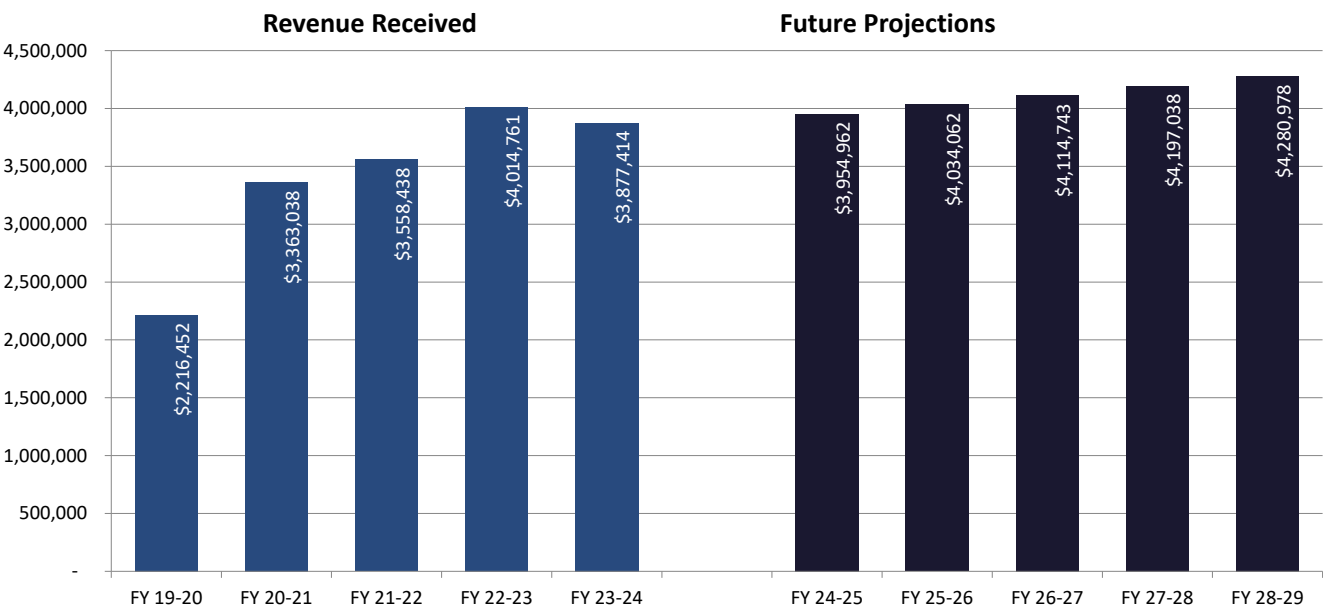
Authorized Uses

General Fund, unrestricted.

Fee Schedule

For the complete fee schedule, see pages 197-213.

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 469 miles of pipe, 25,851 water connections, and 4,227 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.

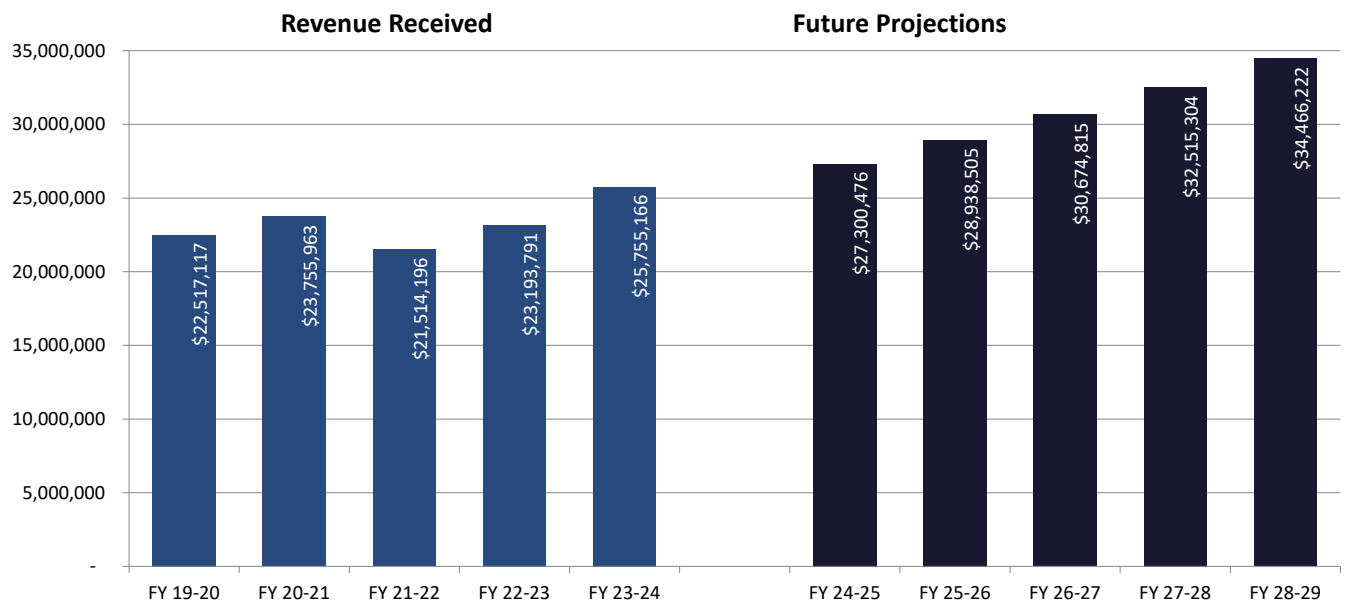
Fund/Object

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 197-213.

Revenue History



Summary

The Secondary Water division manages the delivery of irrigation water to approximately 4,100 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 4,100+ secondary water connections and 113 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.

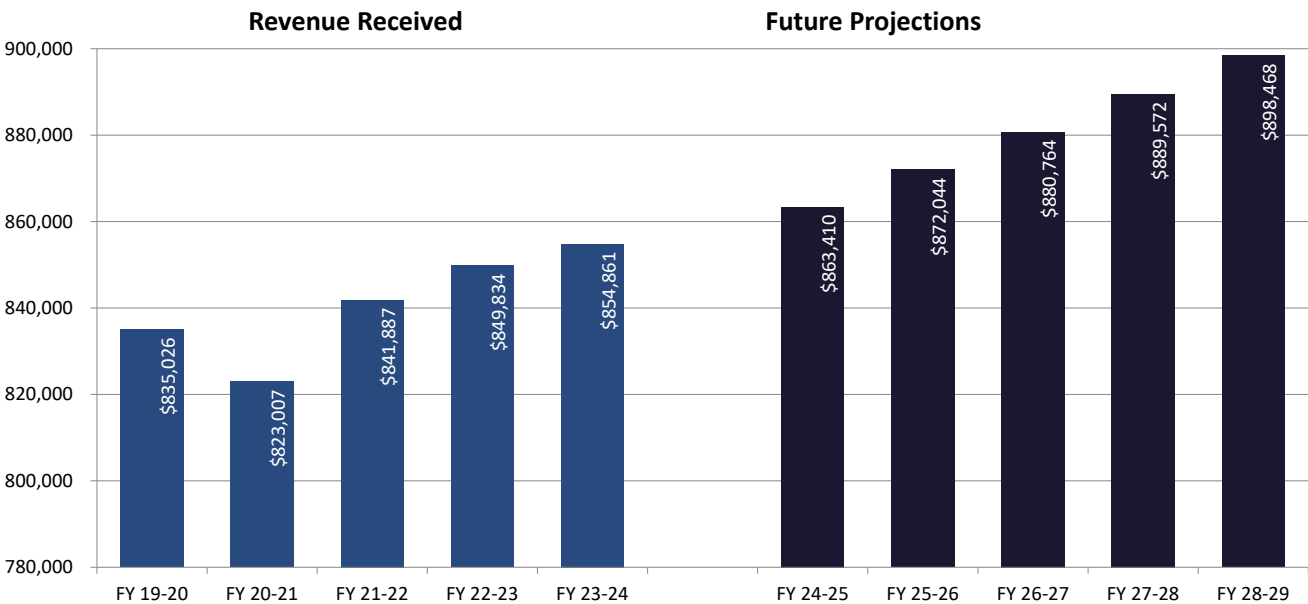
Authorized Uses

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

Fee Schedule

For the complete fee schedule, see pages 197-213.

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.

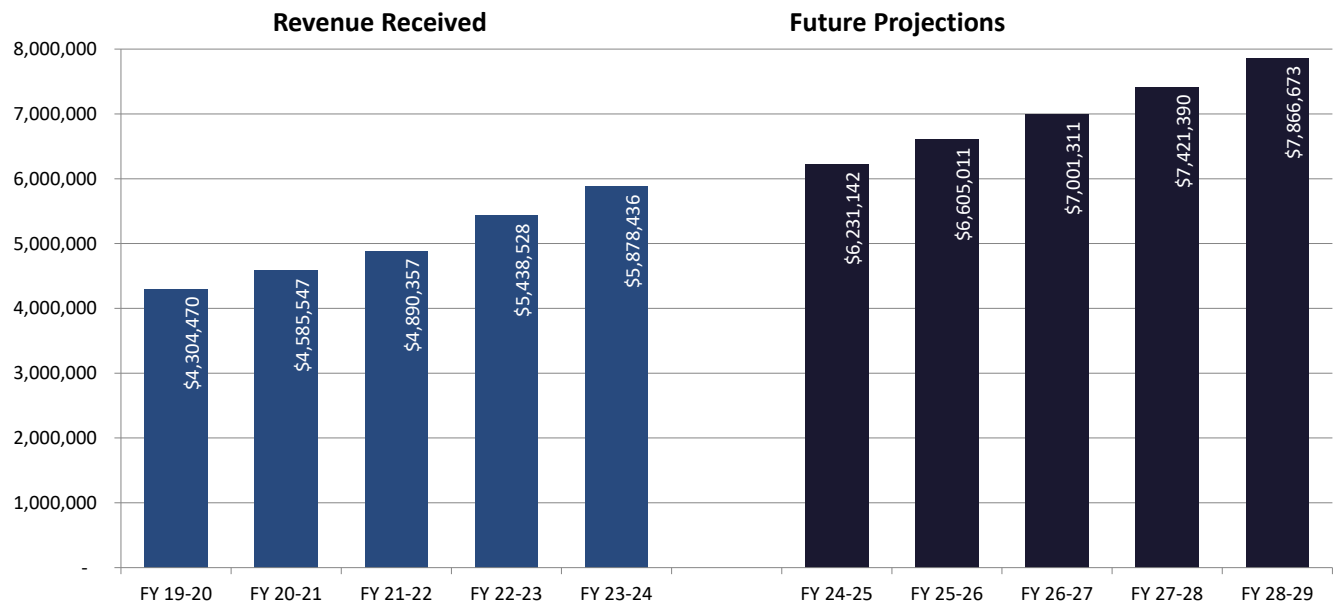
Authorized Uses

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

Fee Schedule

For the complete fee schedule, see pages 197-213.

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 197-213.

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

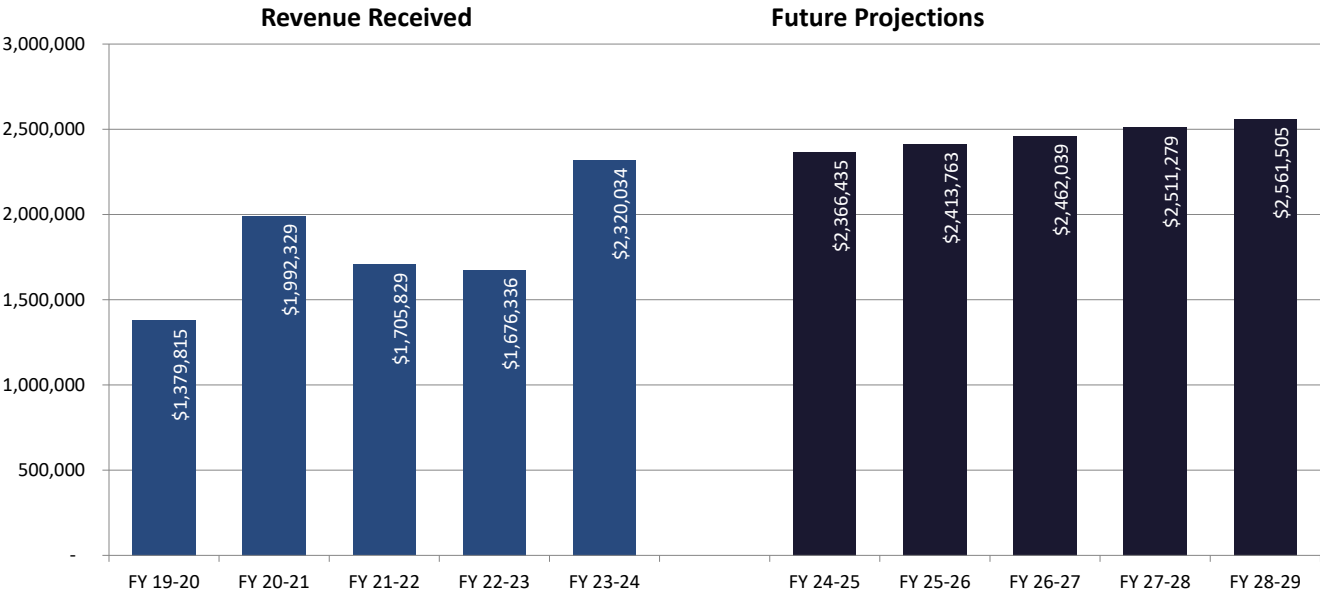
Method Received

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.

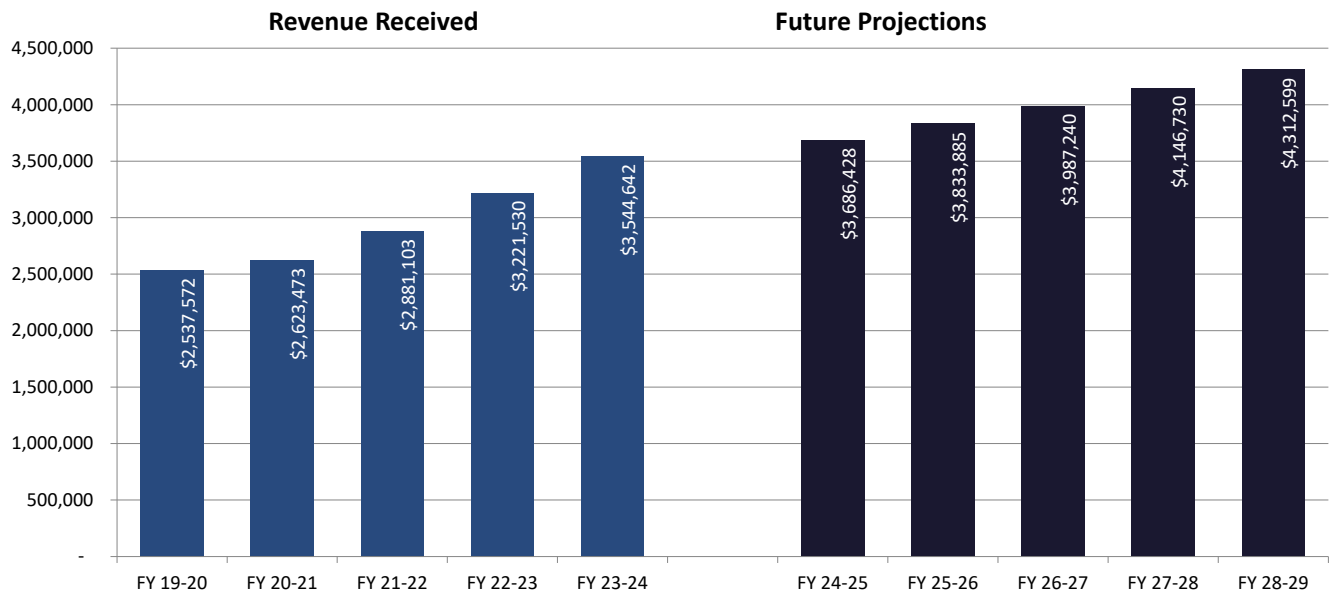
Authorized Uses

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

Fee Schedule

For the complete fee schedule, see pages 197-213.

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

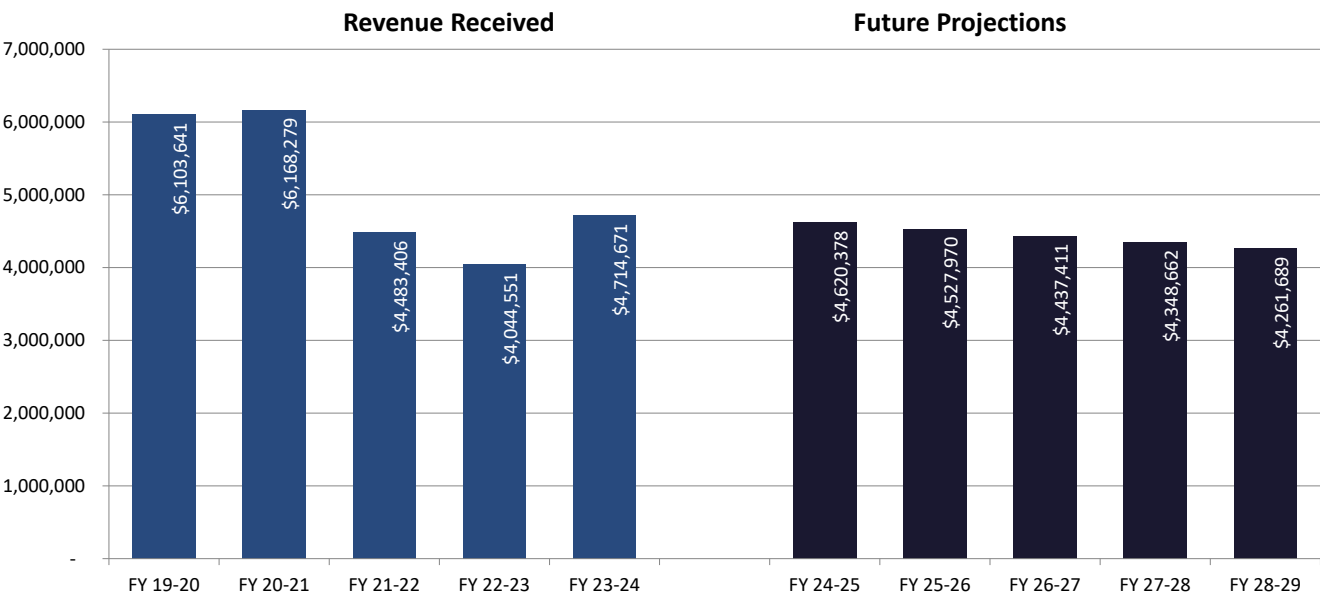
Method Received

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

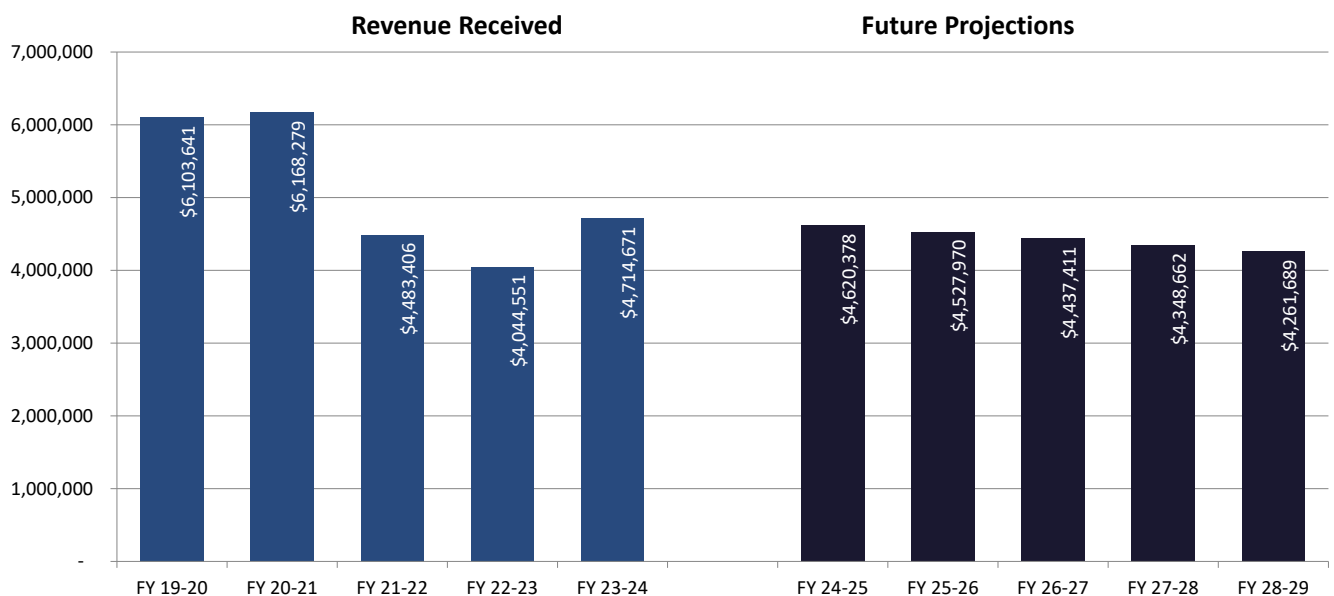
201-401000-20004 - Prop Tax Increment-Project 6
 201-401000-20013 - Prop Tax Increment-Project 9
 201-401000-20008 - Prop Tax Increment-Project 11
 201-450400 - Interest Income

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

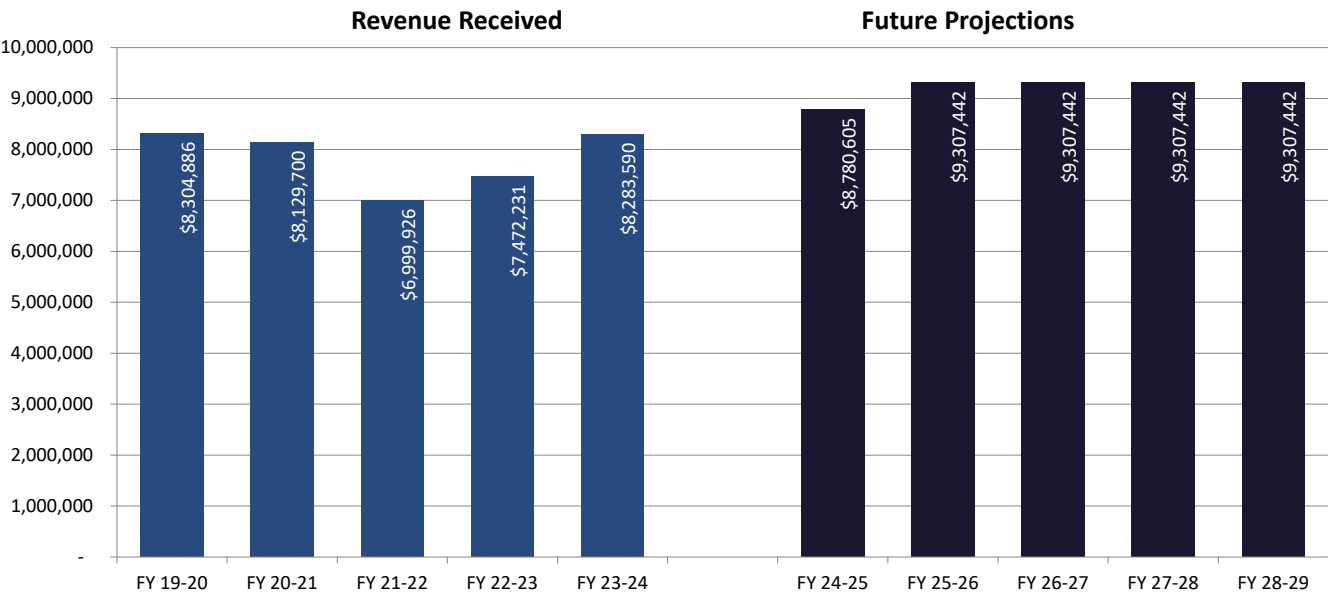
Method Received

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

CDBG

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

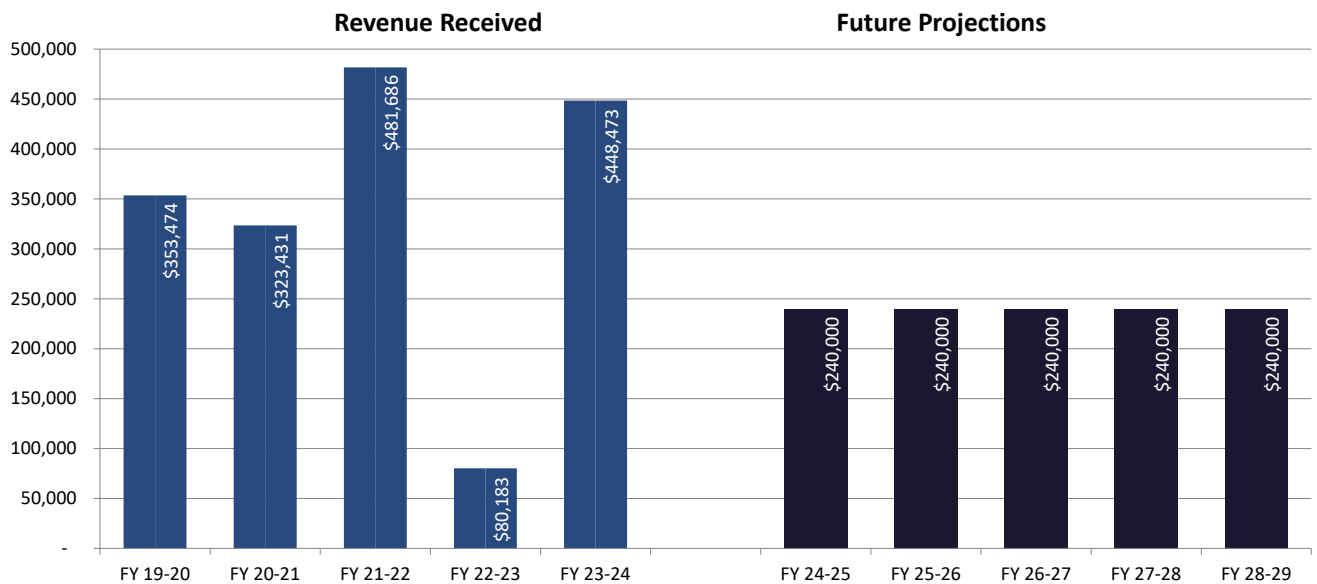
Method Received

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:

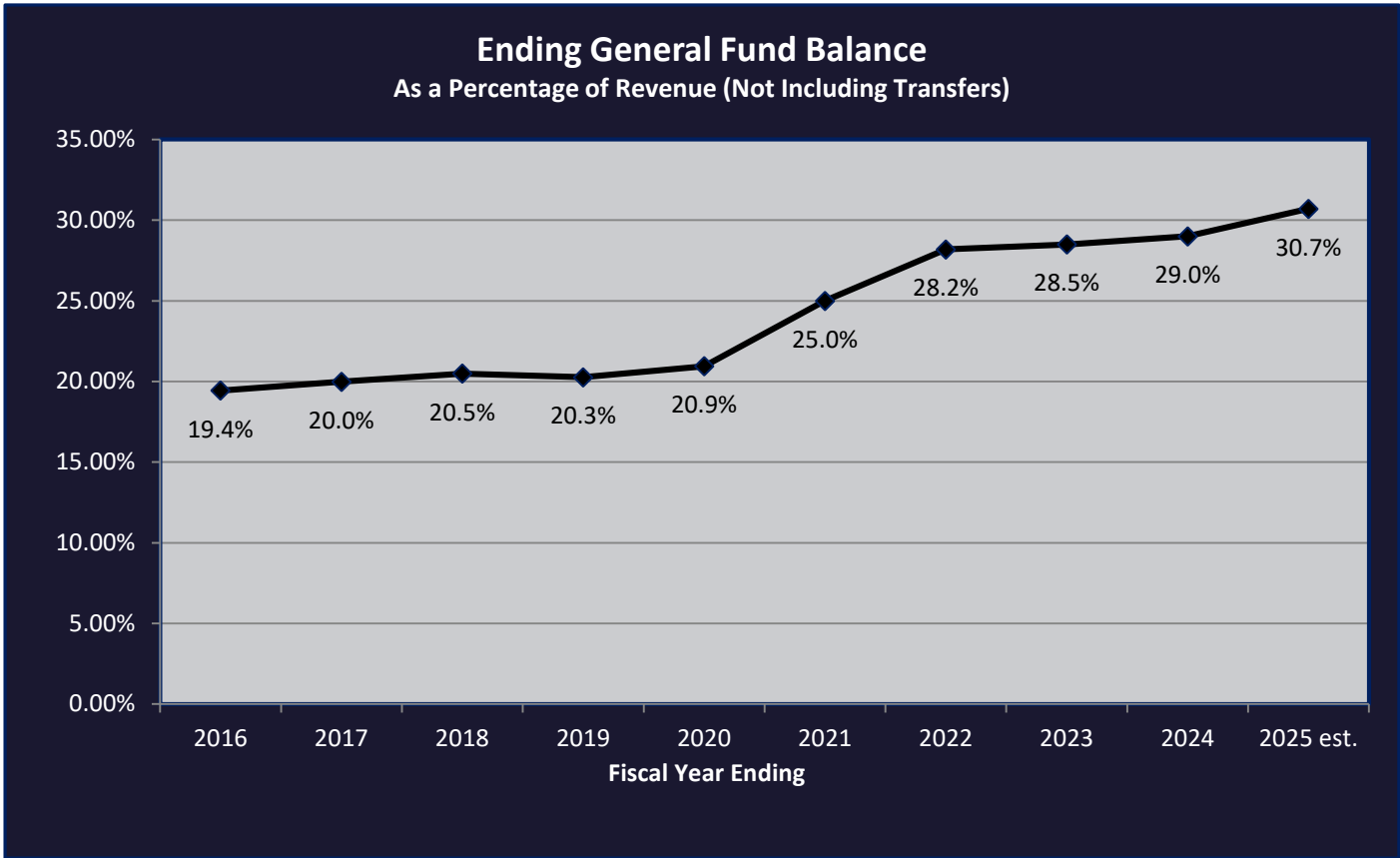
- To have adequate funds in case of an emergency or unexpected events
- To secure the City’s debt and related bond ratings
- To meet requirements for liabilities already incurred but not yet paid
- To avoid short-term debt
- To provide for planned and unplanned capital expenditures

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 2024-2025 is estimated to be at 30.7% in the amount of \$19,183,365. The City will continue to build its reserve to the 35% maximum.



Fund Balance Summary

ALL FUNDS						
	FY2024 Fund Balance	FY2025 Estimated FB	Budgeted Revenues	Budgeted Expenditures	Transfers In (Out)	Ending Fund Balance
Governmental Funds						
General Fund	\$20,638,942	\$21,670,889	\$67,817,812	(\$65,791,484)	(\$2,026,328)	\$21,670,889
Debt Service Fund	8,435,503	8,435,503	2,171,515	(6,020,675)	3,849,160	8,435,503
Redevelopment Fund	37,487,409	37,487,409	14,222,500	(16,475,028)	(2,491,450)	32,743,431
Capital Projects Fund	95,766,932	84,699,720	7,828,204	(11,798,000)	2,266,946	82,996,870*
CDBG Fund	-	-	240,000	(194,000)	-	46,000
Storm Drain Fund	1,338,166	1,418,456	3,655,594	(2,205,616)	(730,000)	2,138,434
Interfacility Transfers	2,084,659	2,084,659	2,652,000	(1,093,065)	(868,328)	2,775,266
Total Governmental Funds	165,751,611	155,796,636	98,587,625	(103,577,868)	-	150,806,393
Proprietary Funds						
Water Operations Fund	26,667,008	28,800,369	25,101,039	(23,764,212)	-	30,137,196
Mulligans	1,508,753	1,584,191	1,735,386	(2,003,090)	-	1,316,487
Sanitation	4,238,305	4,450,220	5,556,661	(6,621,427)	-	3,385,454
Self Insurance	821,817	821,817	733,417	(703,982)	-	851,252
Total Proprietary Funds	33,235,883	35,656,597	33,126,503	(33,092,711)	-	35,690,389
Total	198,987,484	191,453,233	131,714,128	(136,670,579)	-	186,496,782

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

All Funds Revenues & Expenditures

ALL FUNDS				
	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Financing Sources:				
Taxes & Fees	\$48,066,890	\$51,655,559	\$49,071,475	\$50,471,491
Impact Fees	1,325,787	1,575,000	2,958,421	1,375,000
Area Increment	2,158,273	12,160,000	7,165,847	13,075,000
RDA Housing	153,862	875,000	692,513	747,500
Class C Road Funds	4,042,632	4,157,000	4,232,915	4,372,510
Local Transit Tax	2,147,773	2,314,000	2,281,650	2,300,694
Licenses & Permits	2,392,468	2,505,660	2,459,329	2,464,729
Intergovernmental Revenues & Fees	14,595,258	763,000	8,612,982	758,000
Charges for Services	47,313,600	44,860,331	48,119,727	47,066,165
Fines & Forfeitures	505,069	470,000	470,000	480,000
Special Assessments	1,483,046	2,154,175	2,023,880	2,155,675
Investment Earnings	5,273,176	526,501	5,202,868	5,241,728
Misc. Revenue	11,003,478	3,575,987	7,773,685	1,205,636
Transfers In & Use of Fund Balance	47,653,382	31,948,264	28,177,969	28,976,184
Total Financing Sources	188,114,693	159,540,477	169,243,261	160,690,312
Financing Uses:				
Wages & Benefits	51,917,842	59,899,081	58,444,950	60,042,903
Operating Expenses	35,126,913	35,910,610	34,751,191	39,264,382
Debt Expenditures	6,318,328	6,188,325	5,344,416	6,020,675
Project Expenditures	35,731,219	33,010,728	35,408,472	31,342,619
Transfers Out & Contribution to Fund Balance	59,020,391	24,531,733	35,294,232	24,019,733
Total Financing Uses	188,114,693	159,540,477	169,243,261	160,690,312

General Fund Summary

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
REVENUES				
Sales Tax	\$24,168,573	\$26,605,120	\$24,893,630	\$25,640,439
Property Taxes	15,976,030	17,343,382	16,500,139	17,153,345
Franchise Taxes	6,416,642	6,262,706	6,262,706	6,262,707
Transient Room Tax	256,819	153,015	200,000	200,000
Cable TV Fees	400,999	484,336	405,000	405,000
Motor Vehicle Fees	847,827	807,000	810,000	810,000
Penalties & Interest	56,854	10,001	35,000	10,000
Licenses & Permits	2,392,468	2,505,660	2,459,329	2,464,729
Intergovernmental Revenues	672,088	523,000	565,892	518,000
Administration Fees	3,508,823	4,967,696	4,967,696	5,649,042
Charges for Services	5,228,844	3,218,362	3,493,768	3,458,900
Recreation Revenue	314,002	233,250	399,283	202,650
Fines and Forfeitures	505,069	470,000	470,000	480,000
Miscellaneous Revenue	6,717,856	2,566,000	5,059,000	4,563,000
Total General Fund Revenue	67,462,893	66,149,528	66,521,443	67,817,812
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	1,039,705	1,315,456	1,315,456	1,375,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	1,039,705	1,315,456	1,315,456	1,375,000
Total Rev, Trans in, and Use of Fund Balance	68,502,598	67,464,984	67,836,899	69,192,812
EXPENDITURES				
Wages and Benefits	46,936,487	53,131,304	51,921,393	53,626,481
Operating Expenditures	10,788,199	11,169,879	10,727,896	12,165,003
Total General Fund Expenditures	57,724,686	64,301,183	62,649,289	65,791,484
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	9,166,944	3,163,801	3,183,801	3,401,328
Contribution to Fund Balance	1,610,968	0	2,003,809	0
Total Transfers Out and Contribution to Fund Balance	10,777,912	3,163,801	5,187,610	3,401,328
Total Exp, Trans Out, and Cont to Fund Balance	68,502,598	67,464,984	67,836,899	69,192,812

General Fund Revenues

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Proposed Budget FY 25-26
REVENUES			
Taxes			
Property Tax	\$15,976,030	\$16,500,139	\$17,153,345
Motor Vehicle Tax	847,827	810,000	810,000
Sales and Use Tax	24,168,573	24,893,630	25,640,439
Penalties and Interest	56,854	35,000	10,000
Telecommunications Tax	591,141	500,655	500,656
Energy Sales and Use Tax	5,825,501	5,762,051	5,762,051
Cable TV Franchise Tax	400,999	405,000	405,000
Transient Room Tax	256,819	200,000	200,000
Total Taxes	48,123,744	49,106,475	50,481,491
Licenses and Permits			
Building Permits	1,678,797	1,967,927	1,805,438
Business Licenses	215,474	219,402	219,402
Solid Waste License Fee	184,642	150,000	155,000
Miscellaneous	313,554	122,000	284,889
Total Licenses and Permits	2,392,467	2,459,329	2,464,729
Intergovernmental Revenues			
State and Federal Grants	589,126	495,892	458,000
Liquor Allotment	82,962	70,000	60,000
Total Intergovernmental Revenues	672,088	565,892	518,000
Charges for Service			
Ambulance Fees	2,678,639	2,194,868	2,200,000
Engineering Fees	72,437	5,500	5,000
Plan Check Fees	202,870	200,000	200,000
Zoning and Subdivision Fees	(17,847)	450,000	400,000
Cemetery Fees	436,130	410,000	395,000
Recreation Fees	314,002	399,283	202,650
Other Services	5,365,439	5,201,096	5,907,942
Total Charges for Services	9,051,669	8,860,747	9,310,592
Fines and Forfeitures	505,069	470,000	480,000
Miscellaneous Revenue			
Investment Earnings	6,079,108	5,000,000	4,500,000
Other Miscellaneous Revenue	638,748	59,000	63,000
Total Miscellaneous Revenue	6,717,856	5,059,000	4,563,000
Transfers			
Transfers In	1,039,705	1,315,456	1,375,000
Total Transfers	1,039,705	1,315,456	1,375,000
Total Revenue	68,502,598	67,836,899	69,192,812

General Fund Expenditures

	Prior Year Actual FY 23-24	Estimated Actual FY 24-25	Proposed Budget FY 25-26
EXPENDITURES			
General Government			
General Administration	\$2,030,223	\$2,301,672	\$2,471,062
Information Center	450,983	443,446	475,934
City Commerce	364,917	363,990	367,510
City Recorder	339,775	414,695	466,344
Finance	3,812,230	4,042,065	4,487,035
Human Resources	793,418	872,101	1,012,519
Office of the City Attorney	1,375,043	1,424,189	1,474,362
Total General Government	9,166,589	9,862,158	10,754,766
Administrative Services			
Administration	527,593	533,510	472,906
Communications	465,814	474,125	513,100
Facilities	1,590,390	1,524,883	1,621,894
Information Services	2,312,458	2,439,583	2,694,676
Justice Court	683,735	712,666	757,012
Total Administrative Services	5,579,989	5,684,767	6,059,588
Recreation			
Recreation/Event Programs & Seniors	2,231,428	2,679,238	2,708,279
Total Recreation	2,231,428	2,679,238	2,708,279
Development Services			
Building	1,940,883	1,877,338	1,901,331
Engineering	3,026,794	3,416,617	3,533,523
Planning	893,520	947,010	976,677
Total Development Services	5,861,196	6,240,965	6,411,531
Public Works			
Administration	1,110,630	1,188,177	1,349,123
Parks & Cemetery	4,590,971	4,674,942	5,100,225
Fleet	1,600,839	1,565,350	1,614,467
Street Lighting	463,186	469,191	492,095
Streets	2,165,691	2,314,201	2,676,499
Total Public Works	9,931,318	10,211,861	11,232,409
Public Safety			
Fire	12,343,471	13,065,361	13,472,293
Police & Animal Control	12,610,694	14,904,939	15,152,618
Total Public Safety	24,954,166	27,970,300	28,624,911
Transfers & Contribution to Fund Balance			
Transfers Out	9,166,944	3,183,801	3,401,328
Contribution to Fund Balance	1,610,968	2,003,809	0
Total Transfers & Cont. to Fund Balance	10,777,912	5,187,610	3,401,328
Total Expenditures	68,502,598	67,836,899	69,192,812



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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Executive & Mayor	\$2,265,125	6	66
2. Information Center	\$475,934	6	68
3. Human Resources	\$1,012,519	4	70
4. Finance	\$4,487,035	21	72
5. City Commerce	\$367,510	2	74
6. City Recorder	\$466,344	2	76
TOTAL EXPENDITURES	\$9,074,467	41	

Department Purpose

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

CORE PROGRAMS

1. Budget & Finance Accountability

2. Operational Excellence

3. Policy Development

4. Strategic Planning

5. Inter-governmental Liaison


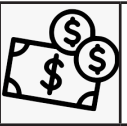

6. Boards & Commissions

7. Community Development Block Grant Administration

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 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)	78%	74%	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)	57%	53%	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)	63%	60%	65%

Executive at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$2,265,125		Full-Time Employees: 6
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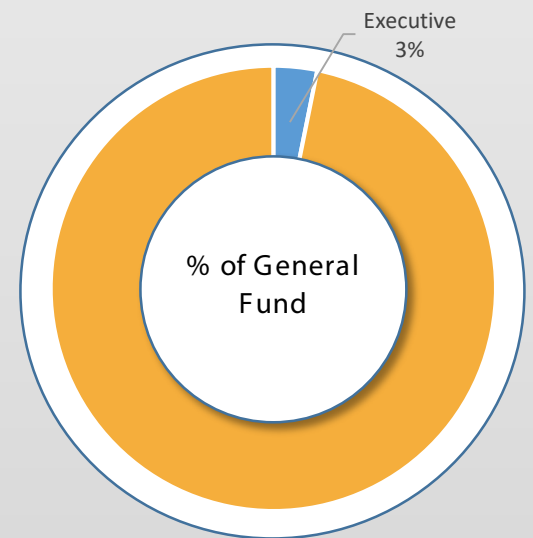
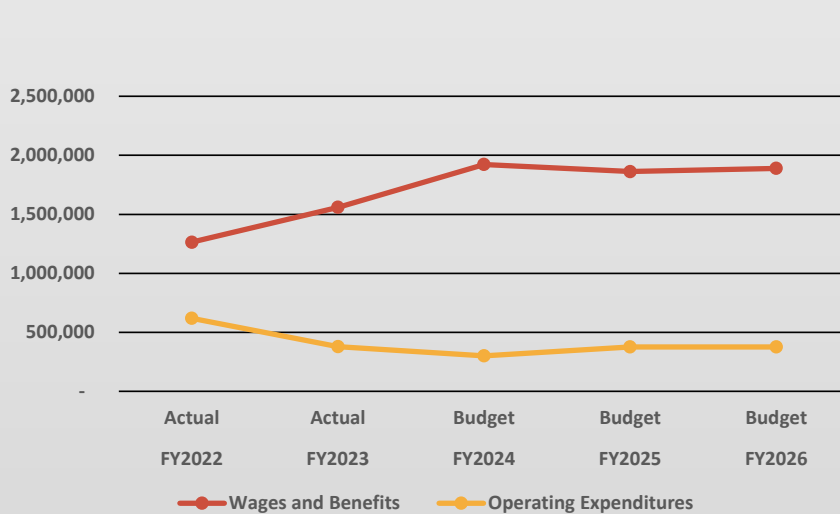
Executive

Office of the City Manager

	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Authorized Positions				
City Manager	1	1	1	1
Assistant to the Mayor/City Manager	1	1	1	1
Assistant City Manager	1	1	1	1
Senior Executive Assistant	1	0	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	6	6	6

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	1,737,808	1,862,451	1,857,513	1,889,317
Operating Expenditures	207,243	375,808	307,797	375,808
Total Executive & Mayor	1,945,051	2,238,259	2,165,310	2,265,125



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

Account Support

8. Final Utility Account Assessments



9. Business Licensing Support

10. Information Management

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 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)	38%	31%	30%
		Resolve 80% or more of resident calls at the first contact or one transfer (Annual Community Survey)	79%	80%	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	9,161	9,875	9,000

Information Center at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$475,934		Full-Time Employees: 6
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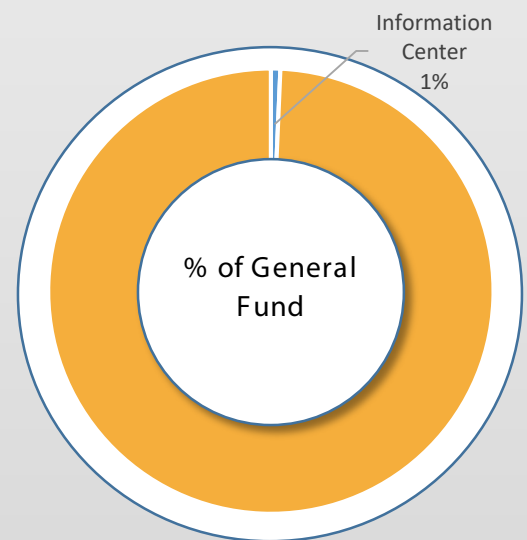
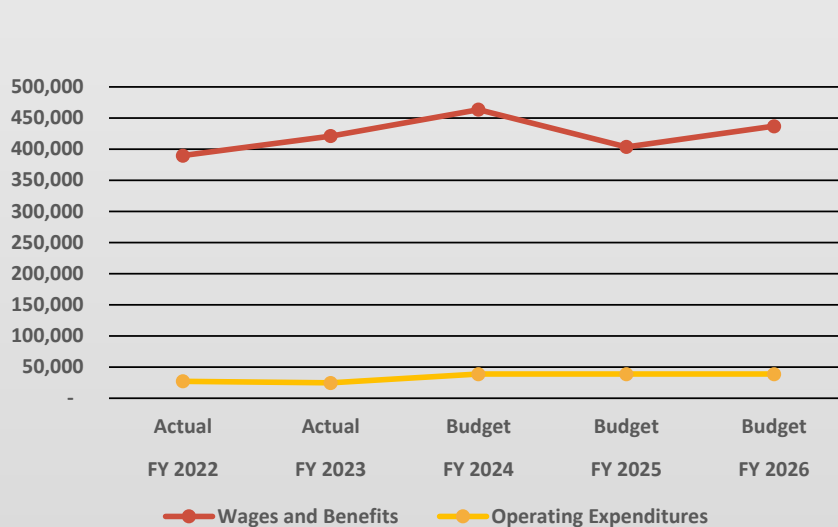
Information Center

Office of the City Manager

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Information Center Agents	5	5	6	6
Information Center Lead	1	1	0	0
TOTAL	6	6	6	6

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	420,829	403,745	409,512	436,959
Operating Expenditures	30,154	38,975	33,934	38,975
Total Information Center	450,983	442,720	443,446	475,934



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	2024 Actual	2025 Target	2026 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%	99%	85%	95%
		Maintain annual percentage of employees participating in the Tuition Reimbursement program at between 3 and 5%	3%	4%	Between 3% and 5%

Human Resources at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$1,012,519		Full-Time Employees: 4
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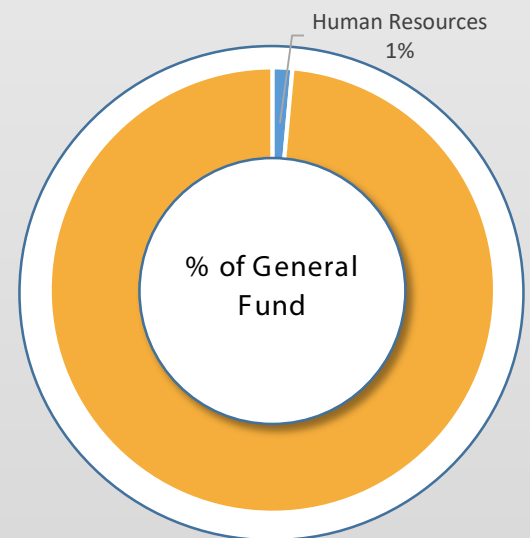
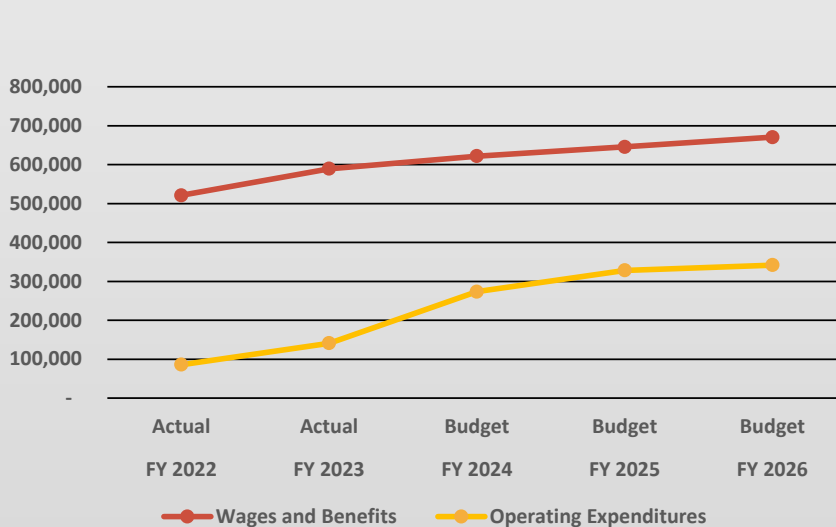
Human Resources

Office of the City Manager

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 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 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	630,066	645,676	640,880	670,552
Operating Expenditures	163,352	328,167	231,221	341,967
Total Human Resources	793,418	973,843	872,101	1,012,519



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

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 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	9%	5%	5%
		Increase the number of vendors paid via electronic file transfer (EFT) by 2% each year	3%	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	8%	5%	5%

Finance at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$4,487,035		Full-Time Employees: 21
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Finance

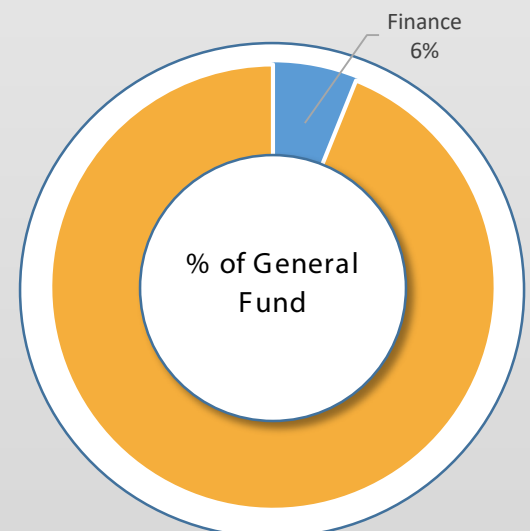
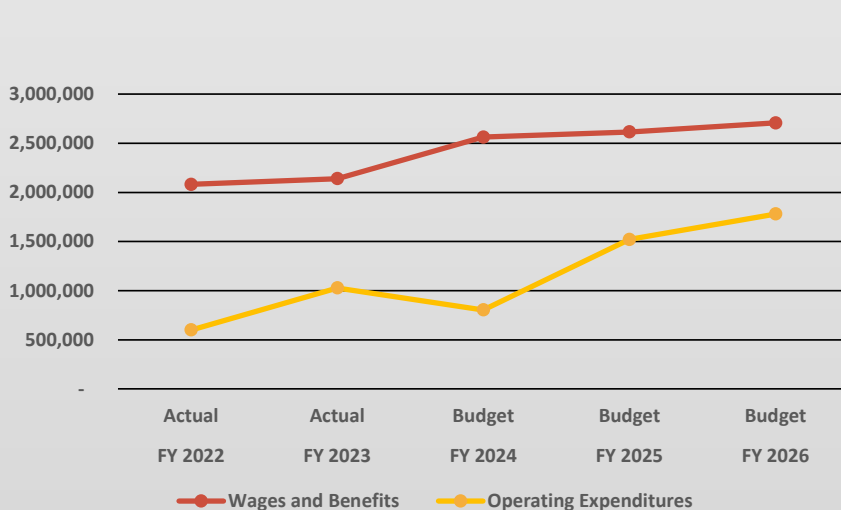
Office of the City Manager

	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Authorized Positions				
Chief Financial Officer	1	1	1	1
Deputy Director of Finance	1	1	0	0
Associate Director of Finance	1	1	1	1
City Treasurer	1	1	1	1
Purchasing Coordinator	1	1	1	1
Senior Accounts Payable Specialist	1	1	1	1
Senior Accountant	0	1	1	1
Accountant (I, II, III)	5	5	4	4
Billing Manager	1	1	1	1
Billing Lead	1	1	1	1
Billing Clerk	4	4	4	5
Utility Metering Lead	1	1	1	1
Utility Metering Technician	1	1	1	1
Payroll Technician	0	0	1	1
Assistant Controller	0	0	1	1
TOTAL	19	20	20	21

(1) One new Billing Clerk position was added to meet the needs of the department.

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	2,237,911	2,614,299	2,554,121	2,706,396
Operating Expenditures	1,574,320	1,520,639	1,487,944	1,780,639
Total Finance	3,812,230	4,134,938	4,042,065	4,487,035



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)


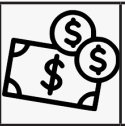

3. Business Recruitment (non-Redevelopment Agency)

4. Business Retention (non-Redevelopment Agency)

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 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	Maintain annual number of new business licenses at 300 or higher	317	353	300
		Maintain annual active business licenses at 1,298 or more	1,364	1,392	1,298
	ED-2 PROMOTES the community as a safe, attractive and quality place to live, work and play	Maintain annual number of employees employed within South Jordan at 26,000 or higher.	27,164	27,131	26,000
	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	1,292	1,225	1,083
		Maintain annual business licenses closed at 159 or less	275	281	159

City Commerce at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$367,510		Full-Time Employees: 2
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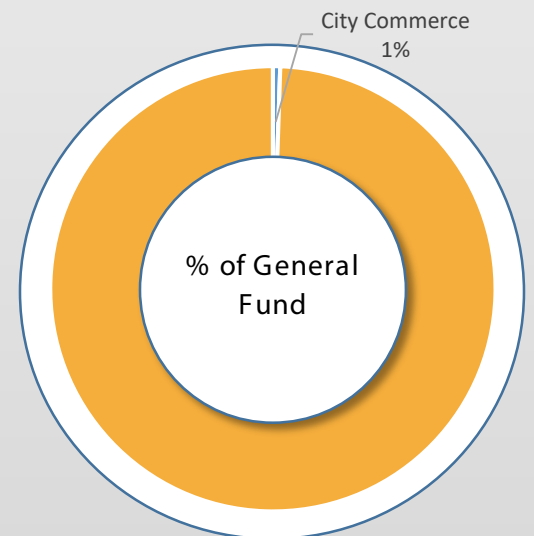
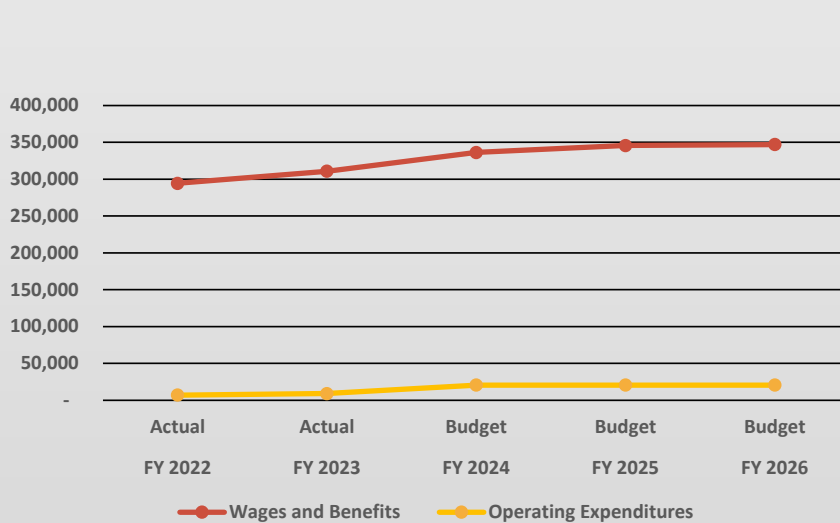
City Commerce & Sustainability

Office of the City Manager

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 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 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	334,398	345,571	343,835	346,910
Operating Expenditures	30,519	20,600	20,155	20,600
Total City Commerce & Sustainability	364,917	366,171	363,990	367,510



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	2024 Actual	2025 Target	2026 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%

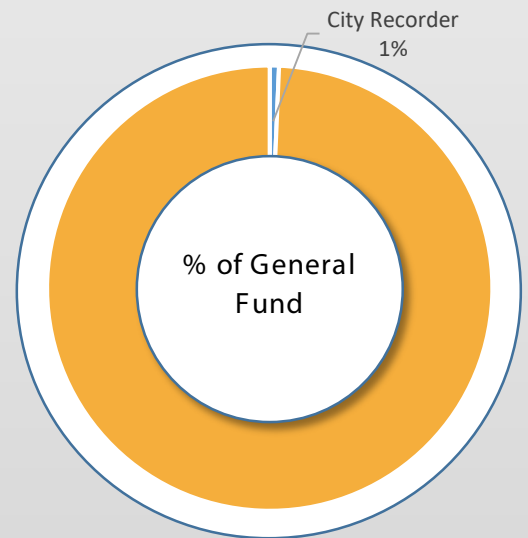
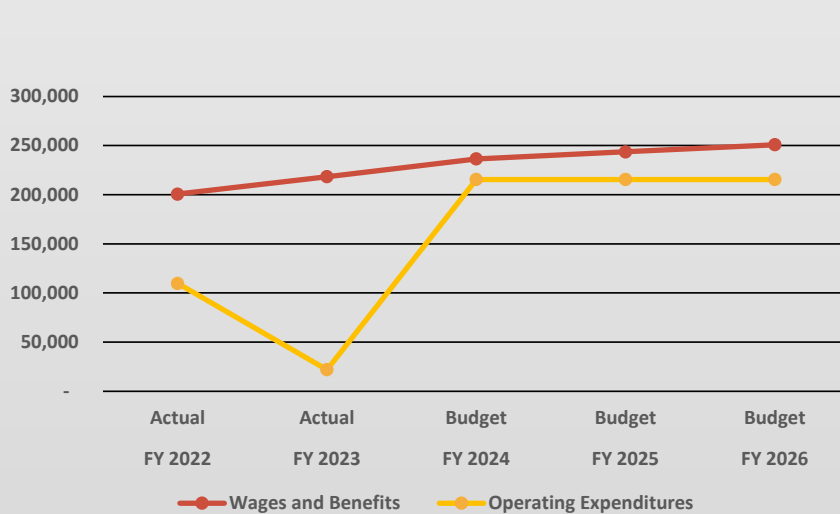
City Recorder at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$466,344		Full-Time Employees: 2
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 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 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	241,829	243,698	243,536	250,814
Operating Expenditures	97,946	215,530	171,159	215,530
Total City Recorder	339,775	459,228	414,695	466,344





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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Assistant City Manager	\$205,937	0	79
2. Administrative Services	\$6,059,588	31	81
3. Recreation	\$2,708,279	16	92
4. Engineering Services	\$5,434,854	37	99
5. Planning	\$976,677	7	104
6. Fire Services	\$13,472,293	93	107
7. Police Services	\$15,152,618	92	110
8. Public Works	\$11,232,409	75	113
TOTAL EXPENDITURES	\$55,242,655	351	

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

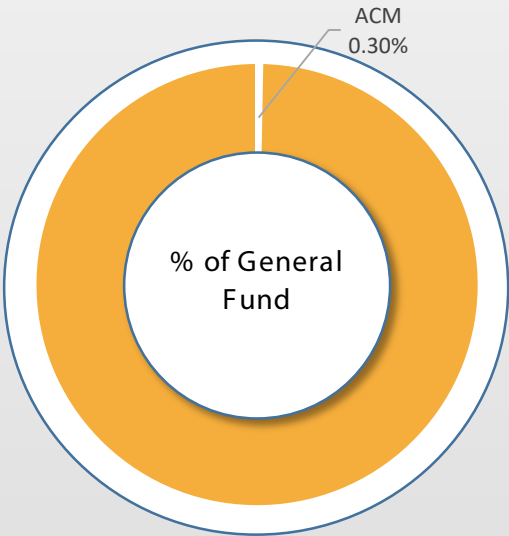
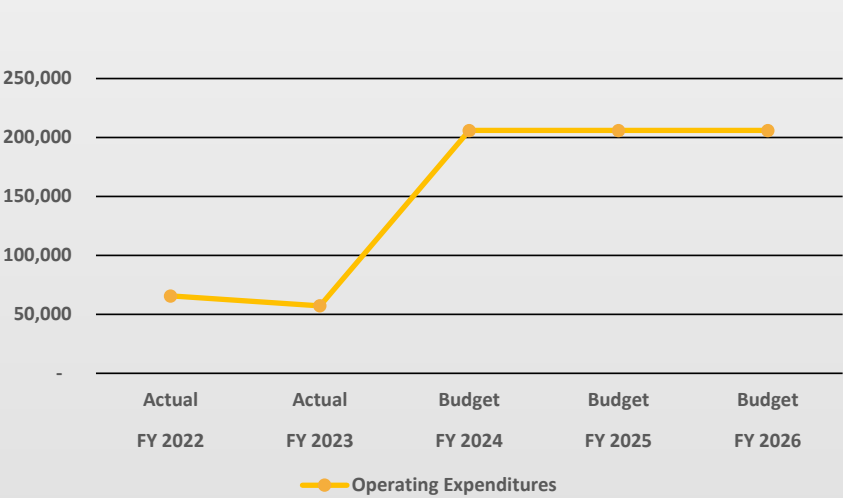
Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 Target
Safe Community (SC)	SC-5 ENGAGES the entire community to share in the responsibility for its safety, health and well-being	Maintain a 85% or higher rating on providing a safe community <i>(source: Annual Community Survey)</i>	89%	84%	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>	72%	74%	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>	64%	62%	75%

ACM at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$205,937		Full-Time Employees: 0
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Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	0	0	0	0
Operating Expenditures	85,172	205,937	136,362	205,937
Total Assistant City Manager	85,172	205,937	136,362	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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Administrative Services	\$472,906	3	82
2. Communications/Media/Marketing	\$513,100	3	84
3. Information Services	\$2,694,676	11	86
4. Court	\$757,012	5	88
5. Facilities	\$1,621,894	9	90
TOTAL EXPENDITURES	\$6,059,588	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	2024 Actual	2025 Target	2026 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	78%	74%	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	75%	72%	75%

Admin Services at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$472,906		Full-Time Employees: 3
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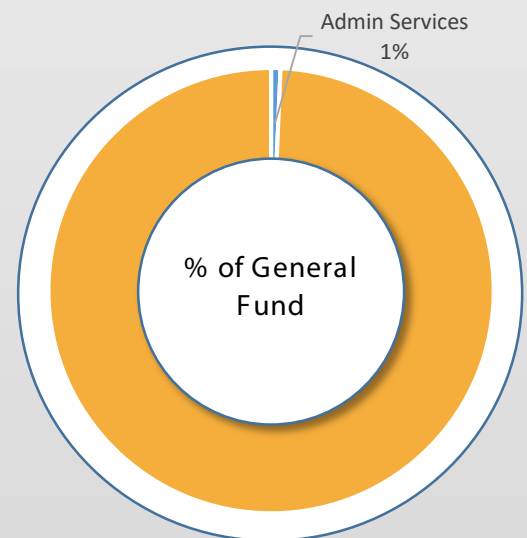
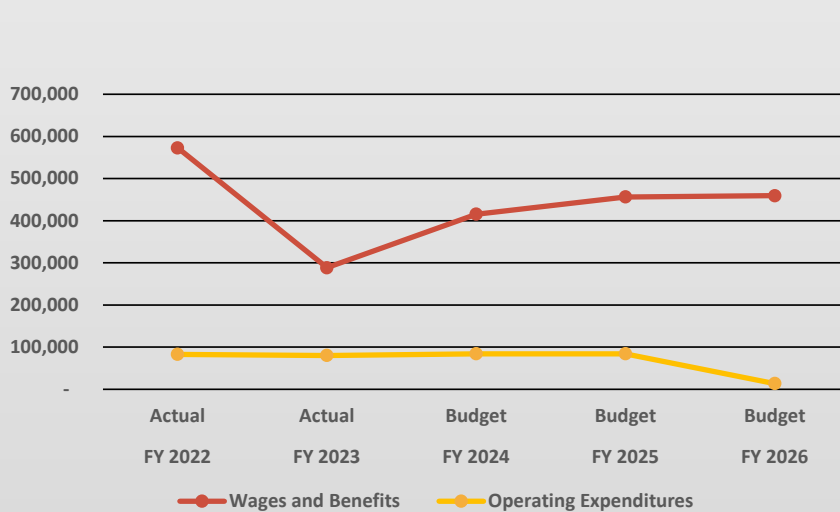
Administrative Services Admin

Administrative Services

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Director of Administrative Services	1	1	1	1
Administrative Services Assistant	1	1	1	1
Risk Manager	1	1	1	1
TOTAL	3	3	3	3

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	444,134	456,484	456,406	459,551
Operating Expenditures	83,459	84,170	77,104	13,355
Total Administrative Services	527,593	540,654	533,510	472,906



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	2024 Actual	2025 Target	2026 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%	66%	66%	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 2025-26 Budget: \$513,100		Full-Time Employees: 3
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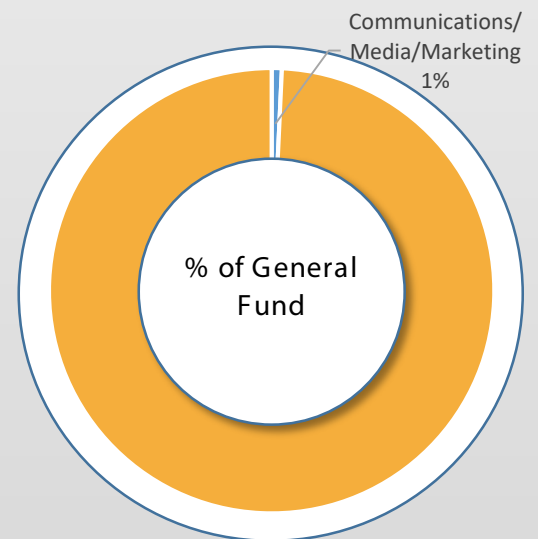
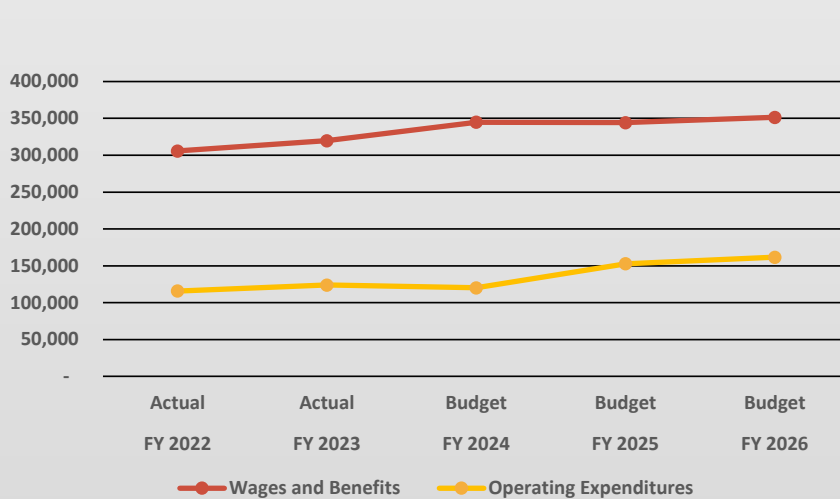
Communications/Media/Marketing

Administrative Services

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Communications Manager	1	1	1	1
Communications Specialist	1	1	1	1
Graphic Design/Content Coordinator	1	1	1	1
TOTAL	3	3	3	3

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	333,259	344,245	337,734	351,401
Operating Expenditures	132,555	152,722	136,391	161,699
Total Communications/Media	465,814	496,967	474,125	513,100



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	2024 Actual	2025 Target	2026 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	84%	90%	85%

Information Services at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$2,694,676		Full-Time Employees: 11
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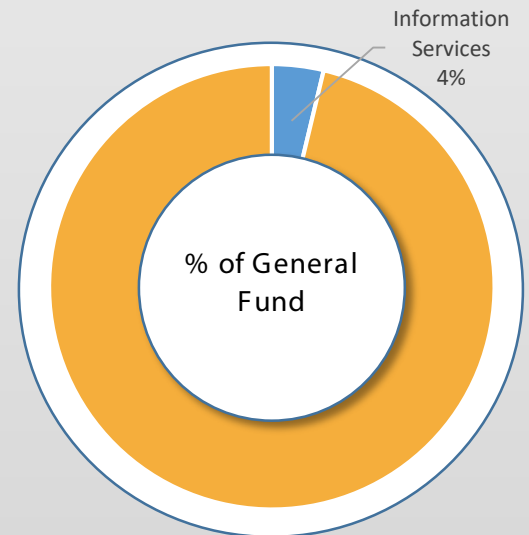
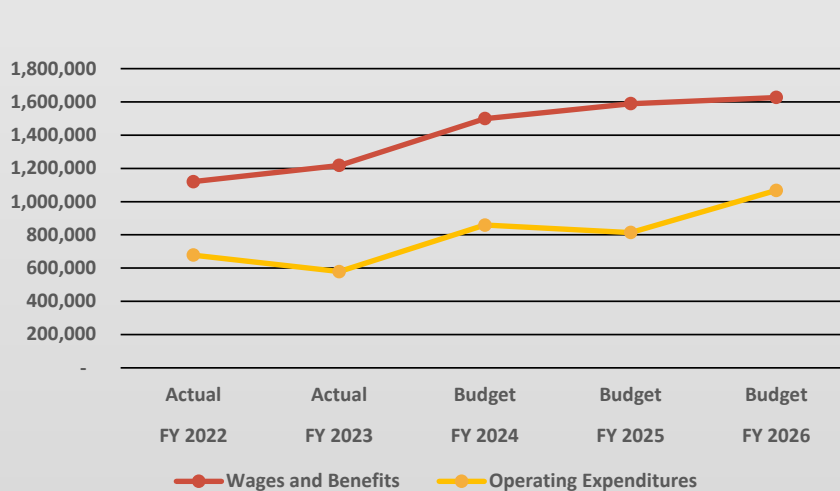
Information Services

Administrative Services

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Chief Technology Officer	1	1	1	1
Lan/Web Developer	1	1	1	1
Senior Systems Administrator	1	1	1	1
IS Technician	2	2	2	1
GIS Coordinator	1	2	2	2
GIS Specialist	1	0	0	0
Systems Administrator	2	3	3	4
Database Specialist	1	0	0	0
Cybersecurity System Administrator	0	1	1	1
TOTAL	10	11	11	11

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	1,454,688	1,590,069	1,570,967	1,626,958
Operating Expenditures	857,770	813,718	868,616	1,067,718
Total Information Services	2,312,458	2,403,787	2,439,583	2,694,676



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	2024 Actual	2025 Target	2026 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)	100%	100%	95%
		Maintain a 95% or higher rating on time to disposition for traffic (Utah Judicial Council standard is 3 months)	89%	64%	95%
		Maintain a 95% or higher rating on time to disposition for criminal (Utah Judicial Council standard is 6 months)	69%	81%	95%

Court at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2025-26 Budget: \$757,012		Full-Time Employees: 5
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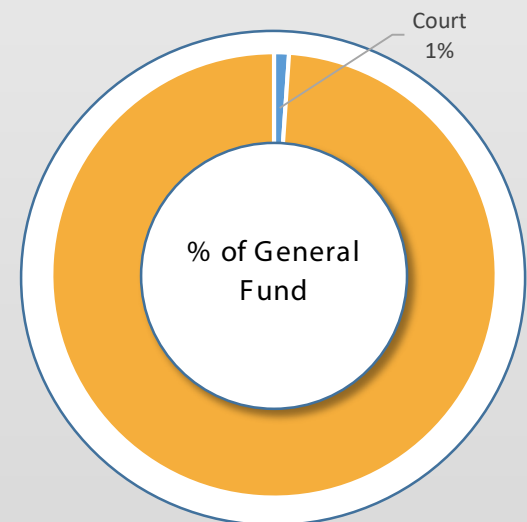
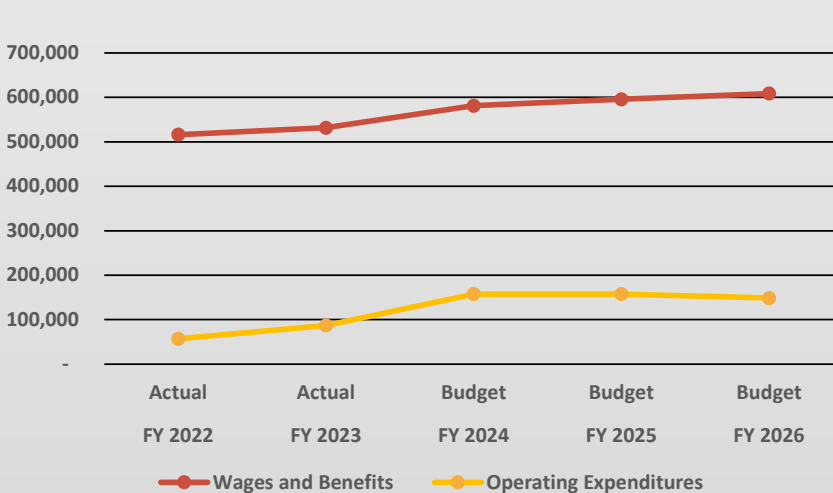
Court

Administrative Services

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Judge	1	1	1	1
Justice Court Administrator	1	1	1	1
Lead Court Clerk	1	1	1	1
Justice Court Clerk	2	2	2	2
TOTAL	5	5	5	5

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	595,227	595,728	595,949	608,419
Operating Expenditures	88,508	157,570	116,717	148,593
Total Court	683,735	753,298	712,666	757,012



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	2024 Actual	2025 Target	2026 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	75%	85%	80%

Facilities at a Glance:

	Location: Facilities Office 4034 South Jordan Pkwy		FY 2025-26 Budget: \$1,621,894		Full-Time Employees: 9
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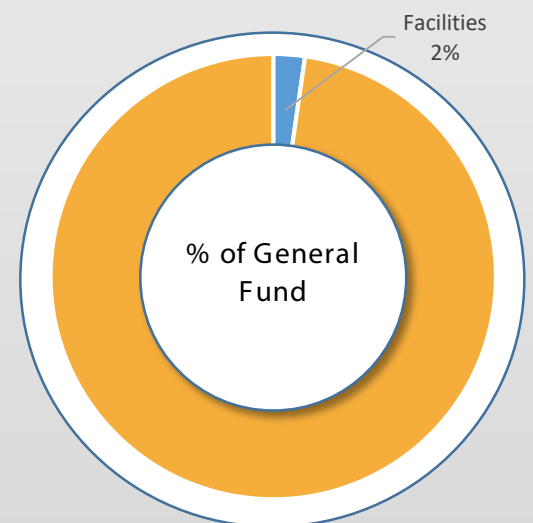
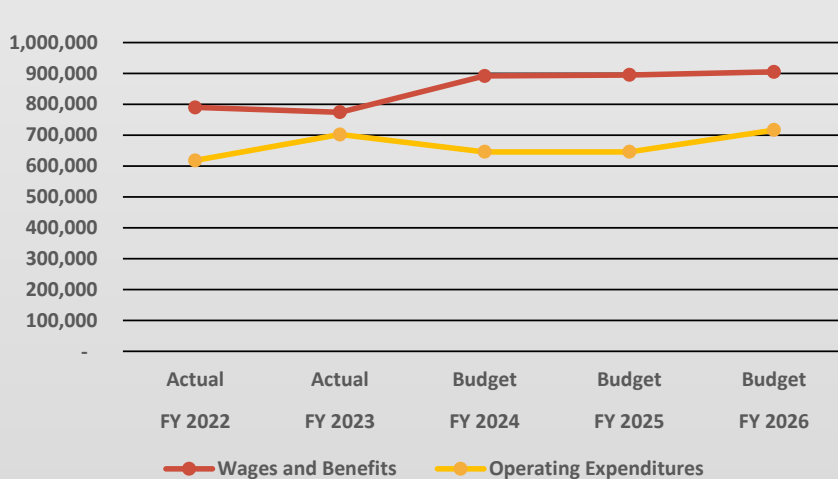
Facilities

Administrative Services

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Facilities Manager	1	1	1	1
Facilities Lead Worker	1	1	1	1
Facilities Worker	2	2	2	2
Custodian	3	4	4	4
HVAC/Facilities Maintenance Worker	1	1	1	1
TOTAL	8	9	9	9

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	858,960	895,421	890,463	904,988
Operating Expenditures	731,430	646,091	634,420	716,906
Total Facilities	1,590,390	1,541,512	1,524,883	1,621,894





Recreation

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

EXPENDITURES BY PROGRAM	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Recreation & Event Programs	\$2,294,696	13	93
2. Seniors	\$368,001	3	95
3. Gale Center	\$45,582	0	97
TOTAL EXPENDITURES	\$2,708,279	16	

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: Summerfest, 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 Summerfest
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	2024 Actual	2025 Target	2026 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 (<i>source: Annual Community Survey</i>)	78%	79%	80%
		Maintain annual number of registered participants in City Arts programs at 250 or more	372	367	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	87%	86%	85%
	EC-4 FOSTERS a feeling of community pride, acceptance of others and a shared responsibility	Maintain 82% or higher rating for Community Events (<i>source: Annual Community Survey</i>)	79%	78%	82%

Rec/Event Programs at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$2,294,696		Full-Time Employees: 13
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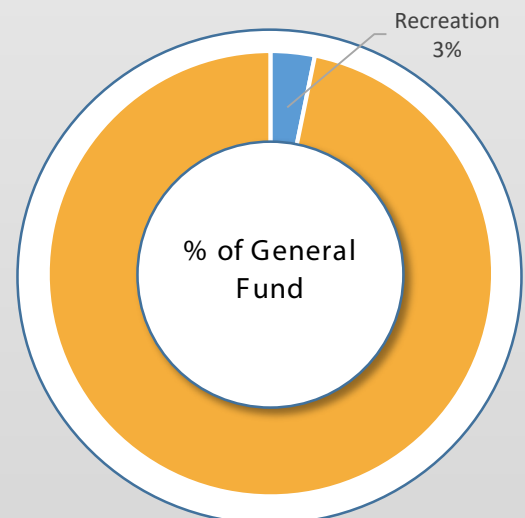
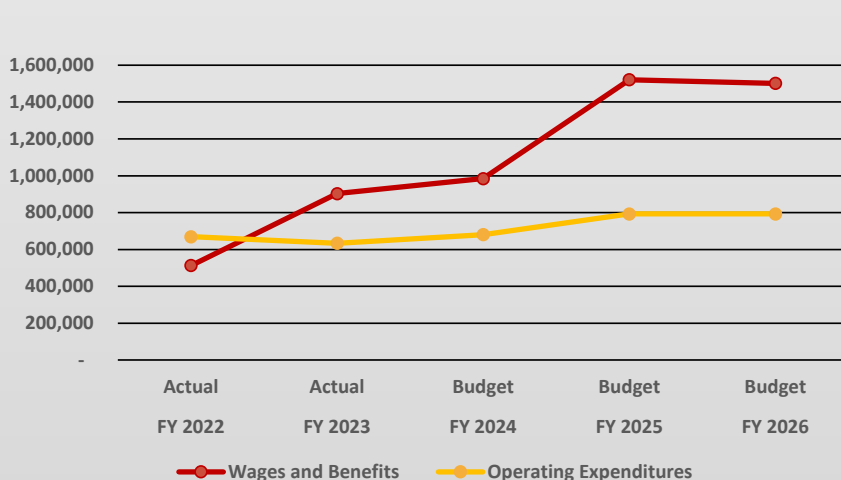
Recreation/Event Programs

Recreation

Authorized Positions	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	Actual	Actual	Actual	Proposed
Director of Recreation	1	1	1	1
Recreation Customer Service Supervisor	1	1	1	1
Rec Customer Service Assistant	0	2	2	2
Recreation Program Coordinator - Baseball	0	0	1	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
Special Events Supervisor	0	0	1	1
Grant & Sponsorship Coordinator	0	0	1	1
TOTAL	8	10	13	13

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	1,122,843	1,521,347	1,510,780	1,501,468
Operating Expenditures	650,060	793,228	768,273	793,228
Total Recreation/Event Programs	1,772,903	2,314,575	2,279,053	2,294,696



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	2024 Actual	2025 Target	2026 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>	73%	73%	75%
		Maintain annual participation in senior classes and activities at 15,000 or more	14,321	19,812	15,000

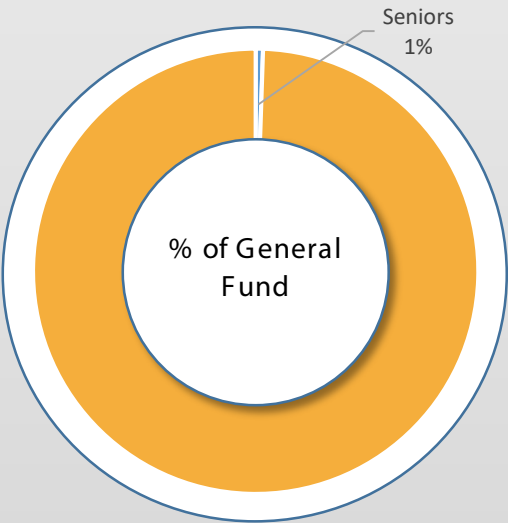
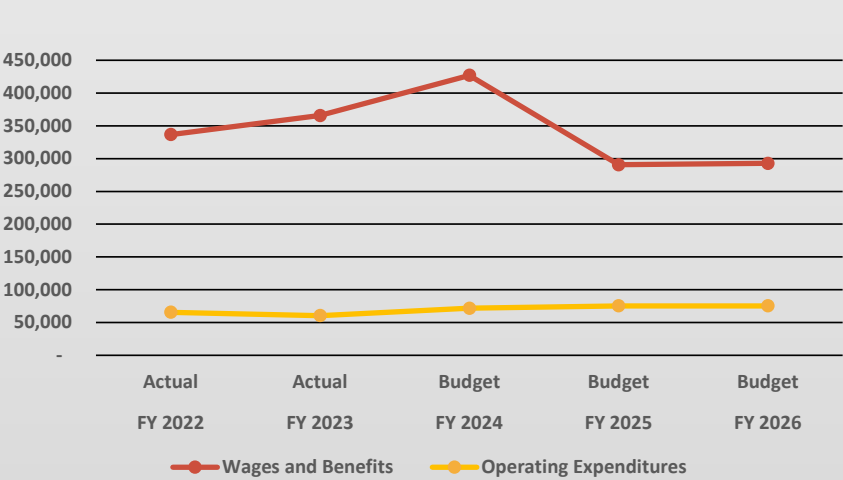
Seniors at a Glance:

	Location: Community Center 10778 S. Redwood Rd.		FY 2025-26 Budget: \$368,001		Full-Time Employees: 3
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Authorized Positions	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	Actual	Actual	Actual	Proposed
Community Center Supervisor	1	1	1	1
Senior Programs Coordinator	1	1	1	1
Kitchen Assistant	1	1	1	1
Customer Service Assistant	2	0	0	0
TOTAL	5	3	3	3

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	336,976	290,727	285,284	292,741
Operating Expenditures	73,921	75,260	69,155	75,260
Total Seniors	410,897	365,987	354,439	368,001



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

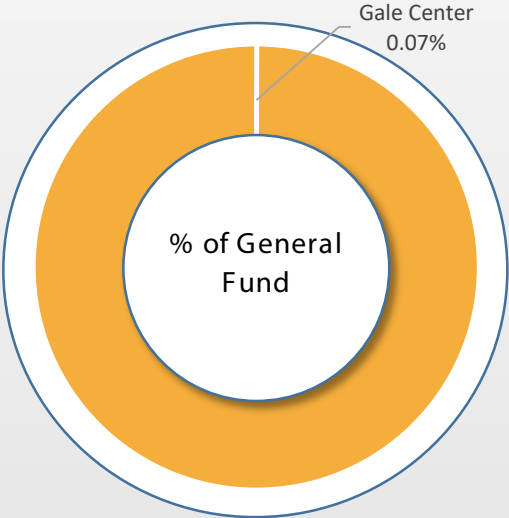
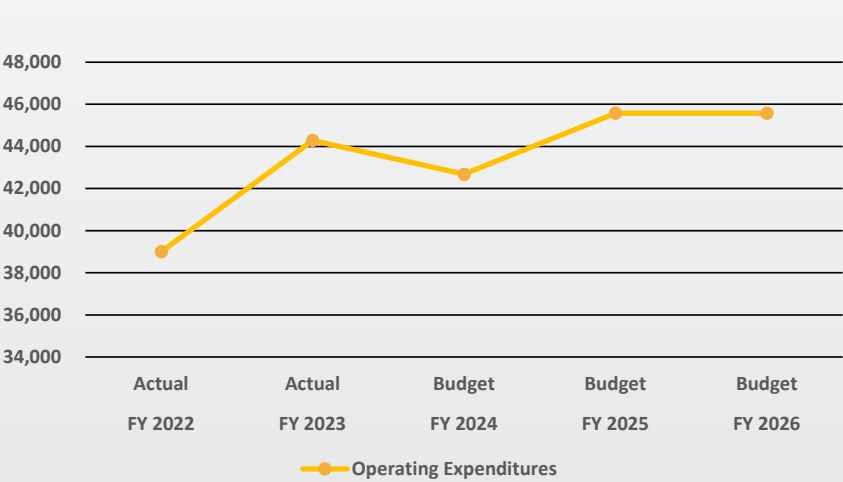
Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 Target
Desirable Amenities & Open Space (DAOS)	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Increase annual number of total museum visits by 5%	52%	67%	5%

Gale Center at a Glance:

	Location: Gale Center 10300 S. Beckstead Ln.		FY 2025-26 Budget: \$45,582		Full-Time Employees: 0
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Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	0	0	0	0
Operating Expenditures	47,628	45,582	45,746	45,582
Total Gale Center	47,628	45,582	45,746	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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Building	\$1,901,331	13	100
2. Engineering	\$3,533,523	24	102
TOTAL EXPENDITURES	\$5,434,854	37	

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	2024 Actual	2025 Target	2026 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	99.95%	99.90%	95%
		Maintain 95% or higher rating for building plan reviews completed within 14 days	99.88%	99.90%	95%
	SC-3 ENFORCES the law respectfully and without prejudice	Maintain 90% or higher rating for response time to code complaints within 3 days	99.82%	99.90%	95%

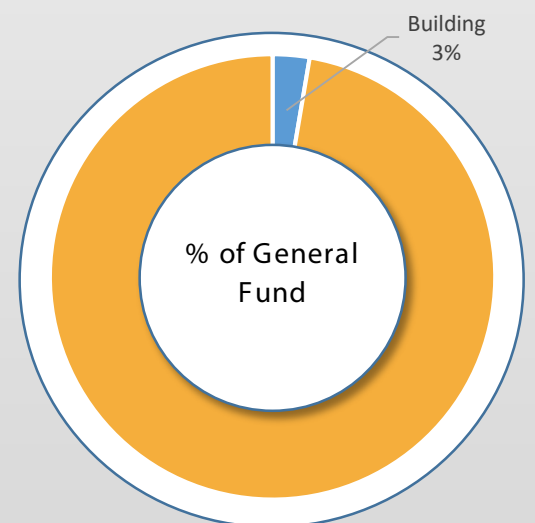
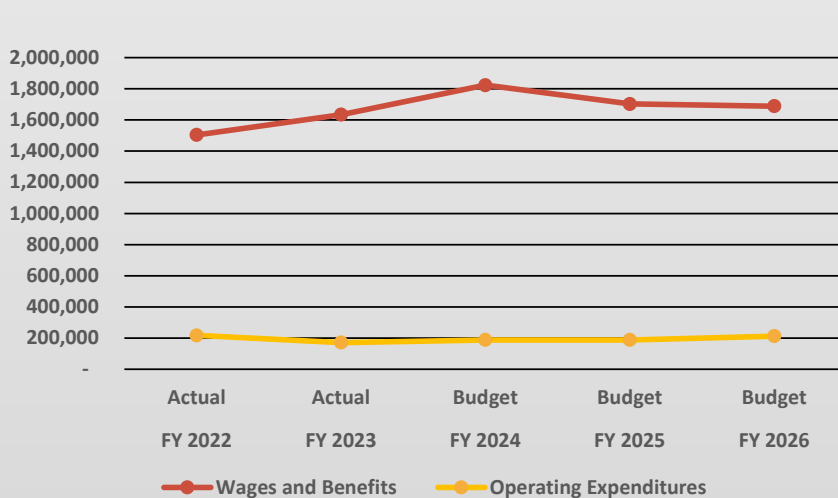
Building at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$1,901,331		Full-Time Employees: 13
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Chief Building Official	1	1	1	1
Fire Marshal	1	0	0	0
Senior Plans Examiner	1	1	1	1
Plans Examiner	1	2	2	2
Assistant Building Official	1	1	1	1
Building/Code Inspector I/II/III	6	7	7	7
Permit Specialist	1	0	0	0
Development Services Assistant II	2	0	0	0
Senior Code Inspector	1	1	1	1
TOTAL	15	13	13	13

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	1,728,057	1,702,919	1,700,879	1,689,041
Operating Expenditures	212,826	187,290	176,459	212,290
Total Building	1,940,883	1,890,209	1,877,338	1,901,331



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	2024 Actual	2025 Target	2026 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	93.5%	93.40%	95%
		Maintain a pavement condition index of greater than 85	84	82.54	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	2.44	3.2	4

Engineering at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$3,533,523		Full-Time Employees: 24
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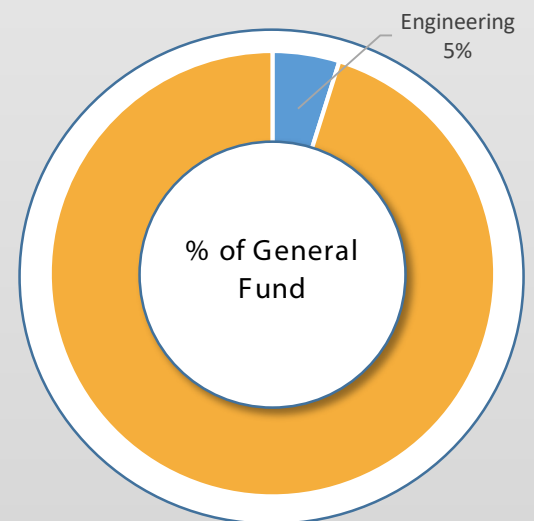
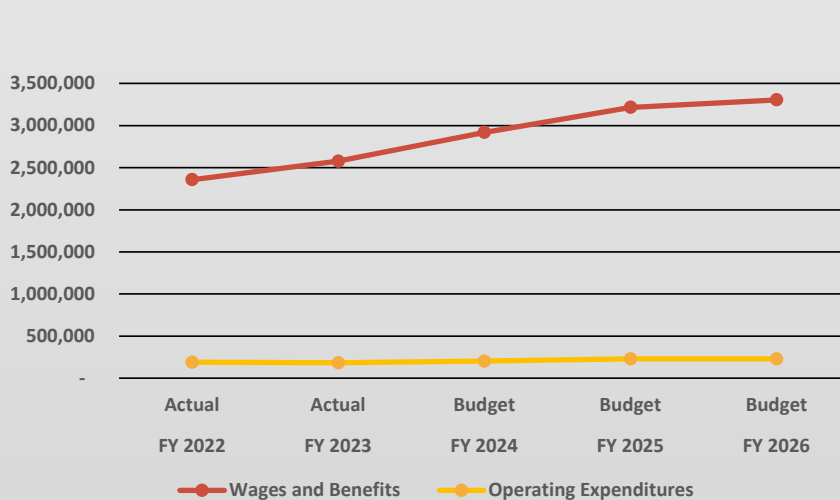
Engineering

Engineering Services

	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Authorized Positions	Actual	Actual	Actual	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
Associate Director of Construction	0	0	1	1
Construction Manager	2	2	1	1
Engineering Inspector	5	5	5	6
Associate Engineer	2	2	2	2
Engineering Designer	1	1	1	1
UPDES Coordinator	0	0	1	1
Operations Manager	1	1	1	1
Survey Technician	1	1	1	0
Engineering Permit Technician	1	1	1	1
Administrative Assistant (I, II, III)	0	3	3	3
Executive Assistant	0	1	1	1
TOTAL	19	23	24	24

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	2,823,160	3,215,322	3,205,636	3,304,273
Operating Expenditures	203,634	229,250	210,981	229,250
Total Engineering	3,026,794	3,444,572	3,416,617	3,533,523





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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Planning	\$976,677	7	105
TOTAL EXPENDITURES	\$976,677	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	2024 Actual	2025 Target	2026 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)	60%	60%	65%
Balanced Regulatory Environment (BRE)	BRE-1 DEVELOPS effective, well-balanced and consistently applied ordinances and policies	Present at least 5 City Code amendments to the City Council annually that substantively clarify or change land use review procedures or regulations	1	5	5
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	1.7	1.66	3

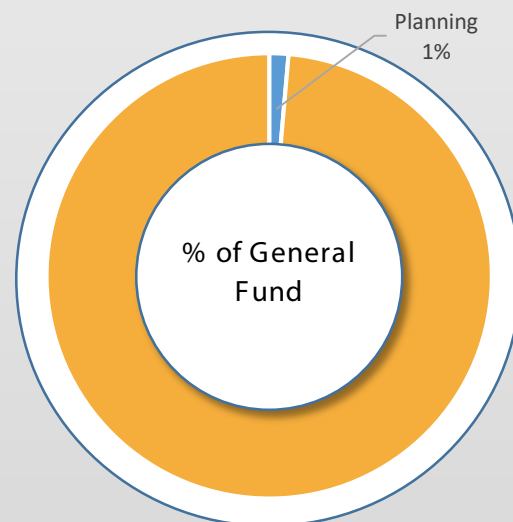
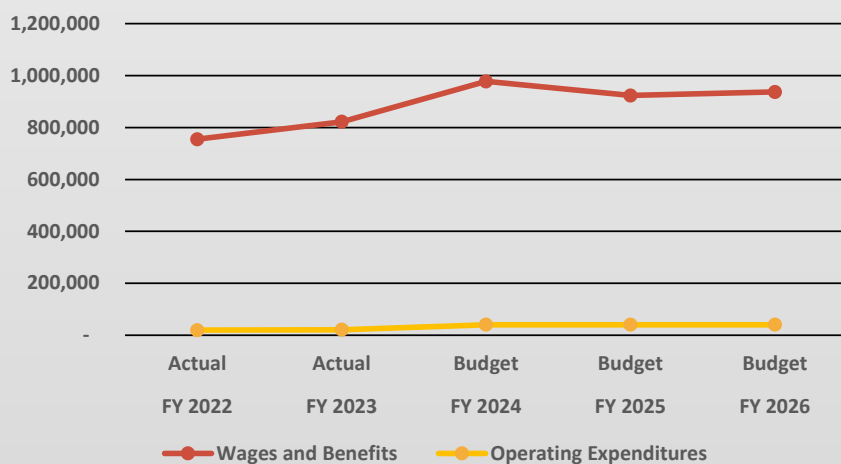
Planning at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$976,677		Full-Time Employees: 7
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Authorized Positions	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	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	0	0	0
Planning Permit Technician	1	1	1	1
Long Range Planning Analyst	1	1	1	1
TOTAL	8	7	7	7

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	870,488	923,223	910,257	936,795
Operating Expenditures	23,032	39,882	36,753	39,882
Total Planning	893,520	963,105	947,010	976,677



General Fund - Fire Department



Fire Department

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

EXPENDITURES BY PROGRAM	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Fire	\$13,472,293	93	108
TOTAL EXPENDITURES	\$13,472,293	93	

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	2024 Actual	2025 Target	2026 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)	87%	85%	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	4	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	6.08	6.06	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:

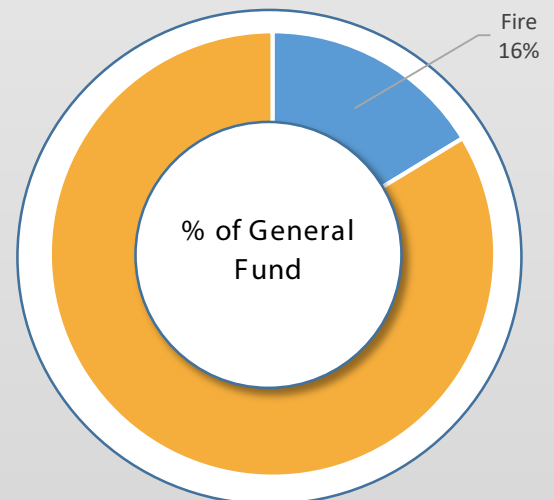
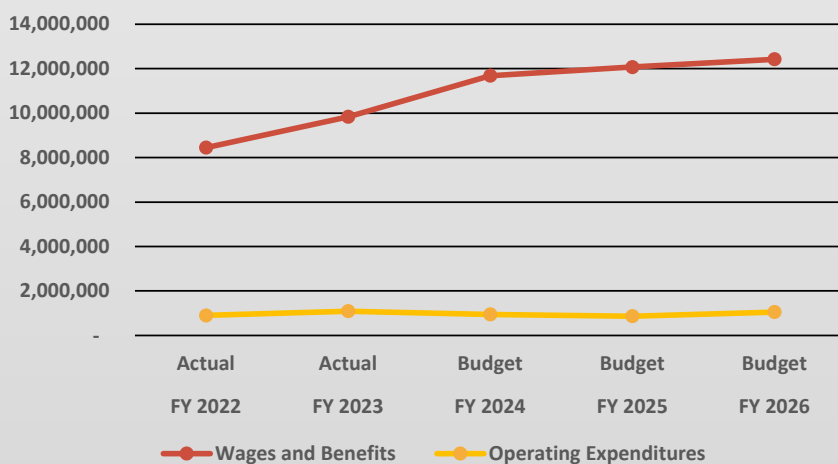
	Location: Public Safety 10655 S. Redwood Rd.		FY 2025-26 Budget: \$13,472,293		Full-Time Employees: 93
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Fire Department

Authorized Positions	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	Actual	Actual	Actual	Proposed
Fire Chief	1	1	1	1
Deputy Fire Chief	1	1	1	1
Administrative Division Chief	0	0	1	1
Battalion Chief	4	4	4	4
Fire Captain	13	13	14	14
Assistant Fire Marshal	0	0	1	1
Logistics Coordinator	1	1	0	0
Firefighter Paramedic	30	30	30	30
Firefighter Engineer	12	12	12	12
Firefighter Advanced EMT	27	27	27	27
Fire Admin Assistant	1	1	1	1
Fire Inspector	1	1	0	0
Emergency/Safety Manager	1	1	1	1
TOTAL	92	92	93	93

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	11,136,211	12,072,634	12,066,670	12,423,270
Operating Expenditures	1,207,260	868,096	998,691	1,049,023
Total Fire Department	12,343,471	12,940,730	13,065,361	13,472,293





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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Police	\$15,152,618	92	111
TOTAL EXPENDITURES	\$15,152,618	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	2024 Actual	2025 Target	2026 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)	80%	79%	82%
		Maintain 75% or higher rating for Animal Control Services (source: Annual Community Survey)	73%	70%	75%
		Maintain annual number of dogs and cats rescued, adopted, and returned to owner at 300 or more	392	478	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.)	17	12	12

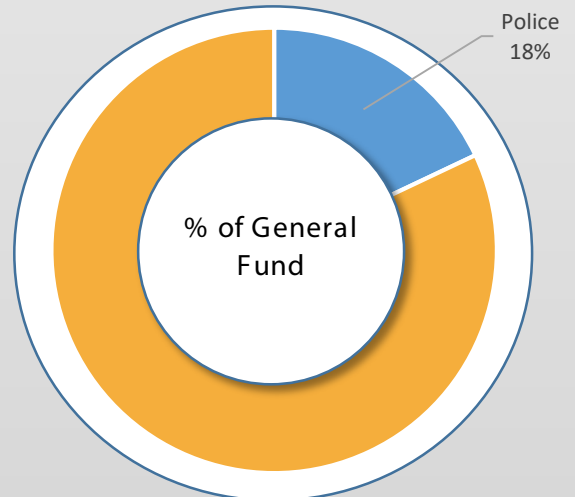
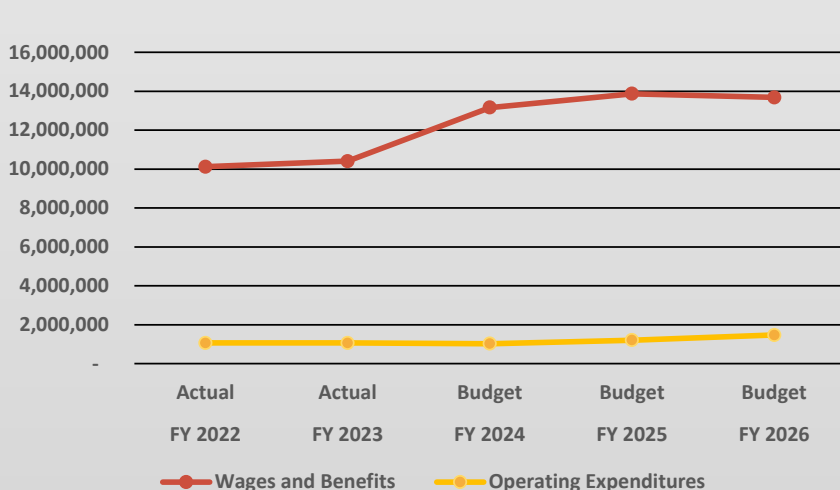
Police at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2025-26 Budget: \$15,152,618		Full-Time Employees: 92
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	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Authorized Positions	Actual	Actual	Actual	Proposed
Chief of Police	1	1	1	1
Deputy Police Chief	1	1	1	1
Police Lieutenant	3	4	4	4
Master/Senior/Police Officer	58	61	61	61
Community Service Officer	0	0	1	1
Police Sergeant	9	9	11	11
Technical Services Specialist	1	1	1	1
Property/Evidence Coordinator	1	1	1	1
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	1	1	1	1
Police Administrative Assistant	1	1	1	1
Animal Control Officer	1	1	2	2
Animal Control Technician	1	1	1	1
Animal Control Supervisor	1	1	1	1
TOTAL	84	88	92	92

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	11,487,069	13,869,528	13,603,557	13,682,020
Operating Expenditures	1,123,626	1,209,201	1,301,382	1,470,598
Total Police Department	12,610,694	15,078,729	14,904,939	15,152,618



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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Public Works Admin	\$1,349,123	9	114
2. Fleet	\$1,614,467	6	116
3. Parks	\$4,623,946	33	118
4. Cemetery	\$476,279	3	120
5. Streetlighting	\$492,095	2	122
6. Streets	\$2,676,499	22	124
TOTAL EXPENDITURES	\$11,232,409	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	2024 Actual	2025 Target	2026 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)	78%	71%	80%

Public Works Admin at a Glance:

	Location: City Hall 10996 S. Redwood Rd.		FY 2025-26 Budget: \$1,349,123		Full-Time Employees: 9
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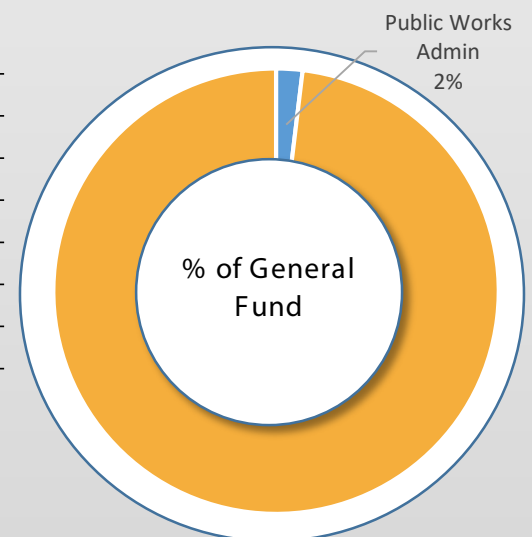
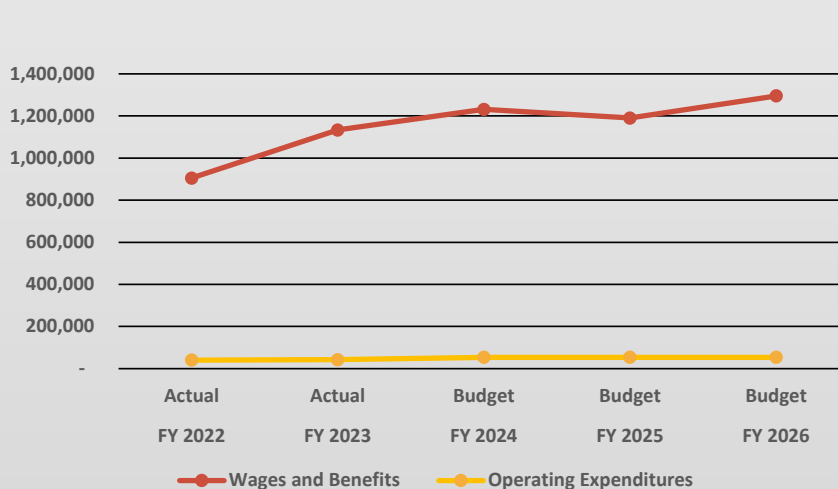
Public Works Admin

Public Works

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 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 Maintenance Worker	0	0	1	1
Public Works Operations Manager	1	1	1	1
Public Works Customer Service Assistant	2	2	2	2
TOTAL	8	8	9	9

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	1,075,669	1,189,609	1,148,320	1,295,161
Operating Expenditures	34,962	53,962	39,857	53,962
Total Public Works Admin	1,110,630	1,243,571	1,188,177	1,349,123



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	2024 Actual	2025 Target	2026 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 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.)	0.57%	0.29%	1%
		Maintain average age of fleet at 5.5 years	6.23	6.51	5.5

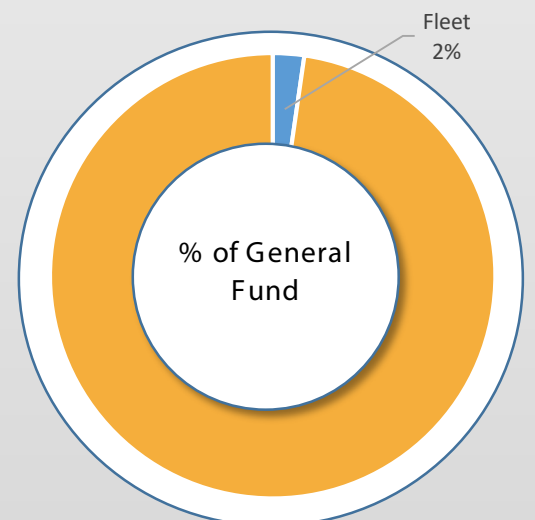
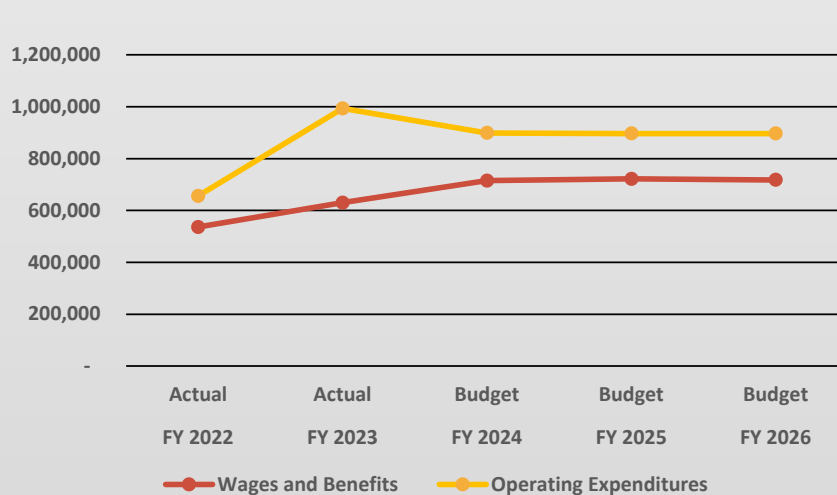
Fleet at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$1,614,467		Full-Time Employees: 6
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Fleet Manager	1	1	1	1
Mechanic	4	4	4	4
Fleet Assistant	1	1	1	1
TOTAL	6	6	6	6

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	663,913	721,919	698,650	717,688
Operating Expenditures	936,926	896,779	866,700	896,779
Total Fleet	1,600,839	1,618,698	1,565,350	1,614,467



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	2024 Actual	2025 Target	2026 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%	80%	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)	85%	86%	81%

Parks at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$4,623,946		Full-Time Employees: 33
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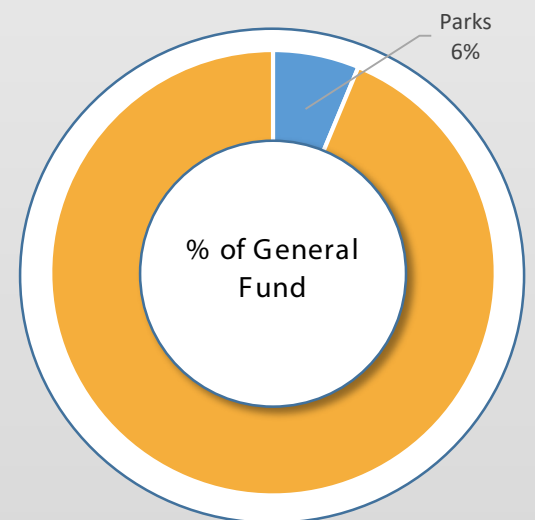
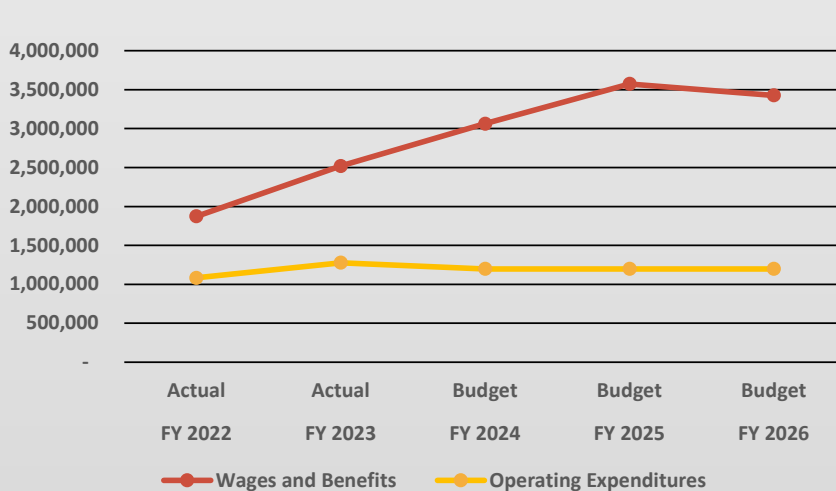
Parks

Public Works

	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Authorized Positions				
Parks Manager	1	1	1	1
Sportsfield Coordinator	0	0	1	1
Forestry & Open Space Coordinator	0	0	1	1
Parks Maintenance Supervisor	5	5	3	3
Parks Strip Supervisor	1	1	1	1
Parks Events Support Supervisor	0	0	1	1
Parks Maintenance Worker (I,II,III)	23	23	25	25
TOTAL	30	30	33	33

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	3,012,652	3,573,900	3,140,788	3,426,341
Operating Expenditures	1,217,532	1,197,605	1,135,536	1,197,605
Total Parks	4,230,184	4,771,505	4,276,324	4,623,946



Department Purpose

Every effort is made to maintain the cemetery with the respect and deserved of the deceased. Our staff works with funeral directors and the public to ensure the burial portion of the death process is handled professionally and with compassion for each individual's needs.

CORE PROGRAMS

1. Facilities Maintenance

2. Grounds Maintenance

3. Burial Services




4. Memorial Day

5. Cemetery Administration

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 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	85%	100%	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

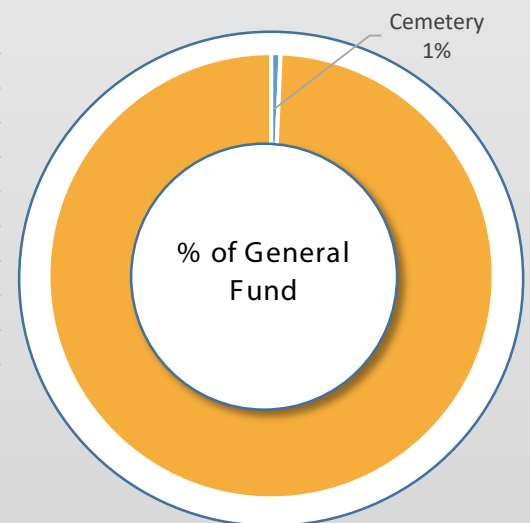
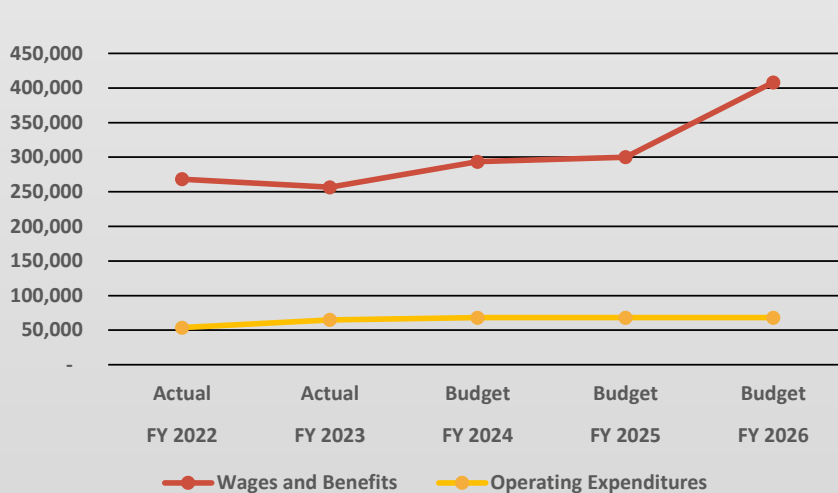
Cemetery at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$476,279		Full-Time Employees: 3
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 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 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	294,119	372,115	347,103	408,152
Operating Expenditures	66,669	68,127	51,515	68,127
Total Cemetery	360,788	440,242	398,618	476,279



Note: Part-time moved from Streets to Cemetery.

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	2024 Actual	2025 Target	2026 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>	75%	73%	78%
		Increase percentage of functioning streetlights to 100%	99%	95%	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	100%	100%	95%

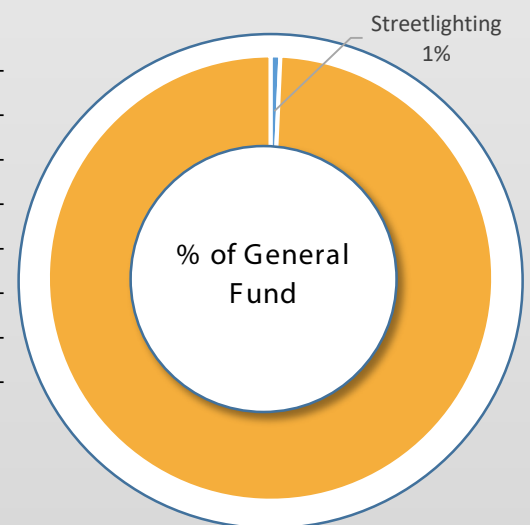
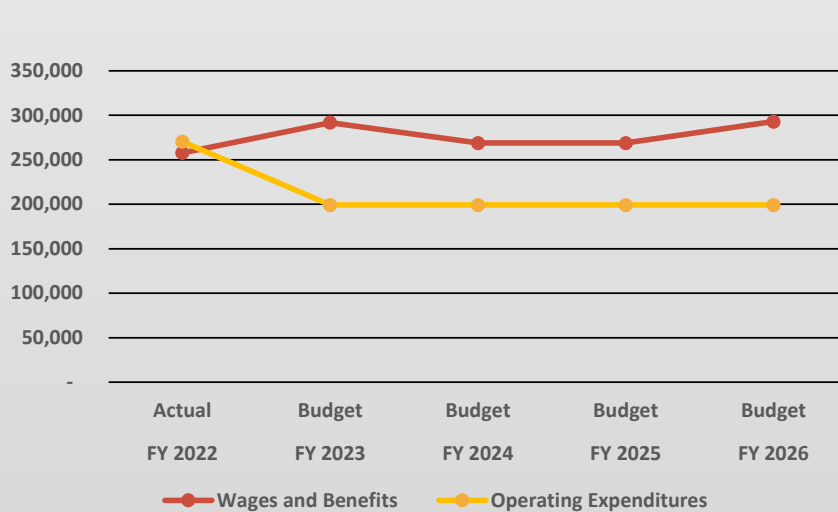
Streetlighting at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$492,095		Full-Time Employees: 2
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Electrician	1	1	1	1
Maintenance Electrician	2	1	1	1
TOTAL	3	2	2	2

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	274,221	268,796	268,440	292,892
Operating Expenditures	188,966	199,203	200,751	199,203
Total Streetlighting	463,186	467,999	469,191	492,095



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	2024 Actual	2025 Target	2026 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)	69%	68%	80%
		Increase pot holes repaired within 2 days of request to 100%	100%	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%	68%	70%
		Replace and repair at least 25,000 square feet of sidewalk annually	27,913	43,337	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)	72%	73%	80%

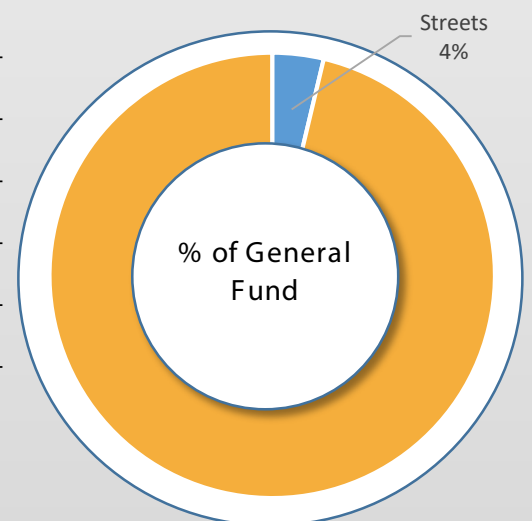
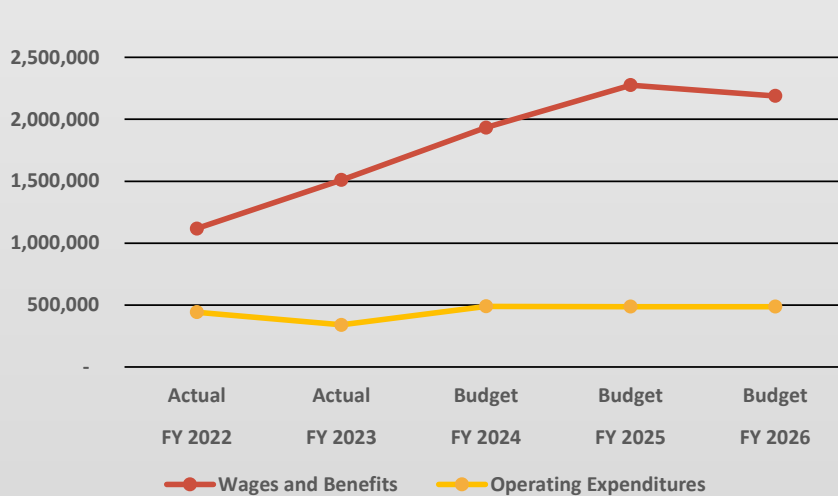
Streets at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$2,676,499		Full-Time Employees: 22
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	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Authorized Positions				
Streets/Storm Water Manager	1	1	1	1
Streets Maintenance Supervisor	3	3	5	5
Streets Maintenance Worker (I,II,III)	15	15	15	15
Blue Stake Technician III	0	0	1	1
TOTAL	19	19	22	22

Summary of Expenditures By Category

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Estimated Actual	FY 25-26 Proposed
Wages and Benefits	1,730,480	2,204,317	1,932,327	2,189,453
Operating Expenditures	435,211	487,046	381,874	487,046
Total Streets	2,165,691	2,691,363	2,314,201	2,676,499



Note: Part-time moved from Streets to Cemetery.



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	2026 PROPOSED	2026 FTE	PAGE REFERENCE
1. Office of the City Attorney	\$1,474,362	6	127
TOTAL EXPENDITURES	\$1,474,362	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	2024 Actual	2025 Target	2026 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>)	80%	78%	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>)	75%	72%	75%

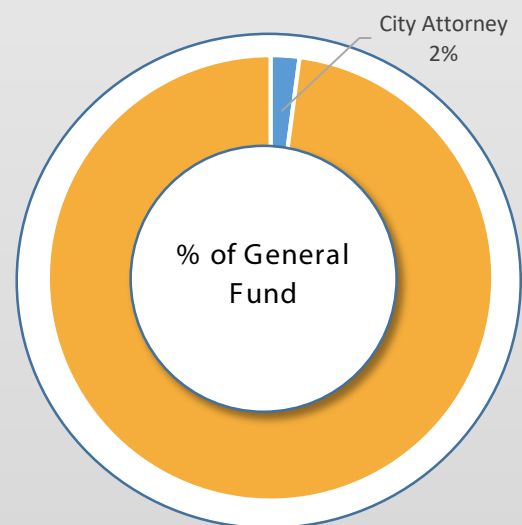
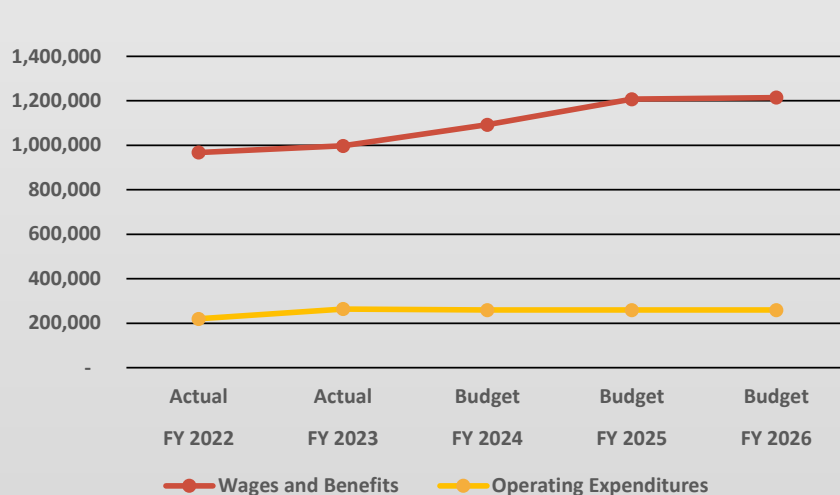
City Attorney at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$1,474,362		Full-Time Employees: 6
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Authorized Positions	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	Actual	Actual	Actual	Proposed
City Attorney	1	1	1	1
Assistant City Attorney	2	2	3	3
Staff Attorney	1	1	0	0
Paralegal	1	1	1	1
Legal Assistant	1	1	1	1
TOTAL	6	6	6	6

Summary of Expenditures By Category

	FY 23-24	FY 24-25	FY 24-25	FY 25-26
	Actual	Adopted	Estimated Actual	Proposed
Wages and Benefits	1,091,522	1,207,561	1,201,786	1,214,921
Operating Expenditures	283,521	259,441	222,403	259,441
Total Office of the City Attorney	1,375,043	1,467,002	1,424,189	1,474,362



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 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
REVENUES				
RDA Project Area Increment	\$750,563	\$4,960,000	\$2,398,051	\$5,075,000
RDA Housing	153,862	875,000	692,513	747,500
CDA Project Area Increment	1,407,710	7,200,000	4,767,796	8,000,000
Grant Revenue (CDBG)	448,473	240,000	230,992	240,000
Intergovernmental Revenue	10,793,278	0	906,560	0
User Fees	6,191,916	6,145,165	6,170,634	6,230,594
Admin. Fees	120,000	120,000	120,000	120,000
Investment Earnings	1,711,260	42,000	1,612,590	344,000
Other Miscellaneous	19,924	13,000	21,550	13,000
Total Special Revenue Fund Revenue	21,596,986	19,595,165	16,920,686	20,770,094
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	125,000	125,000	125,000	30,000
Use of Fund Balance	0	9,960,456	0	9,537,500
Total Transfers In and Use of Fund Balance	125,000	10,085,456	125,000	9,567,500
Total Rev, Trans in, and Use of Fund Balance	21,721,986	29,680,621	17,045,686	30,337,594
EXPENDITURES				
Wages and Benefits	1,735,872	2,002,063	1,972,115	1,631,888
Operating Expenditures	2,219,031	2,069,058	2,057,643	2,443,202
Project Expenditures	4,581,974	16,244,400	5,102,795	15,892,619
Total Special Revenue Fund Expenditures	8,536,877	20,490,521	9,132,553	19,967,709
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	6,284,371	2,822,769	2,822,769	4,119,778
Contribution to Fund Balance	6,900,739	6,367,331	5,090,364	6,250,107
Total Transfers Out and Contribution to Fund Balance	13,185,110	9,190,100	7,913,133	10,369,885
Total Exp, Trans Out, and Cont to Fund Balance	21,721,986	29,680,621	17,045,686	30,337,594

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 2025-26 Budget: \$5,225,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Project #1 Towers Increment	\$189,085	\$0	\$0	\$0
Project #6 South I-15 Frontage	93,930	830,000	329,442	900,000
Project #9 Gateway Central	248,373	2,300,000	1,139,815	2,250,000
Project #11 Merit Medical	219,176	1,830,000	928,794	1,925,000
Intergovernmental Revenue	3,713,904	0	906,560	0
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	130,203	30,000	130,652	30,000
Total Revenues	4,714,671	5,110,000	3,555,263	5,225,000
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	4,714,671	5,110,000	3,555,263	5,225,000
Operating Expenditures				
Operating Expenditures	363,700	544,684	348,930	559,409
Total Operating Expenditures	363,700	544,684	348,930	559,409
Project Expenditures				
Tax Increment Commitments	1,549,094	1,374,400	1,358,263	1,880,619
Total Project Expenditures	1,549,094	1,374,400	1,358,263	1,880,619
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	125,000	125,000	30,000
Transfer to Debt Service Fund	763,625	0	0	0
Transfer to SID	1,214,450	1,213,950	1,213,950	1,216,450
Transfer to General Fund	19	25,000	25,000	25,000
Contribution to Fund Balance	698,783	1,826,966	484,120	1,513,522
Total Transfers Out and Contribution to Fund Balance	2,801,877	3,190,916	1,848,070	2,784,972
Total Exp, Trans Out, and Cont to Fund Balance	4,714,671	5,110,000	3,555,263	5,225,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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 projects 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 2025-26 Budget: \$10,535,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Housing Revenue	\$153,862	\$875,000	\$692,513	\$747,500
Intergovernmental Revenue	912,541	0	0	0
Investment Earnings	784,375	0	750,476	250,000
Total Revenues	1,850,777	875,000	1,442,989	997,500
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	9,960,456	0	9,537,500
Total Transfers In and Use of Fund Balance	0	9,960,456	0	9,537,500
Total Rev, Trans in, and Use of Fund Balance	1,850,777	10,835,456	1,442,989	10,535,000
Operating Expenditures				
Operating Expenditures	150,000	175,000	168,000	175,000
Total Operating Expenditures	150,000	175,000	168,000	175,000
Project Expenditures				
Housing Expenses	1,473	10,470,000	138,850	10,110,000
Total Project Expenditures	1,473	10,470,000	138,850	10,110,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	163,336	190,456	190,456	250,000
Contribution to Fund Balance	1,535,969	0	945,683	0
Total Contribution to Fund Balance	1,699,305	190,456	1,136,139	250,000
Total Exp, Trans Out, and Cont to Fund Balance	1,850,777	10,835,456	1,442,989	10,535,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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 2025-26 Budget: \$8,030,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Project #12 Commerce Park	\$790,891	\$5,000,000	\$3,423,514	\$5,500,000
Project #13 South Station	616,819	2,200,000	1,344,282	2,500,000
Intergovernmental Revenue	6,166,833	0	0	0
Investment Earnings	709,047	0	644,007	0
Total Revenues	8,283,590	7,200,000	5,411,803	8,000,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	125,000	125,000	30,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	125,000	125,000	30,000
Total Rev, Trans in, and Use of Fund Balance	8,408,590	7,325,000	5,536,803	8,030,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	49,291	50,000	20,282	0
Total Operating Expenditures	169,291	170,000	140,282	120,000
Project Expenditures				
Tax Increment Commitments	2,668,798	3,950,000	3,155,682	3,630,000
Total Project Expenditures	2,668,798	3,950,000	3,155,682	3,630,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	0	300,000	300,000	0
Transfer to General CIP	1,250,000	300,000	300,000	1,000,000
Contribution to Fund Balance	4,320,502	2,605,000	1,640,839	3,280,000
Total Contribution to Fund Balance	5,570,502	3,205,000	2,240,839	4,280,000
Total Exp, Trans Out, and Cont to Fund Balance	8,408,590	7,325,000	5,536,803	8,030,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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.

Community Development Block Grant

Special Revenue

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 2025-26 Budget: \$240,000
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Community Development Block Grant



Special Revenue

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
CDBG Grant	\$448,473	\$240,000	\$230,992	\$240,000
Total Revenues	448,473	240,000	230,992	240,000
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	448,473	240,000	230,992	240,000
Operating Expenditures				
Public Facilities	345,647	150,000	150,000	150,000
The Road Home	10,000	0	10,000	0
South Valley Sanctuary	10,000	0	14,000	0
Legal Aid Society of Utah	5,000	0	8,000	0
Community Health Clinic	3,000	0	0	0
Inn Between	0	0	5,500	0
Community Development Corp	13,046	0	0	0
Administrative Charges	61,780	44,000	43,492	44,000
Total Operating Expenditures	448,473	194,000	230,992	194,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	46,000	0	46,000
Total Contribution to Fund Balance	0	46,000	0	46,000
Total Exp, Trans Out, and Cont to Fund Balance	448,473	240,000	230,992	240,000

Notes to CDBG Fund:

Budget based on HUD funding allocation. Current year budget is proposed as advised by HUD subject to change.

Interfacility Transfers

Special Revenue

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

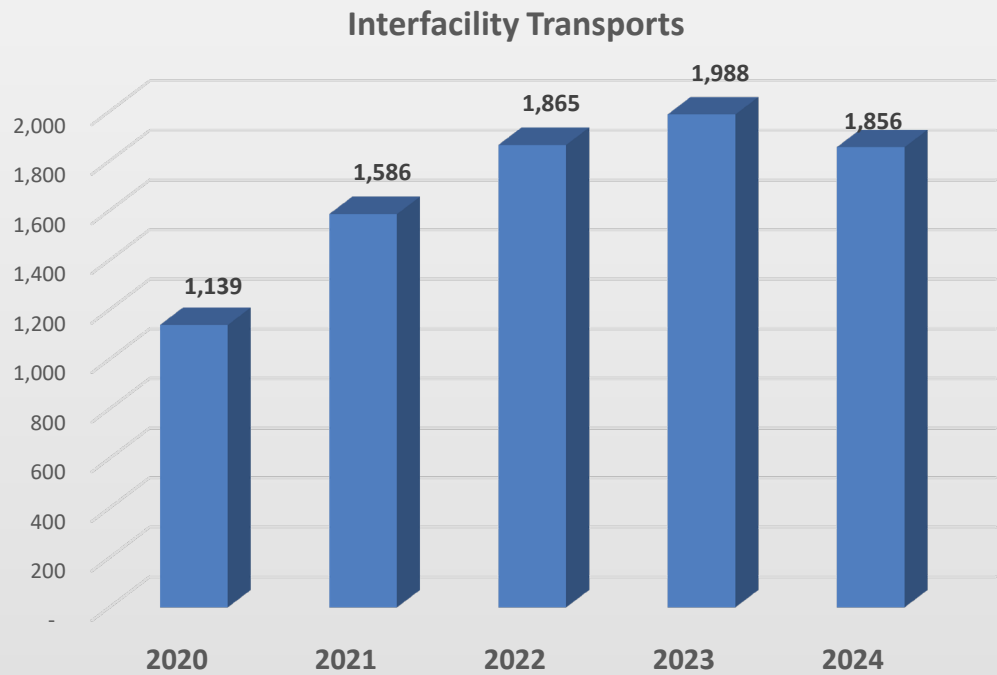
1. Interfacility Transport Services



IFT at a Glance:

	Location: Public Safety 10655 S. Redwood Rd.		FY 2025-26 Budget: \$2,652,000		Full-Time Employees: 6
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Authorized Positions		FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Paramedic		0	6	6	6
TOTAL		0	6	6	6



Interfacility Transfers

Special Revenue

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Ambulance Fees - Interfacility	\$2,701,371	\$2,514,571	\$2,555,002	\$2,600,000
Interest Income	53,462	0	51,858	52,000
Total Revenues	2,754,833	2,514,571	2,606,860	2,652,000
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	2,754,833	2,514,571	2,606,860	2,652,000
Operating Expenditures				
Wages and Benefits	504,509	688,101	668,434	642,313
Operating Expenditures	360,619	296,334	373,270	450,752
Total Operating Expenditures	865,128	984,435	1,041,704	1,093,065
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	1,855,000	633,363	633,363	868,328
Contribution to Fund Balance	34,705	896,773	931,793	690,607
Total Contribution to Fund Balance	1,889,705	1,530,136	1,565,156	1,558,935
Total Exp, Trans Out, and Cont to Fund Balance	2,754,833	2,514,571	2,606,860	2,652,000

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	2024 Actual	2025 Target	2026 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Process 85% or more of UPDES permits within 2 business days	88%	88%	85%
		Street sweep the entire City at least 7 times per year	9	6	7
		Inspect 150,000 feet or more of storm water pipe each year and maintain deficiencies found	123,652	173,839	150,000

Storm Water at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$3,655,594		Full-Time Employees: 8
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Storm Water & Sanitation Manager	1	0	0	0
UPDES Program Coordinator	1	1	0	0
UPDES Inspector	2	2	1	1
Storm Water Maintenance Lead Worker	1	1	1	1
Storm Water Maintenance Worker (I/II/III)	6	6	6	6
TOTAL	11	10	8	8

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Storm Water Fees	\$3,490,545	\$3,630,594	\$3,615,632	\$3,630,594
Investment Earnings	34,173	12,000	35,597	12,000
Other Miscellaneous	19,924	13,000	21,550	13,000
Total Revenues	3,544,642	3,655,594	3,672,779	3,655,594
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	3,544,642	3,655,594	3,672,779	3,655,594
Operating Expenditures				
Employee Wages and Benefits	1,231,363	1,313,962	1,303,681	989,575
Operating Expenditures	726,948	864,040	796,169	944,041
Total Operating Expenditures	1,958,311	2,178,002	2,099,850	1,933,616
Project Expenditures				
Capital Expenditures	362,610	450,000	450,000	272,000
Total Project Expenditures	362,610	450,000	450,000	272,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,941	0	0	0
Transfer to General CIP	910,000	35,000	35,000	730,000
Contribution to Fund Balance	310,780	992,592	1,087,929	719,978
Total Contribution to Fund Balance	1,223,721	1,027,592	1,122,929	1,449,978
Total Exp, Trans Out, and Cont to Fund Balance	3,544,642	3,655,594	3,672,779	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 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
REVENUES				
User Fees	\$8,227,481	\$7,390,631	\$8,354,747	\$7,504,407
Sales	23,722,534	22,785,227	24,613,599	23,900,572
Insurance/Risk Claims	652,972	733,417	822,886	733,417
Finance Charges	199,434	218,530	319,567	226,179
Investment Earnings	2,569,843	309,600	2,651,679	241,888
Miscellaneous Revenue	1,412,321	45,040	209,972	170,040
Impact Fees	384,870	550,000	755,646	350,000
Total Enterprise Fund Revenue	37,169,455	32,032,445	37,728,096	33,126,503
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	7,743,003	5,456,347	5,456,347	2,800,000
Use of Fund Balance	1,109,438	1,575,190	723,170	1,837,158
Total Transfers In and Use of Fund Balance	8,852,441	7,031,537	6,179,517	4,637,158
Total Rev, Trans in, and Use of Fund Balance	46,021,896	39,063,982	43,907,613	37,763,661
EXPENDITURES				
Wages and Benefits	3,245,483	4,765,714	4,551,442	4,784,534
Operating Expenses	22,040,183	22,671,673	21,965,652	24,656,177
Debt Expenses	(161,314)	0	0	0
Project Expenses	6,580,590	4,977,000	6,096,763	3,652,000
Total Enterprise Fund Expenses	31,704,943	32,414,387	32,613,857	33,092,711
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	6,747,912	5,456,347	5,456,347	2,800,000
Contribution to Fund Balance	7,569,041	1,193,248	5,837,409	1,870,950
Total Transfers Out and Contribution to Fund Balance	14,316,953	6,649,595	11,293,756	4,670,950
Total Exp, Trans Out, and Cont to Fund Balance	46,021,896	39,063,982	43,907,613	37,763,661

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	2024 Actual	2025 Target	2026 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Maintain 80% or higher rating for Culinary (drinking) Water <i>(source: Annual Community Survey)</i>	81%	78%	80%
		Repair 100% of all City-side water leaks within 5 hours	100%	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% <i>(State required, 80 per month min.)</i>	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 <i>(source: Annual Community Survey)</i>	66%	66%	75%

Water at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$23,941,039		Full-Time Employees: 26
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Water Manager	1	1	1	1
Water Maintenance Supervisor	3	3	3	3
Water Maintenance Worker	16	16	16	16
Water Electrician	1	1	0	0
Water Conservation Coordinator	0	0	1	1
Water Conservation Technician	1	1	1	1
Water Quality Technician	2	2	2	2
Backflow Technician	0	0	1	1
PW Administrative Assistant	1	1	1	1
TOTAL	25	25	26	26

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Water Sales - Base Rate	\$10,625,840	\$9,972,227	\$10,856,211	\$10,384,608
Water Sales - Consumption	12,243,004	12,003,000	12,892,945	12,705,964
Connection-Reconnection Fees	61,899	0	63,093	0
Finance Charges	199,434	218,530	319,567	226,179
Investment Earnings	2,266,096	300,000	2,397,290	232,288
Water Share Lease	11,399	0	14,118	0
Miscellaneous Revenue/Grants	169,014	0	110,089	0
Water Meter Sets	253,058	200,000	344,083	207,000
Hydrant Meter Rental Income	7,170	0	0	0
Commercial/Landscape Meters	0	15,000	0	15,000
Donated Infrastructure	0	0	0	0
Sale of Capital Assets	77,125	45,000	41,125	170,000
Total Revenues	25,914,039	22,753,757	27,038,521	23,941,039
Transfers In and Use of Fund Balance				
Transfer from Water Impact Fees	1,300,000	0	0	0
Use of Fund Balance	0	460,782	0	0
Total Transfers In and Use of Fund Balance	1,300,000	460,782	0	0
Total Rev, Trans in, and Use of Fund Balance	27,214,039	23,214,539	27,038,521	23,941,039
Operating Expenditures				
Employee Wages and Benefits	1,774,719	2,765,221	2,761,027	2,775,404
Operating Expenses	15,614,119	15,199,971	15,654,224	17,219,120
Principal on Bonds	0	0	0	0
Bond Interest Payment	(161,939)	0	0	0
Trustee Fees	0	0	0	0
Arbitrage Compliance	625	0	0	0
Total Operating Expenses	17,227,523	17,965,192	18,415,251	19,978,350
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,957	0	0	0
Transfer to Water CIP General	5,290,000	4,220,000	4,220,000	2,455,000
Transfer to General CIP	0	0	0	0
Transfer to CIP Maint	0	0	0	0
Transfer to Secondary Water	0	1,029,347	1,029,347	0
Contribution to Fund Balance	4,693,559	0	3,373,923	1,491,515
Total Contribution to Fund Balance	9,986,516	5,249,347	8,623,270	3,946,515
Total Exp, Trans Out, and Cont to Fund Balance	27,214,039	23,214,539	27,038,521	23,941,039

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 \$1,955,000 toward Culinary Water Projects and \$100,000 toward Secondary Water Projects for FY 2025-2026.

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 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	10 Years
Culinary Water Projects	\$1,955,000	(3,152)	(3,152)	(3,152)	(3,152)	(3,152)	(15,760)
Secondary Water Projects	\$100,000	497	497	497	497	497	2,485
Total Water Capital Projects	\$2,055,000	(2,655)	(2,655)	(2,655)	(2,655)	(2,655)	(13,275)

Water CIP

Enterprise Fund

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Water Impact Fees	\$384,870	\$550,000	\$755,646	\$350,000
Investment Earnings	3,258	0	10,221	0
Grants	0	0	0	0
Total Revenues	388,128	550,000	765,867	350,000
Transfers In and Use of Fund Balance				
Transfer from Water Operations	5,290,000	4,220,000	4,220,000	2,455,000
Transfer from Water CIP	103,003	0	0	0
Water Impact Fee Use of Fund Balance	935,195	0	0	0
Use of Fund Balance	0	0	634,308	0
Total Transfers In and Use of Fund Balance	6,328,198	4,220,000	4,854,308	2,455,000
Total Rev, Trans in, and Use of Fund Balance	6,716,326	4,770,000	5,620,175	2,805,000
Project Expenses				
Water Projects	5,190,999	4,085,000	4,937,063	2,355,000
Secondary Water Projects	71,393	135,000	67,340	100,000
Total Project Expenses	5,262,392	4,220,000	5,004,403	2,455,000
Transfers Out and Contribution to Fund Balance				
Transfer to Water Operations	1,300,000	0	0	0
Transfer to Water Impact Fees	103,003	0	0	0
Contribution to Fund Balance Water Impact Fees	0	550,000	515,000	350,000
Contribution to Fund Balance	50,931	0	100,772	0
Total Contribution to Fund Balance	1,453,934	550,000	615,772	350,000
Total Exp, Trans Out, and Cont to Fund Balance	6,716,326	4,770,000	5,620,175	2,805,000

Department Purpose

The Secondary Water division manages the delivery of irrigation water to 3,706 South Jordan residential properties via a gravity and pumped distribution system.

CORE PROGRAMS

1. Snow Plowing

2. Secondary Water Delivery




3. Event Support

4. Water Share Leasing & Management

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 Target
Reliable Public Infrastructure (RPI)	RPI-3 MAINTAINS and OPERATES quality public infrastructure	Repair 100% of city-side secondary water leaks within 5 hours	N/A	90%	100%

Secondary Water at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$1,314,688		Full-Time Employees: 3
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Authorized Positions	FY 22-23	FY 23-24	FY 24-25	FY 25-26
	Actual	Actual	Actual	Proposed
Sec Water Maintenance Supervisor	1	1	1	1
Sec Water Maintenance Worker	2	2	2	2
TOTAL	3	3	3	3

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Irrigation Water Sales	\$853,690	\$810,000	\$864,443	\$810,000
Investment Earnings	(1,015)	0	0	0
Other Miscellaneous	2,186	0	3,142	0
Total Revenues	854,861	810,000	867,585	810,000
Transfers In and Use of Fund Balance				
Transfer from Water Operations	0	1,029,347	1,029,347	0
Use of Fund Balance	108,271	0	0	504,688
Total Transfers In and Use of Fund Balance	108,271	1,029,347	1,029,347	504,688
Total Rev, Trans in, and Use of Fund Balance	963,132	1,839,347	1,896,932	1,314,688
Operating Expenses				
Employee Wages and Benefits	233,719	355,513	239,354	342,745
Operating Expenses	728,202	870,021	831,603	971,943
Total Operating Expenses	961,921	1,225,534	1,070,957	1,314,688
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	1,211	0	0	0
Contribution to Fund Balance	0	613,813	825,975	0
Total Contribution to Fund Balance	1,211	613,813	825,975	0
Total Exp, Trans Out, and Cont to Fund Balance	963,132	1,839,347	1,896,932	1,314,688

Sanitation

Enterprise Fund

Department Purpose

The Sanitation division administers and manages a number of solid waste and refuse services. The City contracts with Ace Recycling & Disposal for residential curbside garbage pickup. The Sanitation division provides residents with 96-gallon containers for garbage services and is responsible for the delivery and repair of the containers.




CORE PROGRAMS

1. Snow Plowing
2. Spring Clean-up Program
3. Residential Curbside Solid Waste Pickup
4. Neighborhood Dumpster Program
5. Fall Leaf Collection Program
6. Event Support
7. Christmas Tree Disposal Program
8. City Facilities Garbage and Recycling
9. Glass Recycle Program

Performance Measures

Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 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)	86%	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	95%	100%	80%
		Maintain 70% or higher rating for Recycling Services (source: Annual Community Survey)	70%	69%	70%
		Maintain yearly contamination rate in recycling cans at 30% or lower	28%	31%	30%
		Recycle 150 tons or more of glass each year	145.82	145.42	150

Sanitation at a Glance:

	Location: Municipal Services 10996 S. Redwood Rd.		FY 2025-26 Budget: \$6,621,427		Full-Time Employees: 5
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Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Sanitation Maintenance Lead Worker	1	1	1	1
Sanitation Maintenance Worker	4	4	4	4
TOTAL	5	5	5	5

Sanitation

Enterprise Fund

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Garbage Fees	\$4,958,217	\$4,742,000	\$4,990,442	\$4,836,840
Recycling Fees	571,193	596,785	582,352	608,721
Neighborhood Cleanup	103,785	95,000	107,240	95,000
Special Service Pickup	5,705	6,500	5,905	6,500
Investment Earnings	236,241	9,600	167,690	9,600
Increase in Landfill Equity	1,097,389	0	0	0
Miscellaneous Revenue	3,295	0	1,097	0
Sale of Capital Assets	63,000	0	54,000	0
Total Revenues	7,038,825	5,449,885	5,908,726	5,556,661
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	801,968	0	1,064,766
Total Transfers In and Use of Fund Balance	0	801,968	0	1,064,766
Total Rev, Trans in, and Use of Fund Balance	7,038,825	6,251,853	5,908,726	6,621,427
Operating Expenses				
Employee Wages and Benefits	436,038	569,423	503,130	578,564
Operating Expenses	5,211,019	5,552,430	4,857,847	5,907,863
Capital Expenditures	127,323	130,000	129,060	135,000
Total Operating Expenses	5,774,381	6,251,853	5,490,037	6,621,427
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	272	0	0	0
Contribution to Fund Balance	1,264,172	0	418,689	0
Total Contribution to Fund Balance	1,264,444	0	418,689	0
Total Exp, Trans Out, and Cont to Fund Balance	7,038,825	6,251,853	5,908,726	6,621,427

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

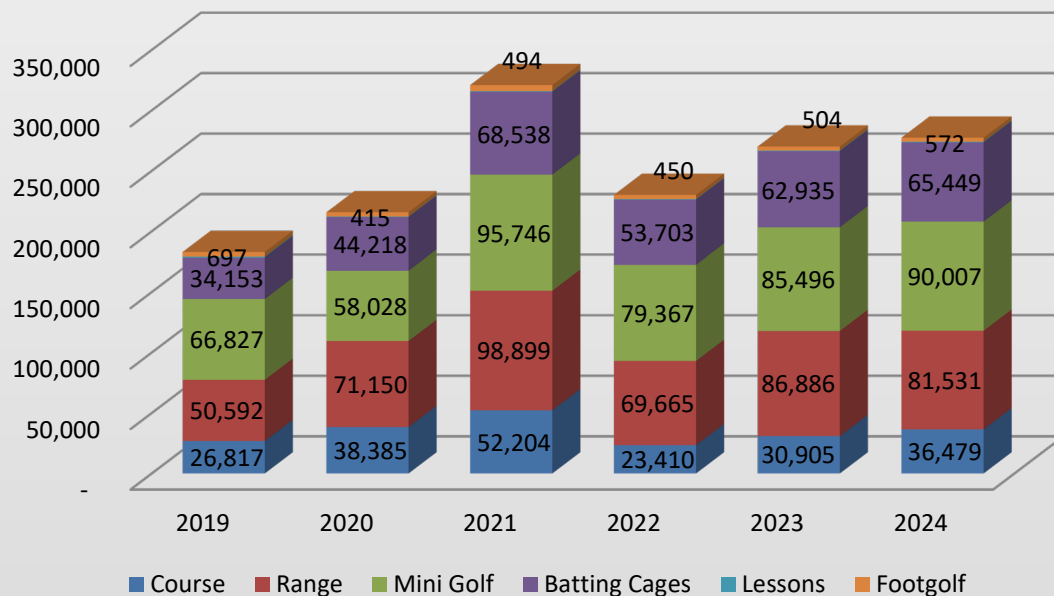
Strategic Priorities	Strategies & Guiding Principles	Performance Measures	2024 Actual	2025 Target	2026 Target
Desirable Amenities & Open Space (DAOS)	DAOS-4 OFFERS a variety of park amenities, recreation and art programs, and community events, for all ages and abilities	Maintain 80% or higher rating for Mulligans Golf & Games <i>(source: Annual Community Survey)</i>	77%	76%	78%
		Increase annual number of golf participants by 5% each year	9%	17%	5%
		Maintain annual number of miniature golf participants at 85,000 or more	85,496	90,007	85,000
		Increase annual driving range revenue by 10% each year	38%	10%	10%

Mulligans at a Glance:

	Location: Mulligans 692 W. 10600 S.		FY 2025-26 Budget: \$2,003,090		Full-Time Employees: 9
--	--	---	--	---	----------------------------------

Authorized Positions	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Actual	FY 25-26 Proposed
Associate Director of Recreation	1	1	1	1
Mulligan's Customer Service Supervisor	2	2	2	2
Greenskeeper	1	1	1	1
Mechanic II	1	1	1	1
Golf Course Maintenance Worker	2	2	3	3
Food Service Coordinator	0	0	1	1
TOTAL	7	7	9	9

Activity Usage



	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Concession Lease	\$1,242	\$0	\$0	\$0
Instructor Fees	0	26,250	0	26,250
Driving Range	830,924	582,486	867,428	582,486
Greens Fees	360,478	310,274	326,478	310,274
Miniature Golf	640,869	449,861	639,076	449,861
Program Revenue	14,790	12,000	17,218	12,000
Golf Cart Rental	157,012	114,057	126,444	114,057
Batting Cages	122,078	118,621	115,282	118,621
Food & Beverages	63,163	74,327	83,351	74,327
Pro Shop	50,230	33,280	57,144	33,280
Rental Revenue	14,270	14,190	15,093	14,190
Investment Earnings	65,909	0	60,216	0
Other Miscellaneous	312	40	519	40
Total Revenues	2,321,276	1,735,386	2,308,249	1,735,386
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	112,440	0	267,704
Total Transfers In and Use of Fund Balance	0	112,440	0	267,704
Total Rev, Trans in, and Use of Fund Balance	2,321,276	1,847,826	2,308,249	2,003,090
Operating Expenses				
Employee Wages and Benefits	801,007	1,075,557	1,047,931	1,087,821
Operating Expenses	731,237	565,269	541,095	570,269
Total Operating Expenses	1,532,244	1,640,826	1,589,026	1,658,090
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	469	0	0	0
Transfer to Mulligans CIP	50,000	207,000	207,000	345,000
Contribution to Fund Balance	738,562	0	512,223	0
Total Contribution to Fund Balance	789,031	207,000	719,223	345,000
Total Exp, Trans Out, and Cont to Fund Balance	2,321,276	1,847,826	2,308,249	2,003,090

Mulligans CIP

Enterprise Fund

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Investment Earnings	\$0	\$0	\$0	\$0
Other Miscellaneous	0	0	0	0
Total Revenues	0	0	0	0
Transfers In and Use of Fund Balance				
Transfer from Mulligans	50,000	207,000	207,000	345,000
Use of Fund Balance	65,972	200,000	0	0
Total Transfers In and Use of Fund Balance	115,972	407,000	207,000	345,000
Total Rev, Trans in, and Use of Fund Balance	115,972	407,000	207,000	345,000
Operating Expenses				
Capital Expenditures	111,300	332,000	95,501	300,000
Mulligans Equipment	4,672	75,000	20,672	45,000
Total Operating Expenses	115,972	407,000	116,173	345,000
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	0	0	90,827	0
Total Contribution to Fund Balance	0	0	90,827	0
Total Exp, Trans Out, and Cont to Fund Balance	115,972	407,000	207,000	345,000

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	2024 Actual	2025 Target	2026 Target
Fiscally Responsible Governance (FRG)	<u>FRG-3 Resource Alignment</u> 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	1.08	0.85	1
		Conduct at least three city-wide risk management trainings each year	3	3	3
		Achieve an average 90% or higher employee completion rate for city-wide risk management trainings	N/A	82%	90%

Self Insurance at a Glance:

	Location: City Hall 1600 W. Towne Center Dr.		FY 2025-26 Budget: \$733,417		Full-Time Employees: 0
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Risk Management Revenue	\$68,486	\$0	\$89,469	\$0
Insurance Premiums & Claims	584,486	733,417	733,417	733,417
Investment Earnings	(645)	0	16,262	0
Total Revenues	652,326	733,417	839,148	733,417
Transfers In and Use of Fund Balance				
Transfer from General Fund	1,000,000	0	0	0
Use of Fund Balance	0	0	88,862	0
Total Transfers In and Use of Fund Balance	1,000,000	0	88,862	0
Total Rev, Trans in, and Use of Fund Balance	1,652,326	733,417	928,010	733,417
Operating Expenses				
Operating Expenses	830,510	703,982	928,010	703,982
Total Operating Expenses	830,510	703,982	928,010	703,982
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	821,817	29,435	0	29,435
Total Contribution to Fund Balance	821,817	29,435	0	29,435
Total Exp, Trans Out, and Cont to Fund Balance	1,652,326	733,417	928,010	733,417

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

Debt Service Funds

LEGAL DEBT MARGIN

(dollars in thousands)

	2020	2021	2022	2023	2024
Assessed Value	\$7,859,765	\$8,405,649	\$9,314,330	\$12,140,276	\$12,696,702
Debt Limit (8% of Reasonable Cash Value)	955,077	1,025,077	1,150,826	1,540,292	1,602,286
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	955,077	1,025,075	1,150,826	1,540,292	1,602,286

BOND RATINGS

FITCH RATINGS

<u>Bond Description</u>	<u>Rating Type</u>	<u>Action</u>	<u>Rating</u>	<u>Outlook/Watch</u>	<u>Eff Date</u>
South Jordan (UT) sales tax rev & rfdg bonds ser 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 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
REVENUES				
Investment Earnings	\$540,198	\$14,900	\$460,931	\$15,840
Special Assessments	1,483,046	2,154,175	2,023,880	2,155,675
Intergovernmental Revenue	900,000	0	0	0
Total Debt Service Fund Revenue	2,923,244	2,169,075	2,484,811	2,171,515
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	8,364,869	3,844,250	3,844,250	3,849,160
Use of Fund Balance	352,436	0	0	0
Total Transfers In and Use of Fund Balance	8,717,305	3,844,250	3,844,250	3,849,160
Total Rev, Trans in, and Use of Fund Balance	11,640,550	6,013,325	6,329,061	6,020,675
EXPENDITURES				
Operating Expenditures	79,500	0	0	0
Debt Expenditures	6,479,642	6,013,325	5,344,416	6,020,675
Total Debt Service Fund Expenditures	6,559,142	6,013,325	5,344,416	6,020,675
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	354,684	0	0	0
Contribution to Fund Balance	4,726,724	0	984,645	0
Total Transfers Out and Contribution to Fund Balance	5,081,408	0	984,645	0
Total Exp, Trans Out, and Cont to Fund Balance	11,640,550	6,013,325	6,329,061	6,020,675

General Debt Service

Debt Service Fund

The General Debt Service Fund is used to account for the accumulation of resources and for the disbursement of debt service payments for all debt not tracked in any other fund. Transfers to the General Debt Service Fund are made from other City funds. Regular payments are then made to the City's creditors according to the requirements of each individual debt. The City of South Jordan uses debt in a method consistent with the policies set forth in the City's Key Fiscal Management Practices. The primary components of these practices in relation to debt are as follows: Under state law, the City's outstanding general obligation debt should not exceed 12% of total assessed property value. Of this percentage, a maximum of 4% may be used for general purpose. The remaining 8% and any unused portion of the 4% is available for general purpose up to a maximum of 12% may be used for water, sewer, and electrical projects.

Includes:

- 2017 Sales Tax Revenue Bond - This was a refund of the 2006 Series Bond, which was issued for constructing a new Public Safety Building, City Hall construction projects, and road improvements.
- 2019 Sales Tax Revenue Bond - This was a refund of the 2008 Series Bond, which was issued for Public Safety projects.

Rating:

2017 Sales Tax Bond: AA by Standard & Poor's
2019 Sales Tax Bond: AAA by Standard & Poor's

Funding Sources:

2017 Sales Tax Bond - General Fund (sales tax), Impact Fees from Road, Police and Fire, and Reimbursement from Boyer Company.
2019 Sales Tax Bond - General Fund (sales tax) and RDA.

Additional Information:

See complete Debt Payment Summary on pages 173-175.

Outstanding Principal as of 6/30/25:

2017 Sales Tax Bond - \$15,935,000
2019 Sales Tax Bond - \$11,530,000

DEBT SUMMARY - OUTSTANDING DEBT AS OF 06/30/25					
Governmental Funds	Issued	Maturity	Principal	Interest	Total
RDA Sales Tax & Tax Increment Revenue Bonds	2015	2032	7,185,000	1,249,000	8,434,000
Special Assessment	2016	2037	18,750,000	3,901,225	22,651,225
Sales Tax Bonds	2017	2040	15,935,000	6,018,850	21,953,850
Sales Tax Bonds	2019	2040	11,530,000	4,497,175	16,027,175
Total Governmental Funds			\$53,400,000	\$15,666,250	\$69,066,250
Total			\$53,400,000	\$15,666,250	\$69,066,250

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Intergovernmental Revenue	\$900,000	\$0	\$0	\$0
Investment Earnings	24,756	10,400	26,927	11,340
Total Revenues	924,756	10,400	26,927	11,340
Transfers In and Use of Fund Balance				
Transfer from General Fund	2,726,228	2,160,450	2,160,450	2,163,000
Transfer from Road Impact Fees	149,612	149,850	149,850	149,710
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	763,625	0	0	0
Transfer from MBA	354,684	0	0	0
Transfer from CP Bond Fund	767,769	0	0	0
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	5,081,918	2,630,300	2,630,300	2,632,710
Total Rev, Trans in, and Use of Fund Balance	6,006,674	2,640,700	2,657,227	2,644,050
Operating Expenditures				
Principal on Long-Term Debt	1,934,593	1,330,000	1,330,000	1,400,000
Interest on Long-Term Debt	1,545,089	1,300,300	1,300,300	1,232,050
Trustee Fees	3,450	6,500	3,450	6,500
Arbitrage Compliance	0	3,900	2,750	5,500
Total Operating Expenditures	3,483,133	2,640,700	2,636,500	2,644,050
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	2,523,541	0	20,727	0
Total Contribution to Fund Balance	2,523,541	0	20,727	0
Total Exp, Trans Out, and Cont to Fund Balance	6,006,674	2,640,700	2,657,227	2,644,050

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
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%
	15,935,000.00	6,018,850.00	

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
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%
	11,530,000.00	4,497,175.00	

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

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 173-175.

Outstanding Principal as of 6/30/25:

- 2015 TOD - \$7,185,000
- 2016 SAA - \$18,750,000



Daybreak Neighborhood

Other Revenue Bonds

Debt Service Fund

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Special Assessments	\$1,483,046	\$2,154,175	\$2,023,880	\$2,155,675
Investments Earnings	513,195	4,500	434,004	4,500
Total Revenues	1,996,241	2,158,675	2,457,884	2,160,175
Transfers In and Use of Fund Balance				
Transfer from RDA	1,214,450	1,213,950	1,213,950	1,216,450
Transfer from CP Bond Proceeds	2,068,502	0	0	0
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	3,282,952	1,213,950	1,213,950	1,216,450
Total Rev, Trans in, and Use of Fund Balance	5,279,192	3,372,625	3,671,834	3,376,625
Operating Expenditures				
Operating Expenditures	79,500	0	0	0
Principal on Bonds	2,025,000	2,285,000	2,075,000	2,375,000
Bond Interest Payment	968,009	1,083,125	631,166	997,125
Trustee Fees	3,500	1,750	1,750	1,750
Arbitrage Compliance	0	2,750	0	2,750
Total Operating Expenditures	3,076,009	3,372,625	2,707,916	3,376,625
Transfers Out and Contribution to Fund Balance				
Contribution to Fund Balance	2,203,183	0	963,918	0
Total Contribution to Fund Balance	2,203,183	0	963,918	0
Total Exp, Trans Out, and Cont to Fund Balance	5,279,192	3,372,625	3,671,834	3,376,625

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
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	7,185,000.00	1,249,000.00	

<u>Original Bond:</u>	Subordinate Sales Tax and Tax Increment Revenue Bond, Series 2015
<u>Term:</u>	16 Years
<u>Purpose:</u>	\$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
<u>Funding Source:</u>	RDA, Tax Increment Revenues
<u>Call Date:</u>	4/1/2025
<u>Callable Amount:</u>	\$7,185,000

City of South Jordan
Special Assessment - Daybreak Assessment Area No. 1, Series 2016

Fiscal Yr	Principal	Interest	Rates
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	18,750,000.00	3,901,225.00	

<u>Original Bond:</u>	Special Assessment - Daybreak Assessment Area No. 1, Series 2016
<u>Term:</u>	20 Years
<u>Purpose:</u>	\$32.6 Million to complete Road and Water Improvements within the Special Assessment Area known as "Daybreak Assessment Area No.1"
<u>Funding Source:</u>	Assessments levied against properties within the Special Assessment Area.
<u>Call Date:</u>	11/1/2026
<u>Callable Amount:</u>	\$16,130,000

Debt Payment Summary by Fiscal Year

Debt Service Fund

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	\$1,300,000	\$895,000	\$3,595,000
Interest Payments	513,000	719,050	591,825	321,450	2,145,325
Total Debt Service	\$1,063,000	\$1,569,050	\$1,891,825	\$1,216,450	\$5,740,325
<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			1,891,825		1,891,825
Total	\$1,063,000	\$1,569,050	\$1,891,825	\$1,216,450	\$5,740,325

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	\$1,320,000	\$940,000	\$3,730,000
Interest Payments	484,875	675,425	564,800	276,700	2,001,800
Total Debt Service	\$1,059,875	\$1,570,425	\$1,884,800	\$1,216,700	\$5,731,800
<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			1,884,800		1,884,800
Total	\$1,059,875	\$1,570,425	\$1,884,800	\$1,216,700	\$5,731,800

Debt Payment Summary by Fiscal Year

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	\$1,365,000	\$985,000	\$3,760,000
Interest Payments	464,550	632,675	523,475	229,700	1,850,400
Total Debt Service	\$1,059,550	\$1,447,675	\$1,888,475	\$1,214,700	\$5,610,400
<u>Funding Sources:</u>					
General Fund	1,059,550	1,127,675			2,187,225
RDA				1,214,700	1,214,700
Police Impact Fees		145,000			145,000
Fire Impact Fees		175,000			175,000
Daybreak #1 SAA			1,888,475		1,888,475
Total	\$1,059,550	\$1,447,675	\$1,888,475	\$1,214,700	\$5,610,400

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	\$1,420,000	\$1,035,000	\$3,930,000
Interest Payments	443,100	590,925	467,775	180,450	1,682,250
Total Debt Service	\$1,063,100	\$1,445,925	\$1,887,775	\$1,215,450	\$5,612,250
<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			1,887,775		1,887,775
Total	\$1,063,100	\$1,445,925	\$1,887,775	\$1,215,450	\$5,612,250

Debt Payment Summary by Fiscal Year

Debt Service Fund

FY 29-30 DEBT PAYMENT SUMMARY - ALL FUNDS					
	2019 Sales Tax	2017 Sales Tax	2016 SAA	2015 RDA	TOTAL
Principal Payments	\$650,000	\$900,000	\$1,475,000	\$1,090,000	\$4,115,000
Interest Payments	411,350	547,050	409,875	128,700	1,496,975
Total Debt Service	\$1,061,350	\$1,447,050	\$1,884,875	\$1,218,700	\$5,611,975
<u>Funding Sources:</u>					
General Fund	1,061,350	1,447,050			2,508,400
RDA				1,218,700	1,218,700
Daybreak #1 SAA			1,884,875		1,884,875
Total	\$1,061,350	\$1,447,050	\$1,884,875	\$1,218,700	\$5,611,975

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 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
REVENUES				
Impact Fees	\$940,917	\$1,025,000	\$2,202,775	\$1,025,000
Class C Road Funds	4,042,632	4,157,000	4,232,915	4,372,510
Local Transit Tax	2,147,773	2,314,000	2,281,650	2,300,694
Investment Earnings	395,020	150,000	442,668	130,000
Intergovernmental Revenue	1,781,419	0	6,909,538	0
Miscellaneous Revenue	2,000,971	0	1,340,710	0
Total Debt Service Fund Revenue	11,308,732	7,646,000	17,410,256	7,828,204
TRANSFERS IN AND USE OF FUND BALANCE				
Transfers In	16,805,062	4,616,715	5,291,715	6,271,656
Use of Fund Balance	12,113,868	5,054,850	11,422,031	3,275,710
Total Transfers In and Use of Fund Balance	28,918,930	9,671,565	16,713,746	9,547,366
Total Rev, Trans in, and Use of Fund Balance	40,227,663	17,317,565	34,124,002	17,375,570
EXPENDITURES				
Transportation Projects	10,208,395	4,855,000	4,853,087	3,871,000
Parks Projects	994,917	675,000	2,074,305	465,000
Class C Projects	3,392,960	3,057,000	3,808,508	3,057,000
Facilities Projects	198,016	370,000	339,554	110,000
Storm Drain Projects	1,407,520	50,000	25,760	780,000
Miscellaneous Projects	2,230,693	0	4,150,744	185,000
Capital Equipment	6,136,153	2,782,328	8,956,956	3,330,000
Total Debt Service Fund Expenditures	24,568,654	11,789,328	24,208,914	11,798,000
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE				
Transfers Out	10,501,083	3,914,850	4,589,850	4,004,710
Contribution to Fund Balance	5,157,926	1,613,387	5,325,238	1,572,860
Total Transfers Out and Contribution to Fund Balance	15,659,009	5,528,237	9,915,088	5,577,570
Total Exp, Trans Out, and Cont to Fund Balance	40,227,663	17,317,565	34,124,002	17,375,570

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 \$3,000,000 in general capital funds available for FY 2025-2026. 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 179. Capital equipment to be purchased during this fiscal year are listed on page 182. There are no major non-recurring projects for FY 2026.

In addition, the Council approved leasing of public safety vehicles, replacing 23 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

Infrastructure Improvement

Capital Improvement

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Road Impact Fees	\$320,880	\$450,000	\$565,528	\$450,000
Park Impact Fees	213,046	250,000	617,529	250,000
Storm Drain Impact Fees	252,705	150,000	228,603	150,000
Fire Impact Fees	100,982	100,000	606,849	100,000
Police Impact Fees	53,302	75,000	184,266	75,000
Class C Road Funds	4,042,632	4,157,000	4,232,915	4,372,510
Local Transit Tax	2,147,773	2,314,000	2,281,650	2,300,694
Investment Earnings	320,448	150,000	402,110	130,000
Sale of Capital Assets	182,100	0	396,648	0
Other Donations and Reimbursements	818,136	0	285,727	0
Other Miscellaneous	1,523,475	0	2,118,122	0
Total Revenues	9,975,480	7,646,000	11,919,947	7,828,204
Transfers In and Use of Fund Balance				
Transfer from General Fund	4,818,553	0	0	0
Transfer from Fitness Center	1,022,646	0	0	0
Transfer from Storm Drain	910,000	0	0	730,000
Transfer from General CIP Maint	0	0	575,000	0
Transfer from Water	0	0	0	0
Transfer from Gen Local Transit	0	0	0	0
Transfer from Class C Road Funds	0	0	0	0
Transfer from Fire Impact Fees	7,350	0	0	0
Transfer from Police Impact Fees	7,350	0	0	0
Transfer from CP Bond Proceeds	0	0	0	0
Transfer from CDA	0	300,000	300,000	0
Parks Impact Fee Use of Fund Balance	0	0	0	0
Road Impact Fee Use of Fund Balance	0	1,469,850	636,529	150,710
Fire Impact Fee Use of Fund Balance	53,513	45,000	0	65,000
Police Impact Fee Use of Fund Balance	88,171	40,000	0	60,000
Class C Road Funds Use of Fund Balance	130,279	0	675,593	0
Use of Fund Balance	1,063,141	3,500,000	3,911,860	3,000,000
Total Transfers In and Use of Fund Balance	8,101,004	5,354,850	6,098,982	4,005,710
Total Rev, Trans in, and Use of Fund Balance	18,076,485	13,000,850	18,018,929	11,833,914

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Project Expenditures				
Transportation Projects	1,777,010	3,980,000	3,627,581	2,631,000
Parks Projects	352,012	325,000	1,485,688	165,000
Class C Projects	3,392,960	3,057,000	3,808,508	3,057,000
Facilities Projects	78,274	300,000	277,256	0
Storm Drain Projects	1,407,520	50,000	25,760	780,000
Miscellaneous Projects	1,332,725	0	2,603,669	0
Total Project Expenditures	8,340,501	7,712,000	11,828,462	6,633,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	2,138,500	1,100,000	1,100,000	1,100,000
Transfer to General CIP	14,700	0	0	0
Transfer to General CIP Maint	0	1,260,000	1,260,000	835,000
Transfer to General Debt Service Fund	469,612	469,850	469,850	469,710
Transfer to Capital Equipment	4,042,000	1,085,000	1,085,000	1,600,000
Transfer to Self Insurance	1,000,000	0	0	0
Contribution to Fund Balance Impact Fees	552,273	460,000	1,190,232	480,000
Contribution to Fund Balance Local Transit Tax	1,518,898	914,000	1,085,385	500,694
Contribution to Fund Balance Class C Road Funds	0	0	0	215,510
Contribution to Fund Balance	0	0	0	0
Total Transfers Out and Contribution to Fund Balance	9,735,983	5,288,850	6,190,467	5,200,914
Total Exp, Trans Out, and Cont to Fund Balance	18,076,485	13,000,850	18,018,929	11,833,914

Maintenance & Operations

Capital Improvement

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Other Miscellaneous	\$0	\$0	\$0	\$0
Total Revenues	0	0	0	0
Transfers In and Use of Fund Balance				
Transfer from General Fund	2,600	0	0	0
Transfer from General CIP	1,270,000	1,260,000	1,260,000	835,000
Transfer from Capital Equipment	0	0	100,000	0
Transfer from Storm Water	0	35,000	35,000	0
Transfer from CDA	1,250,000	0	0	1,000,000
Use of Fund Balance	0	0	662,559	0
Total Transfers In and Use of Fund Balance	2,522,600	1,295,000	2,057,559	1,835,000
Total Rev, Trans in, and Use of Fund Balance	2,522,600	1,295,000	2,057,559	1,835,000
Project Expenditures				
Storm Drain Projects	0	0	0	0
Transportation Projects	682,029	875,000	622,990	1,240,000
Parks Projects	642,905	350,000	588,617	300,000
Facilities Projects	50,000	70,000	62,298	110,000
Misc Projects	0	0	208,654	185,000
Total Project Expenditures	1,374,934	1,295,000	1,482,559	1,835,000
Transfers Out and Contribution to Fund Balance				
Transfer to Park Impact Fees	0	0	575,000	0
Contribution to Fund Balance	1,147,666	0	0	0
Total Contribution to Fund Balance	1,147,666	0	575,000	0
Total Exp, Trans Out, and Cont to Fund Balance	2,522,600	1,295,000	2,057,559	1,835,000

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Other Miscellaneous	\$268,478	\$0	\$87,900	\$0
Sale of Capital Assets	290,202	0	411,851	0
Total Revenues	558,679	0	499,751	0
Transfers In and Use of Fund Balance				
Transfer from General Fund	1,619,563	1,003,352	1,003,352	1,238,328
Transfer from CDA Fund	0	300,000	300,000	0
Transfer from IFT Fund	1,855,000	633,363	633,363	868,328
Transfer from General CIP	4,042,000	1,085,000	1,085,000	1,600,000
Use of Fund Balance	0	0	5,535,490	0
Total Transfers In and Use of Fund Balance	7,516,563	3,021,715	8,557,205	3,706,656
Total Rev, Trans in, and Use of Fund Balance	8,075,242	3,021,715	9,056,956	3,706,656
Project Expenditures				
Computer Software & Equipment	10,100	100,000	12,353	0
Fire Equipment	407	0	0	0
Police Equipment	183,224	0	172,084	0
Fleet Equipment	5,673,944	2,682,328	8,772,519	3,330,000
Subscriptions	268,478	0	0	0
Total Project Expenditures	6,136,153	2,782,328	8,956,956	3,330,000
Transfers Out and Contribution to Fund Balance				
Transfer to General CIP Maint	0	0	100,000	0
Contribution to Fund Balance	1,939,089	239,387	0	376,656
Total Contribution to Fund Balance	1,939,089	239,387	100,000	376,656
Total Exp, Trans Out, and Cont to Fund Balance	8,075,242	3,021,715	9,056,956	3,706,656

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Cemetery Maintenance Projects

PROJECT INFORMATION

Location: City Cemetery

Project Manager: Matt Doane/Colby Hill

Project Type: Maintenance & Operations

Start Date: 7/1/2025

Category: Cemetery

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Implement scheduled cemetery maintenance projects. Projects include: turf repairs, facility repairs, landscaping repairs and improvements, overseeding and topdressing, and headstone repairs.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2026-2030
	2026	2027	2028	2029	2030	
<u>Public Works</u>						
General CIP	\$50,000	\$50,000	\$50,000	\$0	\$0	\$150,000
Total Cost	\$50,000	\$50,000	\$50,000	\$0	\$0	\$150,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

PUBLIC WORKS

Animal Shelter HVAC Replacement

PROJECT INFORMATION

Location: Animal Shelter

Project Type: Maintenance & Operations

Category: Facilities

Project Manager: Unassigned

Start Date: 7/1/2025

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:
Replace original HVAC units(s) - make-up air units, boiler, and air-conditioning unit.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2026-2030
	2026	2027	2028	2029	2030	
<u>Facilities</u>						
General CIP	\$70,000	\$0	\$0	\$0	\$0	\$70,000
Total Cost	\$70,000	\$0	\$0	\$0	\$0	\$70,000

Operating Impact:
There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

PUBLIC WORKS

Storm Water Master Plan Projects

PROJECT INFORMATION

Location: Multiple Locations

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Storm Water

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Complete various master plan projects identified in the new Water Master Plan.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2026-2030
	2026	2027	2028	2029	2030	
Public Works						
General CIP	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$3,250,000
Total Cost	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$3,250,000

Operating Impact:

Initial operational impact from inspectors labor hours, after install will be an opportunity cost saved in labor hours from storm drain maintenance workers. Estimated labor savings per 1,000 ft of lining or replacement at \$3,940 along with \$2,287 in equipment. One collapsed pipe event able to fixed in house is estimated at a cost of \$23,300.

Annual Operating Costs		2027	2028	2029	2030	Total
	New Personnel (FTE)	-	-	-	-	-
	Personal Services	(3,940)	(3,940)	(3,940)	(3,940)	(15,760)
	Other	(25,586)	(25,586)	(25,586)	(25,586)	(102,344)
	Total Operating Costs	(29,526)	(29,526)	(29,526)	(29,526)	(118,104)

PUBLIC WORKS

Riverfront Parkway Widening

PROJECT INFORMATION

Location: Riverfront Parkway

Project Manager: Unassigned

Project Type: Infrastructure Improvement

Start Date: 7/1/2025

Category: Streets

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Widen Riverfront Parkway from 11000 South to 11400 South.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2026-2030
	2026	2027	2028	2029	2030	
Public Works						
Transportation Tax	\$1,030,000	\$0	\$0	\$0	\$0	\$1,030,000
Total Cost	\$1,030,000	\$0	\$0	\$0	\$0	\$1,030,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

Non-Routine Project

Capital Improvement

PUBLIC WORKS

XBAT Treatment Technology for Pure SoJo

PROJECT INFORMATION

Location: Jordan Basin Improvement District

Project Manager: Joey Collins

Project Type: Infrastructure Maintenance

Start Date: 7/1/2025

Category: Water

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:

Water treatment technology for Pure SoJo.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2026-2030
	2026	2027	2028	2029	2030	
<u>Public Works</u>						
Water CIP	\$400,000	\$0	\$0	\$0	\$0	\$400,000
Total Cost	\$400,000	\$0	\$0	\$0	\$0	\$400,000

Operating Impact:

There are no additional operating impacts expected for this project in the five-year plan.

PUBLIC WORKS

Central Control Irrigation Maintenance and Upgrades

PROJECT INFORMATION

Location: Multiple Locations

Project Type: Infrastructure Improvement

Category: Water

Project Manager: Unassigned

Start Date: 7/1/2025

End Date: 6/30/2029

Bond Fund: Yes ☐ No ☒

Description:
Upgrade and maintain the City's central control irrigation system.

FINANCIAL INFORMATION

Department/Fund	Five-Year Plan					Total 2026-2030
	2026	2027	2028	2029	2030	
Public Works						
Water CIP	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Total Cost	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Operating Impact:
There are no additional operating impacts expected for this project in the five-year plan.

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 30 percent is under the age of 18, and the median age is 32.

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 47 percent have obtained a bachelor's degree or higher.

Income

South Jordan’s median household income on average from 2019 to 2023 was \$126,400 and the per capita income in 2023 was \$49,927.

over the last 5 years, 50% of those being town homes and apartments. The City issued approximately 488 residential and 104 commercial building permits in fiscal year 2024.

Persons per Household

The average number of persons per household in South Jordan owner-occupied and renter-occupied homes was 3.11 in 2023.

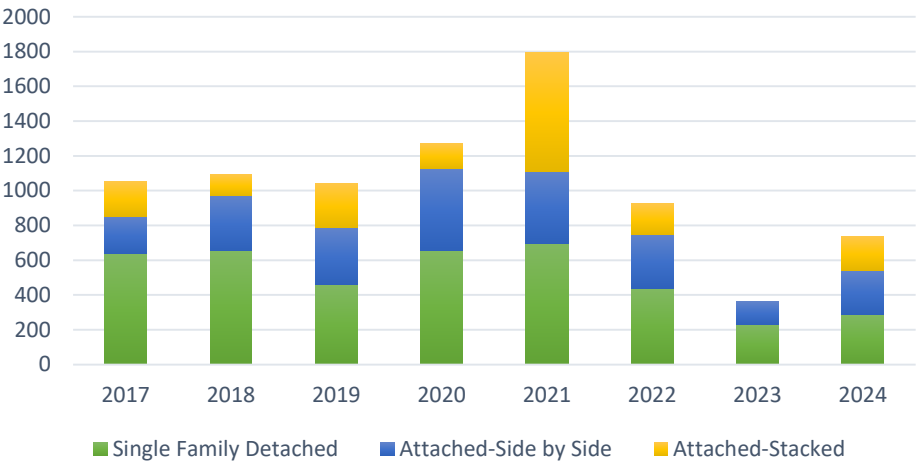
Housing Units

In 2023, 84 percent of the 28,747 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 2024

Rank	Employer	Number of Employees
1	Merit Medical	2,058
2	Ultradent	1,576
3	Jordan School District	1,706
4	Sam's Club/Wal-Mart Supercenter	707
5	Cricut	696
6	Lucid	699
7	South Jordan City	586
8	Lifetime Fitness	561
9	AdvancedMD	537
10	Merrick Bank Corporation	520
	Total	9,646

South Jordan At A Glance

Top 25 Major Sales/Use Tax Contributors, FY 2024

Walmart	Sportsmans Warehouse Inc	Carmax Superstore
Costco Wholesale	Unique Auto Body	Tim Dahle Nissan
Sam's Club	Jerry Seiner	Utah Water Sports
Utah Power & Light	Harmons	Volkswagen Southtowne
MS Financing LLC	Amazon.com	Smiths Food & Drug
Medical Records Online Inc	Apple Computer Inc	Questar Gas Company
Riverton Chevrolet	Executech Utah	USTC Motor Vehicle
Target	Bentley Lamborghini Salt Lake City	
Perry Brothers Honda World	Microsoft Corp	

Retail Sales and Sales Tax Revenue

South Jordan's retail and food sales totaled \$2.42 billion in 2024, an increase of 2 percent from the \$2.36 billion in the prior year. Sales and use tax revenue totaled

\$24.1 million in fiscal year 2024, an increase of \$720 million, or 3.1 percent, compared to \$23.4 million in fiscal year 2023.



Principal Property Taxpayers, FY 2024

Rank	Taxpayer	Taxable Assessed Value
1	Riverpark LLC	\$252,143,800
2	eBay Inc	\$217,742,300
3	VP Daybreak Operations/Investments LLC	\$204,880,085
4	Merit Medical Systems Inc	\$151,907,670
5	Boyer Jordan Heights	\$115,728,900
6	San Tropez Holdings LLC	\$110,129,345
7	DEF Properties	\$84,928,900
8	GMC Property Management	\$77,428,952
9	Wal-Mart	\$64,616,000
10	Sterling Village Partners LLC	\$45,744,435
	Total	\$1,325,250,387

Fire Protection

FY 2024	Number
Full-time employees	99
Part-time employees	1
Fire stations	4
ISO Rating	2
Fire fatalities	1
Fire injuries	2
Fire hydrants inspected	4,165
Flu vaccinations	60
Emergency calls for service (EMS)	6,883
Emergency calls for service (non EMS)	1,351
Patient transports	4,038
Cancelled calls	790
Other (refused care, transferred care)	908
Average response time (Combined)	6:28 min
Inter-facility	11:59 min



Police Protection

FY 2024	Number
Full-time police officers	78
Community Service Officer	1
Priority 1 Response time	7:26 min
NIBRS Crimes (Crimes against person, property, society)	2,309
Police Incidents	37,404

Fleet

FY 2024	Number
City vehicles & equipment maintained	432

Streets & Street Lighting

FY 2024	Number
Pavement lane miles maintained	879.77
Alleyway miles maintained	51.28
Miles of sidewalk maintained	463.84
Number of street lights maintained	6,128
Number of street signs maintained	11,061

Water

FY 2024	Number
Residential accounts	24,192
Commercial accounts	1,659
Miles of water lines	469
Fire hydrants	4,227
Average daily water demand (mgd)	16.29
Daily water conveyance capacity (mgd)	36.46
Miles of secondary water lines	113
Secondary water accounts	4,187

South Jordan At A Glance

Storm Water

FY 2024	Number
Miles of storm water pipe	170
Storm water detention & retention ponds	193
Storm clean out boxes	5,397

Sanitation

FY 2024	Number
Tons of waste recycled annually	4,861
Tons of refuse collected annually	32,614
Residential sanitation accounts	30,465

Parks

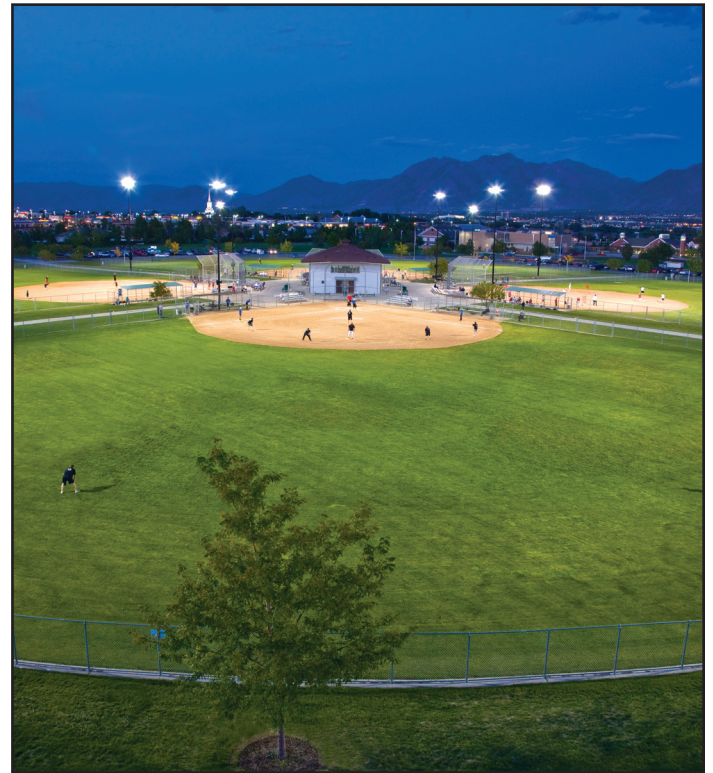
FY 2024	Number
Number of parks	41
Natural open space area	237.44 acres
Trails	15.61 miles
Number of park playgrounds	26 units

Recreation

FY 2024	Number
Community Events Offered	35
Gale Museum Visitors	20,075
Senior Program Participants	19,812
Senior Lunches Distributed	16,024
Facility Rental Revenue	\$66,400
Recreation Program Participants	8,561

Economics

FY 2024	Number
Sales Tax:	
Taxable Sales	2,427,491,236
Sales Tax Revenue	24,168,573
Property Tax:	
Assessed taxable property value	12,066,763,546
Property Tax Rate	0.001367%
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 2025-2026
Business License Fees		
Commercial General Business License	New	\$338
	Renewal	\$100
Assisted Living/Nursing	New	\$338 + \$45/bed
	Renewal	\$100 + \$45/bed
Entertainment/Recreation	New	\$1,728
	Renewal	\$1,488
Grocery Store	New	\$464
	Renewal	\$224
Group/Treatment	New	\$1,421
	Renewal	\$1,181
Hotel	New	\$2,705
	Renewal	\$2,465
Restaurant	New	\$634
	Renewal	\$394
Massage	New	\$512
	Renewal	\$345
Department Store (15,000 - 80,000 sq. ft.)	New	\$2,232
	Renewal	\$1,928
Big Box (>80,000 sq. ft.)	New	\$3,332
	Renewal	\$3,076
Residential Rentals	New	\$354
	Renewal	\$100
Sexually Oriented Business	New	\$512
	Renewal	\$345
Model Home	New	\$70
	Renewal	\$25
Booth/room within licensed business - regulated	New	\$25
	Renewal	\$25
Business/room within a licensed business - not regulated	New	\$53
	Renewal	\$25
Alcohol License	New	\$132
	Renewal	\$25
Full Service Restaurant	New	\$277
	Renewal	\$168
Bar	New	\$671
	Renewal	\$562
Mobile Food Vendor License	New	\$154
	Renewal	\$98
Mobile Non-Food Vendor License	New	\$25
	Renewal	\$25

Fee Schedule

DESCRIPTION		FY 2025-2026	
Home Occupation Business License Daycare Preschool Commercial Temporary (fireworks - outdoor only) Commercial Temporary (except fireworks) Business Name Change Credit Card Processing Fee Delinquent Fees (1-30 days after payment due date) Delinquent Fees (31-60 days after payment due date) Delinquent Fees (61-90 days after payment due date) Business License Denial/Revocation Appeal Reasonable Accommodation Hearing	New	\$126	
	Renewal	\$25	
	New	\$273	
	Renewal	\$98	
	New	\$273	
	Renewal	\$98	
		\$262	
		\$217	
		\$7	
		2.95% of fee charged	
		25% of base fee	
		50% of base fee	
		100% of base fee	
		Actual cost of hearing officer’s time based on contract with City. \$819 retainer required. If actual cost is less then retainer, the difference between actual cost and retainer will be refunded to applicant. If actual cost is greater than retainer, applicant must pay the difference between actual cost and retainer before receiving hearing officer’s decision.	
		Actual cost of hearing officer’s time based on contract with City. \$819 retainer required. If actual cost is less then retainer, the difference between actual cost and retainer will be refunded to applicant. If actual cost is greater than retainer, applicant must pay the difference between actual cost and retainer before receiving hearing officer’s decision.	
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

Fee Schedule

DESCRIPTION	FY 2025-2026	
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 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 Attached (PRSFA)		
\$0-\$500,000	\$2,692	
\$500,001+	\$3,436	
Building Permit Retaining Wall (PRRW)		
\$0-\$500	\$500	
\$501+	\$683	
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	

Fee Schedule



DESCRIPTION	FY 2025-2026
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
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

Fee Schedule

DESCRIPTION	FY 2025-2026
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
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
Overtime Inspector Fee	\$61 per hour
Overtime Truck Fee	\$53 per day
Curb Cut Encroachment Permit	\$193
Standard Encroachment Permits	\$263

Fee Schedule



DESCRIPTION		FY 2025-2026	
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	
Credit Card Processing Fee		2.95% of fee charged	
Planning Fees			
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	

Fee Schedule

DESCRIPTION	FY 2025-2026	
Appeals to City Council	\$975	
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	
Credit Card Processing Fee	2.95% of fee charged	
Public Infrastructure District		
Escrow Deposit	\$15,000	
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)
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

Fee Schedule

DESCRIPTION		FY 2025-2026	
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
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	

Fee Schedule

DESCRIPTION		FY 2025-2026
Fire Department Fees		
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
	Basic	Maximum allowed by BEMS plus appropriate surcharges
	Intermediate	Maximum allowed by BEMS plus appropriate surcharges
Ambulance Transport	ALS	Maximum allowed by BEMS plus appropriate surcharges
	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.

Fee Schedule

DESCRIPTION		FY 2025-2026	
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	\$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	\$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
	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
Other			
Flu Vaccination		\$25	
Fire Applicant Test		Actual per applicant test cost (not to exceed \$50)	
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	

Fee Schedule

DESCRIPTION		FY 2025-2026	
Parks & Recreation Fees			
Pavilion		\$50	No Cleaning Deposit
		\$75	No Cleaning Deposit
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
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)		\$3	
Bat pass (15 tokens)		\$32	
Bat Rental		\$3	
Greens			
The Ridge (9 holes)		\$15	
The Ridge (9 holes) Senior (60 & over) and Junior (11 & under)		\$14	
The Ridge (9 holes) Senior and Junior Monday - Thursday		\$10	
The Meadows (9 holes)		\$10	
The Meadows (9 holes) Senior (60 & over) and Juniors (11 & under)		\$9	

Fee Schedule



DESCRIPTION		FY 2025-2026	
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)		\$15	
20 Punch Pass		\$245	
10 Punch Pass		\$128	
5 Punch Pass		\$66	
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	
Passes			
Season Pass - Range Only		\$1,000	per year
Season Pass - Range & Golf		\$1,250	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

Fee Schedule

DESCRIPTION		FY 2025-2026	
<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
Bridge Niche	Resident	\$6,875	\$375
	Non-Resident	\$9,075	\$495
Family Columbarium	Resident	\$24,750	\$475
	Non-Resident	\$32,670	\$625
Community Columbarium	Resident	\$1,295	\$375
	Non-Resident	\$1,710	\$495
Cremation Pedestal	Resident	\$19,250	\$475
	Non-Resident	\$25,410	\$625
Niche Boulder	Resident	\$2,750	\$250
	Non-Resident	\$3,630	\$330
Cremation Bench	Resident	\$8,500	\$475
	Non-Resident	\$11,220	\$625
Perpetual Care fund		\$438	
Open/Closing (Resident)	Weekday	\$567	
	Weekend/Holiday	\$1,067	
Open/Closing (Non-Resident)	Weekday	\$750	
	Weekend/Holiday	\$1,500	
Open/Closing (Infant/Cremation)	Weekday	\$220	
	Weekend/Holiday	\$720	
Disinterment Fee	Weekday	\$400	
	Weekend/Holiday	\$600	
Certificate (Lost or Transferred)		\$5	
Monument Location Fee		\$35	
Repairs		\$50	per hr plus cost of item (i.e... Tree replacement @ \$200)

Fee Schedule

DESCRIPTION	FY 2025-2026	
Police Department Fees	New Rate	
Fingerprinting	\$10 per card	
Background Checks	\$10	
Police Clearance Letters	\$9	notary and a background check
Police Reports	\$15	
Traffic Accident Report	\$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	\$76	per hour (3 hour minimum) Supervisor fee \$96 (supervisor required for every 4 officers)
Shopping Cart - Recovery Fee	\$5	per occurrence
Shopping Cart - Impound Fee	\$15	per cart
Shopping Cart - Application Fee	\$50	for exemption or administrative hearing
Sex Offender Registry Fee	\$25	
Sex Offender DNA Fee	\$25	
Animal Control Fees		
Dog License renewal (Altered)	\$10	annually
Dog License renewal (Non-Altered)	\$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 Fee (Altered)	\$25	
Adoption Fee (Non-Altered)	\$25	+ \$125 sterilization fee
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

Fee Schedule

DESCRIPTION		FY 2025-2026	
Storm Drain Fees		New Rate	
Residential	\$9.02	\$9.56	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	\$9.56	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
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	\$50	per weekday
	\$80	\$100	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	\$14.89	\$16.05	per month
Each additional can	\$9.97	\$10.74	per month
Senior Option (70 gallon can)	\$11.03	\$11.89	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	

Fee Schedule

DESCRIPTION		FY 2025-2026	
Water Rates		New Rate	
Culinary Water Rates			
Monthly Culinary Water Base Rates (per meter)			
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 Usage Rates			
Tier 1	\$2.14	\$2.21	
Tier 2	\$2.41	\$2.49	
Tier 3	\$2.68	\$2.77	
Tier 4	\$2.95	\$3.05	
Tier 5	\$3.21	\$3.32	
Secondary Water Rates			
Base Rate	\$18	\$19	
Pumped Rate	\$5.20	\$6	
Secondary Water Share Leasing Administration Fee		\$10	on top of the canal company assessed fee
Cash in lieu of water shares required by development			Market Rate (per acre foot)
New Service Fee		\$17	
Transfer of Service within City Limits		\$12	
Turn on service (excluding new of transferred service)		\$35	
Turn off service (excluding permanent discontinuance of service)		\$35	
Reconnection Fee		\$75	
Residential Construction Water (Shall not be prorated)		\$212	for each 90 days
Commercial Construction Water (Shall not be prorated)		\$2.18	per 1000 gallons used
Commercial/Landscape Meter Set		\$310	Plus Cost of Meter
Flushing Fee		\$250	plus the cost of water
Commercial Backflow Inspection		\$130	per inspection
Water Pressure Inspection Fee		\$65	per inspection
After Hours Contractor Work Request		\$43	per hour
Water Sample Fee		\$65	per sample
Water Meter Installation Call Back		\$40	and \$40 per additional call back
Water Meter Tampering Fee		\$70	per tampering

DESCRIPTION	FY 2025-2026	
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

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.

Assigned Fund Balance - The portion of a fund balance that has been set aside for a specific purpose by City Administration.

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 – 5 year plan, updated annually to prioritize infrastructure needs. The plan includes capital project and maintenance 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).

Committed Fund Balance – The portion of a fund balance that has been set aside for a specific purpose by the City Council.

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.

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 Employees).

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

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RESOLUTION RDA 2025 - 01

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR 2025-26.

WHEREAS, the Redevelopment Agency Executive Director has prepared a tentative budget for the Redevelopment Agency for the fiscal year 2025-26; and

WHEREAS, the Redevelopment Agency Board of Directors has reviewed and considered said budget; and

WHEREAS, the Board of Directors hereby finds that it is in the best interest of the citizens of the City of South Jordan to adopt a Tentative Budget for the Redevelopment Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Tentative Budget Adoption. That the attached document entitled Budget for Redevelopment Agency of the City of South Jordan and incorporated herein by reference is hereby adopted as the tentative budget of the Redevelopment Agency for the fiscal year 2025-26.

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


APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 6TH DAY OF MAY, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Secretary

Approved as to form:



Attorney for the Agency

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 2025-26 Budget: \$5,225,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Project #1 Towers Increment	\$189,085	\$0	\$0	\$0
Project #6 South I-15 Frontage	93,930	830,000	329,442	900,000
Project #9 Gateway Central	248,373	2,300,000	1,139,815	2,250,000
Project #11 Merit Medical	219,176	1,830,000	928,794	1,925,000
Intergovernmental Revenue	3,713,904	0	906,560	0
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	130,203	30,000	130,652	30,000
Total Revenues	4,714,671	5,110,000	3,555,263	5,225,000
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	4,714,671	5,110,000	3,555,263	5,225,000
Operating Expenditures				
Operating Expenditures	363,700	544,684	348,930	559,409
Total Operating Expenditures	363,700	544,684	348,930	559,409
Project Expenditures				
Tax Increment Commitments	1,549,094	1,374,400	1,358,263	1,880,619
Total Project Expenditures	1,549,094	1,374,400	1,358,263	1,880,619
Transfers Out and Contribution to Fund Balance				
Transfer to CDA	125,000	125,000	125,000	30,000
Transfer to Debt Service Fund	763,625	0	0	0
Transfer to SID	1,214,450	1,213,950	1,213,950	1,216,450
Transfer to General Fund	19	25,000	25,000	25,000
Contribution to Fund Balance	698,783	1,826,966	484,120	1,513,522
Total Transfers Out and Contribution to Fund Balance	2,801,877	3,190,916	1,848,070	2,784,972
Total Exp, Trans Out, and Cont to Fund Balance	4,714,671	5,110,000	3,555,263	5,225,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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 projects 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 2025-26 Budget: \$10,535,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Housing Revenue	\$153,862	\$875,000	\$692,513	\$747,500
Intergovernmental Revenue	912,541	0	0	0
Investment Earnings	784,375	0	750,476	250,000
Total Revenues	1,850,777	875,000	1,442,989	997,500
Transfers In and Use of Fund Balance				
Use of Fund Balance	0	9,960,456	0	9,537,500
Total Transfers In and Use of Fund Balance	0	9,960,456	0	9,537,500
Total Rev, Trans in, and Use of Fund Balance	1,850,777	10,835,456	1,442,989	10,535,000
Operating Expenditures				
Operating Expenditures	150,000	175,000	168,000	175,000
Total Operating Expenditures	150,000	175,000	168,000	175,000
Project Expenditures				
Housing Expenses	1,473	10,470,000	138,850	10,110,000
Total Project Expenditures	1,473	10,470,000	138,850	10,110,000
Transfers Out and Contribution to Fund Balance				
Transfer to General Fund	163,336	190,456	190,456	250,000
Contribution to Fund Balance	1,535,969	0	945,683	0
Total Contribution to Fund Balance	1,699,305	190,456	1,136,139	250,000
Total Exp, Trans Out, and Cont to Fund Balance	1,850,777	10,835,456	1,442,989	10,535,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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 2025-26 Budget: \$8,030,000
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	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
Revenues				
Project #12 Commerce Park	\$790,891	\$5,000,000	\$3,423,514	\$5,500,000
Project #13 South Station	616,819	2,200,000	1,344,282	2,500,000
Intergovernmental Revenue	6,166,833	0	0	0
Investment Earnings	709,047	0	644,007	0
Total Revenues	8,283,590	7,200,000	5,411,803	8,000,000
Transfers In and Use of Fund Balance				
Transfer from RDA	125,000	125,000	125,000	30,000
Use of Fund Balance	0	0	0	0
Total Transfers In and Use of Fund Balance	125,000	125,000	125,000	30,000
Total Rev, Trans in, and Use of Fund Balance	8,408,590	7,325,000	5,536,803	8,030,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	49,291	50,000	20,282	0
Total Operating Expenditures	169,291	170,000	140,282	120,000
Project Expenditures				
Tax Increment Commitments	2,668,798	3,950,000	3,155,682	3,630,000
Total Project Expenditures	2,668,798	3,950,000	3,155,682	3,630,000
Transfers Out and Contribution to Fund Balance				
Transfer to Capital Equipment	0	300,000	300,000	0
Transfer to General CIP	1,250,000	300,000	300,000	1,000,000
Contribution to Fund Balance	4,320,502	2,605,000	1,640,839	3,280,000
Total Contribution to Fund Balance	5,570,502	3,205,000	2,240,839	4,280,000
Total Exp, Trans Out, and Cont to Fund Balance	8,408,590	7,325,000	5,536,803	8,030,000

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 2025-2026 budget year, calculations were submitted to Salt Lake County in November 2024. 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.