STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation known as the COPPER RIM INFRASTRUCTURE FINANCING DISTRICT located in SALT LAKE COUNTY, dated JULY 3, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the COPPER RIM INFRASTRUCTURE FINANCING DISTRICT located in SALT LAKE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 14th day of July, 2025 at Salt Lake City, Utah.

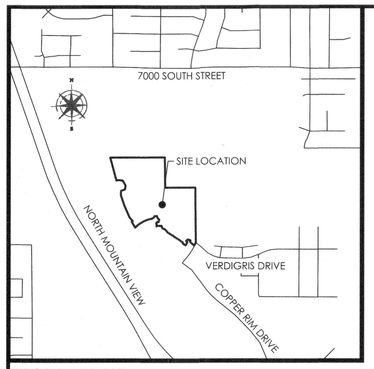
DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203017

COPPER RIM INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER
OF SECTION 26, T2S, R2W, SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

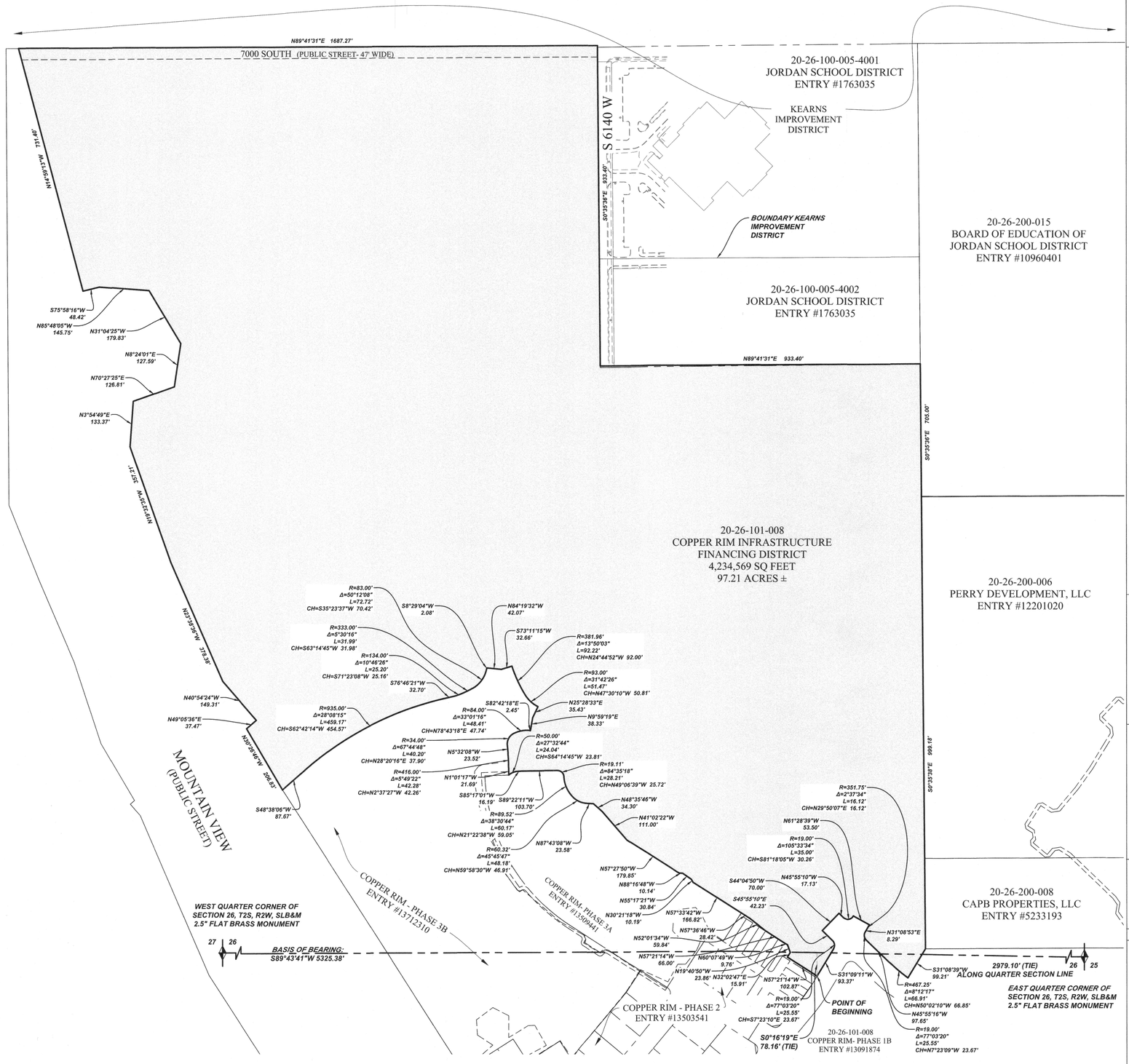
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- DISTRICT BOUNDARY

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, a Professional Land Surveyor licensed under Title 58, Chapter 22, professional engineers and professional land surveyors licensing act, holding license number 12554439, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 7-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in the City of West Jordan, Salt Lake County, Utah, and that said tract of land is to be created as COPPER RIM INFRASTRUCTURE FINANCING DISTRICT and subsequently annexed into the same.

PROFESSIONAL LAND SURVEYOR
No.12554439
Justin Lundberg
STATE OF UTAH
06/30/25

06/30/25

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO.12554439

DATE

LEGAL DESCRIPTION

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point along the COPPER RIM PHASE 2 boundary recorded on December 18, 2020 in the office of the Salt Lake Country Recorder as Entry No. 13503541, said point also being located S89°43'41"W 2979.10 feet along the Quarter Section line and S0°16'19"E 78.16 feet from the East Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along said plat the following seven (7) courses: (1) N57°21'14"W 102.87 feet; (2) thence N32°02'47"E 15.91 feet; (3) thence N19°40'50"W 23.86 feet; (4) thence N60°07'49"W 9.76 feet; (5) thence N57°21'14"W 66.00 feet; (6) thence N52°01'34"W 59.84 feet; (7) thence N57°36'46"W 28.42 feet to COPPER RIM PHASE 3A SUBDIVISION recorded on December 22, 2020 in the Salt Lake County Recorder's Office as Entry No. 13509441; thence along said plat the following fourteen (14) courses: (1) N57°33'42"W 166.82 feet; (2) thence N30°21'18"W 10.19 feet; (3) thence N55°17'21"W 30.84 feet; (4) thence N88°16'48"W 10.14 feet; (5) thence N57°27'50"W 179.85 feet; (6) thence N41°02'22"W 111.00 feet; (7) thence N48°35'46"W 34.30 feet; (8) thence N87°43'08"W 23.58 feet; (9) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 60.32 feet (radius bears: N07°08'36"E) a distance of 48.18 feet through a central angle of 45°45'47" Chord: N59°58'30"W 46.91 feet; (10) thence Northerly along the arc of a non-tangent curve to the right having a radius of 89.52 feet (radius bears: N49°22'00"E) a distance of 60.17 feet through a central angle of 38°30'44" Chord: N21°22'38"W 59.05 feet; (11) thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 19.11 feet (radius bears: S83°11'00"W) a distance of 28.21 feet through a central angle of 84°35'18" Chord: N49°06'39"W 25.72 feet; (12) thence S89°22'11"W 103.70 feet; thence (13) S85°17'01"W 16.19 feet; (14) thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S11°58'53"E) a distance of 24.04 feet through a central angle of 27°32'44" Chord: S64°14'45"W 23.81 feet to COPPER RIM PHASE 3B SUBDIVISION recorded on July 8th, 2021 in the Salt Lake County Recorder's Offices as Entry No. 13712310; thence along said plat the following nineteen (19) courses: (1) N01°01'17"W 21.69 feet; (2) thence Northerly along the arc of a non-tangent curve to the left having a radius of 416.00 feet (radius bears: N89°42'46"W) a distance of 42.28 feet through a central angle of 05°49'22" Chord: N02°37'27"W 42.26 feet; (3) thence N05°32'08"W 23.52 feet; (4) thence along the arc of a curve to the right with a radius of 34.00 feet a distance of 40.20 feet through a central angle of 67°44'48" Chord: N28°20'16"E 37.90 feet; to a point of compound curvature; (5) thence along the arc of a curve to the right with a radius of 84.00 feet a distance of 48.41 feet through a central angle of 33°01'16" Chord: N78°43'18"E 47.74 feet; (6) thence S82°42'18"E 2.45 feet; (7) thence N09°59'19"E 38.33 feet; (8) thence N25°28'33"E 35.43 feet; (9) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 93.00 feet (radius bears: N26°38'37"E) a distance of 51.47 feet through a central angle of 31°42'26" Chord: N47°30'10"W 50.81 feet; (10) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 381.96 feet (radius bears: N58°20'06"E) a distance of 92.22 feet through a central angle of 13°50'03" Chord: N24°44'52"W 92.00 feet; (11) thence S73°11'15"W 32.66 feet; (12) thence N84°19'32"W 42.07 feet; (13) thence S08°29'04"W 2.08 feet; (14) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 83.00 feet (radius bears: N79°42'27"W) a distance of 72.72 feet through a central angle of 50°12'08" Chord: S35°23'37"W 70.42 feet; (15) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 333.00 feet (radius bears: N29°30'23"W) a distance of 31.99 feet through a central angle of 05°30'16" Chord: S63°14'45"W 31.98 feet; (16) thence Westerly along the arc of a non-tangent curve to the right having a radius of 134.00 feet (radius bears: N24°00'05"W) a distance of 25.20 feet through a central angle of 10°46'26" Chord: S71°23'08"W 25.16 feet; (17) thence S76°46'21"W 32.70 feet; (18) thence along the arc of a curve to the left with a radius of 935.00 feet a distance of 459.17 feet through a central angle of 28°08'15" Chord: S62°42'14"W 454.57 feet; (19) thence S48°38'06"W 87.67 feet; thence N30°26'46"W 206.83 feet; thence N49°05'36"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°38'36"W 378.38 feet; thence N19°32'35"W 357.21 feet; thence N03°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N08°24'01"E 127.59 feet; thence N31°04'25"W 179.83 feet; thence N85°48'05"W 145.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 731.40 feet; thence N89°41'31"E 1,687.27 feet; thence S00°35'36"E 933.40 feet to the Southerly deed line of a Special Warranty Deed thereof recorded March 3, 2008 as Entry No. 10362618 in Book 9577 at page 3458 in The Salt Lake County Recorder's office; thence along said deed line N89°41'31"E 933.40 feet; thence S00°35'36"E 705.00 feet; thence S00°35'38"E 999.18 feet to the Northerly Boundary Line of COPPER RIM PHASE 1B SUBDIVISION recorded October 4th, 2019 in the Salt Lake County Recorder's Office as Entry No. 13091874; thence along said Subdivision the following thirteen (13) courses: (1) S31°08'39"W 99.21 feet; (2) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 467.25 feet (radius bears: N35°51'42"E) a distance of 66.91 feet through a central angle of 08°12'17" Chord: N50°02'10"W 66.85 feet; (3) thence N45°55'16"W 97.65 feet; (4) thence Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N44°05'11"E) a distance of 25.55 feet through a central angle of 77°03'20" Chord: N07°23'09"W 23.67 feet; (5) thence N31°08'53"E 8.29 feet; (6) thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 351.75 feet (radius bears: N58°51'06"W) a distance of 16.12 feet through a central angle of 02°37'34" Chord: N29°50'07"E 16.12 feet; (7) thence N61°28'39"W 53.50 feet; (8) thence Westerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N61°28'42"W) a distance of 35.00 feet through a central angle of 105°33'34" Chord: S81°18'05"W 30.26 feet; (9) thence N45°55'10"W 17.13 feet; (10) thence S44°04'50"W 70.00 feet; (11) thence S45°55'10"E 42.23 feet; (12) thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S44°05'10"W) a distance of 25.55 feet through a central angle of 77°03'20" Chord: S07°23'10"E 23.67 feet; (13) thence S31°09'11"W 93.37 feet to the point of beginning.

Contains: 97.21 acres±

SALT LAKE COUNTY CLERK

I, THE SALT LAKE COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV). HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS 2 DAY OF July, 2025.

Nicki Vea For
SALT LAKE COUNTY CLERK

SALT LAKE COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE SALT LAKE COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE SALT LAKE COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 30 DAY OF June, 2025.

SALT LAKE COUNTY SURVEYOR

COPPER RIM INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF
SECTION 26, T2S, R2W, SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

~~SURVEYORS SEAL~~ County Recorder

CLERK-RECORDER SEAL

COUNTY OF SALT LAKE
COUNTY CLERK
STATE OF UTAH

SHEET 1 OF 1

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DATE:06/30/2025

Z:\...2022\22-0283 COPPER RIM OVERALL\DESIGN 22-0283\DWG\FLEP\22-0283 FINAL PLAT FLEP.DWG

NOTICE OF IMPENDING BOUNDARY ACTION

Copper Rim Infrastructure Financing District

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a Petition seeking the creation of the Copper Rim Infrastructure Financing District was filed in the Office of the Salt Lake County Clerk. A copy of the Copper Rim Infrastructure Financing District Final Local Entity Plat is attached hereto and incorporated by this reference. It is not anticipated that the creation of the proposed district will result in the employment of personnel.

The Salt Lake County Clerk hereby certifies that all requirements applicable to the creation of the Copper Rim Infrastructure Financing District have been met.

DATED this 3rd day of July, 2025.

By: _____

Nikila Venugopal
Salt Lake County Chief Deputy Clerk

VERIFICATION

STATE OF UTAH)
ss:
COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this 3rd day of July, 2025.

_____
Notary Public Signature

KERSTYN LEIGH BEYNON
Notary Public State of Utah
My Commission Expires on:
July 12, 2028
Comm. Number: 738040

PETITION REQUESTING THE CREATION OF
COPPER RIM INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN SALT LAKE COUNTY, UTAH

May 21, 2025

Lannie K. Chapman
Salt Lake County Clerk
2001 South State Street, Suite S1-200
Sale Lake City, Utah 84190
(385) 468-7350

The undersigned (the "Petitioner") believes that the "Responsible Clerk" and the "Responsible Body" (as defined in UCA §17B-1-201(12) and UCA §17B-1-201(13) are the Salt Lake County Clerk and Salt Lake County and hereby requests that the Clerk of Salt Lake County, Utah (the "County Clerk") certify this Petition for the Copper Rim Infrastructure Financing District (the "District") pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the "Act"). The Petitioner requests the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the "Development").

I. Petitioner

Petitioner/Owner

Jensen Farms Development, Inc
c/o Seth Robertson
610 N 800 W
Centerville, Utah 84014

as the owner of property located at:
West Jordan, Utah more particularly described on **Exhibit A**
Salt Lake County, Utah

Contact Sponsor:

Seth Robertson
610 N 800 W
Centerville, Utah 84014
Phone: 801 560-4266
Email: seth@colewest.com

II. Property Owner(s) and Registered Voters

The Petitioner represents 100% of the surface property owners within the proposed District's boundaries. The Petitioner further represents that all of the property within the proposed District's boundaries is within Salt Lake County, Utah. The Petitioner represents that there are currently no registered voters within the boundary of the District.

III. Name of District

Copper Rim Infrastructure Financing District.

IV. Proposed District Boundaries

The Petitioner requests that the initial District's boundaries include the real property described in **Exhibit A** (the "Original District Boundaries"). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the "Final Local Entity Plat").

V. Requested Service

The Petitioner requests the District be created in accordance with Chapter 2a, Part 13 of the Act for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

VI. Governing Document

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the "Governing Document").

VII. Engineer's Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is the certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds $1,000,000.

VIII. Board of Trustees and Divisions

a) The Petitioner hereby waives the residency requirement of Section 17B-1-302 of the Act.

b) The Petitioner proposes that the Board of Trustees for the District be initially composed of three (3) members at large, who are agents, or officers of the property owner, and are hereby appointed for the indicated initial terms as follows:

Trustee 1: Seth Robertson, for an initial term of six years
213 E 1050 N
Bountiful, Utah 84010

Trustee 2: Matt Scott, for an initial term of four years
2603 W 850 N
Lehi, Utah 84043

Trustee 3: Quin Stephens, for an initial term of six years
3635 S 2400 E
Millcreek, Utah 84109

c) Respective board seats shall transition from appointed to elected seats upon the following milestone:

i) Trustee 1 shall transition to an elected seat at the end of a full term during which sixty percent (60%) of the certificates of occupancy have been issued within the District.

ii) Trustee 2 shall transition to an elected seat at the end of a full term during which seventy-five percent (75%) of the certificates of occupancy have been issued within the District.

iii) Trustee 3 shall transition to an elected seat at the end of a full term during which ninety percent (90%) of the certificates of occupancy have been issued within the District.

d) No divisions will be established within the boundary of the District.

IX. Petitioner's Consent and Acknowledgments

The Petitioner hereby consents to:

i) The creation of the District within the Original District Boundaries;

ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;

iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;

iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.

v) The Petitioner hereby acknowledges and certifies that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.

vi) The Petitioner hereby acknowledges and certifies to the best of its knowledge that all requirements applicable to the creation of the District have been met.

vii) The Petitioner acknowledges that the signature(s) below are grouped to comply with Section 17B-1-208(1)(a)(ii).

X. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

XI. Government Entities Involved

a. Municipality. West Jordan, Utah
b. County. Salt Lake County, Utah

XII. [*Reserved*]

XIII. Instructions for Clerk

a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):

   i) a copy of the Notice of Impending Boundary Action, attached hereto as **Exhibit E**; and

   ii) a copy of the Final Local Entity Plat.

c) Documents may be filed with the Lieutenant Governor's Office at annexations@utah.gov with the Contact Sponsor cc'd on such email.

d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified, and the Petitioner may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

(***INTENTIONALLY LEFT BLANK***)

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

JENSEN FARMS DEVELOPMENT, INC,
a Utah corporation

By: Colin Wright

Its: MANAGER

STATE OF UTAH)
ss:
COUNTY OF Davis)

On this day of May, 2025, personally appeared before me Colin Wright, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of Jensen Farms Development, Inc., that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

Notary Public

KIRA CLAWSON
Notary Public, State of Utah
Commission # 738134
My Commission Expires On
July 15, 2028

EXHIBIT A

(ORIGINAL DISTRICT BOUNDARIES)

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point along the COPPER RIM PHASE 2 boundary recorded on December 18, 2020 in the office of the Salt Lake Country Recorder as Entry No. 13503541, said point also being located S89º43'41”W 2979.10 feet along the Quarter Section line and S0º16'19”E 78.16 feet from the East Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along said plat the following seven (7) courses: (1) N57°21'14"W 102.87 feet; (2) thence N32°02'47"E 15.91 feet; (3) thence N19°40'50"W 23.86 feet; (4) thence N60°07'49"W 9.76 feet; (5) thence N57°21'14"W 66.00 feet; (6) thence N52°01'34"W 59.84 feet; (7) thence N57°36'46"W 28.42 feet to COPPER RIM PHASE 3A SUBDIVISION recorded on December 22, 2020 in the Salt Lake County Recorder's Office as Entry No. 13509441; thence along said plat the following fourteen (14) courses: (1) N57°33'42"W 166.82 feet; (2) thence N30°21'18"W 10.19 feet; (3) thence N55°17'21"W 30.84 feet; (4) thence N88°16'48"W 10.14 feet; (5) thence N57°27'50"W 179.85 feet; (6) thence N41°02'22"W 111.00 feet; (7) thence N48°35'46"W 34.30 feet; (8) thence N87°43'08"W 23.58 feet; (9) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 60.32 feet (radius bears: N07°08'36"E) a distance of 48.18 feet through a central angle of 45°45'47" Chord: N59°58'30"W 46.91 feet; (10) thence Northerly along the arc of a non-tangent curve to the right having a radius of 89.52 feet (radius bears: N49°22'00"E) a distance of 60.17 feet through a central angle of 38°30'44" Chord: N21°22'38"W 59.05 feet; (11) thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 19.11 feet (radius bears: S83°11'00"W) a distance of 28.21 feet through a central angle of 84°35'18" Chord: N49°06'39"W 25.72 feet; (12) thence S89°22'11"W 103.70 feet; thence (13) S85°17'01"W 16.19 feet; (14) thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S11°58'53"E) a distance of 24.04 feet through a central angle of 27°32'44" Chord: S64°14'45"W 23.81 feet to COPPER RIM PHASE 3B SUBDIVISION recorded on July 8th/, 2021 in the Salt Lake County Recorder's Offices as Entry No. 13712310; thence along said plat the following nineteen (19) courses: (1) N01°01'17"W 21.69 feet; (2) thence Northerly along the arc of a non-tangent curve to the left having a radius of 416.00 feet (radius bears: N89°42'46"W) a distance of 42.28 feet through a central angle of 05°49'22" Chord: N02°37'27"W 42.26 feet; (3) thence N05°32'08"W 23.52 feet; (4) thence along the arc of a curve to the right with a radius of 34.00 feet a distance of 40.20 feet through a central angle of 67°44'48" Chord: N28°20'16"E 37.90 feet; to a point of compound curvature; (5) thence along the arc of a curve to the right with a radius of 84.00 feet a distance of 48.41 feet through a central angle of 33°01'16" Chord: N78°43'18"E 47.74 feet; (6) thence S82°42'18"E 2.45 feet; (7) thence N09°59'19"E 38.33 feet; (8) thence N25°28'33"E 35.43 feet; (9) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 93.00 feet (radius bears: N26°38'37"E) a distance of 51.47 feet through a central angle of 31°42'26" Chord: N47°30'10"W 50.81 feet; (10) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 381.96 feet (radius bears: N58°20'06"E) a distance of 92.22 feet through a central angle of 13°50'03" Chord: N24°44'52"W 92.00 feet; (11) thence S73°11'15"W 32.66 feet; (12) thence N84°19'32"W

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Contains: 97.21 acres±

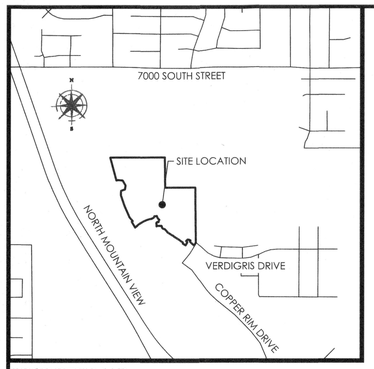
EXHIBIT B

(FINAL LOCAL ENTITY PLAT)

COPPER RIM INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER
OF SECTION 26, T2S, R2W, SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

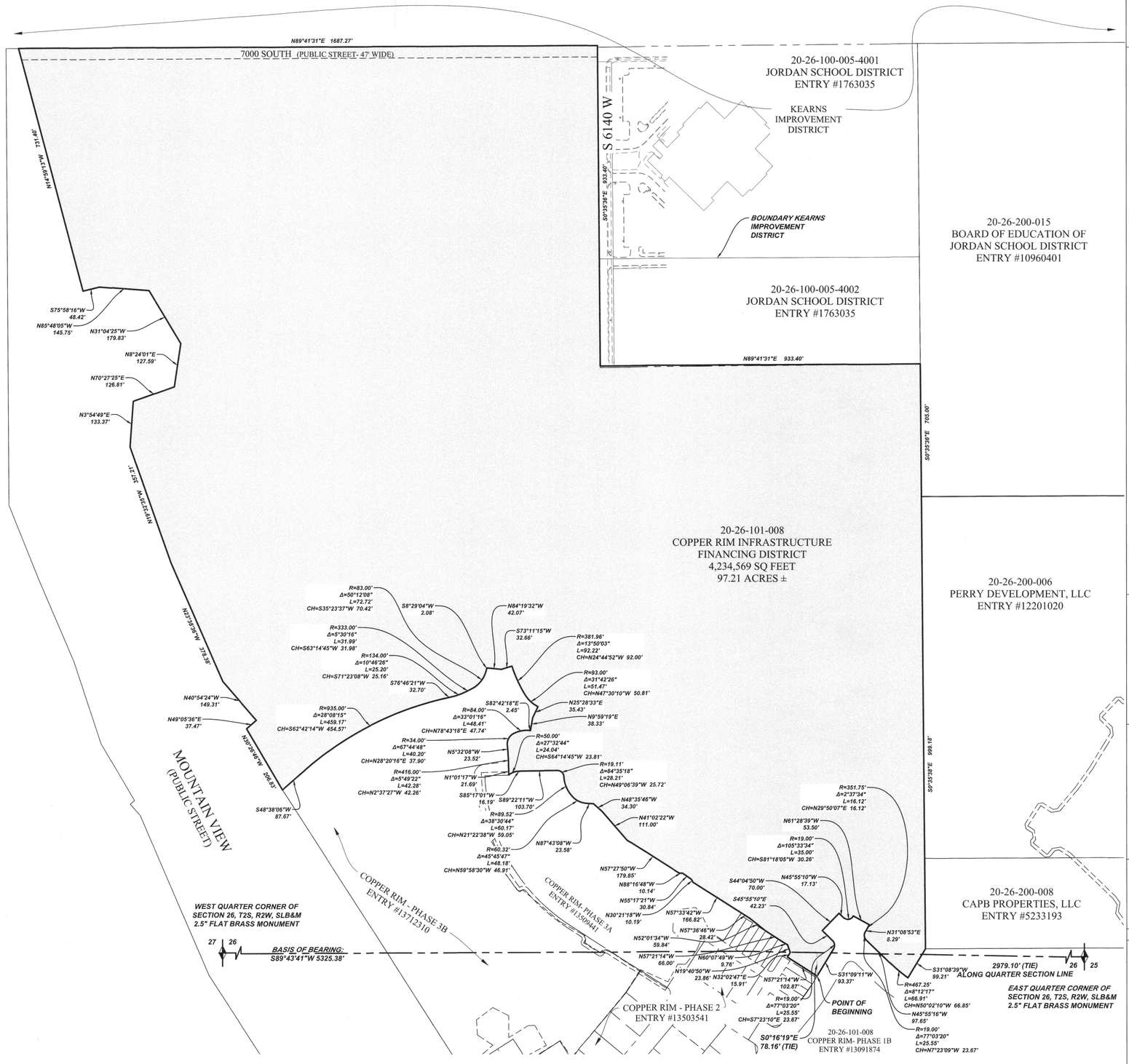
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- DISTRICT BOUNDARY

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, a Professional Land Surveyor licensed under Title 58, Chapter 22, professional engineers and professional land surveyors licensing act, holding license number 12554439, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 7-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in the City of West Jordan, Salt Lake County, Utah, and that said tract of land is to be created as COPPER RIM [illegible]ANCING DISTRICT and annexed into the same.

PROFESSIONAL LAND SURVEYOR
06/30/25
No.12554439
Justin Lundberg
STATE OF UTAH

06/30/25

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO.12554439

DATE

LEGAL DESCRIPTION

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Contains: 97.21 acres±

SALT LAKE COUNTY CLERK

I, THE SALT LAKE COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV). HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS 2 DAY OF July, 2025.

Nikki Vea For
SALT LAKE COUNTY CLERK

SALT LAKE COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE SALT LAKE COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE SALT LAKE COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 30 DAY OF June, 2025.

SALT LAKE COUNTY SURVEYOR

COPPER RIM INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF
SECTION 26, T2S, R2W, SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH

~~SURVEYORS SEAL~~ County Recorder

CLERK-RECORDER SEAL

COUNTY OF SALT LAKE COUNTY CLERK STATE OF UTAH

SHEET 1 OF 1

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DATE:06/30/2025

Z:\...2022\22-0283 COPPER RIM OVERALL\DESIGN 22-0283\DWG\FLEP\22-0283 FINAL PLAT FLEP.DWG

EXHIBIT C

(GOVERNING DOCUMENT)

GOVERNING DOCUMENT
FOR

COPPER RIM INFRASTRUCTURE FINANCING DISTRICT

LOCATED IN SALT LAKE COUNTY, UTAH

Prepared

by

York Howell, LLC
South Jordan, Utah

May 21, 2025

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II. DEFINITIONS 1

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VIII. GOVERNING DOCUMENT AMENDMENT. 3

LIST OF EXHIBITS

EXHIBIT 1 Original District Boundaries

EXHIBIT 2 Copy of Development Agreements

I. INTRODUCTION

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act and to finance or reimburse the construction of C-PACE Improvements.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

"Assessment Act" means Title 11, Chapter 42, Utah Code as may be amended from time to time.

"Board" means the board of trustees of the District.

"C-PACE Act" means Title 11, Chapter 42a, Utah Code as may be amended from time to time.

"District" means Copper Rim Infrastructure Financing District.

"Governing Document" means this Governing Document for the District.

"Improvements" means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally permitted in the Special District Act or the Assessment Act, as determined by the Board.

"Original District Boundaries" means the boundaries of the District, as described in **Exhibit 1** hereto.

"Petitioner" means Jensen Farms Development, Inc., as the petitioner requesting the creation of the District.

"Special District Act" means Title 17B of the Utah Code, including Chapter 2a, Part 13, Infrastructure Financing Districts, as amended from time to time.

"State" means the State of Utah.

"Trustee" means a member of the Board.

"Utah Code" means the Utah Code Annotated 1953, as amended.

III. ORIGINAL DISTRICT BOUNDARIES

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 97.21 acres, as further described in **Exhibit 1**.

B. Corrections to Legal Descriptions. Prior to recordation of a final local entity plat of the District, the Petitioner or its designees may make any corrections, deletions, or additions to the legal descriptions attached hereto which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments.

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the following Improvements, provided the District may finance any improvements permitted under the Special District Act, the Assessment Act, or the C-PACE Act, including, but not limited to, Site Work, Culinary Water System, Roads, Off-Site Improvements, Right-of-Ways, Public Utilities, Parks, Trails, Sidewalks, Storm Drain System, Site Upgrades, and related public improvements.

V. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three Trustees. The owners of surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of a Certificate of Incorporation by the Lieutenant Governor's Office of the State of Utah:

1. Trustee 1. SETH ROBERTSON is hereby appointed to the Board with an initial term of six (6) years.

2. Trustee 2. MATT SCOTT is hereby appointed to the Board with an initial term of four (4) years.

3. Trustee 3. QUIN STEPHENS is hereby appointed to the Board with an initial term of six (6) years.

B. Transition to Elected Board. Respective board seats shall transition from appointed to elected seats according to the following milestones:

1. Trustee 1. Trustee 1 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 60% of units within the district.

2. Trustee 2. Trustee 2 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 75% of units within the District.

3. Trustee 3. Trustee 3 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 90% of units within the District.

No transition pursuant to this Section shall become effective until the scheduled regular election of the District in conjunction with the expiration of the then current term.

C. Re-Election, Re-Appointment, Vacancy.

Upon the expiration of a Trustee's respective term or any other vacancy relating thereto, any Trustee seat which has not transitioned to an elected seat shall be appointed by the remaining members of the Board, from owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least one-third of the taxable value of the property within such District at the time of a Trustee's nomination shall be entitled to nominate one Trustee seat for each one-third value (provided that the Board retains discretion to reject any nominee and request a new nominee from such property owner). In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be appointed by the remaining members of the Board from registered voters residing within the District, owners of land, or agents and officers of an owner of land within the boundaries of the District.

D. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with the Special District Act, shall be entitled to vote on such matters.

VI. DEVELOPMENT AGREEMENTS

In accordance with the requirements of the Special District Act, attached hereto as **Exhibit 2** is a copy of any "Development Agreements" (if applicable) relating to infrastructure to be developed within the boundary of the District and for which the District anticipates providing funding. The Development Agreements are subject to amendment and revision and are not a limitation on the Improvements that may be financed by the District.

VII. MISCELLANEOUS

It is the intent of the District to use a competent and nationally recognized bond underwriter with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

VIII. GOVERNING DOCUMENT AMENDMENT

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

EXHIBIT 1

(ORIGINAL DISTRICT BOUNDARIES)

A portion of the Southwest Quarter and the Northwest Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point along the COPPER RIM PHASE 2 boundary recorded on December 18, 2020 in the office of the Salt Lake Country Recorder as Entry No. 13503541, said point also being located S89º43'41”W 2979.10 feet along the Quarter Section line and S0º16'19”E 78.16 feet from the East Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along said plat the following seven (7) courses: (1) N57°21'14"W 102.87 feet; (2) thence N32°02'47"E 15.91 feet; (3) thence N19°40'50"W 23.86 feet; (4) thence N60°07'49"W 9.76 feet; (5) thence N57°21'14"W 66.00 feet; (6) thence N52°01'34"W 59.84 feet; (7) thence N57°36'46"W 28.42 feet to COPPER RIM PHASE 3A SUBDIVISION recorded on December 22, 2020 in the Salt Lake County Recorder's Office as Entry No. 13509441; thence along said plat the following fourteen (14) courses: (1) N57°33'42"W 166.82 feet; (2) thence N30°21'18"W 10.19 feet; (3) thence N55°17'21"W 30.84 feet; (4) thence N88°16'48"W 10.14 feet; (5) thence N57°27'50"W 179.85 feet; (6) thence N41°02'22"W 111.00 feet; (7) thence N48°35'46"W 34.30 feet; (8) thence N87°43'08"W 23.58 feet; (9) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 60.32 feet (radius bears: N07°08'36"E) a distance of 48.18 feet through a central angle of 45°45'47" Chord: N59°58'30"W 46.91 feet; (10) thence Northerly along the arc of a non-tangent curve to the right having a radius of 89.52 feet (radius bears: N49°22'00"E) a distance of 60.17 feet through a central angle of 38°30'44" Chord: N21°22'38"W 59.05 feet; (11) thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 19.11 feet (radius bears: S83°11'00"W) a distance of 28.21 feet through a central angle of 84°35'18" Chord: N49°06'39"W 25.72 feet; (12) thence S89°22'11"W 103.70 feet; thence (13) S85°17'01"W 16.19 feet; (14) thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: S11°58'53"E) a distance of 24.04 feet through a central angle of 27°32'44" Chord: S64°14'45"W 23.81 feet to COPPER RIM PHASE 3B SUBDIVISION recorded on July 8th/, 2021 in the Salt Lake County Recorder's Offices as Entry No. 13712310; thence along said plat the following nineteen (19) courses: (1) N01°01'17"W 21.69 feet; (2) thence Northerly along the arc of a non-tangent curve to the left having a radius of 416.00 feet (radius bears: N89°42'46"W) a distance of 42.28 feet through a central angle of 05°49'22" Chord: N02°37'27"W 42.26 feet; (3) thence N05°32'08"W 23.52 feet; (4) thence along the arc of a curve to the right with a radius of 34.00 feet a distance of 40.20 feet through a central angle of 67°44'48" Chord: N28°20'16"E 37.90 feet; to a point of compound curvature; (5) thence along the arc of a curve to the right with a radius of 84.00 feet a distance of 48.41 feet through a central angle of 33°01'16" Chord: N78°43'18"E 47.74 feet; (6) thence S82°42'18"E 2.45 feet; (7) thence N09°59'19"E 38.33 feet; (8) thence N25°28'33"E 35.43 feet; (9) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 93.00 feet (radius bears: N26°38'37"E) a distance of 51.47 feet through a central angle of 31°42'26" Chord: N47°30'10"W 50.81 feet; (10) thence Northwesterly along the

arc of a non-tangent curve to the right having a radius of 381.96 feet (radius bears: N58°20'06"E) a distance of 92.22 feet through a central angle of 13°50'03" Chord: N24°44'52"W 92.00 feet; (11) thence S73°11'15"W 32.66 feet; (12) thence N84°19'32"W 42.07 feet; (13) thence S08°29'04"W 2.08 feet; (14) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 83.00 feet (radius bears: N79°42'27"W) a distance of 72.72 feet through a central angle of 50°12'08" Chord: S35°23'37"W 70.42 feet; (15) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 333.00 feet (radius bears: N29°30'23"W) a distance of 31.99 feet through a central angle of 05°30'16" Chord: S63°14'45"W 31.98 feet; (16) thence Westerly along the arc of a non-tangent curve to the right having a radius of 134.00 feet (radius bears: N24°00'05"W) a distance of 25.20 feet through a central angle of 10°46'26" Chord: S71°23'08"W 25.16 feet; (17) thence S76°46'21"W 32.70 feet; (18) thence along the arc of a curve to the left with a radius of 935.00 feet a distance of 459.17 feet through a central angle of 28°08'15" Chord: S62°42'14"W 454.57 feet; (19) thence S48°38'06"W 87.67 feet; thence N30°26'46"W 206.83 feet; thence N49°05'36"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°38'36"W 378.38 feet; thence N19°32'35"W 357.21 feet; thence N03°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N08°24'01"E 127.59 feet; thence N31°04'25"W 179.83 feet; thence N85°48'05"W 145.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 731.40 feet; thence N89°41'31"E 1,687.27 feet; thence S00°35'36"E 933.40 feet to the Southerly deed line of a Special Warranty Deed thereof recorded March 3, 2008 as Entry No. 10362618 in Book 9577 at page 3458 in The Salt Lake County Recorder's office; thence along said deed line N89°41'31"E 933.40 feet; thence S00°35'36"E 705.00 feet; thence S00°35'38"E 999.18 feet to the Northerly Boundary Line of COPPER RIM PHASE 1B SUBDIVISION recorded October 4th, 2019 in the Salt Lake County Recorder's Office as Entry No. 13091874; thence along said Subdivision the following thirteen (13) courses: (1) S31°08'39"W 99.21 feet; (2) thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 467.25 feet (radius bears: N35°51'42"E) a distance of 66.91 feet through a central angle of 08°12'17" Chord: N50°02'10"W 66.85 feet; (3) thence N45°55'16"W 97.65 feet; (4) thence Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N44°05'11"E) a distance of 25.55 feet through a central angle of 77°03'20" Chord: N07°23'09"W 23.67 feet; (5) thence N31°08'53"E 8.29 feet; (6) thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 351.75 feet (radius bears: N58°51'06"W) a distance of 16.12 feet through a central angle of 02°37'34" Chord: N29°50'07"E 16.12 feet; (7) thence N61°28'39"W 53.50 feet; (8) thence Westerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N61°28'42"W) a distance of 35.00 feet through a central angle of 105°33'34" Chord: S81°18'05"W 30.26 feet; (9) thence N45°55'10"W 17.13 feet; (10) thence S44°04'50"W 70.00 feet; (11) thence S45°55'10"E 42.23 feet; (12) thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S44°05'10"W) a distance of 25.55 feet through a central angle of 77°03'20" Chord: S07°23'10"E 23.67 feet; (13) thence S31°09'11"W 93.37 feet to the point of beginning.

Contains: 97.21 acres±

EXHIBIT 2

(COPY OF DEVELOPMENT AGREEMENTS)

12892584
11/27/2018 02:18 PM $0.00
Book - 10733 Pg - 4678-4904
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: RWP, DEPUTY - WI 227 P.

Recording Requested By and When Recorded Return to:

City of West Jordan
Attention: City Clerk
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

MASTER DEVELOPMENT AGREEMENT
COPPER RIM

This Master Development Agreement (this "**Agreement**") is made and entered into and made effective as of the 7 day of November, 2018 (the "**Effective Date**") by and among **WEST JORDAN CITY**, a municipality and political subdivision of the State of Utah ("**City**") and **CW LAND CO., LLC**, a Utah limited liability company ("**Master Developer**"). City and Master Developer may hereinafter be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. Master Developer previously applied to City for approval of a rezone of the Jensen Project, also known as Copper Rim (the "**Project**"), which application for rezone was approved on January 25, 2017 through enactment of Ordinance 17-05, causing the property described in **Exhibit A** (the "**Property**") to be included in the PC zoning district. The Project is currently planned for development in multiple phases, including a commercial phase, and additional phases for residential, institutional, recreational and commercial uses, as permitted in the PC zoning district.

B. Master Developer has previously applied to City for approval of a preliminary development plan for the Project, which application for the preliminary development plan was approved on May 9, 2018 through enactment of Ordinance 18-14, establishing residential densities subject to the following conditions:

1. The maximum number of units in the overall development (excluding the commercial area) shall not exceed 753 residential dwelling units (4.9 dwelling units per acre) nor shall the ratio of single family dwellings to townhomes exceed 83% single-family residential to 17% multi-family residential (townhomes)
2. All lots shown in the Preliminary Development Plan are conceptual only. Each phase of development will be reviewed independently as part of the preliminary and final subdivision processes for each phase which may affect the size, shape and/or reduction of the number of lots.
3. All townhomes shall have a 2-car attached garage.

4. Guest parking for the townhomes shall be provided per the 2009 City Code, Section 13-12-3. Driveways in front of garages cannot be counted as guest parking.

5. The development shall meet all requirements of applicable City Departments and 2009 City of West Jordan City Code.

6. A Final Development Plan will be required to be submitted and approved for each phase of development.

7. UDOT approval for any bridges or roadways as required by the Engineering Department.

C. Master Developer has submitted, and City has reviewed, the application package, including this Agreement, pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements.

D. The resulting preliminary and final approved development plan, approved engineering drawings, development standards, street sections maps, street cross sections, landscape plans, conveyance documents, title reports and other documents submitted during City's review and approval process will be referred to herein as the "**Development Documents**."

E. Pursuant to the authority of Utah Code Ann. § 10-9a-102(2) and the specific provisions of the City Code, City has determined to enter into this Agreement with Master Developer for the purpose of formalizing certain obligations of the Parties with respect to the Project, and such other matters as City and Master Developer have agreed.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
DEFINITIONS, LEGAL AUTHORITY AND PURPOSE

1.1 **Definitions.**

1.1.1 "**7000 Line Extension**" has the meaning set forth in Section 2.4.2 below.

1.1.2 "**7400 Line Extension**" has the meaning set forth in Section 2.4.1 below.

1.1.3 "**7400 South Bridge**" has the meaning set forth in Section 4.4.C below.

1.1.4 "**Agreement**" has the meaning set forth in the Preamble.

1.1.5 "**Amenities**" means the park, amphitheater, open space, Project trails (including bridge and other trail improvements within the Open Space depicted on page 38 of the Plan), gardens, other recreational facilities, landscaping, and channel stabilization, and other amenities described in the Plan, excluding the pool and clubhouse which shall be private amenities for the use and benefit of residents or property owners who purchase developed lots or units within the Project, as may be determined by Master Developer.

1.1.6 **"Applicable Law"** has the meaning set forth in Section 8.5 below.

1.1.7 **"Buildout"** means the development of the units and commercial uses described in the Plan and as constituting the Project.

1.1.8 **"City"** has the meaning set forth in the Preamble.

1.1.9 **"City Code"** means the West Jordan City Code in effect on January 25, 2017.

1.1.10 **"Common Area"** means the area defined by the City Code; see **Exhibit B**.

1.1.11 **"Conditions"** has the meaning set forth in Section 1.5 below.

1.1.12 **"Developer's Invoices"** has the meaning defined by the City Code.

1.1.13 **"Development Application"** means an application to City for development of a portion of the Property, including, but not limited to applications for site plan, subdivision, building permit or other permit, certificate or authorization from City required for development of the Property.

1.1.14 **"Development Documents"** has the meaning set forth in the Recitals.

1.1.15 **"Effective Date"** has the meaning set forth in the Preamble.

1.1.16 **"Master Developer"** has the meaning set forth in the Preamble.

1.1.17 **"Offsite Water Improvements"** has the meaning set forth in Section 2.4.2 below.

1.1.18 **"Outsourcing"** has the meaning set forth in Section 5.1 below.

1.1.19 **"Oversizing" or "upsizing"** means the installation of improvements larger or with greater capacity than required for the Project.

1.1.20 **"Plan"** means the Preliminary Development Plan approved by the City Council on May 9, 2018 for the Project, sometimes referred to as the "Development Plan."

1.1.21 **"Project"** has the meaning set forth in the Recitals.

1.1.22 **"Project Streets"** has the meaning set forth in Section 4.3 below.

1.1.23 **"Property"** has the meaning set forth in the Recitals.

1.1.24 **"Reimbursable System Improvement Expenses"** means all documented costs incurred by Master Developer, or its contractors or those working on its behalf, associated with one or more system improvements which are completely or partially reimbursable by the City, according to City ordinances and regulations, including placement on Master Plans and the

6-Year Strategic Plan, and which are specifically agreed upon in separate reimbursement agreements. **"Reimbursable System Improvements"** include the following improvements:

A. The Offsite Water Improvements; and

B. The improvements described in Sections 3.1 and 4.1 through 4.4.

1.1.25 **"Transfer Deed"** has the meaning set forth in Section 7.1 below.

1.1.26 **"UDOT"** means the Utah Department of Transportation.

1.1.27 **"Water Tank Site"** has the meaning set forth in Section 2.2 below.

1.2 **City Laws and Purpose**. City and Master Developer represent that they have the legal authority to enter into and perform their respective obligations under this Agreement and that City has determined that this Agreement effectuates public purposes, objectives and benefits. The City's Applicable Law, this Agreement, and the approved Development Documents and engineering plans will govern City and Master Developer with respect to development of the Project. City's enactment of the ordinance approving this Agreement, and entering into this Agreement, are legislative acts allowed and authorized by Utah Code Ann. § 10-9a-101, et seq., including specifically Utah Code Ann. § 10-9a-102(2).

1.3 **Recitals and Exhibits**. The above Recitals and all Exhibits hereto are hereby incorporated by reference into this Agreement.

1.4 **Project Vesting**. To the maximum extent permissible under state and federal law and at equity, City and Master Developer intend that this Agreement confirms that the Project is vested in accordance with the Preliminary Development Plan and associated conditions without modification or interference by City except as specifically provided herein. By way of further clarification, the Project is vested with the right to develop and locate on the Property the uses and densities, and to develop in accordance with dimensional requirements as allowed by Applicable Law. The Property is also vested with access to all City roads, described below, which adjoin or traverse any portion of the Property. The Parties intend that the rights granted to the Project hereunder are contractual vested rights and include the rights that exist as of the Effective Date under statute, common law and at equity.

1.4.1 *Density and Uses*. Master Developer and each aspect of the Project is vested with the right to the maximum densities and uses described in the Development Documents, including, specifically, the Plan, and all other uses available under Applicable Law. Master Developer and City have agreed to an allocation of total approved density into the phases described on Exhibit D1 of the Plan. A minor adjustment may be approved in connection with a site plan or subdivision application approval, as described in Section 2.1.1. Any effort to modify densities or uses beyond a minor adjustment, including increasing density, shall require an amendment to this Agreement in accordance with Section 8.1, or an amendment to the Plan in accordance with Applicable Law.

1.4.2 *Configuration*. Each aspect of the Project is vested with the right to locate the approved densities and uses in the configurations generally depicted in the Plan, subject to the

completion of site plans and subdivision plats in accordance with Applicable Law and this Agreement.

1.4.3 *Development Elements*. Each aspect of the Project is vested with the right to connect to existing public roads and infrastructure as depicted in the Plan; construct new roads of the widths, type and dimensions depicted in the Plan; locate amenities of the types and character described in the Plan; locate and construct signs and monument signs in accordance with the Plan; and develop the Project in accordance with setback, parking, height, open space and other dimensional and location requirements which cannot be more restrictive or onerous than depicted and described in the Plan or as allowed by Applicable Law. The design elements depicted in the Plan shall be treated as the approved "design standards" pursuant to any City Code requirement, and Master Developer shall not be obligated to apply a uniform design theme within the Project but may, because of its size and variety, approve and authorize different design elements so long as they are generally consistent with the elements described in the Plan and are approved by any architectural review process established by Master Developer.

Project vesting does not include design elements that pertain to final design, and final design plans may deviate from the Preliminary Development Plan and other plans. More particularly, Final Development Plan preparation may require deviations for final grading, plan and profile of streets, intersection traffic control devices, intersections, traffic signals, turning lanes, center medians, drainage systems, channels and pipes, water systems, sewer systems, and any other similar elements of project design that are or may be encountered in the preparation of final engineering plans.

1.4.4 *Land Disturbance Permit.* Upon Master Developer's application for a land disturbance permit, Master Developer shall submit to City an application satisfying the requirements of the City Code Title 11 Land Disturbance, as in effect as of the Effective Date. Notwithstanding the foregoing, Master Developer acknowledges and agrees that City may require additional grading to be completed after issuing a land disturbance permit in connection with City's acceptance of Master Developer's final engineering grading plans. In connection with the foregoing, City hereby approves the temporary grading and exporting of excess dirt material for development of the Project, as necessary to effectuate, and in accordance with, the Plan. Master Developer or its grading contractor may export and engage in incidental sales of the excess dirt materials resulting from such activities.

1.4.5 *Nature of Vesting.* The Project, not the Master Developer, is vested according to state law.

1.5 **Conditions Precedent**. Each of City and Master Developer is entering into this Agreement in anticipation of the satisfaction of certain conditions precedent, which, if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the Conditions are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that the Conditions will be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions have been identified herein for purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the "**Conditions**":

1.5.1 the final approval and acceptance of this Agreement by the City Council.

1.6 **Separate Development Agreements.** Master Developer or successors in title may elect to propose and enter into separate agreements with City to govern the construction or development of a particular phase or portion of phase within the Project. Nothing in any separate agreement may conflict with the entitlements obtained by Master Developer in this Agreement without the express written consent of City and Master Developer.

ARTICLE II
PROJECT DEVELOPMENT

2.1 **Master Developer Obligations.**

2.1.1 *Phased Development.* A Preliminary Development Plan ("Plan") has been approved by the City Council. This Master Development Agreement should not be construed as changing, amending, or altering the City's standard practices and policies pertaining to Development Plans, including that a Final Development Plan is required for each phase of the development. Each Final Development Plan shall include all the remaining specific design elements of the referenced phase. The Project will consist of multiple phases, as shown in the Plan, a copy of which is attached hereto as **Exhibit C**, as the same may be amended from time to time. The Parties acknowledge that the most efficient and economic development of the Project depends on numerous factors, such as permitting, market orientation and demand, interest rates, competition, and similar factors. The basis with each submission of a subdivision plat so long as each proposed final subdivision plat is generally consistent with the Plan. Accordingly, the timing, sequencing, and phasing of development of the various phases in the Project shall be as determined by Master Developer and as approved by the City, in accordance with the Development Plan and City Code Section 13-5J-10E. The Parties agree that changes which are not significant variations under Section 13-5J-10E(4) may be approved by the Zoning Administrator.

2.1.2 *Conveyance or Dedication of Required Easements.* Master Developer shall convey or dedicate to City or other applicable utility provider at no cost such required public utility easements on or within the Project as are consistent with the Plan and as may be necessary to facilitate the extension of required utility services to and throughout the Project. Master Developer shall not be required to construct or install any "oversized" or "system" improvements, as system is defined by Utah Code Ann. §§ 11-36a-101, *et seq.*, without a reimbursement agreement to fairly compensate Master Developer for the extra costs associated with such improvements, as required by City Code.

2.1.3 *Construction of Park, Open Space and Amenities.* Except for the pool, clubhouse and those Amenities located within the Common Area, Master Developer shall cause the Amenities to be constructed concurrently with each residential phase wherein the Amenities are located. As for improvements to be installed within the Common Area, Master Developer shall install the pool, clubhouse and Amenities according to the following schedule:

Amenity/Improvement to be completed within Common Area	Timing
Pool	No later than the issuance of the 180th building permit for the Project.
Clubhouse	No later than issuance of the 180th building permit for the Project.
Other amenities depicted within Common Area depicted on attached Exhibit B and on page 38 of the Development Plan	Each amenity needs to be constructed in the phase in which it is located in the Development Plan.

Should Master Developer fail to complete timely the improvements described in the above table, the City may withhold the issuance of future building permits. Upon completion of the Amenities, Master Developer shall dedicate the Amenities to a master owner's association or sub-association(s) for the Project, for use by the general public, but to be maintained by such association(s). Upon completion of the Pool and Clubhouse, Master Developer shall dedicate such improvements to a master owner's association or sub- association for the Project, for private use of such association members, to be maintained by such association(s). In connection with designing the Open Space, Master Developer shall have the hydraulics of the Open Space area analyzed commencing with the execution of this Agreement so as to determine the ability of the Open Space to accommodate historic flows through what has been called Dry Creek. Dry Creek must be stabilized by the Master Developer to pass any and all expected future flow according to the adopted Storm Water Master Plan and per City requirements. Unless otherwise indicated herein, the Home Owners Association shall maintain ownership and maintenance responsibilities for all amenities.

2.1.4 *Construction of Certain Infrastructure and Roadways*. Access and connecting roads will provide for, design, and install safe and efficient circulation within, and adequate entrances and exits for the Project, as described in the Plan. All access and connecting roads shall be completed in accordance with the approved plans and specifications submitted in connection with one or more subdivision plats or site plans for the various phases of the Project. Master Developer shall be required to construct the following:

A. Culinary Water and Sanitary Sewer Improvements. Master Developer shall be responsible for constructing and installing the requisite service and distribution lines within the Project necessary for City to provide culinary water and sewer service to the Project. Except as expressly set forth in Section 2.4, Master Developer shall not be required to install service or distribution lines outside of the Project. The Zone 5 culinary water storage, transmission waterlines, pump station, and related infrastructure shall be required before phases 4 through 12 of the Project are completed; the Master Developer may wait for the City to complete the construction of this infrastructure or the Master Developer may complete the construction of this infrastructure and be reimbursed by the City.

B. Storm Water Improvements. Master Developer shall construct storm water retention and detention facilities in accordance with the Development Documents to accommodate storm water flows originating from within the Project. Master Developer shall not be required to design such retention and detention facilities to address storm water flows originating from outside the Project without reimbursement from City. Historic flows, including those "passing through" the Project, shall be accommodated through the Open Space area and certain improvements related thereto reimbursed in accordance with Section 3.1. Detention storage needed for the project may be stored in the existing Dry Wash Detention facility at a cost of $104,729.82 per Acre Foot to Master Developer, which may be offset by the upgraded cost of the Highland Loop Roundabout (compared to a standard T-intersection) described in Section 4.4. Appropriate conveyance of the storm water in the Dry Wash channel shall be required to enact this provision of available storage.

2.1.5 *Construction Standards*. Notwithstanding any other provisions of this Agreement, all improvements to be publicly dedicated shall be constructed in compliance with Applicable Law and this Agreement. For each phase, Master Developer shall enter into an improvement construction and assurance agreement, the form of which is attached hereto as **Exhibit D**, prior to recording the final plat for that phase, securing completion and warranty of all public improvements in that phase, unless the Parties agree to another form of financial assurance which is consistent with City Code and state law.

2.1.6 *Construction Process*.

A. Testing. Master Developer shall pay for and complete all soils and materials, and traffic testing required by the Applicable Law. The work shall be performed by testing agencies acceptable to the City Engineer. Copies of all test results shall be submitted to the City Engineer within thirty-six (36) hours after they are issued by the testing agency. The City Engineer may request that the test reports be certified by the testing agency.

B. Timing of Construction. Master Developer may obtain grading and ground disturbing permits in advance of recording subdivision plats upon providing financial assurance for the value of the restoration of the site on which such work will be performed, or as otherwise allowed by Titles 8 or 11 of City Code or Applicable Law. Master Developer may commence subdivision improvements before or after recordation of a subdivision plat, but only upon compliance with the requirements of City Code § 8-3C-2. With respect to the installation of infrastructure improvements, the Parties agree to comply with Utah Code Ann. §10-9a-802(2)(d)(2018), as may be amended.

2.1.7 *File Record Documents*. Master Developer shall file with the City Engineer "Record Documents" or "As-Builts" conforming to City requirements.

2.1.8 *Indemnification*. Master Developer shall, at all times, protect, indemnify, save harmless and defend City and its agents, employees, officers and elected officials from and against any and all claims, demands, judgments, expense, and all other damages of every kind and nature made, rendered, or incurred by or in behalf of any person or persons whomsoever, including the parties hereto and their employees, which may arise out of any act or failure to act, work or other activity related in any way to the failure to completely adhere to the Development

Documents, by Master Developer, Master Developer's agents, employees, subcontractors, or suppliers in the performance and execution of the work/development contemplated by this Agreement. Nothing in this provision shall be deemed to limit or impair Master Developer's rights or clams for contribution, indemnification or relief against Master Developer's contractors, subcontractors, or suppliers. In addition, Master Developer shall not be required to indemnify, hold harmless, or defend City from any claims or liabilities caused by, or resulting from, any negligent actions or negligent failures to act by City or its agents, employees, officers, or contractors.

2.1.9 *Fencing*. Master Developer shall cause fencing to be installed as described on page 42 of the Plan. Master Developer shall cooperate with UDOT in installing the eight-foot tall decorative masonry walls (or as otherwise set forth in the Development Plan) in the areas shown in the Plan and Master Developer shall work towards having UDOT maintain such walls, or later installed UDOT sound walls, to the extent the walls adjoin Mountain View Corridor. Any fencing shown on the Plan and not maintained by UDOT shall be maintained by an owner's association formed by Master Developer.

2.2 **Purchase of Water Tank Site**. City has agreed to purchase approximately two (2) acres of land within the Project (the "**Water Tank Site**") for the installation of a three million (3,000,000) gallon water tank for the benefit of areas outside of the Project. The Water Tank Site is located within the commercial phase of the Project, and the purchase price for the Water Tank Site shall be determined based on a fair market valuation ("appraisal") as a residential site. City shall complete the appraisal within three (3) months of the Effective Date and shall pay Master Developer for the Water Tank Site within six (6) months of the Effective Date. City shall be responsible for the planning, construction and installation of the water tank on the Water Tank Site and associated drain line, however, Master Developer shall be entitled to relocate the water tank drain line, the water tank inlet, and outlet pipe (zone 3) and site water line (zone 4) including site electrical line, in its commercially reasonable discretion, so long as Master Developer pays the costs associated with such relocation, including any redesign and engineering costs. All lines must maintain proper grade and cover.

2.3 **Culinary Water, Sanitary Sewer and Stormwater Improvements**. City represents to Master Developer that sufficient sanitary sewer utilities, storm water utilities and culinary water service, including without limitation, all necessary water rights and associated water capacity, storage, and water main extensions leading to the Property, currently exist for phases 1, 2, and 3 to allow Master Developer to proceed with development of these phases of the Project, subject only to construction of the Offsite Water Improvements (as defined below) and delivery and retention systems constructed within the Project. City agrees that it shall make available (subject to application for service, issuance of applicable permits and payment of connection fees and applicable commodity usage rates) culinary water, sanitary sewer and storm water service. Culinary water, sanitary sewer and storm water utility services will be provided through delivery and retention systems constructed within the Project by Master Developer as depicted in the Development Documents. To the extent the delivery systems are properly and timely constructed by Master Developer, such services shall be provided at such times as required by the construction of the Project and so as not to delay construction. Construction of infrastructure within the Project to serve later constructed phases shall be Master Developer's responsibility. The Zone 5 culinary water storage, transmission waterlines, pump station, and related infrastructure shall be required before phases 4 through 12 of the Project are constructed; the Master Developer may wait for the

City to complete the construction of this infrastructure or the Master Developer may complete the construction of this infrastructure and be reimbursed by the City.

2.4 **Construction of Offsite Water Improvements.**

2.4.1 *7400 Line Extension*. As of the Effective Date, there is sufficient system capacity for water service and fire flows for the full development of phase 1 and the commercial phase. For the development of phases 2 and 3 and the institutional phase, Master Developer has commenced the design of a twelve inch (12") water line extension running east along 7400 South, across the Mountain View Corridor and connecting with the Project (the "**7400 Line Extension**"). Upon installation of the 7400 Line Extension, the City represents that full development of phases 2 and 3, and the institutional phase may proceed without any unreasonable delay regarding water service to the aforementioned phases of the Project.

2.4.2 *7000 Line Extension*. At such time as Master Developer may determine in its discretion, and only to extent not previously constructed by the City or other parties, Master Developer will commence the design, construction and installation of a water line extension running north along Highway 111 and then east at 7000 South across an existing rail line and the Mountain View Corridor and connecting with the Project (the "**7000 Line Extension**" and together with the 7400 Line Extension, the "**Offsite Water Improvements**"). The location of the Offsite Water Improvements is generally depicted on the attached **Exhibit E**. Upon installation of the 7000 Line Extension, and Zone 5 culinary water storage, transmission waterlines, pump station, and related infrastructure, the City represents that full development of all remaining phases within the Project may proceed without any unreasonable delay regarding water service to the aforementioned phases of the Project. The Master Developer may wait for the City to complete the construction of this Zone 5 infrastructure or the Master Developer may complete the construction of this infrastructure and be reimbursed by the City.

2.4.3 *Construction Responsibilities*. Master Developer shall be responsible for the construction and associated costs of the Offsite Water Improvements, including any tunneling activities and acquisition of rights of way; provided, however, that City will reimburse Master Developer for all costs associated with the Offsite Water Improvements in accordance with ARTICLE III and as allowed by City Code.

2.5 **Development to be Consistent with the Development Documents**. Except as expressly provided in this Agreement, all development, whether by Master Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents, including the Plan.

2.6 **Impact Fees; Costs of Application Processing**. Master Developer will be assessed and required to pay impact fees calculated by City in accordance with the Utah Impact Fees Act. Most impact fees will not be assessed and collected until applications for building permits are submitted for particular lots or parcels within approved subdivision plats and site plans. However, impact fees for storm water improvements, the four percent (4 %) engineering inspection fee, and the street light fee will be assessed and collected at the time of recording a subdivision plat or site plan, or as otherwise provided by City policy.

2.7 **Reimbursement System Improvements.** Master Developer shall be reimbursed, in accordance with ARTICLE III, and according to the City's ordinances and regulations, for the costs incurred in constructing Reimbursement System Improvements. Master Developer shall provide City with estimates for the costs of all Reimbursement System Improvements as they are received. City shall use the cost estimates in updating its impact fee facilities plans. Master Developer shall provide regular reports of all costs incurred by Master Developer in constructing Reimbursement System Improvements and in calculating Reimbursable System Improvement Expenses. City shall provide Master Developer with reports on impact fees collected upon reasonable request and without requiring Master Developer to file a records request.

ARTICLE III
REIMBURSEMENT OBLIGATIONS

3.1 **Reimbursements.** Except as otherwise provided herein, Master Developer shall construct the Reimbursement System Improvements at such times as described in this Agreement. City shall remit to and reimburse Master Developer its Reimbursable System Improvement Expenses from impact fees in accordance with the following table, with each project to be documented by a separate reimbursement agreement:

Type of System Improvement	**City Impact Fee Category**
Project 59 – Installation of 54" RCP* Project78 – Installation of RCP (sizes vary) across Mountain View Corridor* Installation of channel stabilization improvements along the historic wash running through the Project.*	Storm water
The Offsite Water Improvements described herein*	Water
Upgraded cost of the Highland Loop Roundabout (compared to a standard T-intersection)* Project 16 - 7400 S extension from 5490 W to 7000 S (e.g. 7400 S, Copper Rim Drive)* Project 17 - Connector road from 7000 S to 7800 S (e.g. Copper Rim Drive)* Project 19 - East/West road from 5800 W to 5490 W (e.g. Copper Rim Drive, Highland Loop/roundabout)* Project 108 - 6000 W and 7400 S roundabout*	Transportation
Any Oversizing, including any Upsizing of Right of Way above and beyond minimum legal requirements*	From appropriate impact fee fund associated with the oversized improvement

* The specific amounts for each reimbursement of these improvements shall be documented by a separate or combined reimbursement agreement.

City shall add the above listed improvements to its impact fee facility plans and shall collect impact fees in accordance with Applicable Law. City further agrees, unless a different process is expressly required under Applicable Law, to the following requirements regarding the reimbursements required under this Agreement:

3.1.1 Estimates. Master Developer shall provide to City estimates and bids for those Reimbursement System Improvements which Master Developer intends to construct, and City shall update its impact fee facilities plan accordingly.

3.1.2 Invoices. Master Developer shall forward to City all invoices it receives for costs and expenses that Master Developer incurs for the design, construction and installation of the Reimbursement System Improvements ("**Developer's Invoices**"). All such Developer's Invoices shall constitute Reimbursable System Improvement Expenses.

3.1.3 Periodic Reimbursements. City shall reimburse Master Developer for approved Reimbursable System Improvement Expenses from impact fees assessed and collected for the Reimbursement System Improvements at an interval consistent with City's budgeting and accounting systems, according to the City's ordinances and regulations, until Master Developer is reimbursed in full for all Reimbursable System Improvement Expenses, according to the terms of the reimbursement agreements.

3.2 Complete Reimbursement. The City has a standardized process for handling reimbursements for all developers, according to reimbursement agreements. The City will completely reimburse the Master Developer according to the terms of this standardized process and the individual reimbursement agreements.

3.3 No Reduction. City shall not enact a moratorium on collecting impact fees and shall include the obligations set forth in this Agreement into any subsequently amended or adopted impact fee facilities plan. City shall not reduce the impact fees from the amounts collected as of the Effective Date; it being the Parties' intent that the effective amount of the impact fees not be reduced while obligations are outstanding to Master Developer under this Agreement.

3.4 Other Requirements. Other requirements for reimbursement agreements are as follows:

A. The Master Developer (or authorized agent) has the duty to initiate the Reimbursement Agreement process by filing a complete application, for Reimbursable System Improvements, with the City, according to the City's established procedures.

B. All City projects shall be completed according to the City's established ordinances, regulations, standards, and guidelines, in the City's sole judgment and discretion.

C. The City shall complete all inspections and shall verify all invoices before reimbursement payments are made.

D. The Parties are aware that many of the Reimbursable System Improvements (listed on the City's Master Plans and Six-Year Strategic Plan) are only eligible for a maximum of twenty-five percent (25%) reimbursement.

E. This Master Development Agreement should not be construed as changing, amending, or altering the City's standard practices and policies pertaining to Reimbursable System Improvements, impact fee revisions, or any of the following: related projects, expenses, potential reimbursable amounts, timing, inspections, quality, and processes. The City is not obligated to complete impact fee revisions within any specific time, and the City is not obligated to change its standard procedures of verifying work completed and of reimbursing the Master Developer.

ARTICLE IV
ROAD INFRASTRUCTURE.

4.1 **Arterial Roads.**

A. 7800 South. In connection with the approval of a building permit for the commercial phase bordering 7800 South, Master Developer, or its assign, shall agree to install curb, gutter, and sidewalks improvements along the section of 7800 South bordering the Project as well as any required traffic signaling at the Project's intersection at 7800 South. Master Developer is not obligated to provide additional right of way in the area of 7800 South in connection with its obligations under this Section. To the extent any additional improvements are required within the 7800 South right of way other than those described above in this Subsection 4.1(A), then the costs for those additional road improvements shall be reimbursed in accordance with this Agreement.

B. 7000 South. In connection with the approval of a subdivision plat or site plan for the phase bordering 7000 South, Master Developer shall be required to widen the southern portion of 7000 South that is directly adjacent to Phase 9 according to current City standards. This is a "boundary road" and it is not classified as Reimbursement System Improvements, and Master Developer shall not be entitled to receive reimbursement

4.2 **Dedication and Construction of Collector Streets.** The Project shall include the following four types of streets, as depicted in the Plan: 53.5' Local Street, 70' Park Collector Street, 70' Neighborhood Collector Street, and 80' Collector Street (collectively, the "**Project Streets**"). Master Developer agrees to dedicate the right of way for the Project Streets by road dedication or other plat or plats at no charge to City. Master Developer agrees to be responsible for constructing the Project Streets and for all costs incurred in acquiring any additional right of way necessary for Project Streets; and shall be reimbursed by City in accordance with ARTICLE III.

4.3 **Offsite Connector Roads.**

A. Sommerglen Heights Connector Roads. Master Developer shall be responsible for constructing connecting road sections (7520 South and 7400 South) through the power corridor on the east side of the Project to the neighboring Sommerglen Heights at the Highlands development. City agrees to make reasonable efforts to assist the Master Developer in securing all necessary rights-of-way through the power corridor on the east side of the Project.

B. Highlands Loop Connector Road and Roundabout. As the "Highlands Loop Connector Rd" is a master planned collector road according to the City's transportation master plan, the Developer will be responsible for the construction and installation within the Project boundaries, including all intersections and infrastructure related to the design for the road sections within the Project, and shall leave a road stub at the Project boundary. Developer shall cooperate with actions by third parties to install those segments of the future Highlands Loop Connector Road located outside of the Project.

Since adoption of the Plan, City staff has confirmed that it would prefer having a roundabout in the location where the Highlands Loop Road enters the Project and connects to the main Park Collector Street depicted on pages 76 and 77 of the Plan. Since City elects to have a roundabout located at this intersection, City agrees to: (i) pay for the increased cost of construction of the roundabout (compared to a standard T-intersection) in the area depicted on **Exhibit H** from City funds on hand and ready to be devoted to the roundabout by City; and (ii) allow the Master Developer to purchase or to offset (against the increased cost of construction of the roundabout) storm water detention storage space, as described in Subsection 2.1.4 (B) above.

C. Mountain View Corridor/7400 South Bridge. City acknowledges that UDOT has approved Master Developer's concept plan for a bridge over the Mountain View Corridor at 7400 South (the "**7400 South Bridge**"), the form of such approval attached hereto as **Exhibit G**. City represents and warrants to Master Developer that UDOT's approval of the 7400 South Bridge satisfies all necessary conditions imposed in connection with approval of the Plan with respect to obtaining UDOT approvals. Master Developer may proceed with development of all phases of the Project without obtaining further approvals from UDOT. City may elect to construct or have others construct the 7400 South Bridge or other roads and bridges connecting to or spanning the Mountain View Corridor, provided that Master Developer shall not be responsible for any such improvements as any and all such improvements, if planned or constructed, would be Reimbursement System Improvements under Utah law. Notwithstanding the foregoing, Master Developer has caused the concept plan for the 7400 South Bridge to be produced and may cause further engineering drawings to be produced, and City shall provide reimbursements to Master Developer for such drawings; provided, however, that Master Developer's obligation to pay costs therewith associated shall not exceed $50,000. City further agrees that future engineering, design and/or construction of the 7400 South Bridge shall not delay City's issuance of permits for development within the Project.

D. Mountain View Corridor/70th South Bridge. Similar to the Mountain View Corridor/7400 South Bridge, the Parties acknowledge that a bridge is planned over Mountain View Corridor at 70th South. Master Developer may proceed with development of all phases of the Project without obtaining approvals from UDOT for the 70th South bridge. City may elect to construct or have others construct the 70th South bridge or other roads and bridges connecting to or spanning the Mountain View Corridor, provided that Master Developer shall not be responsible for any such improvements as any and all such improvements, if planned or constructed, would be Reimbursement System Improvements under Utah law.

Notwithstanding the foregoing, Master Developer will cooperate with any City or UDOT efforts to prepare a concept plan for the 70th South bridge. Therefore, like the Mountain View Corridor/7400 South Bridge, the Master Developer may be required to prepare a bridge concept

plan for the future bridge at 7000 South in order to determine the physical constraints for the project design in the vicinity of 7000 South and the Mountain View Corridor. If required, the Master Developer shall bear the cost of this concept bridge design and shall obtain UDOT acceptance as such concept plan. UDOT approval is vital to the ability to approve a final design of the project and is thus considered to be a project improvement. City further agrees that future engineering, design and/or construction of the 70th South Bridge shall not delay City's issuance of permits or approvals for development within the Project.

ARTICLE V
DEVELOPMENT APPLICATIONS

5.1 **Development Applications**. City shall promptly review and process Development Applications in accordance with this Agreement and Applicable Law.

ARTICLE VI
DEFAULT AND COSTS

6.1 **Default**. In the event of a failure by any Party to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from the other Party, the non-defaulting Party shall have the right to pursue any or all of the following remedies, which right shall be cumulative:

6.1.1 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

6.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.

ARTICLE VII
ASSIGNMENT AND RECORDATION

7.1 **Assignment and Transfer of Development**. If Master Developer assigns, transfers, or otherwise conveys the entire Project or any portion thereof to a subsequent owner, then this Development Agreement shall inure to the benefit and detriment of the subsequent owner, and shall not relieve the subsequent owner from any responsibilities or duties set forth herein. The obligations of Master Developer shall automatically be assigned and assumed by subsequent purchasers of the Project or any portion thereof, and Master Developer shall be released from the obligations related to such portion as a result of the assignment and the assumption by subsequent purchasers. Subsequent purchasers of the Project or any portion thereof shall expressly assume the obligations of Master Developer pursuant to this Agreement. However, in the event that subsequent purchasers of the Project do not expressly assume the obligations of this Agreement, they shall still be bound to the terms of, and obligations of this Agreement. To the extent that such assignments, transfers and conveyances are in anticipation or furtherance of future land use approvals and development of the Project or a particular portion therein, City further agrees that, consistent with the provisions of Section 10-9a-103(57)(c)(v) of the Utah Code Annotated, Master Developer may convey portions of the Project by metes and bounds prior to recordation of a plat of subdivision for such portion and City agrees to execute an acknowledgment on such deeds of conveyance (each a "**Transfer Deed**") for the purposes of acknowledging only City's consent to

the conveyance by metes and bounds of the real property that is the subject of the applicable Transfer Deed. Master Developer expressly acknowledges that City's execution of a Transfer Deed shall not in any way be deemed a waiver of the requirement that the property transferred pursuant to such Transfer Deed shall be subject to the approval process set forth in this Agreement, including the requirement regarding recordation of a final plat and approved site plan.

For each Transfer the Master Developer makes regarding a Transferred Portion of the Project, the Master Developer shall use the form Transfer Deed attached hereto as **"Exhibit I."** This form Transfer Deed includes an acknowledgment by the Transferee that the Transferee is bound by the terms of the Master Development Agreement.

7.2 **Recordation**. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Master Developer, according to the City's regular procedures. Each commitment and restriction on development set forth herein shall be a burden on the real property constituting the Project, shall be appurtenant to and for the benefit of City and shall run with the land.

ARTICLE VIII
GENERAL MATTERS

8.1 **Amendments**. Any alteration or change to this Agreement shall be made in a writing executed by Master Developer and City, after approval by City's appropriate executive or legislative bodies. Successors-in-title to a portion of the Project may enter into an amendment, amendments, or agreement affecting only such portion of the Project owned by such owner without obtaining the written signature of the other property owners within the Project so long as such amendment is consistent with Section 1.6 above.

8.2 **Exclusion from Moratoria**. The Project shall be excluded from any moratorium adopted pursuant to Utah Code Ann. §10-9a-504 unless such a moratorium is found on the record by the City Council to be necessary to avoid jeopardizing a compelling, countervailing public interest.

8.3 **Captions and Construction**. This Agreement shall be construed according to its fair and plain meaning and as if prepared by all Parties hereto and shall be interpreted in accordance with Utah law. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed so as to effectuate the public purposes, objectives and benefits set forth herein. As used in this Agreement, the words "include" and "including" shall mean "including, but not limited to" and shall not be interpreted to limit the generality of the terms preceding such word. To the extent a general provision of Applicable Law conflicts with a specific provision of this Agreement or interpretation necessary to give effect to the Plan, the Agreement or specific provision of the Plan shall control.

8.4 **Laws and Forum**. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Salt Lake County, Utah.

8.5 **Applicable Law**. The rules, regulations, official policies, standards and specifications applicable to the development of the Project (the "**Applicable Law**"), including the applicable City ordinances, resolutions, state law, and federal law, shall be those in effect as of January 25, 2017. Furthermore, the setback, height, landscaping, signage and other similar entitlements provided for in the Plan shall be considered design standards and part of the Applicable Law. However, notwithstanding the foregoing, any person applying for a building permit within the Project shall be subject to the building, electrical, mechanical, plumbing, and fire codes, and other City ordinances relating to the placement and construction of the proposed structure, that are in effect at the time the person files with City a completed application for building permit. To the extent that this Agreement and the Plan are silent as to any matter pertinent to the development of the Project, the Parties rights and obligations shall be controlled by the Applicable Law. To the extent that a provision of this Agreement or the Plan conflicts with a City ordinance, regulation, resolution, policy, design criteria or condition imposed in connection with approval of the Plan, the provisions of this Agreement and/or the Plan shall apply.

8.6 **Legal Representation**. Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so. In either event this Agreement has no presumptions associated with the drafter thereof.

8.7 **Non-Liability of City Officials.** No officer, representative, agent or employee of a Party hereto shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, or its successors or assigns, or for any obligation(s) arising under the terms of this Agreement.

8.8 **No Third Party Rights.** Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.

8.9 **Force Majeure**. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars; civil commotions; fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have notified the other Party in writing of a force majeure event within thirty (30) days following occurrence of the claimed force majeure event.

8.10 **Notices**. All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United States mail, by registered or certified mail, addressed as follows:

City: West Jordan City
8000 South Redwood Road
West Jordan, Utah 84088
Attention: City Clerk

Attorney:	West Jordan City Office of the City Attorney 8000 South Redwood Road West Jordan, Utah 84088 Attention: Rob Wall, Esq.
Master Developer:	CW LAND CO., LLC 1222 West Legacy Crossing Blvd. #6 Centerville, UT 84014 Attn: Colin Wright
Attorney:	Snell and Wilmer L.L.P. 15 West South Temple, Suite 1200 Salt Lake City, UT 84101 Attn: Wade R. Budge

Such addresses may be changed by notice to the other Party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

8.11 **Entire Agreement**. This Agreement, together with the Exhibits attached hereto, the Development Plan, documents referenced herein and all regulatory approvals given by City for the Project, contain and constitute 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. It is expressly agreed by the Parties that this Agreement and any additional agreements between Master Developer and City, as contemplated and referred to elsewhere in this Agreement, are intended to and shall govern the development of the Project.

8.12 **Effective Date**. This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as of the Effective Date.

8.13 **Termination**. This Agreement shall terminate upon the first of the following to occur: (i) mutual written agreement of the Parties, (ii) buildout, (iii) failure to apply for a subdivision plat or site plan approval within one year after the Effective Date, or (iv) twenty-five (25) years after the Effective Date, whichever occurs first.

8.14 **Further Action**. The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

8.15 **Obligations and Rights of Mortgage Lenders**. The holder of any mortgage, deed of trust, or other security arrangement with respect to any portion of the Project shall not be obligated under this Agreement to construct or complete improvements or to guarantee such construction or completion, but shall otherwise be bound by all of the terms and conditions of this Agreement which pertain to any portion of the Project in which it holds an interest. Any such holder who comes into possession of any portion of the Project, pursuant to a foreclosure of a

mortgage or a deed of trust, or deed in lieu of such foreclosure, shall take such portion of the Project, subject to any pro rata claims for payments or charges against such portion thereof, deed restrictions, or other obligations which accrue prior to the time such holder comes into possession. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote the Project, or portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by this Agreement, as would be the case in any assignment, and thus shall be subject to all of the terms and conditions of this Agreement, to include the obligations related to the completion of amenities and improvements.

8.16 **Agreement Runs with the Land**. This Agreement shall be recorded against the Project as described in the **Exhibit A**. The agreements, benefits, burdens, rights and responsibilities contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. Nothing in this Agreement shall apply to residents or property owners who purchase developed lots or units within the Project.

8.17 **Effect of Agreement; Release of Claims**. Nothing in this Agreement shall be construed to relieve Master Developer of any obligations imposed on Master Developer by federal or state laws, city and county ordinances, regulations, or standards. It is the intent of the Parties that this Agreement serve as a complete release and waiver by Master Developer of any and all claims Master Developer has or may claim to have with respect to City's application of the City Code to the development or the imposition of any requirement expressly set forth in this Agreement or the Development Documents. Moreover, Master Developer hereby releases and waives any and all claims Master Developer may have against City with respect to any land use application submittals, acceptances, approvals, denials or processing with respect to the Project occurring prior to the Effective Date.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement on the Effective Date.

WEST JORDAN CITY, a municipality and political subdivision of the State of Utah:

By: _____
Jim Riding, Mayor

Approved as to Legal Form:

_____
Duncan T. Murray, Asst. City Attorney

ATTEST:

_____
~~Melanie Briggs,~~ City Clerk/Recorder (Deputy)

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this 8th day of November, 2018, before the undersigned notary public in and for the said state, personally appeared Jim Riding, known or identified to me to be the Mayor of West Jordan City, and Jamie Bak the City Recorder of West Jordan City, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Melanie S Briggs
Notary Public for Utah
Residing at: Salt Lake County
My Commission Expires: Sept 5, 2021

MELANIE S BRIGGS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 696806
COMM. EXP. 09-05-2021

MASTER DEVELOPER:
CW LAND CO., LLC,
a Utah limited liability company:

By: _____
Its: Colin H. Wright

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Davis)

On this 30 day of October, 2018, before the undersigned notary public in and for the said state, personally appeared Colin H Wright, known or identified to me to be the Manager of **CW LAND CO., LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Alicia Gentry
Notary Public for Utah
Residing at: Layton, UT
My Commission Expires: Oct 10 2021

ALICIA GENTRY
Notary Public, State of Utah
Commission #697413
My Commission Expires
Oct. 10, 2021

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

NORTH PARCEL
A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°41'31"E along the Section line 36.03 feet from the Northwest Corner of Section 26, T2S, R2W, S.L.B.&M. (Basis of Bearing: N89°58'36"E along the section line from the Southwest Corner to the South 1/4 Corner of said Section 26); thence N89°41'31"E along the Section line 1,678.28 feet to the westerly line of that Real Property conveyed to West Jordan city as described in Deed Book 9577 page 3458 of the Official Records of Salt Lake County; thence S0°35'36"E along said deed 933.40 feet; thence N89°41'31"E 933.40 feet along said deed and also that Real Property described in Deed Book 1782 Page 264 of the Official Records to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 9828 Page 7629 of the Official Records; thence S0°35'36"E along the 1/4 Section line 1,316.47 feet along said deed and also that Real Property described in Deed Book 10085 page 8518 of the Official Records; thence S64°48'28"W 448.09 feet; thence S51°08'54"E 3.87 feet; thence S46°14'13"E 80.15 feet; thence S13°56'38"E 210.23 feet; thence S24°13'43"E 433.85 feet; thence S38°01'41"E 236.42 feet; thence S66°04'20"W 974.98 feet; thence S59°02'10"W 34.09 feet to the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records; thence along said deed the following 13 (thirteen) courses and distances: N32°46'47"W 1,812.02 feet; thence N30°26'24"W 206.28 feet; thence N49°05'36"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°38'36"W 378.38 feet; thence N19°32'35"W 357.21 feet; thence N03°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N08°24'01"E 127.59 feet; thence N31°04'25"W 179.83 feet; thence N85°48'05"W 145.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 731.40 feet to the point of beginning.

Contains: 132.21 ± acres

SOUTH PARCEL
A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at the southeast corner of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°58'45"E along the Section line 889.59 feet from the South 1/4 Corner of Section 26, 72S, R2W, S.L.B.&M. (Basis of Bearing: S89°58'36"W along the Section line from the South 1/4 Corner to the Southwest Corner of said
Section 26); thence along said deed the following 9 (nine) courses and distances: N0°38'32"W 78.35 feet; thence S89°59'21"W 285.60 feet; thence N88°20'54"W 231.29 feet; thence S89°44'12"W 154.95 feet; thence N20°15'48"W 224.19 feet; thence along the arc of a 1,108.00 foot radius curve to the left 561.17 feet through a central angle of 29°01'07" (chord: N34°46'21"W 555.19 feet); thence N49°17'50"W 102.69 feet; thence N50°42'49"W 469.01 feet; thence N32°46'47"W 561.33 feet; thence N59°02'10"E 34.09 feet; thence N66°04'20"E 974.98 feet; thence N38°01'41"W 236.42 feet; thence N24°13'43"W 433.85 feet; thence N13°56'38"W 210.23 feet; thence N46°14'13"W 80.15 feet; thence N51°08'54"W 3.87 feet; thence N64°48'28"E 448.09 feet to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 10085 Page 8515 of the Official Records; thence S0°35'36"E along the 1/4 Section line 387.72 feet along said deed and also that Real Property described in Deed Book 9642 Page 3205 of the Official Records to the southwest corner of the NE1/4 of said Section, and the southwest corner of said deed; thence N89°43'41"E along the 1/4 Section line and along said deed 902.45 feet to the westerly line of that Real Property described in Deed Book 10087 Page 5696 of the Official Records; thence S0°43'42"E 2,650.77 feet parallel with, and 1,760 feet westerly of the east line of said Section 26, and also along the west line of that Real Property described in Deed Book 9765 Page 5202 of the Official Records, to the south line of said Section; thence S89°58'45"W along the Section line 19.13 feet to the point of beginning.

Contains: 73.09 ± acres

EXHIBIT B

COMMON AREA DEPICTION

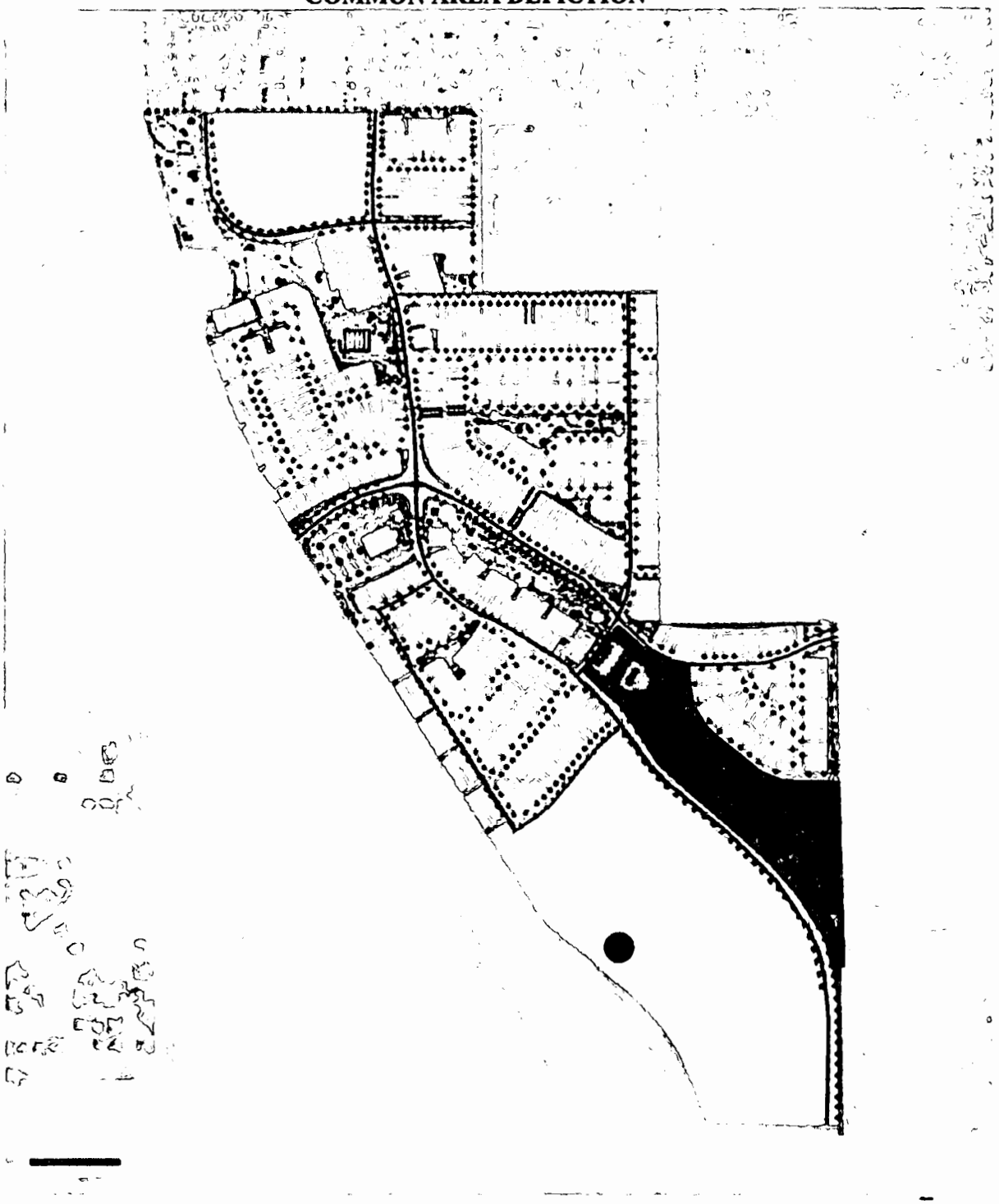

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN ("PLAN")

EXHIBIT D

FORM OF ASSURANCE AGREEMENT

PUBLIC IMPROVEMENT GUARANTEE
(CASH FORM)

THIS AGREEMENT is entered into this _____ day of _____, 20____, by and between the parties described below for the purpose of guaranteeing the completion of improvements hereinafter described.

PARTIES

"APPLICANT": _____

a(n) _____ (corporation, partnership, individual),

address: _____,

telephone: (_____) _____, facsimile: (_____) _____;

"CITY": City of West Jordan, a municipal corporation of the State of Utah, Attn: Engineering Division, 8000 South Redwood Road, West Jordan, Utah 84088. Telephone (801)569-5070, facsimile: (801)569-5099.

EXHIBITS AND ADDENDA

The following exhibits are attached hereto: Exhibit A – Estimated Cost of Public Improvements.

The following addenda are attached hereto, as applicable: Addendum 1 – Landscaping Improvements; Addendum 2 – Non-public Improvements

RECITALS

WHEREAS, APPLICANT desires the following permits and approvals (check and complete):

____ Record subdivision

____ Site plan

____ Building permit

____ **OTHER** (explain): _____

from CITY for _____
(description or name of project)

located at _____; and
(street address of project)

WHEREAS, the terms of the issuance of said permits and approvals require APPLICANT to complete the following public improvements, (hereinafter "the Public Improvements"):

< Those specified in the final plat, site plan, and approved construction drawings for _____ on file with the City Engineer, incorporated herein by this reference;
(description or name of project)

-and-

< Those set forth in Exhibit "A," attached hereto and incorporated herein by this reference; and

WHEREAS, CITY will not grant said permits and approvals until adequate provision has been made to guarantee completion of the Public Improvements, which shall be installed under the direction and supervision of and in accordance with the ordinances, standards and specifications of CITY; and

WHEREAS, APPLICANT is further required to warrant the Public Improvements from any defects for twelve (12) months after completion; and

WHEREAS, the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets, are estimated to cost $_____, as set forth in Exhibit "A"; and

WHEREAS, in lieu of final completion of the Public Improvements, APPLICANT is required to file a guarantee to secure the construction of the Public Improvements, which guarantee must be in a form acceptable to CITY and in an amount equal to 100% of the estimated cost of the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, the parties agree as follows:

TERMS AND CONDITIONS

1. **INCORPORATION OF RECITALS.** The foregoing recitals are hereby incorporated into this Agreement and are made a part hereof. Exhibits and addenda attached hereto are hereby incorporated into this Agreement by reference.

2. **ADDITIONAL DEFINITIONS.**

2.1. **"APPLICANT"** and **"CITY,"** as used in this Agreement, shall also refer to all heirs, executors, administrators, successors, and assigns of APPLICANT and CITY, respectively.

2.2. **"Incidental Costs,"** as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's liens, and any other cost and interest thereon incurred by CITY, occasioned by APPLICANT'S failure to perform any and all obligations under this Agreement.

2.3. **"Failure to Perform"** or **"Fail to Perform,"** as used in this Agreement, shall mean the non-performance in a timely manner by a party to this Agreement of any obligation, in whole or in part, required of such party by the terms of this Agreement or required by City of West Jordan ordinance or other applicable law. The occurrence of such shall give the other party the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement.

3. **PURPOSE FOR AGREEMENT.** The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Public Improvements, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.

4. **UNRELATED OBLIGATIONS OF APPLICANT.** The benefits and protection provided by this Agreement shall inure solely to CITY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. CITY shall not be liable to claimants or others for obligations of APPLICANT under this Agreement. CITY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

5. **AGREEMENT DOCUMENTS.** All data which is used by CITY to compute the cost of or otherwise govern the design and installation of the Public Improvements is hereby made a part of this Agreement and is incorporated herein by this reference, including but not limited to, applicable provisions of the West Jordan City Code and the plat, if this Agreement covers improvements required in a subdivision.

6. **COMPLETION DATE.** APPLICANT shall complete the Public Improvements within a period of two (2) years from the date this Agreement was entered into or, if this agreement covers improvements required in a subdivision, two years from the date of recording the final plat.

7. **SPECIFIC ENFORCEMENT.** APPLICANT has entered into this Agreement with CITY for the purpose of guaranteeing construction of the Public Improvements. CITY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Public Improvements in a manner satisfactory to CITY.

8. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT expressly acknowledges, understands, and agrees that its obligation to complete and warrant the Public Improvements and fulfill any other obligation under this Agreement, City of West Jordan ordinances, or other applicable law, is independent of any obligation or responsibility of CITY, either express or implied. APPLICANT agrees that its obligation to complete and warrant the Public Improvements is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges:

(a) that its contractual obligation to complete and warrant the Public Improvements pursuant to this Agreement is independent of any other remedy available to CITY to secure proper completion of the Public Improvements; and

(b) that APPLICANT may not assert as a defense that CITY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude CITY from requiring APPLICANT'S performance under this Agreement; and

(c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Public Improvements in full.

9. **APPLICANT'S OBLIGATION FOR COSTS.** Should APPLICANT Fail to Perform its responsibilities under this Agreement in any degree, APPLICANT agrees to compensate CITY for all costs, including but not limited to, cost of construction and Incidental Costs, related to APPLICANT'S Failure to Perform its obligation to complete and warrant the Public Improvements, except to the extent that the CITY has received compensation from the Proceeds.

10. **CASH BOND.** As an independent guarantee to CITY, for the purpose of insuring and warranting construction and installation of the Public Improvements, APPLICANT hereby deposits with CITY a cash guarantee in the amount of 100% of the estimated cost of the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets $ _____, (herein the "Proceeds").

The CITY shall not be required to pay any interest to Developer on any sums deposited pursuant to this agreement. The Developer acknowledges that any interest earned by the CITY on the deposited sums shall be retained by the CITY as reimbursement and an offset for the cost of administering this Agreement.

11. **REDUCTION OF PROCEEDS.**

11.1 Interim Reductions. As the Public Improvements for a specified system category, as set forth in Exhibit "A", are completed and inspected by CITY, a portion of the Proceeds may be released upon APPLICANT'S written request. Such requests may be made only once every 30 calendar days. The amount of reduction shall be determined by the City Engineer and shall not exceed 75% of the amount set forth in Exhibit "A" for the system category in which reduction is sought. The cumulative total of all interim reductions shall not exceed 75% of the

Proceeds, plus the cost of a one-inch (1-inch) thick asphalt concrete overlay for public streets. Interim reductions shall be evidenced by the written authorization of the West Jordan City Engineer.

11.2 Warranty and Maintenance Period Reduction. After all Public Improvements have been completed and inspected, and the guarantee amount for each and every system has been reduced as set forth in this Section 11, APPLICANT shall request a warranty inspection and ninety percent (90%) guarantee reduction. The amount of reduction shall be determined by the City Manager, after recommendation of the City Engineer, and shall not exceed ninety percent (90%) of the Proceeds, plus the cost of a one-inch (1-inch) thick asphalt concrete overlay for public streets. The warranty and maintenance period reduction shall be evidenced by the written authorization of the West Jordan City Manager.

11.3 The amount of reductions shall be determined in the sole discretion of CITY and as otherwise provided by City ordinance. No reduction shall be authorized until such time as CITY has inspected the Public Improvements and found them to be in compliance with CITY standards. Completion of Public Improvements, even if verified by CITY, shall not entitle APPLICANT to an automatic release of any part of the Proceeds.

12. **FINAL ACCEPTANCE.** Notwithstanding the fact that certain of the Proceeds may be released upon partial completion of the Public Improvements, neither shall any partial release nor shall any full release of the Proceeds constitute final acceptance of the Public Improvements by CITY. Final acceptance of the Public Improvements shall be by written acknowledgment signed by the West Jordan City Manager, pursuant to the West Jordan City Code.

13. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds requested by APPLICANT or granted by CITY, an amount equal to ten percent (10%) of the estimated cost of the Public Improvements plus the estimated cost of a one-inch (1-inch) thick asphalt concrete overlay for all public roadways (herein the "Retainage"), shall not be released for twelve (12) months following reduction of Proceeds to the Retainage level as evidenced by written authorization of the West Jordan City Manager. The Retainage shall be held to insure that the Public Improvements do not have any defects and that the Public Improvements continue to meet CITY standards throughout the warranty and maintenance period discussed below. Notwithstanding said Retainage, APPLICANT shall be responsible for any substandard, defective, or damaged Public Improvements.

14. **WARRANTY OF PUBLIC IMPROVEMENTS.** APPLICANT hereby warrants that the Public Improvements shall remain free from defects in materials, workmanship or design as determined by CITY, such that the Public Improvements continue to meet CITY standards for twelve (12) months following reduction of Proceeds to the Retainage level.

15. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Public Improvements prior to CITY'S final acceptance of the Public Improvements as set forth in the West Jordan City Code, and from and against any and all liability which may arise as a result of any Public Improvements which are found to be defective during the twelve (12) month warranty period covered by this Agreement. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

16. **FINAL RELEASE OF PROCEEDS.** Upon verification by the City Engineer and the City Manager that the Public Improvements have been installed and repaired to the satisfaction of CITY pursuant to this Agreement, City of West Jordan ordinances and standards, and approved engineering drawings, CITY agrees to execute a written release of the remaining Proceeds in accordance with the West Jordan City Code. The release of Proceeds shall be evidenced by the written authorization of the West Jordan City Manager.

17. **USE OF PROCEEDS.** In the event the Public Improvements are not installed to the satisfaction of CITY, pursuant to this Agreement and City of West Jordan ordinances and standards, or APPLICANT fails to perform any obligation under this Agreement or City of West Jordan ordinances, CITY may use and expend all the Proceeds, or

such lesser amount as may be necessary to complete the Public Improvements as required herein. The cost of completion of the Public Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Public Improvements.

18. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Public Improvements according to CITY standards, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of the Guarantee. Additionally, no further permits or business licenses shall be issued, and CITY may immediately pursue any and all remedies for failure to comply, including suspension or revocation of any existing permits or business licenses, as permitted by the West Jordan City Code, state and federal law.

19. **ACCESS TO PROPERTY.** Should CITY elect to use the Proceeds to complete the Public Improvements, APPLICANT herein expressly grants to CITY, and any contractor or other agent hired by CITY, the right of access to the project property in order to complete all of the Public Improvements.

20. **SUBSTANDARD IMPROVEMENTS.** Should any Public Improvements prove to be substandard or defective within the twelve (12) month warranty period discussed above, CITY shall notify APPLICANT in writing of such substandard or defective Public Improvements. APPLICANT shall then have thirty (30) calendar days to complete and repair the Public Improvements. Should APPLICANT fail to complete and repair the Public Improvements within the required time, CITY may use and expend the Proceeds to complete and repair the Public Improvements.

21. **INSURANCE.** Should CITY elect to install, complete, or remedy any defect in or damage to the Public Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by CITY to complete or remedy the Public Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by CITY. APPLICANT shall indemnify, defend, and hold harmless CITY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. CITY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by CITY, and any existing permit, approval, or business license may be suspended until said premium is initially paid and a bond is in place to cover subsequent payments. APPLICANT further expressly agrees to indemnify, defend, and hold harmless CITY, its officers, agents, and employees for or from any damage or loss suffered or any judgment resulting from the work of any contractor or agent hired by CITY to install, complete, or remedy any defect in or damage to the Public Improvements.

22. **NOTICE.** Notice to APPLICANT or CITY shall be mailed or delivered to the address shown in this Agreement. The date notice is received at the address shown in this Agreement shall be the date of actual notice, however accomplished.

23. **FAILURE TO PERFORM.** In addition to those events previously or subsequently described herein, the following shall be considered Failure to Perform on the part of APPLICANT, the occurrence of which shall entitle CITY to invoke any and all remedies outlined in this Agreement or any and all remedies it may have in equity or at law: APPLICANT'S abandonment of the project as determined by CITY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; the commencement of a foreclosure proceeding against the project property; the project property being conveyed in lieu of foreclosure.

24. **WAIVER.** The failure by any party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Failure to Perform thereof shall not constitute a waiver of any such Failure to Perform or any other covenant, agreement, term, or condition. No waiver shall effect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Failure to Perform.

25. **ATTORNEYS FEES.** In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such

attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorneys fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

26. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Fail to Perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity, at law, and pursuant to the terms of this Agreement.

27. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by City of West Jordan ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the citizens of CITY, shall also apply to the subdivision or development which is the subject of this Agreement.

28. **INDUCEMENT; INTEGRATION; MODIFICATION; CAPTIONS; SEVERABILITY.**

28.1. The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

28.2. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

28.3. Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by a written instrument executed by the respective parties.

28.4. The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or described the scope, content, or intent of any part or parts of this Agreement.

28.5. If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first hereinabove written.

"APPLICANT"

By _____

Title _____

"CITY"

By _____

Title _____

ATTEST:

_____
City Recorder

APPROVED AS TO LEGAL FORM:

_____
West Jordan City Attorney

[ACKNOWLEDGMENT ON FOLLOWING PAGES]

APPLICANT ACKNOWLEDGMENT

(Complete only if APPLICANT is an Individual.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

_____
NOTARY PUBLIC

My Commission Expires:
Residing in _____County, _____

(Complete only if APPLICANT is a Corporation.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____ of _____ corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing in _____County, _____

(Complete only if APPLICANT is a Partnership.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she/they is/are the _____of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said partnership.

_____
NOTARY PUBLIC

My Commission Expires:
Residing in _____County, _____

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(Complete only if APPLICANT is a Limited Liability Company.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she/they is/are the _____ of _____ _____, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing in _____County, _____

EXHIBIT A
ESTIMATED COST OF PUBLIC IMPROVEMENTS

[Insert city engineer's estimate for cost of public improvements here.]

ADDENDUM 1 – LANDSCAPING IMPROVEMENTS
(CASH FORM)

1. **INCORPORATION.** This Addendum 1 is hereby incorporated into the Public Improvement Guarantee Agreement, to which it is attached, for the purpose of addressing the guarantee for landscaping improvements required, by the terms of the issuance of permits and approvals, to be completed by APPLICANT (the "Landscaping Improvements"). Terms defined in the Public Improvement Guarantee, shall have the same meaning as set forth therein, except the following: (a) the term "Public Improvement(s)" shall also include Landscaping Improvements as that term appears in the following sections: 3, 5, 6, 7, 8, 9, 12, 18, 19, and 21; and (b) if otherwise defined herein, the definition found in this Addendum 1 shall control.

2. **EFFECT OF ADDENDUM.** The following enumerated sections of the Public Improvement Guarantee shall apply only to Public Improvements and not Landscaping Improvements: 10, 11, 13, 14, 15, 16, 17, and 20. The remainder of the Public Improvement Guarantee shall apply to Public and Landscaping Improvements.

ADDITIONAL TERMS AND CONDITIONS
FOR LANDSCAPING IMPROVEMENTS

3. **LANDSCAPING REQUIREMENTS.** APPLICANT shall install Landscaping Improvements pursuant to the approved final plat, site plan and construction drawings. APPLICANT shall warrant the Landscaping Improvements as set forth herein.

4. **CASH BOND.** As an independent guarantee with City for the purpose of insuring APPLICANT's completion and warranty of the Landscaping Improvements, APPLICANT hereby deposits with CITY a cashiers check or cash, in the amount of $_____ (the "Landscaping Guarantee"), which is 100% of the estimated cost of the Landscaping Improvements as set forth in "Exhibit A to Addendum 1," attached hereto and incorporated herein by reference. The Landscaping Guarantee shall be in addition to, the Public Improvement Guarantee, and shall apply only to Landscaping Improvements.

The City shall not be required to pay any interest to APPLICANT on any sums deposited pursuant to this Agreement. The APPLICANT acknowledges that any interest earned by the City on the deposited sums shall be retained by the City as reimbursement and an offset for the cost of administering this Agreement.

5. **INITIAL INSPECTION.** After APPLICANT has completed the Landscaping Improvements, APPLICANT shall request an inspection. The City will not approve the Landscaping Improvements unless installation complies with supplier and manufacturer recommendations, City ordinances, standards, and approved plans. After the City has inspected and approved landscaping, the Landscaping Guarantee may be reduced to an amount equal to ten percent (10%) of the original amount (the "Retainage"), and a twenty-four (24) month warranty period ("Warranty Period") shall commence. The guarantee reduction to ten percent (10%) and commencement of the Warranty Period shall be approved in writing by the City Manager.

6. **WARRANTY PERIOD.** APPLICANT hereby warrants that the Landscaping Improvements shall remain free from defects in materials, workmanship or design as determined by CITY, such that the Landscaping Improvements continue to meet CITY standards for twenty-four (24) months following inspection and approval by the City and commencement of the Warranty Period. APPLICANT expressly agrees that the Retainage shall not be released for twenty-four (24) months following commencement of the Warranty Period. Notwithstanding the Retainage, APPLICANT shall be responsible for any substandard, defective, or damaged Landscaping Improvements.

7. **SECOND INSPECTION.** The Developer shall replant, reseed and stabilize, as necessary, during the Warranty Period. At the end of the Warranty Period, the City shall inspect the Landscaping Improvements. If the City determines that the landscaping area has eroded, or plant material has died or has not shown growth, the APPLICANT shall replant, reseed and stabilize all substandard landscaping areas.

8. **FINAL RELEASE.** If the City determines that the plant material is established and growth has continued, the Retainage may be released to APPLICANT. Final release shall be approved in writing by the City Manager. If

June 2009 **PLEASE INITIAL** _____

the City does not approve the Landscaping Improvements at the end of the Warranty Period, Developer shall replant, reseed and stabilize all substandard landscaping areas. If any areas need to be replanted, reseeded or stabilized the City may retain a portion of the Landscaping Guarantee to insure such work is done or may make written demand for remittance of the proceeds of the Landscaping Guarantee to the City.

9. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Landscaping Improvements prior to completion of the Warranty Period, and from and against any and all liability which may arise as a result of any Landscaping Improvements which are found to be defective during the twenty-four (24) month warranty period covered by this Agreement. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

10. **DEMAND FOR THE USE OF PROCEEDS.** Should any Landscaping Improvements prove to be incomplete, substandard or defective within the twenty-four (24) month warranty period, CITY shall notify APPLICANT in writing of such substandard or defective Landscaping Improvements. APPLICANT shall then have thirty (30) calendar days to complete and repair the Landscaping Improvements. Should APPLICANT fail to complete and repair the Landscaping Improvements within the required time, CITY may demand the Proceeds of the Landscaping Guarantee. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Landscaping Improvements. The cost of completion of the Landscaping Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Landscaping Improvements or collecting he Proceeds.

June 2009 **PLEASE INITIAL** _____

ADDENDUM 2 – NONPUBLIC IMPROVEMENTS
(CASH FORM)

1. **INCORPORATION.** This Addendum 2 is hereby incorporated into the Public Improvement Guarantee Agreement, to which it is attached, for the purpose of addressing the guarantee for nonpublic improvements required, by the terms of the issuance of permits and approvals, to be completed by APPLICANT (the "Nonpublic Improvements"). Terms defined in the Public Improvement Guarantee, shall have the same meaning as set forth therein, except the following: (a) the term "Public Improvement(s)" shall also include nonpublic improvements as that term appears in the following sections: 3, 5, 6, 7, 8, 9, 12, 18, 19, and 21; and (b) if otherwise defined herein, the definition found in this Addendum 2 shall control.

2. **EFFECT OF ADDENDUM.** The following enumerated sections of the Public Improvement Guarantee shall apply only to Public Improvements and not Nonpublic Improvements: 10, 11, 13, 14, 15, 16, 17, and 20. The remainder of the Public Improvement Guarantee shall apply to Public and Nonpublic Improvements.

ADDITIONAL TERMS AND CONDITIONS FOR NONPUBLIC IMPROVEMENTS

3. **NONPUBLIC REQUIREMENTS.** APPLICANT shall install Nonpublic Improvements pursuant to the approved final plat, site plan and construction drawings.

4. **CASH BOND.** As an independent guarantee to CITY, for the purpose of insuring APPLICANT's completion of the Nonpublic Improvements, APPLICANT hereby deposits with CITY a cash guarantee in the amount of $_____ (the "Nonpublic Improvement Guarantee"), which is 100% of the estimated cost of the Nonpublic Improvements as set forth in "Exhibit A to Addendum 2," attached hereto and incorporated herein by reference. The Nonpublic Improvement Guarantee shall be in addition to, the Public Improvement Guarantee, and shall apply only to Nonpublic Improvements.

The CITY shall not be required to pay any interest to APPLICANT on any sums deposited pursuant to this Agreement. The APPLICANT acknowledges that any interest earned by the CITY on the deposited sums shall be retained by the CITY as reimbursement and an offset for the cost of administering this Agreement.

5. **INSPECTION AND RELEASE.** After APPLICANT has completed the Nonpublic Improvements, and the CITY has inspected and approved the Nonpublic Improvements, the CITY may release the Nonpublic Improvement Guarantee. Such release shall be approved in writing by the City Manager. The City Manager shall not approve the release unless installation(s) comply with CITY ordinances, standards, and approved plans.

If the CITY does not approve the Nonpublic Improvements, APPLICANT shall complete and repair all substandard Nonpublic Improvements. If any areas need to be completed or repaired, the CITY may retain a portion of the Nonpublic Improvement Guarantee to insure such work is done or may expend the proceeds of the Nonpublic Improvement Guarantee for completion and repair.

6. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Nonpublic Improvements, and from and against any and all liability which may arise as a result of any Nonpublic Improvements which are found to be defective upon inspection. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

7. **DEMAND FOR THE USE OF PROCEEDS.** Should any Nonpublic Improvements prove to be incomplete, substandard or defective, CITY shall notify APPLICANT in writing. APPLICANT shall then have thirty (30) calendar days to complete and repair the Nonpublic Improvements. Should APPLICANT fail to complete and repair the Nonpublic Improvements within the required time, CITY may demand the Proceeds of the Nonpublic Improvement Guarantee. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Nonpublic Improvements. The cost of completion of the Nonpublic Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Nonpublic Improvements or collecting he Proceeds.

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PUBLIC IMPROVEMENT GUARANTEE
(IRREVOCABLE LETTER OF CREDIT FORM)

THIS AGREEMENT is entered into this _____ day of _____, 20____, by and between the parties described below for the purpose of guaranteeing the completion of improvements hereinafter described.

PARTIES

"APPLICANT": _____

a(n) _____ (corporation, partnership, individual),

address: _____,

telephone: (_____) _____, facsimile: (_____) _____;

"CITY": City of West Jordan, a municipal corporation of the State of Utah, Attn: Engineering Division, 8000 South Redwood Road, West Jordan, Utah 84088. Telephone (801)569-5070, facsimile: (801)569-5099.

EXHIBITS AND ADDENDA

The following exhibits are attached hereto: Exhibit A – Estimated Cost of Public Improvements; Exhibit B – Original Letter of Credit.

The following addenda are attached hereto, as applicable: Addendum 1 – Landscaping Improvements; Addendum 2 – Non-public Improvements.

RECITALS

WHEREAS, APPLICANT desires the following permits and approvals (check and complete):

____ Record subdivision

____ Site plan

____ Building permit

____ **OTHER** (explain): _____

from CITY for _____
(description or name of project)

located at _____; and
(street address of project)

WHEREAS, the terms of the issuance of said permits and approvals require APPLICANT to complete the following public improvements, (hereinafter "the Public Improvements"):

< Those specified in the final plat, site plan, and approved construction drawings for _____ on file with the City Engineer, incorporated herein by this reference;
(description or name of project)

-and-

< Those set forth in Exhibit "A," attached hereto and incorporated herein by this reference; and

WHEREAS, CITY will not grant said permits and approvals until adequate provision has been made to guarantee completion of the Public Improvements, which shall be installed under the direction and supervision of and in accordance with the ordinances, standards and specifications of CITY; and

WHEREAS, APPLICANT is further required to warrant the Public Improvements from any defects for twelve (12) months after completion; and

WHEREAS, the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets, are estimated to cost $_____, as set forth in Exhibit "A"; and

WHEREAS, in lieu of final completion of the Public Improvements, APPLICANT is required to file a guarantee to secure the construction of the Public Improvements, which guarantee must be in a form acceptable to CITY and in an amount equal to 100% of the estimated cost of the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, the parties agree as follows:

TERMS AND CONDITIONS

1. INCORPORATION OF RECITALS. The foregoing recitals are hereby incorporated into this Agreement and are made a part hereof. Exhibits and addenda attached hereto are hereby incorporated into this Agreement by reference.

2. ADDITIONAL DEFINITIONS.

2.1. "APPLICANT" and "CITY," as used in this Agreement, shall also refer to all heirs, executors, administrators, successors, and assigns of APPLICANT and CITY, respectively.

2.2. "Incidental Costs," as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's liens, and any other cost and interest thereon incurred by CITY, occasioned by APPLICANT'S failure to perform any and all obligations under this Agreement.

2.3. "Failure to Perform" or "Fail to Perform," as used in this Agreement, shall mean the non-performance in a timely manner by a party to this Agreement of any obligation, in whole or in part, required of such party by the terms of this Agreement or required by City of West Jordan ordinance or other applicable law. The occurrence of such shall give the other party the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement.

3. PURPOSE FOR AGREEMENT. The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Public Improvements, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.

4. UNRELATED OBLIGATIONS OF APPLICANT. The benefits and protection provided by this Agreement shall inure solely to CITY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. CITY shall not be liable to claimants or others for obligations of APPLICANT under this Agreement. CITY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

5. AGREEMENT DOCUMENTS. All data which is used by CITY to compute the cost of or otherwise govern the design and installation of the Public Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference, including but not limited to, applicable provisions of the West Jordan City Code and the plat, if this Agreement covers improvements required in a subdivision.

6. **COMPLETION DATE.** APPLICANT shall complete the Public Improvements within a period of two (2) years from the date this Agreement was entered into or, if this agreement covers improvements required in a subdivision, two years from the date of recording the final plat.

7. **SPECIFIC ENFORCEMENT.** APPLICANT has entered into this Agreement with CITY for the purpose of guaranteeing construction of the Public Improvements. CITY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Public Improvements in a manner satisfactory to CITY.

8. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT expressly acknowledges, understands, and agrees that its obligation to complete and warrant the Public Improvements and fulfill any other obligation under this Agreement, City of West Jordan ordinances, or other applicable law, is independent of any obligation or responsibility of CITY, either express or implied. APPLICANT agrees that its obligation to complete and warrant the Public Improvements is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges:

(a) that its contractual obligation to complete and warrant the Public Improvements pursuant to this Agreement is independent of any other remedy available to CITY to secure proper completion of the Public Improvements; and

(b) that APPLICANT may not assert as a defense that CITY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude CITY from requiring APPLICANT'S performance under this Agreement; and

(c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Public Improvements in full.

9. **APPLICANT'S OBLIGATION FOR COSTS.** Should APPLICANT Fail to Perform its responsibilities under this Agreement in any degree, APPLICANT agrees to compensate CITY for all costs, including but not limited to, cost of construction and Incidental Costs, related to APPLICANT'S Failure to Perform its obligation to complete and warrant the Public Improvements, except to the extent that the CITY has received compensation from the Proceeds.

10. **LETTER OF CREDIT.** APPLICANT hereby files, as an independent guarantee with CITY for the purpose of insuring and warranting construction and installation of the Public Improvements, an **IRREVOCABLE STANDBY LETTER OF CREDIT**, (herein the "Letter of Credit"), numbered _____,

issued by _____, a(n) _____ Corporation (the "ISSUER"), located
(Issuer) (State)

at _____; _____, _____,
(Issuer Address) (Issuer Telephone) (Issuer Facsimile)

in the amount of 100% of the estimated cost of the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets $_____, (herein the "Proceeds"). The Letter of Credit is
(Letter of Credit Amount)

issued in favor of CITY to the account of _____, APPLICANT herein, and is made a part of this Agreement and attached hereto as Exhibit "B". The Letter of Credit shall be issued by a federally insured bank, savings and loan, or credit union, authorized to do business in Utah, and the Proceeds shall be available to the CITY by presenting a site draft at an office located within fifty (50) miles of CITY. The Letter of Credit shall contain the following provision:

> It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one (1) year from the present or any future expiration date unless at least sixty (60) days prior to such expiration date CITY is notified by registered letter, return receipt requested, or overnight courier service that ISSUER elects not to consider the Letter of Credit renewed for any such period.

11. **REDUCTION OF PROCEEDS.**

11.1 Interim Reductions. As the Public Improvements for a specified system category, which system categories are identified in Exhibit "A", are completed and inspected by CITY, a portion of the Proceeds may be released upon APPLICANT'S written request. Such requests may be made only once every 30 calendar days. The amount of reduction shall be determined by the City Engineer and shall not exceed 75% of the amount set forth in Exhibit "A" for the system category in which reduction is sought. The cumulative total of all interim reductions shall not exceed 75% of the Proceeds, plus the cost of a one-inch (1-inch) thick asphalt concrete overlay for public streets. Interim reductions shall be evidenced by the written authorization of the West Jordan City Engineer.

11.2 Warranty and Maintenance Period Reduction. After all Public Improvements have been completed and inspected, and the guarantee amount for each and every system has been reduced as set forth in this Section 11, APPLICANT shall request a warranty inspection and ninety percent (90%) guarantee reduction. The amount of reduction shall be determined by the City Manager, after recommendation of the City Engineer, and shall not exceed ninety percent (90%) of the Proceeds, plus the cost of a one-inch (1-inch) thick asphalt concrete overlay for public streets. The warranty and maintenance period reduction shall be evidenced by the written authorization of the West Jordan City Manager.

11.3 The amount of reductions shall be determined in the sole discretion of CITY and as otherwise provided by City ordinance. No reduction shall be authorized until such time as CITY has inspected the Public Improvements and found them to be in compliance with CITY standards. Completion of Public Improvements, even if verified by CITY, shall not entitle APPLICANT to an automatic release of any part of the Proceeds.

12. **FINAL ACCEPTANCE.** Notwithstanding the fact that certain of the Proceeds may be released upon partial completion of the Public Improvements, neither shall any partial release nor shall any full release of the Proceeds constitute final acceptance of the Public Improvements by CITY. Final acceptance of the Public Improvements shall be by written acknowledgment signed by the West Jordan City Manager, pursuant to the West Jordan City Code.

13. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds requested by APPLICANT or granted by CITY, an amount equal to ten percent (10%) of the estimated cost of the Public Improvements plus the estimated cost of a one-inch (1-inch) thick asphalt concrete overlay for all public roadways (herein the "Retainage"), shall not be released for twelve (12) months following reduction of Proceeds to the Retainage level as evidenced by written authorization of the West Jordan City Manager. The Retainage shall be held to insure that the Public Improvements do not have any defects and that the Public Improvements continue to meet CITY standards throughout the warranty and maintenance period discussed below. Notwithstanding said Retainage, APPLICANT shall be responsible for any substandard, defective, or damaged Public Improvements.

14. **WARRANTY OF PUBLIC IMPROVEMENTS.** APPLICANT hereby warrants that the Public Improvements shall remain free from defects in materials, workmanship or design as determined by CITY, such that the Public Improvements continue to meet CITY standards for twelve (12) months following reduction of Proceeds to the Retainage level.

15. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Public Improvements prior to CITY'S final acceptance of the Public Improvements as set forth in the West Jordan City Code, and from and against any and all liability which may arise as a result of any Public Improvements which are found to be defective during the twelve (12) month warranty period covered by this Agreement. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

16. **FINAL RELEASE OF PROCEEDS.** Upon verification by the City Engineer and the City Manager that the Public Improvements have been installed and repaired to the satisfaction of CITY pursuant to this Agreement, City of West Jordan ordinances and standards, and approved engineering drawings, CITY agrees to execute a

written release of the remaining Proceeds in accordance with the West Jordan City Code. The release of Proceeds shall be evidenced by the written authorization of the West Jordan City Manager.

17. **DEMAND FOR AND USE OF PROCEEDS.** In the event the Public Improvements are not installed to the satisfaction of CITY, pursuant to this Agreement and City of West Jordan ordinances and standards, or APPLICANT fails to perform any obligation under this Agreement or City of West Jordan ordinances, CITY may demand the Proceeds of the Letter of Credit. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Public Improvements. The cost of completion of the Public Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Public Improvements or collecting the Proceeds.

18. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Public Improvements according to CITY standards, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of the Letter of Credit. Additionally, no further permits or business licenses shall be issued, and CITY may immediately pursue any and all remedies for failure to comply, including suspension or revocation of any existing permits or business licenses, as permitted by the West Jordan City Code, state and federal law.

19. **ACCESS TO PROPERTY.** Should CITY elect to use the Proceeds to complete the Public Improvements, APPLICANT herein expressly grants to CITY, and any contractor or other agent hired by CITY, the right of access to the project property in order to complete all of the Public Improvements.

20. **SUBSTANDARD IMPROVEMENTS.** Should any Public Improvements prove to be substandard or defective within the twelve (12) month warranty period discussed above, CITY shall notify APPLICANT in writing of such substandard or defective Public Improvements. APPLICANT shall then have thirty (30) calendar days to complete and repair the Public Improvements. Should APPLICANT fail to complete and repair the Public Improvements within the required time, CITY may demand payment for such from APPLICANT and ISSUER.

21. **INSURANCE.** Should CITY elect to install, complete, or remedy any defect in or damage to the Public Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by CITY to complete or remedy the Public Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by CITY. APPLICANT shall indemnify, defend, and hold harmless CITY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. CITY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by CITY, and any existing permit, approval, or business license may be suspended until said premium is initially paid and a bond is in place to cover subsequent payments. APPLICANT further expressly agrees to indemnify, defend, and hold harmless CITY, its officers, agents, and employees for or from any damage or loss suffered or any judgment resulting from the work of any contractor or agent hired by CITY to install, complete, or remedy any defect in or damage to the Public Improvements.

22. **NOTICE.** Notice to APPLICANT or CITY shall be mailed or delivered to the address shown in this Agreement. The date notice is received at the address shown in this Agreement shall be the date of actual notice, however accomplished.

23. **FAILURE TO PERFORM.** In addition to those events previously or subsequently described herein, the following shall be considered Failure to Perform on the part of APPLICANT, the occurrence of which shall entitle CITY to invoke any and all remedies outlined in this Agreement or any and all remedies it may have in equity or at law: APPLICANT'S abandonment of the project as determined by CITY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; the commencement of a foreclosure proceeding against the project property; the project property being conveyed in lieu of foreclosure.

24. **WAIVER.** The failure by any party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Failure to Perform thereof shall not constitute a waiver of any such Failure to Perform or any other covenant, agreement, term, or condition. No waiver shall effect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Failure to Perform.

25. **ATTORNEYS FEES.** In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorneys fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

26. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Fail to Perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity, at law, and pursuant to the terms of this Agreement.

27. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by City of West Jordan ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the citizens of CITY, shall also apply to the subdivision or development which is the subject of this Agreement.

28. **INDUCEMENT; INTEGRATION; MODIFICATION; CAPTIONS; SEVERABILITY.**

28.1. The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

28.2. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

28.3. Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by a written instrument executed by the respective parties.

28.4. The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or described the scope, content, or intent of any part or parts of this Agreement.

28.5. If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first hereinabove written.

"APPLICANT"

By _____

Title _____

"CITY"

By _____

Title _____

ATTEST:

_____
City Recorder

APPROVED AS TO LEGAL FORM:

_____
West Jordan City Attorney

[ACKNOWLEDGMENT ON FOLLOWING PAGES]

APPLICANT NOTARY

(Complete only if APPLICANT is an Individual.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

_____
NOTARY PUBLIC

My Commission Expires:
Residing in _____County, _____

(Complete only if APPLICANT is a Corporation.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____ of _____ corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing in _____County, _____

(Complete only if APPLICANT is a Partnership.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she/they is/are the _____of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said partnership.

_____
NOTARY PUBLIC

My Commission Expires:
Residing in _____County, _____

(Complete only if APPLICANT is a Limited Liability Company.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she/they is/are the _____ of _____ _____, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing in _____County, _____

EXHIBIT A
ESTIMATED COST OF PUBLIC IMPROVEMENTS

[Insert city engineer's estimate for cost of public improvements here.]

EXHIBIT B
LETTER OF CREDIT

[Insert letter of credit executed by developer and issuer here.]

ADDENDUM 1 – LANDSCAPING IMPROVEMENTS
(LETTER OF CREDIT FORM)

1. **INCORPORATION.** This Addendum 1 is hereby incorporated into the Public Improvement Guarantee Agreement, to which it is attached, for the purpose of addressing the guarantee for landscaping improvements required, by the terms of the issuance of permits and approvals, to be completed by APPLICANT (the "Landscaping Improvements"). Terms defined in the Public Improvement Guarantee, shall have the same meaning as set forth therein, except the following: (a) the term "Public Improvement(s)" shall also include Landscaping Improvements as that term appears in the following sections: 3, 5, 6, 7, 8, 9, 12, 18, 19, and 21; and (b) if otherwise defined herein, the definition found in this Addendum 1 shall control.

2. **EFFECT OF ADDENDUM.** The following enumerated sections of the Public Improvement Guarantee shall apply only to Public Improvements and not Landscaping Improvements: 10, 11, 13, 14, 15, 16, 17, and 20. The remainder of the Public Improvement Guarantee shall apply to Public and Landscaping Improvements.

ADDITIONAL TERMS AND CONDITIONS
FOR LANDSCAPING IMPROVEMENTS

3. **LANDSCAPING REQUIREMENTS.** APPLICANT shall install Landscaping Improvements pursuant to the approved final plat, site plan and construction drawings. APPLICANT shall warrant the Landscaping Improvements as set forth herein.

4. **LETTER OF CREDIT.** As an independent guarantee with CITY for the purpose of insuring APPLICANT's completion and warranty of the Landscaping Improvements as set forth in "Exhibit A to Addendum 1," attached hereto and incorporated herein by reference, APPLICANT hereby files an **IRREVOCABLE LETTER OF CREDIT**, (herein the "Letter of Credit"), numbered _____,

issued by _____, a(n) _____ Corporation, located
(Issuer) (State)

at _____; _____, _____;
(Issuer Address) (Issuer Telephone) (Issuer Facsimile)

in the amount of $_____, (the "Landscaping Guarantee").
(Letter of Credit Amount)

The Letter of Credit shall be issued in favor of CITY to the account of APPLICANT, in an amount not less than 100% of the estimated cost of the Landscaping Improvements as set forth in "Exhibit A to Addendum 1," attached hereto and incorporated herein by reference. The Landscaping Guarantee shall be in addition to, the Public Improvement Guarantee, and shall apply only to Landscaping Improvements.

The Letter of Credit shall be issued by a federally insured bank, savings and loan, or credit union, authorized to do business in Utah, and the Proceeds shall be available to the CITY by presenting a site draft at an office located within fifty (50) miles of CITY. The Letter of Credit shall contain the following provision:

> It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one (1) year from the present or any future expiration date unless at least sixty (60) days prior to such expiration date CITY is notified by registered letter, return receipt requested, or overnight courier service that ISSUER elects not to consider the Letter of Credit renewed for any such period.

5. **INITIAL INSPECTION.** After APPLICANT has completed the Landscaping Improvements, APPLICANT shall request an inspection. The City will not approve the Landscaping Improvements unless installation complies with supplier and manufacturer recommendations, City ordinances, standards, and approved plans. After the City has inspected and approved landscaping, the Landscaping Guarantee may be reduced to an amount equal to ten percent (10%) of the original amount (the "Retainage"), and a twenty-four (24) month warranty

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period ("Warranty Period") shall commence. The guarantee reduction to ten percent (10%) and commencement of the Warranty Period shall be approved in writing by the City Manager.

6. **WARRANTY PERIOD.** APPLICANT hereby warrants that the Landscaping Improvements shall remain free from defects in materials, workmanship or design as determined by CITY, such that the Landscaping Improvements continue to meet CITY standards for twenty-four (24) months following inspection and approval by the City and commencement of the Warranty Period. APPLICANT expressly agrees that the Retainage shall not be released for twenty-four (24) months following commencement of the Warranty Period. Notwithstanding the Retainage, APPLICANT shall be responsible for any substandard, defective, or damaged Landscaping Improvements.

7. **SECOND INSPECTION.** The Developer shall replant, reseed and stabilize, as necessary, during the Warranty Period. At the end of the Warranty Period, the City shall inspect the Landscaping Improvements. If the City determines that the landscaping area has eroded, or plant material has died or has not shown growth, the APPLICANT shall replant, reseed and stabilize all substandard landscaping areas.

8. **FINAL RELEASE.** If the City determines that the plant material is established and growth has continued, the Retainage may be released to APPLICANT. Final release shall be approved in writing by the City Manager. If the City does not approve the Landscaping Improvements at the end of the Warranty Period, Developer shall replant, reseed and stabilize all substandard landscaping areas. If any areas need to be replanted, reseeded or stabilized the City may retain a portion of the Landscaping Guarantee to insure such work is done or may make written demand for remittance of the proceeds of the Landscaping Guarantee to the City.

9. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Landscaping Improvements prior to completion of the Warranty Period, and from and against any and all liability which may arise as a result of any Landscaping Improvements which are found to be defective during the twenty-four (24) month warranty period covered by this Agreement. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

10. **DEMAND FOR THE USE OF PROCEEDS.** Should any Landscaping Improvements prove to be incomplete, substandard or defective within the twenty-four (24) month warranty period, CITY shall notify APPLICANT in writing of such substandard or defective Landscaping Improvements. APPLICANT shall then have thirty (30) calendar days to complete and repair the Landscaping Improvements. Should APPLICANT fail to complete and repair the Landscaping Improvements within the required time, CITY may demand the Proceeds of the Landscaping Guarantee. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Landscaping Improvements. The cost of completion of the Landscaping Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Landscaping Improvements or collecting he Proceeds.

June 2009 **PLEASE INITIAL** _____

EXHIBIT A to Addendum 1
ESTIMATED COST OF LANDSCAPING IMPROVEMENTS

ADDENDUM 2 – NONPUBLIC IMPROVEMENTS
(LETTER OF CREDIT FORM)

1. **INCORPORATION.** This Addendum 2 is hereby incorporated into the Public Improvement Guarantee Agreement, to which it is attached, for the purpose of addressing the guarantee for nonpublic improvements required, by the terms of the issuance of permits and approvals, to be completed by APPLICANT (the "Nonpublic Improvements"). Terms defined in the Public Improvement Guarantee, shall have the same meaning as set forth therein, except the following: (a) the term "Public Improvement(s)" shall also include nonpublic improvements as that term appears in the following sections: 3, 5, 6, 7, 8, 9, 12, 18, 19, and 21; and (b) if otherwise defined herein, the definition found in this Addendum 2 shall control.

2. **EFFECT OF ADDENDUM.** The following enumerated sections of the Public Improvement Guarantee shall apply only to Public Improvements and not Nonpublic Improvements: 10, 11, 13, 14, 15, 16, 17, and 20. The remainder of the Public Improvement Guarantee shall apply to Public and Nonpublic Improvements.

ADDITIONAL TERMS AND CONDITIONS
FOR NONPUBLIC IMPROVEMENTS

3. **NONPUBLIC REQUIREMENTS.** APPLICANT shall install Nonpublic Improvements pursuant to the approved final plat, site plan and construction drawings.

4. **LETTER OF CREDIT.** As an independent guarantee with CITY for the purpose of insuring APPLICANT's completion and warranty of the Nonpublic Improvements as set forth in "Exhibit A to Addendum 2," attached hereto and incorporated herein by reference, APPLICANT hereby files an **IRREVOCABLE LETTER OF CREDIT**, (herein the "Letter of Credit"), numbered _____,

issued by _____ (Issuer), a(n) _____ (State) Corporation, located

at _____ (Issuer Address); _____ (Issuer Telephone), _____ (Issuer Facsimile),

in the amount of $_____ (Letter of Credit Amount), (the "Nonpublic Improvement Guarantee").

The Letter of Credit shall be issued in favor of CITY to the account of APPLICANT, in an amount not less than 100% of the estimated cost of the Nonpublic Improvements as set forth in "Exhibit A to Addendum 2," attached hereto and incorporated herein by reference. The Nonpublic Improvement Guarantee shall be in addition to, the Public Improvement Guarantee, and shall apply only to Nonpublic Improvements.

The Letter of Credit shall be issued by a federally insured bank, savings and loan, or credit union, authorized to do business in Utah, and the Proceeds shall be available to the CITY by presenting a site draft at an office located within fifty (50) miles of CITY. The Letter of Credit shall contain the following provision:

> It is a condition of this Letter of Credit that it shall be deemed automatically extended without amendment for one (1) year from the present or any future expiration date unless at least sixty (60) days prior to such expiration date CITY is notified by registered letter, return receipt requested, or overnight courier service that ISSUER elects not to consider the Letter of Credit renewed for any such period.

5. **INSPECTION AND RELEASE.** After APPLICANT has completed the Nonpublic Improvements, and the CITY has inspected and approved the Nonpublic Improvements, the CITY may release the Nonpublic Improvement Guarantee. Such release shall be approved in writing by the City Manager. The City Manager shall not approve the release unless installation(s) comply with CITY ordinances, standards, and approved plans.

June 2009 **PLEASE INITIAL** _____

If the CITY does not approve the Nonpublic Improvements, APPLICANT shall complete and repair all substandard Nonpublic Improvements. If any areas need to be completed or repaired, the CITY may retain a portion of the Nonpublic Improvement Guarantee to insure such work is done or may make written demand for remittance of the proceeds of the Nonpublic Improvement Guarantee to the CITY.

6. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Nonpublic Improvements, and from and against any and all liability which may arise as a result of any Nonpublic Improvements which are found to be defective upon inspection. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

7. **DEMAND FOR THE USE OF PROCEEDS.** Should any Nonpublic Improvements prove to be incomplete, substandard or defective, CITY shall notify APPLICANT in writing. APPLICANT shall then have thirty (30) calendar days to complete and repair the Nonpublic Improvements. Should APPLICANT fail to complete and repair the Nonpublic Improvements within the required time, CITY may demand the Proceeds of the Nonpublic Improvement Guarantee. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Nonpublic Improvements. The cost of completion of the Nonpublic Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Nonpublic Improvements or collecting he Proceeds.

June 2009 **PLEASE INITIAL** _____

EXHIBIT A to Addendum 2
ESTIMATED COST OF NONPUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENT GUARANTEE
(ESCROW FORM)

THIS AGREEMENT is entered into this _____ day of _____, 20____, by and between the parties described below for the purpose of guaranteeing the completion of improvements hereinafter described.

PARTIES

"APPLICANT": _____

a(n) _____ (corporation, partnership, individual),

address: _____,

telephone: (_____) _____, facsimile: (_____) _____;

"DEPOSITORY": _____

a(n) _____ (corporation, partnership, individual),

address: _____;

telephone: (_____) _____, facsimile: (_____) _____;

"CITY": City of West Jordan, a municipal corporation of the State of Utah, Attn: Engineering Division, 8000 South Redwood Road, West Jordan, Utah 84088. Telephone (801)569-5070, facsimile: (801)569-5099.

EXHIBITS AND ADDENDA

The following exhibits are attached hereto: Exhibit A – Estimated Cost of Public Improvements.

The following addenda are attached hereto, as applicable: Addendum 1 – Landscaping Improvements; Addendum 2 – Non-public Improvements.

RECITALS

WHEREAS, APPLICANT desires the following permits and approvals (check and complete):

____ Record subdivision

____ Site plan

____ Building permit

____ OTHER (explain):_____

from CITY for_____
(description or name of project)

located at_____; and
(street address of project)

WHEREAS, the terms of the issuance of said permits and approvals require APPLICANT to complete the following public improvements, (hereinafter "the Public Improvements"):

< Those specified in the final plat, site plan, and approved construction drawings for _____ on file with the City Engineer, incorporated herein by this reference;
(description or name of project)

-and-

< Those set forth in Exhibit "A," attached hereto and incorporated herein by this reference; and

WHEREAS, CITY will not grant said permits and approvals until adequate provision has been made to guarantee completion of the Public Improvements, which shall be installed under the direction and supervision of and in accordance with the ordinances, standards and specifications of CITY; and

WHEREAS, APPLICANT is further required to warrant the Public Improvements from any defects for twelve (12) months after completion; and

WHEREAS, the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets, are estimated to cost $_____, as set forth in Exhibit "A"; and

WHEREAS, in lieu of final completion of the Public Improvements, APPLICANT is required to file a guarantee to secure the construction of the Public Improvements, which guarantee must be in a form acceptable to CITY and in an amount equal to 100% of the estimated cost of the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, the parties agree as follows:

TERMS AND CONDITIONS

1. INCORPORATION OF RECITALS. The foregoing recitals are hereby incorporated into this Agreement and are made a part hereof. Exhibits and addenda attached hereto are hereby incorporated into this Agreement by reference.

2.. ADDITIONAL DEFINITIONS.

2.1. "APPLICANT", "DEPOSITORY," and "CITY," as used in this Agreement, shall also refer to the heirs, executors, administrators, successors, and assigns of APPLICANT, DEPOSITORY, and CITY respectively.

2.2. "Incidental Costs," as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's liens, and any other cost and interest thereon incurred by CITY, occasioned by APPLICANT'S failure to perform any and all obligations under this Agreement.

2.3. "Failure to Perform" or "Fail to Perform," as used in this Agreement, shall mean the non-performance in a timely manner by a party to this Agreement of any obligation, in whole or in part, required of such party by the terms of this Agreement or required by City of West Jordan ordinance or other applicable law. The occurrence of such shall give the other party the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement.

3. PURPOSE FOR AGREEMENT. The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Public Improvements, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.

4. UNRELATED OBLIGATIONS OF APPLICANT. The benefits and protection provided by this Agreement shall inure solely to CITY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. DEPOSITORY and CITY shall not be liable to claimants

or others for obligations of APPLICANT under this Agreement. CITY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

5. **AGREEMENT DOCUMENTS.** All data which is used by CITY to compute the cost of or otherwise govern the design and installation of the Public Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference, including but not limited to, applicable provisions of the West Jordan City Code and the plat, if this Agreement covers improvements required in a subdivision.

6. **COMPLETION DATE.** APPLICANT shall complete the Public Improvements within a period of two (2) years from the date this Agreement was entered into or, if this agreement covers improvements required in a subdivision, two years from the date of recording the final plat.

7. **SPECIFIC ENFORCEMENT.** APPLICANT and DEPOSITORY have entered into this Agreement with CITY for the purpose of guaranteeing construction of the Public Improvements. CITY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Public Improvements in a manner satisfactory to CITY. CITY shall also be entitled to specifically enforce DEPOSITORY'S own performance to remit payment as required by this Agreement.

8. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT expressly acknowledges, understands, and agrees that its obligation to complete and warrant the Public Improvements and fulfill any other obligation under this Agreement, City of West Jordan ordinances, or other applicable law, is independent of any obligation or responsibility of CITY, either express or implied. APPLICANT agrees that its obligation to complete and warrant the Public Improvements is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges:

(a) that its contractual obligation to complete and warrant the Public Improvements pursuant to this Agreement is independent of any other remedy available to CITY to secure proper completion of the Public Improvements; and

(b) that APPLICANT may not assert as a defense that CITY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude CITY from requiring APPLICANT'S performance under this Agreement; and

(c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Public Improvements in full.

9. **APPLICANT'S OBLIGATION FOR COSTS.** Should APPLICANT Fail to Perform its responsibilities under this Agreement in any degree, APPLICANT agrees to compensate CITY for all costs, including but not limited to, cost of construction and Incidental Costs, related to APPLICANT'S Failure to Perform its obligation to complete and warrant the Public Improvements, except to the extent that the CITY has received compensation from the Proceeds.

10. **ESCROW ACCOUNT.** As an independent guarantee to CITY, for the purpose of insuring and warranting construction and installation of the Public Improvements, APPLICANT hereby assigns and sets over to CITY all its right, title, and interest in the principle of that certain Escrow Account held by DEPOSITORY in the amount of 100% of the estimated cost of the Public Improvements, plus the cost of a one-inch (1-inch) asphalt concrete overlay on all public streets $_____, (herein the "Proceeds") entitled,
(insert amount)

_____, (hereinafter "Account").
(insert name and account number of Escrow Account)

The Account shall be held by a federally insured bank, savings and loan, or credit union, and the Proceeds shall be available to CITY at an office located within fifty (50) miles of CITY.

11. **EXTENT OF DEPOSITORY LIABILITY: INDEPENDENT OBLIGATION.** DEPOSITORY hereby acknowledges that it has, on deposit to the credit of APPLICANT in the Account referenced above, the sum mentioned as the Proceeds; that it is aware of, understands, and agrees to each provision of this Agreement; that it agrees to make disbursement of the Proceeds of the Account only within the terms as outlined in this Agreement; and that it will hold the Proceeds in the Account indefinitely until such time as CITY, in writing, either demands the Proceeds be remitted to CITY or otherwise releases DEPOSITORY from its obligation to hold the Proceeds. Should DEPOSITORY fail to timely perform its obligations as outlined herein or as required by law, DEPOSITORY shall be liable to CITY for all costs incurred by CITY in completing and repairing the Public Improvements, along with any and all incidental costs incurred by CITY in attempting to enforce DEPOSITORY'S obligations under this Agreement or in completing or repairing the Public Improvements as a result of DEPOSITORY'S Failure to Perform its obligations under this Agreement. Furthermore, this paragraph shall not limit the right of CITY to pursue any and all remedies it may have in equity or at law as a result of DEPOSITORY'S Failure to Perform under this Agreement. DEPOSITORY EXPRESSLY ACKNOWLEDGES, UNDERSTANDS, AND AGREES that its obligation under this Agreement is independent of any obligation of CITY, either express or implied. DEPOSITORY agrees that its performance is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development, or upon the sale of any lots or any part of the subdivision or development. DEPOSITORY further acknowledges:

(a) that its obligation to perform under this Agreement is independent of any other remedy available to CITY to secure proper completion of the Public Improvements;

(b) that DEPOSITORY may not assert as a defense that CITY has remedies against other persons or entities or has other remedies in equity or at law that would otherwise relieve DEPOSITORY of its duty to perform as outlined in this Agreement, or preclude CITY from requiring DEPOSITORY'S performance under this Agreement; and

(c) that DEPOSITORY may not assert as a defense that CITY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement, or preclude CITY from requiring APPLICANT'S performance under this Agreement.

12. **REDUCTION OF PROCEEDS.**

12.1 Interim Reductions. As the Public Improvements for a specified system category, which system categories are identified in Exhibit "A", are completed and inspected by CITY, a portion of the Proceeds may be released upon APPLICANT'S written request. Such requests may be made only once every 30 calendar days. The amount of reduction shall be determined by the City Engineer and shall not exceed 75% of the amount set forth in Exhibit "A" for the system category in which reduction is sought. The cumulative total of all interim reductions shall not exceed 75% of the Proceeds, plus the cost of a one-inch (1-inch) thick asphalt concrete overlay for public streets. Interim reductions shall be evidenced by the written authorization of the West Jordan City Engineer.

12.2 Warranty and Maintenance Period Reduction. After all Public Improvements have been completed and inspected, and the guarantee amount for each and every system has been reduced as set forth in this Section 12, APPLICANT shall request a warranty inspection and ninety percent (90%) guarantee reduction. The amount of reduction shall be determined by the City Manager, after recommendation of the City Engineer, and shall not exceed ninety percent (90%) of the Proceeds, plus the cost of a one-inch (1-inch) thick asphalt concrete overlay for public streets. The warranty and maintenance period reduction shall be evidenced by the written authorization of the West Jordan City Manager.

12.3 The amount of reductions shall be determined in the sole discretion of CITY and as otherwise provided by City ordinance. No reduction shall be authorized until such time as CITY has inspected the Public Improvements and found them to be in compliance with CITY standards. Completion of Public Improvements, even if verified by CITY, shall not entitle APPLICANT to an automatic release of any part of the Proceeds.

13. **FINAL ACCEPTANCE.** Notwithstanding the fact that certain of the Proceeds may be released upon partial completion of the Public Improvements, neither shall any partial release nor shall any full release of the Proceeds constitute final acceptance of the Public Improvements by CITY. Final acceptance of the Public

Improvements shall be by written acknowledgment signed by the West Jordan City Manager, pursuant to the West Jordan City Code.

14. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds requested by APPLICANT or granted by CITY, an amount equal to ten percent (10%) of the estimated cost of the Public Improvements plus the estimated cost of a one-inch (1-inch) thick asphalt concrete overlay for all public roadways (herein the "Retainage"), shall not be released for twelve (12) months following reduction of Proceeds to the Retainage level as evidenced by written authorization of the West Jordan City Manager. The Retainage shall be held to insure that the Public Improvements do not have any defects and that the Public Improvements continue to meet CITY standards throughout the warranty and maintenance period discussed below. Notwithstanding said Retainage, APPLICANT shall be responsible for any substandard, defective, or damaged Public Improvements.

15. **WARRANTY OF PUBLIC IMPROVEMENTS.** APPLICANT hereby warrants that the Public Improvements shall remain free from defects in materials, workmanship or design as determined by CITY, such that the Public Improvements continue to meet CITY standards for twelve (12) months following reduction of Proceeds to the Retainage level.

16. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Public Improvements prior to CITY'S final acceptance of the Public Improvements as set forth in the West Jordan City Code, and from and against any and all liability which may arise as a result of any Public Improvements which are found to be defective during the twelve (12) month warranty period covered by this Agreement. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

17. **FINAL RELEASE OF PROCEEDS.** Upon verification by the City Engineer and the City Manager that the Public Improvements have been installed and repaired to the satisfaction of CITY pursuant to this Agreement, City of West Jordan ordinances and standards, and approved engineering drawings, CITY agrees to execute a written release of the remaining Proceeds in accordance with the West Jordan City Code. The release of Proceeds shall be evidenced by the written authorization of the West Jordan City Manager.

18. **DEMAND FOR AND USE OF PROCEEDS.** In the event the Public Improvements are not installed to the satisfaction of CITY, pursuant to this Agreement and City of West Jordan ordinances and standards, or APPLICANT fails to perform any obligation under this Agreement or City of West Jordan ordinances, DEPOSITORY shall remit to CITY, upon CITY'S written demand, the Proceeds. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Public Improvements. The cost of completion of the Public Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Public Improvements or collecting the Proceeds.

19. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Public Improvements according to CITY standards, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of DEPOSITORY. Additionally, no further permits or business licenses shall be issued, and CITY may immediately pursue any and all remedies for failure to comply, including suspension or revocation of any existing permits or business licenses, as permitted by the West Jordan City Code, state and federal law.

20. **INCIDENTAL COSTS.** If upon CITY'S written notice to DEPOSITORY of APPLICANT'S Failure to Perform, the Proceeds are not remitted to CITY within ten (10) days of demand, then CITY'S costs of obtaining the Proceeds and/or completing the Public Improvements and all Incidental Costs shall be added to the amount due CITY from DEPOSITORY, and shall be paid to CITY in addition to and with the Proceeds.

21. **ACCESS TO PROPERTY.** Should CITY elect to use the Proceeds to complete the Public Improvements, APPLICANT herein expressly grants to CITY, and any contractor or other agent hired by CITY, the right of access to the project property in order to complete all of the Public Improvements.

22. **SUBSTANDARD IMPROVEMENTS.** Should any Public Improvements prove to be substandard or defective within the twelve (12) month warranty period discussed above, CITY shall notify APPLICANT in writing of such substandard or defective Public Improvements. APPLICANT shall then have thirty (30) calendar days to complete and repair the Public Improvements. Should APPLICANT fail to complete and repair the Public Improvements within the required time, CITY may demand payment for such from APPLICANT and DEPOSITORY.

23. **INSURANCE.** Should CITY elect to install, complete, or remedy any defect in or damage to the Public Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by CITY to complete or remedy the Public Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by CITY. APPLICANT shall indemnify, defend, and hold harmless CITY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. CITY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by CITY, and any existing permit, approval, or business license may be suspended until said premium is initially paid and a bond is in place to cover subsequent payments. APPLICANT further expressly agrees to indemnify, defend, and hold harmless CITY, its officers, agents, and employees for or from any damage or loss suffered or any judgment resulting from the work of any contractor or agent hired by CITY to install, complete, or remedy any defect in or damage to the Public Improvements.

24. **NOTICE.** Notice to APPLICANT or CITY shall be mailed or delivered to the address shown in this Agreement. The date notice is received at the address shown in this Agreement shall be the date of actual notice, however accomplished.

25. **FAILURE TO PERFORM.** In addition to those events previously or subsequently described herein, the following shall be considered Failure to Perform on the part of APPLICANT, the occurrence of which shall entitle CITY to invoke any and all remedies outlined in this Agreement or any and all remedies it may have in equity or at law: APPLICANT'S abandonment of the project as determined by CITY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; the commencement of a foreclosure proceeding against the project property; the project property being conveyed in lieu of foreclosure.

26. **WAIVER.** The failure by any party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Failure to Perform thereof shall not constitute a waiver of any such Failure to Perform or any other covenant, agreement, term, or condition. No waiver shall effect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Failure to Perform.

27. **ATTORNEYS FEES.** In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorneys fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

28. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Fail to Perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity, at law, and pursuant to the terms of this Agreement.

29. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by City of West Jordan ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any

subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the citizens of CITY, shall also apply to the subdivision or development which is the subject of this Agreement.

30. **INDUCEMENT; INTEGRATION; MODIFICATION; CAPTIONS; SEVERABILITY.**

30.1. The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

30.2. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

30.3. Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by a written instrument executed by the respective parties.

30.4. The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or described the scope, content, or intent of any part or parts of this Agreement.

30.5. If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first hereinabove written.

"APPLICANT"

By _____

Title _____

"DEPOSITORY"

By _____

Title _____

"CITY"

By _____

Title _____

ATTEST:

_____
City Recorder

APPROVED AS TO LEGAL FORM:

_____
West Jordan City Attorney

[ACKNOWLEGMENTS ON FOLLOWING PAGES]

APPLICANT NOTARY

(Complete only if APPLICANT is an Individual.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

_____
NOTARY PUBLIC

My Commission Expires:
Residing in _____County, _____

(Complete only if APPLICANT is a Corporation.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she is the _____ of _____ corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing in _____County, _____

(Complete only if APPLICANT is a Partnership.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she/they is/are the _____ of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said partnership.

_____
NOTARY PUBLIC

My Commission Expires:
Residing in _____County, _____

(Complete only if APPLICANT is a Limited Liability Company.)

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she/they is/are the _____ of _____, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____
Residing in _____County, _____

DEPOSITORY NOTARY

STATE OF)
:SS
COUNTY OF)

On this _____ day of _____, 20 ___, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of _____ a _____ corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

My Commission Expires:

Residing in _____County, _____

ADDENDUM 1 – LANDSCAPING IMPROVEMENTS
(ESCROW FORM)

1. **INCORPORATION.** This Addendum 1 is hereby incorporated into the Public Improvement Guarantee Agreement, to which it is attached, for the purpose of addressing the guarantee for landscaping improvements required, by the terms of the issuance of permits and approvals, to be completed by APPLICANT (the "Landscaping Improvements"). Terms defined in the Public Improvement Guarantee, shall have the same meaning as set forth therein, except the following: (a) the term "Public Improvement(s)" shall also include landscaping improvements as that term appears in the following sections: 3, 5, 6, 7, 8, 9, 11, 13, 19, 20, 21, and 23; and (b) if otherwise defined herein, the definition found in this Addendum 1 shall control.

2. **EFFECT OF ADDENDUM.** The following enumerated sections of the Public Improvement Guarantee shall apply only to Public Improvements and not Landscaping Improvements: 10, 12, 14, 15, 16, 17, 18, and 22. The remainder of the Public Improvement Guarantee shall apply to Public and Landscaping Improvements.

ADDITIONAL TERMS AND CONDITIONS
FOR LANDSCAPING IMPROVEMENTS

3. **LANDSCAPING REQUIREMENTS.** APPLICANT shall install landscaping improvements pursuant to the approved final plat, site plan and construction drawings. APPLICANT shall warrant the landscaping improvements as set forth herein.

4. **ESCROW ACCOUNT.** As an independent guarantee with CITY for the purpose of insuring APPLICANT's completion and warranty of the Landscaping Improvements as set forth in "Exhibit A to Addendum 1," attached hereto and incorporated herein by reference, APPLICANT hereby assigns and sets over to CITY all its right, title, and interest in the principle of that certain Escrow Account entitled _____, held by DEPOSITORY in the amount of
(insert name and account number of Escrow Account)

$_____, (the "Landscaping Guarantee"), which is 100% of the
(insert amount)

estimated cost of the Landscaping Improvements as set forth in "Exhibit A to Addendum 1," attached hereto and incorporated herein by reference. The Landscaping Guarantee shall be in addition to, the Public Improvement Guarantee, and shall apply only to the Landscaping Improvements.

5. **INITIAL INSPECTION.** After APPLICANT has completed the Landscaping Improvements, APPLICANT shall request an inspection. The City will not approve the Landscaping Improvements unless installation complies with supplier and manufacturer recommendations, City ordinances, standards, and approved plans. After the City has inspected and approved landscaping, the Landscaping Guarantee may be reduced to an amount equal to ten percent (10%) of the original amount (the "Retainage"), and a twenty-four (24) month warranty period ("Warranty Period") shall commence. The guarantee reduction to ten percent (10%) and commencement of the Warranty Period shall be approved in writing by the City Manager.

6. **WARRANTY PERIOD.** APPLICANT hereby warrants that the Landscaping Improvements shall remain free from defects in materials, workmanship or design as determined by CITY, such that the Landscaping Improvements continue to meet CITY standards for twenty-four (24) months following inspection and approval by the City and commencement of the Warranty Period. APPLICANT expressly agrees that the Retainage shall not be released for twenty-four (24) months following commencement of the Warranty Period. Notwithstanding the Retainage, APPLICANT shall be responsible for any substandard, defective, or damaged Landscaping Improvements.

7. **SECOND INSPECTION.** The Developer shall replant, reseed and stabilize, as necessary, during the Warranty Period. At the end of the Warranty Period, the City shall inspect the Landscaping Improvements. If the City determines that the landscaping area has eroded, or plant material has died or has not shown growth, the APPLICANT shall replant, reseed and stabilize all substandard landscaping areas.

June 2009 **PLEASE INITIAL** _____

8. **FINAL RELEASE.** If the City determines that the plant material is established and growth has continued, the Retainage may be released to APPLICANT. Final release shall be approved in writing by the City Manager. If the City does not approve the Landscaping Improvements at the end of the Warranty Period, Developer shall replant, reseed and stabilize all substandard landscaping areas. If any areas need to be replanted, reseeded or stabilized the City may retain a portion of the Landscaping Guarantee to insure such work is done or may make written demand for remittance of the proceeds of the Landscaping Guarantee to the City.

9. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Landscaping Improvements prior to completion of the Warranty Period, and from and against any and all liability which may arise as a result of any Landscaping Improvements which are found to be defective during the twenty-four (24) month warranty period covered by this Agreement. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANTS agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

10. **DEMAND FOR THE USE OF PROCEEDS.** Should any Landscaping Improvements prove to be incomplete, substandard or defective within the twenty-four (24) month warranty period, CITY shall notify APPLICANT in writing of such substandard or defective Landscaping Improvements. APPLICANT shall then have thirty (30) calendar days to complete and repair the Landscaping Improvements. Should APPLICANT fail to complete and repair the Landscaping Improvements within the required time, CITY may demand the Proceeds of the Landscaping Guarantee. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Landscaping Improvements. The cost of completion of the Landscaping Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Landscaping Improvements or collecting he Proceeds.

June 2009 **PLEASE INITIAL** _____

EXHIBIT A to Addendum 1
ESTIMATED COST OF LANDSCAPING IMPROVEMENTS

ADDENDUM 2 – NONPUBLIC IMPROVEMENTS
(ESCROW FORM)

1. **INCORPORATION.** This Addendum 2 is hereby incorporated into the Public Improvement Guarantee Agreement, to which it is attached, for the purpose of addressing the guarantee for nonpublic improvements required, by the terms of the issuance of permits and approvals, to be completed by APPLICANT (the "Nonpublic Improvements"). Terms defined in the Public Improvement Guarantee, shall have the same meaning as set forth therein, except the following: (a) the term "Public Improvement(s)" shall also include nonpublic improvements as that term appears in the following sections: 3, 5, 6, 7, 8, 9, 11, 13, 19, 20, 21, and 23; and (b) if otherwise defined, the definition found in this Addendum 2 shall control.

2. **EFFECT OF ADDENDUM.** The following enumerated sections of the Public Improvement Guarantee shall apply only to Public Improvements and not Nonpublic Improvements: 10, 12, 14, 15, 16, 17, 18, and 22. The remainder of the Public Improvement Guarantee shall apply to Public and Nonpublic Improvements.

ADDITIONAL TERMS AND CONDITIONS FOR NONPUBLIC IMPROVEMENTS

3. **NONPUBLIC REQUIREMENTS.** APPLICANT shall install Nonpublic Improvements pursuant to the approved final plat, site plan and construction drawings.

4. **ESCROW ACCOUNT.** As an independent guarantee with CITY for the purpose of insuring APPLICANT's completion of the Nonpublic Improvements as set forth in "Exhibit A to Addendum 2," attached hereto and incorporated herein by reference, APPLICANT hereby assigns and sets over to CITY all its right, title, and interest in the principle of that certain Escrow Account entitled _____,
(insert name and account number of Escrow Account)

held by DEPOSITORY in the amount of $_____, (the "Nonpublic Improvement Guarantee"),
(insert amount)

which is 100% of the estimated cost of the Nonpublic Improvements as set forth in "Exhibit A to Addendum 2," attached hereto and incorporated herein by reference. The Nonpublic Improvement Guarantee shall be in addition to, the Public Improvement Guarantee, and shall apply only to the Nonpublic Improvements.

5. **INSPECTION AND RELEASE.** After APPLICANT has completed the Nonpublic Improvements, and the CITY has inspected and approved the Nonpublic Improvements, the CITY may release the Nonpublic Improvement Guarantee. Such release shall be approved in writing by the City Manager. The City Manager shall not approve the release unless installation(s) comply with CITY ordinances, standards, and approved plans.

If the CITY does not approve the Nonpublic Improvements, APPLICANT shall complete and repair all substandard Nonpublic Improvements. If any areas need to be completed or repaired, the CITY may retain a portion of the Nonpublic Improvement Guarantee to insure such work is done or may make written demand for remittance of the proceeds of the Nonpublic Improvement Guarantee to the CITY.

6. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless CITY, its officers, employees, agents and volunteers from and against any and all liability which may arise as a result of the installation of the Nonpublic Improvements, and from and against any and all liability which may arise as a result of any Nonpublic Improvements which are found to be defective upon inspection. This indemnification requirement includes indemnification for claims for attorney's fees, court cost and litigation expenses, of whatever type and amount. With respect to APPLICANT'S agreement to defend CITY, as set forth above, CITY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of CITY.

7. **DEMAND FOR THE USE OF PROCEEDS.** Should any Nonpublic Improvements prove to be incomplete, substandard or defective, CITY shall notify APPLICANT in writing. APPLICANT shall then have thirty (30) calendar days to complete and repair the Nonpublic Improvements. Should APPLICANT fail to complete and repair the Nonpublic Improvements within the required time, CITY may demand the Proceeds of the Nonpublic Improvement Guarantee. CITY may use and expend all the Proceeds or such lesser amount as may be necessary to complete the Nonpublic Improvements. The cost of completion of the Nonpublic Improvements shall include reimbursement to CITY for all costs, including, but not limited to, construction costs and any Incidental Costs incurred by CITY in completing the Nonpublic Improvements or collecting he Proceeds.

June 2009 **PLEASE INITIAL** _____

EXHIBIT A to Addendum 2
ESTIMATED COST OF NONPUBLIC IMPROVEMENTS

EXHIBIT E

DEPICTION OF OFFSITE WATER IMPROVEMENTS

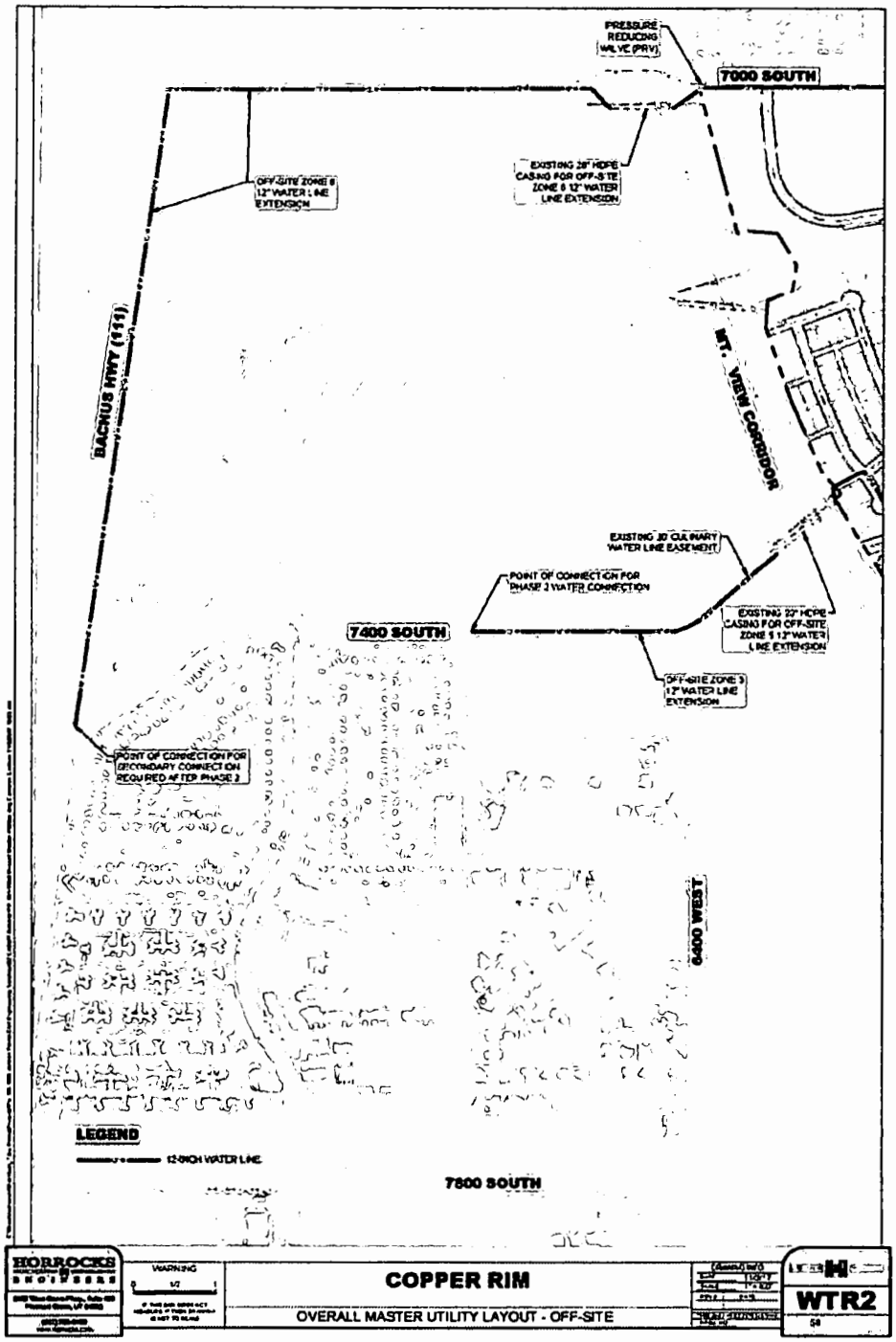


EXHIBIT F

DEPICTION OF HIGHLANDS LOOP CONNECTOR ROAD

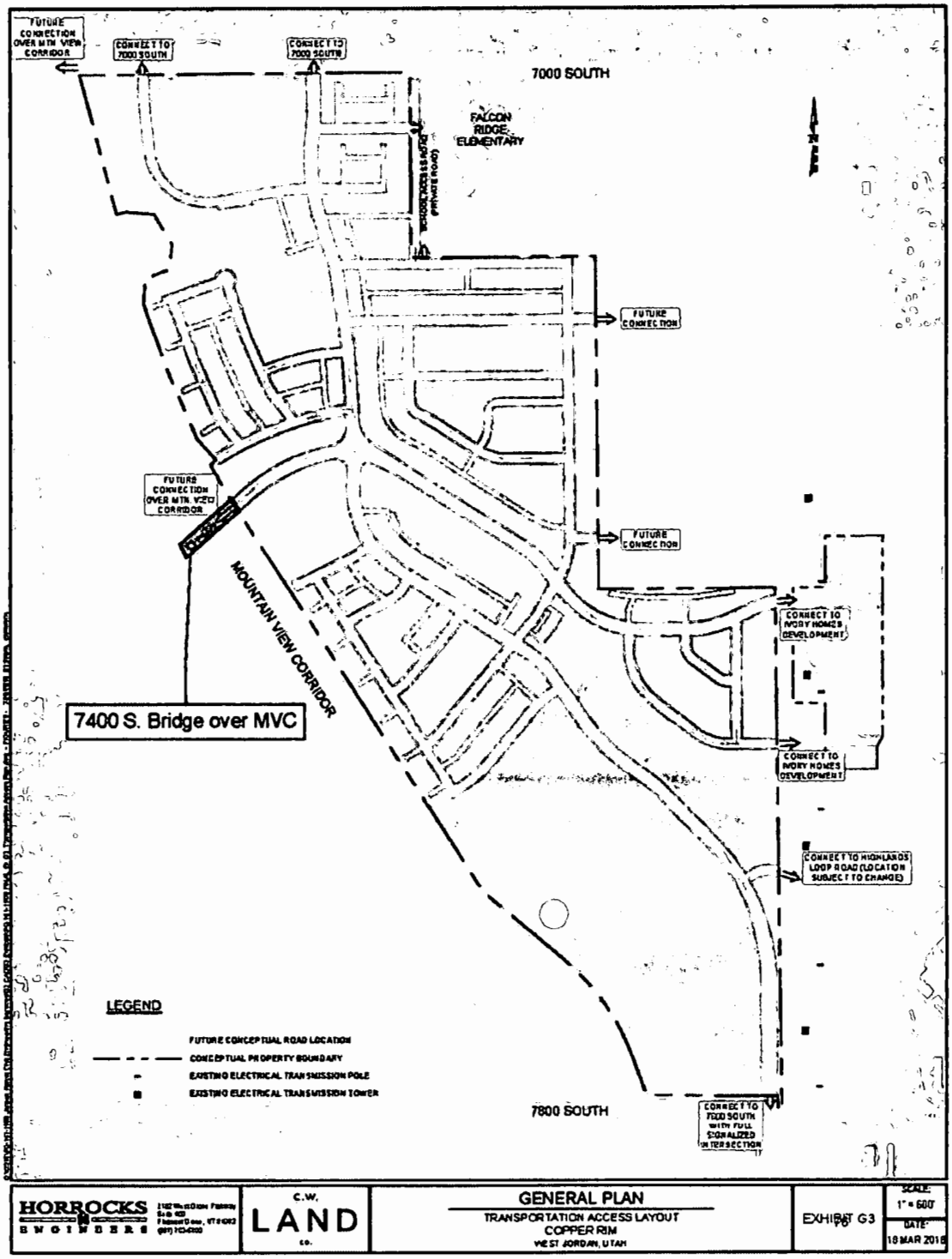


EXHIBIT G

UDOT APPROVAL OF 7400 SOUTH BRIDGE

LETTER
Mountain View Corridor

April 24, 2018

Mr. Dave Murphy
The City of West Jordan
8000 South Redwood Rd
West Jordan, UT 84088

SUBJECT: **COPPER RIM BRIDGE CONCEPT; 7400 S OVER MVC**

Dear Dave:

Per the City's request, UDOT's Mountain View Corridor (MVC) team has reviewed the concept plan for the 7400 South bridge crossing over MVC, as associated with the Copper Rim development plan.

The MVC team has found that the concept plans dated March 27, 2018, as prepared by Horrocks Engineers for C.W. Land Co., meet the MVC requirements of having a linear bridge, a support centered between MVC southbound and northbound lands, Shared Use Path on the east side, bridge allows for proper vertical clearance, and 3:1 side slopes for the bridge approach. The approved concept plans are attached for reference.

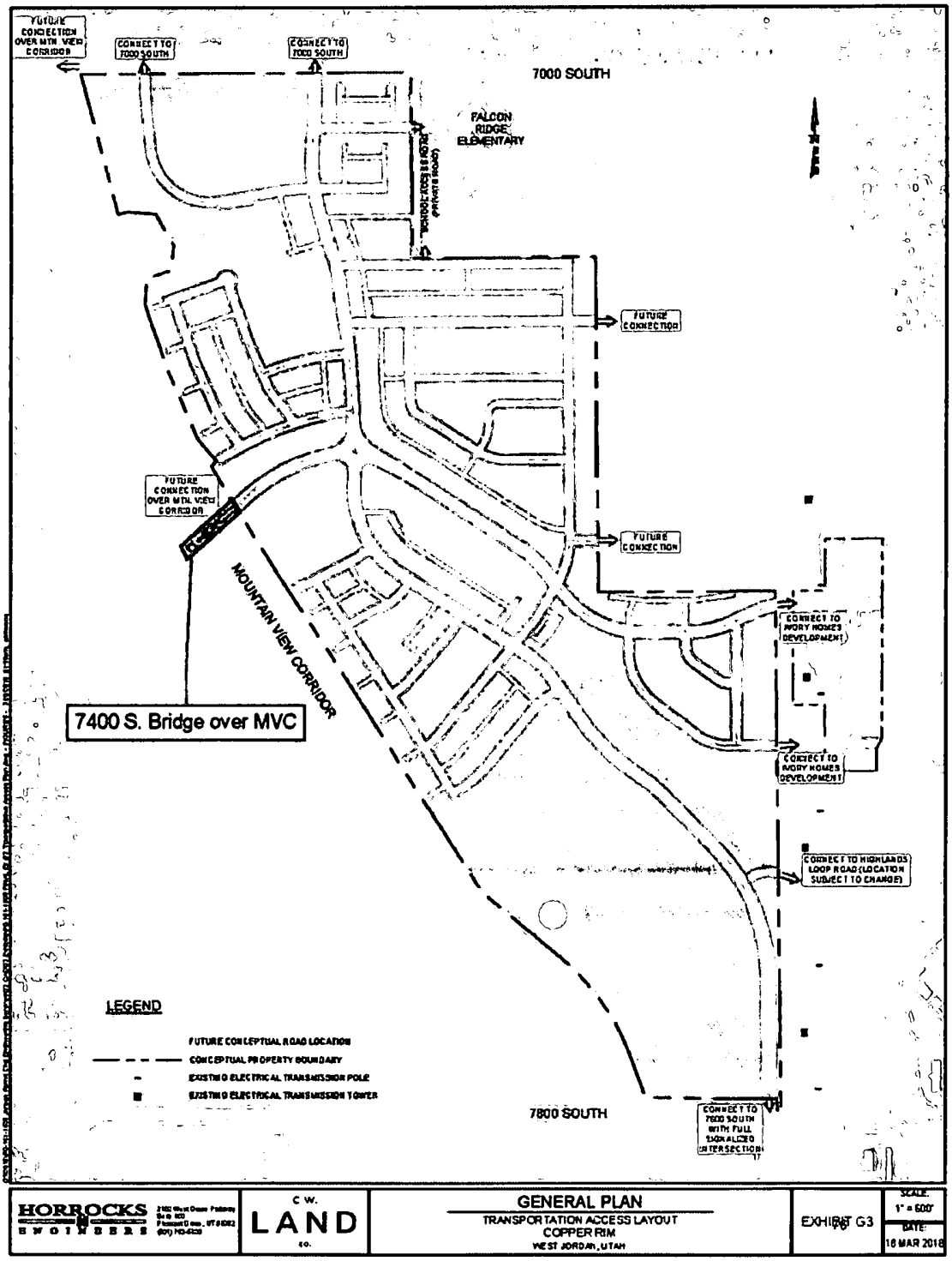
Thank you for coordinating the approval of this concept plan with the MVC team.

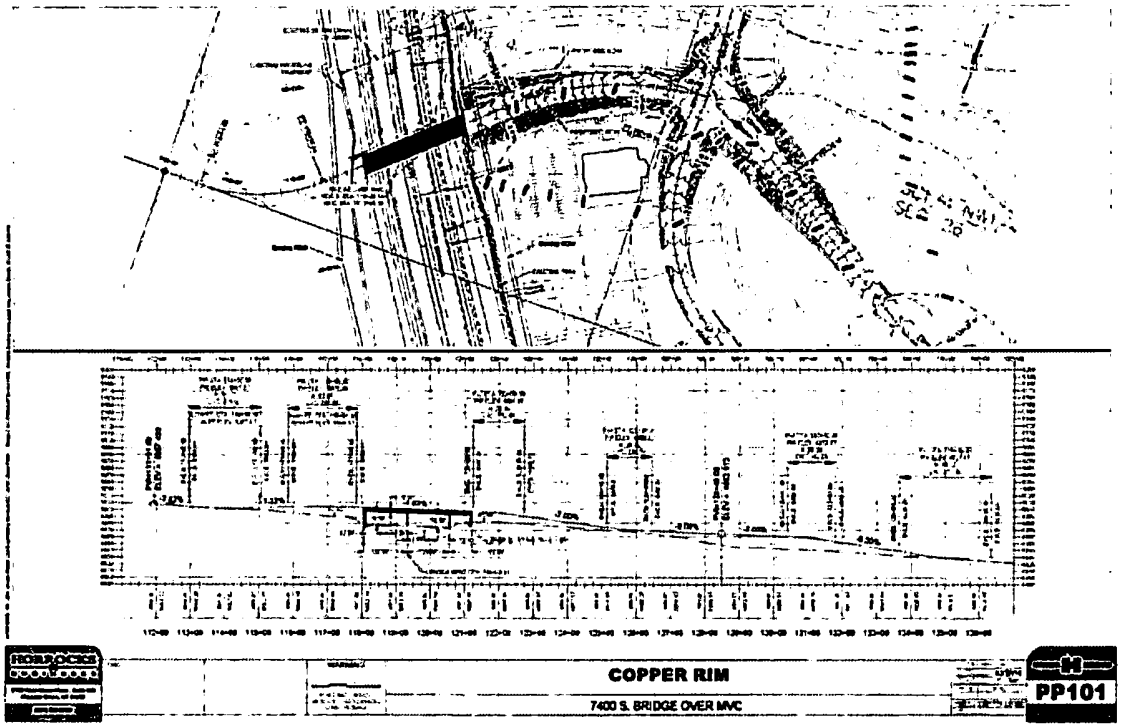
Sincerely,

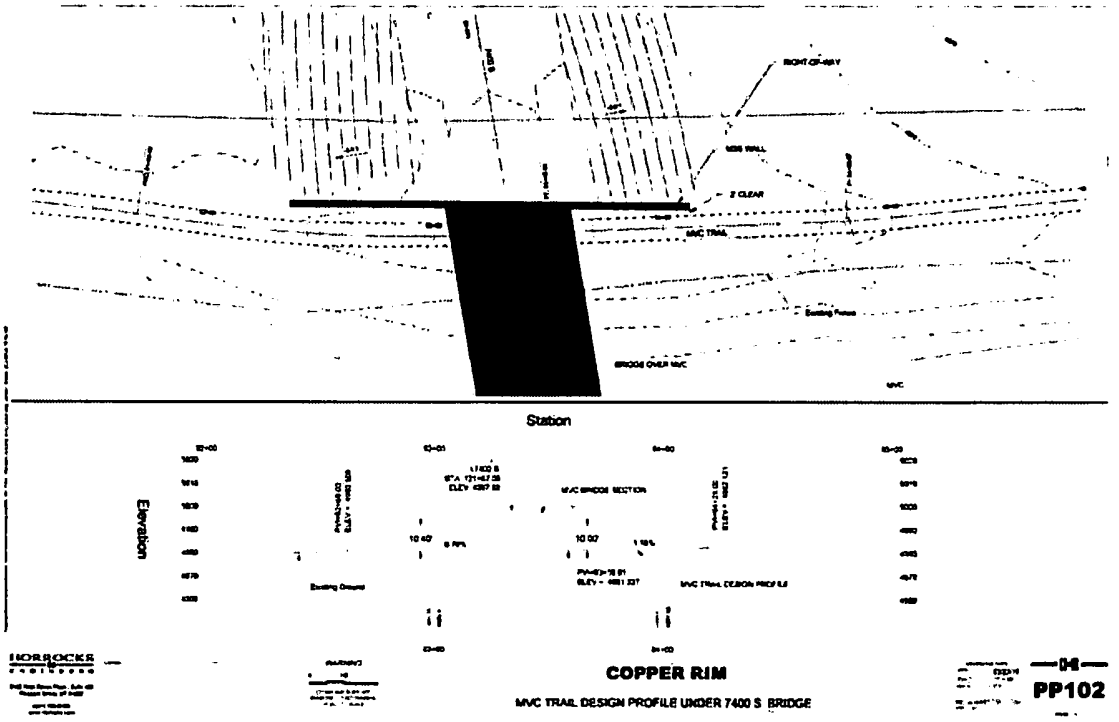
MOUNTAIN VIEW CORRIDOR

Joe Kammerer, P.E.
MVC Project Director

CC: Project File


7000 SOUTH
FALCON RIDGE ELEMENTARY
FUTURE CONNECTION
FUTURE CONNECTION OVER MTN. VIEW CORRIDOR
FUTURE CONNECTION
MOUNTAIN VIEW CORRIDOR
7400 S. Bridge over MVC
CONNECT TO IVORY HOMES DEVELOPMENT
CONNECT TO IVORY HOMES DEVELOPMENT
CONNECT TO HIGHLANDS LOOP ROAD (LOCATION SUBJECT TO CHANGE)
7800 SOUTH
LEGEND
FUTURE CONCEPTUAL ROAD LOCATION
CONCEPTUAL PROPERTY BOUNDARY
EXISTING ELECTRICAL TRANSMISSION POLE
EXISTING ELECTRICAL TRANSMISSION TOWER
HORROCKS ENGINEERS
C.W. LAND CO.
GENERAL PLAN
TRANSPORTATION ACCESS LAYOUT
COPPER RIM
WEST JORDAN, UTAH
EXHIBIT G3
SCALE: 1" = 600'
DATE: 16 MAR 2018


COPPER RIM
7400 S. BRIDGE OVER MVC
PP101


Station
Elevation
COPPER RIM
MVC TRAIL DESIGN PROFILE UNDER 7400 S BRIDGE
PP102

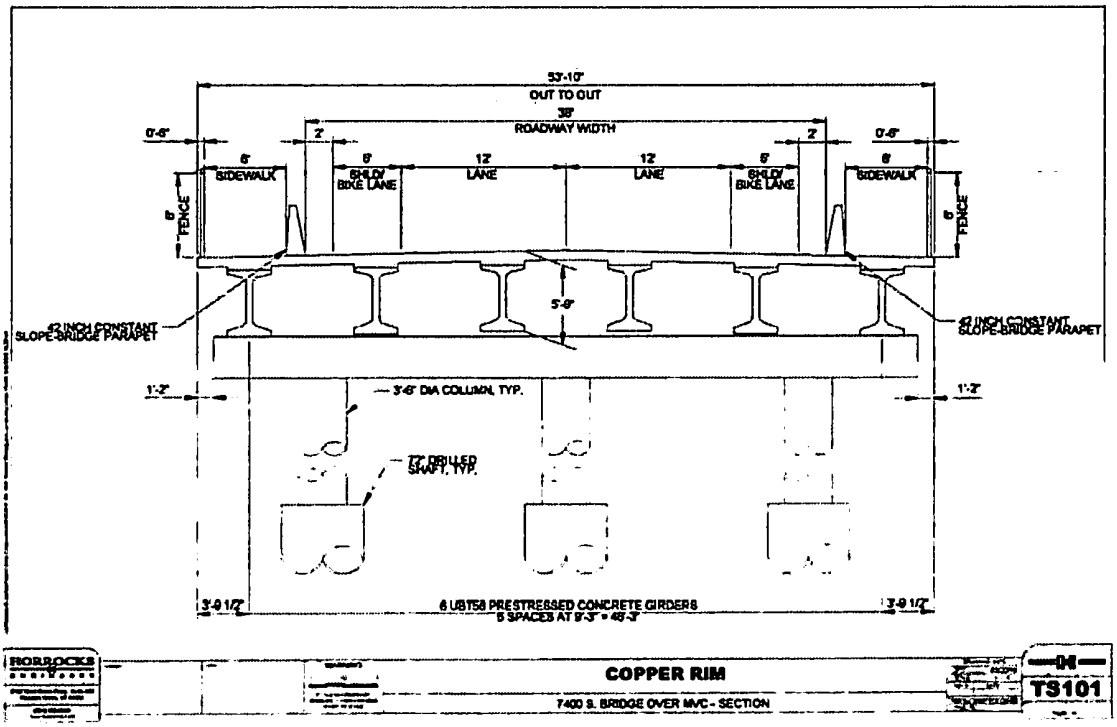
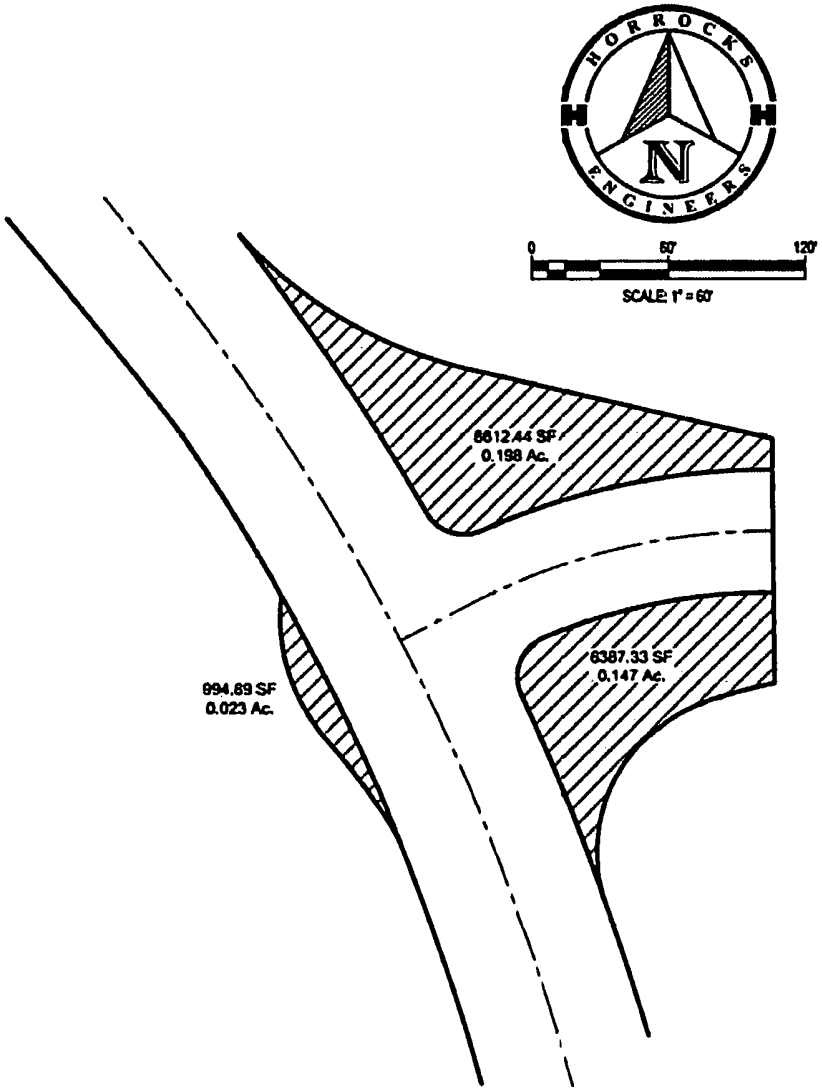

53'-10"
OUT TO OUT
38'
ROADWAY WIDTH
0'-6"
2'
6'
SIDEWALK
6'
6'-0" BIKE LANE
12'
LANE
12'
LANE
6'
6'-0" BIKE LANE
2'
6'
SIDEWALK
0'-6"
6'
FENCE
6'
FENCE
5'-6"
42 INCH CONSTANT SLOPE BRIDGE PARAPET
42 INCH CONSTANT SLOPE BRIDGE PARAPET
1'-2"
3'-6" DIA COLUMN, TYP.
1'-2"
77' DRILLED SHAFT, TYP.
3'-9 1/2"
6 UBT58 PRESTRESSED CONCRETE GIRDERS
5 SPACES AT 9'-3" = 46'-3"
3'-9 1/2"
COPPER RIM
7400 S. BRIDGE OVER MVC - SECTION
TS101

EXHIBIT H

DEPICTION OF AREA FOR POTENTIAL LOOP ROAD ROUNDABOUT



Midwest D-Vision Solutions
965 West Beardsley Place
Salt Lake City UT 84119

Phone: 801-377-4355
Fax: 801-295-7503

INVOICE

Invoice: DN180301
Invoice Date: 7/18/2018

Bill To:	**Project Details:**
GENERAL CONTRACTORS	CW Land Pet Stations 824 South West Temple Salt Lake City UT 84101

Payment Terms	**Contract Number**	**Invoice Due Date**
Net 30 Days		7/18/2018

Item Number - Description	**Scheduled Value**	**Prev. App Value**	**This App. Value**
12 - 12			
12-9000 - Site Furnishings	846.00	0.00	846.00
TOTAL:	846.00	0.00	846.00
Total Invoice Amount Due:			846.00

FINAL DEVELOPMENT PLAN

July 16, 2018

BK 10733 PG 4752

PRELIMINARY DEVELOPMENT PLAN OVERVIEW

BK 10733 PG 4753

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BK 10733 PG 4754

WEST JORDAN UTAH

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT Colin Wright / C.W. Land Co. DATE 8/23/2017

PROJECT Jensen

GENERAL INFORMATION

Your Check	City Check	Description
☑	☐	Outline of the subject property(s)
☑	☐	Site acreage
☑	☐	General subdivision layout (if a subdivision is required)
☑	☐	General site plan layout (if mixed use)
☑	☐	Phasing Plan
☑	☐	Types of land use(s)
☑	☐	General street and pedestrian layout
☑	☐	General Building footprints (if mixed use)
☑	☐	Conceptual elevations of structures, buildings, monuments
☑	☐	General landscape and/or open space areas (trails, riparian corridors, equestrian and/or animal keeping areas)
☑	☐	Proposed parking areas
☑	☐	Proposed storm water detention
☑	☐	Flood plain boundary (if known)
☑	☐	Sensitive hillsides or wetlands
☐ n/a	☐	Density Bonuses (proposed amenity checklist completion)
☐ n/a	☐	Overall maximum density calculation based on proposed installation of amenities and improvements.
☑	☐	CD of all plans in PDF format

BK 10733 PG 4755

WEST JORDAN UTAH

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

PRELIMINARY DEVELOPMENT PLAN INFORMATION

Your Check	City Check	Description
☑	☐	Application
☑	☐	Fees
☑	☐	Owner(s) Affidavit
☑	☐	The initial submittal will require two (2) copies of the plan.
☑	☐	Subsequent submittal will require fifteen (15) 81/2 x 14 bound color textual and visual report
☑	☐	Scope Introduction which explains the land use and zoning characteristics ☑ Overall project area ☑ Number of proposed dwelling units ☑ Number of phases ☑ Mixed use areas ☑ Parks ☑ Schools ☑ Trails ☑ Special amenities
☑	☐	Location ☑ Overall location of the project ☑ Location of differing proposed land
☑	☐	Land features – description and location of existing physical features ☑ Drainage canals ☑ Irrigation canals ☑ Flood plains ☑ Steep slopes ☑ Infrastructure ☑ Ditches ☑ Easements
☐ n/a	☐	Improvement and amenities installation – this portion of the report shall explain which development improvements and amenities are being selected for purposed density bonus n/a ☐ Exactly how the criterion is being met n/a ☐ The purpose of the improvement or amenity n/a ☐ Describe how the improvement or amenity serve the development (outside of increasing

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

overall density

n/a ☐ Define what is being installed to meet the criterion by giving the number, type and or placement of each type of improvement or amenity feature (i.e. traffic calming devices etc.)

☑ ☐ Zoning regulations

Explain how the City zoning regulations apply to the proposed development - including the following:

- ☑ Minimum and average lot area
- ☑ Minimum and average lot width
- ☑ Setback information based on garage placement
- ☑ Minimum living area per each proposed structure type
- ☑ Maximum and average height of each proposed structure type

☑ ☐ Building and structures

- ☑ Number and placement of each dwelling/structure type
- ☑ Direct reference on the plan to specific building elevations

☑ Fencing and wall – explain and indicate the following:

- ☑ Placement
- ☑ Height
- ☑ Type
- ☐ Maintenance responsibilities
- ☑ Elevation

☑ ☐ Lighting – explain and indicate the following:

- ☑ Placement
- ☑ Height
- ☑ Style(s)
- ☑ Elevation/profile
  - ☑ Light
  - ☑ Light base
  - ☑ Fixture

☑ ☐ Public and private use areas – explain areas which will serve as either public or private use areas

- ☑ Recreational
- ☑ Open space
- ☑ Park
- ☑ School
- ☑ Public utility
- ☑ Maintenance responsibilities for each use area

☑ ☐ Landscaping - identify the following:

- ☑ Location
- ☑ Amount sqft
- ☑ Purpose

☒ ☐ Reimbursement of Public

- ☒ Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement

o See Proposed Development Agreement in Separate Application

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

Include as an appendix or inserted throughout the report detailed renderings and drawings of the following

- ☑ Existing land use and zoning surrounding the proposed development
- ☑ Location of all abutting structures within 100 ft
- ☑ Identify all abutting property owners

Exterior elevations of all sides or exterior perspectives of the following:

- ☑ Residential buildings
- ☑ Mixed use buildings
- ☑ Monuments
- ☑ Gateway features
- ☑ any additional structures

Residential development

- ☑ Building envelope of every lot
- ☑ Lot dimensions
- ☑ Building footprint
- ☑ Lot area

Street layout system

Parking layout

- ☑ Parking stalls
- ☑ Ingress and egress areas
- ☑ Emergency lanes
- ☑ Medians

Location of existing services

- ☑ Water
- ☑ Sanitary sewer
- ☑ Storm Drain
- ☑ Electricity
- ☑ Natural gas

Copy of preliminary site plan showing:

- ☑ Site plan
- ☑ Landscape and irrigation plan
- ☑ Fencing /wall plan
- ☑ Lighting

Copy of preliminary subdivision or condominium plat showing:

- ☑ Slope analysis map for projects with a slope in excess of 10%
- ☑ Drainage ways
- ☑ Roadway plans
- ☑ Traffic impact study (if applicable)
- ☑ Existing public facilities/utilities

☑ ☐ CD of all plans in PDF format

BK 10733 PG 4756

CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

20-26-326-003-4001
20-26-326-003-4002
20-26-101-004-4001
20-26-101-004-4002

Sidwell # _____ **Acreage:** _____ **Lots:** _____ **Zoning:** A-20

Project Location: NW Corner of 7800 South and 5800 West

Project Name: Copper Rim

Type of Application:

- ☐ Subdivision
- ☐ Site Plan
- ☐ Rezone
- ☐ Condominium
- ☐ Conditional Use Permit
- ☐ General Land Use Amendment
- ☐ Agreement
- ☐ Other _____

Applicant: Colin Wright ***Company:*** CW LAND Co.

Address: 1222 West Legacy Crossing Blvd. #6

City: Centerville **State:** Utah **Zip:** 84014

Telephone: Office: (801)721-9079 **Cell:** _____

Email bryan@cw.land

Property Owner: Craig D. Jensen and Richard H. Jensen

Address: 1222 West Legacy Crossing Blvd. #6

City: Centerville **State:** UT **Zip:** 84014

Telephone: Office: (801)888-5528 **Cell:** _____

Email colin@cw.land

Engineer: Dave Peterson ***Company:*** Horrocks Engineers

Address: 2162 W. Grove Parkway, Suite 400

City: Pleasant Grove **State:** UT **Zip:** 84062

Telephone: Office: (801)763-5277 **Cell:** _____

Email davep@horrocks.com

Architect: Eric Osth, AIA ***Company:*** Urban Design Associates

Address: 3 PPG Place, 3rd Floor

City: Pittsburgh **State:** PA **Zip:** 15222

Telephone: Office: (412)263_5200 **Cell:** (412)225-0435

Email _____

SIGNATURE: _____ **DATE:** _____

Project #: _____ **Date:** _____

Received By: ODA _____ **PLANNING** _____ **ENGINEERING** _____

Revised 9/1/14

WEST JORDAN DEVELOPMENT APPLICATION REVIEW FEES

8000 South Redwood Road
(801) 569-5180

Preliminary and Final Review fee amount includes two (2) reviews.
Additional reviews will be charged the supplemental rate as noted.
The fees listed here are in no way a guarantee that these are the only fees assessed by the City of West Jordan.

CONDITIONAL AND TEMPORARY USE PERMITS

_____	Conditional Use Permit – *CUP*	$700
_____	Administrative Conditional Use Permit - *CUPA*	$350
_____	Engineering Review Fee - *ECUP*	$200
_____	Amended Conditional Use - *ACUP*	$200
_____	Temporary Use Permit Planning Commission - *TUPC*	$350
_____	Temporary Use Permit Administrative - *TUP*	$150
_____	Temporary Use Permit Renewal - *TUPR*	$150

GENERAL PLAN AND ZONE AMENDMENTS

_____	General Land Use Map Amendment -- *PRG*	$1,590
_____	General Land Use Text Amendment -- *MPA*	$2,010
_____	Zone Change Review --*ZCR*	$1,590
_____	Zone Text Amendment --*ZTA*	$2,010

AGREEMENTS AND DEVELOPMENT PLANS

_____	Agreement Request (Reimbursement, Franchise etc) -*DRPA*	$1,000 Deposit plus Staff time
_____	Conceptual Development Plan – *DPC*	$490
✓	Preliminary Development Plan – *PDP*	$1,065 (includes 2 reviews)
_____	Preliminary Development Plan Supplemental –*PDPS*	$83.50 Hourly Charge
_____	Final Development Plan – *FDP*	$850 (includes 2 reviews)
_____	Final Development Plan Supplemental – *FDPS*	$84 Hourly Charge
_____	Revised Preliminary Development Plan – *RPP*	$850 (includes 2 reviews)
_____	Revised Preliminary Development Plan Supplemental - *RPDS*	$84 Hour Charge
_____	Revised Final Development Plan – *RFP*	$850 (includes 2 reviews)
_____	Revised Final Development Supplemental - *FDPS*	$84 Hourly Charge
✓	Engineering Review Fee - *EAPR*	$350

MISCELLANEOUS

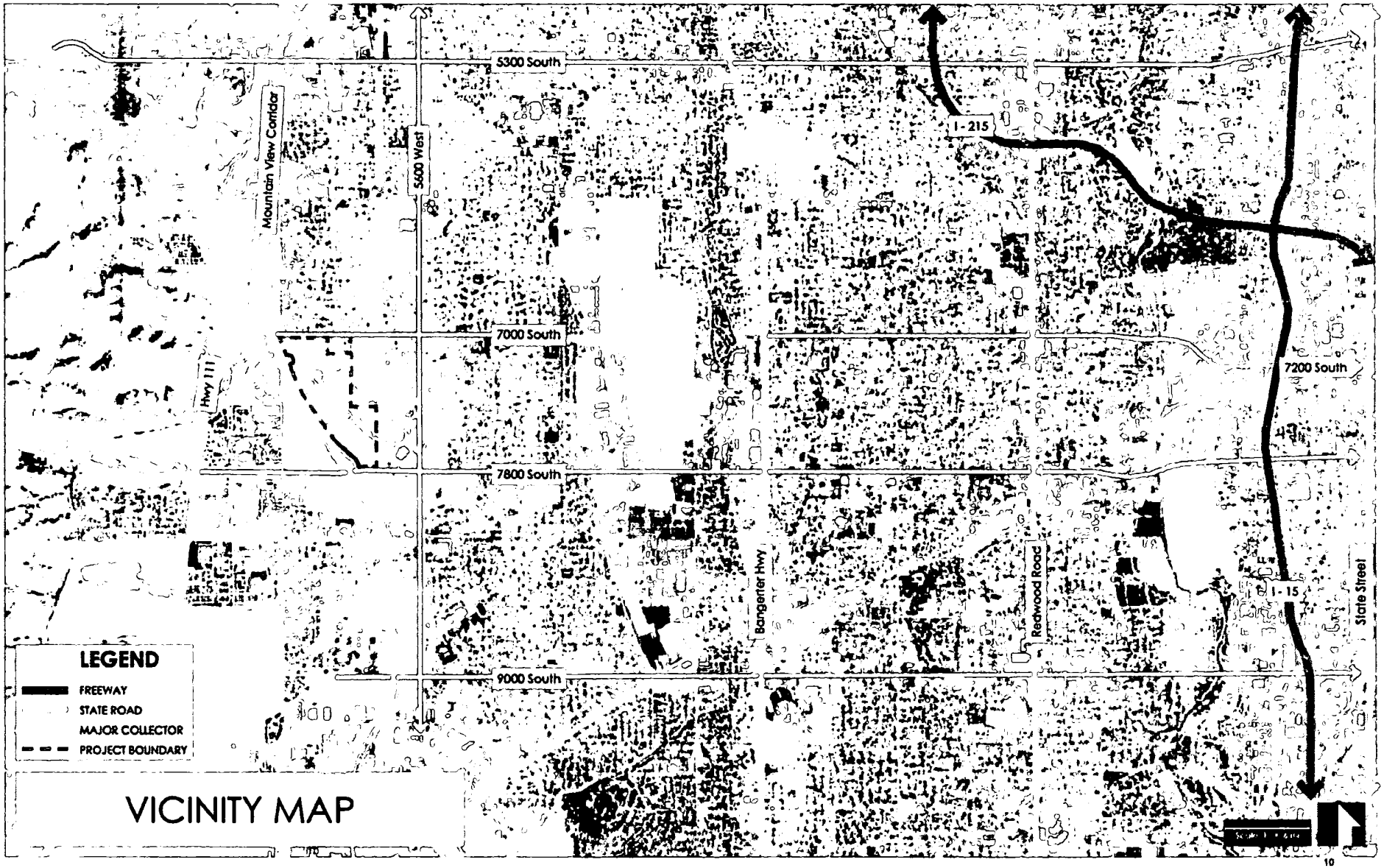
_____	Amended Subdivision Condition – *ASC*	$450 (includes 2 reviews)
_____	Amended Subdivision Condition Supplemental - *SASC*	$88 Hourly Charge
_____	Annexation - *RRA*	$2375 (includes 2 reviews)
_____	Annexation Supplemental Review - *RRAS*	$82 Hourly Charge
_____	Concept Plan Meeting – *CPM*	$500
✓	Design Review Committee – *ARC*	$250
_____	Development Time Extension -- *DTE*	$150
_____	Miscellaneous PC Application -- *MPC*	$400
_____	Request for Modification of Eng Design Standards-*RMDS*	$500
_____	Request for Modification of Design Standards *WAV*	$1,150
_____	Request for Deferral –*DEF*	$1,150
_____	Sheet Change Correction – *SCC*	$41 per Sheet
_____	Street Vacation - *ROWV*	$1490 (includes 2 reviews)
_____	Street Vacation Supplemental Review- *RWVS*	$81.50 Hourly Charge
_____	Subdivision Vacation - *SVA*	$1490 (includes 2 reviews)
_____	Subdivision Vacation Supplemental Review - *SVAS*	$81.50 Hourly
_____	Zoning Administration / Interpretation – *ZAIN*	$52 per Hour
_____	Zoning Verification Letter – *ZVL*	$50

APPEALS

_____	Board of Adjustments Variance Request – *VRA*	$800
_____	Board of Adjustment Expansion of Non-Conforming Use –*VRE*	$800
_____	Sign Plan Review/Appeal – *SPP*	$250
_____	City Council -*ACC*	$1,150
_____	Appeal of Administrative Decision - *SPA*	$980
_____	Appeal to Board of Adjustments – *ABAD*	$250

SCOPE

BK 10733 PG 4759



BK 10733 PG 4760

Zoning & Land Use

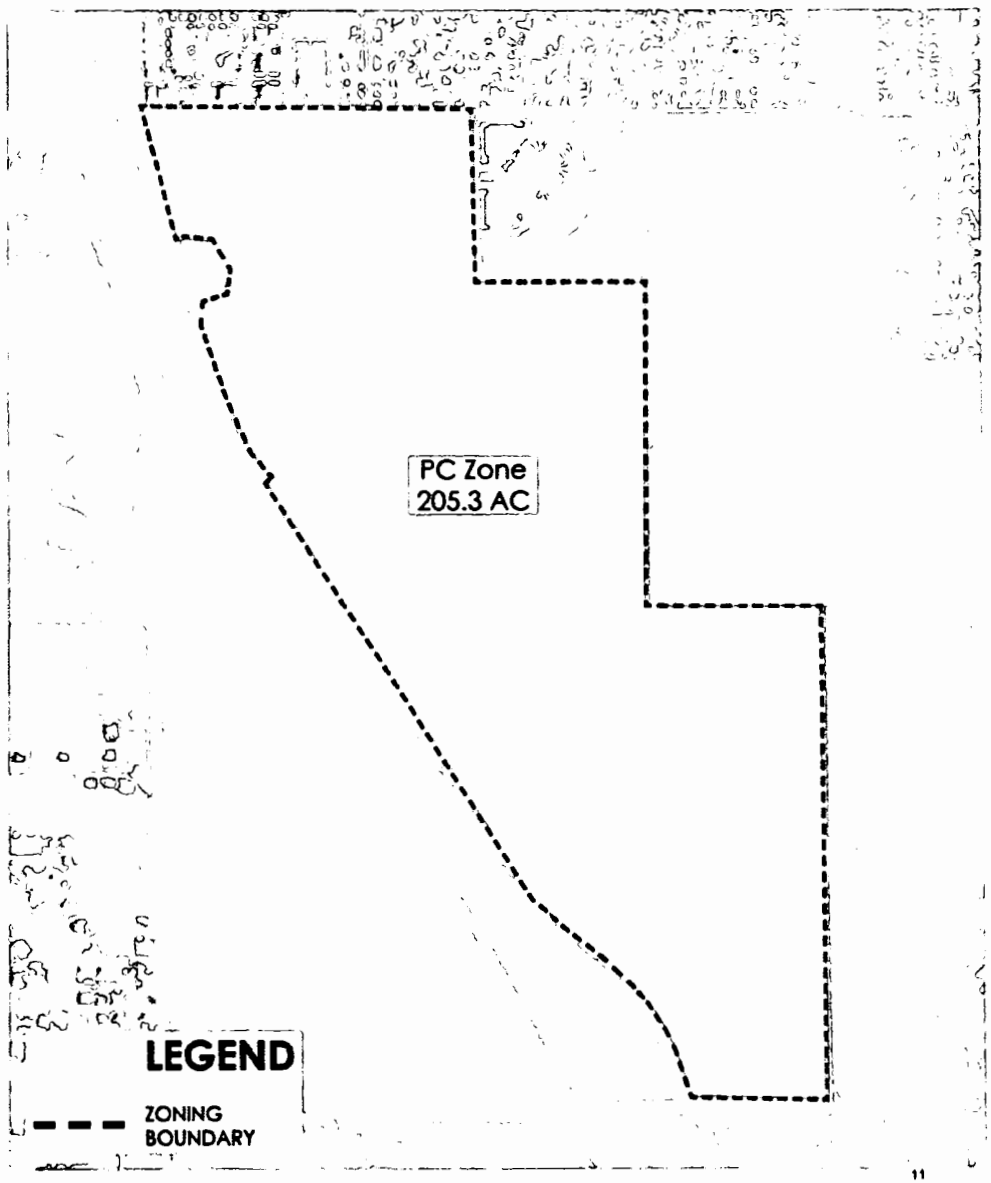
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land has historically been zoned A-20 agriculture, but was recently changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium and higher density residential products, along with a proposed commercial center on 7800 South.

The Preliminary Development Plan calls for 753 residential units; comprised of Preserve Lots, Cottage Lots, Townhomes, and Age Restricted Units. The Copper Rim project also includes a 38.4-acre commercial parcel and a 3.8 acre church site. The average residential density for the medium density area is 4.9 du/ac.

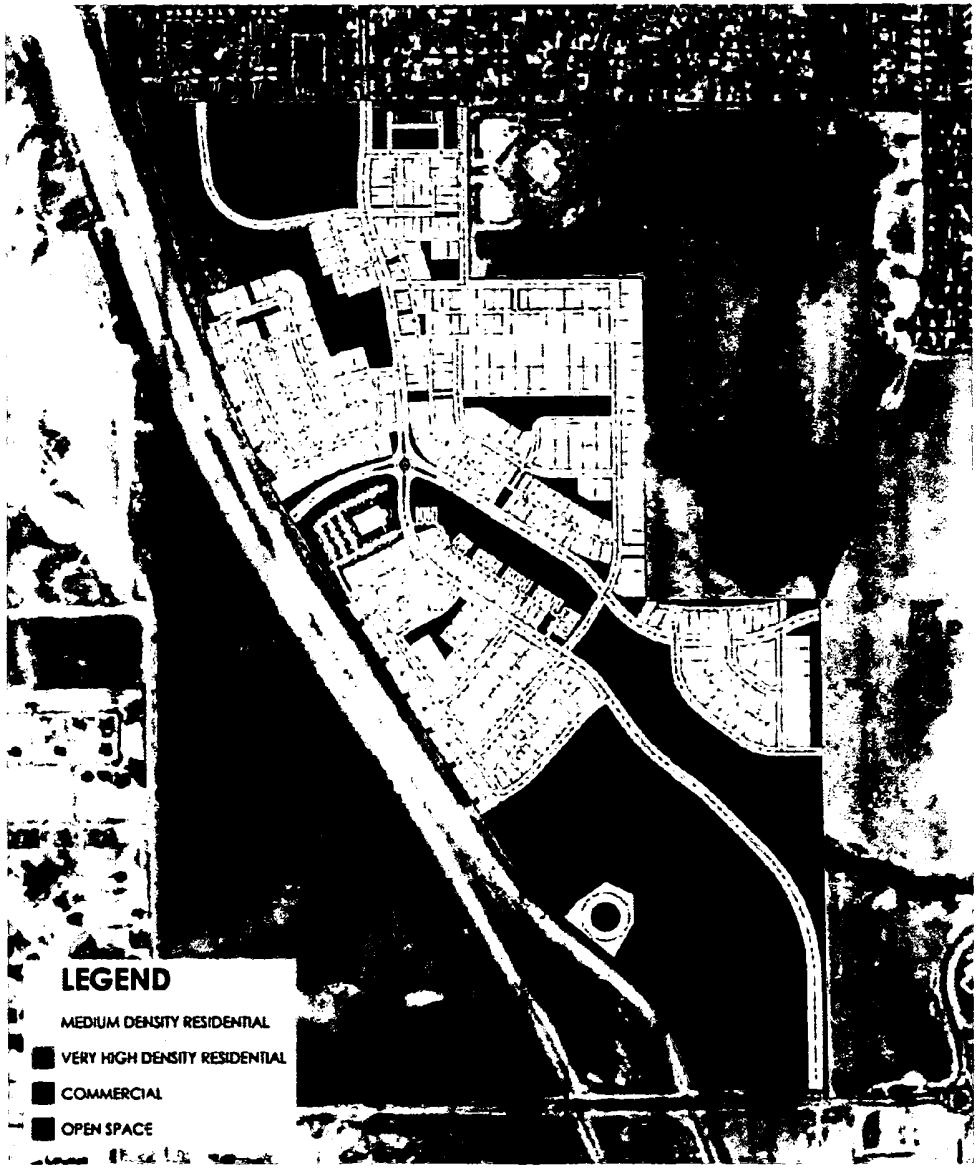
Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, tot lots, passive and active recreation areas, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.



BK 10733 PG 4761



Use Map and Buildout Allocation

TABLE 1 - BUILDOUT ALLOCATION

USE	ACRES
MEDIUM DENSITY RESIDENTIAL	152.3 ac
VERY HIGH DENSITY RESIDENTIAL	14.6 ac
COMMERCIAL	38.4 ac
TOTAL ACRES	205.3 ac

BK 10733 PG 4762

Density Designation

As seen in the Density Designation diagram to the right, Copper Rim is broken up into three zoning distinctions: Commercial, Medium Density Residential, and Very High Density Residential. The following paragraphs will break down each zoning distinction by acreage, total units, roads, area above 30% slope, and other undevelopable acreage (See Title 13-5C-6-A2 and Title 13-5C-6-B).

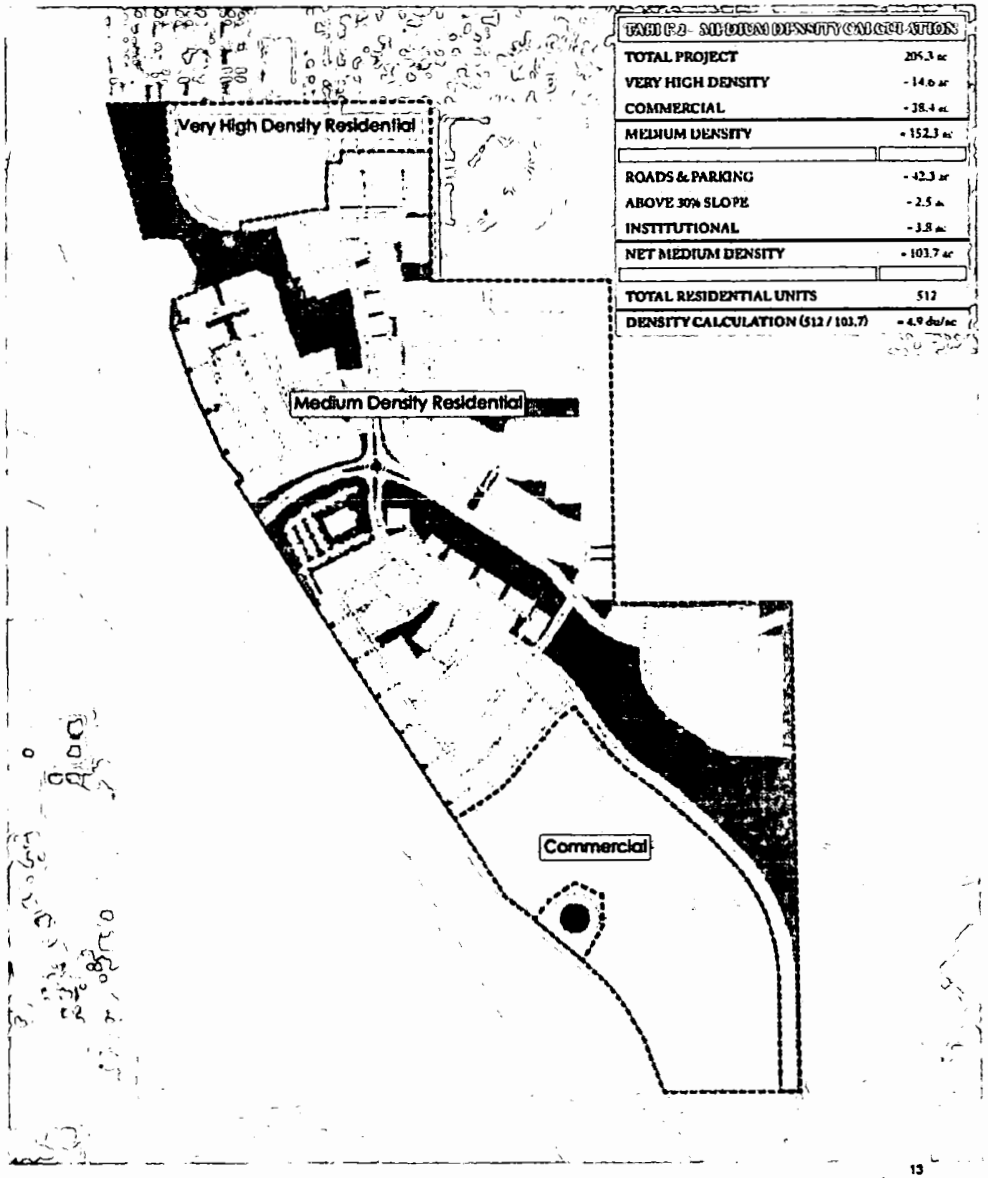
Commercial:
The commercial area as shown in the Density Designation diagram is 38.4 acres. Within this parcel there are no residential units, therefore the density for this area is zero units per acre.

Medium Density Residential:
The medium density residential area is 152.3 acres, and includes the 3.8 acre institutional phase, and the two acre water tank. There are 42.3 acres of road, and 2.5 acres of area above 30% slope, which leaves 103.7 acres of developable land. Within the medium density residential area are 138 preserve lots, 313 cottage lots, and 61 townhome lots for a total unit count of 512. The average net density for the medium density area is 4.9 du/ac (512 units/103.7 acres)

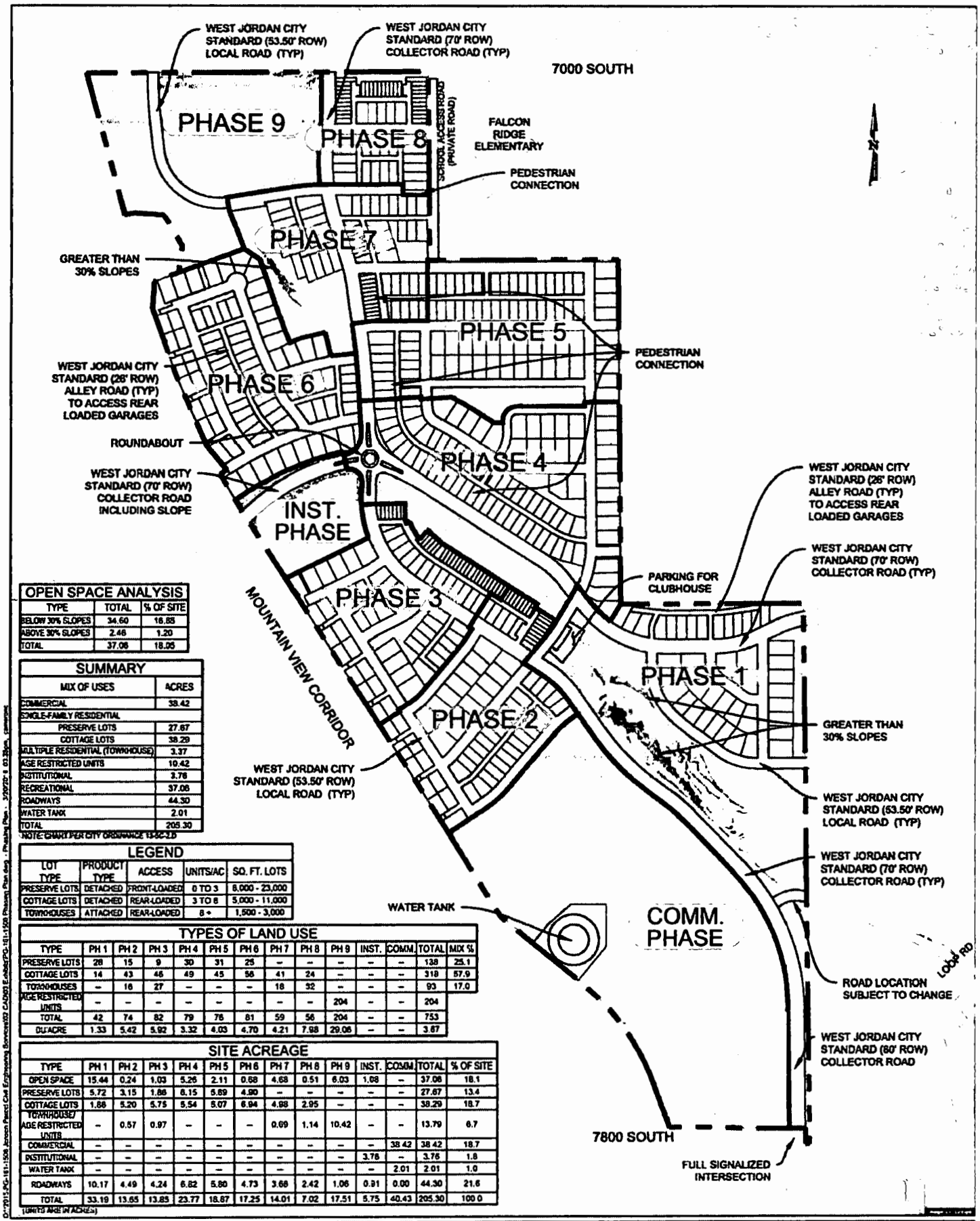
Very High Density Residential:
The very high density residential area is 14.6 acres, and encompasses part of phase 8, and part of phase 9. The dividing line between the medium density and very high density residential areas runs along the ROW edge as shown in the Lot Breakdown diagram. There are two acres of roads in this zoning distinction, and no acres above 30% slope which leaves 12.6 acres of developable land. Within the very high density residential area are 204 age restricted units, 32 townhomes, and 5 cottage lots for a total of 241 overall units. The average net density for the very high density residential area is 19.1 du/ac (241 units/12.6 acres)

Overall Density:
The overall density is calculated by totaling the total number of units, divided by the combined developable area of the entire development. There are 753 units (512 medium density units + 241 very high density units) in the development and 155.8 acres of developable land (38.4 commercial acres + 103.7 medium density acres + 12.6 very high density acres). 753 units divided by 154.7 acres of developable land equals 4.9 du/ac for the entire development. Townhomes constitute 16.9% of the total unit count excluding the age restricted units.

Lot Types:
Relative to West Jordan's land use classification, low, medium, high, and very high density land use categories, Copper Rim contains 138 medium density lots (preserve lots), 318 high density lots (cottage lots), and 297 very high density lots (townhomes and age restricted units). The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are: vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels.



BK 10733 PG 4763



OPEN SPACE ANALYSIS		
TYPE	TOTAL	% OF SITE
BELOW 30% SLOPES	34.60	16.88
ABOVE 30% SLOPES	2.46	1.20
TOTAL	37.06	18.05

SUMMARY	
MIX OF USES	ACRES
COMMERCIAL	38.42
SINGLE-FAMILY RESIDENTIAL	
PRESERVE LOTS	27.67
COTTAGE LOTS	38.29
MULTIPLE RESIDENTIAL (TOWNHOUSE)	3.37
AGE RESTRICTED UNITS	10.42
INSTITUTIONAL	3.76
RECREATIONAL	37.06
ROADWAYS	44.30
WATER TANK	2.01
TOTAL	205.30

NOTE: SUBJECT PER CITY ORDINANCE 13-8C-2.B

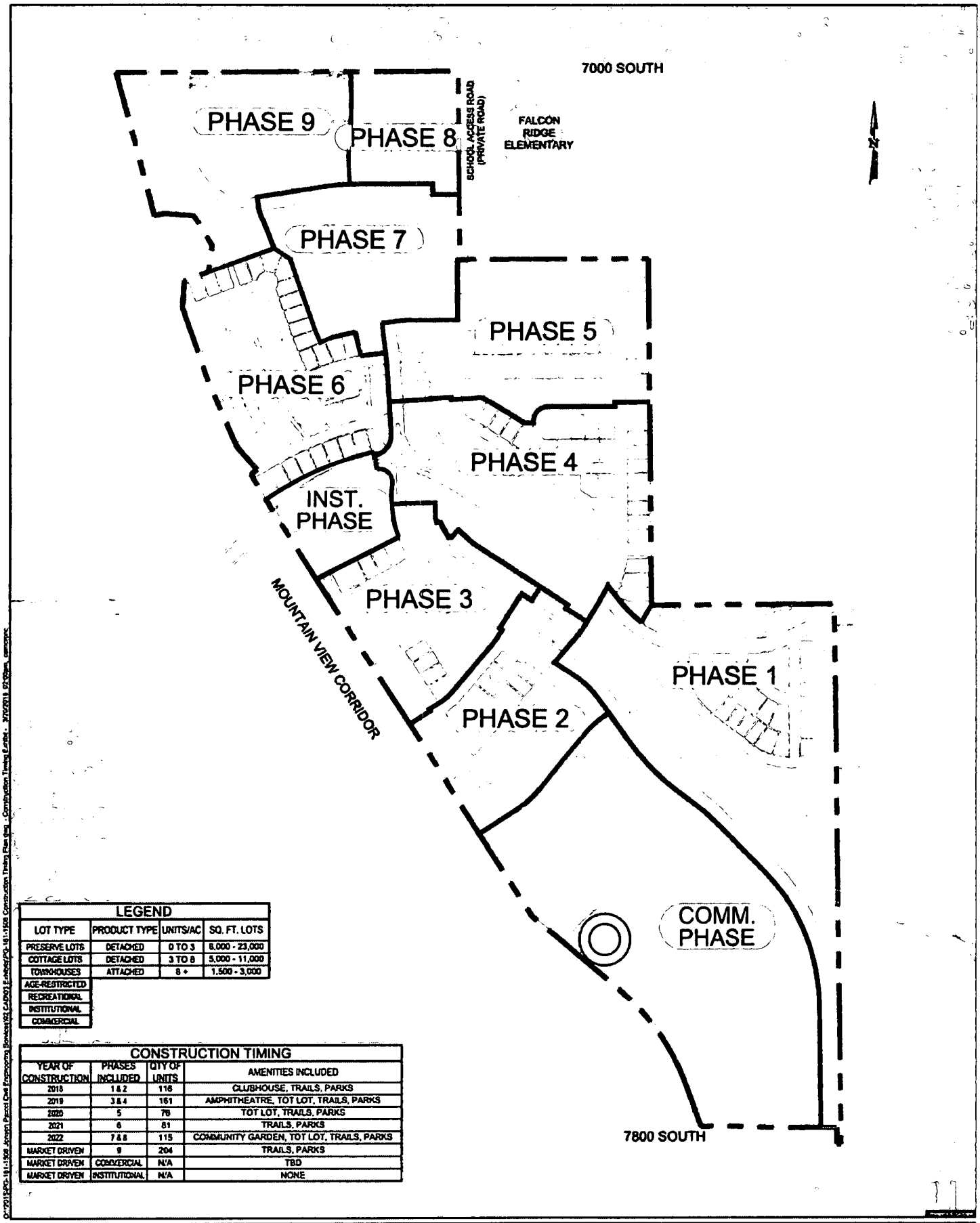
LEGEND				
LOT TYPE	PRODUCT TYPE	ACCESS	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	FRONT-LOADED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	8+	1,500 - 3,000

TYPES OF LAND USE													
TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	INST.	COMM.	TOTAL	MIX %
PRESERVE LOTS	28	15	9	30	31	25	–	–	–	–	–	138	25.1
COTTAGE LOTS	14	43	46	49	45	56	41	24	–	–	–	318	57.9
TOWNHOUSES	–	16	27	–	–	–	18	32	–	–	–	93	17.0
AGE RESTRICTED UNITS	–	–	–	–	–	–	–	–	204	–	–	204	
TOTAL	42	74	82	79	76	81	59	56	204	–	–	753	
DU/ACRE	1.33	5.42	5.92	3.32	4.03	4.70	4.21	7.98	29.06	–	–	3.67	

SITE ACREAGE													
TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	INST.	COMM.	TOTAL	% OF SITE
OPEN SPACE	15.44	0.24	1.03	5.26	2.11	0.68	4.68	0.51	6.03	1.08	–	37.06	18.1
PRESERVE LOTS	5.72	3.15	1.86	6.15	5.89	4.90	–	–	–	–	–	27.67	13.4
COTTAGE LOTS	1.88	5.20	5.75	5.54	5.07	6.94	4.88	2.95	–	–	–	38.29	18.7
TOWNHOUSE/ AGE RESTRICTED UNITS	–	0.57	0.97	–	–	–	0.69	1.14	10.42	–	–	13.79	6.7
COMMERCIAL	–	–	–	–	–	–	–	–	–	–	38.42	38.42	18.7
INSTITUTIONAL	–	–	–	–	–	–	–	–	–	3.76	–	3.76	1.8
WATER TANK	–	–	–	–	–	–	–	–	–	–	2.01	2.01	1.0
ROADWAYS	10.17	4.49	4.24	6.82	5.80	4.73	3.66	2.42	1.06	0.91	0.00	44.30	21.6
TOTAL	33.19	13.65	13.85	23.77	18.87	17.25	14.01	7.02	17.51	5.75	40.43	205.30	100.0

(UNITS ARE IN ACRES)

HORROCKS ENGINEERS — 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	C.W. LAND	CONCEPT DEVELOPMENT PLAN DEVELOPMENT PLAN JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT D1	SCALE: 1" = 600' DATE: 20 MAR 2018



LEGEND			
LOT TYPE	PRODUCT TYPE	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	0 TO 3	6,000 - 23,000
COTTAGE LOTS	DETACHED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	8 +	1,500 - 3,000
AGE-RESTRICTED			
RECREATIONAL			
INSTITUTIONAL			
COMMERCIAL			

CONSTRUCTION TIMING			
YEAR OF CONSTRUCTION	PHASES INCLUDED	QTY OF UNITS	AMENITIES INCLUDED
2018	1 & 2	116	CLUBHOUSE, TRAILS, PARKS
2019	3 & 4	161	AMPHITHEATRE, TOT LOT, TRAILS, PARKS
2020	5	76	TOT LOT, TRAILS, PARKS
2021	6	81	TRAILS, PARKS
2022	7 & 8	115	COMMUNITY GARDEN, TOT LOT, TRAILS, PARKS
MARKET DRIVEN	9	204	TRAILS, PARKS
MARKET DRIVEN	COMMERCIAL	N/A	TBD
MARKET DRIVEN	INSTITUTIONAL	N/A	NONE

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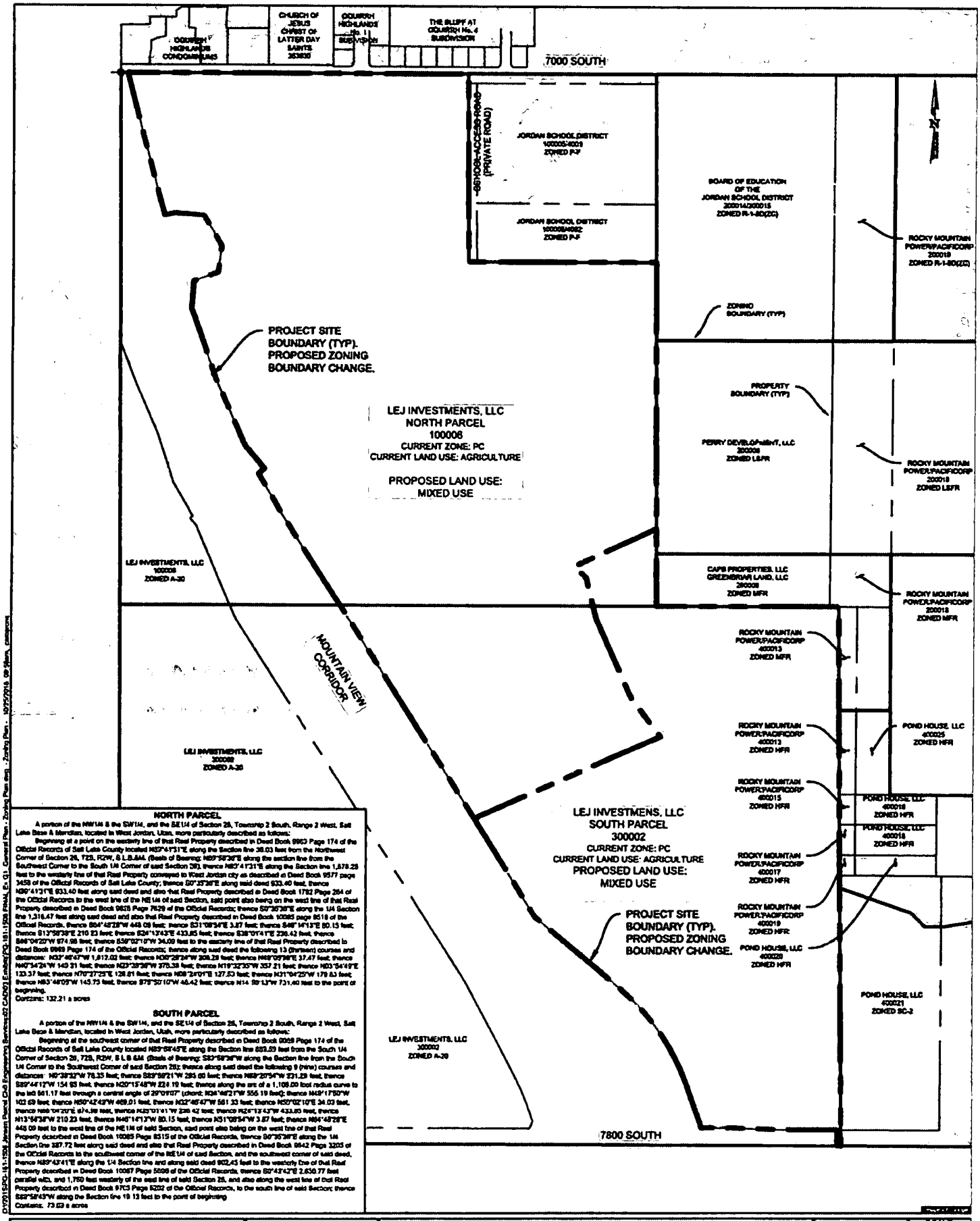
HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	C.W. LAND CO.	CONSTRUCTION TIMING PLAN DEVELOPMENT PLAN JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT CT1	SCALE: 1" = 600' DATE: 18 MAR 2018



NORTH PARCEL

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 25, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the westerly line of that Real Property described in Deed Book 9963 Page 174 of the Official Records of Salt Lake County located N83°41'31"E along the Section line 38.03 feet from the Northwest Corner of Section 26, T2S, R2W, S L B&M. (Basis of Bearing: N89°58'36"E along the section line from the Southwest Corner to the South 1/4 Corner of said Section 26); thence N83°41'31"E along the Section line 1,878.28 feet to the westerly line of that Real Property conveyed to West Jordan city as described in Deed Book 9577 page 3459 of the Official Records of Salt Lake County; thence S0°35'36"E along said deed 933.40 feet, thence N39°41'31"E 933.40 feet along said deed and also that Real Property described in Deed Book 1782 Page 264 of the Official Records to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 9635 Page 7629 of the Official Records; thence S0°35'36"E along the 1/4 Section line 1,316.47 feet along said deed and also that Real Property described in Deed Book 10085 page 8518 of the Official Records, thence S64°48'28"W 448.09 feet; thence S31°08'34"E 3.87 feet; thence S48°14'13"E 80.15 feet; thence S13°58'38"E 210.23 feet; thence S24°13'43"E 433.85 feet; thence S38°01'41"E 236.42 feet; thence S66°04'20"W 974.98 feet; thence S56°02'15"W 34.09 feet to the westerly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records; thence along said deed the following 13 (thirteen) courses and distances: N33°46'47"W 1,817.03 feet; thence N36°28'24"W 206.28 feet; thence N48°09'36"E 37.47 feet; thence N40°14'24"W 140.31 feet; thence N33°39'36"W 375.38 feet; thence N19°32'35"W 357.21 feet; thence N63°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N38°24'01"E 127.53 feet; thence N31°04'25"W 179.53 feet; thence N83°48'09"W 145.75 feet; thence S78°50'10"W 46.42 feet; thence N14°59'13"W 731.40 feet to the point of beginning.

Contains: 132.21 ± acres

SOUTH PARCEL

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 25, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at the southeast corner of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°58'45"E along the Section line 883.59 feet from the South 1/4 Corner of Section 26, T2S, R2W, S L B &M. (Basis of Bearing: S89°58'36"W along the Section line from the South 1/4 Corner to the Southwest Corner of said Section 25); thence along said deed the following 9 (nine) courses and distances: N0°38'32"W 78.35 feet; thence S89°59'21"W 295.00 feet; thence N89°20'54"W 231.29 feet, thence S89°44'12"W 154.93 feet, thence N20°15'48"W 224.19 feet; thence along the arc of a 1,106.00 foot radius curve to the left 561.17 feet through a central angle of 29°04'07" (chord: N34°46'12"W 555.19 feet); thence N49°17'50"W 102.69 feet; thence N50°42'43"W 469.01 feet, thence N32°46'47"W 561.33 feet; thence N52°02'10"E 34.03 feet, thence said 04°20'E 874.56 feet, thence N25°01'41"W 280.42 feet; thence N26°13'43"W 433.85 feet, thence N13°58'38"W 210.23 feet, thence N48°14'13"W 80.15 feet, thence N31°08'54"W 3.87 feet; thence N64°48'28"E 448.09 feet to the west line of the NE1/4 of said Section, said point also being on the west line of that Real Property described in Deed Book 10085 Page 8515 of the Official Records, thence S0°35'36"E along the 1/4 Section line 397.72 feet along said deed and also that Real Property described in Deed Book 9642 Page 3205 of the Official Records to the southwest corner of the NE1/4 of said Section, and the southwest corner of said deed, thence N89°43'41"E along the 1/4 Section line and along said deed 902.45 feet to the westerly line of that Real Property described in Deed Book 10087 Page 5606 of the Official Records, thence S0°43'42"E 2,630.77 feet parallel with, and 1,760 feet westerly of the east line of said Section 25, and also along the west line of that Real Property described in Deed Book 9703 Page 8202 of the Official Records, to the south line of said Section; thence S89°58'45"W along the Section line 19.13 feet to the point of beginning

Contains: 73.03 ± acres

D:\2015\PD-161-1\56 Jensen Parcel CAD\Engineering Services\02 CAD\01 Exhibits\PD-161-1\56 PRAM_Ex_01_ General Plan - Zoning Plan.dwg - Zoning Plan - 10/25/2016 09:56am, cmaycock

HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100		ZONING PLAN GENERAL PLAN MAP AMENDMENT JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT GI 16	SCALE: 1" = 600' DATE: 23 AUG 2017

RESIDENTIAL STANDARDS

BK 10733 PG 4767

Overall Design Principles

Principle 1: Connect to the Environment

Principle 2: Provide Mobility Choices

Principle 3: Provide a Community for All Generations

BK 10733 PG 4768

Design Principles

The consultant team proposed the following Design Principles based on the agreed upon project goals:

PRINCIPLE 1: Connect to the Environment

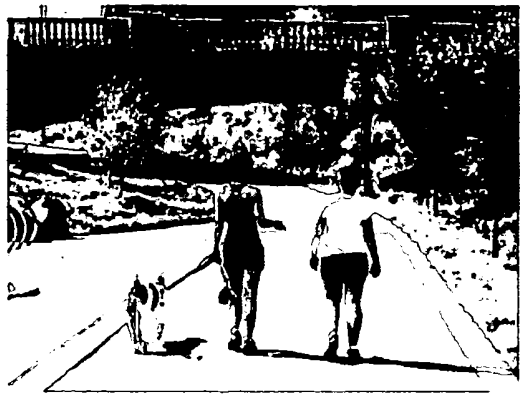
- Promote outdoor living
- Create safe routes to school
- Connect new trails to regional trails

PRINCIPLE 2: Provide Mobility Choices

- Design safe, calm streets that serve bikes and pedestrians as well as they do the automobile

PRINCIPLE 3: Provide a Community for All Generations

- Provide housing choices for people at various stages of life
- Design a live/work/play environment



BK 10733 PG 4769

Concept Elevations of Structures

Product 1: Single-Family Preserve Lots

Product 2: Single-Family Cottage Lots

Product 3: Townhouse Lots

Product 4: Commercial

BK 10733 PG 4770

Single-Family Preserve Lots

- Largest lot type
- 25% of single-family mix
- 70' width (average)
- 120' depth
- Front-loaded
- 2 Car Garage

SINGLE FAMILY PRESERVE LOT

This is an example of a house that may be constructed as a Preserve Lot. The houses are large, front-loaded with garages to the side. In this example, and those that will be built in this property, the front door and porch are prominent, while the garages and driveway are de-emphasized.

BK 10733 PG 4771

Single-Family Preserve Lots

BK 10733 PG 4772

Single-Family Preserve Lots

BK 10733 PG 4773

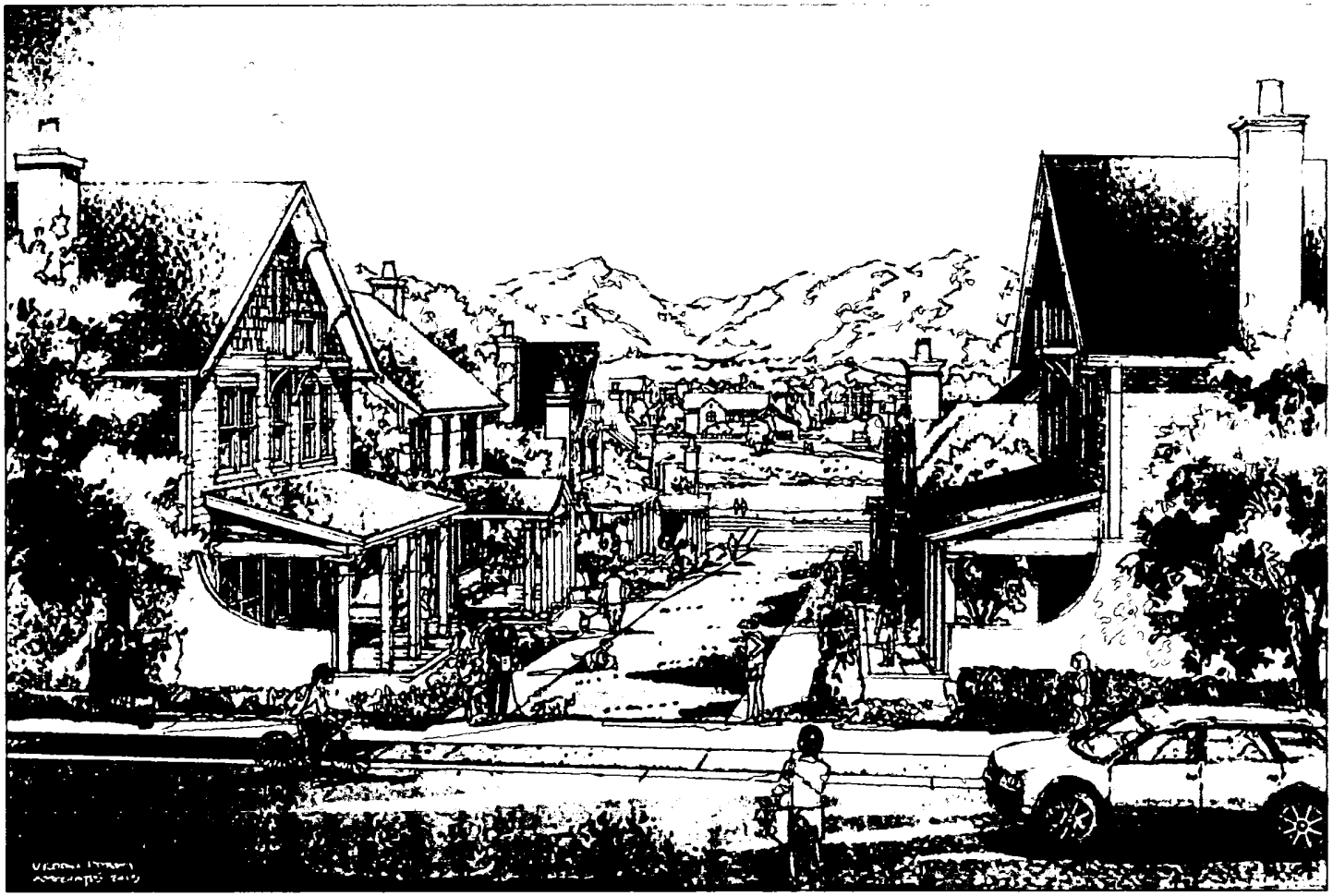
Single-Family Cottage Lots

- Smaller, detached lot type
- 58% of single-family mix
- 45' width (average)
- 120' depth
- Alley-loaded
- 2 Car Garage

SINGLE-FAMILY COTTAGE LOT
This is an example of a house that may be constructed as a Cottage Lot. The houses are smaller and are rear-loaded from an alley, allowing for a streetscape that is uninterrupted by driveways and garage doors.

BK 10733 PG 4774

Single-Family Cottage Lots



BK 10733 PG 4775

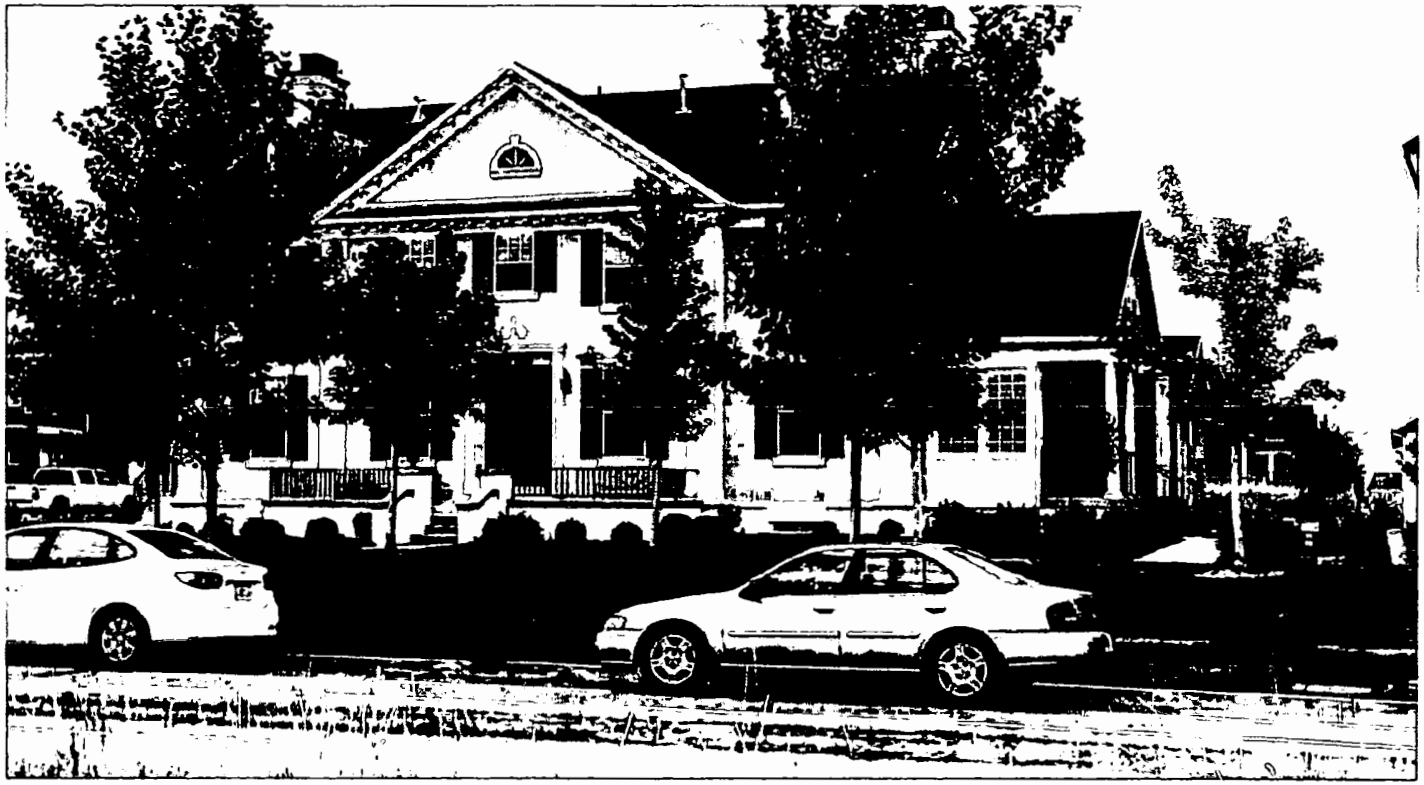
Single-Family Cottage Lots

BK 10733 PG 4776

Single-Family Cottage Lots

BK 10733 PG 4777

Townhouse Lots



- Attached, fee-simple units
- 17% of single-family mix
- 20' width (average)
- 65' depth (average)
- Alley-loaded
- 2 Car Garage

TOWNHOUSE LOT
This is an example of a 'mansion' townhouse at nearby Daybreak, a community in South Jordan. These townhouses are grouped together under one roof form, creating the scale and look of a large single house. These types are effective starter homes for young families.

BK 10733 PG 4778

Townhouse Lots

BK 10733 PG 4779

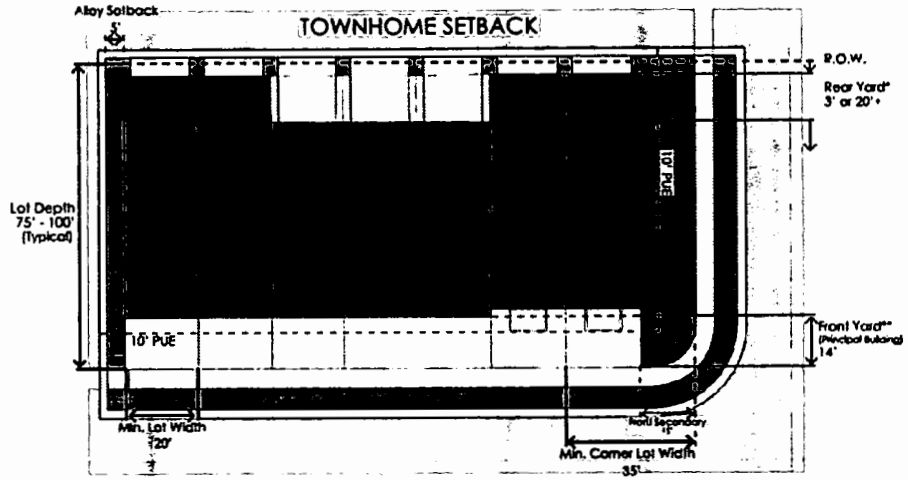
Townhouse Lots

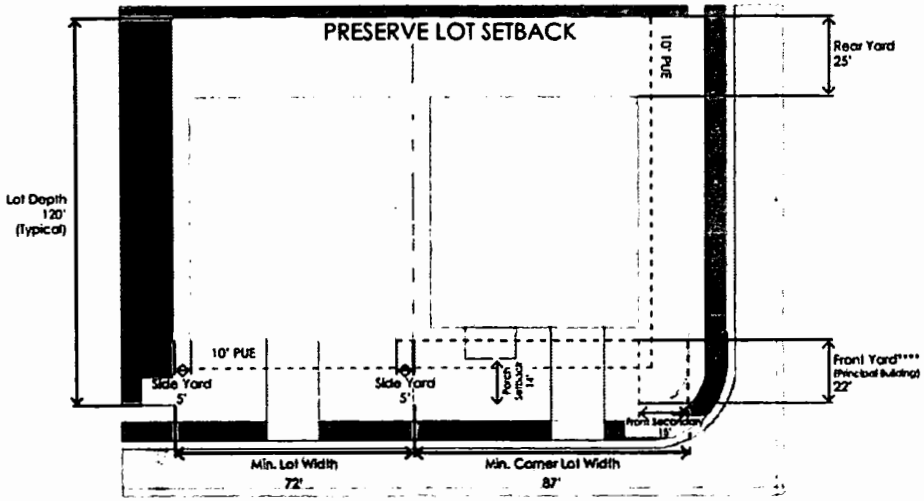
BK 10733 PG 4780

Townhouse Lots

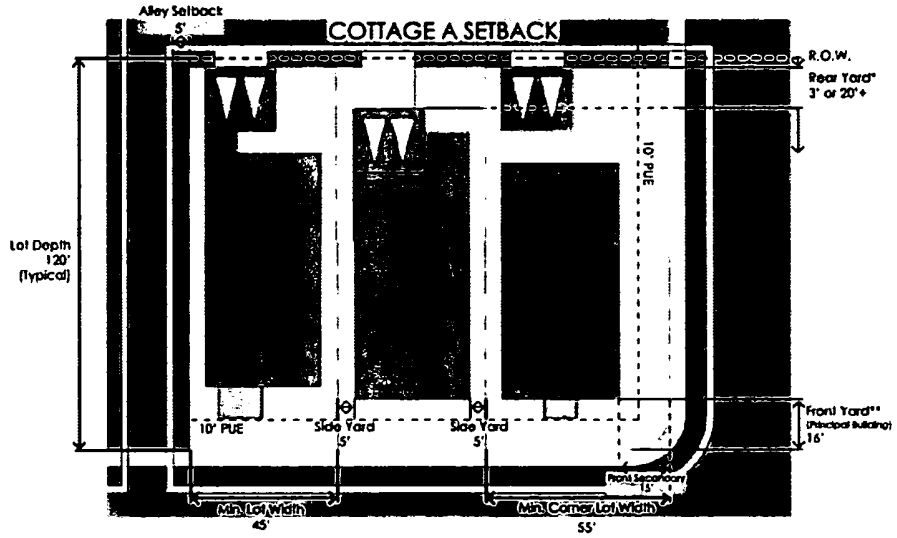
BK 10733 PG 4781

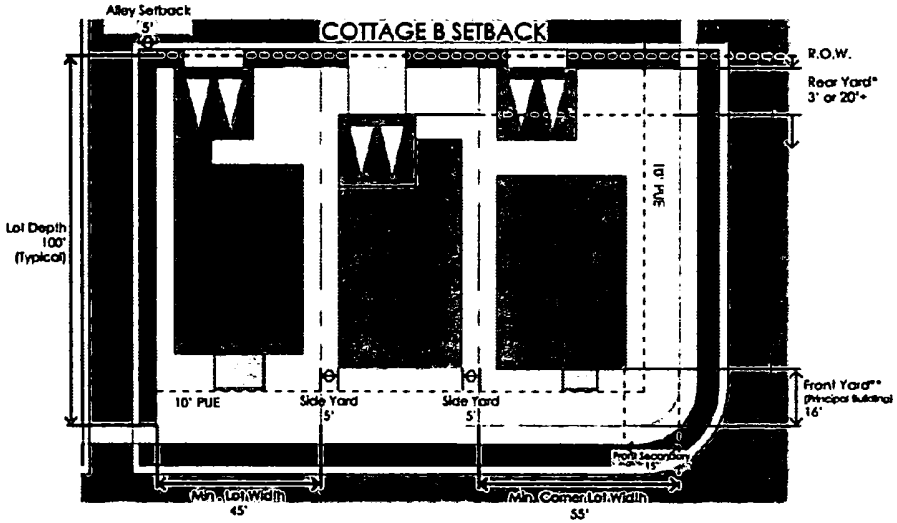
GUIDING DEVELOPMENT STANDARDS - RESIDENTIAL





BK 10733 PG 4782





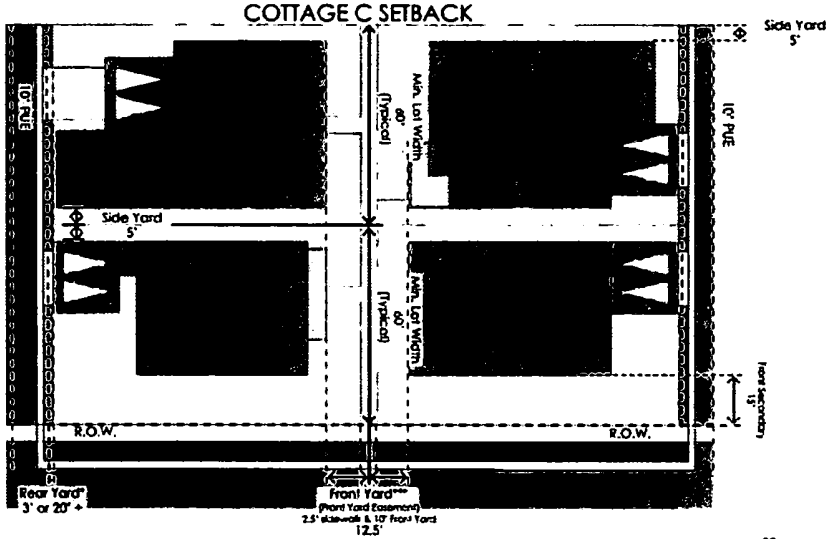


TABLE 3 - RESIDENTIAL SETBACKS (MINIMUM)

	FRONT YARD	FRONT SECONDARY	SIDE YARD	REAR YARD
TOWNHOME	14' **	15'	-	3' or 20'+ *
COTTAGE A	16' **	15'	5'	3' or 20'+ *
COTTAGE B	16' **	15'	5'	3' or 20'+ *
COTTAGE C	12.5' ***	15'	5'	3' or 20' + *
PRESERVE LOT	22' ****	15'	5'	25'

* - Where slopes are greater than 10% 8' or 18'+ will be the required setback. For all other situations the 3' or less, and 16 or more will be the setback.

** - Porches can encroach into front setback up to 10' from edge of R.O.W.

*** - Porches cannot encroach within front yard easement.

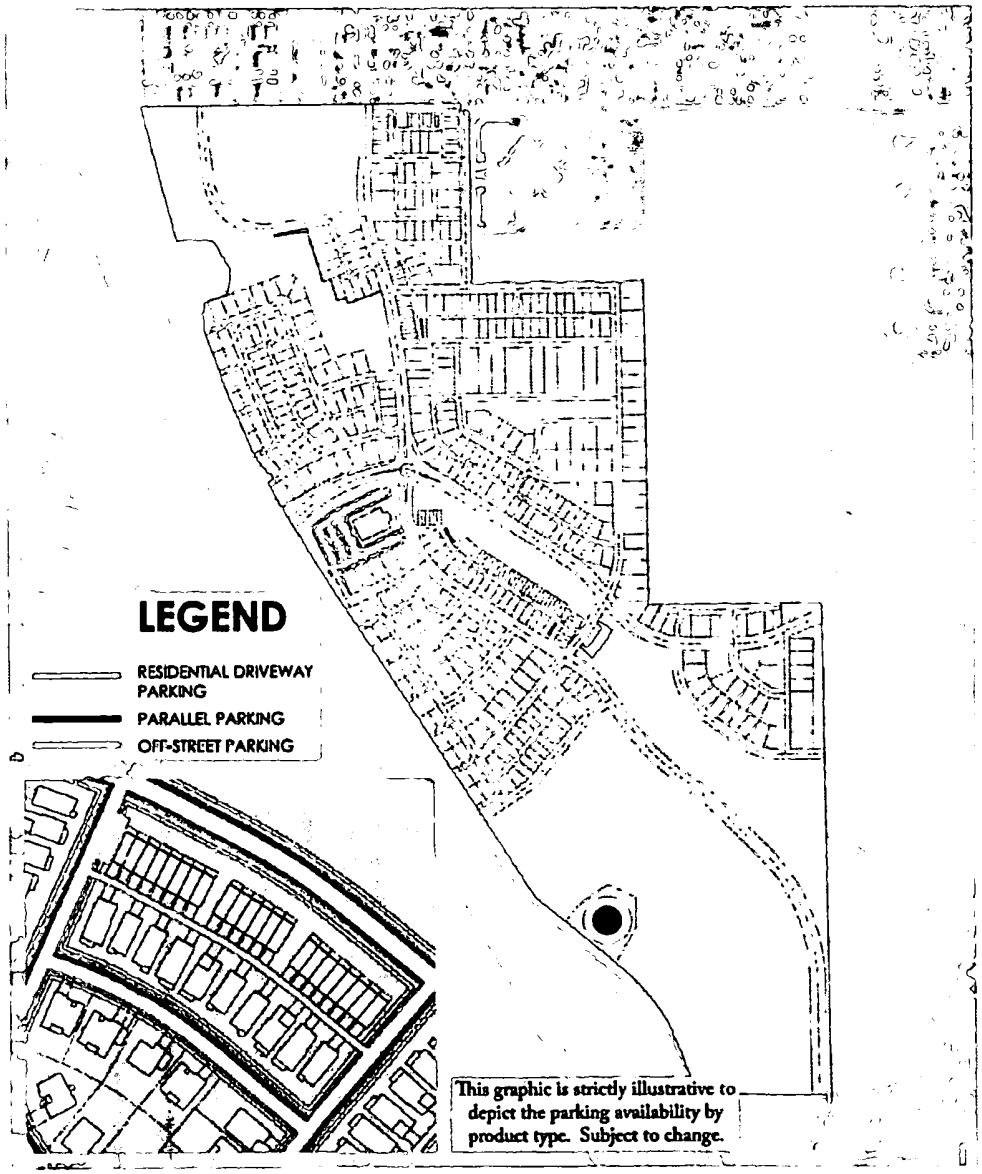
**** - Porches can encroach into front setback up to 14' from edge of R.O.W.

TABLE 4 - RESIDENTIAL DIMENSIONS (TYPICAL)

	DEPTH	WIDTH	HEIGHT	MIN. LIVING AREA
TOWNHOME	75' - 100'	20'	40' MAX.	1,000 s.f.
COTTAGE A	120'	45'	35' MAX.	1,500 s.f.
COTTAGE B	100'	45'	35' MAX.	1,500 s.f.
COTTAGE C	100'	60'	35' MAX.	1,500 s.f.
PRESERVE LOT	120'	72'	35' MAX.	1,900 s.f.

Note - All setbacks shall be measured from lot line to the portion of the foundation wall closest to the lot line. Overhangs, roof eves, vent shrouds, etc are permitted to protrude into setback area. Any retaining walls needed are also permitted to protrude into setback areas.

BK 10733 PG 4783



Parking Plan

The Preserve, Cottage, and Townhome lot types will have a two car garage. Each will also have a driveway with room for two guest parking stalls. In addition to these stalls, which more than satisfy the total 2.25 required parking stalls per single-family dwellings and townhome units, on street and off street parking is available throughout the Copper Rim project (see table 5 below). For

TABLE 5 - PARKING	
SINGLE-FAMILY DWELLINGS	2 spaces/unit
TOWNHOME UNITS	2 spaces/unit
GUEST PARKING (TOWNHOMES)	.25 spaces/unit
GENERAL FACILITIES FOR ELDERLY PERSONS	1.5 spaces/unit
TOTAL UNITS	753 units
TOTAL REQUIRED PARKING (2/UNIT)	1,506 stalls
TOTAL GUEST PARKING REQUIRED (.25/UNIT)	189 stalls
TOTAL PARKING REQUIRED	1,695 stalls
GARAGES	1,098 stalls
DRIVEWAYS	1,098 stalls
OFF STREET STALLS*	62 stalls
PARALLEL PARKING	1,580 stalls
AGE RESTRICTED PARKING	459 stalls
TOTAL PARKING PROVIDED	4,297 stalls
SURPLUS PARKING	2,602 stalls

*To help emphasize the location of off-street parking, the site plan to the left indicates only off-street parking locations.

BK 10733 PG 4784

AMENITIES & IMPROVEMENTS

BK 10733 PG 4785

Amenities, General Landscape, and Open Space Areas

Amphitheater

Community Gardens

Pool/Clubhouse

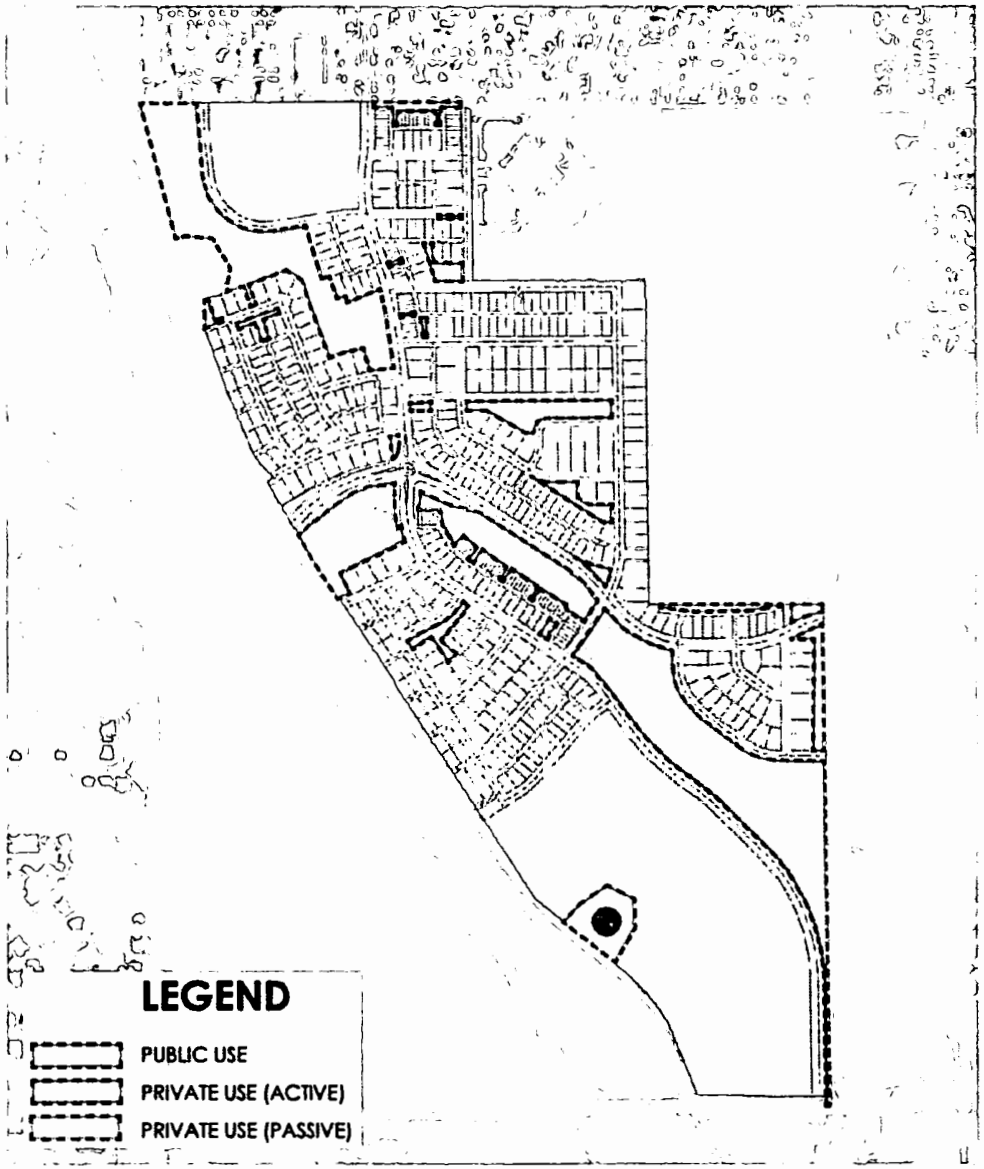
Parks

Playgrounds

Trails

Natural Open Space

BK 10733 PG 4786



Public and Private Use Areas

The Copper Rim project is arranged around its open space network, having the phases organized in a way as to allow for open space to be built in connection with, and in many cases prior to, residential properties. Each residential unit is no more than 500 feet away from multiple open space areas giving residents close proximity to outdoor recreational opportunities. These areas are situated in earlier phases and in visibly apparent locations to ensure access to active and passive recreational opportunities for residents to enjoy. The active and passive recreational areas include a club house, amphitheater, community garden, tot lots, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor running the length of the development. The trail system and sidewalks connect all open space amenities to all residential units. This system of trails also connects residents to Falcon Ridge Elementary situated on the northeast corner of the development, the church in the western middle of the development, and the commercial area located on the southern portion of the development.

Over 35 acres of the 205.3 acre site are dedicated to open space and connecting residents to the open space amenities. In Title 13-5C-6-A2 of the PC Zone it states that a "minimum of fifteen percent (15%) of the gross area of a planned community shall be retained in permanent open space". The Copper Rim project contains 37.1 acres of open space (area in blue and green on public and private use area diagram to the left). Section 13-5C-6-B further clarifies the computation of gross area as "Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space". Removing these areas from the total acreage results in a net project area of 147 total acres, and 34.6 acres of open space. The resulting open space percentage for the Copper Rim project is 33.3%; significantly more than the minimum 15% required by the PC Zone.

If calculations for open space included all areas excluded by section 13-5C-6-B, the Copper Rim project would still attain the minimum requirement of 15% open space for the project having 16.9% of the gross project area being open space.

BK 10733 PG 4787

LANDSCAPE / SPECIAL AMENITY PLAN

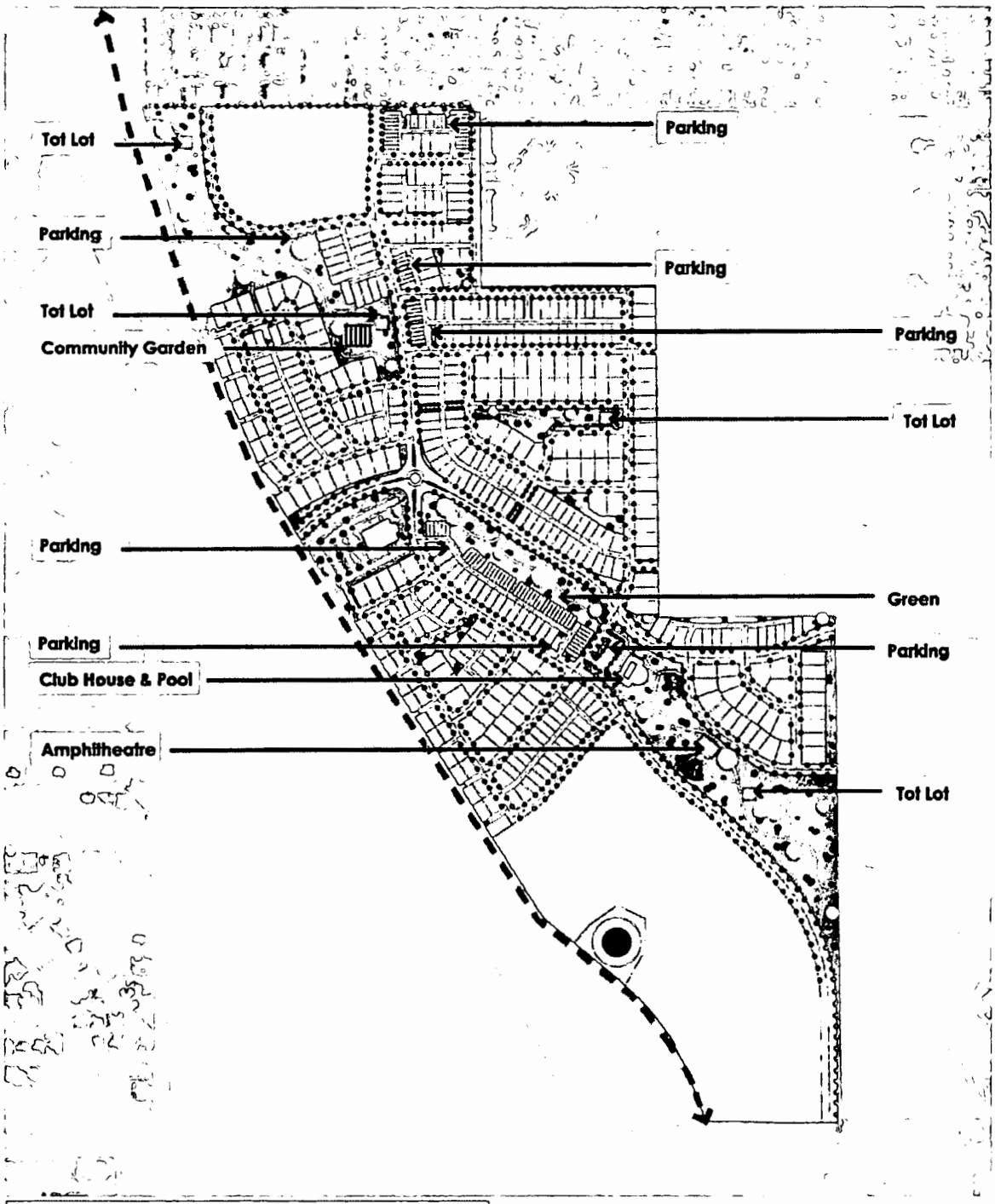


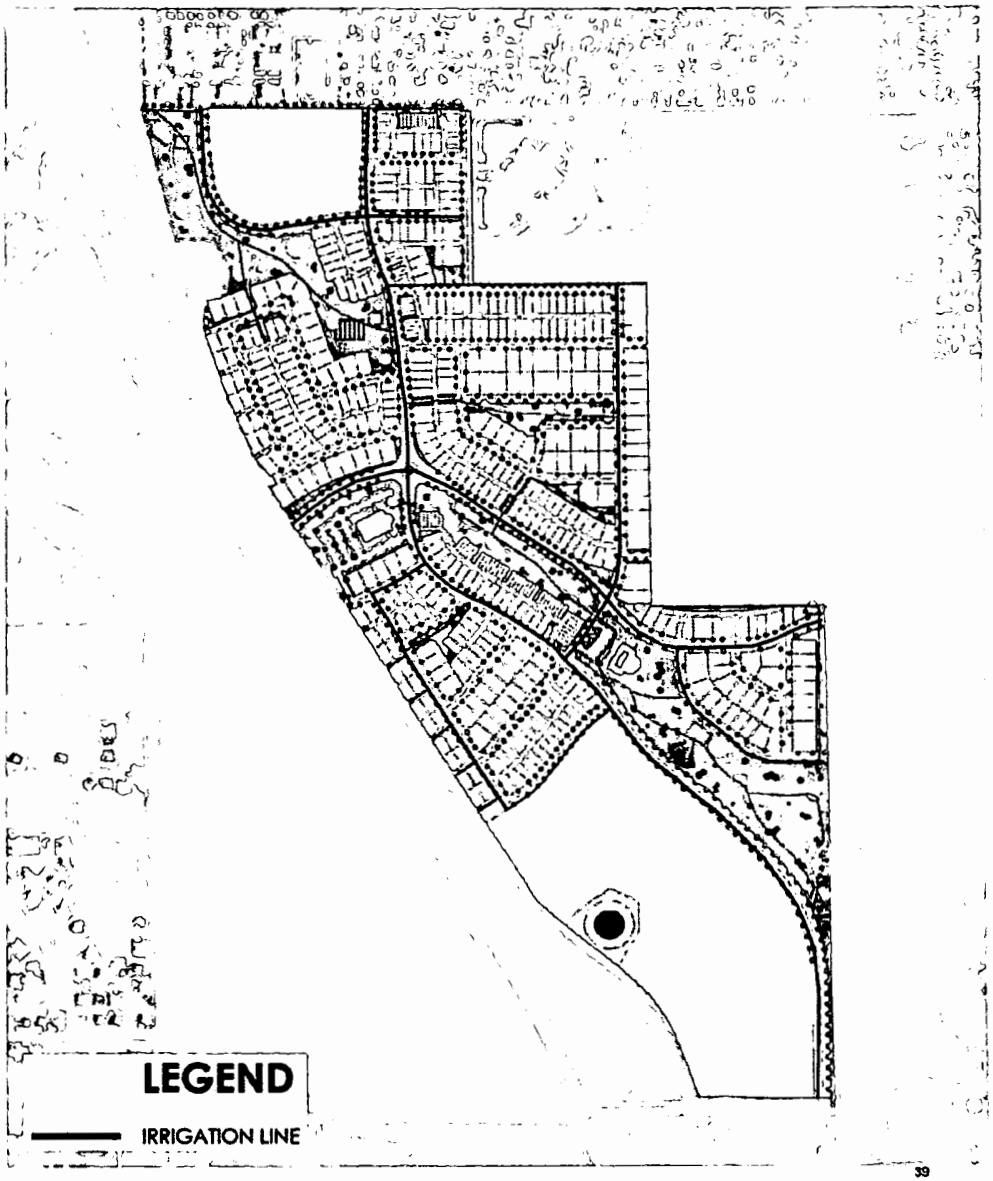
TABLE 6 - OPEN SPACE SUMMARY

OPEN SPACE	ACRES
COMMUNITY PLAN	205.3 ac
TOTAL OPEN SPACE	37.1 ac
OPEN SPACE GROSS %	16.9%
NET OPEN SPACE	34.6 ac
OPEN SPACE NET %	33.3 %

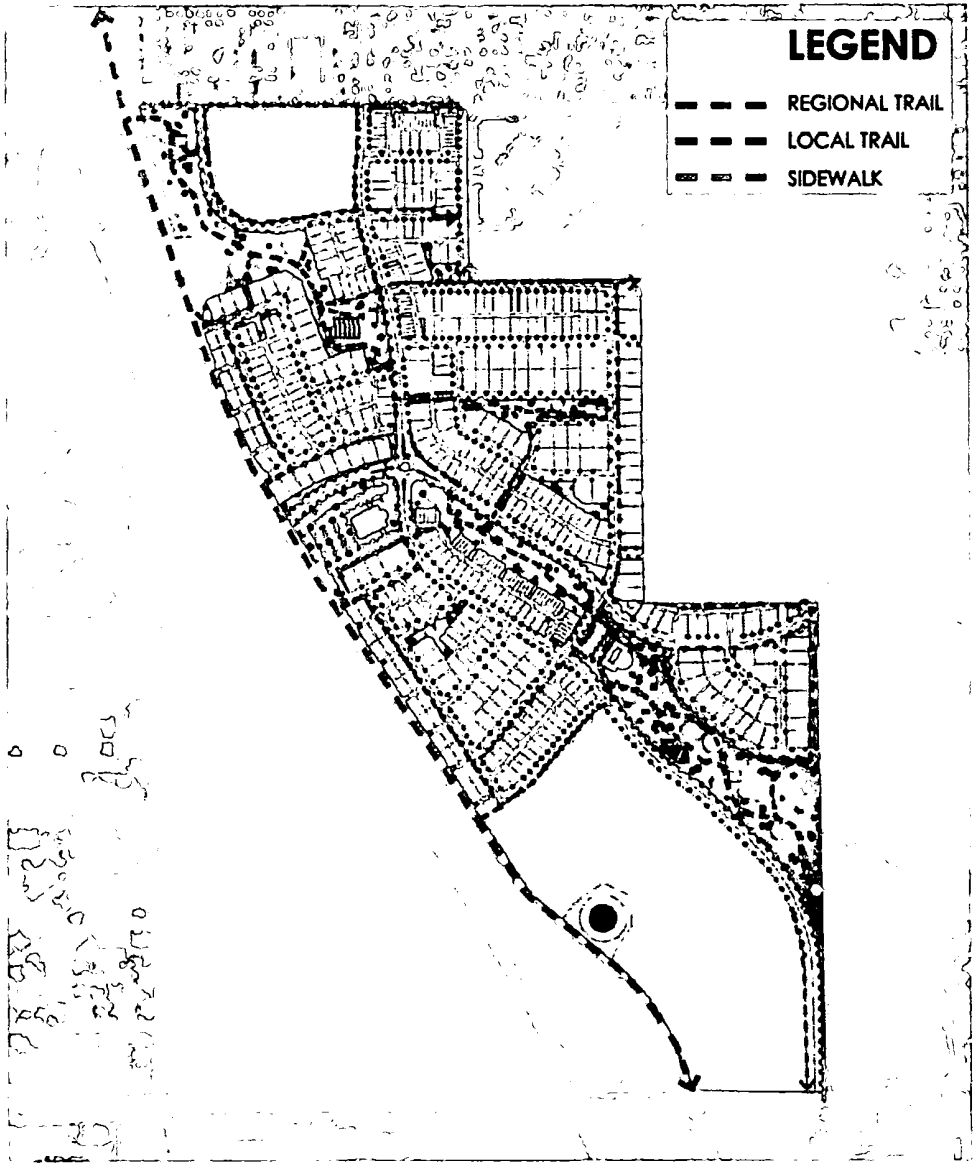
LEGEND

REGIONAL TRAIL

Conceptual Irrigation Plan

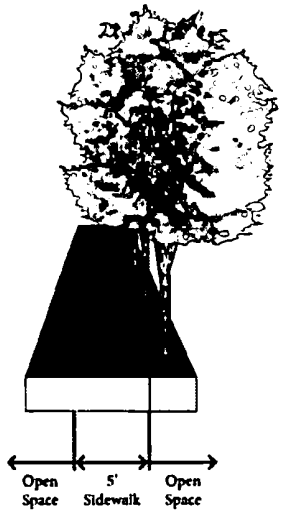


BK 10733 PG 4789

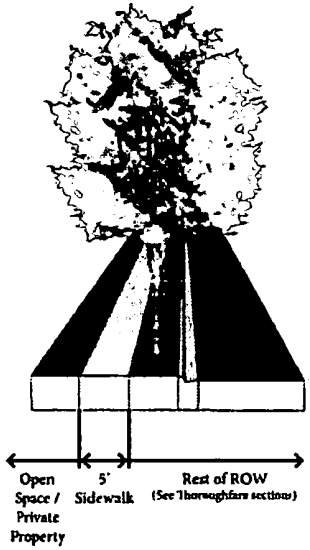


Trail Plan

Local Trail Cross Section

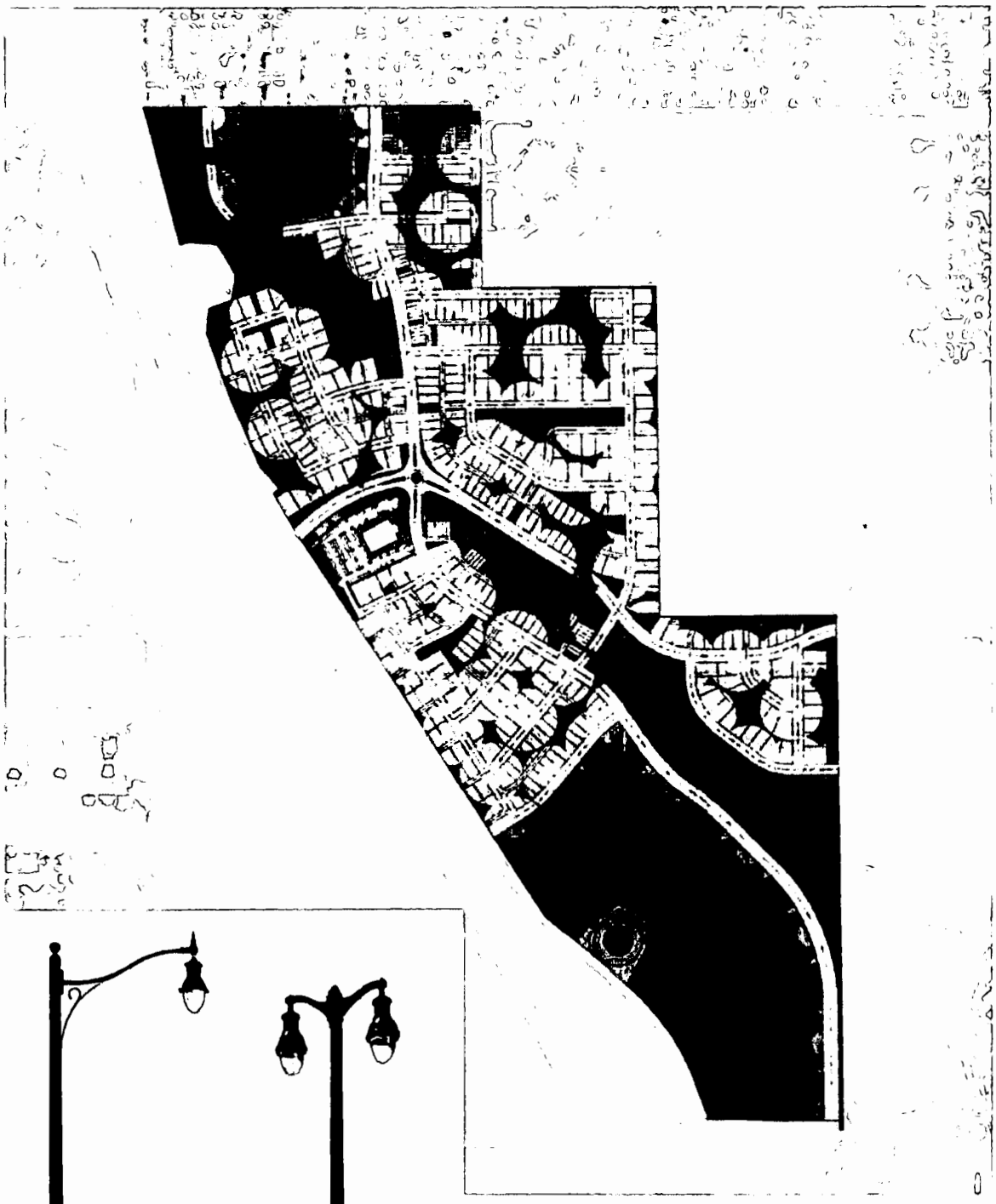


Sidewalk Cross Section



BK 10733 PG 4790

LIGHTING PLAN



Street Light Example

Pedestrian Light Example

LEGEND

LIGHT POLE
(Circles Represent 120' and 300' Diameter)

Fencing Plan

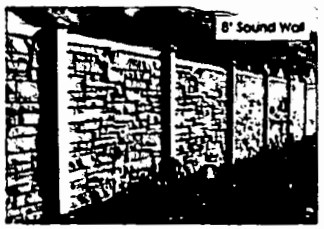
The Copper Rim project will have fencing around the perimeter of the project in areas where residential development interfaces directly with off-site areas, according to the fencing and walls plan.

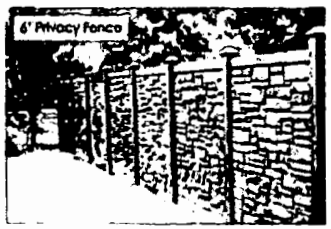
A decorative or pre-cast concrete sound wall (8' height min.) will be installed by the Master Developer along the property boundary where residential units interface directly with the Mountain View Corridor. Sound walls will not be installed along those portions of Mountain View Corridor where the proposed church, open space and commercial uses abut the corridor. In these locations a 6' black vinyl coated chain link fence will be installed to allow penetrable areas into the development from the regional trail which runs along Mountain View Corridor.

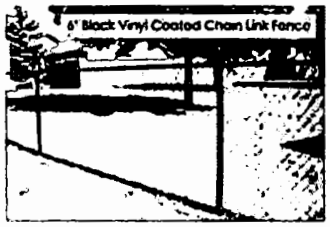
6' high decorative privacy fence will be installed by the home builder along the property boundary where residential units interface directly with 7000 South, 6101 West, and the eastern edge of the project.

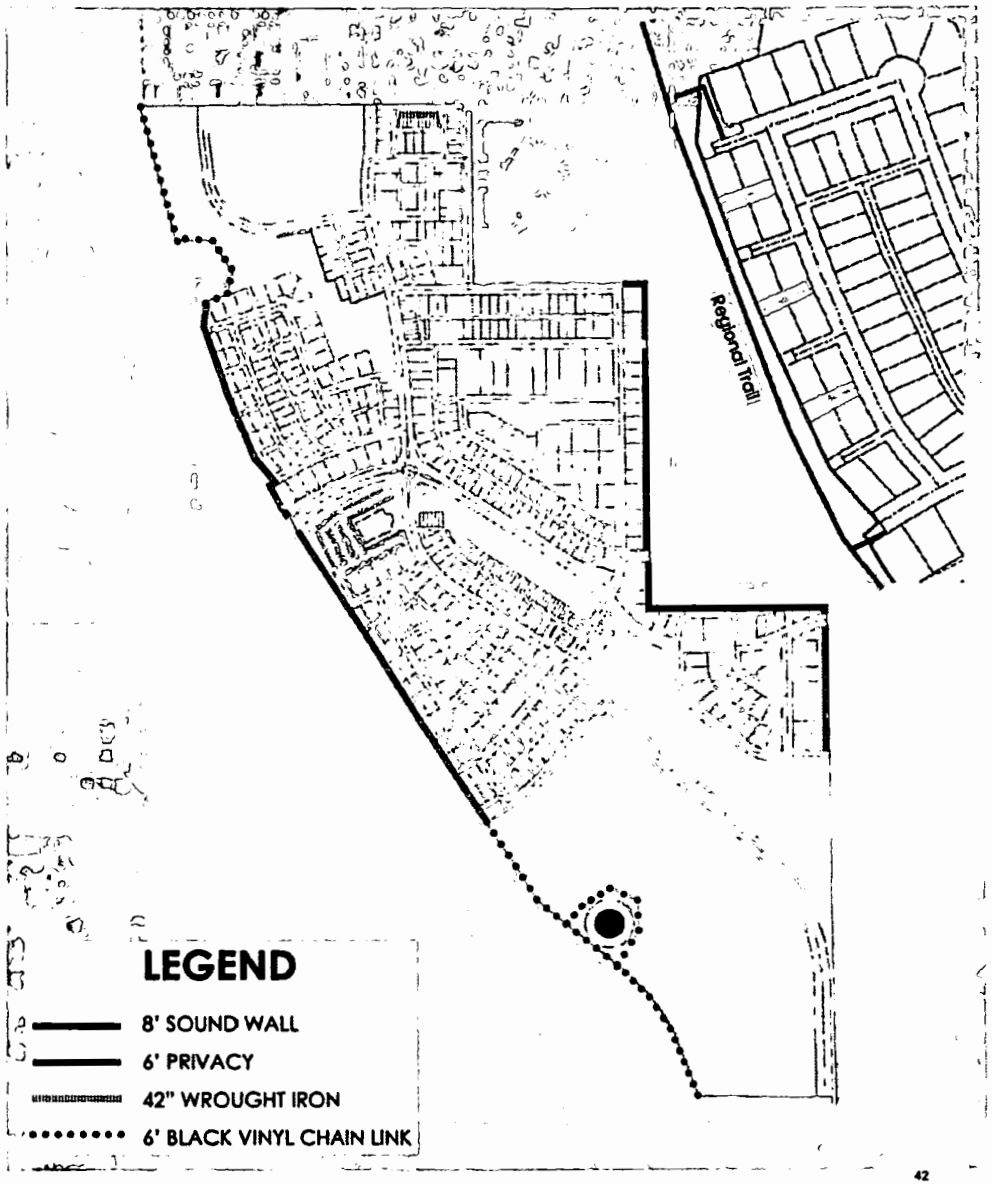
A 42" high wrought iron fence will be installed by the home builder where residential units front 7000 South, and along the back of the alley loaded units that are directly adjacent to the project boundary. It will also be installed along the open space to the north of the alley loaded cottages on the north side of the eastern most copper rim development entrance.

The close up of the 8' sound wall north of the institutional phase, shows the penetrability of residents to access the regional trail while still providing an 8' sound wall barrier.



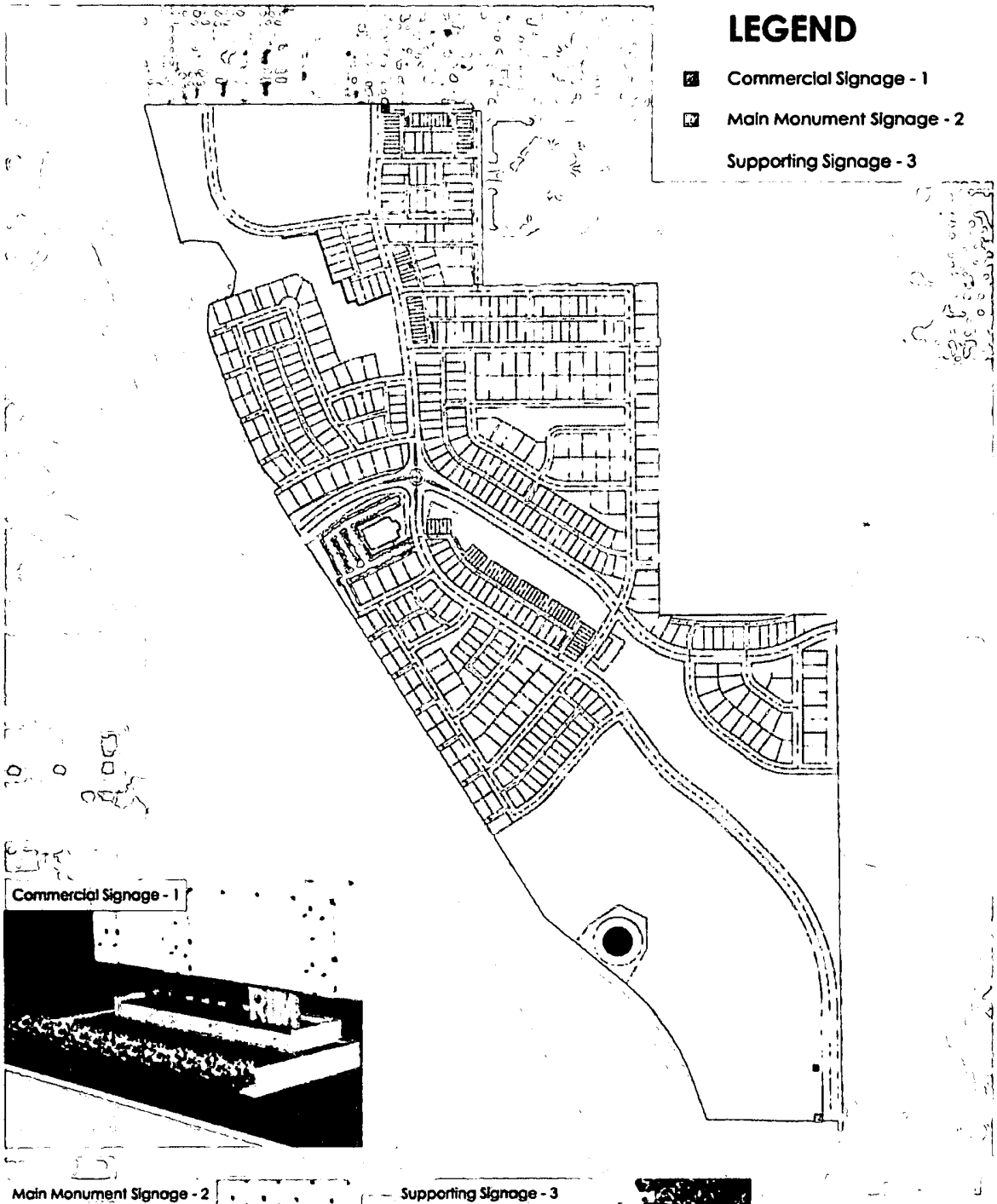






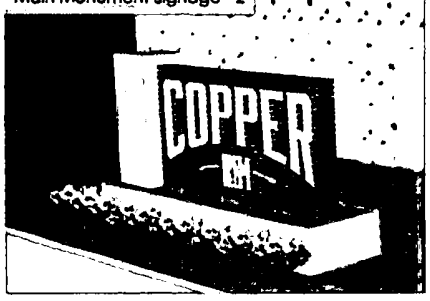
BK 10733 PG 4792

MONUMENT PLACEMENT PLAN



Commercial Signage - 1

Main Monument Signage - 2

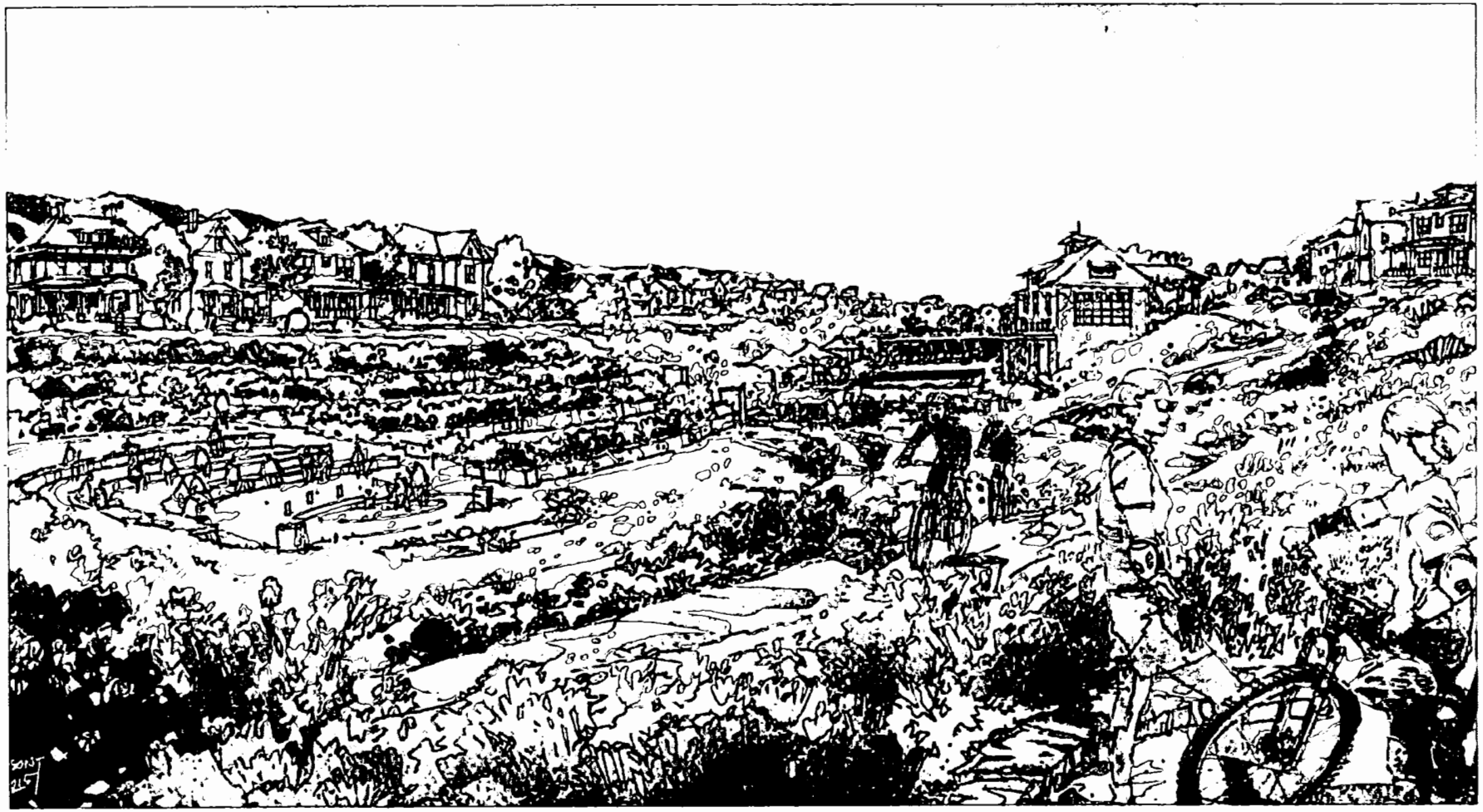


Supporting Signage - 3

Signage will not be located in the ROW without appropriate City approval.

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



BK 10733 PG 4794

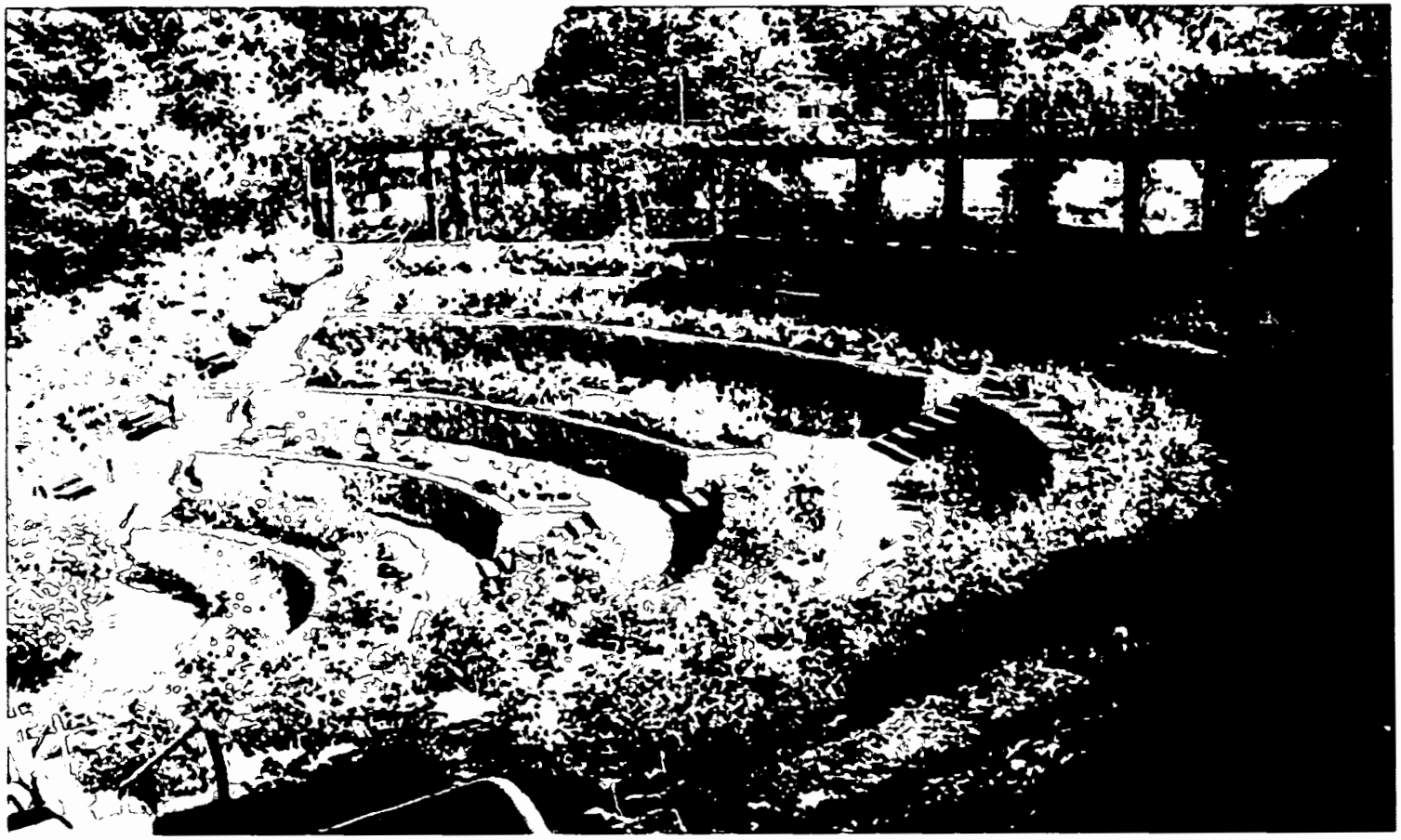
Amenities

Amphitheater
Community Gardens
Pool/Clubhouse

BK 10733 PG 4795

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



BK 10733 PG 4796

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse

BK 10733 PG 4797

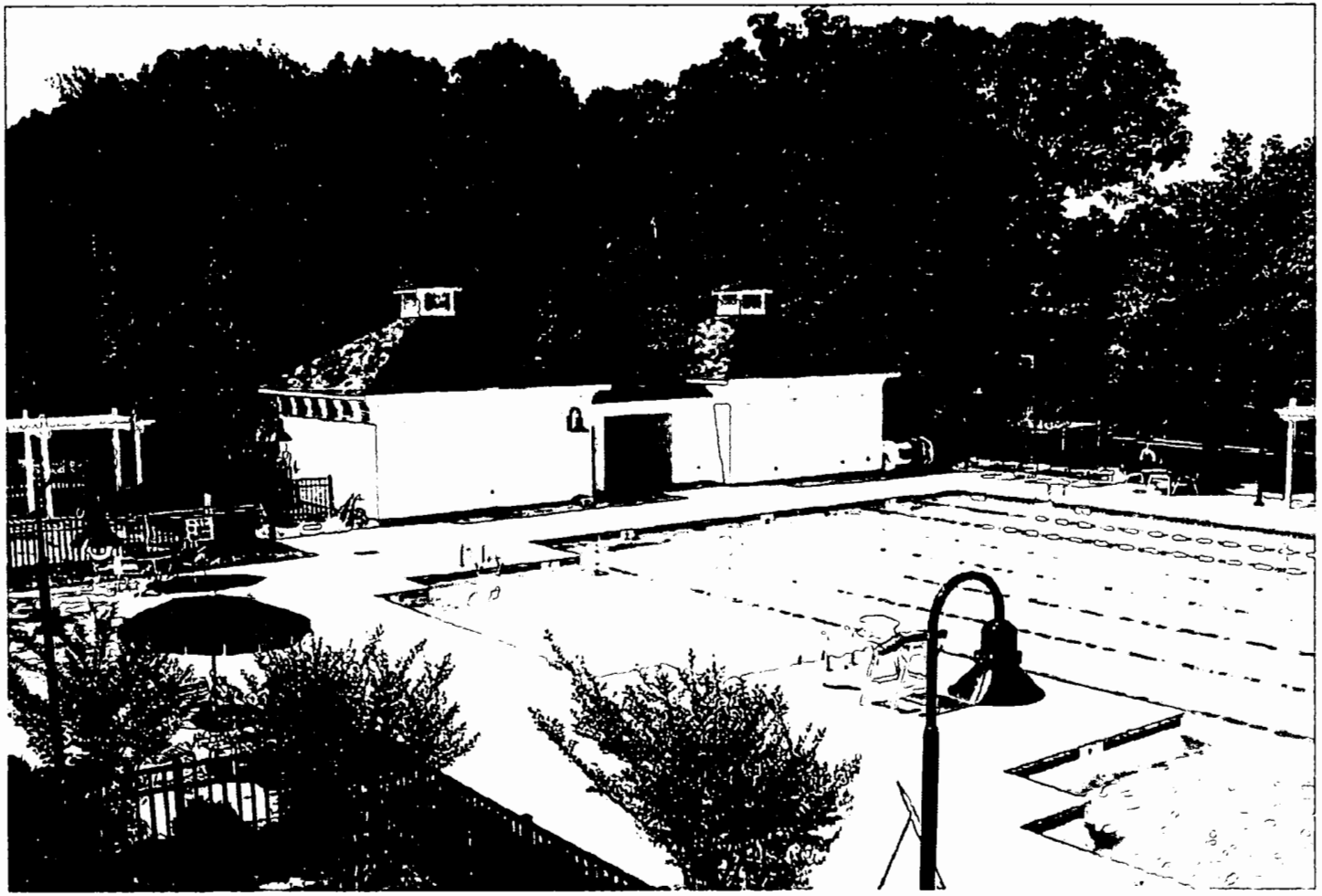
Amenities

Amphitheater
Community Gardens
Pool/Clubhouse

BK 10733 PG 4798

Amenities

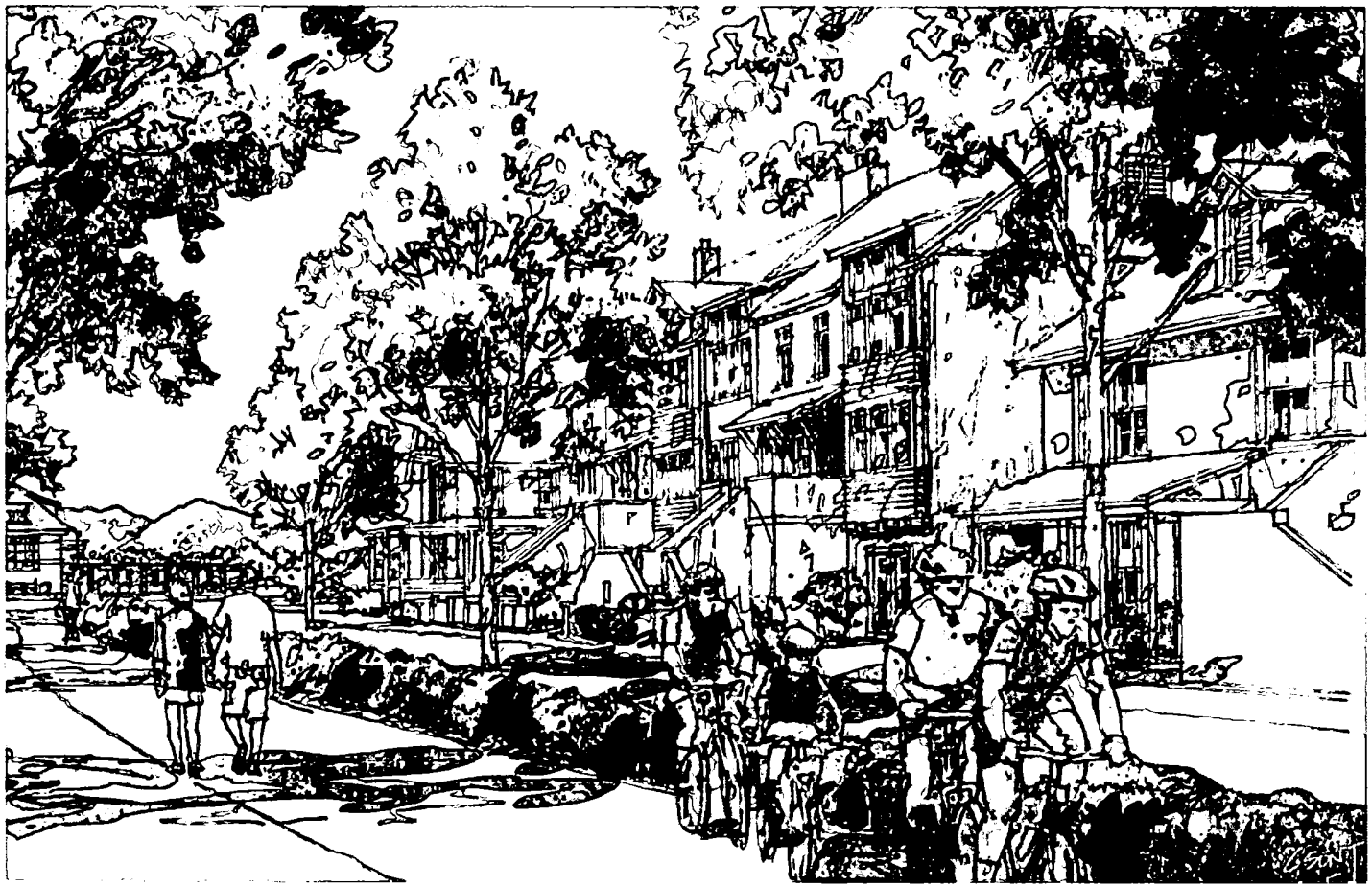
Amphitheater
Community Gardens
Pool/Clubhouse



BK 10733 PG 4799

Amenities

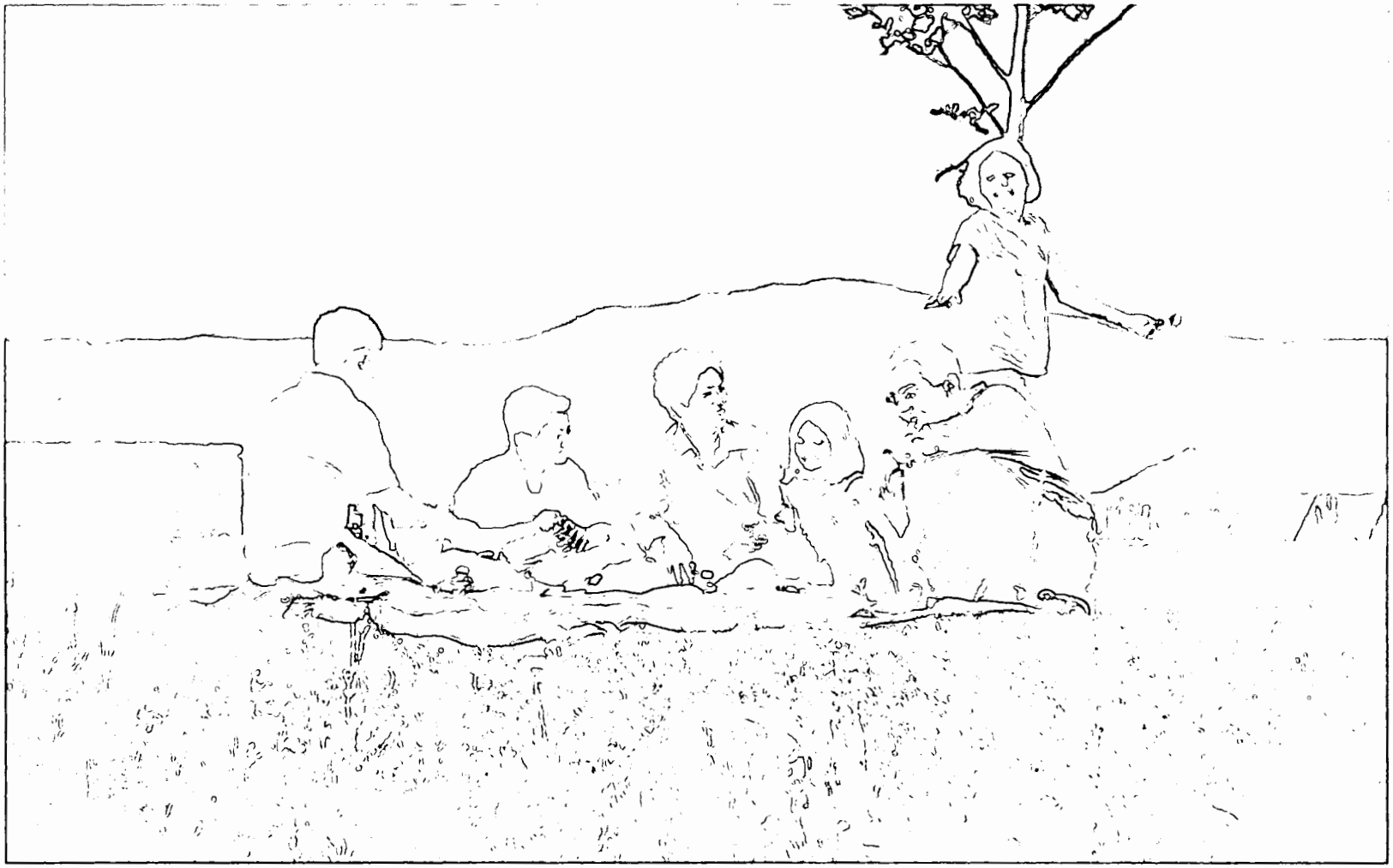
Parks
Playgrounds



BK 10733 PG 4800

Amenities

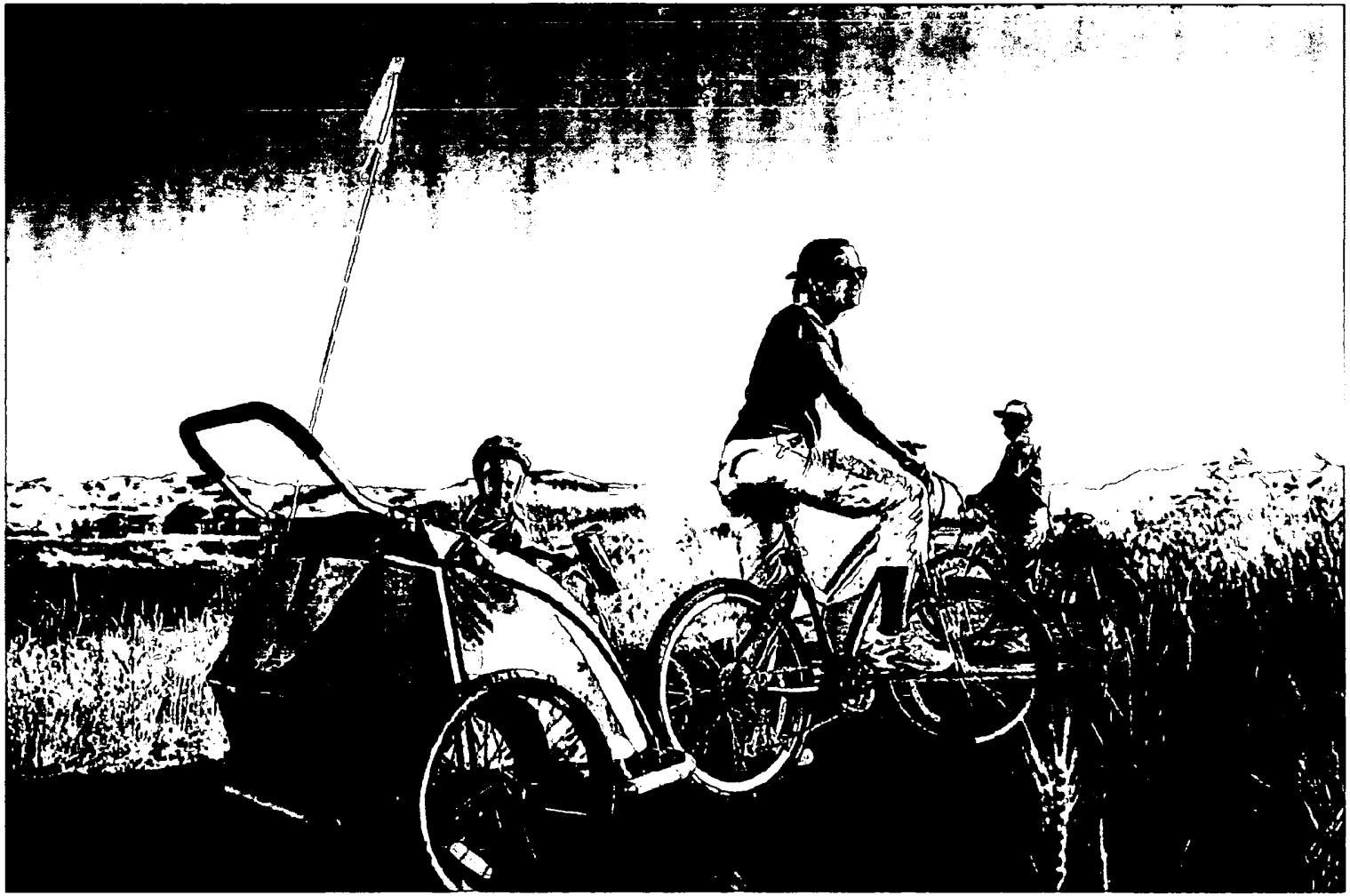
Parks
Playgrounds



BK 10733 PG 4801

Amenities

Parks
Playgrounds



BK 10733 PG 4802

Amenities

Trails
Natural Open Space

BK 10733 PG 4803

Amenities

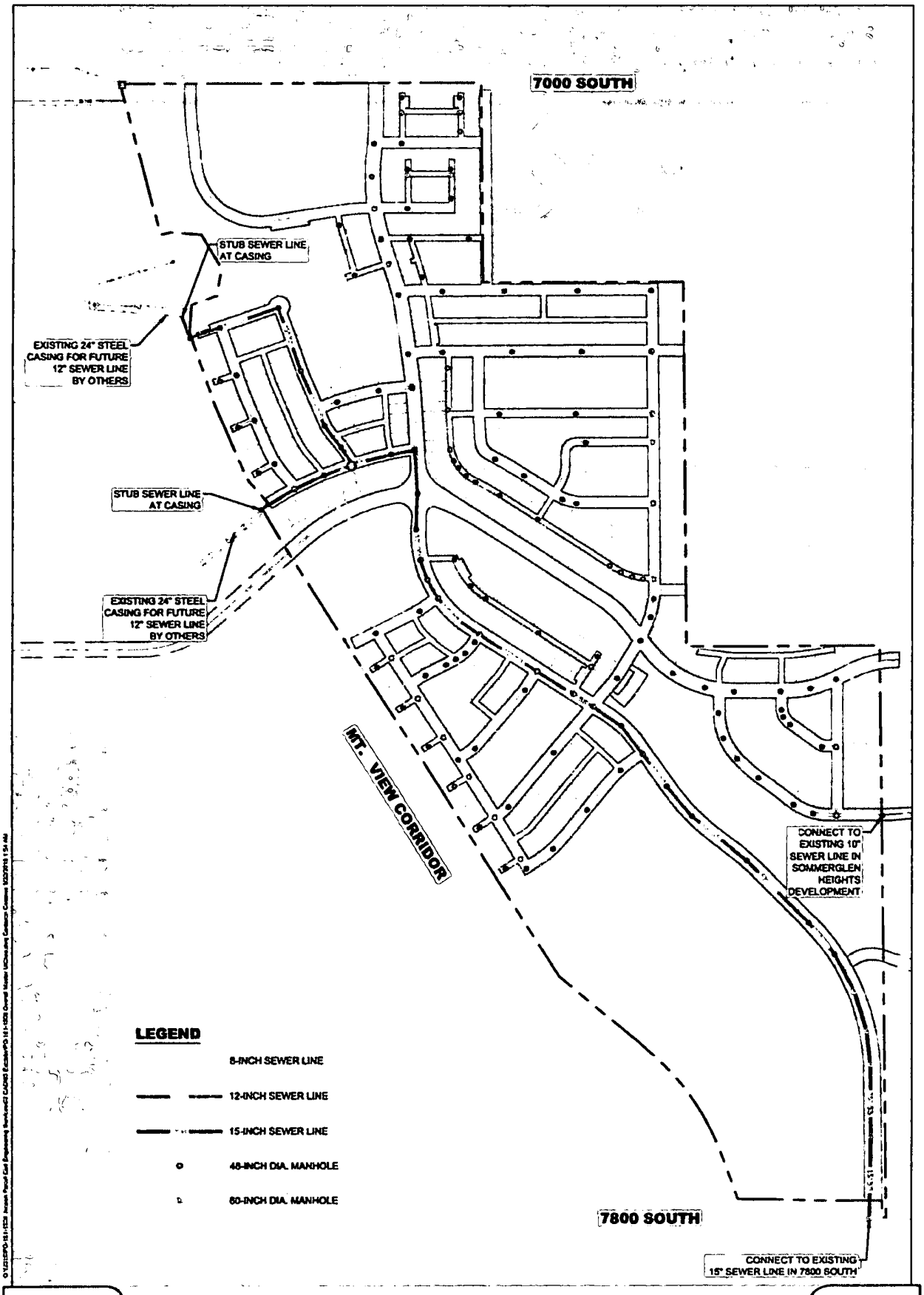
Trails
Natural Open Space

BK 10733 PG 4804

Amenities

Trails
Natural Open Space

BK 10733 PG 4805



HORROCKS ENGINEERS

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

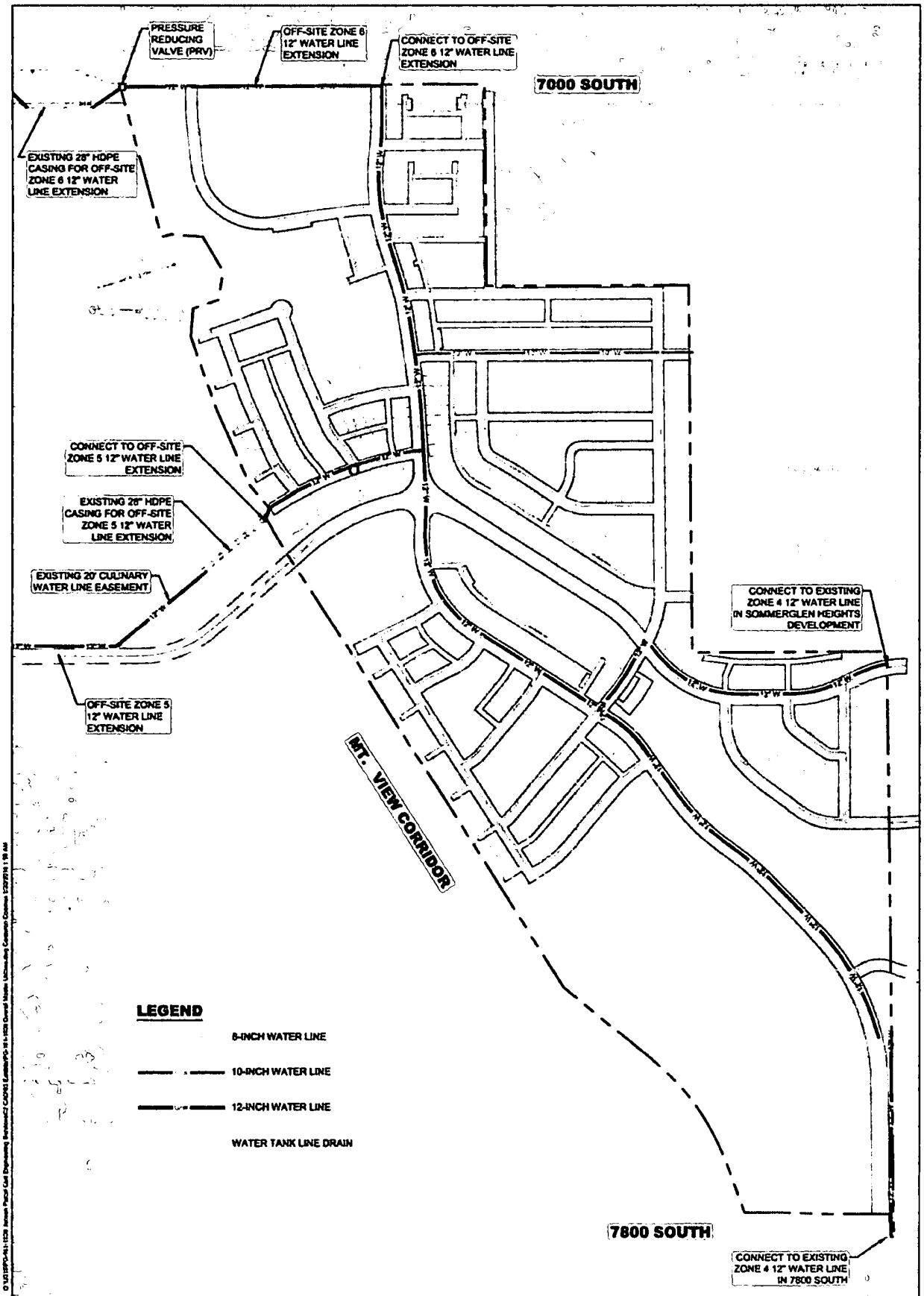
COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 03/20/18
SCALE 1" = 400'
DES # DATE
PROJ NO.

SSWR

56



HORROCKS ENGINEERS

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

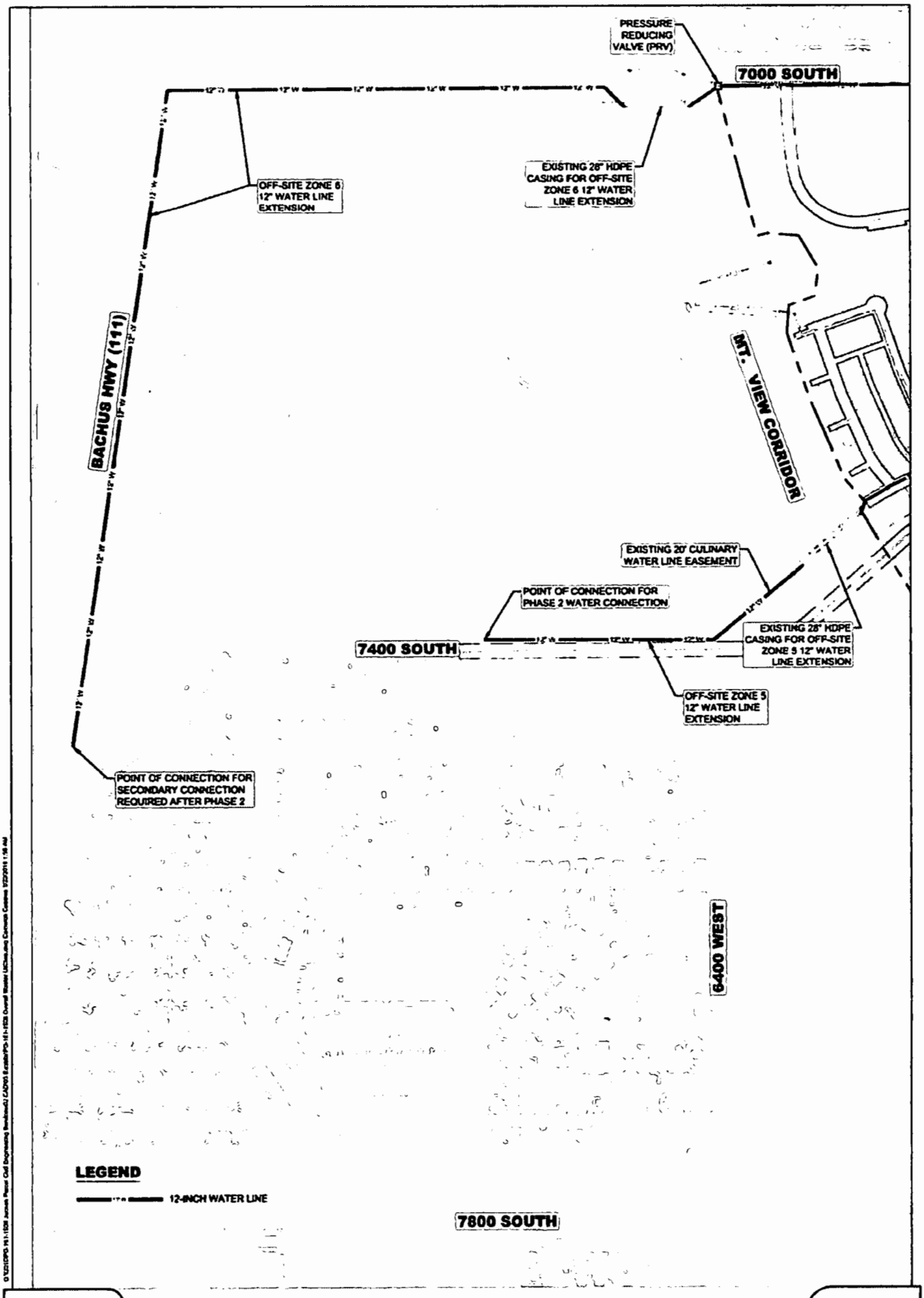
OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 03/20/19
SCALE 1" = 400'
REV # DATE

WTR1

57

BK 10733 PG 4807



HORROCKS ENGINEERS

WARNING

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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

OVERALL MASTER UTILITY LAYOUT - OFF-SITE

DRAWING INFO

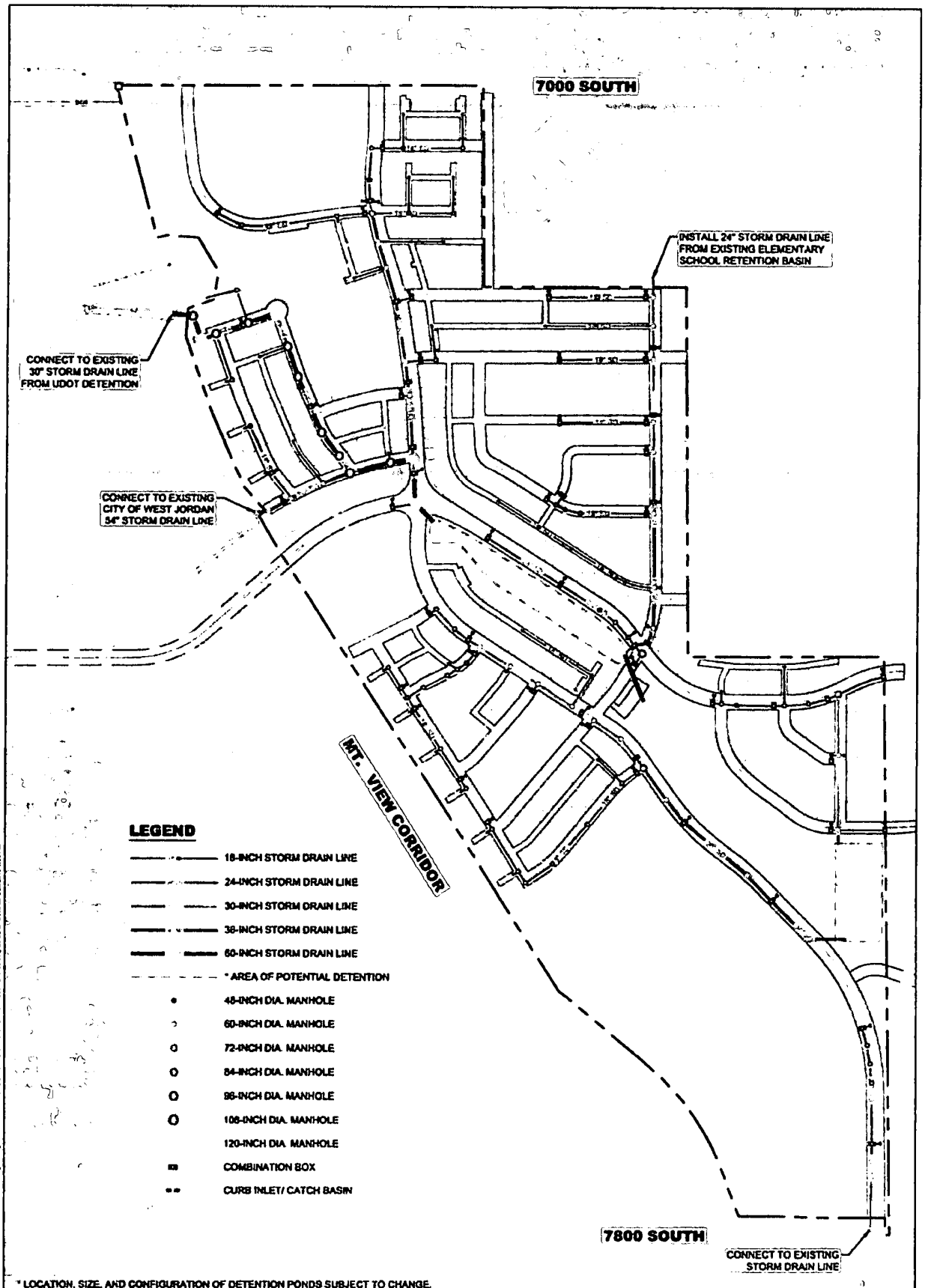
DATE 03/20/18

SCALE 1" = 400'

REV # DATE

WTR2

58



* LOCATION, SIZE, AND CONFIGURATION OF DETENTION PONDS SUBJECT TO CHANGE.

HORROCKS ENGINEERS

WARNING

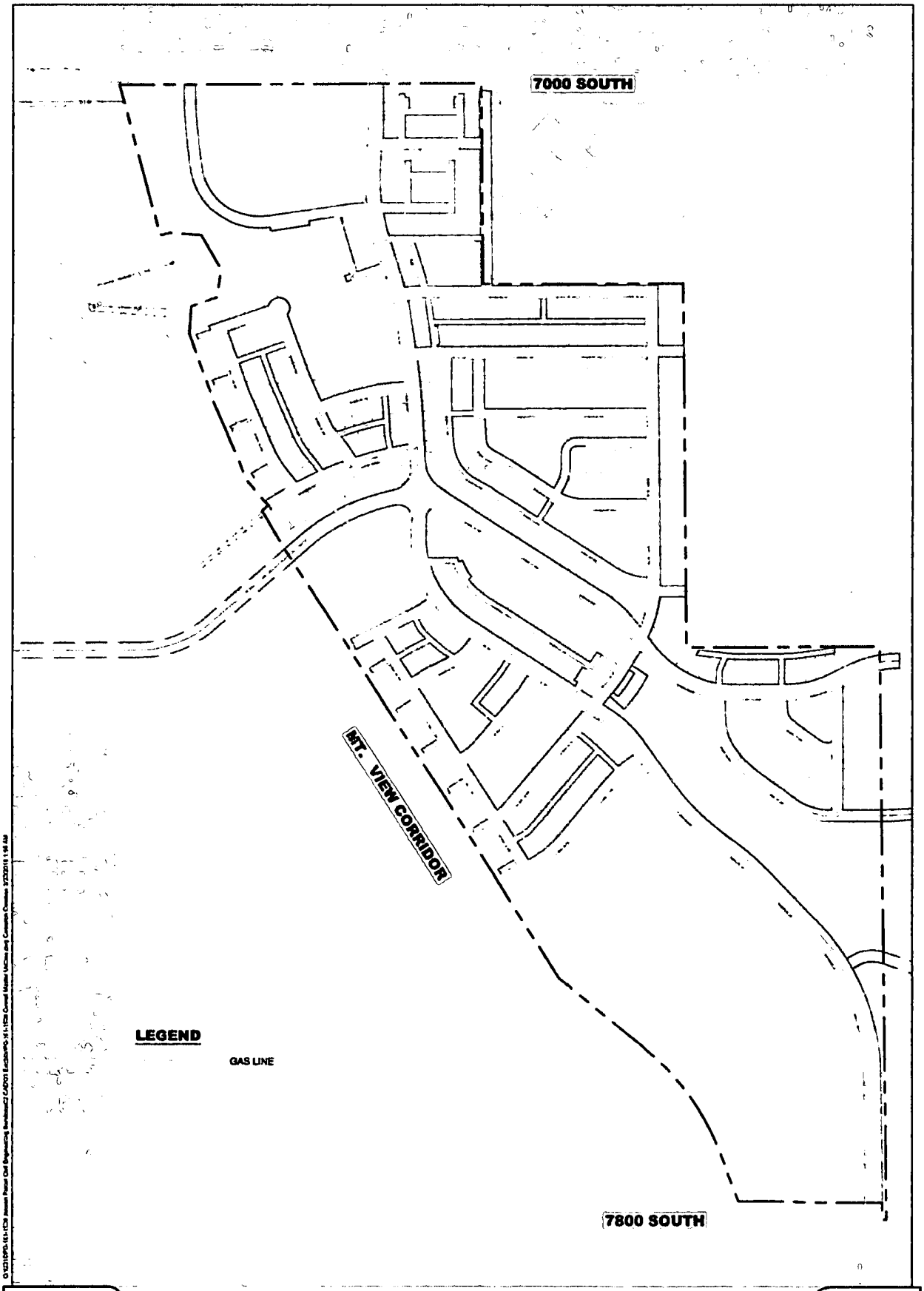
COPPER RIM

OVERALL MASTER UTILITY LAYOUT

STRM

59

BK 10733 PG 4809



HORROCKS ENGINEERS

WARNING

COPPER RIM

OVERALL MASTER UTILITY LAYOUT

GAS

COMMERCIAL STANDARDS

Commercial Character

BK 10733 PG 4812

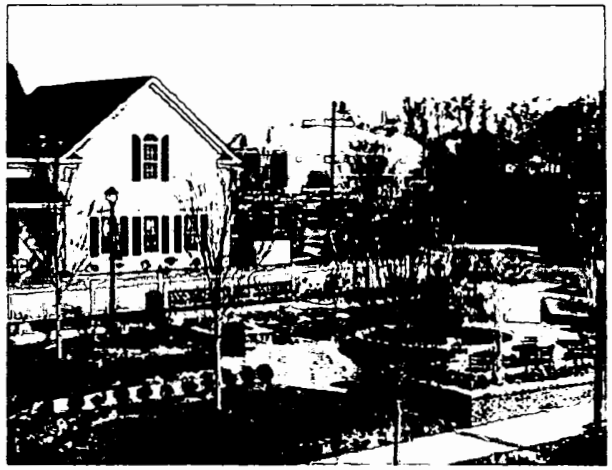
Commercial Character

BK 10733 PG 4813

Commercial Character

BK 10733 PG 4814

Commercial Character



BK 10733 PG 4815

CONCEPTUAL RENDERING OF COMMERCIAL DEVELOPMENT

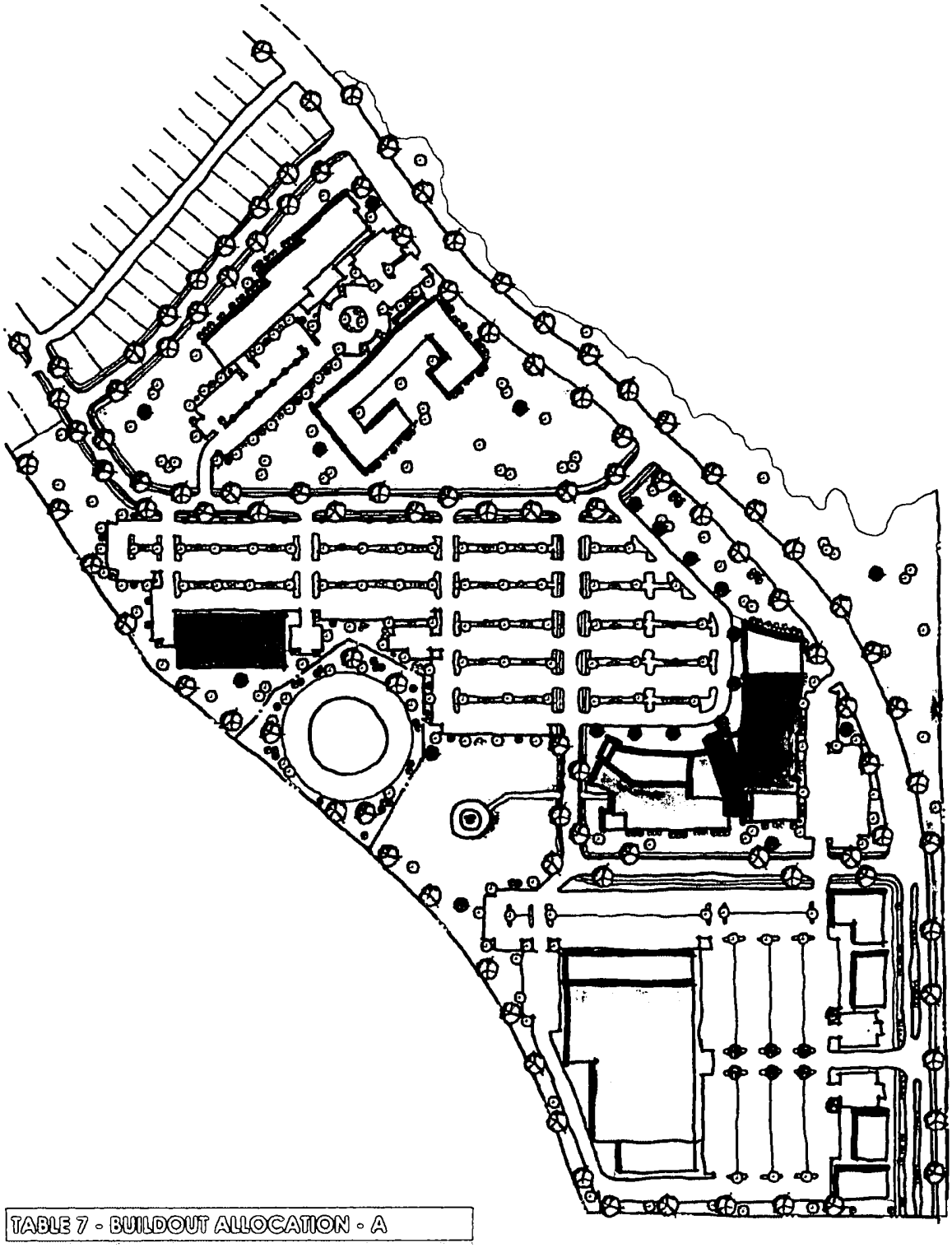


TABLE 7 - BUILDOUT ALLOCATION - A

USE	APPROXIMATE UNITS
TOTAL SF	352,000 s.f.
TOTAL PARKING STALLS	1,650 stalls
PARKING %	4.7 / 1000 s.f.

CONCEPT A -
This commercial site plan is shown for illustrative purposes only. The specific uses have not yet been identified.

CONCEPTUAL RENDERING OF COMMERCIAL DEVELOPMENT

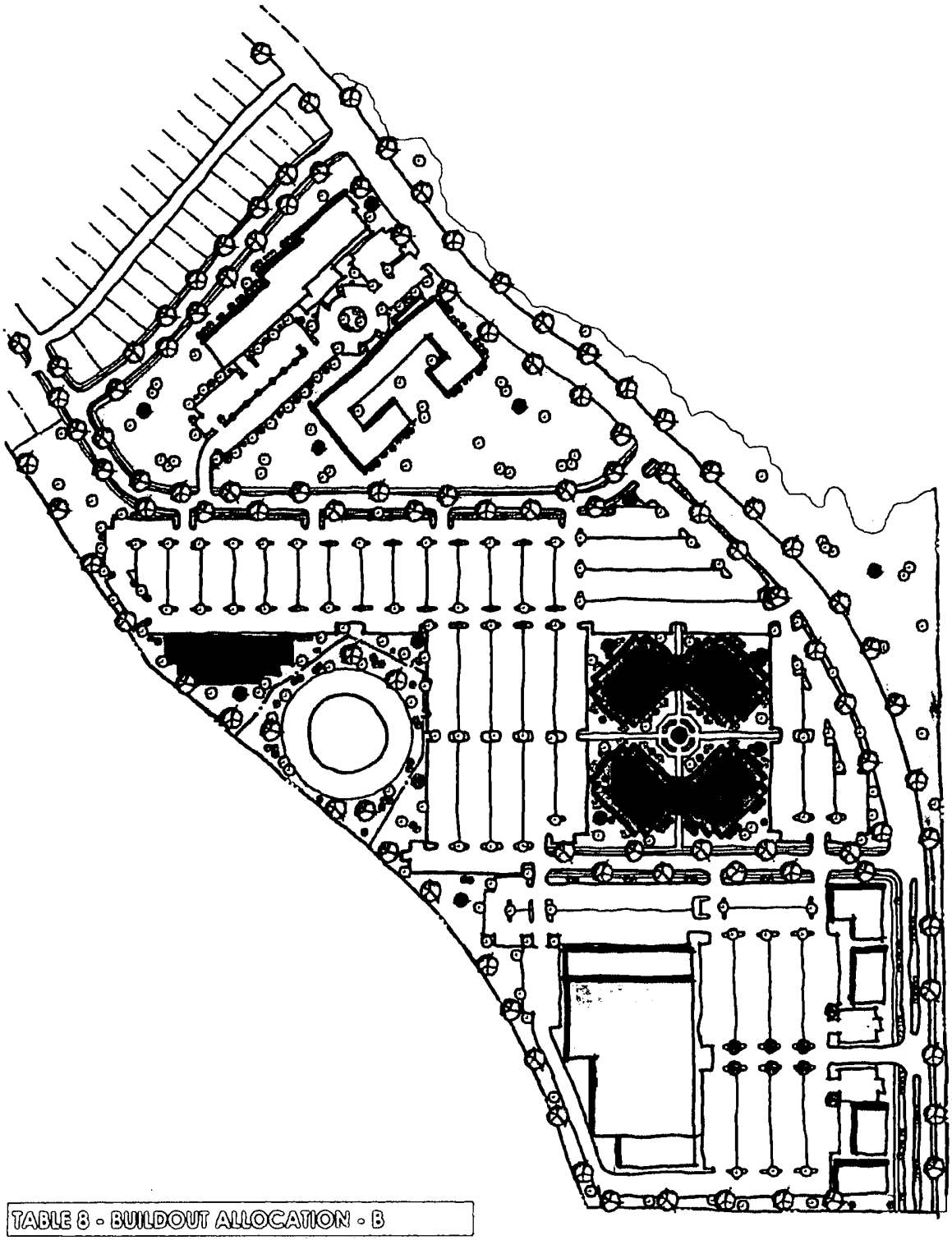


TABLE 8 - BUILDOUT ALLOCATION - B

USE	APPROXIMATE UNITS
TOTAL SF	469,000 s.f.
TOTAL PARKING STALLS	2,250 stalls
PARKING %	4.8 / 1000 s.f.

CONCEPT B -
This commercial site plan is shown for illustrative purposes only. The specific uses have not yet been identified.

ARCHITECTURAL COMPOSITION GUIDELINES

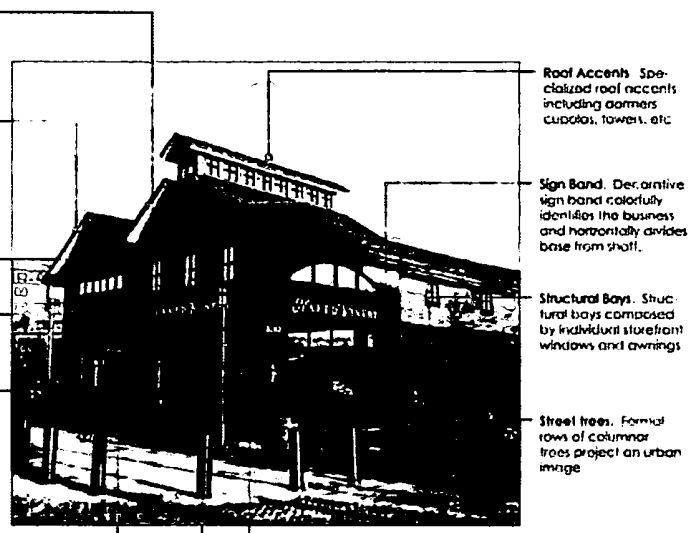
a. Building Massing

i. Two and three-story building masses next to the street create a streetwall that frames the streetscape improving the pedestrian experience.

ii. Building masses are greater at areas with more pedestrians, such as street corners

iii. Building masses frequently defined by a discernible base, shaft and capital

iv. Load-bearing materials should touch the ground

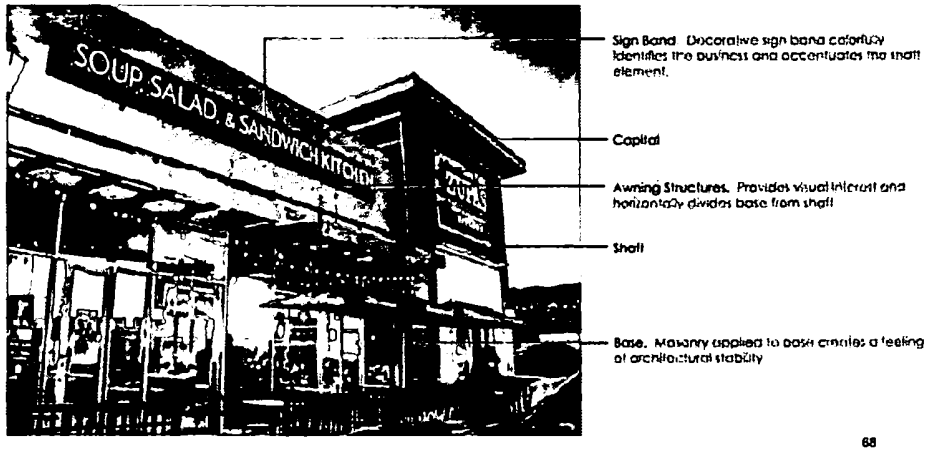


b. Roof Form

i. Commercial buildings should incorporate a variety of roof forms (flat, sloped, or pitched) to provide breaks in facade type and/or add visual interest. Roof shapes for accent/icon buildings should be slightly pitched with gable ends where appropriate to serve as a focal point

ii. Roof pitches should be typically low (2.12-6:12)

iii. Moderate overhangs up to 3 feet should be supported by substantial dimensional corbels that define the top of the building



BK 10733 PG 4818

c Arcades and Storefront Structural Bays

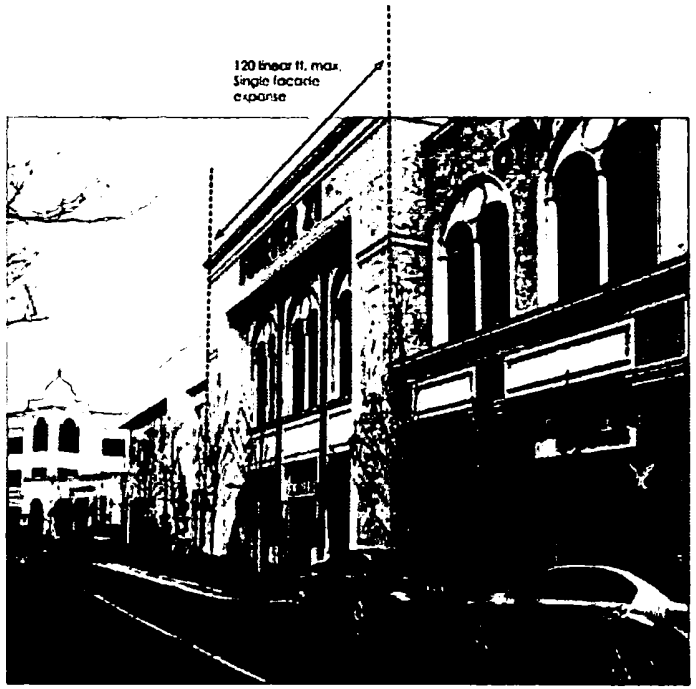
i. Storefront structural bays are commonly orchestrated to appear as phased construction over a long period of time

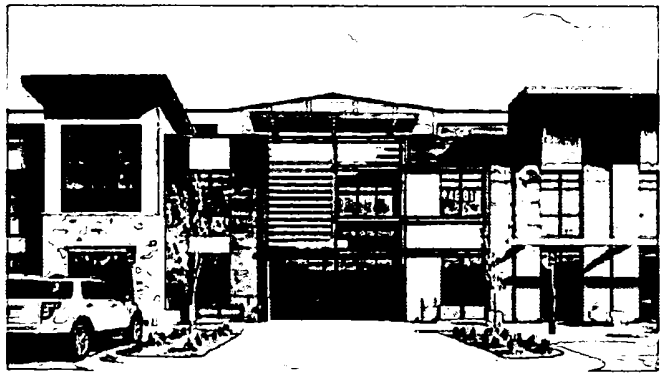
ii Substantial structural bays should be composed of vertically oriented piers and horizontal spandrels with intervening storefront windows

iii Ground-floor storefronts should be very different from upper-story facades with windows scaled and oriented for pedestrian interest

iv Arcades are encouraged as semi-public spaces between the street and storefront, sheltering pedestrians from the elements

v Multiple storefronts with separate storefront windows can be massed together within a single facade expanse with the same architectural style. The maximum length of a single facade expanse is 120 feet



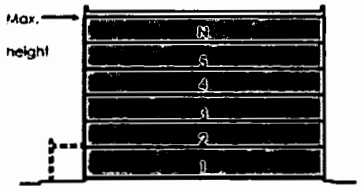


BK 10733 PG 4819

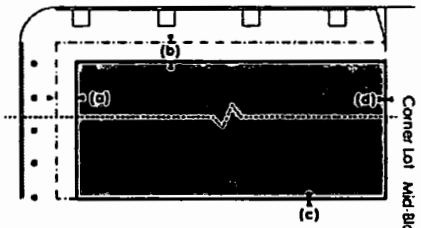
GUIDING DEVELOPMENT STANDARDS - COMMERCIAL

TABLE 9 - DEVELOPMENT CRITERIA

BUILDING CONFIGURATION	
Principal Building (Non-Residential)	6 stories max.*
Parking Structures	3 levels max.**
PARCEL OCCUPATION	
Maximum Floor Area Ratio	1.25
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	5 ft. min
Front- Secondary (b)	15 ft. min
Side (c)	0 ft. min
Rear (d)	10 ft. min
BUILDING PLACEMENT/SEPARATION (STRUCTURE TO STRUCTURE)	
Front to Front	min. distance = 80% of building height
Side to Side***, or Side to Rear	min. distance = 40% of building height
Rear to Rear	min. distance = 50% of building height



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

* One story equals 15'
** One parking level equals 10'
*** Commercial buildings that are attached are exempted from this standard.

All buildings must comply with IRC. All buildings that exceed 35 feet in height, as measured in the City Code, must be sprinkled and meet all additional Fire and Building Department requirements.

OFF-STREET PARKING - COMMERCIAL

TABLE 10 - MINIMUM REQUIRED OFF-STREET PARKING*

OFFICE	
-Professional Office/Services	2.5 / 1000 sq.ft.
-Professional Office (Multi-story)	1 / 350 sq.ft.
MEDICAL OFFICE	
-Up to 15,000 sq.ft.	5.25 / 1000 sq.ft.
-Above 15,000 sq.ft.	4.5 / 1000 sq.ft.
RETAIL	
-General Use	4.5 / 1000 sq.ft.
-Restaurants	10 / 1000 sq.ft.
SENIOR HOUSING	
-Independent Living	1 space per unit
-Assisted Living	0.5 spaces per unit
-Memory Care	0.35 spaces per unit
-Guest Parking	1 space per 8 units
-Employee Parking	1 space per employee on the maximum shift
OTHER	1.5 / 1000 sq.ft.

* Parking ratios in this table are minimums. Additional parking may be provided based upon market/tenant demand.

TABLE 11 - PARKING CONFIGURATION

Off-Street Parking

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY SINGLE LOADED	ONE WAY DOUBLE LOADED	TWO WAY DOUBLE LOADED
90	24 ft	24 ft	24 ft
60	15 ft	15 ft	20 ft
45	12 ft	12 ft	20 ft
Parallel	10 ft	10 ft	20 ft
Standard Stall	8.5 ft x 18 ft minimum		

On Street Parking

ANGLE OF PARKING	STALL SIZE
Angled	8.5 ft x 18 ft minimum
Perpendicular	8.5 ft x 18 ft minimum
Parallel	8 ft x 22 ft minimum

* Parking aisles used to access a fire hydrant must be compliant with IFC standards.

BK 10733 PG 4821

SIGNAGE

1. All permanent signage must be configured as specified in Table 12 - Signage Standards
2. Signage can only be used for business on premises. No off-site advertising is allowed.
3. Billboards are prohibited.
4. Sign types not included in Table 12 - shall be governed by the West Jordan Sign Ordinance 13-3-2: Sign Standards

5. **Residential Functions**
   a. One address number, no more than 6 inches measured vertically may be attached to the building in proximity to the *principal entrance* or at a mailbox.
   b. Entrances to buildings including multi-family housing may install one directory sign, no more than 4 square feet at each entry.

6. **Non-residential Functions**
   a. Monument signs must be separated by a minimum distance of 100 feet
   b. Marquee signs may be located only above the *principal entrance* of a building and may encroach into the *public frontage* to within two feet of the curb.
   c. A-Frame signs must be located adjacent to the principal entrance of business. A-Frame signs must be removed from the sidewalk at the close of business each day.

Note: signage to be coordinated with engineering department.

BK 10733 PG 4822

TABLE 12A - SIGNAGE STANDARDS

	SPECIFICATIONS
ADDRESS SIGN	
Quantity	1 per address
Area	2 sf max
Width	24 in max
Height	12 in max
Depth / Projection	3 in max
Clearance	4.5 ft min
Apex	N/A
Letter Height	6 in max
AWNING AND SIGN	
Quantity	1 per window
Area	N/A
Width	width of Awning
Height	5 ft
Depth / Projection	4 ft min
Clearance	8 ft max
Apex	N/A
Letter Height	5 in min, 10 in max
BANNER	
Notes	Banner signs may be installed on private or City owned lighting fixtures. Banners on City owned fixtures require a time-limited permit and size restrictions are determined by the City according to the lighting fixture. Banner sizes on private fixtures must correspond to the overall scale of the fixture
BUILDING BANNER	
Quantity	2 per building Facade
Area	48 sf max
Width	2 ft max
Height	24 ft max
Depth / Projection	3 ft max
Clearance	12 ft min
Apex	N/A
Letter Height	N/A
BAND SIGN	
Quantity	1 per building Facade
Area	1.5 sq ft per linear ft
Width	90% of width of Facade max
Height	3 ft max
Depth / Projection	7 in max
Clearance	7 ft max
Apex	N/A
Letter Height	18 in max

TABLE 12B - SIGNAGE STANDARDS

	Specifications
SUSPENDED SIGN	
Quantity	1 per business
Area	16 sf max
Width	4 ft max
Height	4 ft max
Depth / Projection	4 ft max
Clearance	10 ft min
Apex	N/A
Letter Height	8 in max
BUILDING SIGN	
Quantity	1 per building elevation
Area	1.5 sq ft per linear ft
Width	80% building width max
Height	7 ft max
Depth / Projection	6 in max
Clearance	N/A
Apex	N/A
Letter Height	48 in max
CORNER SIGN	
Quantity	1 per building at corner lots
Area	72 ft max
Width	3 ft max
Height	24 ft max
Depth / Projection	4 ft max
Clearance	12 ft min
Apex	N/A
Letter Height	N/A
HANGING SIGN	
Quantity	1 per vehicular entrance
Area	N/A
Width	90% entrance width max
Height	2 ft max
Depth / Projection	0 ft max projection
Clearance	8 ft min
Apex	N/A
Letter Height	18 in max
WALL MURAL SIGN	
Quantity	1 per block face
Area	25% of Facade max
Width	N/A
Height	N/A
Depth / Projection	5 ft max.
Clearance	8 in max depth
Apex	N/A
Letter Height	N/A

TABLE 12C - SIGNAGE STANDARDS

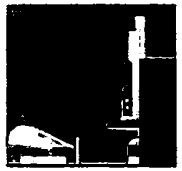
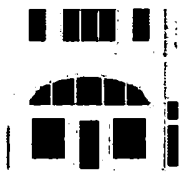
	SPECIFICATIONS
MARQUEE AND SIGN	
	
Quantity	1 per building
Area	N/A
Width	width of entrance plus 4' o.c.
Height	50% Story height max
Depth / Projection	4 ft min. 10 ft max
Clearance	N/A
Apex	N/A
Letter Height	3 ft min
NAMEPLATE SIGN	
Quantity	1 per business
Area	3 sf max
Width	18 in max
Height	2 ft max
Depth / Projection	3 in max
Clearance	4 ft max
Apex	7 ft max
Letter Height	N/A
OUTDOOR DISPLAY CASE	
Quantity	1 per business
Area	6 sf max
Width	3.5 ft max
Height	3.5 ft max
Depth / Projection	5 in max
Clearance	4 ft max
Apex	N/A
Letter Height	N/A
A-FRAME SIGN	
Quantity	1 per business
Area	12 sf max
Width	36 in max
Height	48 in max
Depth / Projection	N/A
Clearance	N/A
Apex	48 in max
Letter Height	N/A
WINDOW SIGN	
	
Quantity	1 per window
Area	25% of glass max
Width	varies
Height	varies
Depth / Projection	N/A
Clearance	4 ft
Apex	N/A
Letter Height	N/A

TABLE 12D - SIGNAGE STANDARDS

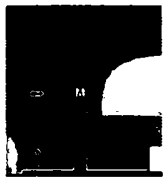
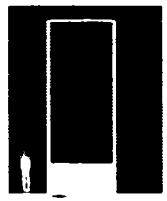
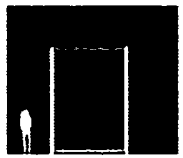
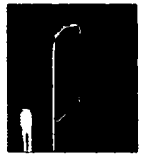
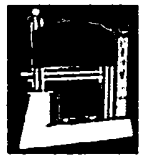
	Specifications
KIOSK	
Quantity	1 per block face
Area	24 sq ft max
Width	4.5 ft max
Height	12 ft max
Depth / Projection	4 ft max depth
Clearance	N/A
Apex	12 ft max
Letter Height	12 in max within sign, 18 in max to identify sign
YARD SIGN	
Quantity	1 per Lot max
Area	6 sf max
Width	3 ft max (not counting post)
Height	2 ft max (not counting post)
Depth / Projection	N/A
Clearance	3 ft to sign edge min
Apex	6 ft to top of post max
Letter Height	8 in max
MONUMENT SIGN	
Quantity	1 per vehicular entrance max
Area	Sign - 78 sf max
Width	Monument - 30 ft max
Height	Sign - 12 ft max
Depth / Projection	N/A
Clearance	N/A
Apex	Sign - 12 ft max
Letter Height	N/A
PYLON SIGN	
	
Notes	Pylon signs are not subject to specific regulations on quantity, size, or design. They are permitted in the public realm where managed by the city and on private non-residential properties consisting of multiple buildings. Where on private lots Pylon signs should be sized for pedestrian legibility, consult with the Planning Department.
SPECIAL USE	
	
Quantity	1 per lot max
Area	N/A
Width	20 ft max
Height	30 ft max
Depth / Projection	N/A
Clearance	N/A
Apex	30 ft to top of structure
Letter Height	N/A

TABLE 12E - SIGNAGE STANDARDS

	Specifications
TEMPORARY SIGN	
	
Quantity	1 per block face
Area	24 sq ft max
Width	16 ft max
Height	8 ft max
Depth / Projection	2 ft max depth
Clearance	N/A
Apex	20 ft max
Letter Height	N/A
Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
TEMPORARY FLAGS AND BANNERS	
	
Quantity	6 per lot
Area	150 sq ft max
Width	6 ft max
Height	25 ft max
Depth / Projection	N/A
Clearance	N/A
Apex	25 ft max
Letter Height	N/A
Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
FREEWAY ORIENTED SIGNS	
	
Quantity	1 per 600 ft of freeway frontage
Area	1000 sq ft max
Width	N/A
Height	50 ft max
Depth / Projection	15 ft max depth
Clearance	N/A
Apex	50 ft max
Letter Height	N/A
Details	Community logos/signage painted on water tanks must conform to area criteria, but do not count toward the quantity maximum of 1 sign per 600 lineal feet.
(Sign not delineated in West Jordan City Standards)	

BK 10733 PG 4823

LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, 7800 So. and Mountain View Corridor, will comply with West Jordan City *Standard Street Light Details*. Public lighting for all public and private thoroughfares internal to the Commercial Area will comply with the standards contained in Table 10. The aesthetic style of light fixtures within Copper Rim will be consistent with the style of fixture prescribed by West Jordan City lighting standards.

Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and skyglow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less which illuminate landscape environments and exterior structures.

TABLE 13 - PUBLIC LIGHTING

TYPE			HEIGHT	SPACING
COLUMN	T2			
	T3-R T3	•	10 - 14 ft.	300 ft. on center min.
	T4-R T4-SL T4	•	10 - 14 ft.	300 ft. on center min.
	T5-R	•	12 - 16 ft.	200 ft. on center min.
POST	T2			
	T3-R T3	•	8 - 10 ft.	300 ft. on center min.
	T4-R T4-SL T4	•	10 - 14 ft.	200 ft. on center min.
	T5-R			

TYPE			SIZE/HEIGHT	SPACING
WALL-MOUNT	T2			
	T3-R T3	•	Appropriate to achieve proper architectural scale	Opportunistic
	T4-R T4-SL T4	•		Opportunistic
	T5-R	•		Opportunistic
BOLLARD	T2			
	T3-R T3			
	T4-R T4-SL T4	•	3 ft. max.	20 ft. on center min.
	T5-R	•	3 ft. max.	20 ft. on center min.

Note: Where possible, lights should be located in line with side lot lines.

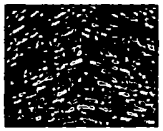
BK 10733 PG 4824

BUILDING FORM

ARCHITECTURAL MATERIALS

a. The following are the acceptable predominant materials for non-residential development

Stone


Brick

Timber

Lap Siding (No Vinyl)

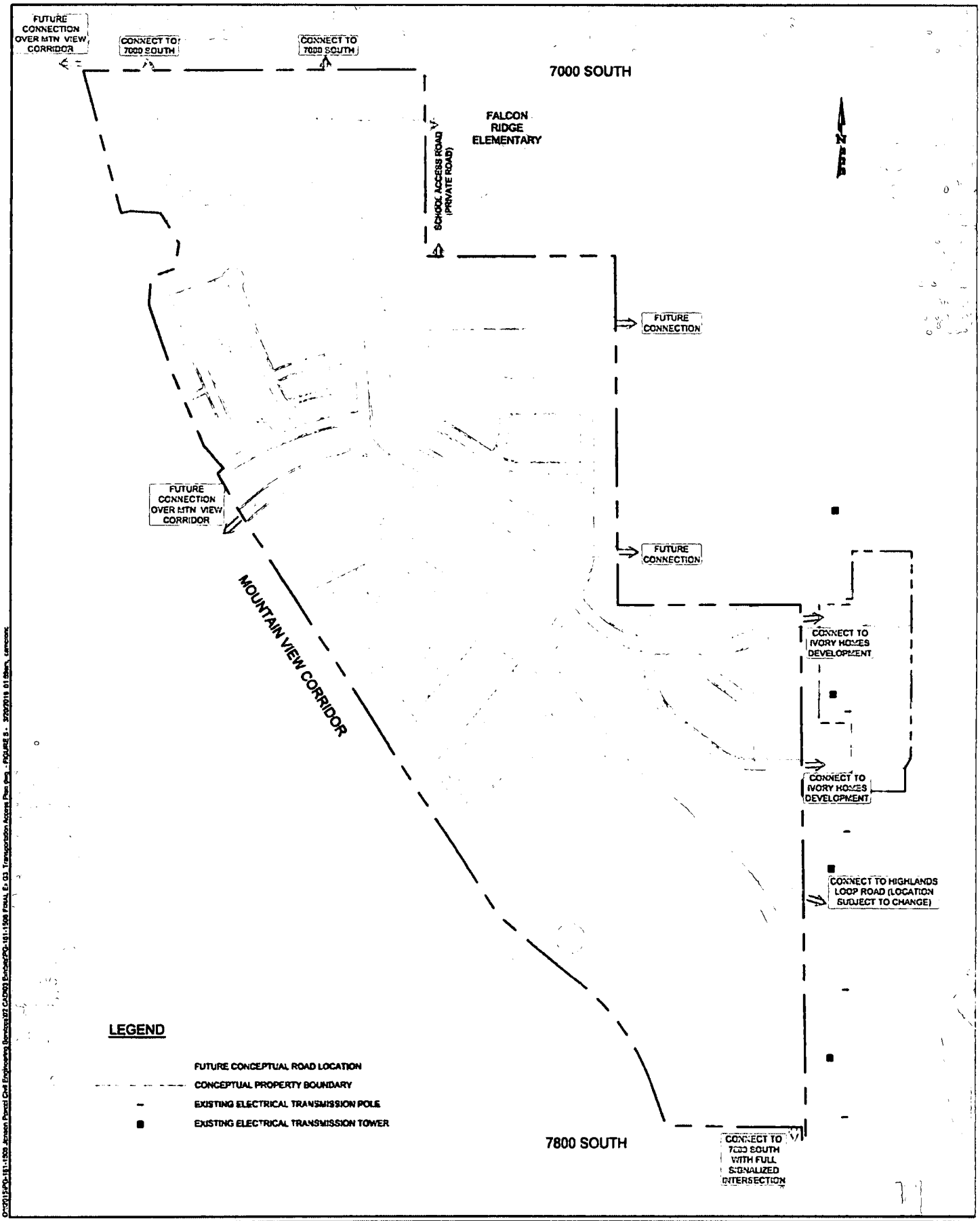
Metal Panels

Batt and Board Siding (No Vinyl)

Concrete

ROAD STANDARDS

BK 10733 PG 4825

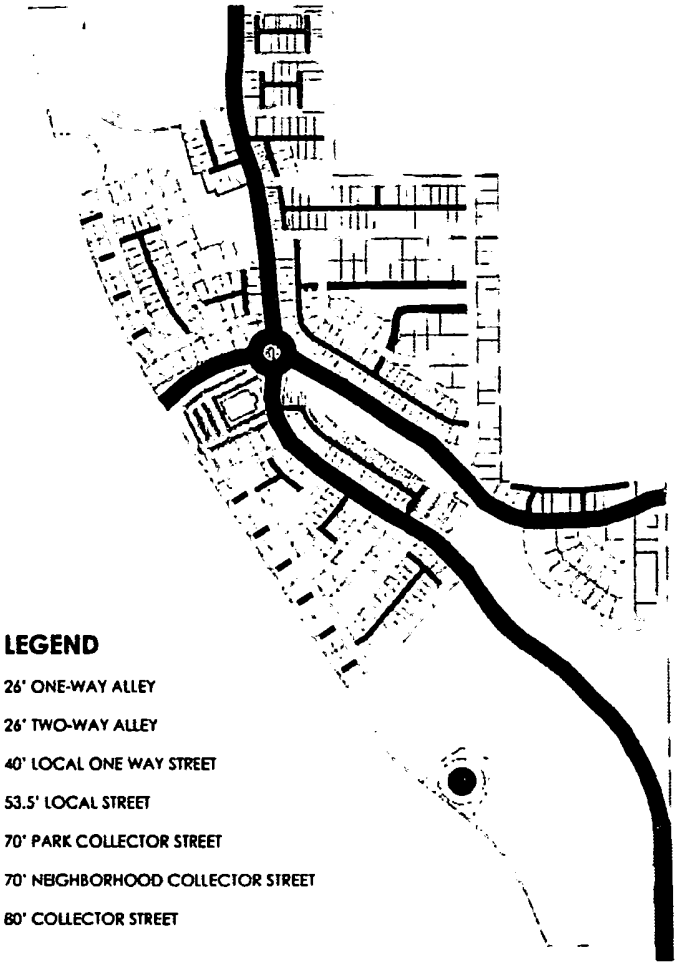


HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	C.W. LAND co	GENERAL PLAN TRANSPORTATION ACCESS LAYOUT COPPER RIM WEST JORDAN, UTAH	EXHIBIT G3	SCALE: 1" = 600' DATE: 18 MAR 2018

PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan

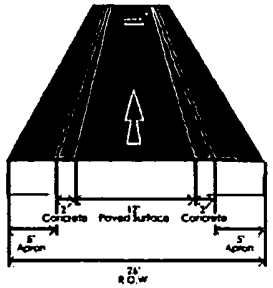
The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37' Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.



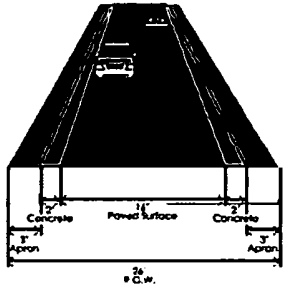
LEGEND

- 26' ONE-WAY ALLEY
- 26' TWO-WAY ALLEY
- 40' LOCAL ONE WAY STREET
- 53.5' LOCAL STREET
- 70' PARK COLLECTOR STREET
- 70' NEIGHBORHOOD COLLECTOR STREET
- 80' COLLECTOR STREET

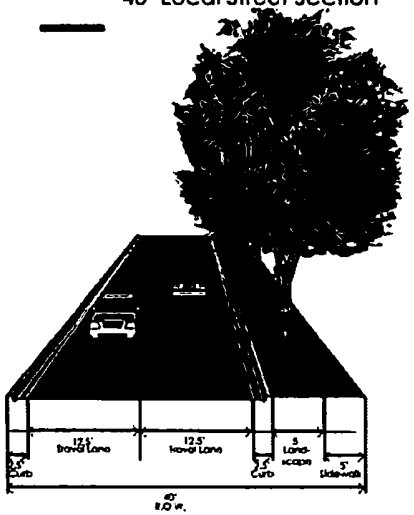
26' One-Way Alley Street Section



26' Two-Way Alley Street Section



40' Local Street Section



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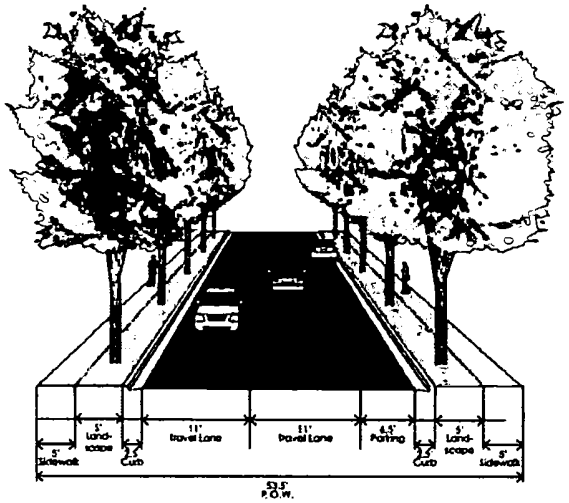
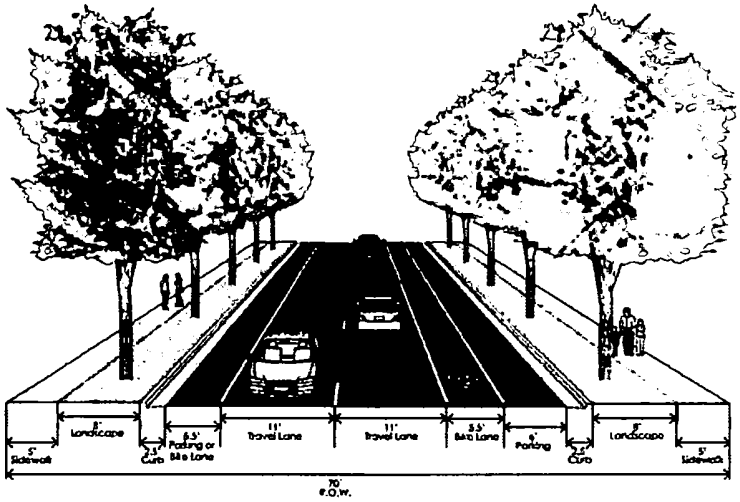
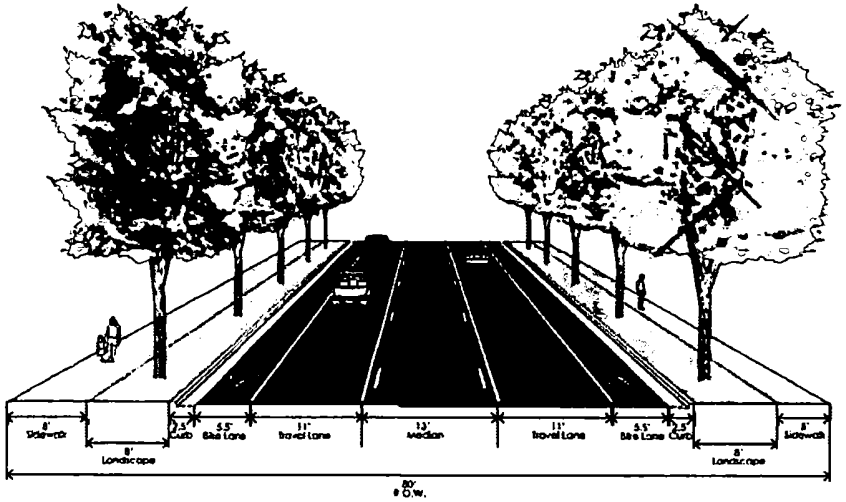
53.5' Local Street Section



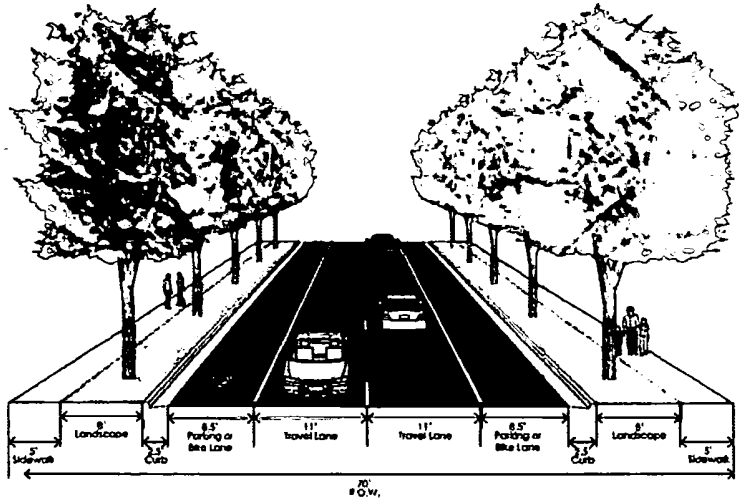
70' Park Collector Street Section

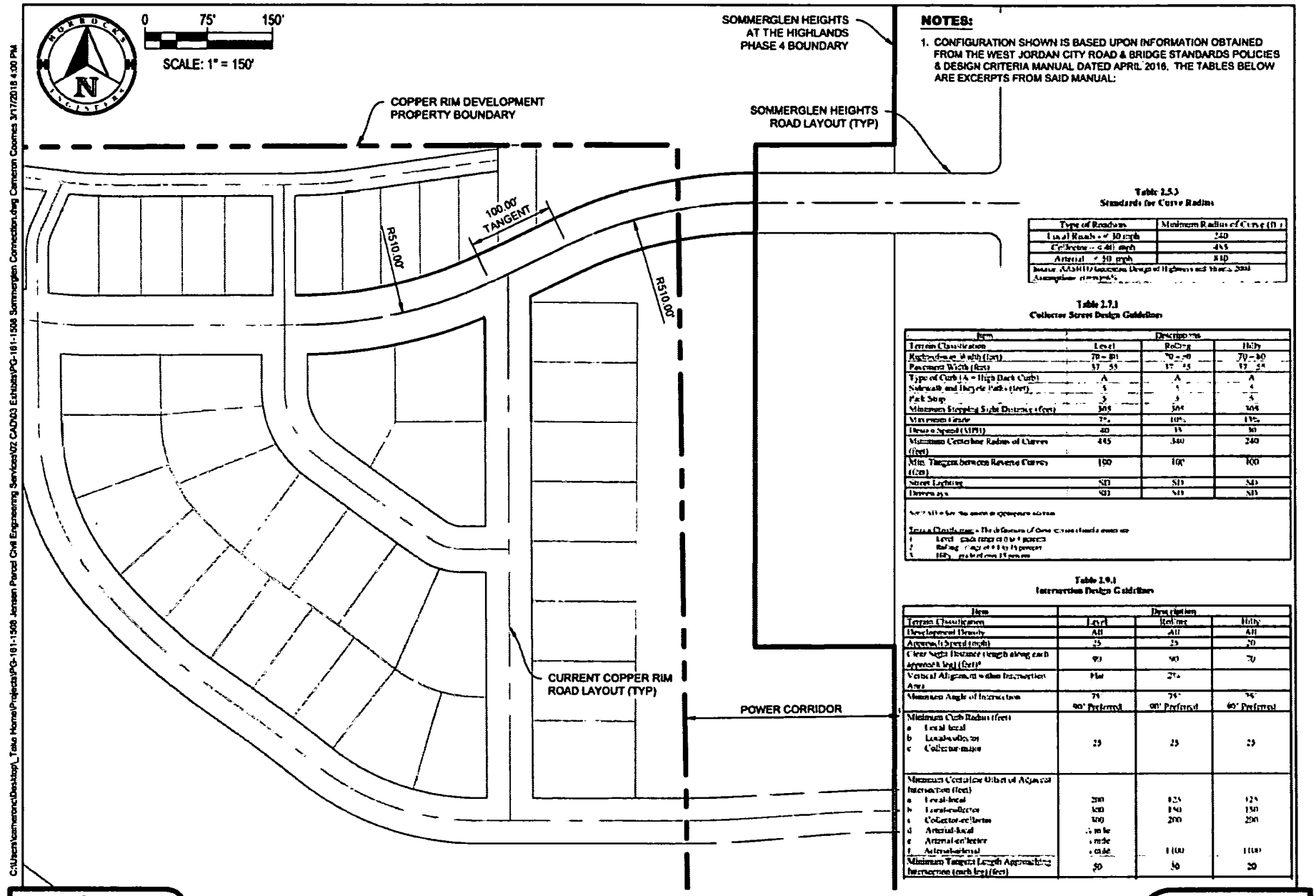


80' Collector Street Section



70' Neighborhood Collector Street Section





NOTES:

1. CONFIGURATION SHOWN IS BASED UPON INFORMATION OBTAINED FROM THE WEST JORDAN CITY ROAD & BRIDGE STANDARDS POLICIES & DESIGN CRITERIA MANUAL DATED APRIL 2016. THE TABLES BELOW ARE EXCERPTS FROM SAID MANUAL:

Table 2.5.3
Standards for Curve Radius

Type of Roadway	Minimum Radius of Curve (ft.)
Local Roads - ≤ 30 mph	240
Collector - ≤ 40 mph	485
Arterial - ≤ 50 mph	840

Source: AASHTO Geometric Design of Highways and Streets 2004
Assumptions: e=max%

Table 2.7.1
Collector Street Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Right-of-way Width (feet)	78 – 81	78 – 80	78 – 80
Pavement Width (feet)	57 – 59	57 – 58	57 – 58
Type of Curb (A = High Back Curb)	A	A	A
Sidewalk and Bicycle Paths (feet)	5	5	5
Park Strip	5	5	5
Minimum Stopping Sight Distance (feet)	305	305	305
Maximum Grade	7%	10%	12%
Design Speed (MPH)	40	35	30
Minimum Centerline Radius of Curves (feet)	485	340	240
Min. Tangent between Reverse Curves (feet)	100	100	100
Street Lighting	SD	SD	SD
Driveways	SD	SD	SD

Note: All values are minimum or maximum unless noted.

Terrain Classification = The difference of elevations (rounded to nearest ten) within the first 400 feet of each intersection leg.
1 Level = each leg has a rise or fall of not more than 10 feet.
2 Rolling = each leg has a rise or fall of not more than 30 feet.
3 Hilly = each leg has a rise or fall of more than 30 feet.

Table 2.9.1
Intersection Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Development Density	All	All	All
Approach Speed (mph)	25	25	20
Clear Sight Distance (length along each approach leg) (feet)*	90	90	70
Vertical Alignment within Intersection Area	Flat	2%	
Minimum Angle of Intersection	75° 90° Preferred	75° 90° Preferred	75° 90° Preferred
Minimum Curb Radius (feet) a Local-local b Local-collector c Collector-major	25	25	25
Minimum Centerline Offset of Adjacent Intersection (feet) a Local-local b Local-collector c Collector-collector d Arterial-local e Arterial-collector f Arterial-arterial	200 300 300 1 mile 1 mile 1 mile	125 150 200 1100	125 150 200 1100
Minimum Tangent Length Approaching Intersection (each leg) (feet)	50	50	20

C:\Users\cameronc\Desktop_Take Home\Projects\PG-161-1508 Jensen Parcel Civil Engineering Services\02 CAD\03 Exhibits\PG-161-1508 Sommerglen Connection.dwg Cameron Coomes 3/17/2018 4:00 PM

BK 10733 PG 4829

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

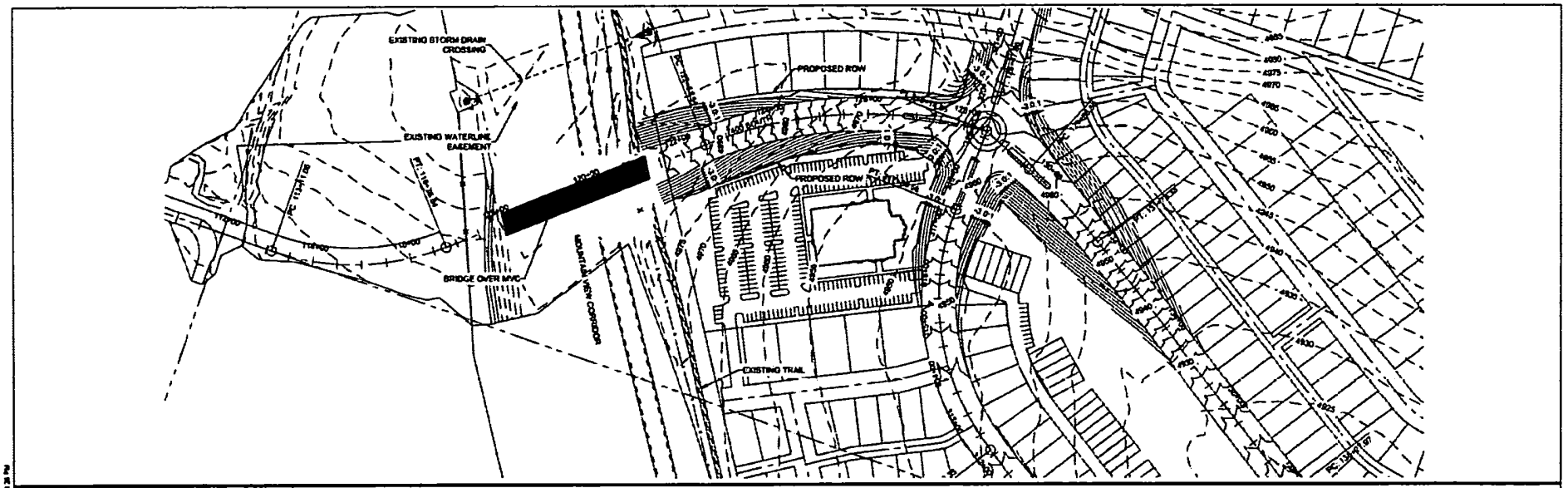
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

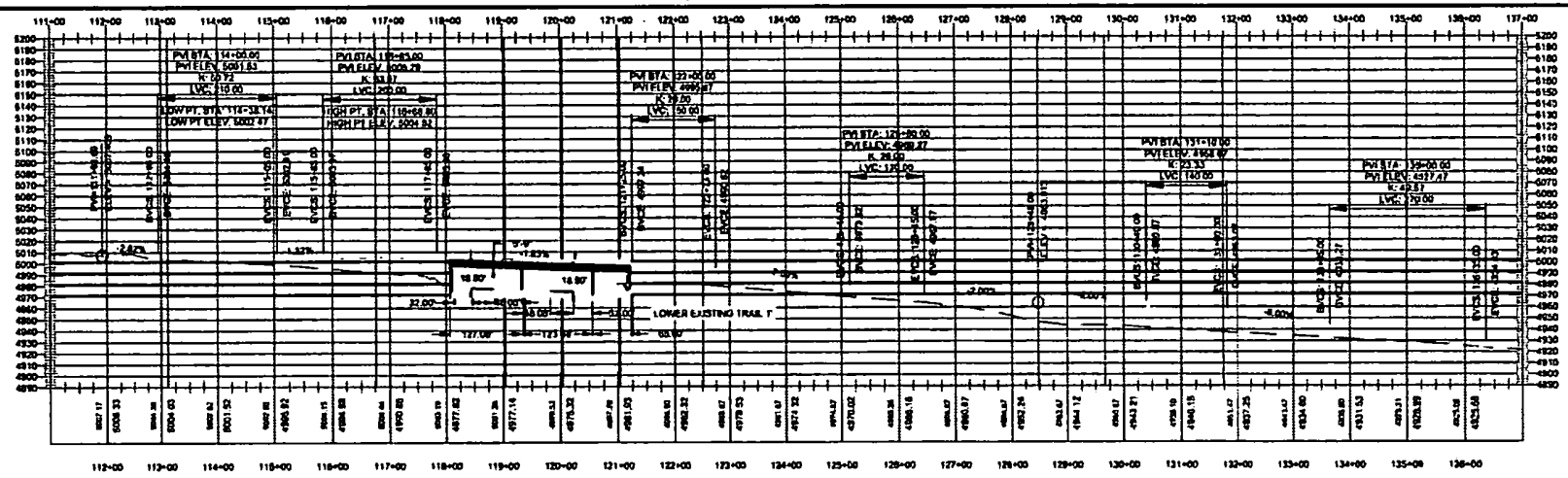
COPPER RIM DEVELOPMENT

SOMMERGLEN CONNECTION EXHIBIT

DRAWING INFO
DATE 03/17/18
SCALE 1" = 150'
REV # | DATE
PROJ. NO: PG-161-1508

SGC1
79
PAGE





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OWNER

CITY

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

7400 S. BRIDGE OVER MVC

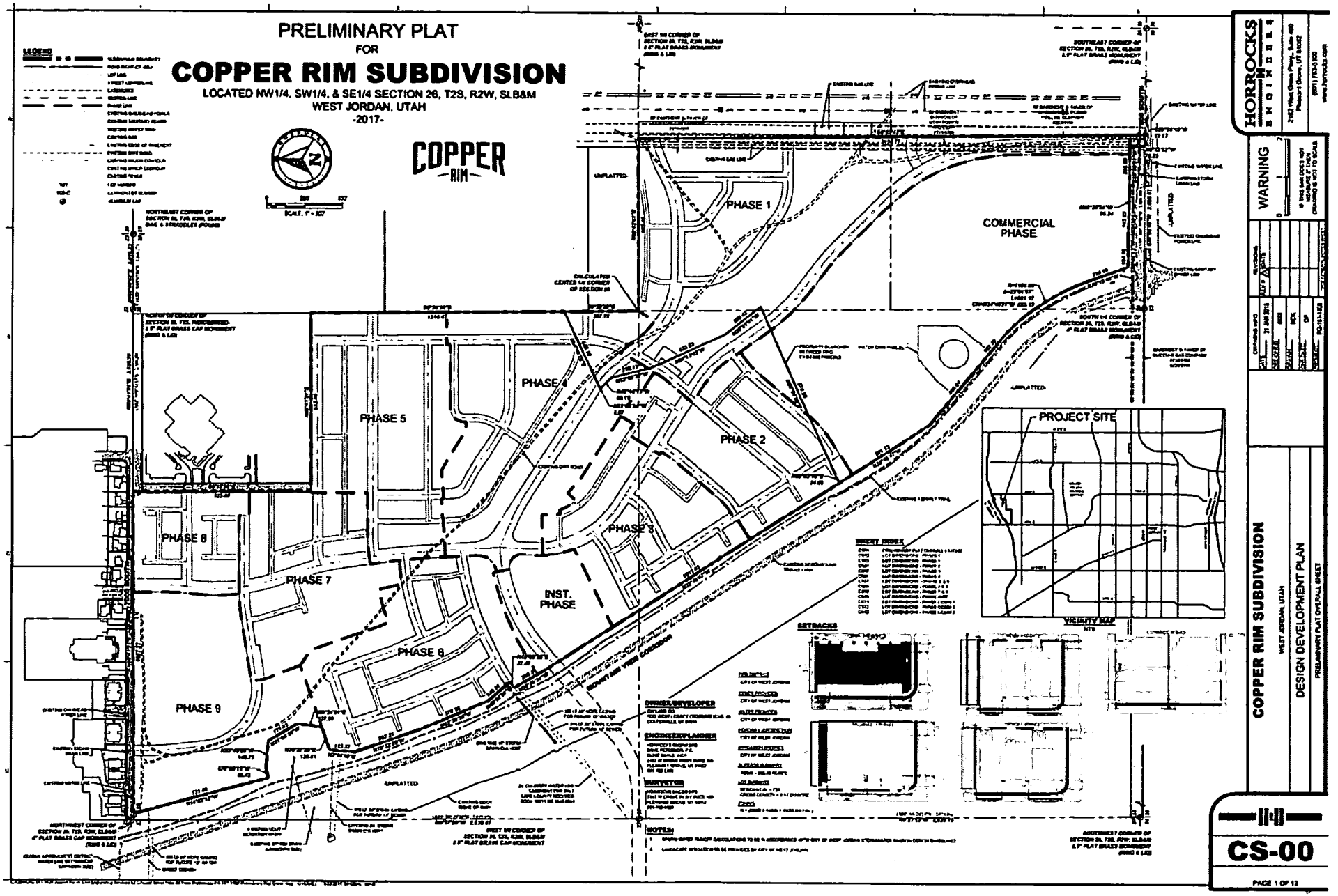
DRAWING INFO
DATE 03/08/18
SCALE 1" = 100'
REV # DATE

PP101

PAGE #

CONCEPT PLAT AND PROJECT PHASING

BK 10733 PG 4831



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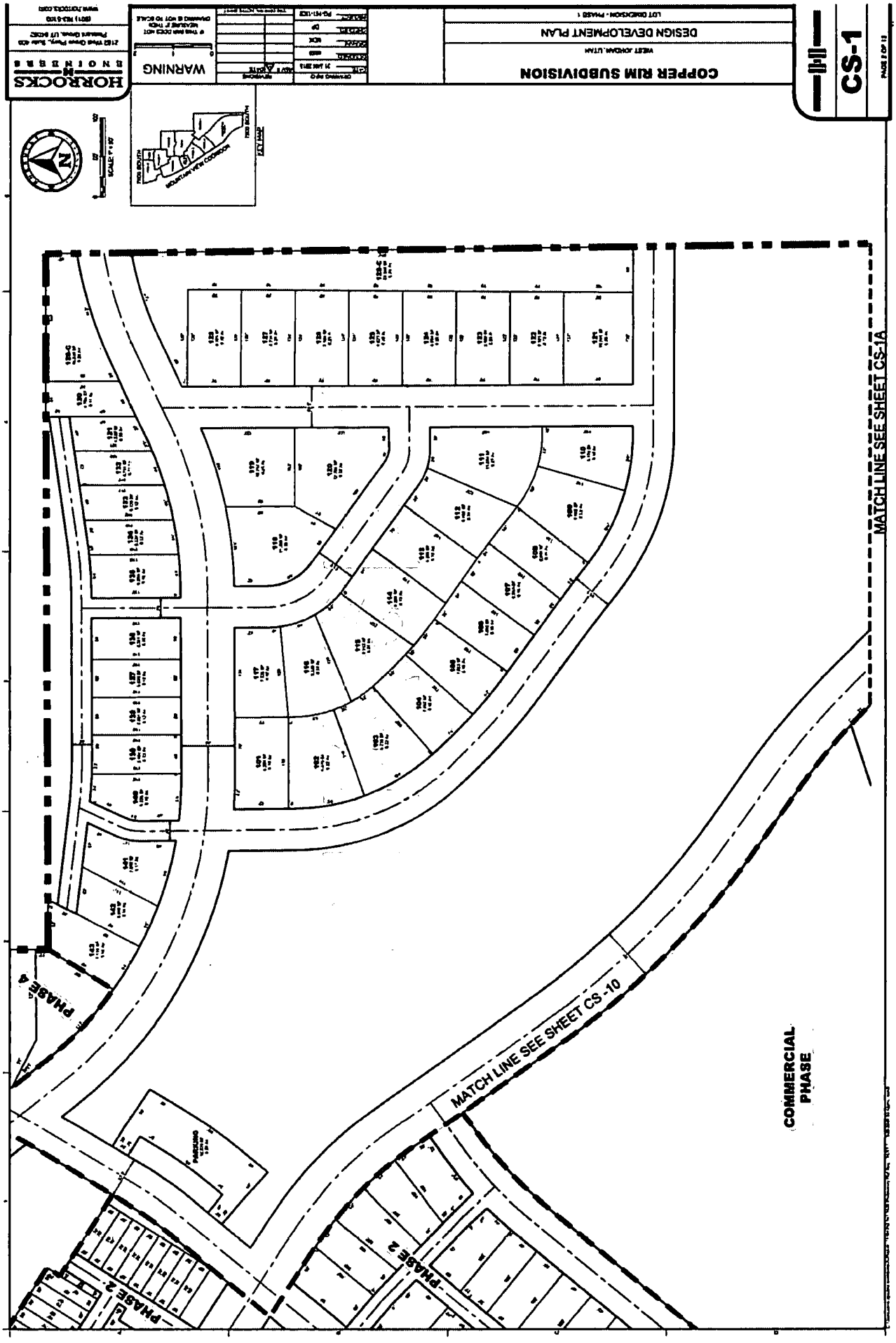
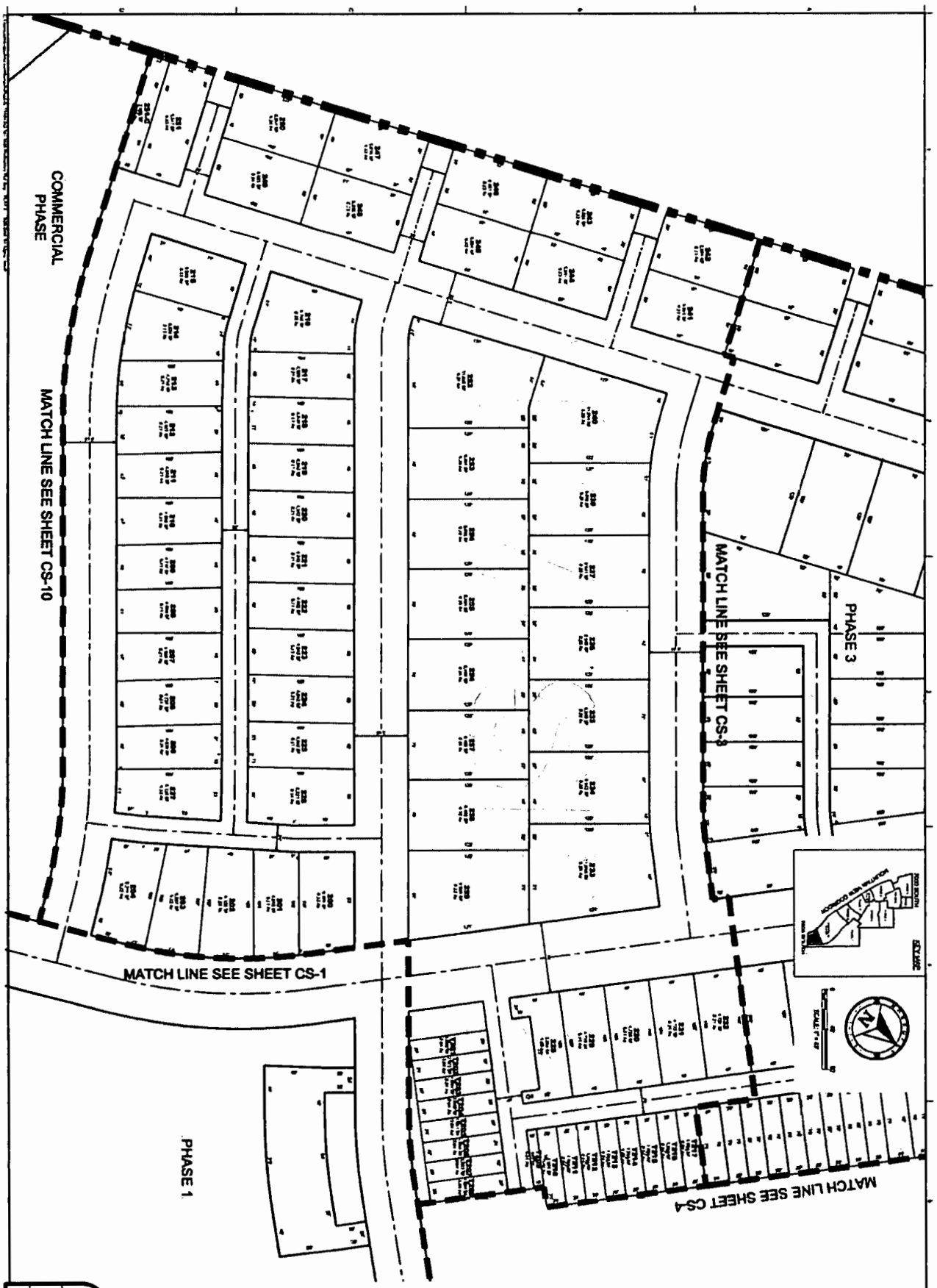

COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DESIGNATION - PHASE 1
CS-1
HORROCKS ENGINEERS
WARNING
MATCH LINE SEE SHEET CS-1A
MATCH LINE SEE SHEET CS -10
COMMERCIAL PHASE
PHASE 4
PHASE 2
PHASE 2

COPPER RIM SUBDIVISION
DESIGN DEVELOPMENT PLAN
PLT-1A
HORROCKS ENGINEERS
WARNING
COMMERCIAL PHASE
MATCH LINE SEE SHEET CS-1



CS-2

PAGE 3 OF 12

COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSION - PHASE 2

DRAWING INFO		REVISIONS	
DATE	31 JAN 2013	REV #	DATE
DESIGNED	MBD		
DRAWN	MDK		
CHECKED	DP		
APPROVED	PG-151-1509		

WARNING

0 1 2

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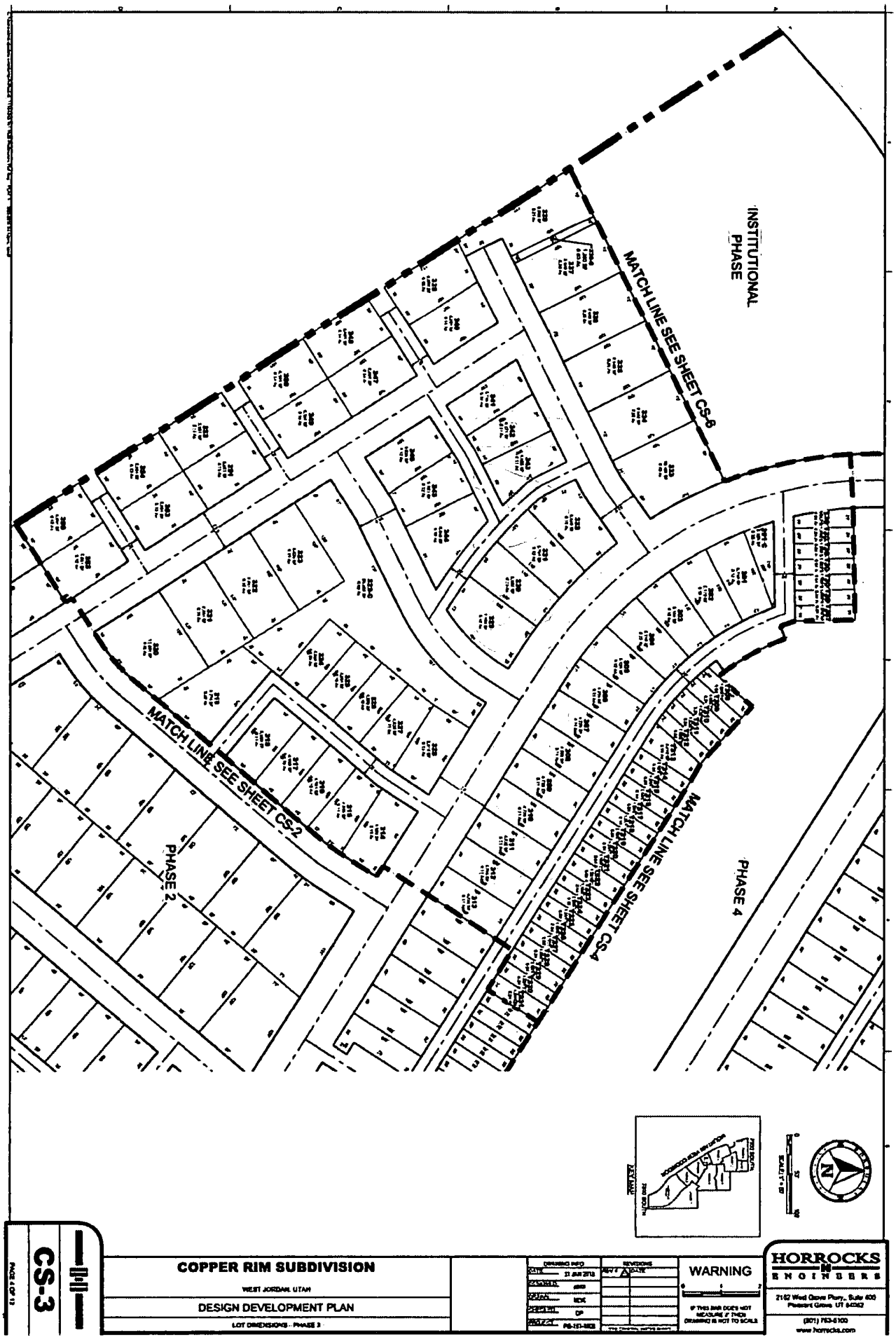

CS-3

COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSIONS - PHASE 3

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

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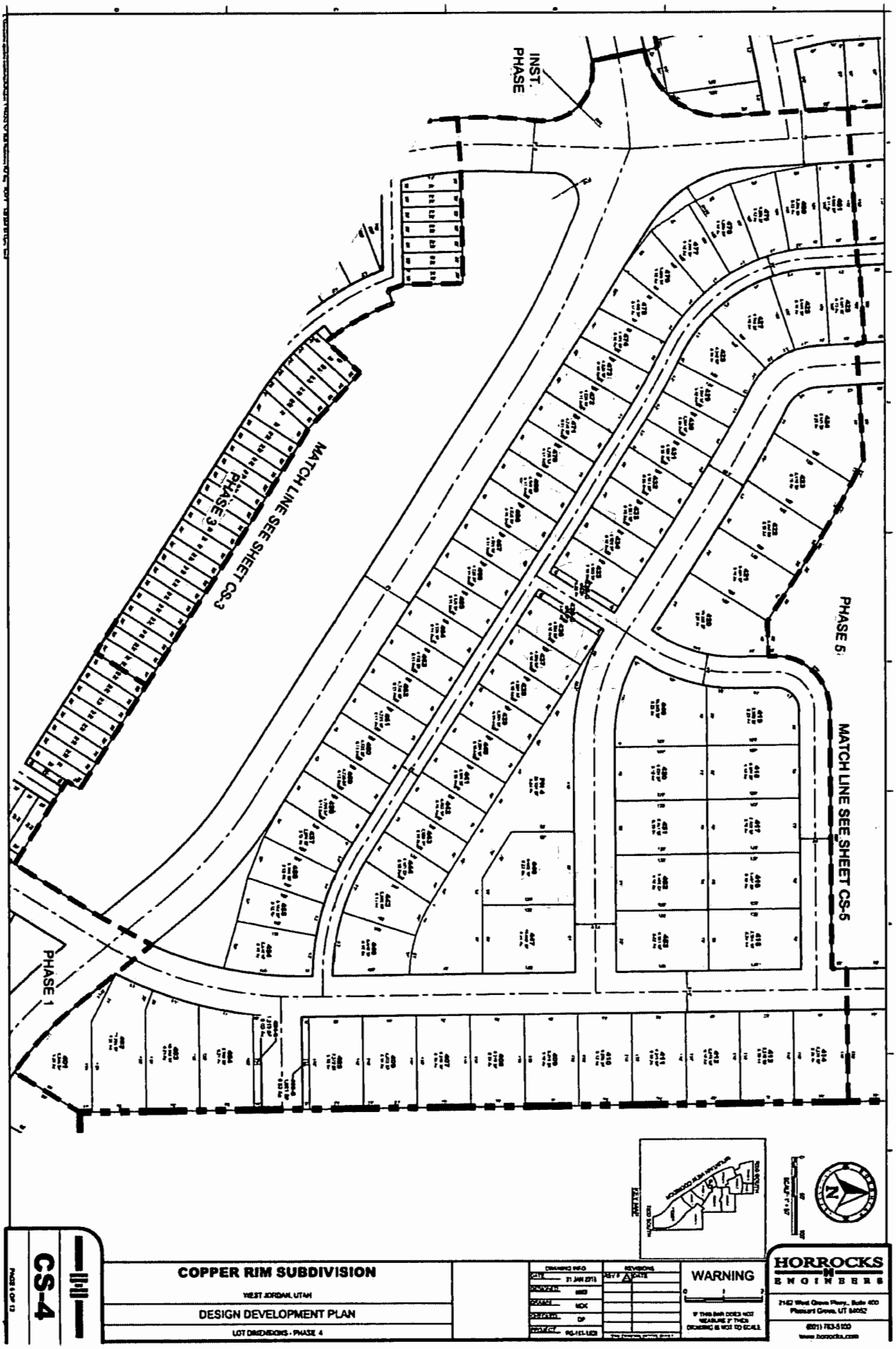
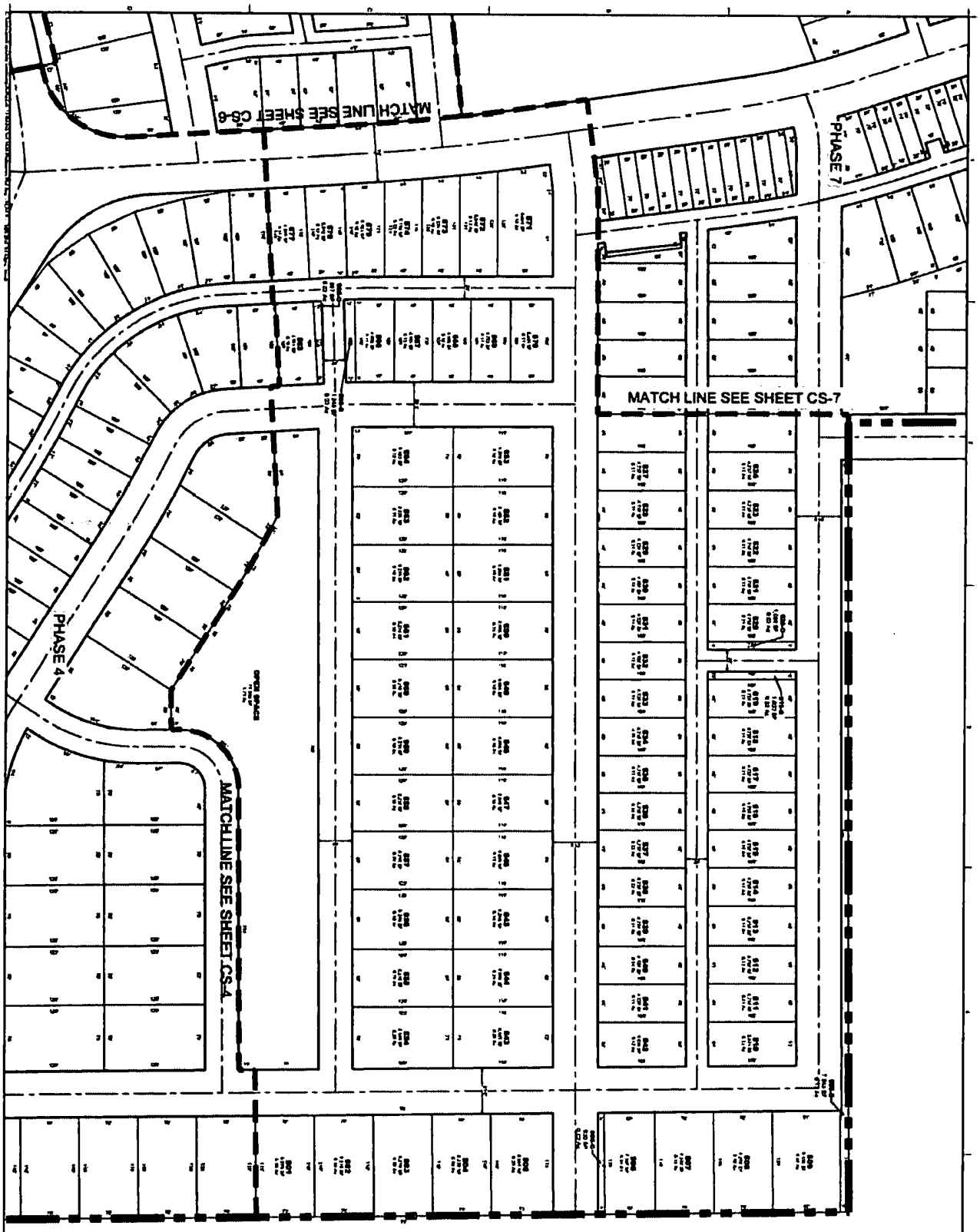
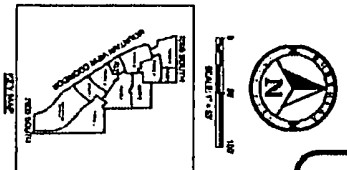

INST. PHASE
MATCH LINE SEE SHEET CS-3
PHASE 3
PHASE 5
MATCH LINE SEE SHEET CS-5
PHASE 1
COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSIONS - PHASE 4
CS-4
WARNING
HORROCKS ENGINEERS





COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSIONS - PHASE 5

CS-5

PAGE 5 OF 11

DRAWING INFO	
DATE	21 JAN 2013
DESIGNED	AMB
DRAWN	MDK
CHECKED	DP
PROJECT	PC-161-1303

REVISIONS		
REV #	DESCRIPTION	DATE

WARNING

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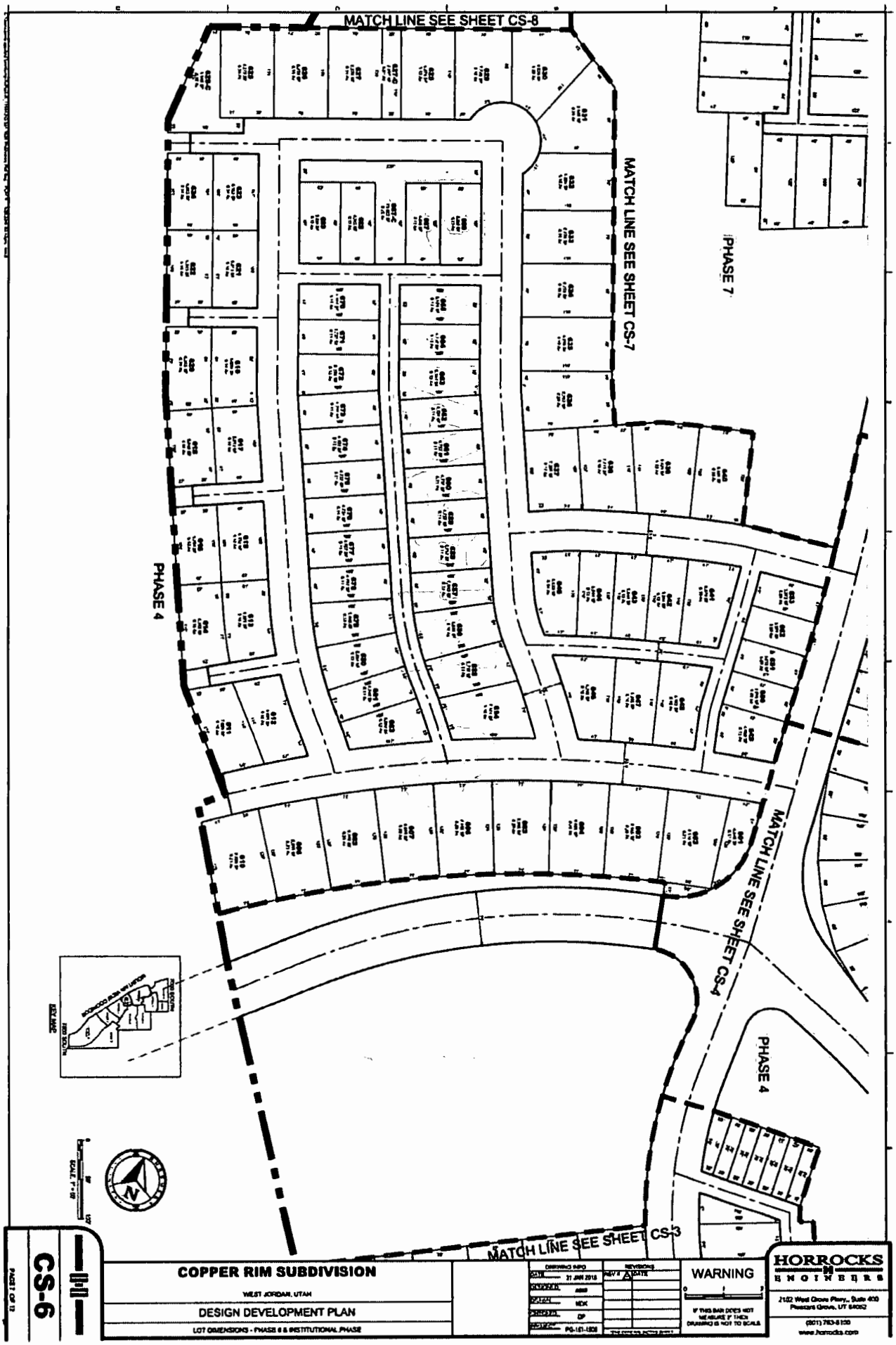
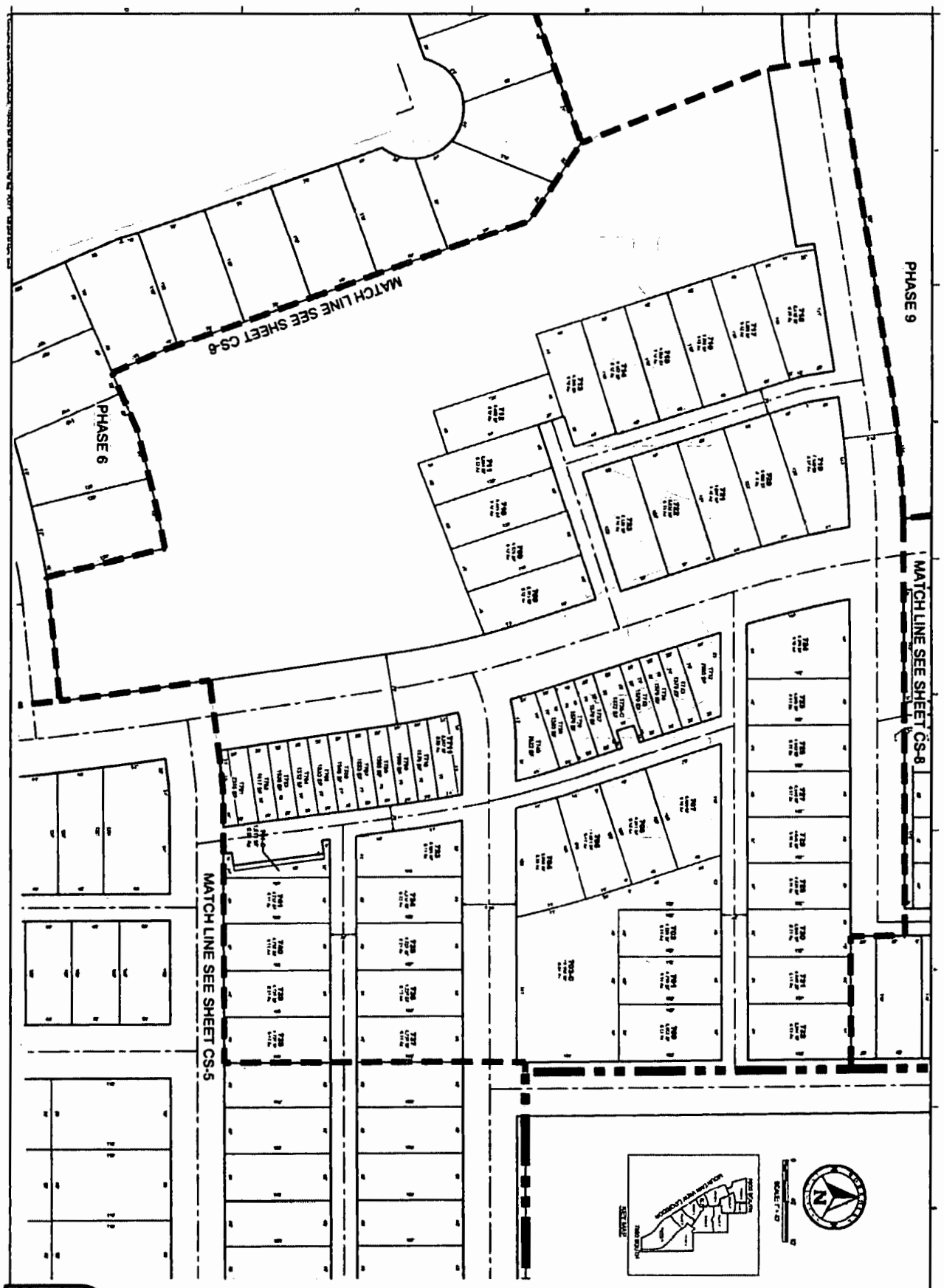

MATCH LINE SEE SHEET CS-8
MATCH LINE SEE SHEET CS-7
PHASE 7
PHASE 4
MATCH LINE SEE SHEET CS-4
PHASE 4
MATCH LINE SEE SHEET CS-3
COPPER RIM SUBDIVISION
WEST JORDAN, UTAH
DESIGN DEVELOPMENT PLAN
LOT DIMENSIONS - PHASE 6 & INSTITUTIONAL PHASE
CS-9
WARNING
HORROCKS ENGINEERS



COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSIONS - PHASE 7

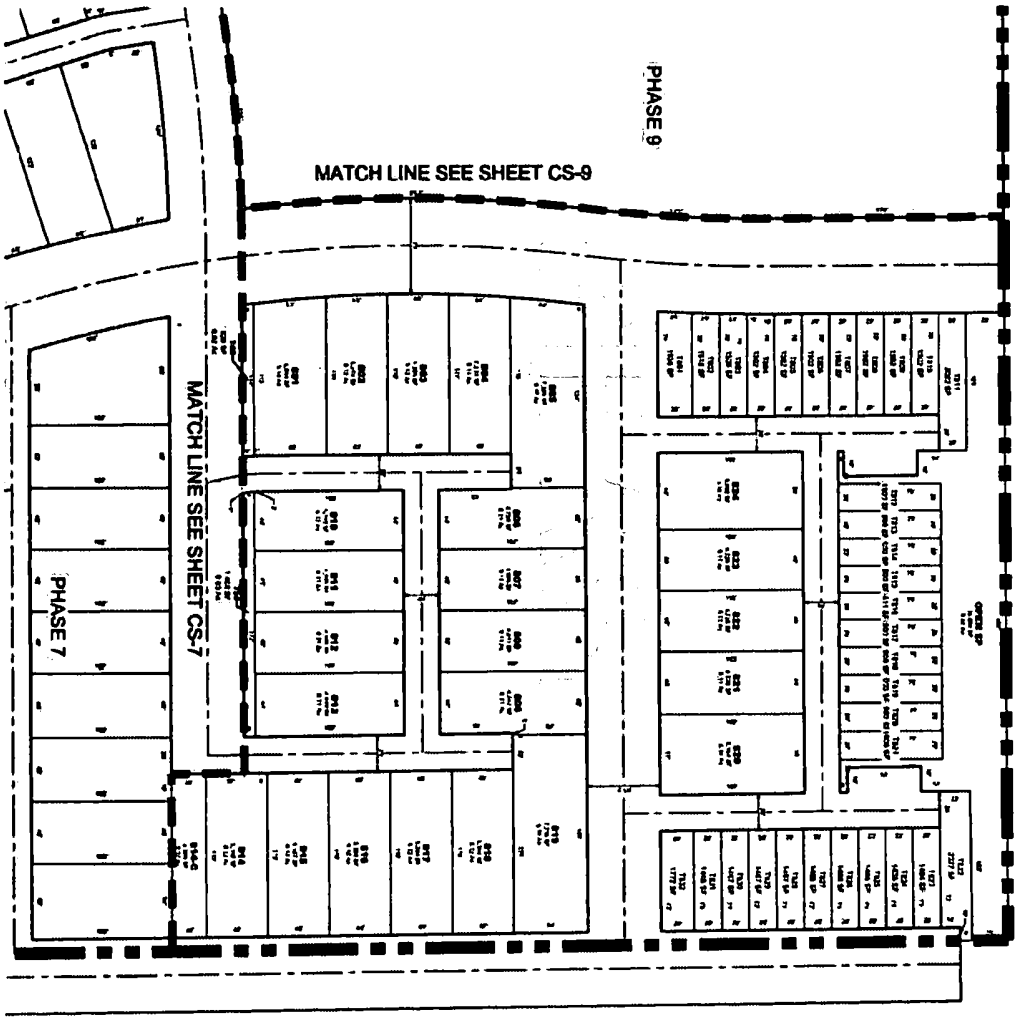
CS-7

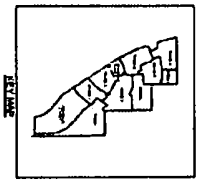
PAGE 6 OF 13

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS





COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSION - PHASE 8

DRAWING INFO

DATE 31 JAN 2013

DRAWN MDK

CHECKED DP

PROJECT PG-161-4308

REVISIONS

REV # DATE

WARNING

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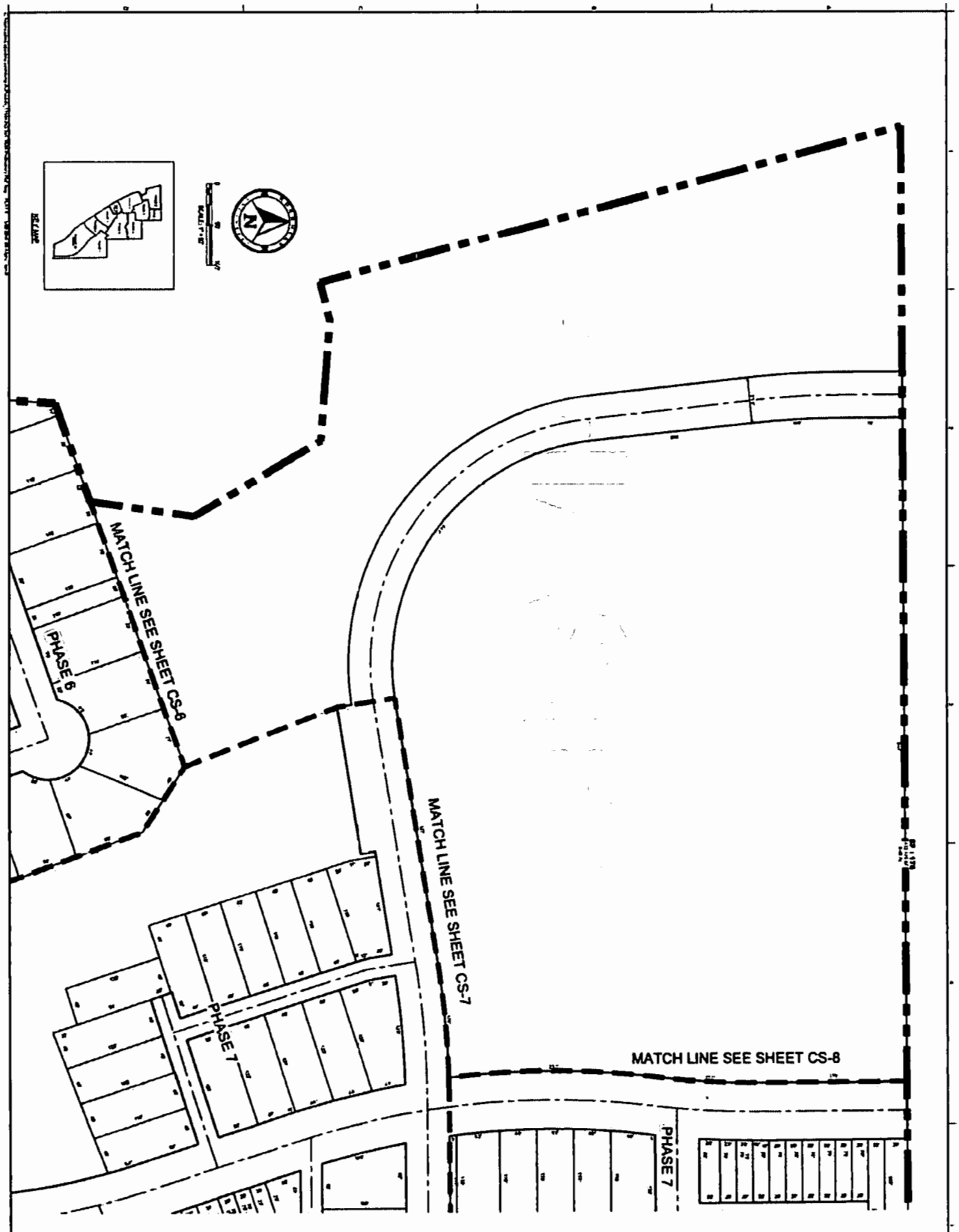
CS-8

PAGE 9 OF 13



COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSION - PHASE 6

CS-9

PAGE 9 OF 13

WARNING

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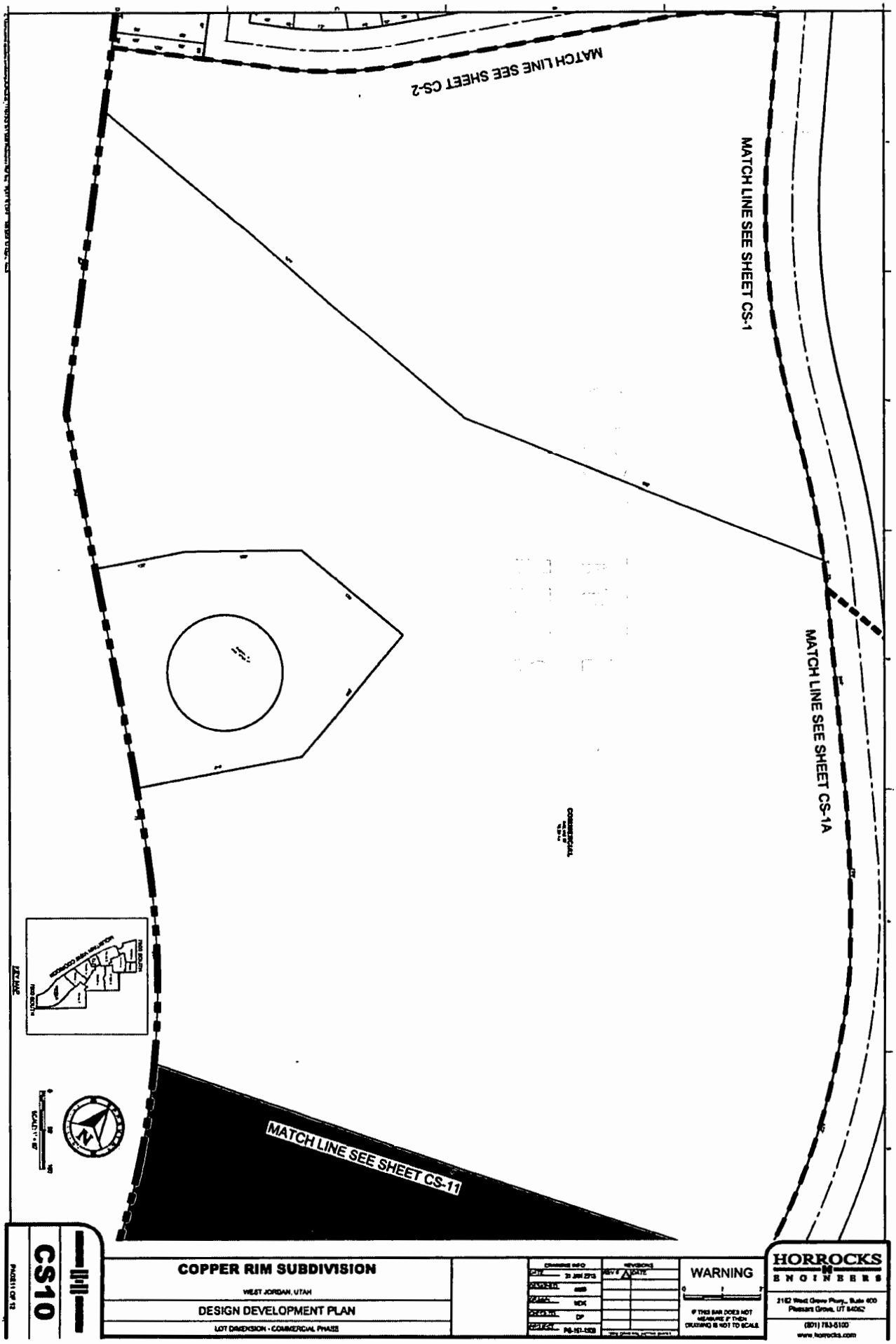

COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSION - COMMERCIAL PHASE

CS10

PAGE 11 OF 13

WARNING

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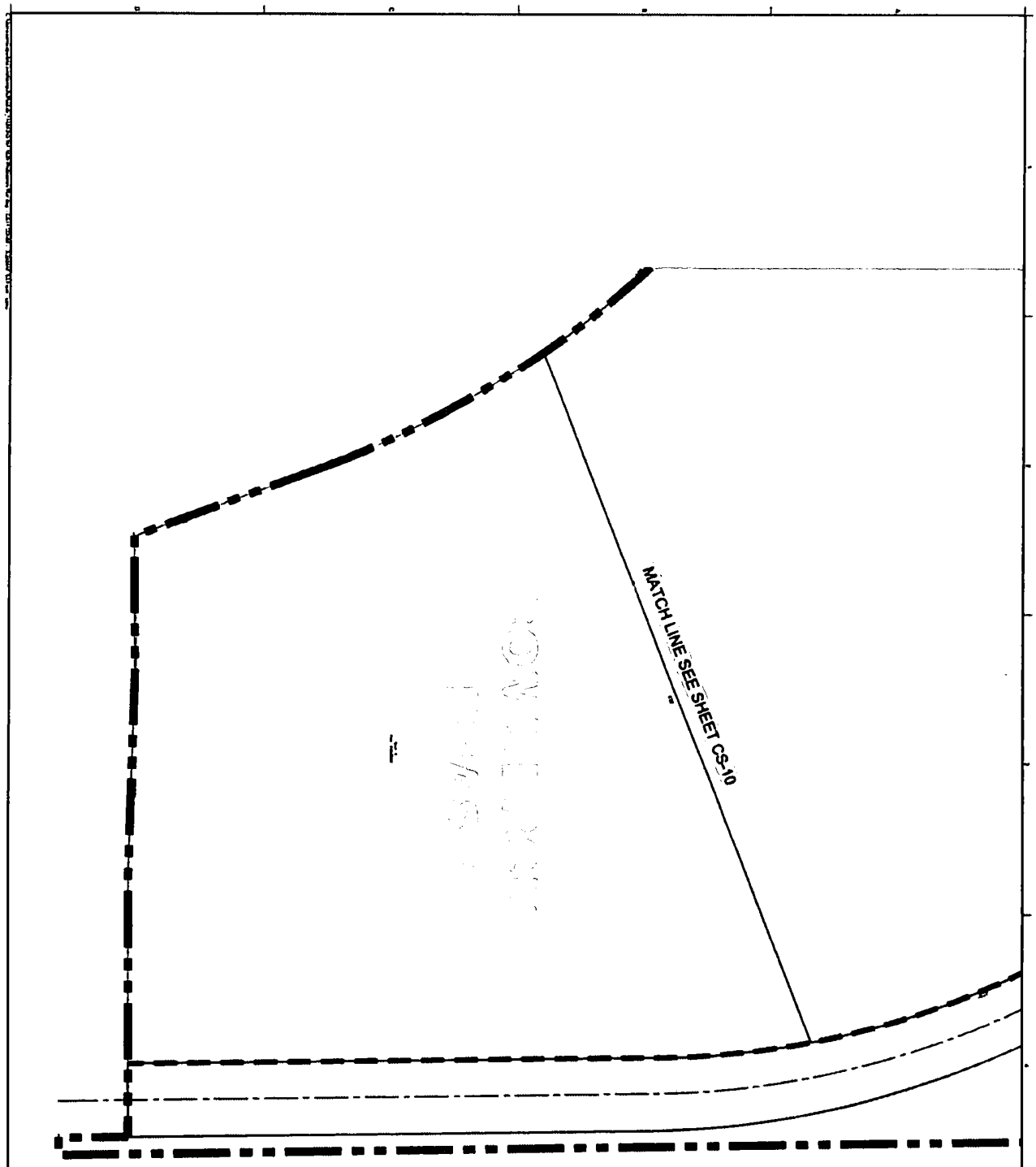

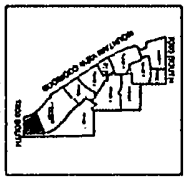

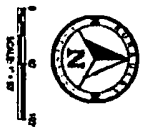

CS11

COPPER RIM SUBDIVISION

WEST JORDAN, UTAH

DESIGN DEVELOPMENT PLAN

LOT DIMENSION - COMMERCIAL PHASE

WARNING

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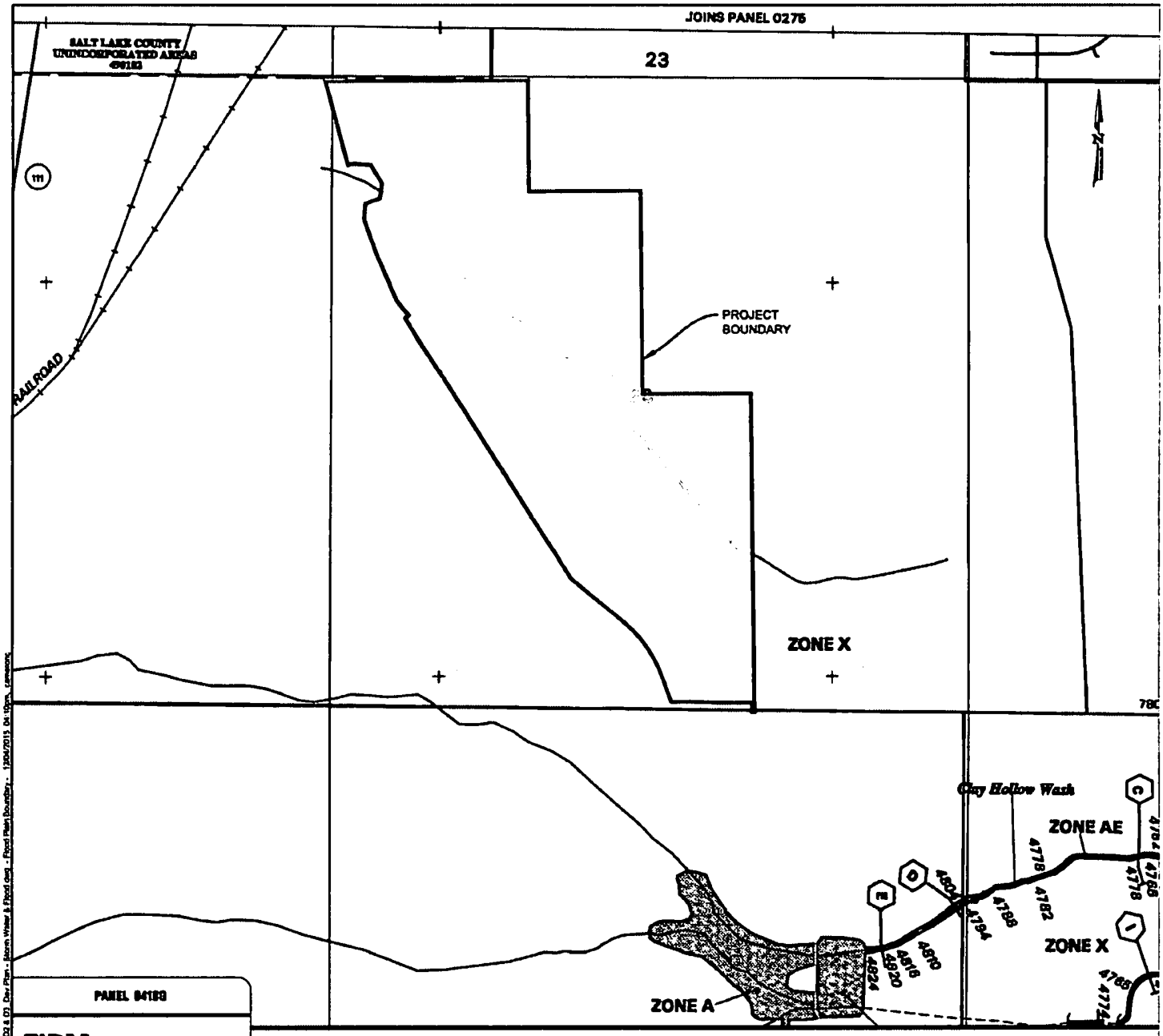
LAND FEATURES

BK 10733 PG 4845



PANEL 0419 G

FIRM

FLOOD INSURANCE RATE MAP

SALT LAKE COUNTY, UTAH

AND INCORPORATED AREAS

PANEL 410 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SALT LAKE COUNTY, UNINCORPORATED AREAS	490152	0410	G
WEST JORDAN, CITY OF	490164	0410	G
SOUTH JORDAN, CITY OF	490167	0410	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
49035C0410G

MAP REVISED:
SEPTEMBER 25, 2009

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No base flood elevations determined.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

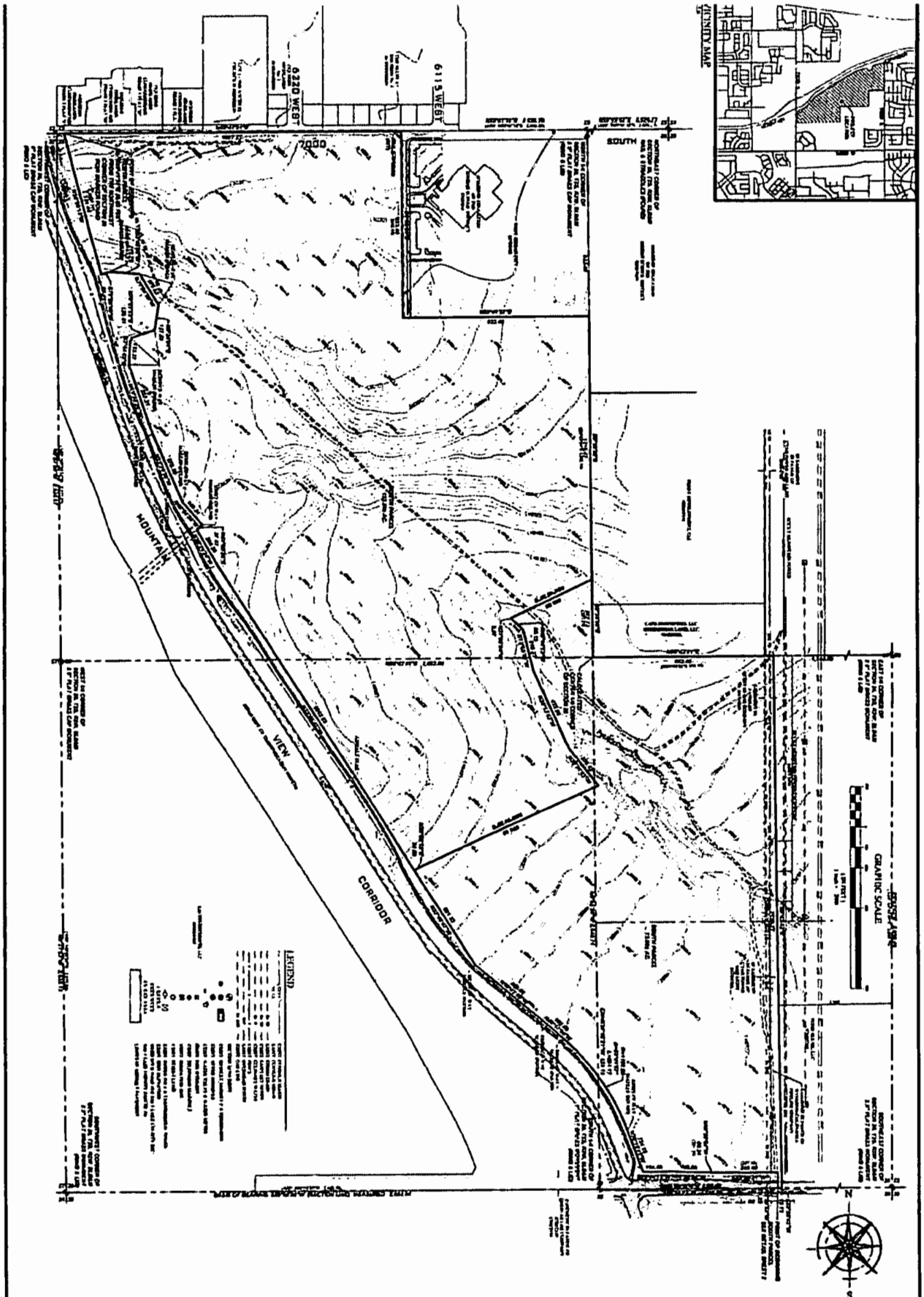
Floodplain boundary

Floodway boundary

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

HORROCKS ENGINEERS 5162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	JF CAPITAL*	FLOOD PLAIN BOUNDARY 67 DEVELOPMENT PLAN JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT D3	SCALE: 1" = 1200' DATE: 04 DEC 2015



BOUNDARY/TOPOGRAPHY SURVEY

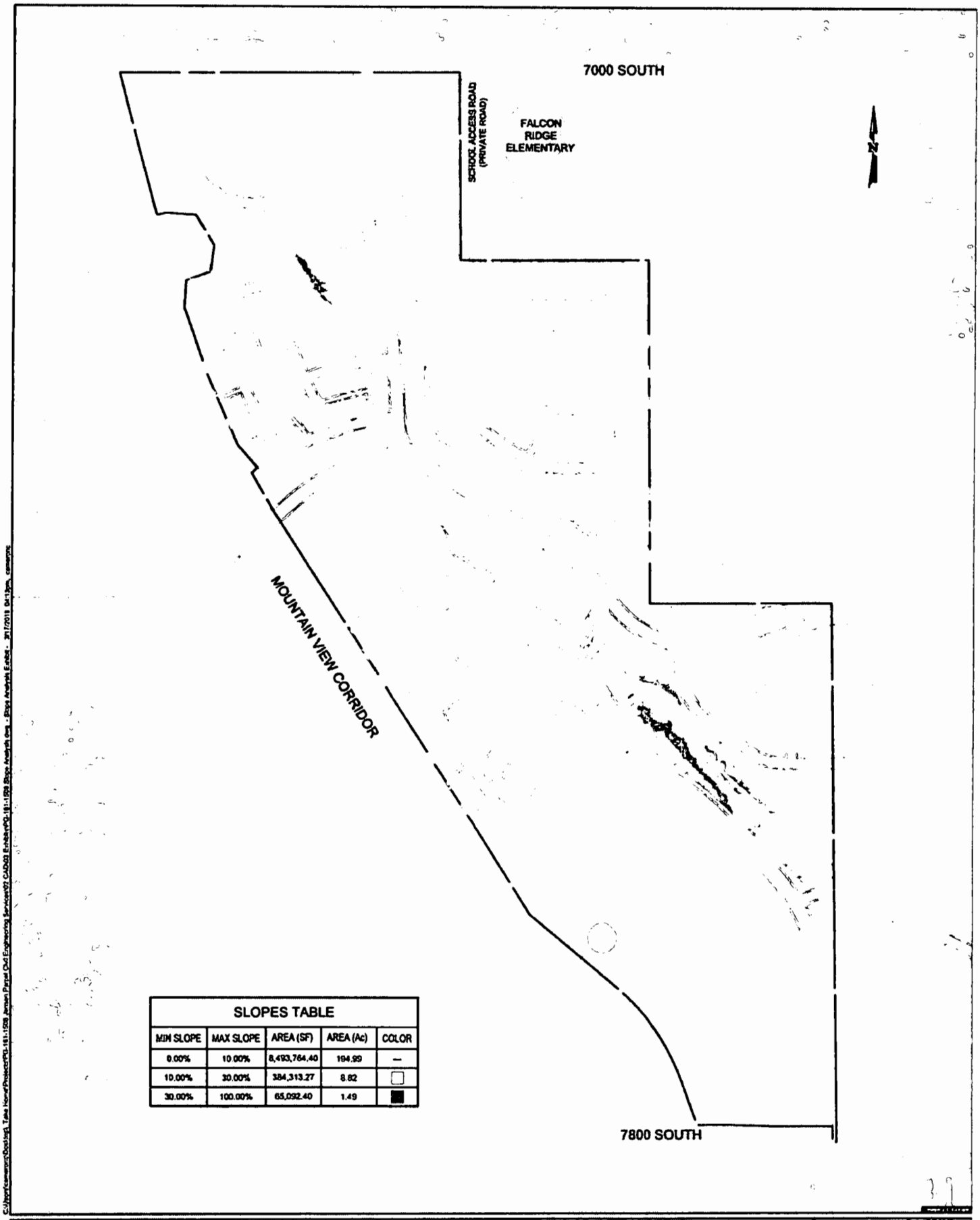
LOCATION: NW1/4, SW1/4, & SE1/4 SECTION 26, T2S, R2W, SLB&M
WEST JORDAN, UTAH

PROPERTY OF: CRAIG D. & RICHARD H. JENSEN

PREPARED FOR: JF CAPITAL

1 OF 2

FOCUS
ENGINEERING AND SURVEYING, LLC



SLOPES TABLE				
MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (Ac)	COLOR
0.00%	10.00%	8,493,764.40	194.99	—
10.00%	30.00%	384,313.27	8.82	□
30.00%	100.00%	65,092.40	1.49	■

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Pleasant Grove, UT 84032
(801) 763-5100

C.W. LAND CO

SITE SLOPE ANALYSIS
DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT S1

SCALE: 1" = 600'
DATE: 18 MAR 2018

HORROCKS
ENGINEERS

To: Project Folder

Prepared By: Marley Haupt
Field Biologist
Horrocks Engineers

Date: December 1, 2015

Memorandum

Subject: Jensen Parcel – Wetlands / Threatened and Endangered Species

Introduction

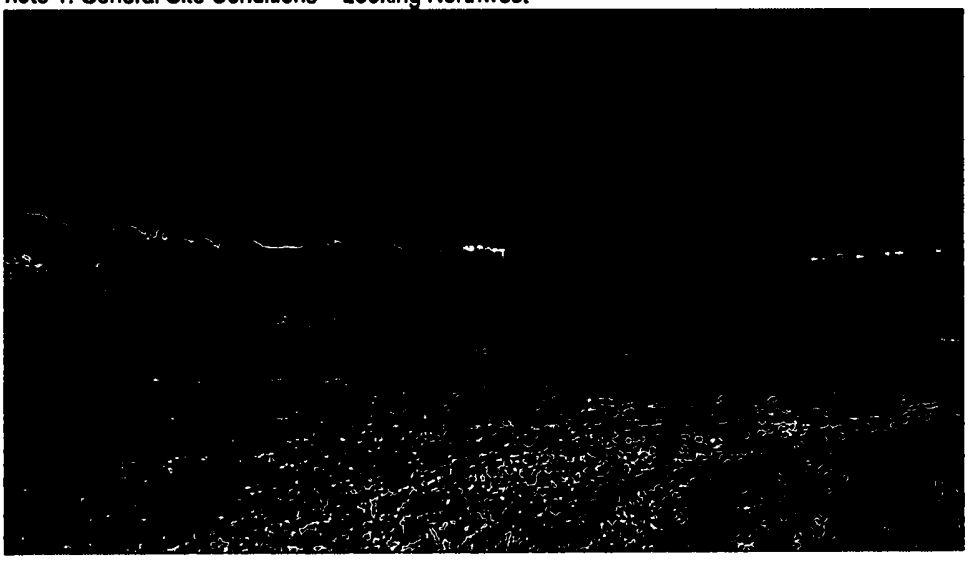
The project proposes to design and construct a new residential neighborhood on the Jensen parcel which is a 200 acre site located between 7800 South and 7000 South just east of Mountain View Corridor in West Jordan. Marley Haupt of Horrocks Engineers conducted a field visit of the project site on November 23, 2015 in an effort to identify any wetlands, threatened and endangered species, and/or wildlife resources which could be impacted by the project. The purpose of this memo is to report the findings of that field visit and detail any future actions which may need to be taken. For example, if a wetland or wildlife resource was identified further surveying and/or coordination with the appropriate federal agency may be required.

General Conditions

The weather on the date of the site visit was mostly sunny with a high of 46°F and a low of 23°F. There was no snow on the site on the date of the visit. No precipitation was recorded in West Valley on the date of the visit.

The project site was mostly unvegetated farmland which had recently been plowed (see Photo 1). The site is sloped with the southern portion of the site at the lowest elevation and the northern portion of the site at the highest elevation. Small discontinuous portions of the site did contain vegetation. Dominant vegetation in these areas consisted of weedy upland species, including: kochia (*Kochia scoparia)*, Russian thistle (*Kali tragus),* common sunflower (*Helianthus annuus),* and cheat grass (*Bromus tectorum).* Sage brush (*Artemesia tridentata*) and rubber rabbit brush (*Ericameria nauseosa*) were also observed. The field visit was conducted outside the growing season and vegetation observed onsite was brown and no longer flowering.

Photo 1: General Site Conditions – Looking Northwest



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Field Visit Observations

Potential Waters of the U.S. and Wetlands

A small dry drainage was observed onsite. The drainage was previously known to be onsite and is sometimes called Dry Wash, although it is not named on U.S. Geological Survey (USGS) topography maps. The drainage is approximately 6,800 feet long and cuts through the center of the site from the northwest corner to the southeast corner. It is connected to a storm water detention basin for Mountain View Corridor. The drainage contains no water except when water from the storm water system is released into the drainage or during heavy storm events. No evidence of an ordinary high water mark for the drainage was observed (see Photo 2 and Photo 3).

No wetlands were observed onsite.

Photo 2: Drainage – Northwest Corner Looking Southeast

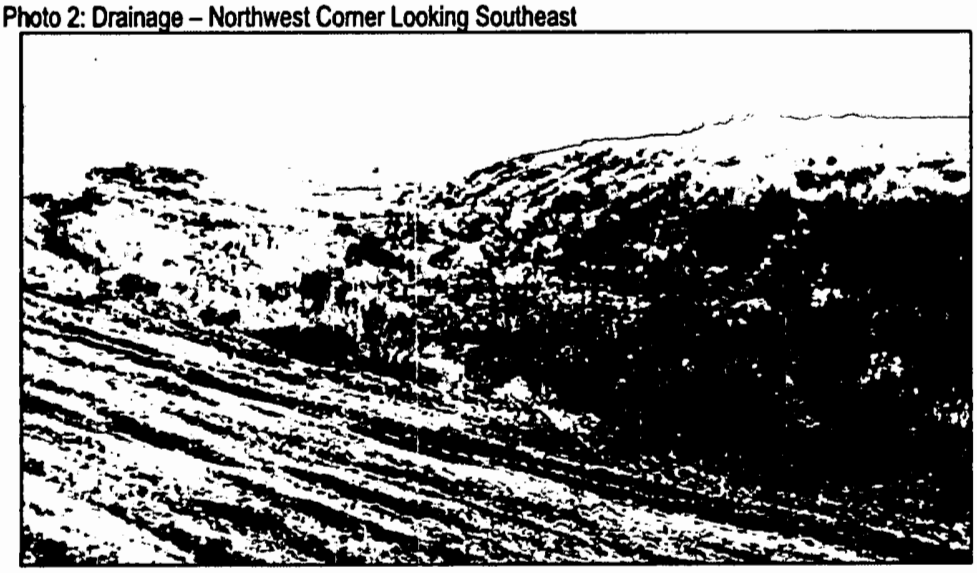


Photo 3: Drainage – Southeast Corner Looking Northwest

Threatened & Endangered Species/ Wildlife

No evidence of threatened and endangered species or suitable habitat for threatened and endangered species was observed onsite during the field visit. As stated above, the site is largely unvegetated and has been heavily utilized for agriculture. Where vegetation is present it mainly consists of weedy species. Given these conditions, it is unlikely that any listed species are present on the project site (see Photo 4).

A red tail hawk (*Buteo jamaicensis*) was observed flying near several large power line structures located on the project site (see Photo 5). The hawk, and potentially other raptors or migratory birds, may use the structures as roosts or nesting sites. No nests were observed on the project site during the field visit. However, future surveys may need to be conducted prior to construction to identify any potential nesting sites or newly constructed nests.

No other wildlife was observed on the project site.

Photo 5: Power Line Structures on the Project Site

AFFIDAVITS & OWNERSHIP

BK 10733 PG 4852

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we), CRAIG D. Jensen, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at NW corner of 7800 South and 5800 West, West Jordan, Utah. My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of The Jensen Project (Project Name) by the City of West Jordan for the following process(s):

- ☐ General Land Use Map Amendment
- ☐ Rezone
- ☐ Conditional Use Permit
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Lot Line
- ☐ Subdivision (Minor, Major, Amendment or
- ☐ Site Plan (Multi-Family, Commercial/Industrial or
- ☐ Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

Craig D Jensen
(Property Owner)

_____
(Property Owner)

MELISSA TETLEY NOTARY PUBLIC STATE OF IDAHO

Subscribed and sworn to me this 16th day of December, 2015

_____
(Notary)

~~Residing in Salt Lake County, Utah~~
Bonneville County Idaho

My commission expires: Dec 13 2021

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we), Richard Jensen, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at NW Corner of 7800 South and 5800 West, West Jordan, Utah. My (our) signature below attests that I (we) have reviewed the proposal by JF Capital requesting review and approval of The Jensen Project (Project Name) by the City of West Jordan for the following process(s):

☐ General Land Use Map Amendment ☐ Rezone ☐ Conditional Use Permit

☐ Temporary Use Permit ☐ Variance ☐ Lot Line

☐ Subdivision (Minor, Major, Amendment or

☐ Site Plan (Multi-Family, Commercial/Industrial or

☐ Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

Richard Jensen
(Property Owner)

_____
(Property Owner)

State of Utah Notary Public
MEGAN DE LEON
Commission #681552
My Commission Expires
February 10, 2019

Subscribed and sworn to me this 15th day of December, 2015.

_____
(Notary)
Residing in Salt Lake County, Utah

My commission expires: 2-10-19

MAIL CITY	MAIL STATE	MAIL ZIP/ZIP+4	MAIL CARRIER ROUTE	PROPERTY ADDRESS	PROPERTY I	PROPERT	PROPERT	PROPERT	PROPERT	PROPERT	PROPERTY CITY	PROPERT	PROPERT	PROPERT	PROPERTY ZIP/ZI	PROPERT	COUNTY	PROPERTY TYPE
West Jordan	UT	84081-3722	R015	6955 S Tourist Ln C	6955	S	Tourist	Ln		C	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6352 W Traveler Ln	6352	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6946 S Traveler Ln 214a	6946	S	Traveler	Ln		214a	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6357 W Passenger Ln 202-B	6357	W	Passenger	Ln		202-B	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-6138	R015	6951 S 6115 W	6951	S	6115		W		West Jordan	UT	84081	6138	84081-6138	R015	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6354 W Passenger Ln	6354	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-6123	R012	5941 W Feldaper Way	5941	W	Feldaper	Way			West Jordan	UT	84081	6123	84081-6123	R012	Salt Lake	Str
West Jordan	UT	84081-3408	R015	6958 S High Bluff Dr	6958	S	High Bluff	Dr			West Jordan	UT	84081	3408	84081-3408	R015	Salt Lake	Str
West Jordan	UT	84081-6120	R012	6057 W Miners Mesa Dr	6057	W	Miners Mes	Dr			West Jordan	UT	84081	6120	84081-6120	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6303 W Traveler Ln	6303	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
Salt Lake City	UT	84116-7763	C025	6996 S Tourist Ln B	6996	S	Tourist	Ln		B	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6361 W Passenger Ct	6361	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-6113	R012	5992 W Jackling Way	5992	W	Jackling	Way			West Jordan	UT	84081	6113	84081-6113	R012	Salt Lake	Str
West Jordan	UT	84081-3438	R012	5766 W Lugano Dr	5766	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-3718	R015	6301 W Passenger Ln A	6301	W	Passenger	Ln		A	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6941 S Traveler Ln	6941	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3716	R015	6939 S Tourist Ln 2c	6939	S	Tourist	Ln		2c	West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-6126	R012	6048 W Oquirrh Ridge Ct	6048	W	Oquirrh Rid	Ct			West Jordan	UT	84081	6126	84081-6126	R012	Salt Lake	Str
West Jordan	UT	84081-6126	R012	6964 S Oquirrh Ridge Rd	6964	S	Oquirrh Rid	Rd			West Jordan	UT	84081		84081-	R012	Salt Lake	Str
Draper	UT	84020-7143	R021	5701 W 7800 S	5701	W	7800		S		West Jordan	UT	84081		84081-		Salt Lake	Field & Seed
Riverton	UT	84065-8101	R039	6335 W Traveler Ln	6335	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-		6987 S 6115 W	6987	S	6115		W		West Jordan	UT	84081	8192	84081-8192	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6933 S Traveler Ln	6933	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6356 W Passenger Ln A205	6356	W	Passenger	Ln		A205	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6307 W Traveler Ln	6307	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-6113	R012	5942 W Jackling Way	5942	W	Jackling	Way			West Jordan	UT	84081	6113	84081-6113	R012	Salt Lake	Str
West Jordan	UT	84081-6113	R012	5920 W Jackling Way	5920	W	Jackling	Way			West Jordan	UT	84081	6113	84081-6113	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6331 W Traveler Ln	6331	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6353 W Passenger Ln	6353	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3438	R012	5743 W Lugano Dr	5743	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-	C011	9446 S Michel Robert Ln	9446	S	Michel Rob	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84084-		6945 S Traveler Ln	6945	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6374 W Traveler Ln	6374	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3358	R012	7153 S Mantova Way	7153	S	Mantova	Way			West Jordan	UT	84081	3358	84081-3358	R012	Salt Lake	Str
West Jordan	UT	84081-8131	R012	6092 W 7000 S	6092	W	7000		S		West Jordan	UT	84081	8131	84081-8131	R012	Salt Lake	Str
West Jordan	UT	84081-3408	R015	6956 S High Bluff Dr	6956	S	High Bluff	Dr			West Jordan	UT	84081	3408	84081-3408	R015	Salt Lake	Str
West Jordan	UT	84081-6111	R012	6937 S Jackling Way	6937	S	Jackling	Way			West Jordan	UT	84081	6111	84081-6111	R012	Salt Lake	Str
West Valley City	UT	84081-		7232 W Luminous Way	7232	W	Luminous	Way			West Valley City	UT	84081		84081-		Salt Lake	Pud
West Jordan	UT	84081-3211	R015	6302 W Traveler Ln 233a	6302	W	Traveler	Ln		233a	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-6127	R012	6988 S Oquirrh Ridge Rd	6988	S	Oquirrh Rid	Rd			West Jordan	UT	84081	6127	84081-6127	R012	Salt Lake	Str
West Jordan	UT	84081-6136	R015	6122 W Gold Bullion Ct	6122	W	Gold Bullio	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
Draper	UT	84020-7142	R021	6111 W 7800 S	6111	W	7800		S		West Jordan	UT	84081		84081-	C015	Salt Lake	Miscellaneous
West Jordan	UT	84081-8112	R012	5924 W 7000 S	5924	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Str
West Jordan	UT	84081-3202	R015	6543 W El Arbol Cir	6543	W	El Arbol	Cir			West Jordan	UT	84081	3202	84081-3202	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3732	R015	6926 S Traveler Ln	6926	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-6128	R012	6985 S Oquirrh Ridge Rd	6985	S	Oquirrh Rid	Rd			West Jordan	UT	84081	6128	84081-6128	R012	Salt Lake	Str
West Jordan	UT	84081-8192	R012	6903 S 6115 W	6903	S	6115		W		West Jordan	UT	84081	8192	84081-8192	R012	Salt Lake	Str
West Jordan	UT	84081-6128	R012	6933 S Oquirrh Ridge Rd	6933	S	Oquirrh Rid	Rd			West Jordan	UT	84081	6128	84081-6128	R012	Salt Lake	Str
West Jordan	UT	84081-6136	R015	6182 W Gold Bullion Ct	6182	W	Gold Bullio	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-5405	R014	7913 S Beechgrove Dr	7913	S	Beechgrov	Dr			West Jordan	UT	84081	5405	84081-5405	R014	Salt Lake	Residential Lot
West Jordan	UT	84081-8117	R012	6928 S Jackling Way	6928	S	Jackling	Way			West Jordan	UT	84081	8117	84081-8117	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6931 S Traveler Ln	6931	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6341 W Traveler Ln	6341	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-6136	R015	6147 W Gold Bullion Ct	6147	W	Gold Bullio	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-8112	R012	5986 W 7000 S	5986	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Str
West Jordan	UT	84081-6135	R015	6185 W Miners Mesa Dr	6185	W	Miners Mes	Dr			West Jordan	UT	84081	6135	84081-6135	R015	Salt Lake	Str
West Jordan	UT	84081-3747	R015	6297 W Traveler Ln 235-B	6297	W	Traveler	Ln		235-B	West Jordan	UT	84081	3747	84081-3747	R015	Salt Lake	Condominium
West Jordan	UT	84081-	R015	5706 W 7800 S	5706	W	7800		S		West Jordan	UT	84081		84081-	R015	Salt Lake	Commercial Acreage
West Jordan	UT	84081-8124	R012	6020 W 7000 S	6020	W	7000		S		West Jordan	UT	84081	8124	84081-8124	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6305 W Traveler Ln	6305	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8115	R012	5977 W Jackling Way	5977	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Str
West Jordan	UT	84081-8113	R012	5930 W Jackling Way	5930	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6355 W Passenger Ln 202a	6355	W	Passenger	Ln		202a	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-6136	R015	6190 W Gold Bullion Ct	6190	W	Gold Bullio	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-6126	R012	6079 W Oquirrh Ridge Ct	6079	W	Oquirrh Rid	Ct			West Jordan	UT	84081	6126	84081-6126	R012	Salt Lake	Residential (Nec)
West Jordan	UT	84081-8141	R012	6198 W 7000 S	6198	W	7000		S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Str
West Jordan	UT	84081-3737	R015	6995 S Tourist Ln D	6995	S	Tourist	Ln		D	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
Draper	UT	84020-8335	R014	6498 W Maple Brush Cir	6498	W	Maple Brus	Cir			West Jordan	UT	84081	3203	84081-3203	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3715	R015	6362 W Passenger Ln	6362	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3408	R015	6959 S High Bluff Dr	6959	S	High Bluff	Dr			West Jordan	UT	84081	3408	84081-3408	R015	Salt Lake	Str
West Jordan	UT	84081-8136	R015	6135 W Gold Bullion Ct	6135	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Str
Murray	UT	84157-1623	B017	6954 S Traveler Ln	6954	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6318 W Traveler Ln 231a	6318	W	Traveler	Ln		231a	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium

West Jordan	UT	84081-8115	R012	5987 W Jackling Way	5987	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Str
West Jordan	UT	84081-8141	R012	6160 W 7000 S	6160	W	7000		S		West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6924 S Traveler Ln	6924	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3438	R012	5746 W Lugano Dr	5746	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-3406	R015	6930 S High Bluff Dr	6930	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-8138	R015	6941 S 6115 W	6941	S	6115		W		West Jordan	UT	84081	8138	84081-8138	R015	Salt Lake	Str
West Jordan	UT	84081-3720	R015	6304 W Passenger Ln C	6304	W	Passenger	Ln		C	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
Agoura Hills	CA	91301-2148	C030	5895 W Jackling Way	5895	W	Jackling	Way			West Jordan	UT	84081	8100	84081-8100	R012	Salt Lake	Str
West Jordan	UT	84081-3730	R015	6955 S Tourist Ln D	6955	S	Tourist	Ln		D	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
Salt Lake City	UT	84121-4620	C036	6486 W Maple Brush Cir	6486	W	Maple Brus	Cir			West Jordan	UT	84081	3203	84081-3203	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-		6304 W Passenger Ln D	6304	W	Passenger	Ln		D	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-8116	R012	6012 W Jackling Way	6012	W	Jackling	Way			West Jordan	UT	84081	8116	84081-8116	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6343 W Traveler Ln 229b	6343	W	Traveler	Ln		229b	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-	C011	9562 S Michel Robert Ln	9562	S	Michel Rob	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
Salt Lake City	UT	84124-4208	C012	7223 W Luminous Way	7223	W	Luminous	Way			West Valley City	UT	84081		84081-		Salt Lake	Pud
Portland	OR	97232-2151	C017	5845 W 7000 S	5845	W	7000		S		West Jordan	UT	84081		84081-		Salt Lake	Tax Exempt
West Jordan	UT	84081-8112	R012	5968 W 7000 S	5968	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6956 S Traveler Ln	6956	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8136	R015	6183 W Gold Bullion Ct	6183	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Str
West Jordan	UT	84081-4200	R015	6965 S Tourist Ln C	6965	S	Tourist	Ln		C	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
Midvale	UT	84047-0372	8004	5905 W Jackling Way	5905	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Str
West Jordan	UT	84081-8120	R012	6071 W Miners Mesa Dr	6071	W	Miners Mes	Dr			West Jordan	UT	84081	8120	84081-8120	R012	Salt Lake	Str
West Jordan	UT	84081-8115	R012	5925 W Jackling Way	5925	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Str
West Jordan	UT	84081-8111	R012	6959 S Jackling Way	6959	S	Jackling	Way			West Jordan	UT	84081	8111	84081-8111	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6361 W Traveler Ln	6361	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-8403	R015	5668 W 7800 S	5668	W	7800		S		West Jordan	UT	84081	8403	84081-8403	R015	Salt Lake	Shopping Center
West Jordan	UT	84081-3722	R015	6955 S Tourist Ln B	6955	S	Tourist	Ln		B	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-3747	R015	6295 W Traveler Ln	6295	W	Traveler	Ln			West Jordan	UT	84081	3747	84081-3747	R015	Salt Lake	Condominium
South Jordan	UT	84009-4159	R061	6383 W Passenger Ct	6383	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
Draper	UT	84020-1770	B017	6972 S Traveler Ln 209-C	6972	S	Traveler	Ln		209-C	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6995 S Tourist Ln B	6995	S	Tourist	Ln		B	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-3720	R015	6341 W Passenger Ln E	6341	W	Passenger	Ln		E	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-8112	R012	5946 W 7000 S	5945	W	7000		S		West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6376 W Passenger Ln 210-C	6376	W	Passenger	Ln		210-C	West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6933 S High Bluff Dr	6933	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-8110	R012	5872 W 7000 S	5872	W	7000		S		West Jordan	UT	84081	8110	84081-8110	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6934 S Traveler Ln	6934	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
Salt Lake City	UT	84107-5610	C006	5891 W 7000 S	5891	W	7000		S		West Jordan	UT	84081		84081-		Salt Lake	Field & Seed
West Jordan	UT	84081-3721	R015	6341 W Passenger Ln B	6341	W	Passenger	Ln		B	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-8119	R012	6926 S Mineral Mount Dr	6926	S	Mineral Mt	Dr			West Jordan	UT	84081	8119	84081-8119	R012	Salt Lake	Str
West Jordan	UT	84081-3202	R015	6542 W El Arbol Cir	6542	W	El Arbol	Cir			West Jordan	UT	84081	3202	84081-3202	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3738	R015	6098 S Tourist Ln F	6998	S	Tourist	Ln		F	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
South Jordan	UT	84009-1522	R011	6361 W Passenger Ln	6361	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-	C011	9548 S Michel Robert Ln	9548	S	Michel Rob	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln C	6301	W	Passenger	Ln		C	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln E	6301	W	Passenger	Ln		E	West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6957 S High Bluff Dr	6957	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6305 W Passenger Ln	6305	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84088-4601	R002	5987 W 7000 S	5987	W	7000		S		West Jordan	UT	84081		84081-		Salt Lake	Religious
West Jordan	UT	84081-3203	R015	6508 W Maple Brush Cir	6508	W	Maple Brus	Cir			West Jordan	UT	84081	3203	84081-3203	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3734	R015	6304 W Passenger Ln F	6304	W	Passenger	Ln		F	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-4200	R015	6995 S Tourist Ln E	6995	S	Tourist	Ln		E	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-3727	R015	6996 S Tourist Ln C	6996	S	Tourist	Ln		C	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-3735	R015	6341 W Passenger Ln D	6341	W	Passenger	Ln		D	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6926 S Traveler Ln	6926	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3362	R012	5739 W Como Ln	5739	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Str
West Jordan	UT	84081-		6304 W Passenger Ln B	6304	W	Passenger	Ln		B	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-8117	R012	6944 S Jackling Way	6944	S	Jackling	Way			West Jordan	UT	84081	8117	84081-8117	R012	Salt Lake	Str
West Jordan	UT	84081-8113	R012	5984 W Jackling Way	5984	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Str
West Jordan	UT	84081-3362	R012	5756 W Como Ln	5756	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Str
West Jordan	UT	84081-3362	R012	5747 W Como Ln	5747	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Str
West Jordan	UT	84081-1732	C030	6955 S Tourist Ln A	6955	S	Tourist	Ln		A	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-3720	R015	6341 W Passenger Ln A	6341	W	Passenger	Ln		A	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6924 S High Bluff Dr	6924	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-3406	R015	6936 S High Bluff Dr	6936	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-8192	R012	6973 S 6115 W	6973	S	6115		W		West Jordan	UT	84081	8192	84081-8192	R012	Salt Lake	Str
West Jordan	UT	84081-3747	R015	6293 W Traveler Ln	6293	W	Traveler	Ln			West Jordan	UT	84081	3747	84081-3747	R015	Salt Lake	Condominium
West Jordan	UT	84081-3716	R015	6945 S Tourist Ln	6945	S	Tourist	Ln			West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
Seattle	WA	98103-8904	C071	6508 W 7990 S	6508	W	7990		S		West Jordan	UT	84081		84081-		Salt Lake	Residential Lot
West Jordan	UT	84081-8137	R015	6958 S 6115 W	6958	S	6115		W		West Jordan	UT	84081	8137	84081-8137	R015	Salt Lake	Str
West Jordan	UT	84081-8113	R012	5950 W Jackling Way	5950	W	Jackling	Way			West Jordan	UT	84081	8113	84081-8113	R012	Salt Lake	Str
West Jordan	UT	84081-8131	R012	6062 W 7000 S	6062	W	7000		S		West Jordan	UT	84081	8131	84081-8131	R012	Salt Lake	Str
West Jordan	UT	84081-3722	R015	6955 S Tourist Ln F	6055	S	Tourist	Ln		F	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-8100	R012	5885 W Jackling Way	5885	W	Jackling	Way			West Jordan	UT	84081	8100	84081-8100	R012	Salt Lake	Str

West Jordan	UT	84081-3406	R015	6946 S High Bluff Dr	6946	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
South Jordan	UT	84095-6878	R024	6851 S Utah Eleven Hwy	6851	S	Utah Eleven	Hwy				UT			-		Salt Lake	Field & Seed
West Jordan	UT	84081-6136	R015	6171 W Gold Bullion Ct	6171	W	Gold Bullion	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-6101	R012	6013 W Jackling Way	6013	W	Jackling	Way			West Jordan	UT	84081	6101	84081-6101	R012	Salt Lake	Str
West Jordan	UT	84081-3721	R015	6341 W Passenger Ln C	6341	W	Passenger	Ln		C	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6945 S High Bluff Dr	6945	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-6116	R012	6026 W Jackling Way	6026	W	Jackling	Way			West Jordan	UT	84081	6116	84081-6116	R012	Salt Lake	Residential (Nec)
West Jordan	UT	84081-6131	R012	6066 W 7000 S	6066	W	7000		S		West Jordan	UT	84081	6131	84081-6131	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6324 W Traveler Ln	6324	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-6110	R012	6882 W 7000 S	6882	W	7000		S		West Jordan	UT	84081	6110	84081-6110	R012	Salt Lake	Str
Sunnyvale	CA	94088-9051	C011	5759 W Como Ln	5759	W	Como	Ln			West Jordan	UT	84081	3362	84081-3362	R012	Salt Lake	Str
West Jordan	UT	84081-3728	R015	6391 W Passenger Ct	6391	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-6135	R015	6173 W Miners Mesa Dr	6173	W	Miners Mesa	Dr			West Jordan	UT	84081	6135	84081-6135	R015	Salt Lake	Str
West Valley City	UT	84081-		7237 W Luminous Way	7237	W	Luminous	Way			West Valley City	UT	84081		84081-		Salt Lake	Pud
West Jordan	UT	84081-6126	R012	6069 W Oquirrh Ridge Ct	6069	W	Oquirrh Ridge	Ct			West Jordan	UT	84081	6126	84081-6126	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6333 W Traveler Ln 228-A	6333	W	Traveler	Ln		228-A	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6385 W Passenger Ct	6385	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6944 S Traveler Ln 214-B	6944	S	Traveler	Ln		214-B	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3206	C011	9461 S Michal Robert Ln	9461	S	Michal Robert	Ln			West Jordan	UT	84081	3206	84081-3206	C011	Salt Lake	Pud
West Jordan	UT	84081-6141	R012	6184 W 7000 S	6184	W	7000		S		West Jordan	UT	84081	6141	84081-6141	R012	Salt Lake	Str
West Jordan	UT	84081-6202	R012	6966 S 6115 W	6966	S	6115		W		West Jordan	UT	84081	6202	84081-6202	R012	Salt Lake	Str
West Jordan	UT	84081-	R018	8142 S 6120 W	8142	S	6120		W		West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Residential Lot
West Jordan	UT	84081-3716	R015	6947 S Tourist Ln	6947	S	Tourist	Ln			West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6936 S Traveler Ln 215-A	6936	S	Traveler	Ln		215-A	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-6188	R012	6103 W Miners Mesa Dr	6103	W	Miners Mesa	Dr			West Jordan	UT	84081	6188	84081-6188	R012	Salt Lake	Str
West Jordan	UT	84081-4200	R015	6995 S Tourist Ln F	6995	S	Tourist	Ln		F	West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-6123	R012	5919 W Feldspar Way	5919	W	Feldspar	Way			West Jordan	UT	84081	6123	84081-6123	R012	Salt Lake	Str
West Jordan	UT	84081-3734	R015	6304 W Passenger Ln E	6304	W	Passenger	Ln		E	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6979 S High Bluff Dr	6979	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-3720	R015	6341 W Passenger Ln F	6341	W	Passenger	Ln		F	West Jordan	UT	84081	3720	84081-3720	R015	Salt Lake	Condominium
West Jordan	UT	84081-6120	R012	6041 W Miners Mesa Dr	6041	W	Miners Mesa	Dr			West Jordan	UT	84081	6120	84081-6120	R012	Salt Lake	Str
West Jordan	UT	84081-3438	R012	5773 W Lugano Dr	5773	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-6136	R015	6134 W Gold Bullion Ct	6134	W	Gold Bullion	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-6111	R012	6949 S Jackling Way	6949	S	Jackling	Way			West Jordan	UT	84081	6111	84081-6111	R012	Salt Lake	Str
West Jordan	UT	84081-6112	R012	5956 W 7000 S	5956	W	7000		S		West Jordan	UT	84081	6112	84081-6112	R012	Salt Lake	Str
West Jordan	UT	84081-6737	R014	6358 W Traveler Ln	6358	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6349 W Traveler Ln 224-C	6349	W	Traveler	Ln		224-C	West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-6101	R012	6029 W Jackling Way	6029	W	Jackling	Way			West Jordan	UT	84081	6101	84081-6101	R012	Salt Lake	Str
West Jordan	UT	84081-6136	R015	6146 W Gold Bullion Ct	6146	W	Gold Bullion	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-5405	R014	7927 S Beechgrove Dr	7927	S	Beechgrove	Dr			West Jordan	UT	84081	5405	84081-5405	R014	Salt Lake	Residential Lot
West Jordan	UT	84081-3438	R012	5757 W Lugano Dr	5757	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-3728	R015	6393 W Passenger Ct 208-B	6393	W	Passenger	Ct		208-B	West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6384 W Passenger Ln	6384	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-6115	R012	5967 W Jackling Way	5967	W	Jackling	Way			West Jordan	UT	84081	6115	84081-6115	R012	Salt Lake	Str
West Jordan	UT	84081-3438	R012	5769 W Lugano Dr	5769	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
Encino	CA	91316-2224	C024	6161 W Miners Mesa Dr	6161	W	Miners Mesa	Dr			West Jordan	UT	84081	6135	84081-6135	R015	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6966 S Traveler Ln 211-C	6966	S	Traveler	Ln		211-C	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6953 S Traveler Ln	6953	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6991 S High Bluff Dr	6991	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-6115	R012	5955 W Jackling Way	5955	W	Jackling	Way			West Jordan	UT	84081	6115	84081-6115	R012	Salt Lake	Str
West Jordan	UT	84081-3720	R015	6304 W Passenger Ln A	6304	W	Passenger	Ln		A	West Jordan	UT	84081	3719	84081-3719	R015	Salt Lake	Condominium
West Jordan	UT	84081-6136	R015	6170 W Gold Bullion Ct	6170	W	Gold Bullion	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6353 W Traveler Ln	6353	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-6123	R012	5929 W Feldspar Way	5929	W	Feldspar	Way			West Jordan	UT	84081	6123	84081-6123	R012	Salt Lake	Str
West Jordan	UT	84081-6110	R012	5892 W 7000 S	5892	W	7000		S		West Jordan	UT	84081	6110	84081-6110	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6955 S Traveler Ln	6955	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-6112	R012	5998 W 7000 S	5998	W	7000		S		West Jordan	UT	84081	6112	84081-6112	R012	Salt Lake	Str
West Jordan	UT	84081-3207	C011	9553 S Michal Robert Ln	9553	S	Michal Robert	Ln			West Jordan	UT	84081	3207	84081-3207	C011	Salt Lake	Pud
West Jordan	UT	84081-6112	R012	5978 W 7000 S	5978	W	7000		S		West Jordan	UT	84081	6112	84081-6112	R012	Salt Lake	Str
West Jordan	UT	84081-6126	R012	6078 W Oquirrh Ridge Ct	6078	W	Oquirrh Ridge	Ct			West Jordan	UT	84081	6126	84081-6126	R012	Salt Lake	Str
West Jordan	UT	84081-6112	R012	5904 W 7000 S	5904	W	7000		S		West Jordan	UT	84081	6112	84081-6112	R012	Salt Lake	Str
West Jordan	UT	84081-6141	R012	6172 W 7000 S	6172	W	7000		S		West Jordan	UT	84081	6141	84081-6141	R012	Salt Lake	Str
Fullerton	CA	92834-4026	C007	6955 S Tourist Ln E	6956	S	Tourist	Ln		E	West Jordan	UT	84081	3722	84081-3722	R015	Salt Lake	Condominium
West Jordan	UT	84081-6136	R015	6189 W Gold Bullion Ct	6189	W	Gold Bullion	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-3206	C011	9473 S Michal Robert Ln	9473	S	Michal Robert	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-3732	R015	6962 S Traveler Ln	6962	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3727	R015	6996 S Tourist Ln A	6996	S	Tourist	Ln		A	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-3738	R015	6996 S Tourist Ln E	6996	S	Tourist	Ln		E	West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
Salt Lake City	UT	84121-4441	C016	6958 S Traveler Ln 209-A	6958	S	Traveler	Ln		209-A	West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3716	R015	6935 S Tourist Ln 2b	6935	S	Tourist	Ln		2b	West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6363 W Passenger Ln	6363	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-6113	R012	5910 W Jackling Way	5910	W	Jackling	Way			West Jordan	UT	84081	6113	84081-6113	R012	Salt Lake	Str
West Jordan	UT	84081-3205	R018	8163 S 6120 W	8163	S	6120		W		West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Residential Lot
West Jordan	UT	84081-6115	R012	5947 W Jackling Way	5947	W	Jackling	Way			West Jordan	UT	84081	6115	84081-6115	R012	Salt Lake	Str

Plano	TX	75024-4100	R121	6923 S Oquirrh Ridge Rd	6923	S	Oquirrh Ridge	Rd			West Jordan	UT	84081	6128	84081-6128	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6948 S Traveler Ln	6948	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6938 S Traveler Ln 215-C	6938	S	Traveler	Ln	215-C		West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-6141	R012	6138 W 7000 S	6138	W	7000	S			West Jordan	UT	84081	6141	84081-6141	R012	Salt Lake	Str
West Jordan	UT	84081-3716	R015	6943 S Tourist Ln	6943	S	Tourist	Ln			West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84084-		6158 W Gold Bullion Ct	6158	W	Gold Bullion	Ct			West Jordan	UT	84081	6136	84081-6136	R015	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6958 S Traveler Ln	6958	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3406	R015	6978 S High Bluff Dr	6978	S	High Bluff	Dr			West Jordan	UT	84081	3406	84081-3406	R015	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6964 S Traveler Ln	6964	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
Salt Lake City	UT	84111-5007	C005	5642 W 7800 S	5642	W	7800	S			West Jordan	UT	84081		84081-	R015	Salt Lake	Strip Commercial Cent
West Jordan	UT	84081-6123	R012	6909 W Feldsper Way	6909	W	Feldsper	Way			West Jordan	UT	84081	6123	84081-6123	R012	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6366 W Passenger Ln	6366	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3728	R015	6369 W Passenger Ct	6369	W	Passenger	Ct			West Jordan	UT	84081	3728	84081-3728	R015	Salt Lake	Condominium
West Jordan	UT	84081-8121	R012	6945 S Mineral Mount Dr	6945	S	Mineral Mt	Dr			West Jordan	UT	84081	8121	84081-8121	R012	Salt Lake	Str
West Jordan	UT	84081-3438	R012	5778 W Lugano Dr	5778	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-8135	R015	6149 W Miners Mesa Dr	6149	W	Miners Mes	Dr			West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Str
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln B	6301	W	Passenger	Ln	B		West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-6126	R012	6060 W Oquirrh Ridge Ct	6060	W	Oquirrh Rid	Ct			West Jordan	UT	84081	6126	84081-6126	R012	Salt Lake	Str
West Jordan	UT	84081-	C011	9532 S Michal Robert Ln	9532	S	Michal Rot	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-3728	R015	6995 S Tourist Ln A	6995	S	Tourist	Ln	A		West Jordan	UT	84081	4200	84081-4200	R015	Salt Lake	Condominium
West Jordan	UT	84081-		7924 S 6375 W	7924	S	6375	W			West Jordan	UT	84081		84081-		Salt Lake	Residential Lot
West Jordan	UT	84081-6121	R012	6929 S Mineral Mount Dr	6929	S	Mineral Mt	Dr			West Jordan	UT	84081	6121	84081-6121	R012	Salt Lake	Str
West Jordan	UT	84081-8112	R012	5914 W 7000 S	5914	W	7000	S			West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Str
West Jordan	UT	84081-8120	R012	6083 W Miners Mesa Dr	6083	W	Miners Me	Dr			West Jordan	UT	84081	8120	84081-8120	R012	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6372 W Passenger Ln	6372	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84081-3732	R015	6974 S Traveler Ln	6974	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-3438	R012	5758 W Lugano Dr	5758	W	Lugano	Dr			West Jordan	UT	84081	3438	84081-3438	R012	Salt Lake	Str
West Jordan	UT	84081-3732	R015	6951 S Traveler Ln	6951	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8141	R012	6148 W 7000 S	6148	W	7000	S			West Jordan	UT	84081	8141	84081-8141	R012	Salt Lake	Str
West Jordan	UT	84081-4306	R018	8118 S 6120 W	8118	S	6120	W			West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Residential Lot
West Jordan	UT	84081-8101	R012	6001 W Jackling Way	6001	W	Jackling	Way			West Jordan	UT	84081	8101	84081-8101	R012	Salt Lake	Str
Winnetka	CA	91306-2859	C001	6008 W 7000 S	6008	W	7000	S			West Jordan	UT	84081	8124	84081-8124	R012	Salt Lake	Str
West Jordan	UT	84081-3715	R015	6358 W Passenger Ln	6358	W	Passenger	Ln			West Jordan	UT	84081	3715	84081-3715	R015	Salt Lake	Condominium
West Jordan	UT	84084-2613	C003	6427 W Sunny Maple Way	6427	W	Sunny Mag	Way			West Jordan	UT	84081		84081-	R015	Salt Lake	Residential Lot
West Jordan	UT	84081-3732	R015	6943 S Traveler Ln	6943	S	Traveler	Ln			West Jordan	UT	84081	3732	84081-3732	R015	Salt Lake	Condominium
West Jordan	UT	84081-8126	R012	6070 W Oquirrh Ridge Ct	6070	W	Oquirrh Rid	Ct			West Jordan	UT	84081	8126	84081-8126	R012	Salt Lake	Str
Salt Lake City	UT	84117-7265	C006	7300 S 5600 W	7300	S	5600	W				UT			-		Salt Lake	Field & Seed
West Jordan	UT	84081-	C011	9496 S Michal Robert Ln	9496	S	Michal Rot	Ln			West Jordan	UT	84081		84081-	C011	Salt Lake	Pud
West Jordan	UT	84081-6123	R012	5963 W Feldsper Way	5963	W	Feldsper	Way			West Jordan	UT	84081	6123	84081-6123	R012	Salt Lake	Str
West Jordan	UT	84081-8135	R015	6137 W Miners Mesa Dr	6137	W	Miners Me	Dr			West Jordan	UT	84081	8135	84081-8135	R015	Salt Lake	Str
West Jordan	UT	84081-8136	R015	6159 W Gold Bullion Ct	6159	W	Gold Bullio	Ct			West Jordan	UT	84081	8136	84081-8136	R015	Salt Lake	Str
West Jordan	UT	84081-3716	R015	6937 S Tourist Ln 203	6937	S	Tourist	Ln	203		West Jordan	UT	84081	3716	84081-3716	R015	Salt Lake	Condominium
West Jordan	UT	84081-8112	R012	5936 W 7000 S	5936	W	7000	S			West Jordan	UT	84081	8112	84081-8112	R012	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6359 W Traveler Ln	6359	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3717	R015	6301 W Passenger Ln F	6301	W	Passenger	Ln	F		West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6308 W Traveler Ln 232-A	6308	W	Traveler	Ln	232-A		West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3715	R015	6301 W Passenger Ln D	6301	W	Passenger	Ln	D		West Jordan	UT	84081	3717	84081-3717	R015	Salt Lake	Condominium
West Jordan	UT	84081-3724	R015	6996 S Tourist Ln D	6996	S	Tourist	Ln	D		West Jordan	UT	84081	3724	84081-3724	R015	Salt Lake	Condominium
West Jordan	UT	84081-8115	R012	5915 W Jackling Way	5915	W	Jackling	Way			West Jordan	UT	84081	8115	84081-8115	R012	Salt Lake	Str
West Jordan	UT	84081-8111	R012	6927 S Jackling Way	6927	S	Jackling	Way			West Jordan	UT	84081	8111	84081-8111	R012	Salt Lake	Str
West Jordan	UT	84081-8127	R012	6978 S Oquirrh Ridge Rd	6978	S	Oquirrh Rid	Rd			West Jordan	UT	84081	8127	84081-8127	R012	Salt Lake	Str
West Jordan	UT	84081-8138	R015	6934 S 6115 W	6934	S	6115	W			West Jordan	UT	84081	8138	84081-8138	R015	Salt Lake	Str
West Jordan	UT	84081-3205	R018	8157 S 6120 W 109	8157	S	6120	W	109		West Jordan	UT	84081	3205	84081-3205	R018	Salt Lake	Str
West Jordan	UT	84081-3211	R015	6368 W Traveler Ln	6368	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium
West Jordan	UT	84081-3211	R015	6357 W Traveler Ln	6357	W	Traveler	Ln			West Jordan	UT	84081	3211	84081-3211	R015	Salt Lake	Condominium

ADDENDUMS

BK 10733 PG 4859

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

FINAL DEVELOPMENT PLAN

Your Check	City Check	Description
☑	☐	Electronic copy of development plan.
☑	☐	Modified and updated information from the *preliminary development plan* reflecting City Council conditions of approval or other conditions or requirements
☑	☐	Introduction to and scope of the project
☑	☐	Indicate the location of the project
☑	☐	Describe all existing and proposed land features, attributes and amenities
☑	☐	Provide a map of the project's area differentiating land uses
☑	☐	Provide information on all improvements and amenities to be installed with details on how these features meet the criteria for density bonuses (if applicable)
☑	☐	Provide information on all zoning regulations detailing ☐ Lot area ☐ Setbacks ☐ Building heights
☑	☐	Show the number and placement of each building and structure, while also representing the number of proposed dwelling units, indicating: ☐ Lot area ☐ Setbacks ☐ Building heights ☐ Phasing ☐ Refer to the zoning ordinance for specific submittal requirements within the WSPA
☑	☐	Fencing and wall – explain and indicate the following: ☐ Placement/Location ☐ Height ☐ Type ☐ Maintenance responsibilities ☐ Elevation
☑	☐	Lighting – explain and indicate the following: ☐ Placement/Location ☐ Height ☐ Style(s) ☐ Elevation/profile

BK 10733 PG 4860

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

- O Light
- O Light base
- O Fixture

☑ ☐ Public and private use areas – explain areas which will serve as either public or private use areas
- ☐ Recreational
- ☐ Open space
- ☐ Park
- ☐ School
- ☐ Public utility
- ☐ Maintenance responsibilities for each use area

☑ ☐ Landscaping - identify the following;
- ☐ Location
- ☐ Amount - percentages
- ☐ Proposed trails

☑ ☐ Agreements or Reimbursement of Public Improvements
- ☐ Explain and specify all improvements, facilities and amenities that meet the criteria and eligibility for a reimbursement agreement, pioneering and /or deferrals

Include as an appendix or inserted throughout the report detailed renderings and drawings of the following
- ☑ Existing land use and zoning surrounding the proposed development
- ☑ Location of all abutting structures within 100 ft
- ☑ Identify all abutting property owners

Exterior elevations of all sides or exterior perspectives of the following:
- ☑ Residential buildings
- ☑ Mixed use buildings
- ☑ Monuments
- ☑ Gateway features
- ☑ any additional structures – dumpsters, mail boxes or other amenity

Signage
- ☑ Style
- ☑ Height
- ☑ Type

Residential development
- ☑ Building envelope of every lot
- ☑ Lot dimensions
- ☑ Building footprint
- ☑ Lot area

Street layout system
- ☑ Renderings and profiles of traffic calming measures and features

Parking layout with parking calculations
- ☑ Parking stalls
- ☑ Ingress and egress areas
- ☑ Emergency lanes
- ☑ Medians

DEVELOPMENT PLAN
WEST SIDE PLANNING AREA
PLANNED COMMUNITY
PLANNED RESIDENTIAL DEVELOPMENT

Location of existing services
- ☑ Water
- ☑ Sanitary sewer
- ☑ Storm Drain
- ☑ Electricity
- ☑ Natural gas

Copy of final site plan showing:
- ☑ Site plan
- ☑ Landscape and irrigation plan
- ☑ Fencing /wall plan
- ☑ Lighting

Copy of final subdivision or condominium plat showing:
- ☑ Slope analysis map for projects with a slope in excess of 10%
- ☑ Drainage ways
- ☑ Roadway plans
- ☐ Traffic impact study (if applicable)
- ☑ Existing public facilities/utilities

☑ ☐ Electronic copy of all plans in PDF format.

BK 10733 PG 4862

Zoning & Land Use

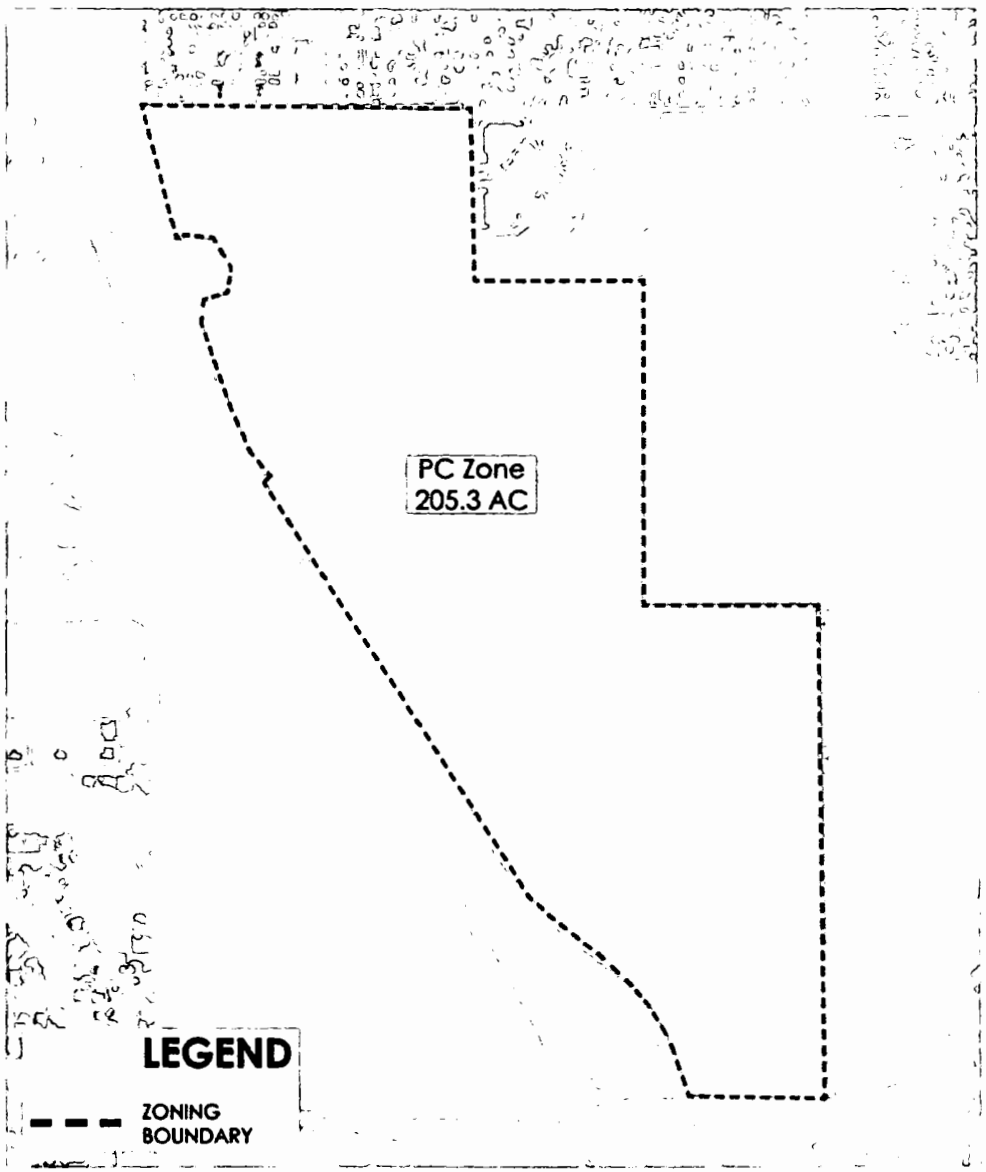
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land has historically been zoned A-20 agriculture, but was recently changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium and higher density residential products, along with a proposed commercial center on 7800 South.

The Preliminary Development Plan calls for 753 residential units; comprised of Preserve Lots, Cottage Lots, Townhomes, and Age Restricted Units. The Copper Rim project also includes a 38.4-acre commercial parcel and a 3.8 acre church site. The average residential density for the medium density area is 4.9 du/ac.

Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, tot lots, passive and active recreation areas, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.



BK 10733 PG 4863

Use Map and Buildout Allocation

TABLE 1 - BUILDOUT ALLOCATION

USE	ACRES
MEDIUM DENSITY RESIDENTIAL	152.3 ac
VERY HIGH DENSITY RESIDENTIAL	14.6 ac
COMMERCIAL	38.4 ac
TOTAL ACRES	205.3 ac

BK 10733 PG 4864

Density Designation

As seen in the Density Designation diagram to the right, Copper Rim is broken up into three zoning distinctions: Commercial, Medium Density Residential, and Very High Density Residential. The following paragraphs will break down each zoning distinction by acreage, total units, roads, area above 30% slope, and other undevelopable acreage (See Title 13-5C-6-A2 and Title 13-5C-6-B).

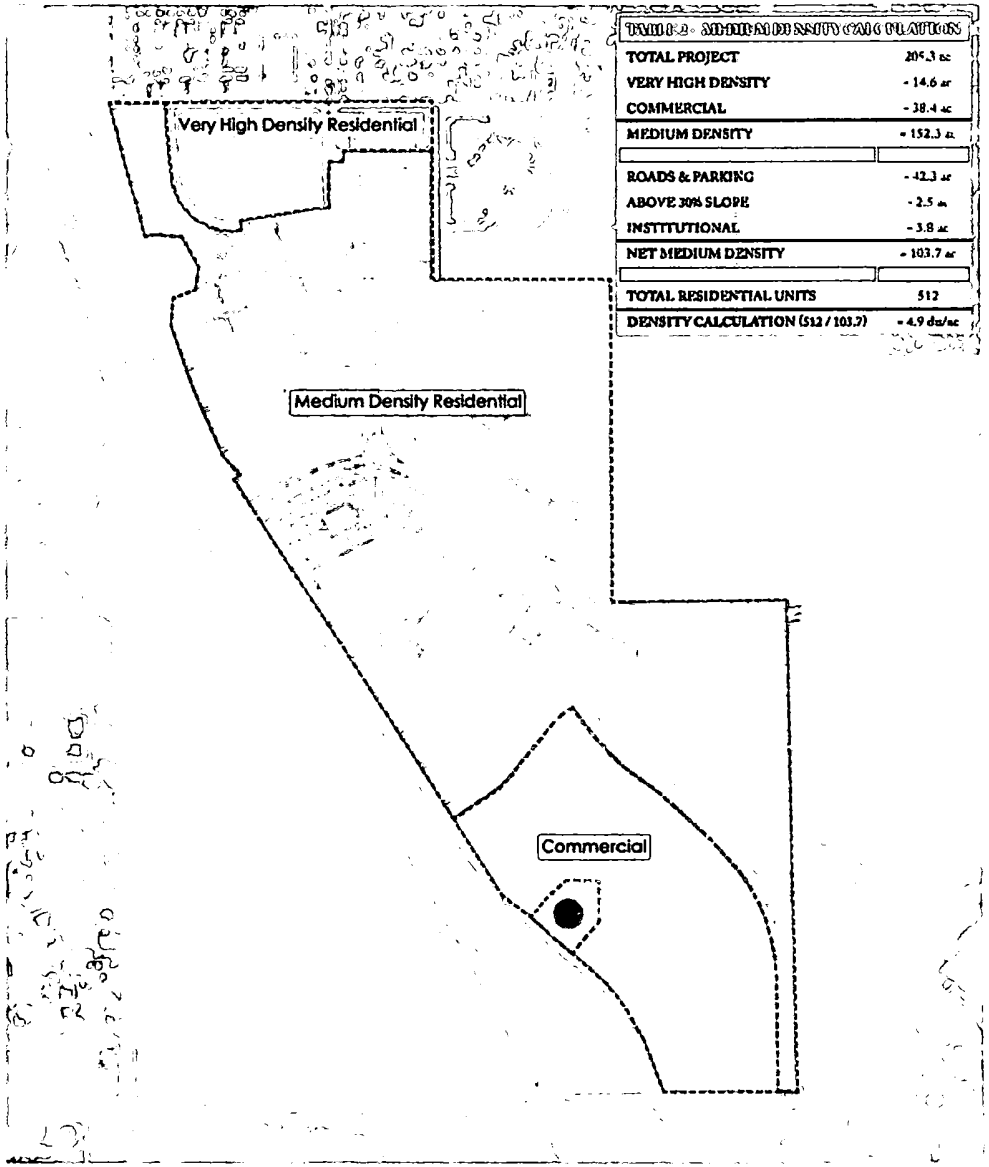
Commercial:
The commercial area as shown in the Density Designation diagram is 38.4 acres. Within this parcel there are no residential units, therefore the density for this area is zero units per acre.

Medium Density Residential:
The medium density residential area is 152.3 acres, and includes the 3.8 acre institutional phase, and the two acre water tank. There are 42.3 acres of road, and 2.5 acres of area above 30% slope, which leaves 103.7 acres of developable land. Within the medium density residential area are 138 preserve lots, 313 cottage lots, and 61 townhome lots for a total unit count of 512. The average net density for the medium density area is 4.9 du/ac (512 units/103.7 acres)

Very High Density Residential:
The very high density residential area is 14.6 acres, and encompasses part of phase 8, and part of phase 9. The dividing line between the medium density and very high density residential areas runs along the ROW edge as shown in the Lot Breakdown diagram. There are two acres of roads in this zoning distinction, and no acres above 30% slope which leaves 12.6 acres of developable land. Within the very high density residential area are 204 age restricted units, 32 townhomes, and 5 cottage lots for a total of 241 overall units. The average net density for the very high density residential area is 19.1 du/ac (241 units/12.6 acres)

Overall Density:
The overall density is calculated by totaling the total number of units, divided by the combined developable area of the entire development. There are 753 units (512 medium density units + 241 very high density units) in the development and 155.8 acres of developable land (38.4 commercial acres + 103.7 medium density acres + 12.6 very high density acres). 753 units divided by 154.7 acres of developable land equals 4.9 du/ac for the entire development. Townhomes constitute 16.9% of the total unit count excluding the age restricted units.

Lot Types:
Relative to West Jordan's land use classification, low, medium, high, and very high density land use categories, Copper Rim contains 138 medium density lots (preserve lots), 318 high density lots (cottage lots), and 297 very high density lots (townhomes and age restricted units). The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are: vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels.



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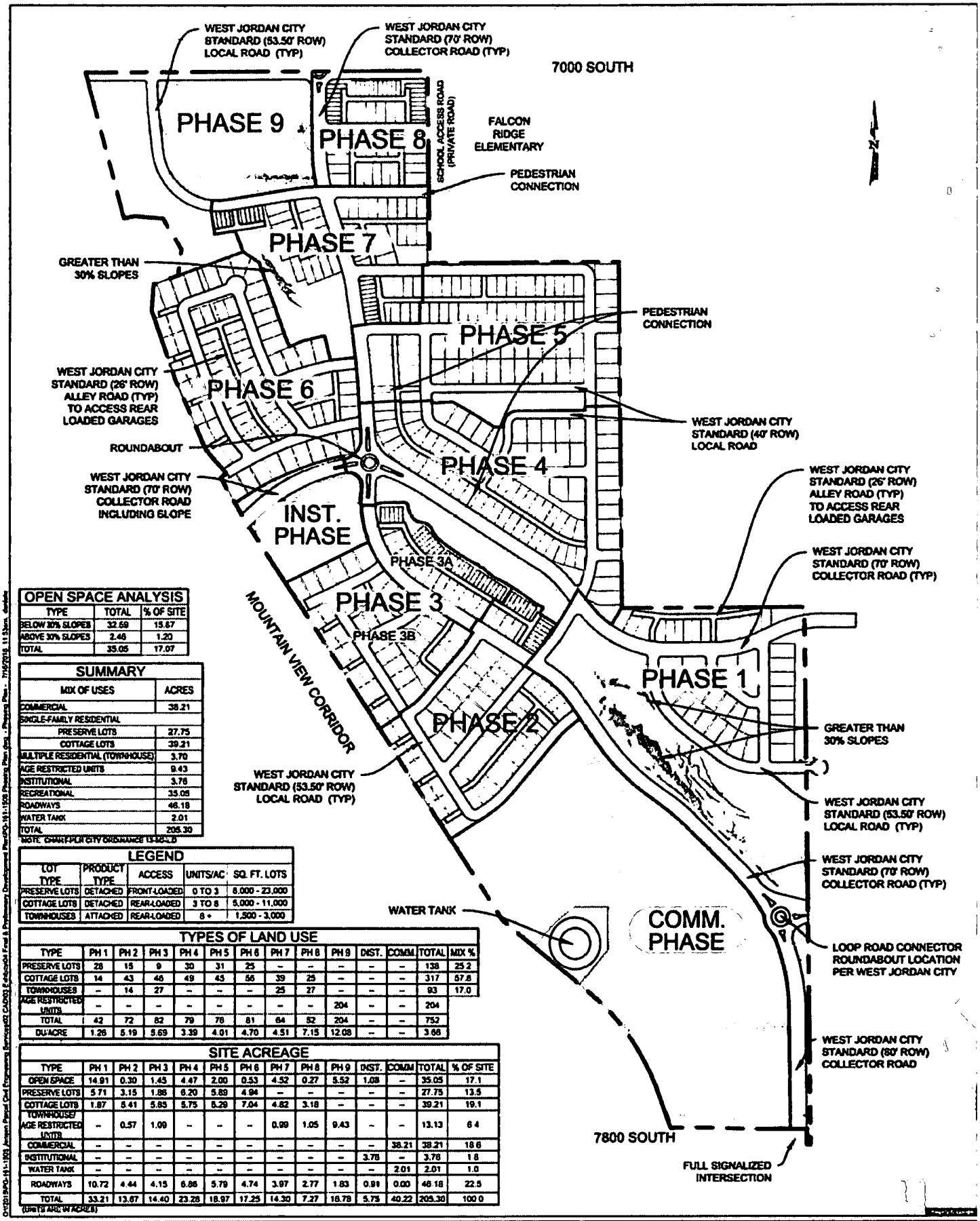


OPEN SPACE ANALYSIS

TYPE	TOTAL	% OF SITE
BELOW 30% SLOPES	32.59	15.67
ABOVE 30% SLOPES	2.46	1.20
TOTAL	35.05	17.07

SUMMARY

MIX OF USES	ACRES
COMMERCIAL	38.21
SINGLE-FAMILY RESIDENTIAL	
PRESERVE LOTS	27.75
COTTAGE LOTS	39.21
MULTIPLE RESIDENTIAL (TOWNHOUSE)	3.70
AGE RESTRICTED UNITS	9.43
INSTITUTIONAL	3.76
RECREATIONAL	35.05
ROADWAYS	46.18
WATER TANK	2.01
TOTAL	205.30

NOTE: CHART PER CITY ORDINANCE 13-5C-1.D

LEGEND

LOT TYPE	PRODUCT TYPE	ACCESS	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	FRONT-LOADED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	8 +	1,500 - 3,000

TYPES OF LAND USE

TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	DIST.	COMM.	TOTAL	MIX %
PRESERVE LOTS	28	15	9	30	31	25	–	–	–	–	–	138	25.2
COTTAGE LOTS	14	43	46	49	45	56	39	25	–	–	–	317	57.8
TOWNHOUSES	–	14	27	–	–	–	25	27	–	–	–	93	17.0
AGE RESTRICTED UNITS	–	–	–	–	–	–	–	–	204	–	–	204	
TOTAL	42	72	82	79	76	81	64	52	204	–	–	752	
DU/ACRE	1.26	5.19	5.69	3.39	4.01	4.70	4.51	7.15	12.08	–	–	3.66	

SITE ACREAGE

TYPE	PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8	PH 9	DIST.	COMM	TOTAL	% OF SITE
OPEN SPACE	14.91	0.30	1.45	4.47	2.00	0.53	4.52	0.27	5.52	1.08	–	35.05	17.1
PRESERVE LOTS	5.71	3.15	1.86	6.20	5.69	4.94	–	–	–	–	–	27.75	13.5
COTTAGE LOTS	1.87	5.41	5.85	5.75	5.29	7.04	4.82	3.18	–	–	–	39.21	19.1
TOWNHOUSE/ AGE RESTRICTED UNITS	–	0.57	1.09	–	–	–	0.99	1.05	9.43	–	–	13.13	6.4
COMMERCIAL	–	–	–	–	–	–	–	–	–	–	38.21	38.21	18.6
INSTITUTIONAL	–	–	–	–	–	–	–	–	–	3.76	–	3.76	1.8
WATER TANK	–	–	–	–	–	–	–	–	–	–	2.01	2.01	1.0
ROADWAYS	10.72	4.44	4.15	6.86	5.79	4.74	3.97	2.77	1.83	0.91	0.00	46.18	22.5
TOTAL	33.21	13.87	14.40	23.28	18.97	17.25	14.30	7.27	16.78	5.75	40.22	205.30	100.0

(Units (1 AC); (# ACRES))

HORROCKS ENGINEERS
2162 West Grove Parkway, Suite 400, Pleasant Grove, UT 84062, (801) 763-5100

C.W. LAND co

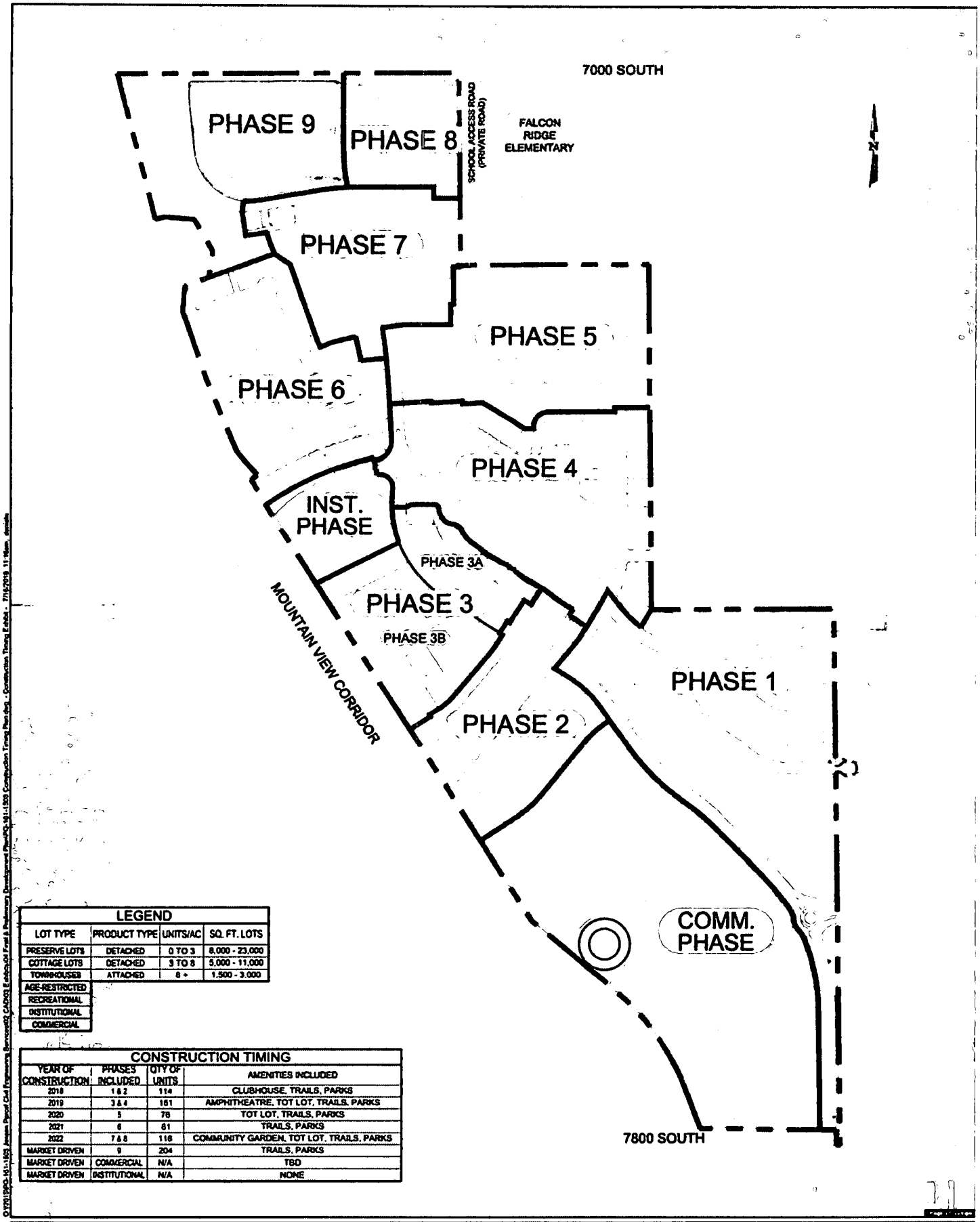
CONCEPT DEVELOPMENT PLAN

DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT D1

SCALE: 1" = 600'

DATE: 13 JUL 2018



LEGEND			
LOT TYPE	PRODUCT TYPE	UNITS/AC	SQ. FT. LOTS
PRESERVE LOTS	DETACHED	0 TO 3	8,000 - 23,000
COTTAGE LOTS	DETACHED	3 TO 8	5,000 - 11,000
TOWNHOUSES	ATTACHED	8 +	1,500 - 3,000
AGE-RESTRICTED			
RECREATIONAL			
INSTITUTIONAL			
COMMERCIAL			

CONSTRUCTION TIMING			
YEAR OF CONSTRUCTION	PHASES INCLUDED	QTY OF UNITS	AMENITIES INCLUDED
2018	1 & 2	114	CLUBHOUSE, TRAILS, PARKS
2019	3 & 4	161	AMPHITHEATRE, TOT LOT, TRAILS, PARKS
2020	5	78	TOT LOT, TRAILS, PARKS
2021	6	61	TRAILS, PARKS
2022	7 & 8	116	COMMUNITY GARDEN, TOT LOT, TRAILS, PARKS
MARKET DRIVEN	9	204	TRAILS, PARKS
MARKET DRIVEN	COMMERCIAL	N/A	TBD
MARKET DRIVEN	INSTITUTIONAL	N/A	NONE

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2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100

C.W. LAND co.

CONSTRUCTION TIMING PLAN

DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

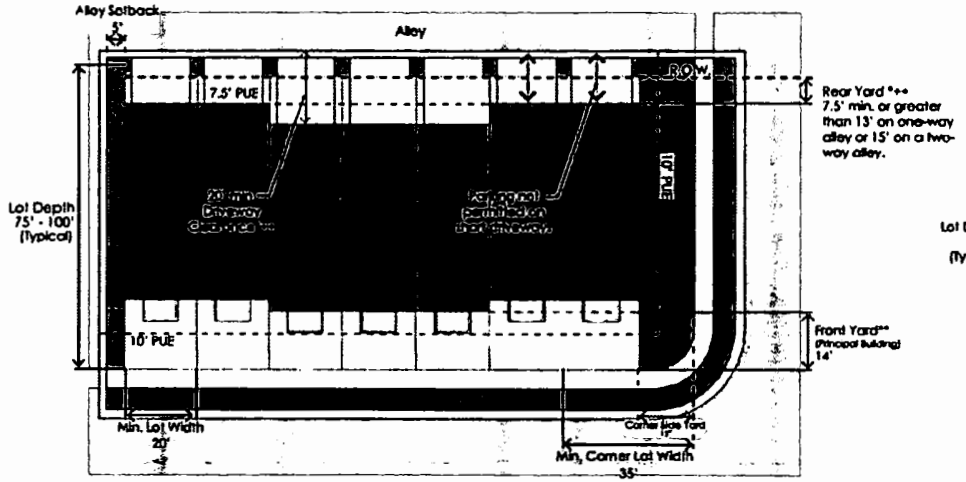
EXHIBIT CT1

SCALE: 1" = 600'

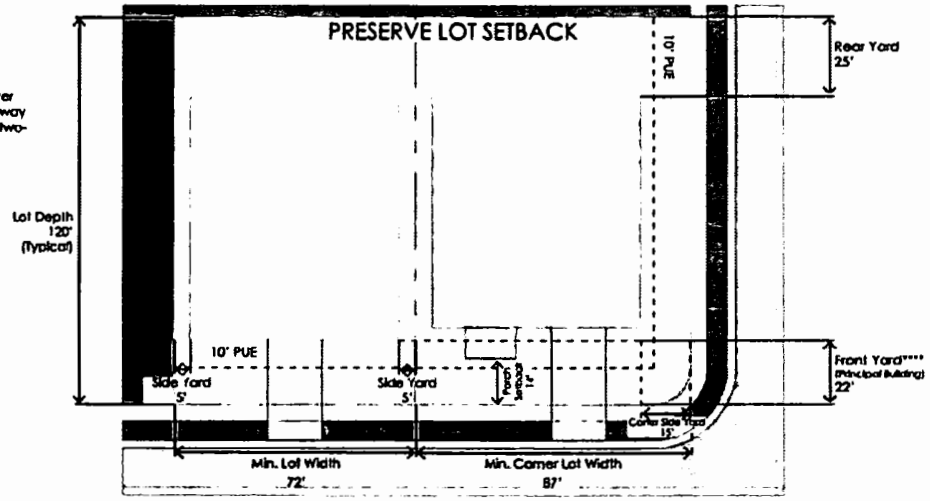
DATE: 16 JUL 2018

GUIDING DEVELOPMENT STANDARDS - RESIDENTIAL

TOWNHOME SETBACK

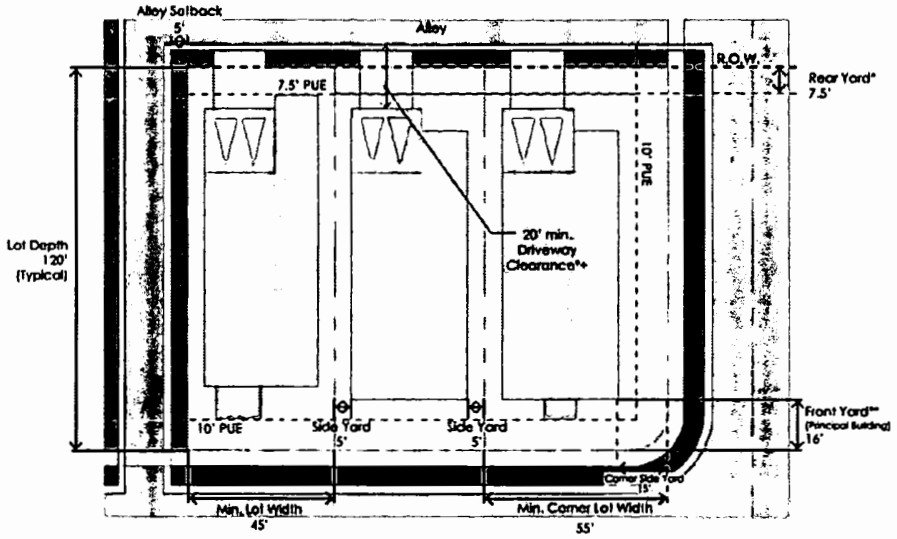


PRESERVE LOT SETBACK

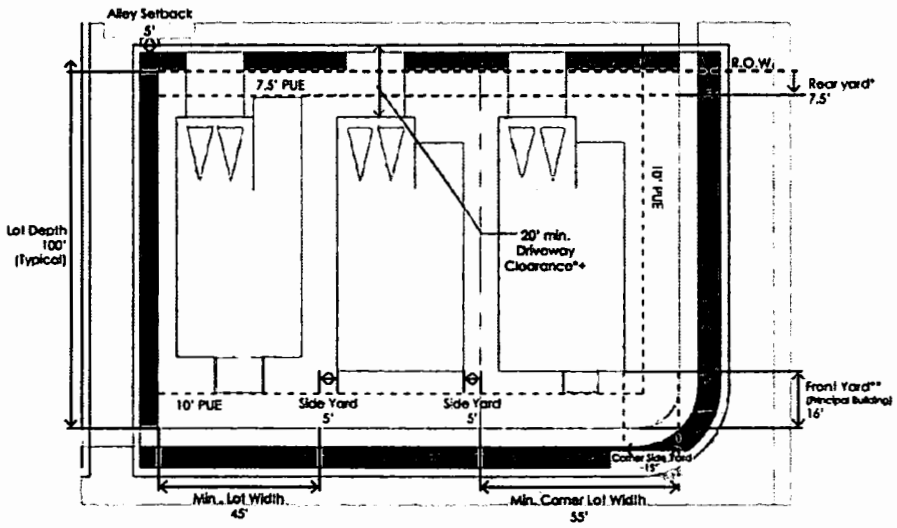


BK 10733 PG 4868

COTTAGE A SETBACK



COTTAGE B SETBACK



COTTAGE C SETBACK

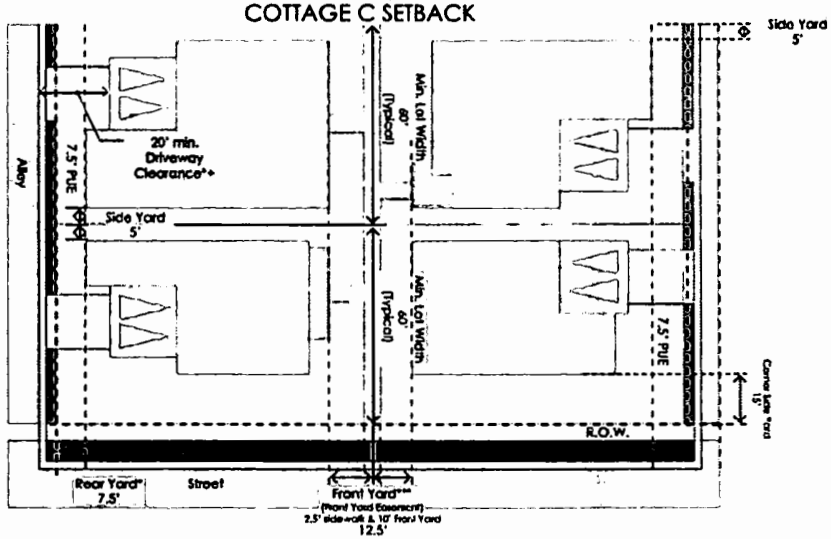


TABLE 3 - RESIDENTIAL SETBACKS (MINIMUM)

	FRONT YARD	CORNER SIDE YARD	SIDE YARD	REAR YARD
TOWNHOME	14' **	15'	-	7.5'*++
COTTAGE A	16' **	15'	5'	7.5 *
COTTAGE B	16' **	15'	5'	7.5*
COTTAGE C	12.5' ***	15'	5'	7.5*
PRESERVE LOT	22' ****	15'	5'	25'

* - Garages on alleys shall be recessed. Habitable space within the building shall be setback a minimum of 7.5' to accommodate the rear P.U.E.

** - Porches can encroach into front setback up to 10' from edge of R.O.W.

*** - Porches cannot encroach within front yard easement.

**** - Porches can encroach into front setback up to 14' from edge of R.O.W.

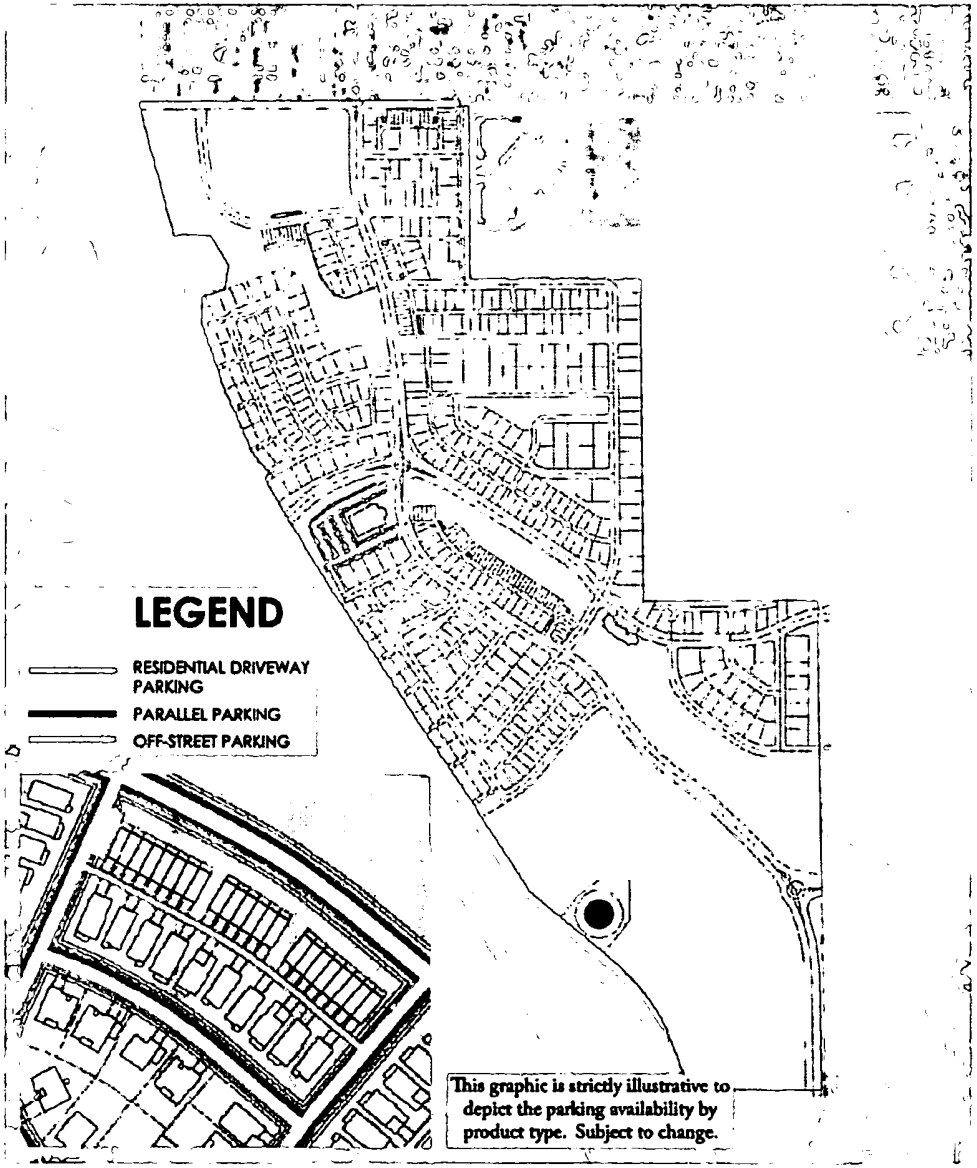
*+ - Alley-loades garages on Cottage Lots shall be setback 13' min. from the R.O.W. on a one-way alley or 15' min. from the R.O.W. on a two-way alley. The clearance distance measured from the garage door to the edge of alley paved surface shall be a minimum of 20'(including the 2' concrete strip and landscaped apron).

*++ - Townhome garages can be placed either at 7.5' from the R.O.W. or shall be setback 13' min. from the R.O.W. on a one-way alley or 15' min. from the R.O.W. on a two-way alley to accommodate parking. The clearance distance measured from the garage door to the edge of alley paved surface shall be a minimum of 20'(including the 2' concrete strip and landscaped apron). Parking shall not be permitted in front of garage doors that sit on the 7.5' setback line.

TABLE 4 - RESIDENTIAL DIMENSIONS (TYPICAL)

	DEPTH	WIDTH	HEIGHT	MIN. LIVING AREA
TOWNHOME	75' - 100'	20'	40' MAX.	1,000 s.f.
COTTAGE A	120'	45'	35' MAX.	1,500 s.f.
COTTAGE B	100'	45'	35' MAX.	1,500 s.f.
COTTAGE C	100'	60'	35' MAX.	1,500 s.f.
PRESERVE LOT	120'	72'	35' MAX.	1,900 s.f.

Note - All setbacks shall be measured from lot line to the portion of the foundation wall closest to the lot line. Overhangs, roof eves, vent shrouds, etc are permitted to protrude into setback area. Any retaining walls needed are also permitted to protrude into setback areas.



Parking Plan

The Preserve, Cottage, and Townhome lot types will have a two car garage. Each will also have a driveway with room for two guest parking stalls. In addition to these stalls, which more than satisfy the total 2.25 required parking stalls per single-family dwellings and townhome units, on street and off street parking is available throughout the Copper Rim project (see table 5 below). For

TABLE 5 - PARKING	
SINGLE-FAMILY DWELLINGS	2 spaces/unit
TOWNHOME UNITS	2 spaces/unit
GUEST PARKING (TOWNHOMES)	.25 spaces/unit
GENERAL FACILITIES FOR ELDERLY PERSONS	1.5 spaces/unit
TOTAL UNITS	753 units
TOTAL REQUIRED PARKING (2/UNIT)	1,506 stalls
TOTAL GUEST PARKING REQUIRED (.25/UNIT)	189 stalls
TOTAL PARKING REQUIRED	1,695 stalls
GARAGES	1,098 stalls
DRIVEWAYS	1,098 stalls
OFF STREET STALLS*	62 stalls
PARALLEL PARKING	1,580 stalls
AGE RESTRICTED PARKING	459 stalls
TOTAL PARKING PROVIDED	4,297 stalls
SURPLUS PARKING	2,602 stalls

*To help emphasize the location of off-street parking, the site plan to the left indicates only off-street parking locations.

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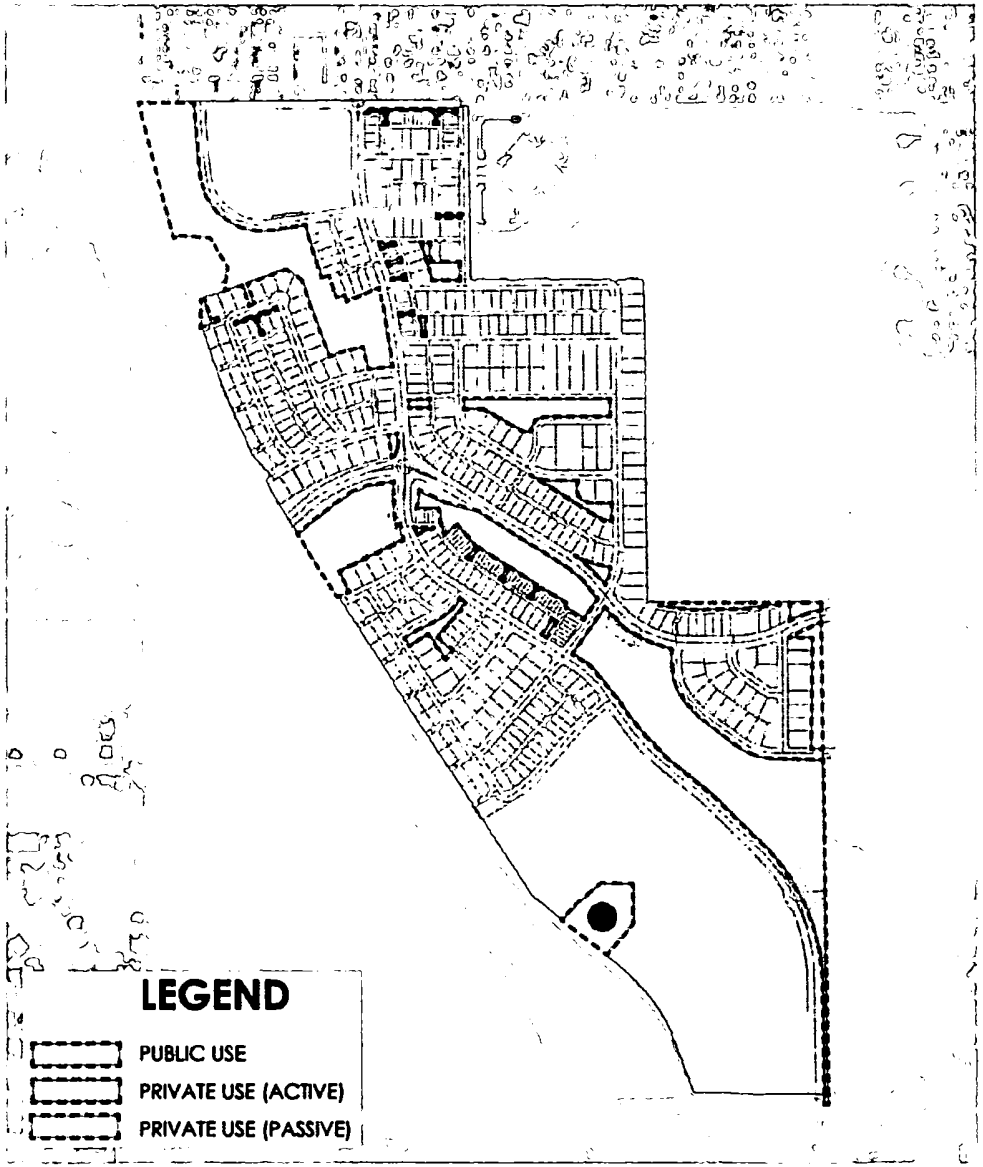


Public and Private Use Areas

The Copper Rim project is arranged around its open space network, having the phases organized in a way as to allow for open space to be built in connection with, and in many cases prior to, residential properties. Each residential unit is no more than 500 feet away from multiple open space areas giving residents close proximity to outdoor recreational opportunities. These areas are situated in earlier phases and in visibly apparent locations to ensure access to active and passive recreational opportunities for residents to enjoy. The active and passive recreational areas include a club house, amphitheater, community garden, tot lots, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor running the length of the development. The trail system and sidewalks connect all open space amenities to all residential units. This system of trails also connects residents to Falcon Ridge Elementary situated on the northeast corner of the development, the church in the western middle of the development, and the commercial area located on the southern portion of the development.

Over 35 acres of the 205.3 acre site are dedicated to open space and connecting residents to the open space amenities. In Title 13-5C-6-A2 of the PC Zone it states that a "minimum of fifteen percent (15%) of the gross area of a planned community shall be retained in permanent open space". The Copper Rim project contains 37.1 acres of open space (area in blue and green on public and private use area diagram to the left). Section 13-5C-6-B further clarifies the computation of gross area as "Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space". Removing these areas from the total acreage results in a net project area of 147 total acres, and 34.6 acres of open space. The resulting open space percentage for the Copper Rim project is 33.3%; significantly more than the minimum 15% required by the PC Zone.

If calculations for open space included all areas excluded by section 13-5C-6-B, the Copper Rim project would still attain the minimum requirement of 15% open space for the project having 16.9% of the gross project area being open space.

BK 10733 PG 4871

LANDSCAPE / SPECIAL AMENITY PLAN

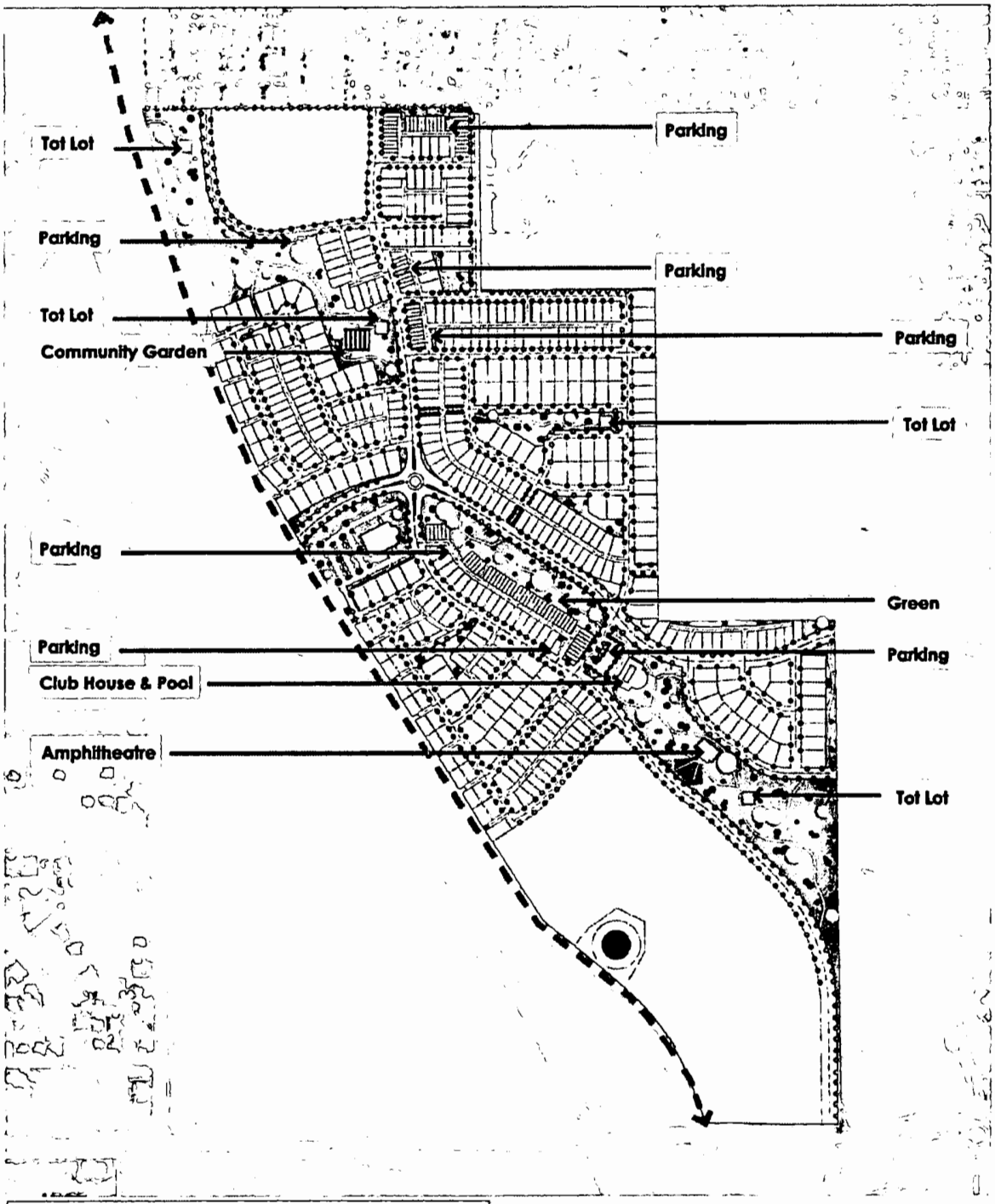


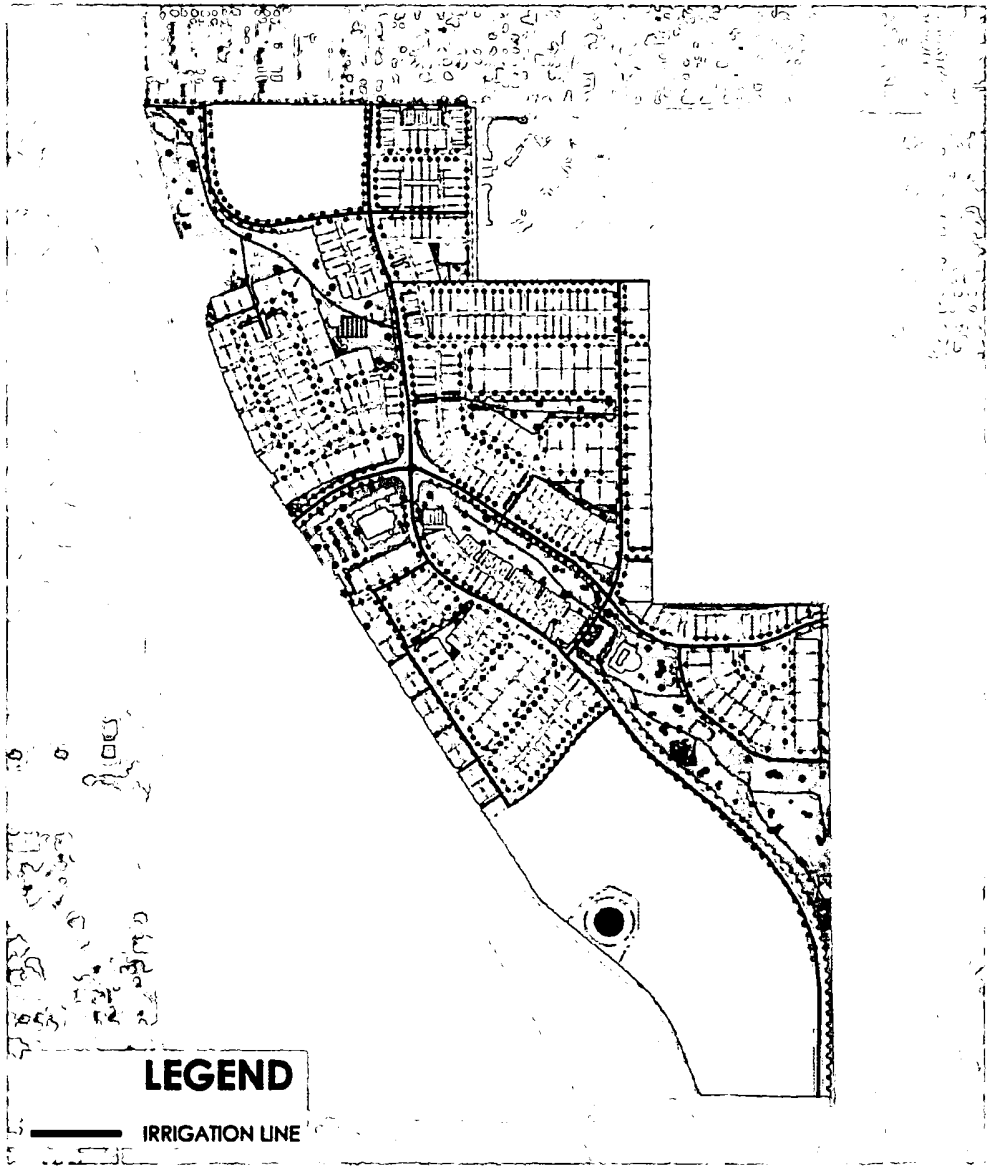
TABLE 6 - OPEN SPACE SUMMARY

OPEN SPACE	ACRES
COMMUNITY PLAN	205.3 ac
TOTAL OPEN SPACE	37.1 ac
OPEN SPACE GROSS %	16.9%
NET OPEN SPACE	34.6 ac
OPEN SPACE NET %	33.3 %

LEGEND

– – – REGIONAL TRAIL

Conceptual Irrigation Plan



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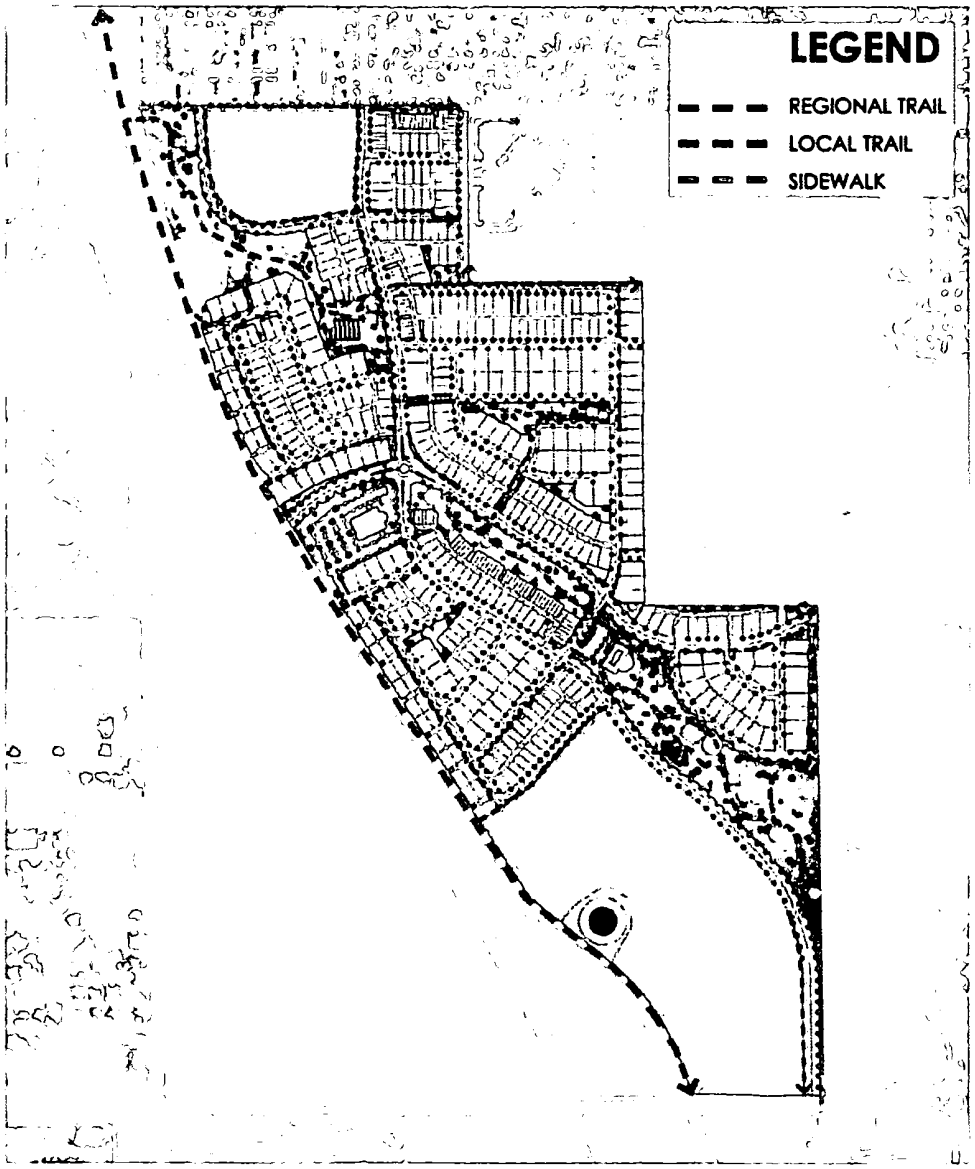
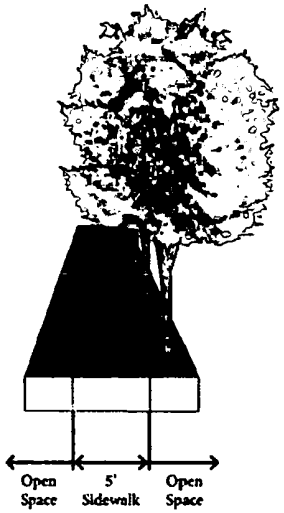
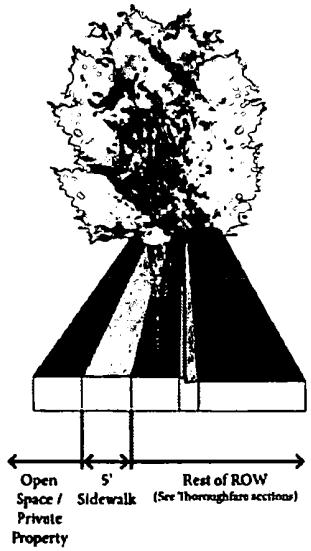


Trail Plan

Local Trail Cross Section



Sidewalk Cross Section



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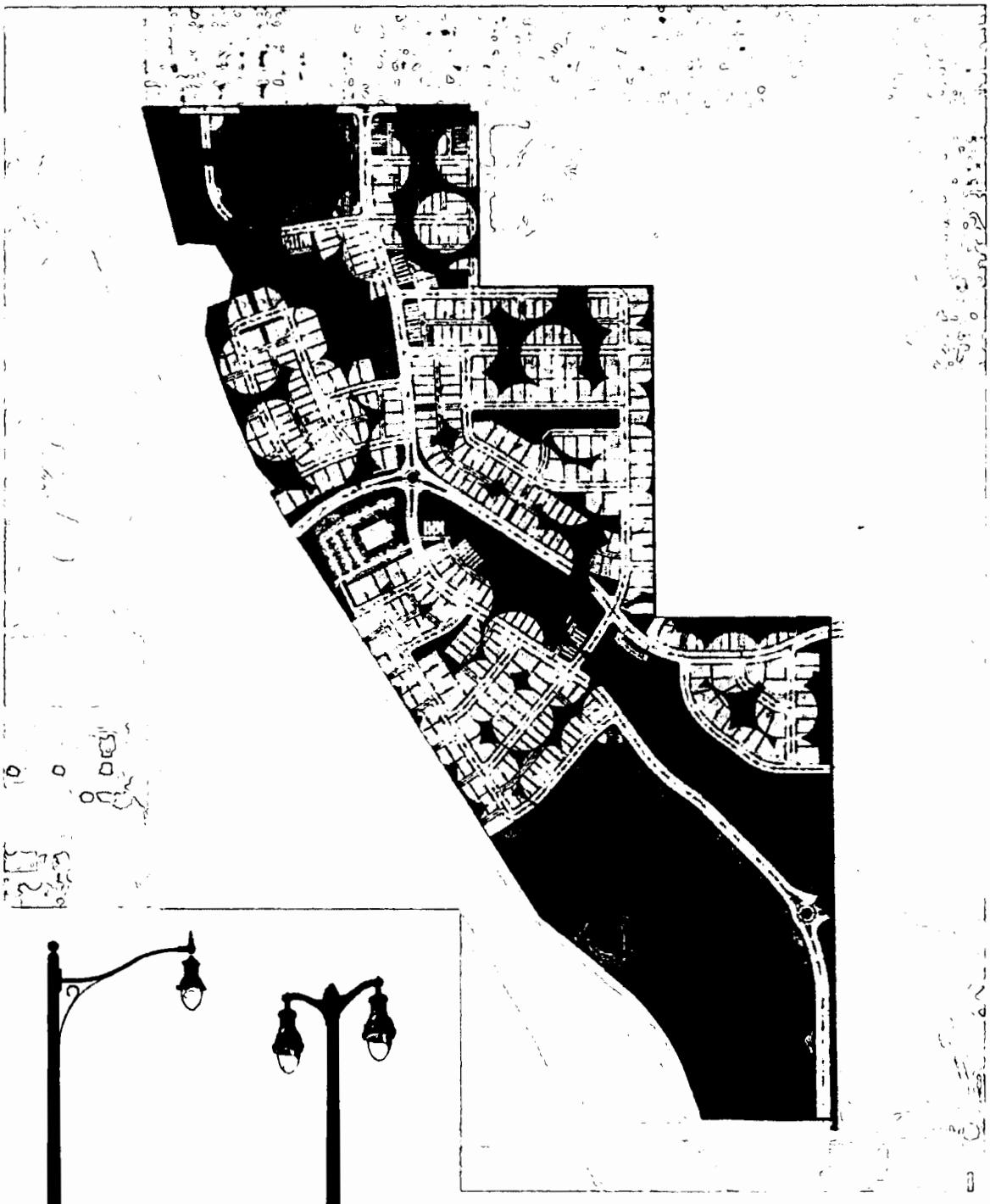
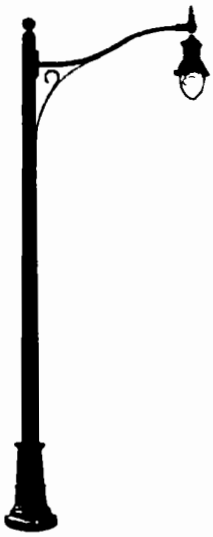
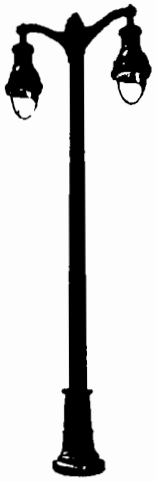
LIGHTING PLAN





Street Light Example



Pedestrian Light Example

LEGEND

LIGHT POLE
(Circles Represent 120' and 300' Diameter)

Fencing Plan

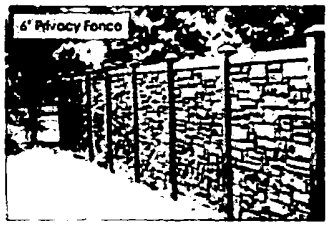
The Copper Rim project will have fencing around the perimeter of the project in areas where residential development interfaces directly with off-site areas, according to the fencing and walls plan.

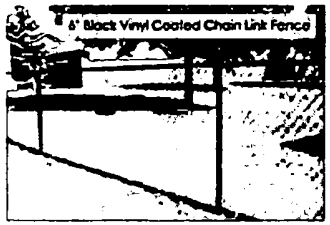
A decorative or pre-cast concrete sound wall (8' height min.) will be installed by the Master Developer along the property boundary where residential units interface directly with the Mountain View Corridor. Sound walls will not be installed along those portions of Mountain View Corridor where the proposed church, open space and commercial uses abut the corridor. In these locations a 6' black vinyl coated chain link fence will be installed to allow penetrable areas into the development from the regional trail which runs along Mountain View Corridor.

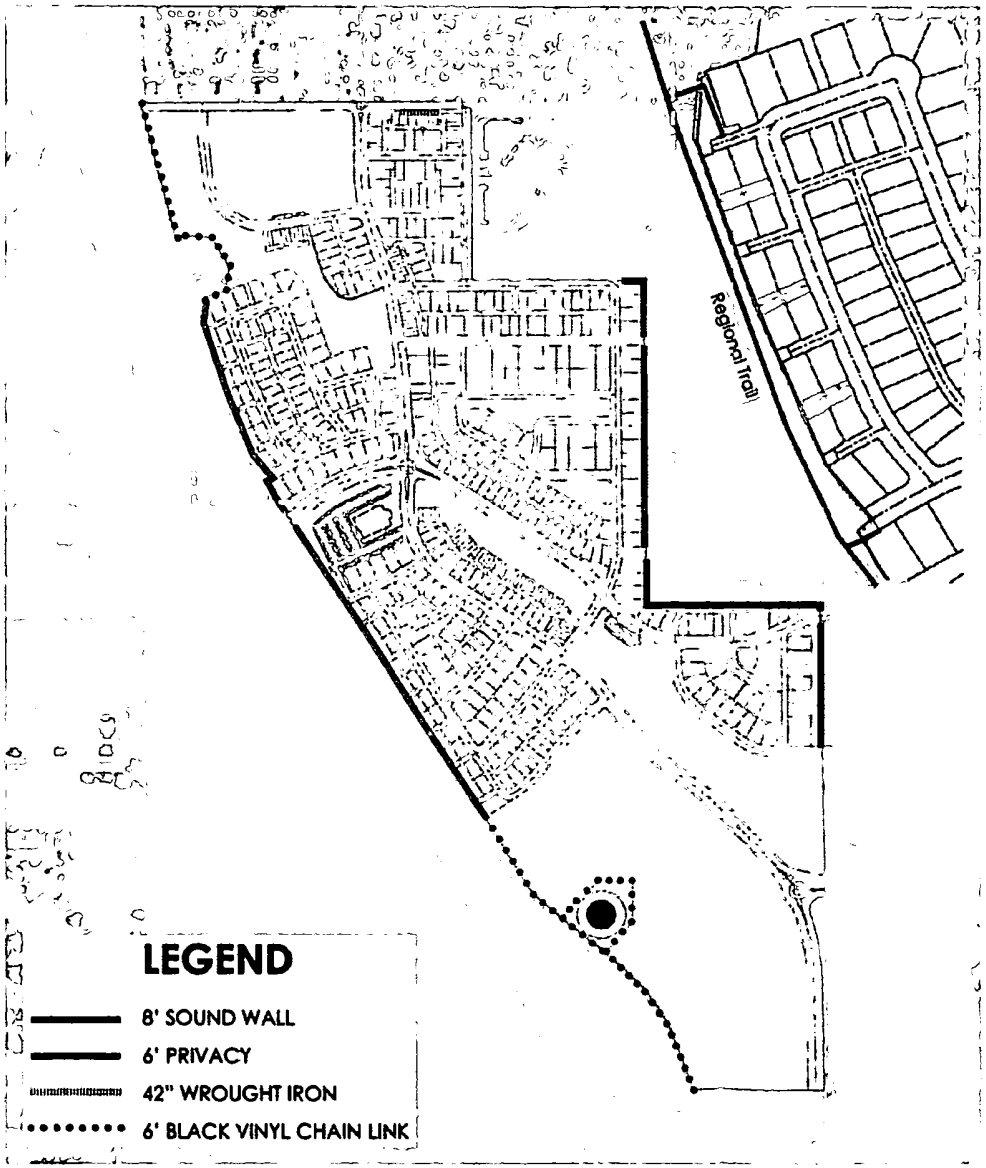
6' high decorative privacy fence will be installed by the home builder along the property boundary where residential units interface directly with 7000 South, 6101 West, and the eastern edge of the project.

A 42" high wrought iron fence will be installed by the home builder where residential units front 7000 South, and along the back of the alley loaded units that are directly adjacent to the project boundary. It will also be installed along the open space to the north of the alley loaded cottages on the north side of the eastern most copper rim development entrance.

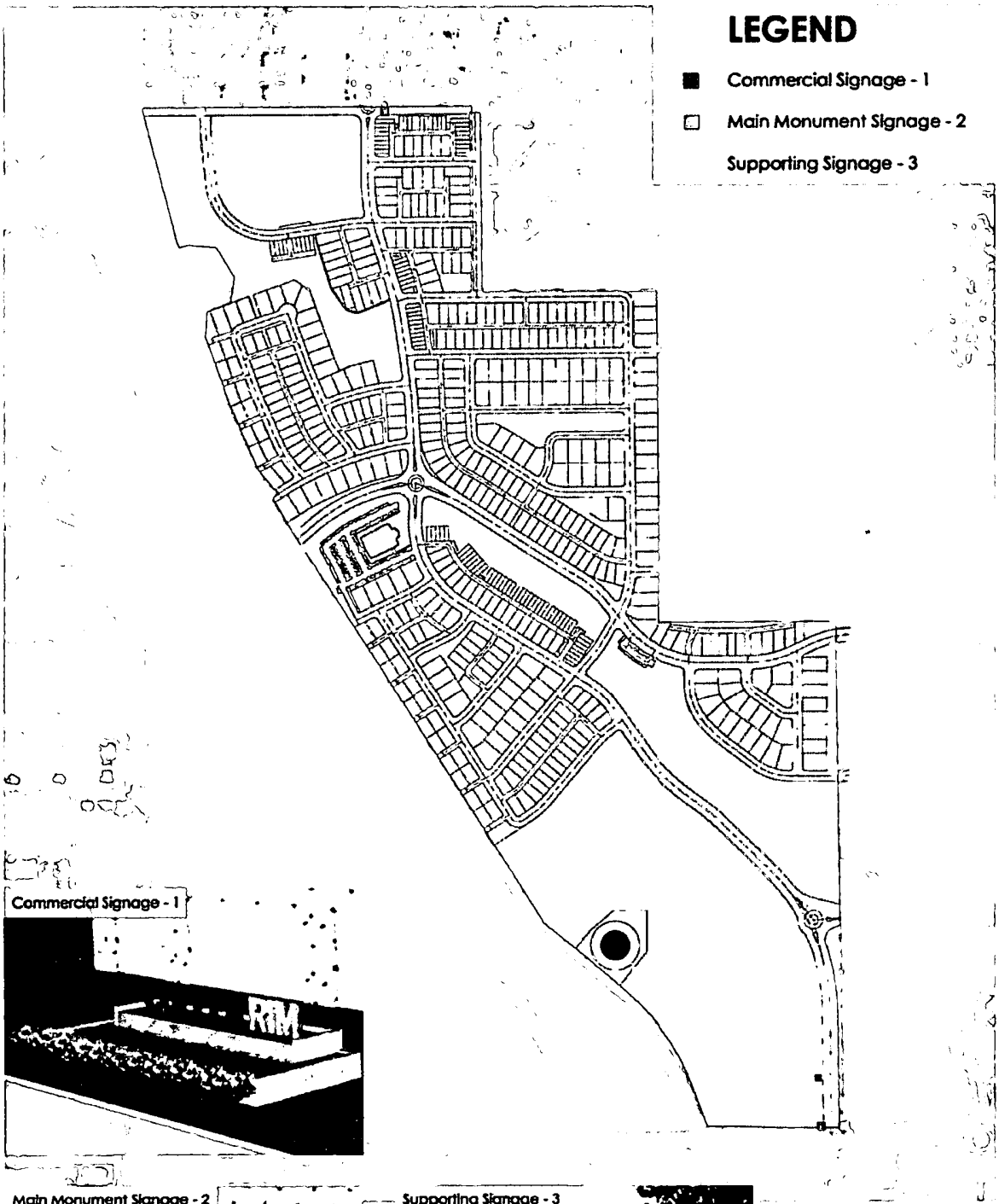
The close up of the 8' sound wall north of the institutional phase, shows the penetrability of residents to access the regional trail while still providing an 8' sound wall barrier.





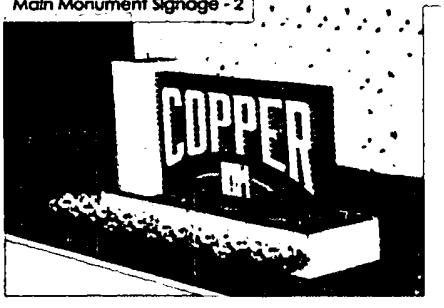


MONUMENT PLACEMENT PLAN

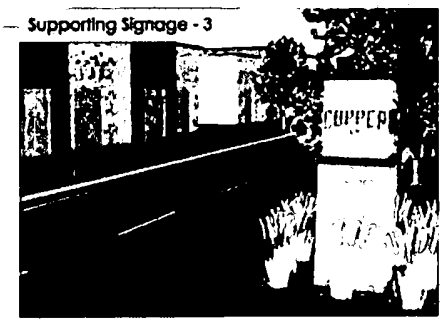


Commercial Signage - 1

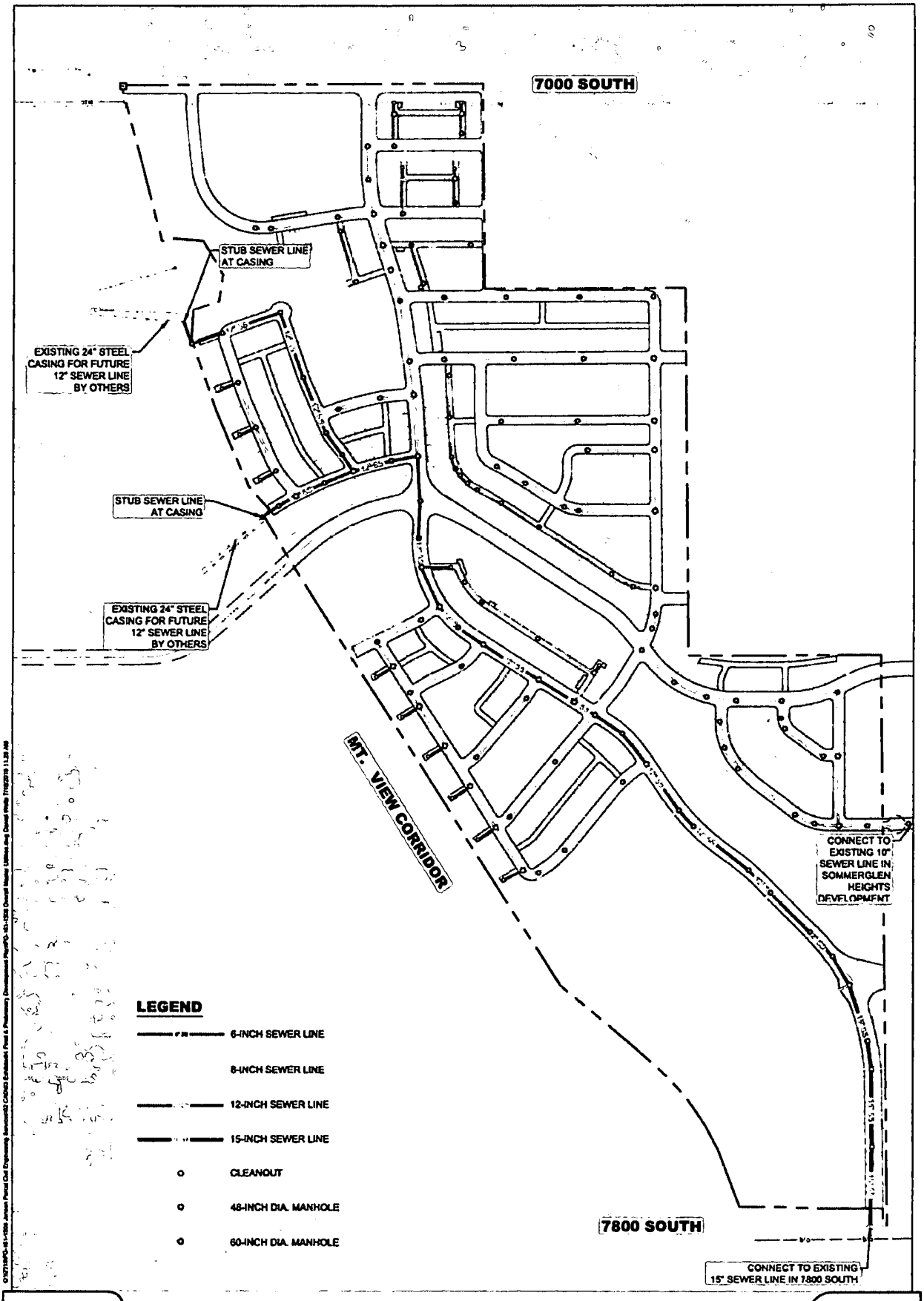
Main Monument Signage - 2



Supporting Signage - 3



Signage will not be located in the ROW without appropriate City approval.



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WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

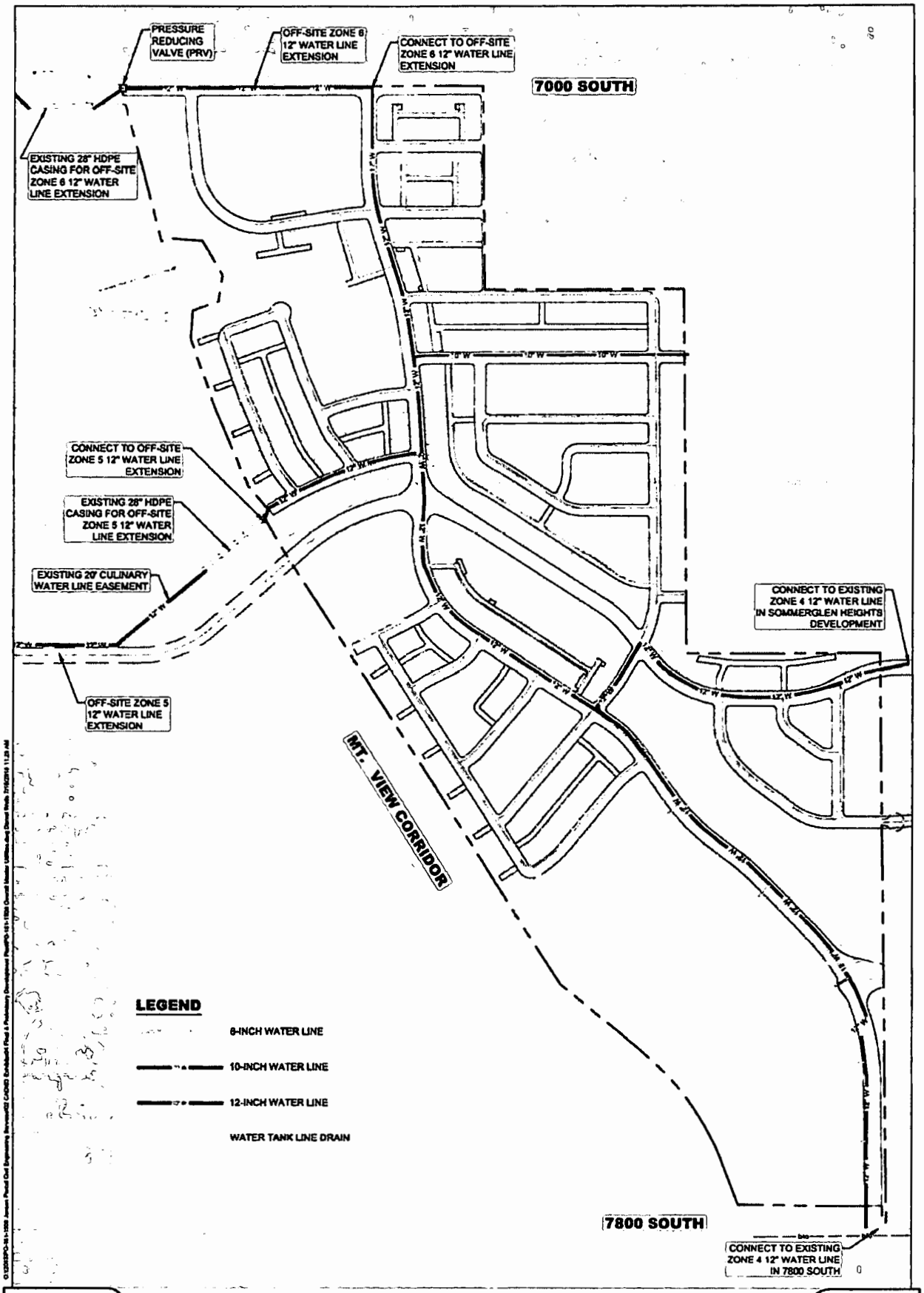
COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 07/16/18
SCALE 1" = 400'
REV # DATE
PROJ NO

SSWR

PAGE 81



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COPPER RIM

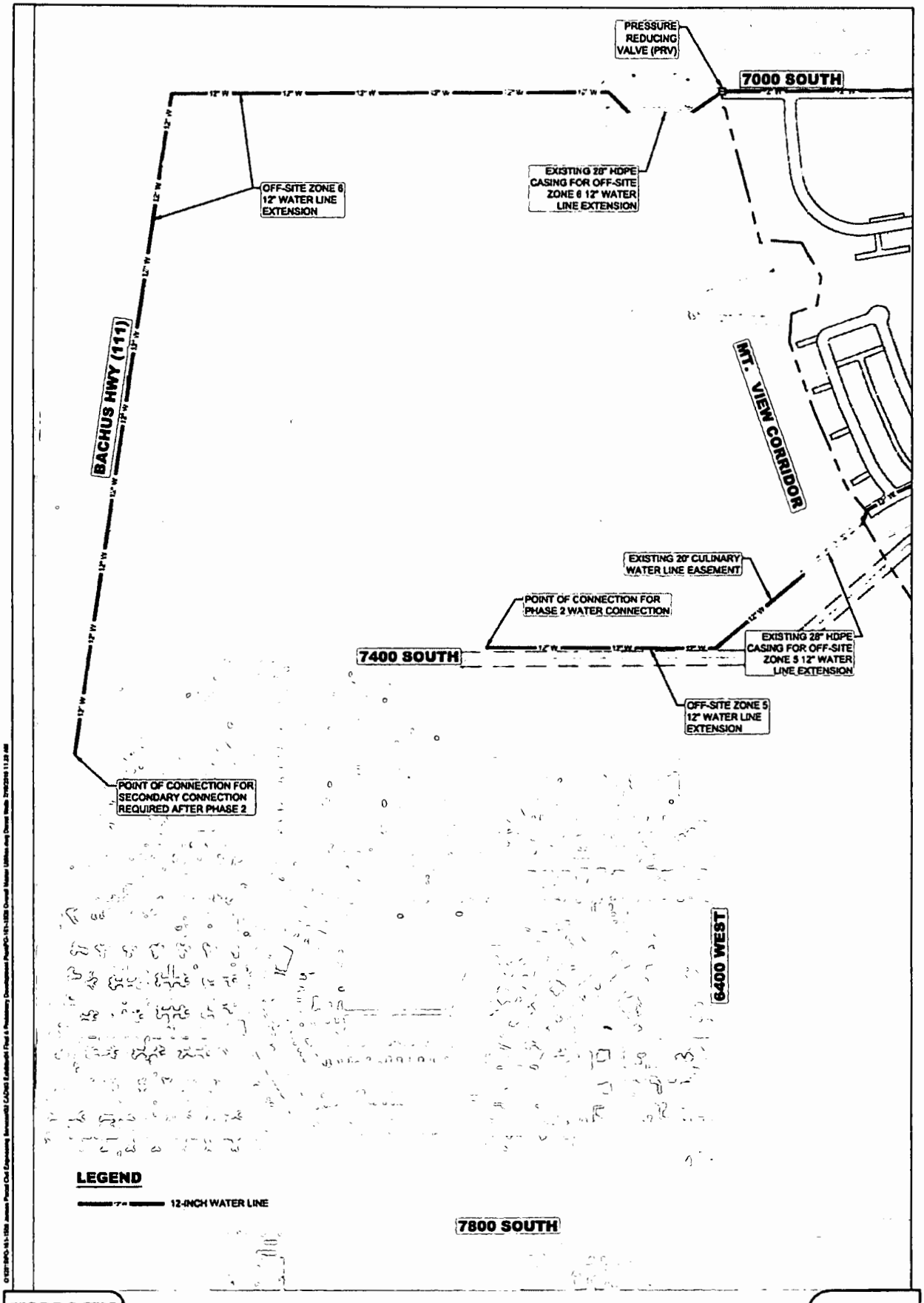
OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 07/16/18
SCALE 1" = 400'
REV # DATE
SHEET FOR LISTING
PROJ. NO

WTR1

PAGE 91

BK 10733 PG 4879



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WARNING
0 1/2 1
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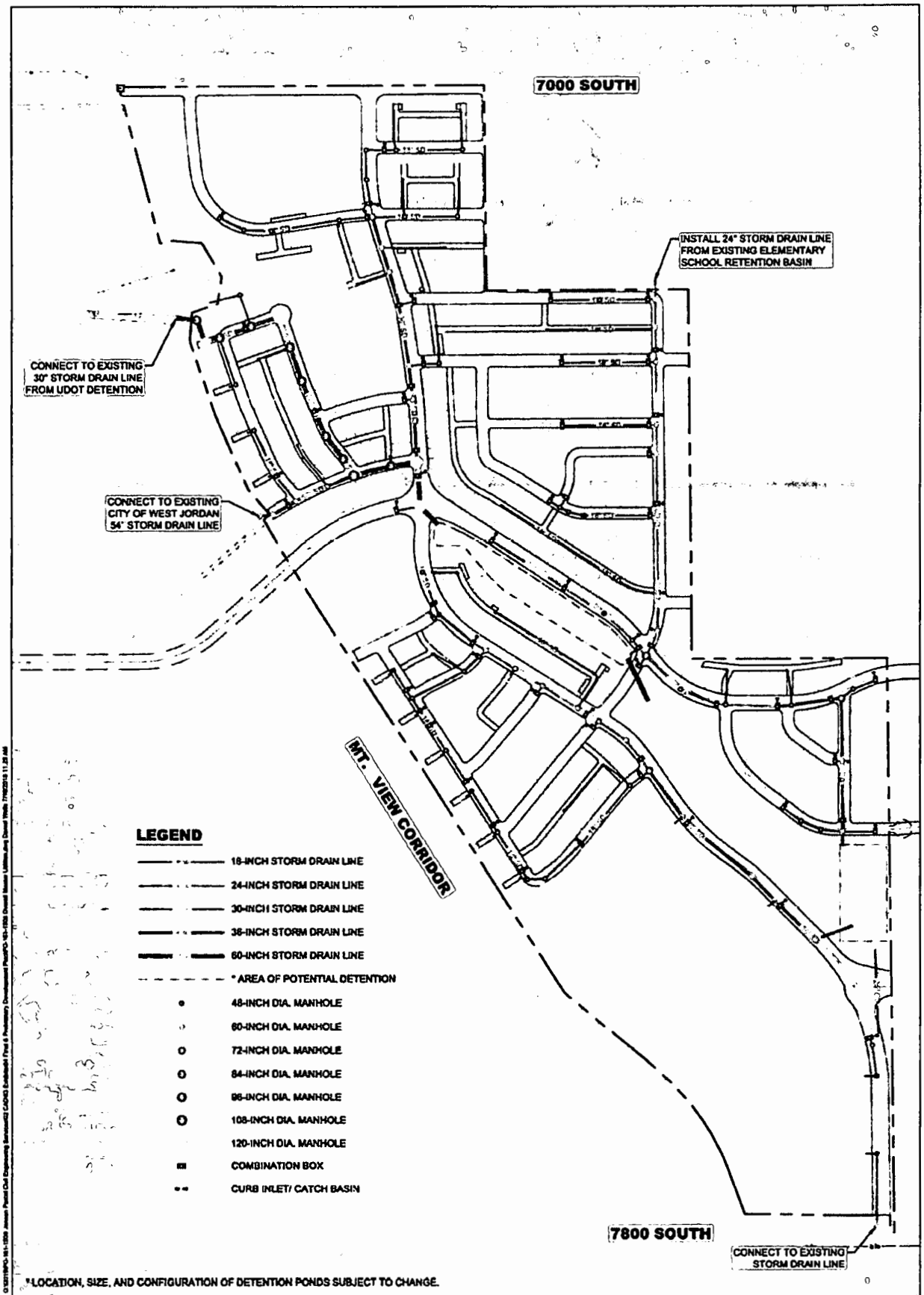
COPPER RIM

OVERALL MASTER UTILITY LAYOUT - OFF-SITE

DRAWING INFO
DATE 07/16/18
SCALE 1" = 400'
REV # DATE
SHEET FOR LISTING
PROJ NO

WTR2

PAGE 01



*LOCATION, SIZE, AND CONFIGURATION OF DETENTION PONDS SUBJECT TO CHANGE.

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WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

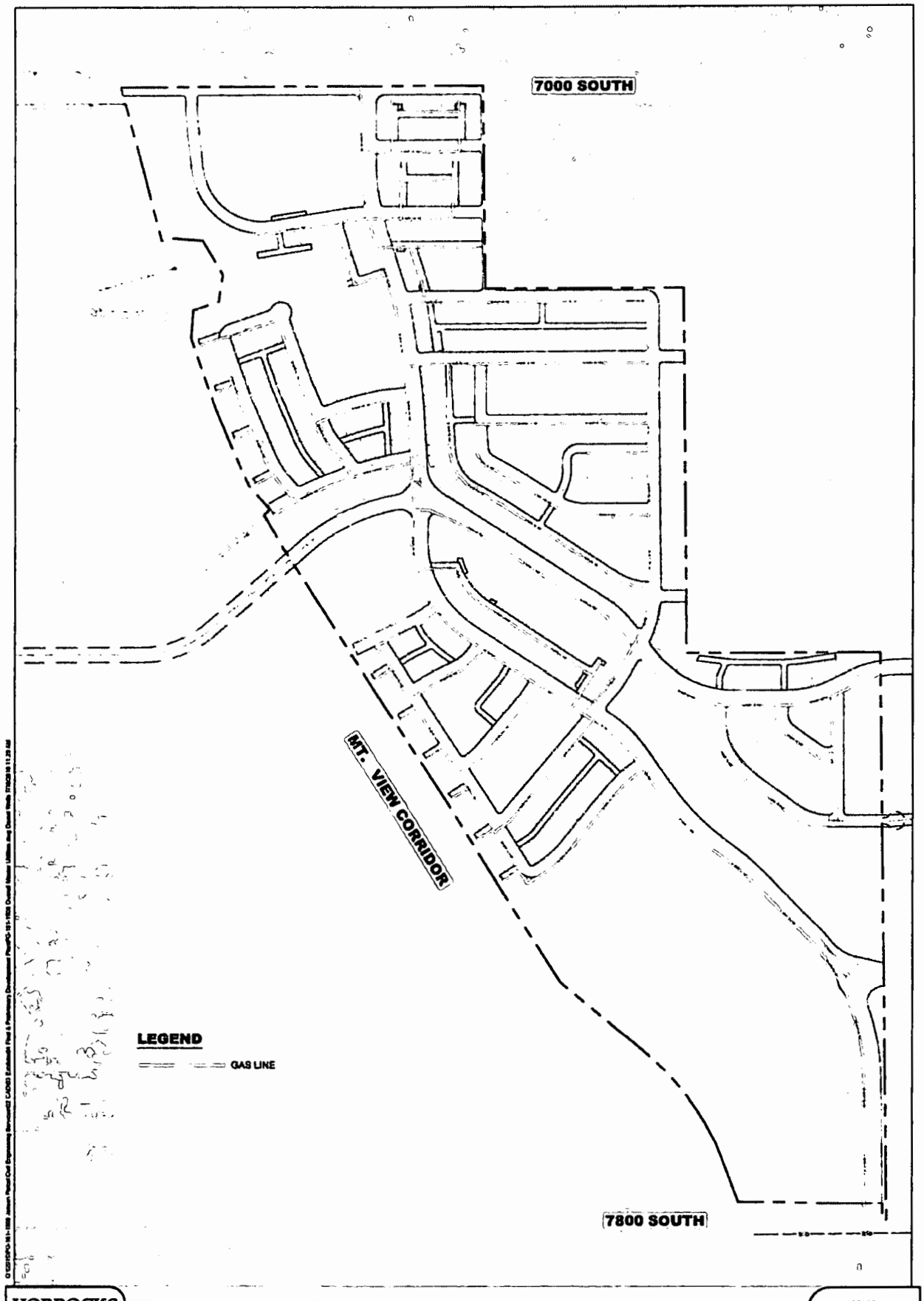
COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 07/16/18
SCALE 1" = 400'
REV # DATE
PROJ. NO.

STRM

PAGE 01



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WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

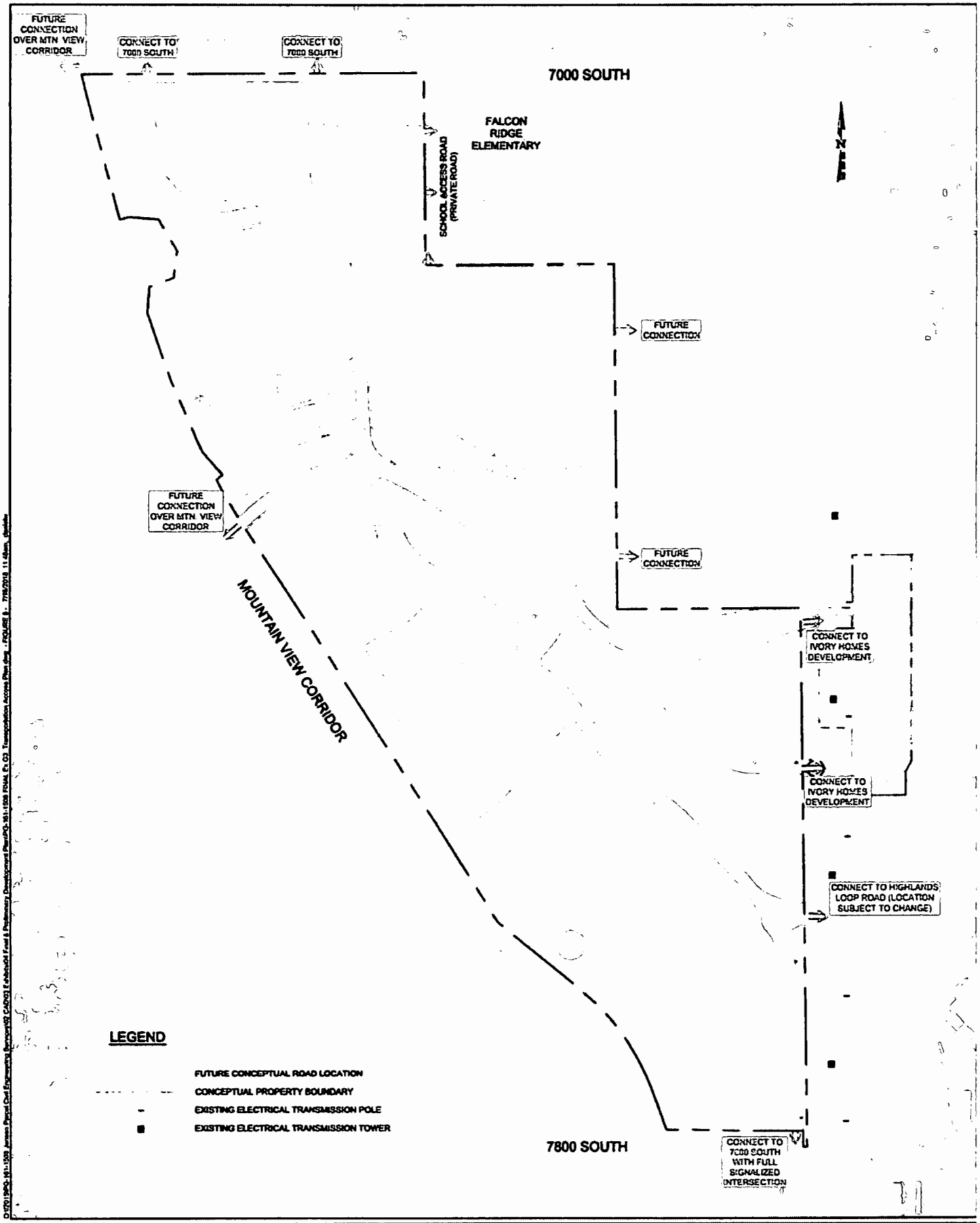
COPPER RIM

OVERALL MASTER UTILITY LAYOUT

DRAWING INFO
DATE 07/10/18
SCALE 1" = 400'
REV # DATE
SHEET NUMBER FOR LISTING
PROJ NO

GAS

PAGE 01



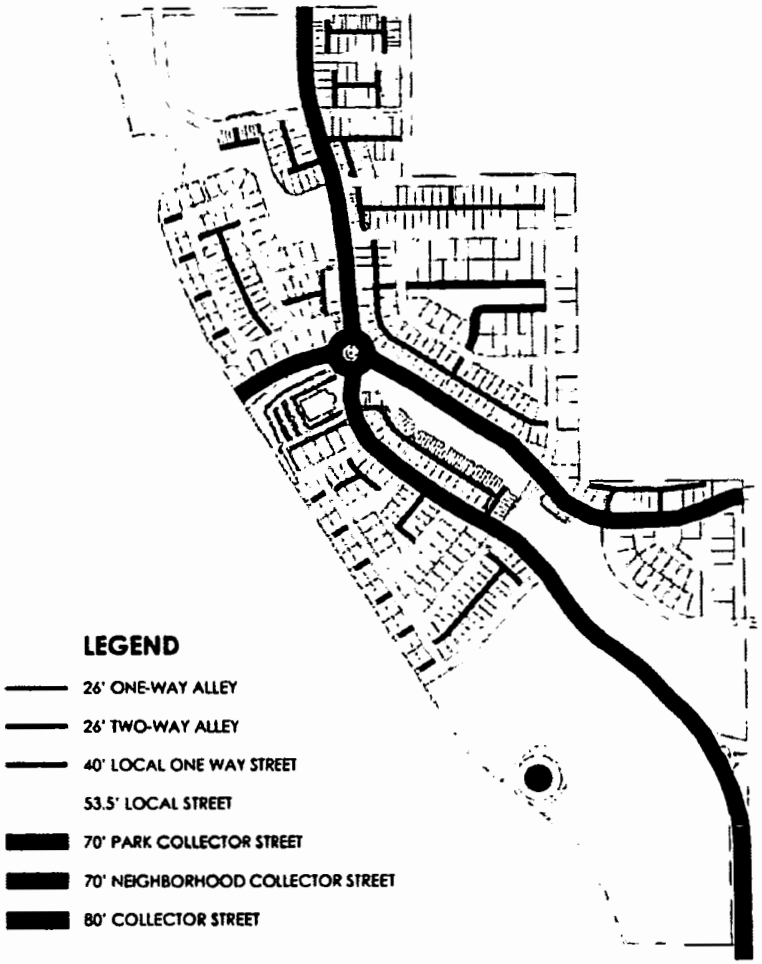
HORROCKS ENGINEERS 2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	C.W. LAND CO.	GENERAL PLAN TRANSPORTATION ACCESS LAYOUT COPPER RIM WEST JORDAN, UTAH	EXHIBIT G3	SCALE: 1" = 600' DATE: 18 MAR 2018

BK 10733 PG 4883

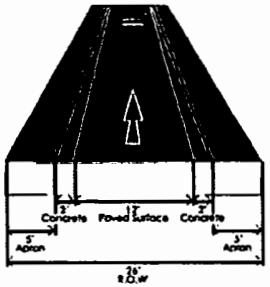
PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan.

The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37'. Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.



26' One-Way Alley Street Section



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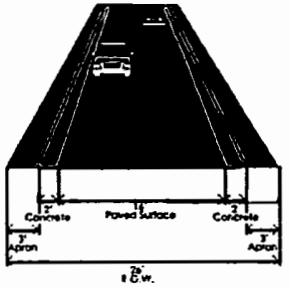
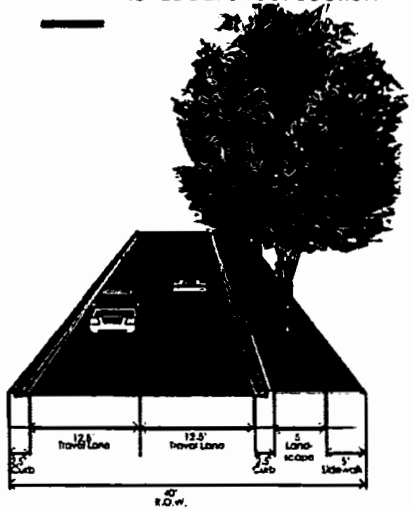
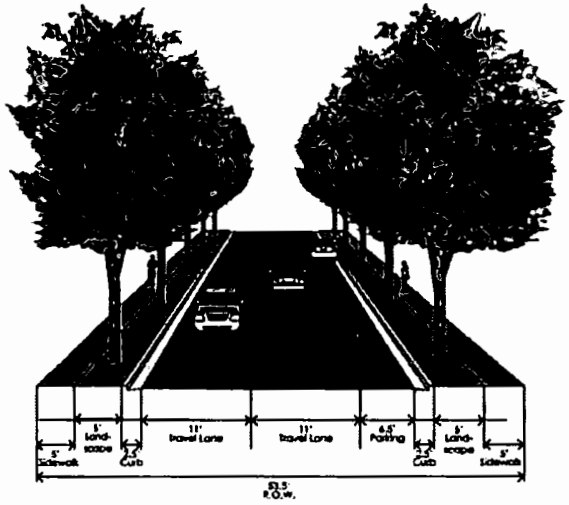


40' Local Street Section

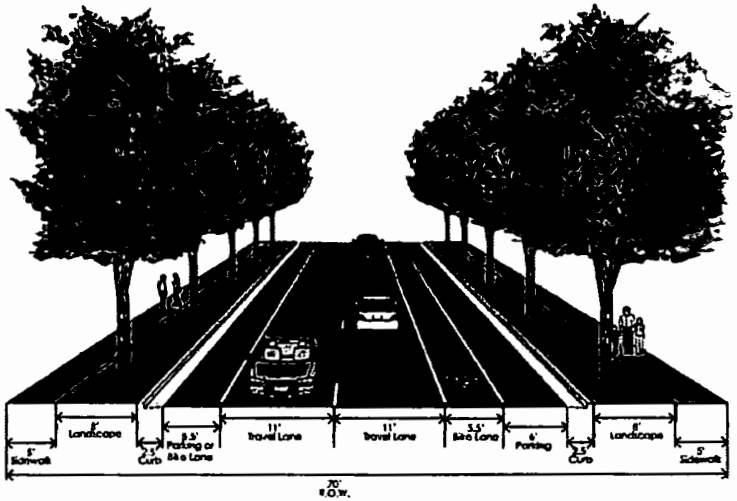


BK 10733 PG 4884

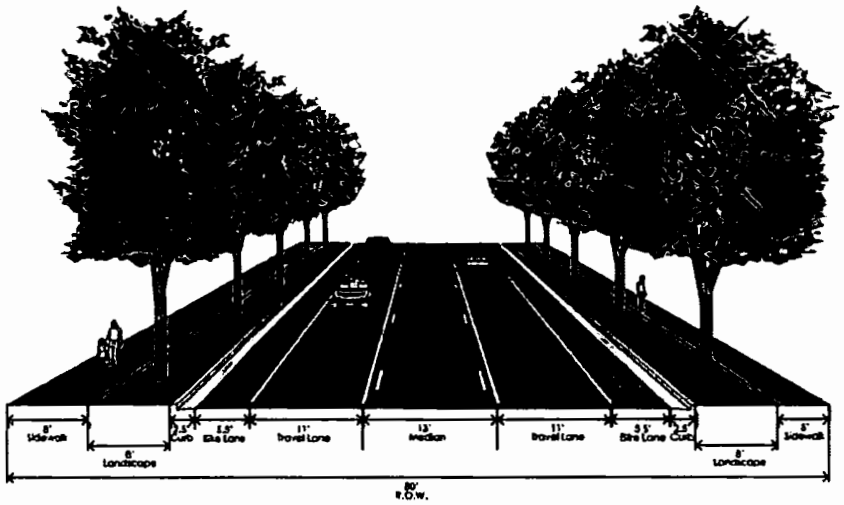
53.5' Local Street Section



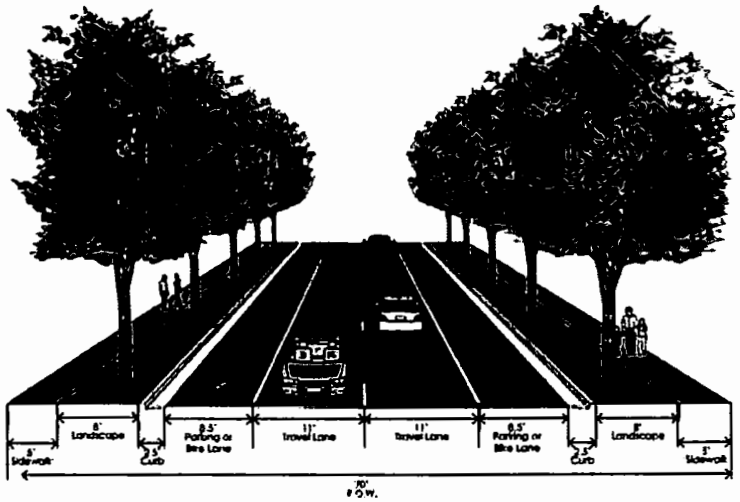
70' Park Collector Street Section



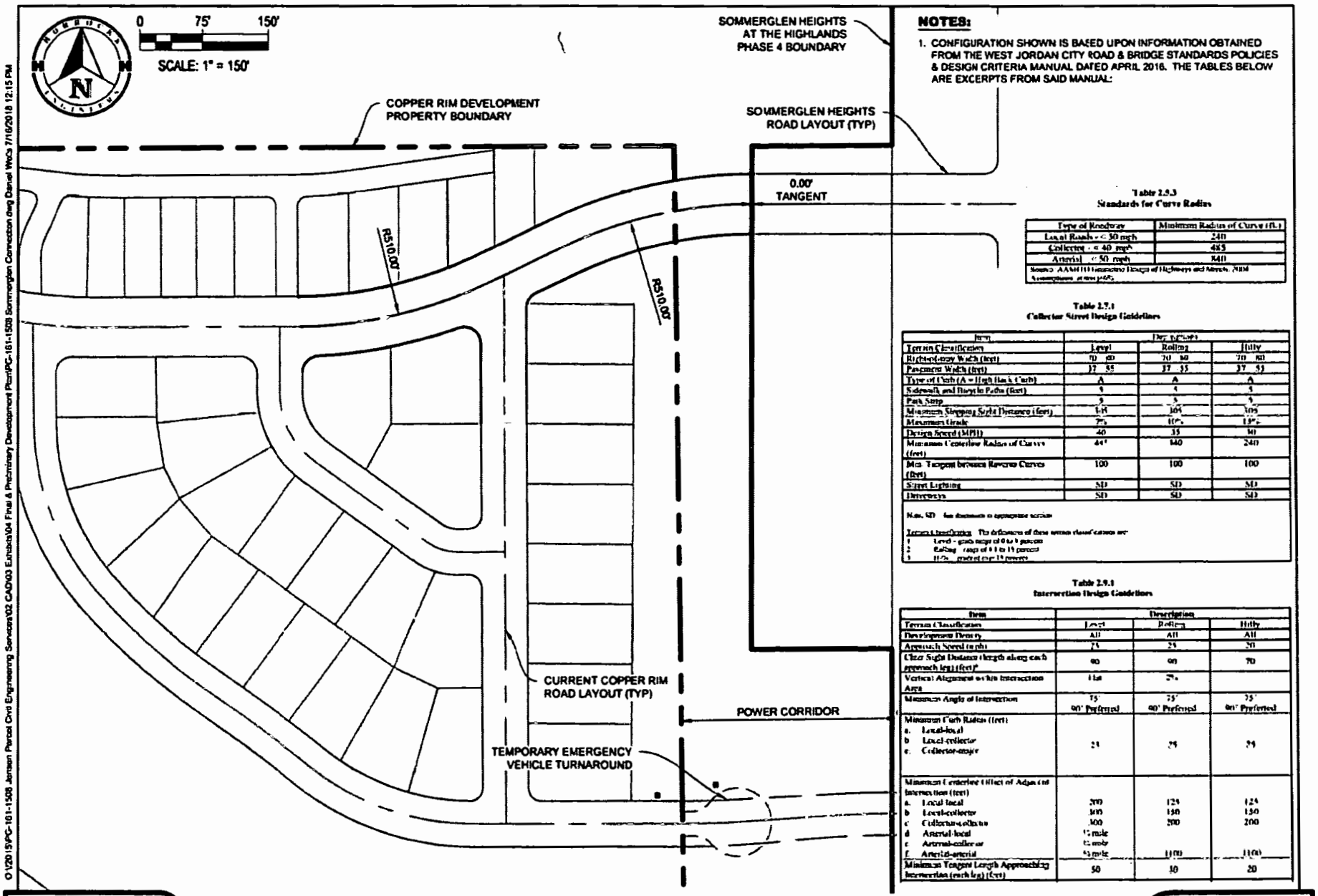
80' Collector Street Section



70' Neighborhood Collector Street Section



BK 10733 PG 4885



NOTES:

1. CONFIGURATION SHOWN IS BASED UPON INFORMATION OBTAINED FROM THE WEST JORDAN CITY ROAD & BRIDGE STANDARDS POLICIES & DESIGN CRITERIA MANUAL DATED APRIL 2016. THE TABLES BELOW ARE EXCERPTS FROM SAID MANUAL:

Table 2.5.3
Standards for Curve Radius

Type of Roadway	Minimum Radius of Curve (ft.)
Local Roads - < 30 mph	240
Collector - < 40 mph	485
Arterial - < 50 mph	840

Source: AASHTO Geometric Design of Highways and Streets, 2004 Supplement, page 3-65

Table 2.7.1
Collector Street Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Right-of-way Width (feet)	70 - 80	70 - 80	70 - 80
Pavement Width (feet)	37 - 55	37 - 55	37 - 55
Type of Curb (A = High Back Curb)	A	A	A
Sidewalk and Bicycle Paths (feet)	5	5	5
Park Strip	5	5	5
Minimum Stopping Sight Distance (feet)	305	305	305
Maximum Grade	7%	10%	13%
Design Speed (MPH)	40	35	30
Minimum Centerline Radius of Curve (feet)	465	340	240
Min. Tangent between Reverse Curves (feet)	100	100	100
Street Lighting	SD	SD	SD
Driveways	SD	SD	SD

Note: SD - See discussion in appropriate section

Terrain Classification - The definitions of these terrain classifications are:
1. Level - grade range of 0 to 8 percent
2. Rolling - range of 8 to 15 percent
3. Hilly - greater than 15 percent

Table 2.9.1
Intersection Design Guidelines

Item	Description		
Terrain Classification	Level	Rolling	Hilly
Development Density	All	All	All
Approach Speed (mph)	25	25	20
Clear Sight Distance (length along each approach leg) (feet)*	90	90	70
Vertical Alignment of the Intersection Area	Flat	2%	
Minimum Angle of Intersection	75° 90° Preferred	75° 90° Preferred	75° 90° Preferred
Minimum Curb Radius (feet) a. Local-local b. Local-collector c. Collector-major	25	25	25
Minimum Centerline Offset of Adjacent Intersection (feet) a. Local-local b. Local-collector c. Collector-collector d. Arterial-local e. Arterial-collector f. Arterial-arterial	200 300 300 ½ mile ½ mile ½ mile	125 150 200 1,000	125 150 200 1,000
Minimum Tangent Length Approaching Intersection (each leg) (feet)	50	30	20

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COPPER RIM DEVELOPMENT

SOMMERGLEN CONNECTION EXHIBIT

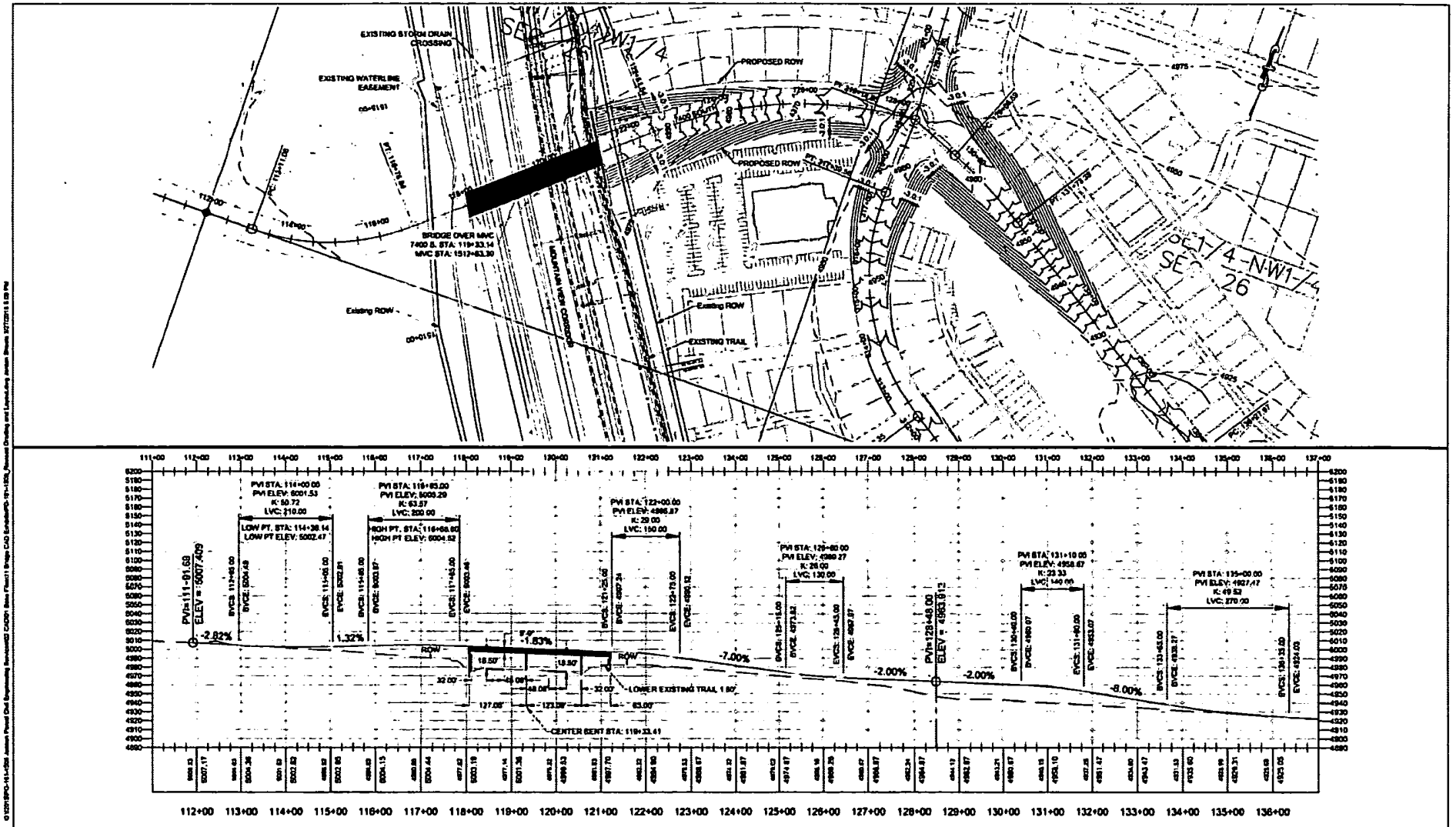
DRAWING INFO
DATE 07/16/18
SCALE 1" = 150'
REV # DATE
PROJ. NO: PG-161-1508

SGC1

PAGE 1

O:\2015\PG-161-1508 Jensen Parcel Civil Engineering Services\02 CAD\03 Exhibits\04 Final & Preliminary Development Plan\PG-161-1508 Sommerglen Connection.dwg Daniel Wells 7/16/2018 12:15 PM

BK 10733 PG 4886



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WARNING

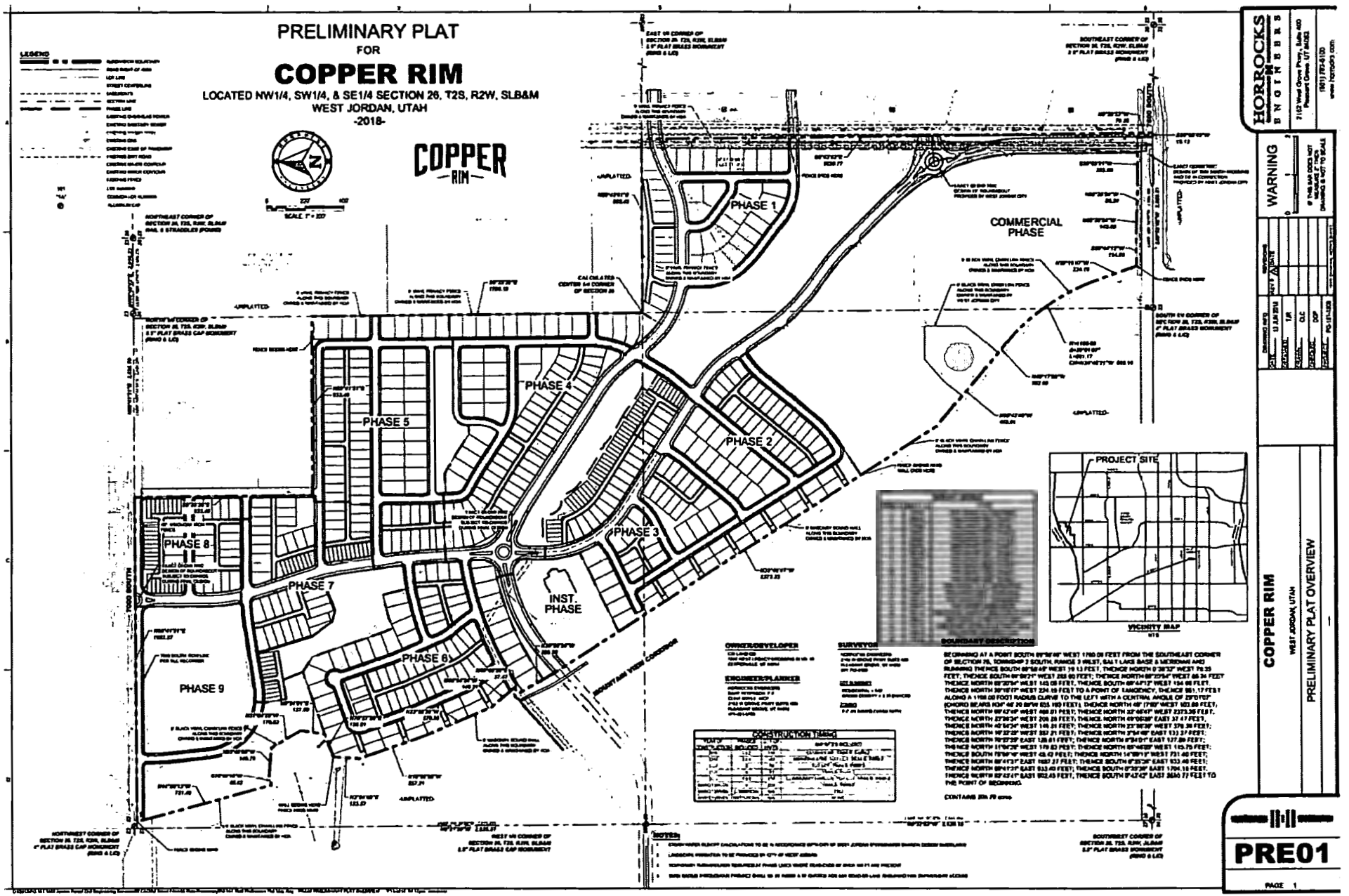
COPPER RIM

7400 S. BRIDGE OVER MVC

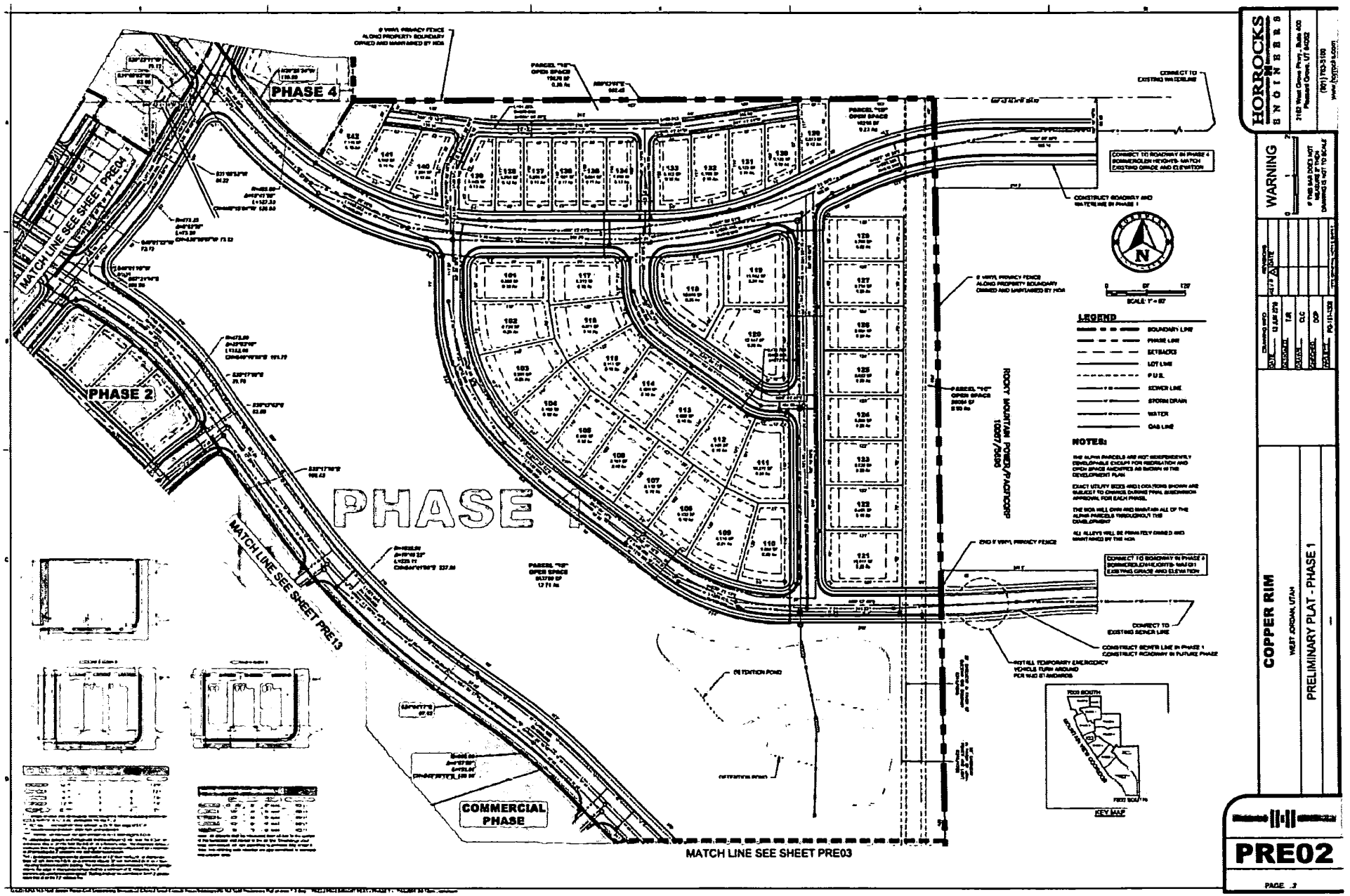
DRAWING INFO
DATE 03/27/18
SCALE 1" = 200'

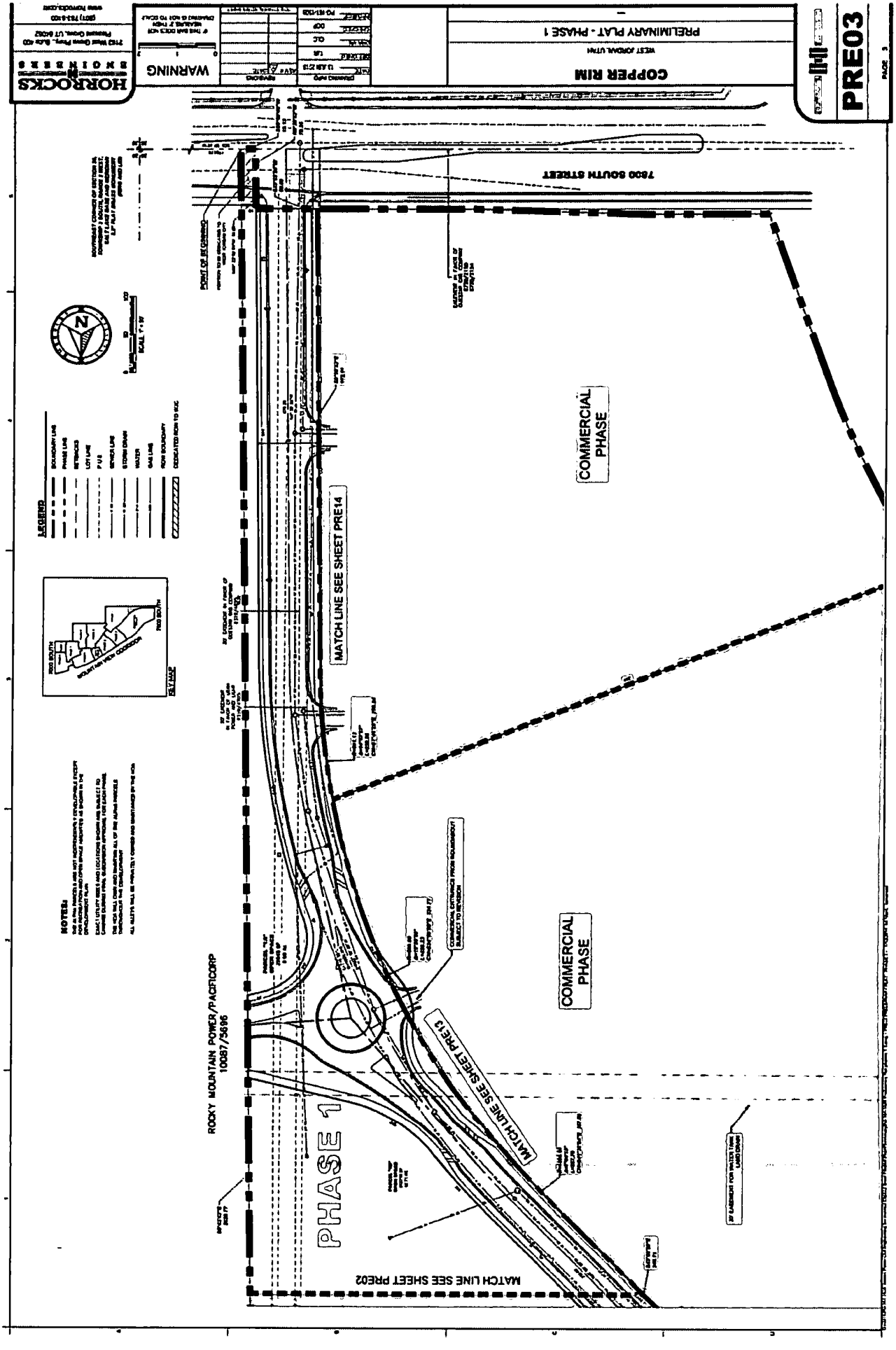
PP101

BK 10733 PG 4887

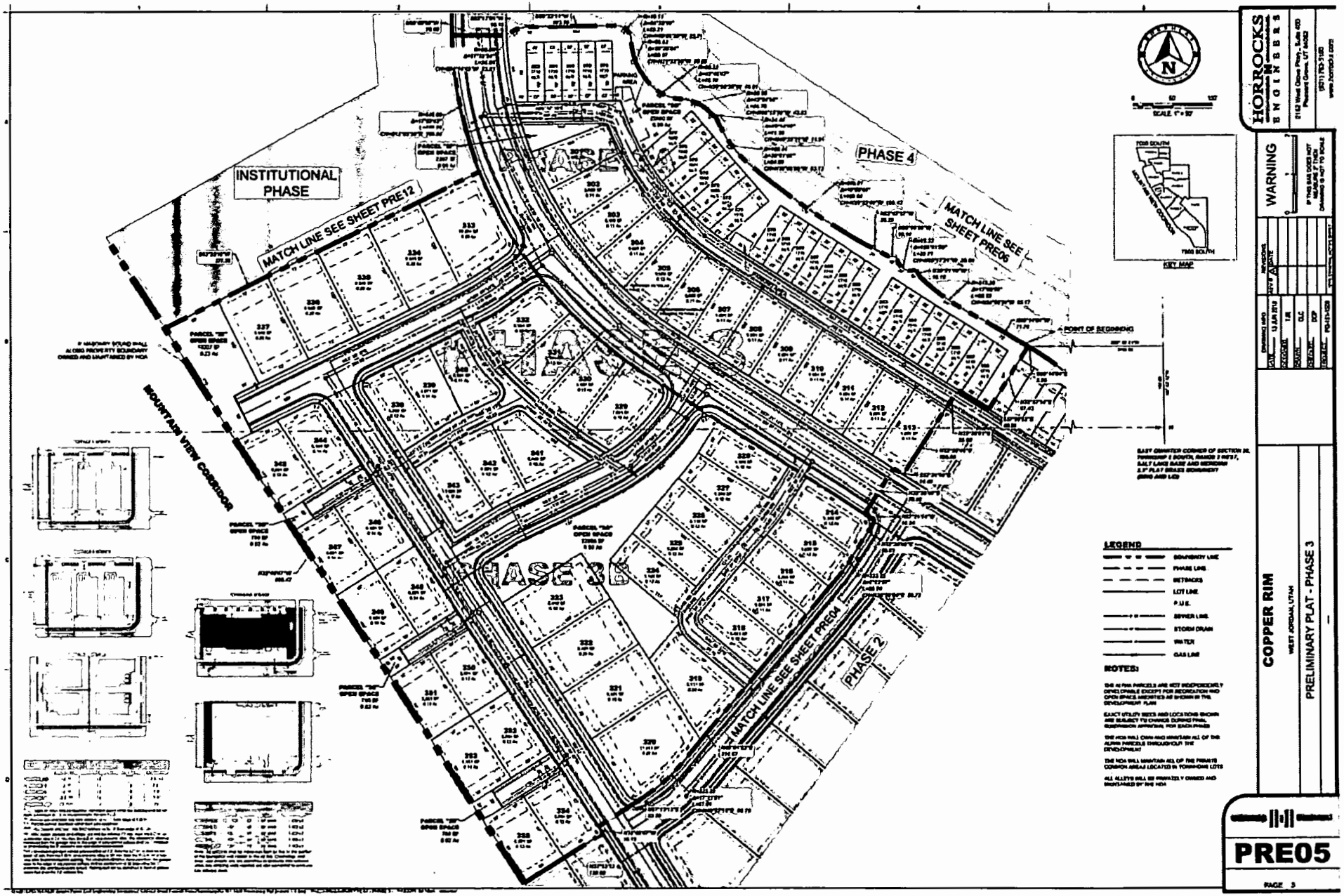


BK 10733 PG 4888


PHASE 4
PHASE 2
PHASE 1
MATCH LINE SEE SHEET PREM
MATCH LINE SEE SHEET PRE13
COMMERCIAL PHASE
MATCH LINE SEE SHEET PRE03
ROCKY MOUNTAIN POWER/PACIFICORP
LEGEND
BOUNDARY LINE
PHASE LINE
SETBACKS
LOT LINE
P.U.E.
SEWER LINE
STORM DRAIN
WATER
GAS LINE
NOTES:
KEY MAP
COPPER RIM
WEST JORDAN, UTAH
PRELIMINARY PLAT - PHASE 1
PRE02
HORROCKS ENGINEERS
WARNING


PRE03
COPPER RIM
PRELIMINARY PLAT - PHASE 1
7800 SOUTH STREET
COMMERCIAL PHASE
COMMERCIAL PHASE
MATCH LINE SEE SHEET PRE14
MATCH LINE SEE SHEET PRE13
MATCH LINE SEE SHEET PRE02
PHASE 1
ROCKY MOUNTAIN POWER/PACIFICORP
10087/5696
LEGEND
NOTES:
VICINITY MAP

COPPER RIM
WEST JORDAN, UTAH
PRELIMINARY PLAT - PHASE 2
PRE04
HORROCKS ENGINEERS
WARNING
MATCH LINE SEE SHEET PRE06
PHASE 4
PHASE 1
MATCH LINE SEE SHEET PRE02
MATCH LINE SEE SHEET PRE05
PHASE 3
MATCH LINE SEE SHEET PRE13
COMMERCIAL PHASE
MOUNTAIN VIEW CORRIDOR
LEGEND
NOTES:


INSTITUTIONAL PHASE
MATCH LINE SEE SHEET PRE12
MATCH LINE SEE SHEET PRE06
MATCH LINE SEE SHEET PRE04
PHASE 4
PHASE 3B
PHASE 2
MOUNTAIN VIEW CORRIDOR
POINT OF BEGINNING
KEY MAP
LEGEND
BOUNDARY LINE
PHASE LINE
SETBACKS
LOT LINE
P.U.E.
SEWER LINE
STORM DRAIN
WATER
GAS LINE
NOTES:
HORROCKS ENGINEERS
WARNING
COPPER RIM
WEST JORDAN, UTAH
PRELIMINARY PLAT - PHASE 3
PRE05
PAGE 3

COPPER RIM
WEST JORDAN, UTAH
PRELIMINARY PLAT - PHASE 4
PRE06
PAGE 6
HORROCKS ENGINEERS
WARNING
LEGEND
NOTES
PHASE 5
MATCH LINE SEE SHEET PRE07
PHASE 1
MATCH LINE SEE SHEET PRE03
PHASE 2
MATCH LINE SEE SHEET PRE04
PHASE 3
MATCH LINE SEE SHEET PRE05
MATCH LINE SEE SHEET PRE08
PHASE 6
INST. PHASE
MATCH LINE SEE SHEET PRE12

Determination # 16837

DEVELOPMENT PLAN VARIATION

Authority:
13-5J-10 E

E. Variations from Approved Plans and Development Standards:

1. The Zoning Administrator may allow minor variations of an approved development plan.

Request and/or Question:
Modification of preliminary development plan, preliminary subdivision plat and preliminary site plan for Copper Rim planned development.

Request by:
Greg Day, P.E. C.W. Land Co.

Analysis:
The Zoning Administrator is authorized to grant a variation upon a determination that the variation:

a. **Is consistent with the intent of this article.**
Large planned developments on a consistent basis are reevaluated to find the best and most compatible mix of uses and housing types. In order to facilitate an orderly and time sensitive approval processes a method of allowing modifications that are not vital to the overall project is in place. The applicant is asking to change from having 317 alley loaded homes to 163 alley loaded homes. The applicant will add the homes subtracted from the 317 number to front or side loading single family homes.

b. **Does not increase the overall allowable maximum density as granted in the development plan (through a significant modification to an approved and pledged improvement and/or amenity installation).**
The request to reduce the number of alley loaded homes does not increase the density of the project.

c. **Does not affect an approved preliminary or final site plan.**
Public street layout will remain the same and access to lots on the converted lots will be form a public street rather than a private alleyway. The density of the project will not change and the private nature of the alleyway will be used as yard area rather than an alley. Overall the public areas and private areas will remain the same so the change will not affect the site plan.

d. **Does not affect an approved preliminary or final subdivision or condominium plat.**
Public street layout will remain the same and access to lots on the converted lots will be form a public street rather than a private alleyway. The density of the project will not change and the private nature of the alleyway will be used as yard area rather than an alley. Overall the public areas and private areas will remain the same so the change will not affect the plat.

5. If, after a development plan is approved for an area, a subdivision, site plan, and/or other land use application(s) for a given phase(s) of said area is/are submitted with a variation(s) from the development plan, the variation(s) may be deemed, as determined by

the Zoning Administrator, as a minor variation(s) if all of the following applicable provisions exist:

a. The same uses (residential, commercial, office space, medical, etc.) exist; and
The uses will remain unchanged.

b. All footprints, setbacks, and other requirements of City ordinances, standards, regulations, etc., are met; and
All buildings will be required to meet the provisions of 2009 City Code.

c. The heights of the buildings are the same or lower than in the approved development plan; and
The heights of the buildings will remain unchanged.

d. The density of the housing units, if any, is the same or lower than in the approved development plan; and
The density of the project will be the same.

e. The amount of office space, commercial space, or other similar required space, if any, is the same or more than in the approved development plan; and
The amount of office space, commercial space, or other similar required space, if any, is the same or more than in the approved development plan.

f. The amount or number of improvements and amenities, if any, is the same or more than in the approved development plan; and
The amenities will not change.

g. All other similar measurable criteria are the same or more or "better", as determined by the Zoning Administrator, in the application(s) compared to the approved development plan (with owner-occupied residential units being deemed to be better than leased or rented residential units).
The reduction of alley loaded homes will result in additional yard area for homes and will have a net increase of one acre of usable open space.

Determination:

The request meets the intent of 13-5J-10 and has been evaluated based on the criteria of 2009 City Code and it is my determination that the request is a minor variation. The request is approved and all future submittals shall reflect this decision.

Larry Gardner, AICP
Zoning Administrator

08/21/2018
Date

C.W.
LAND
co.

August 7, 2018

Ray McCandless
West Jordan City
8000 S. Redwood Road
West Jordan, UT 84088

Dear Mr. Ray McCandless,

West Jordan City Code Section 13-5J-10E states that the Zoning Administrator may allow minor variations of an approved development plan. Our request is as follows:

The Copper Rim Preliminary Development Plan calls for 732 residential units; comprised of Preserve Lots, Cottage Lots, Townhomes, and Age Restricted Units. The overall number of residential units will not change, nor will it change overall allowable density, rather it is proposed to decrease the amount of Rear Load Cottage type product and increase Preserve lots.

The overall site plan consists currently of 317 Rear Load Cottage lots. It is proposed to replace 163 of these with Preserve lots or Front Load Cottages. Lots along the collector streets would remain lined with Rear Load Cottages to eliminate curb cuts and maintain an enhanced pedestrian experience along all collector streets within the project. It should also be noted, that the proposed changes will provide roughly one acre of functional open space and all neighborhoods remain organized around the main open space network.

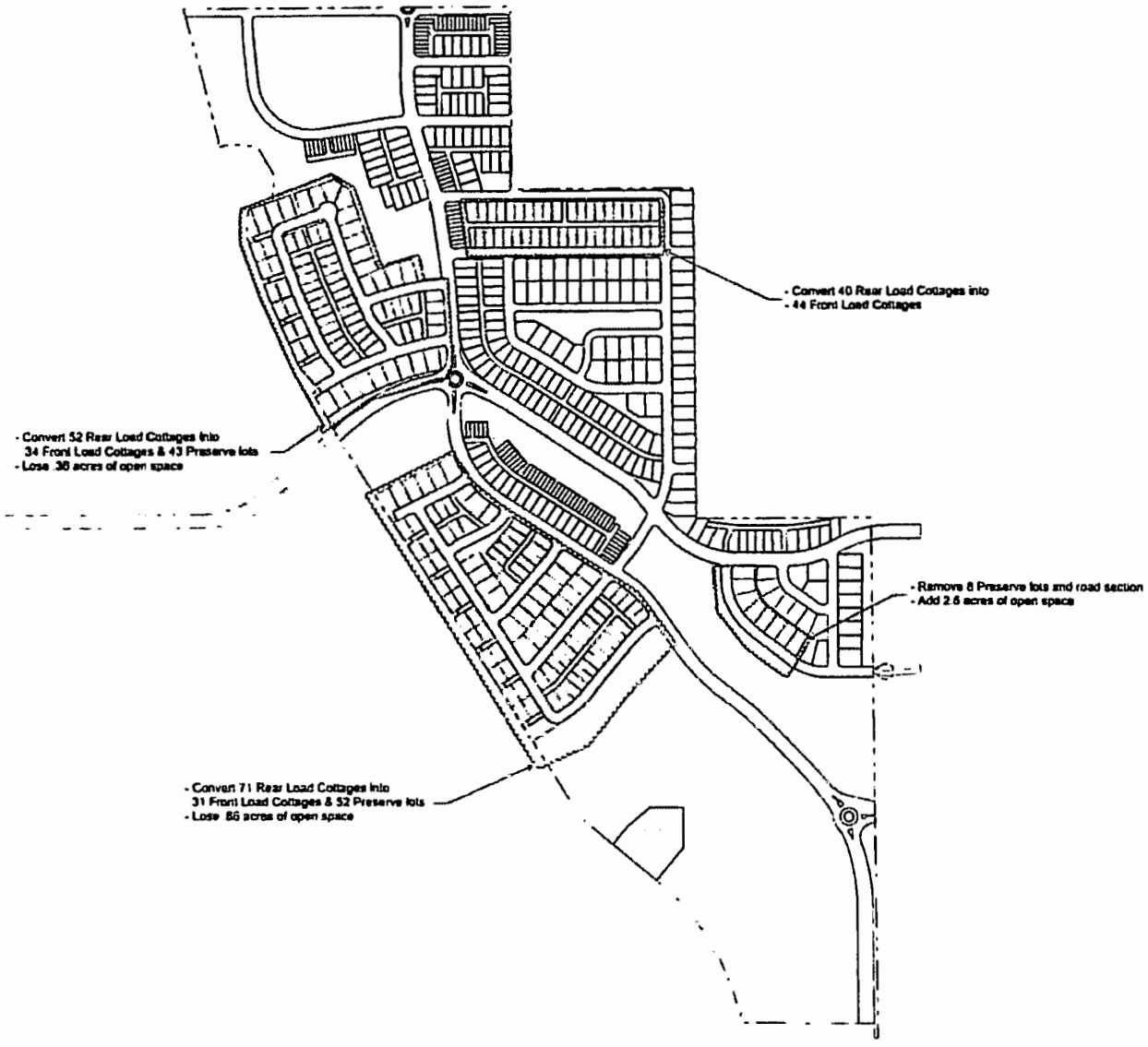
The intent of the proposed changes is to reduce the amount of Rear Load Cottage lots without compromising the character of the community. This allows us to reduce the number of alleys in the project, providing the opportunity for a more desirable and marketable product.

The attached exhibits illustrate the proposed variations in detail on the existing plan as well as an updated colored plan.

Sincerely,

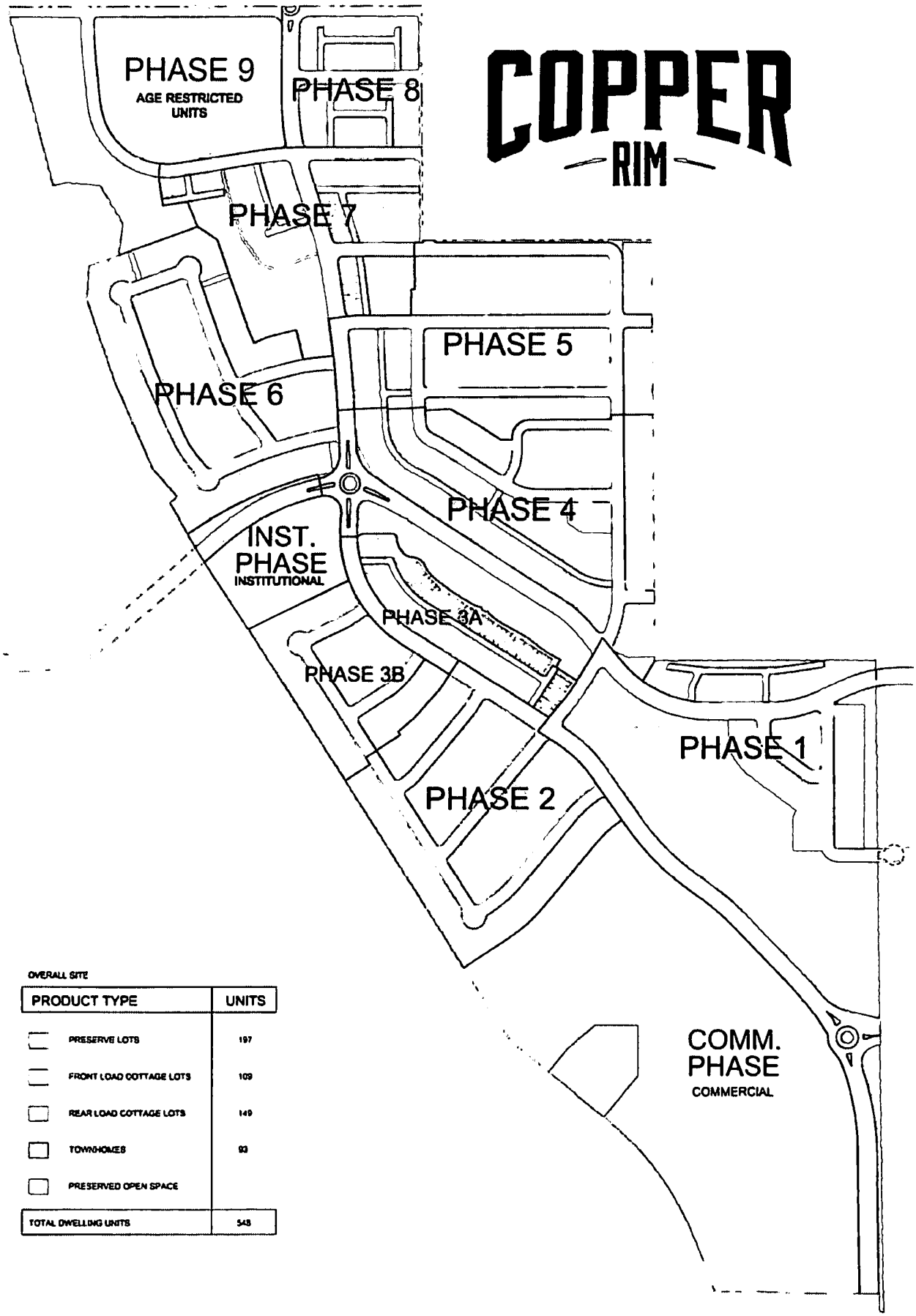
Gregory Day

COPPER RIM



PROPOSED CHANGES SUMMARY

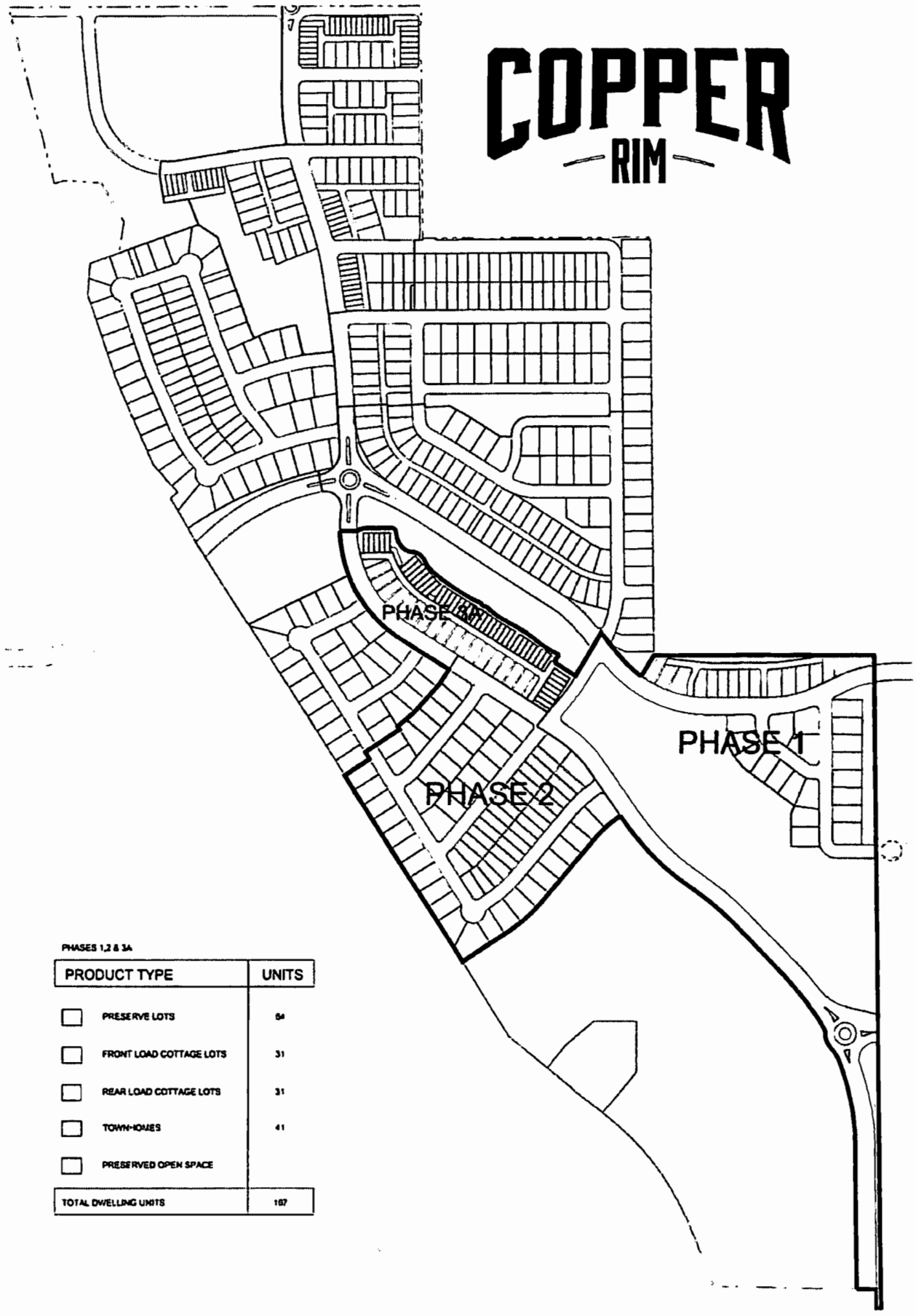
- Overall lot count remains the same at 548 (not including "age restricted units")
- Overall public road layout remains the same with exception of removed section in PH 1
- Overall site gains 1.38 acres of functional open space
- Replacing 163 Rear Load Cottages with Preserve lots or Front Load Cottages
- Rear Load Cottages remain along collectors



OVERALL SITE

PRODUCT TYPE	UNITS
PRESERVE LOTS	197
FRONT LOAD COTTAGE LOTS	109
REAR LOAD COTTAGE LOTS	149
TOWNHOMES	93
PRESERVED OPEN SPACE	
TOTAL DWELLING UNITS	548

COPPER RIM



PHASES 1,2 & 3A

PRODUCT TYPE	UNITS
PRESERVE LOTS	84
FRONT LOAD COTTAGE LOTS	31
REAR LOAD COTTAGE LOTS	31
TOWN-HOMES	41
PRESERVED OPEN SPACE	
TOTAL DWELLING UNITS	187

EXHIBIT I

FORM OF TRANSFER DEED

Send tax notices to:

_____
_____
_____
_____

SPECIAL WARRANTY DEED
WITH COVENANTS

THIS INSTRUMENT is entered into as of the ____ day of _____, 20___ (**"Effective Date"**), between **CW LAND CO., LLC,** a Utah limited liability company (**"Grantor"**) and _____, a Utah limited liability company with an address of _____ (**"Grantee"**).

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys and warrants against all who claim by, through, or under the Grantor to Grantee the following real property located in West Jordan City, Salt Lake County, Utah (the **"Property"**) and described as follows:

See attached Exhibit A;

TOGETHER WITH all rights and privileged appurtenant thereto, including the right to develop no more than the maximum number of units described in the Development Agreement [defined below]; and

RESERVING unto Grantor the right to locate, construct and dedicate to the appropriate public entities utility easements as may be necessary for developing the Copper Rim Project as depicted and described in the Master Development Agreement for Copper Rim between the West Jordan City and Grantor as recorded in the office of the County Recorder, Salt Lake County, Utah, as amended ("Development Agreement"); and

FURTHER RESERVING unto Grantor the right to amend any portion of the Development Agreement, without the signature or approval of Grantee, so long as such amendment does not touch or physically impact the Property granted hereby; and

SUBJECT TO all matters of record, including any reservations, easements, covenants, conditions, restrictions, and all other rights or interests of record or enforceable at law or equity; and

IN CONNECTION WITH (and as an integral part of) the conveyance of the Property, Grantor and Grantee agree as follows:

1. Covenant to Comply with Development Agreement. Grantee acknowledges that Grantee shall take no actions or construct any improvements which are inconsistent with the Development Agreement, as the same may be amended from time to time, in connection with the development, ownership, use and/or operation the Property granted hereby.

2. Transfer Deed. Grantee agrees that this Instrument is a "Transfer Deed" as described in the Development Agreement, that the Property is being transferred by metes and bounds prior to the recordation of a plat of subdivision as allowed by law, and that further subdivision approvals will be required before Grantee may sell individual lots to builders or the purchasers of residential units.

3. Term. The term of the covenants set forth in this Transfer Deed shall continue until the Development Agreement terminates in accordance with its terms, or until subdivision plats are approved in accordance with West Jordan City's codes and other applicable laws.

4. Running of Benefits and Burdens. The covenants, including the burdens stated and implied, touch, concern, and run with the Property and are binding upon the successors-in-title of Grantee.

ENTERED INTO AS OF THE EFFECTIVE DATE.

GRANTOR:

CW LAND CO., LLC, a Utah limited liability company

By: _____
Its: _____

GRANTEE:

_____, a _____ limited liability company

By: _____
Its: _____

Consented to by non party West Jordan City
as contemplated by Section 7.1 of the Development
Agreement

West Jordan City, a political subdivision

By: _____
Its: Planning Director acting as the Land Use Authority

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this ___ day of _____, 20__, personally appeared before me _____, who being duly sworn, did say that he/she is the _____ of Grantor, and acknowledged to me that this Instrument was signed on behalf of said company.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
: ss
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this ____day of _____, 201_ by _____, who being duly sworn, did say that he/she is the _____ of Grantee, and acknowledged to me that this Instrument was signed on behalf of said company.

_____
NOTARY PUBLIC

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 18-179

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MASTER DEVELOPMENT AGREEMENT BETWEEN CW LAND CO., LLC AND THE CITY REGARDING COPPER RIM

WHEREAS, a City Council, as the Governing Body of a municipality in Utah, may, in general, authorize, by resolution, the Mayor to sign agreements with private entities, including a development company; and

WHEREAS, the City Council of the City of West Jordan, desires to enter into a Master Development Agreement between CW LAND CO., LLC and the City regarding the development identified as "Copper Rim".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute the Master Development Agreement, between CW LAND CO., LLC and the City regarding the development identified as "Copper Rim."

Section 2. This resolution shall take effect immediately.

Approved by the City Council of West Jordan, Utah, on November 7, 2018.

ATTEST:

JIM RIDING
Mayor

~~MELANIE S BRIGGS, MMC~~ Jamielyn Brooks
City Clerk (Deputy)

Voting by the City Council:	"YES"	"NO"
Council Member Dirk Burton	✓	
Council Member Kayleen Whitelock	✓	
Council Member Zach Jacob		Absent
Council Member Chris McConnehey	✓	
Council Member Chad Lamb	✓	
Council Member Alan Anderson		✓
Mayor Jim Riding		✓

196 pf

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 21-07

AN ORDINANCE APPROVING AN AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT (FOR COPPER RIM), WITH THE ATTACHED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TOWN CENTER AT COPPER RIM FOR 35.66 ACRES OF PROPERTY, PART OF THE COPPER RIM DEVELOPMENT, LOCATED AT APPROXIMATELY 7800 SOUTH AND 5900 WEST/COPPER RIM DRIVE, ON THE EAST SIDE OF MOUNTAIN VIEW CORRIDOR AND NORTH OF 7800 SOUTH

13764073
09/03/2021 11:41 AM $0.00
Book - 11233 Pg - 7060-7255 A-H
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: ZHA, DEPUTY - WI 196 P.

WHEREAS, the City of West Jordan ("City") adopted the West Jordan City Code ("City Code") in 2009, which provides for master planned developments; and

WHEREAS, an application was made by CW Land Co., LLC for approval of a Preliminary Master Development Plan ("PDP") and an Amendment to the Copper Rim Master Development Agreement ("AMDA") to allow for certain amendments to 35.66 acres of property, part of the Copper Rim Development, located at approximately 7800 South and 5900 West/Copper Rim Drive, on the east side of Mountain View Corridor and north of 7800 South ("Town Center at Copper Rim Development" or "Property"); and

WHEREAS, on January 19, 2021, the PDP for the Town Center at Copper Rim Development was reviewed by the Planning Commission, which held a public hearing and which has forwarded a positive recommendation to the City Council for its approval of said PDP, which will allow for the Town Center at Copper Rim Development; and

WHEREAS, public hearings, pursuant to public notice, were held before the City Council on February 24, 2021 and July 28, 2021 regarding the PDP and AMDA for the Town Center at Copper Rim Development; and

WHEREAS, House Bill 1003 (2021 Utah Legislature, 1st Special Session), as codified at Utah Code Ann. Section 10-9a-534(3)(d and h), allows for a land use regulation, including "Building Design Elements", as defined therein, to apply to property in exchange for an increase in density, as approved in a development agreement; and

WHEREAS, the Applicant has agreed to and has executed the AMDA, with the attached PDP, that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed and desires to approve the AMDA, with the attached PDP, subject to the adoption of the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has found it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the AMDA, with the attached PDP, subject to the adoption of the General Plan Land Use Map Amendment and Rezone.

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare to adopt the AMDA and PDP for the Town Center at Copper Rim Development; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Approval and Applicability. The AMDA and the attached PDP for the Town Center at Copper Rim Development, as shown and attached in Attachment 1 to this Ordinance, are hereby approved, subject to the City Council, in its sole legislative discretion, choosing to adopt the General Plan Land Use Map Amendment and Rezone. The AMDA and the attached PDP for the Town Center at Copper Rim Development are not effective unless and until the City Council, in its sole legislative discretion, chooses to adopt the General Plan Land Use Map Amendment and Rezone. If the City Council, in its sole legislative discretion, chooses to adopt the General Plan Land Use Map Amendment and Rezone, the Mayor is authorized to sign the AMDA.

Section 2. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(d and h), and at the request of the Property Owner and Applicant, and in consideration for the increase in density allowed by the Rezone, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon, as set forth in the AMDA.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and either (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to him.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28TH DAY OF JULY 2021.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

VOTING BY THE CITY COUNCIL	"YES"	"NO"
Council Chair Zach Jacob	☐	☒
Council Vice Chair Kelvin Green	☒	☐
Council Member Chad R. Lamb	☒	☐
Council Member Christopher McConnehey	☒	☐
Council Member David Pack	☒	☐
Council Member Kayleen Whitelock	☒	☐
Council Member Melissa Worthen	~ Absent ~	

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON 8/4/21.

Mayor's Action: X Approve _____ Veto

By: _____ 8/4/21
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OE PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 21-07.

_____ The Mayor vetoed Ordinance No. 21-07 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 21-07 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 6th day of August, 2021. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan
City Recorder

Attachment 1

AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT (FOR COPPER RIM), WITH THE ATTACHED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TOWN CENTER AT COPPER RIM

[Attachment to ORDINANCE NO. 21-07

AN ORDINANCE APPROVING AN AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT (FOR COPPER RIM), WITH THE ATTACHED PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TOWN CENTER AT COPPER RIM FOR 35.66 ACRES OF PROPERTY, PART OF THE COPPER RIM DEVELOPMENT, LOCATED AT APPROXIMATELY 7800 SOUTH AND 5900 WEST/COPPER RIM DRIVE, ON THE EAST SIDE OF MOUNTAIN VIEW CORRIDOR AND NORTH OF 7800 SOUTH, AS DEFINED IN THE REQUEST FOR COUNCIL ACTION REPORT]

Recording Requested By and
When Recorded Return to:

WHEN RECORDED, MAIL TO:
West Jordan City Recorder
8000 S. Redwood Road
West Jordan, UT 84088

For Recording Purposes Do
Not Write Above This Line

FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT COPPER RIM FOR "TOWN CENTER AT COPPER RIM" INTERCHANGE OVERLAY ZONE AREA

This First Amendment to Master Development Agreement (this "**Amendment**") is made and entered into and made effective as of the date signed by the Mayor after approval by the City Council (the "**Effective Date**") by and among the **CITY OF WEST JORDAN**, a municipality and political subdivision of the State of Utah ("**City**") and **CW LAND CO., LLC**, a Utah limited liability company ("**Master Developer**"). City and Master Developer may hereinafter be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. Master Developer previously applied to City for approval of a rezone of the Jensen Project, also known as Copper Rim (the "**Project**"), which application for rezone was approved on January 25, 2017 through enactment of Ordinance 17-05, causing the property described in **Exhibit A** (the "**Property**") to be included in the PC zoning district. The Project was planned for development in multiple phases, including a commercial phase, and additional phases for residential, institutional, recreational and commercial uses, as permitted in the PC zoning district.

B. Master Developer previously applied to City for approval of a preliminary development plan for the Project, which application for the preliminary development plan was approved on May 9, 2018 through enactment of Ordinance 18-14, establishing residential densities subject to conditions, including, but not limited to:

1. The maximum number of units in the overall development (excluding the commercial area, which is the subject of this Amendment) shall not exceed 753 residential dwelling units (4.9 dwelling units per acre) nor shall the ratio of single-family dwellings to townhomes exceed 83% single-family residential to 17% multi-family residential (townhomes);

2. All lots shown in the Preliminary Development Plan are conceptual only. Each phase of development will be reviewed independently as part of the preliminary and final

subdivision processes for each phase which may affect the size, shape, number of lots, and location of applicable amentities for each phase; and

3. A Final Development Plan will be required to be submitted and approved for each phase of development.

C. The City approved a Master Development Agreement (**"MDA"**) for the Project on November 7, 2018, which was subsequently executed and recorded in the office of the Salt Lake County Recorder on November 27, 2018 as Entry No. 12892584 in Book 10733 at Page 4678.

D. Master Developer has subsequently developed some phases of the Project in compliance with the provisions of the MDA.

E. Master Developer has also subsequently submitted an application (**"Amendment Application"**), as depicted in **Exhibit B,** to amend a portion of the Project, which is the portion of the Project described in the Preliminary Master Development Plan (attached as **Exhibit C**) as the Town Center at Copper Rim (IOZ Zone Area) or similar name (**"Amendment Area"** or **"Town Center at Copper Rim"**), and in the Overall Site Plan (attached as **Exhibit D**). The Amendment Application also includes a petition to rezone this portion of the Project from PC to PC (IOZ), by adding an Interchange Overlay Zone onto the existing PC (Planned Community) Zone for the Amendment Area.

F. To the best of the knowledge of the Parties, as of the Effective Date hereof, Master Developer is in full compliance with its duties and obligations set forth in the MDA.

G. Pursuant to the authority of Utah Code Ann. § 10-9a-102(2) and the specific provisions of the City Code, City has determined to enter into this Amendment with Master Developer for the purpose of formalizing certain obligations of the Parties with respect to the Project, and such other matters as City and Master Developer have agreed.

AMENDMENT TO MDA

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals and Exhibits**. The above Recitals and all Exhibits hereto are hereby incorporated by reference into this Amendment.

2. **MDA**. The MDA is hereby incorporated by reference into this Amendment.

3. **Conditions Precedent**. City and Master Developer are entering into this Amendment in anticipation of the satisfaction of certain conditions precedent, which, if not satisfied, will frustrate the purposes of this Amendment. Accordingly, if the Conditions are not satisfied, this Amendment shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Amendment. The Parties recognize that the Conditions will be satisfied contemporaneously with or prior to the execution of this Amendment, but such Conditions have been identified herein for purposes of setting forth the intent of the Parties. A

failure to meet the Conditions as described below shall cause the Amendment to be voidable by either Party hereto. For purposes of this Amendment, the following shall constitute the "**Conditions,**" to be approved in the following order:

a. All signatures by the Master Developer and all current property owners of the Amendment Area on the Amendment before the City Council considers approval of the Amendment. Upon receipt of all signatures identified in the preceding sentence, City agrees to use good faith efforts to timely submit, to the applicable department, this Amendment for inclusion on the ensuing City Council meeting at which a vote on the Amendment may be made;

b. The final approval and acceptance of this Amendment, including the Preliminary Master Development Plan and Overall Site Plan, by the City Council on the ensuing City Council meeting as contemplated in Section 3(a) above; and

c. The subsequent adoption of a zoning map ordinance (for the Interchange Overlay Zone) for the development. The rights of the Master Developer contemplated herein are expressly conditioned upon the City Council, in its sole legislative discretion, adopting the zoning map ordinance.

4. **Amended Terms**. The MDA is amended as follows:

a. By all the terms of the Preliminary Master Development Plan (attached as **Exhibit C)** for the Town Center at Copper Rim (IOZ Zone Area) ("Preliminary Master Development Plan") and Overall Site Plan for the Amendment Area, including but not limited to the densities, numbers of residential units, and placement of commercial uses, streets, and amenities, Master Developer desires to obtain additional units upon approval of this Amendment and the related zoning map ordinance (which proposed IOZ Zone is exempt from the multi-family limitations of the "Cap and Grade Ordinance", pursuant to West Jordan City Code Subsection 13-8-23(B)(1)(g);

b. The Preliminary Master Development Plan is in addition to the Master Development Plan attached to the original Master Development Agreement, and this Preliminary Master Development Plan identifies the type, number, ownership, and amenities for the Town Center at Copper Rim. This Amendment (and Preliminary Master Development Plan) will add residential units and will change the density for the Town Center at Copper Rim as follows: one hundred and twenty-five (125) additional residential units (47 single-family, 78 townhomes units) within the Town Center at Copper Rim, with a density of 7.6 dwelling units per acre in the area identified as "cottage lots" and 12.2 dwelling units per acre in the area identified as "townhomes", as shown in the Preliminary Master Development Plan; and each dwelling in the Amendment Area shall have a two-car garage; and parking requirements for the commercial areas in the Amendment Area shall be as detailed in the West Jordan City Code;

c. The Parties expressly acknowledge that Master Developer shall use its sole discretion when determining the phasing of the Amendment Area and overall Project. Additionally, the amenities located throughout the Project will be constructed as adjacent residential units are platted and constructed;

d. With respect to the ten percent (10.0%) open space requirement (each an "**Open Space Requirement**") for the commercial uses within the Amendment Area, and without

affecting the Master Developer's duty and responsibility to ensure that the Open Space Requirement is usable, connected, and compliant with the Applicable Law and Development Documents, the Parties expressly acknowledge that (i) the Open Space Requirement shall be determined by the purchaser of each respective commercial pad (each a "**Commercial Purchaser**"); (ii) each Commercial Purchaser shall be responsible to designate on its site plan the open space area and trail connectivity for efficient access through the commercial area within the Amendment Area; and (iii) each Commercial Purchaser's site plan shall be approved by the City's Planning Commission; and

e. In the event of a referendum for the approval of this Amendment or the zoning ordinance, and if the City in its sole discretion, subsequent to the approval of this Amendment, elects to defend against a Referendum (includes a referendum or similar ballot measure), the Master Developer shall reimburse City's attorney's fees, court costs, and any related costs of defending against the Referendum. The Master Developer's obligation to indemnify the City during any defense of a Referendum shall be reimbursed within ten (10) days of the City providing notice to Master Developer of the City's receipt of a periodic or final invoice, a judgment, a settlement, or other obligation by the City. Master Developer's obligation to indemnify against the costs of defense shall exist regardless of the outcome of the Referendum or decisions to modify or withdraw the approval.

5. **Additional Terms.**

a. **Effective Date**. This Amendment shall be effective upon the date of signing and execution of this Amendment by the City's Mayor, after approval by the City Council, which signing shall not be unreasonably conditioned or delayed.

b. **Amendment Runs with the Land**. This Amendment shall be recorded against the Project as described in the **Exhibit A**. The agreements, benefits, burdens, rights and responsibilities contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. Nothing in this Amendment shall apply to residents or property owners who purchase developed lots or units within the Project.

SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have executed this Amendment to Master Development Agreement on the Effective Date.

CITY OF WEST JORDAN, a municipality and political subdivision of the State of Utah:

By: _____
Dirk Burton, Mayor

Approved as to Legal Form:

_____
Duncan T. Murray, Asst. City Attorney
8/3/2021

ATTEST:

_____
Tangee Sloan, City Recorder

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this 3 day of Aug, 2021, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and Tangee Sloan, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

KEENAN L. PRICE
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 710942
COMM. EXP. 03-04-2024

_____
Notary Public for Utah
Residing at: Davis Co.
My Commission Expires: 03/04/2024

MASTER DEVELOPER:
CW LAND CO., LLC,
a Utah limited liability company:

By: _____

Its: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Davis)

On this 19 day of JULY, 2021, before the undersigned notary public in and for the said state, personally appeared COLBY H. WRIGHT, known or identified to me to be the MANAGER of **CW LAND CO., LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

TONY HILL
Notary Public, State of Utah
Commission #711935
My Commission Expires
05/07/2024

_____
Notary Public for Utah
Residing at: Davis County
My Commission Expires: 05/07/2024

EXHIBIT 2

MASTER DEVELOPMENT PLAN

(provided as Attachment 2)

TOWN CENTER

AT COPPER RIM

MASTER DEVELOPMENT PLAN

JUNE 2021 | WEST JORDAN, UTAH

C.W. LAND CO.

BK 11233 PG 7071

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- USE MAP & BUILDOUT ALLOCATION 05
- SITE PLAN 06
- PHASING PLAN 07

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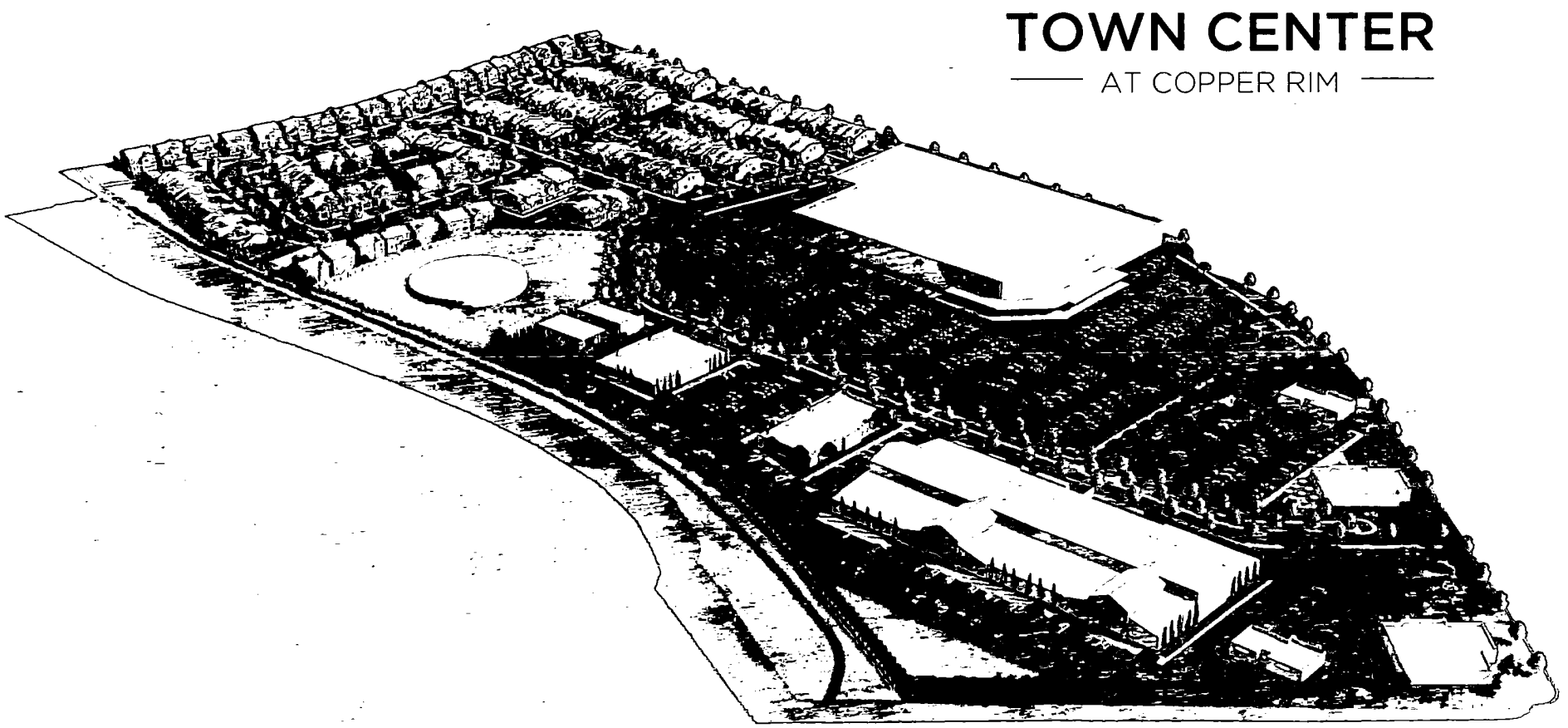
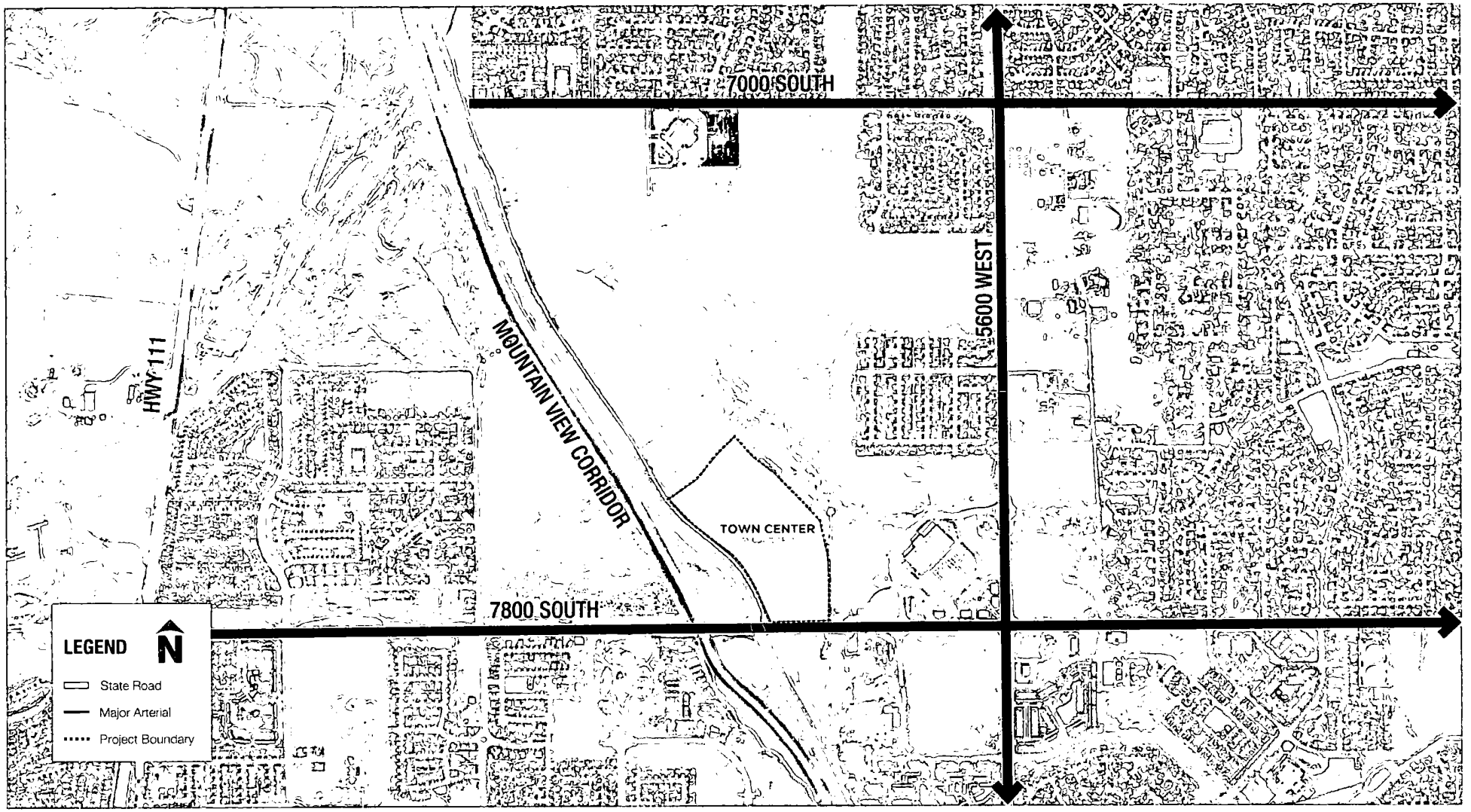
TOWN CENTER AT COPPER RIM | SCOPE

BK 11233 PG 7074


TOWN CENTER
AT COPPER RIM

TOWN CENTER AT COPPER RIM | MASTER DEVELOPMENT PLAN | VICINITY MAP



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

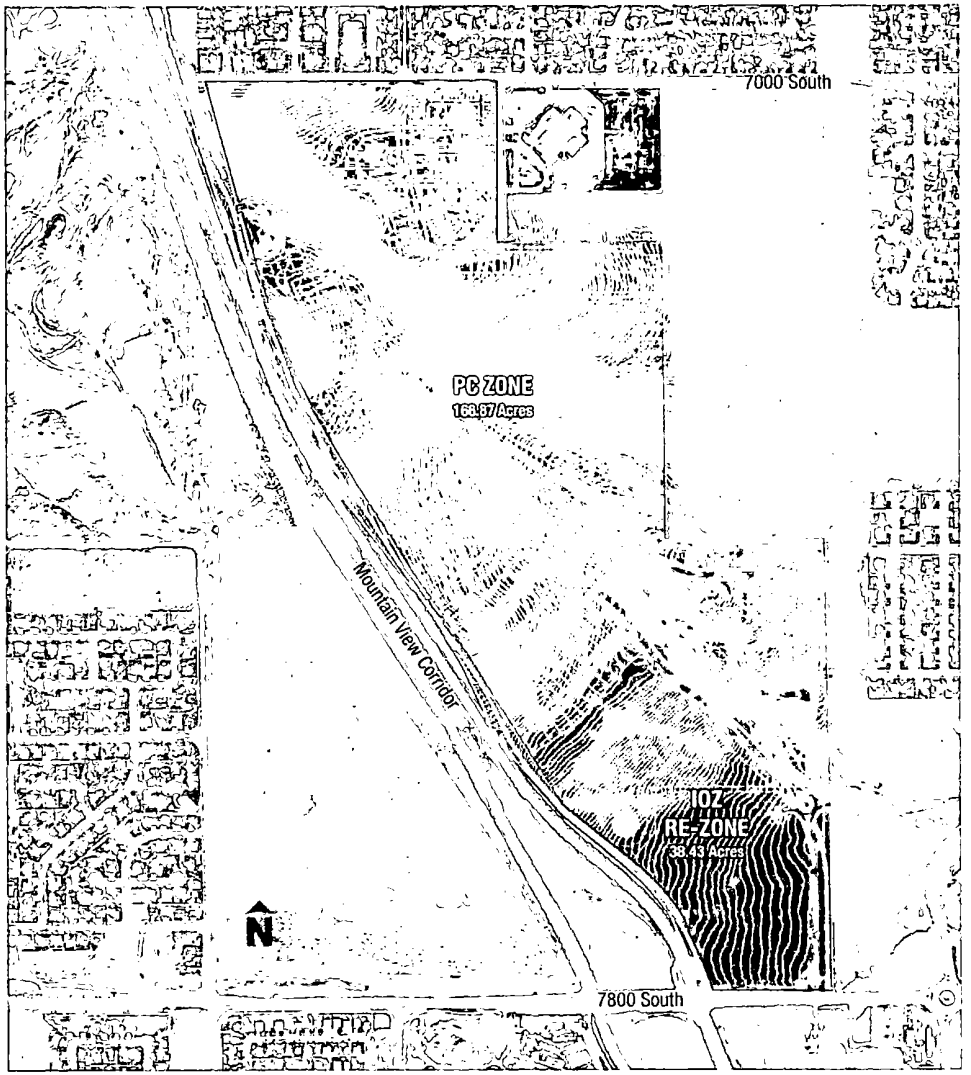
C.W. LAND CO.

BK 11233 PG 7076

Zoning & Land Use

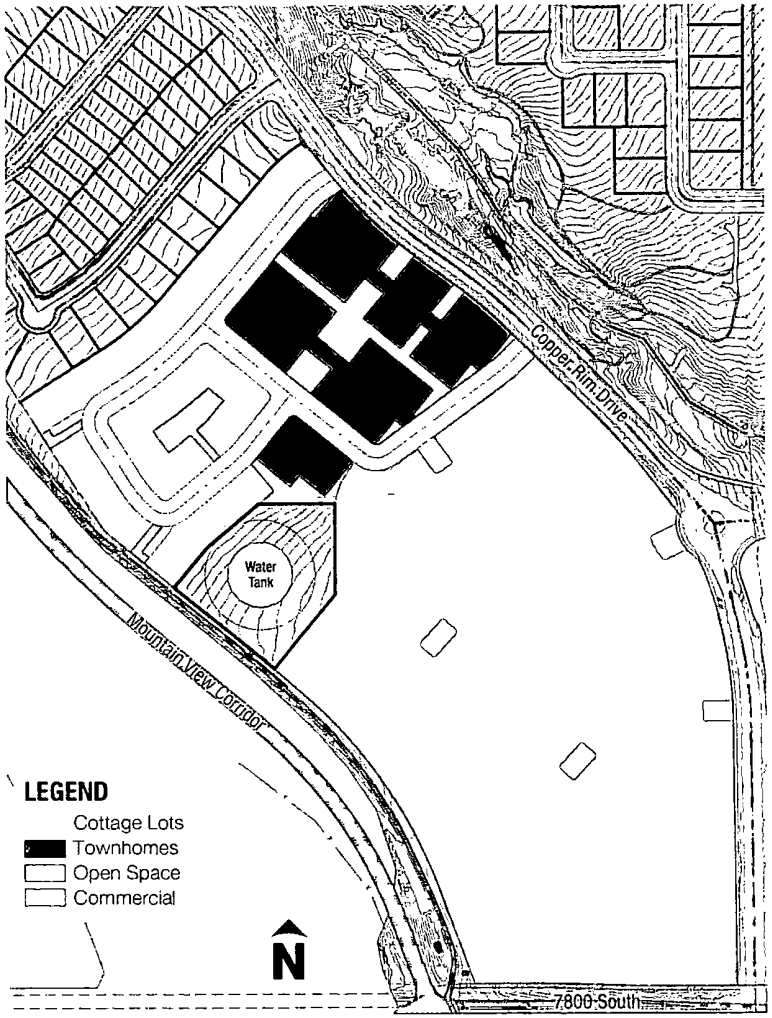
The Town Center at Copper Rim is a 35.7 acre portion of the overall Copper Rim development, a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land is currently zoned for Planned Community (PC), but the developers are seeking a change to the new Interchange Overlay Zone (IOZ). This zone change brings this portion of the development in line with the City of West Jordan's vision for appropriately locating density & commercial development along the Interchanges of Mountain View Corridor. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates opportunities to optimize on it's unique location and accessibility. As a result, the Town Center at Copper Rim includes a mix of high density residential products, along with a proposed commercial center on 7800 South.

The development is comprised of 2 primary areas, a residential portion to the north, with the commercial center to the south. The Preliminary Development Plan calls for 125 residential units, consisting of Single Family Cottage Lots and Townhomes. The gross residential density over the entire site is 3.5 du/ac, the density of the residential area is 9.9 du/ac. The open space system connects with existing regional trails and the greater community and hosts amenities such as pickleball courts, a courtyard, picnic area, and our signature amenity, a premium playground. No new schools will be provided in the plan.



NOTE: ALL NUMBERS ARE ROUNDED TO THE NEAREST TENTH

BK 11233 PG 7077



THE THREE (3) USE TYPES AND THEIR ASSOCIATED UNITS AND ACREAGE AREAS FOLLOWS:

SINGLE FAMILY COTTAGE LOTS

Detached single-family lots will act as a transition zone between the larger single family lots immediately to the north and the commercial area to the south.

AREA:	**6.2 AC**
DENSITY:	7.5 Units/acre
RESIDENTIAL UNITS:	47
PROJECTED POPULATION:	193 Persons
OPEN SPACE:	0.4 AC

TOWNHOMES - ALLEY LOADED

Attached townhouse lots are envisioned to accommodate a wider demographic and provide a higher density option within this portion of the community.

OVERALL AREA:	**6.4 AC**
DENSITY:	12.2 Units/acre
RESIDENTIAL UNITS:	78
PROJECTED POPULATION:	321 Persons
OPEN SPACE:	1.1 AC

NOTE: ALL NUMBERS ARE ROUNDED TO THE NEAREST TENTH

COMMERCIAL

The commercial portion of the site makes the most of easy access and visibility from the interchange and will provide convenient access to both residents and visitors alike.

AREA:	**23.1 AC**
NON-RESIDENTIAL ERUs*:	206 ERUs
PROJECTED POPULATION:	0 Persons
OPEN SPACE:	2.31 AC

*ERUs= Equivalent Residential Units

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

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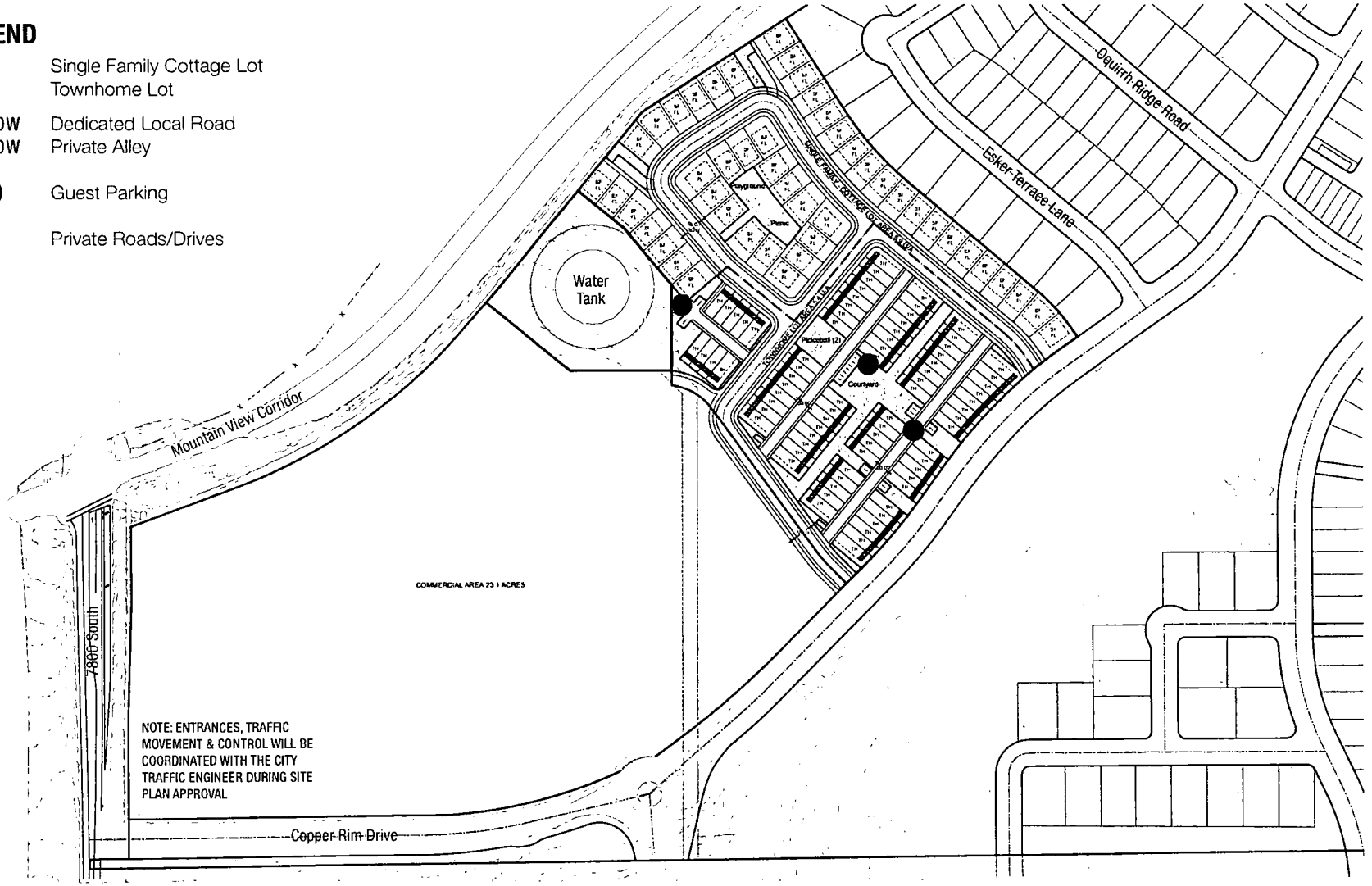
BK 11233 PG 7078

TOWN CENTER AT COPPER RIM | MASTER DEVELOPMENT PLAN | SITE PLAN

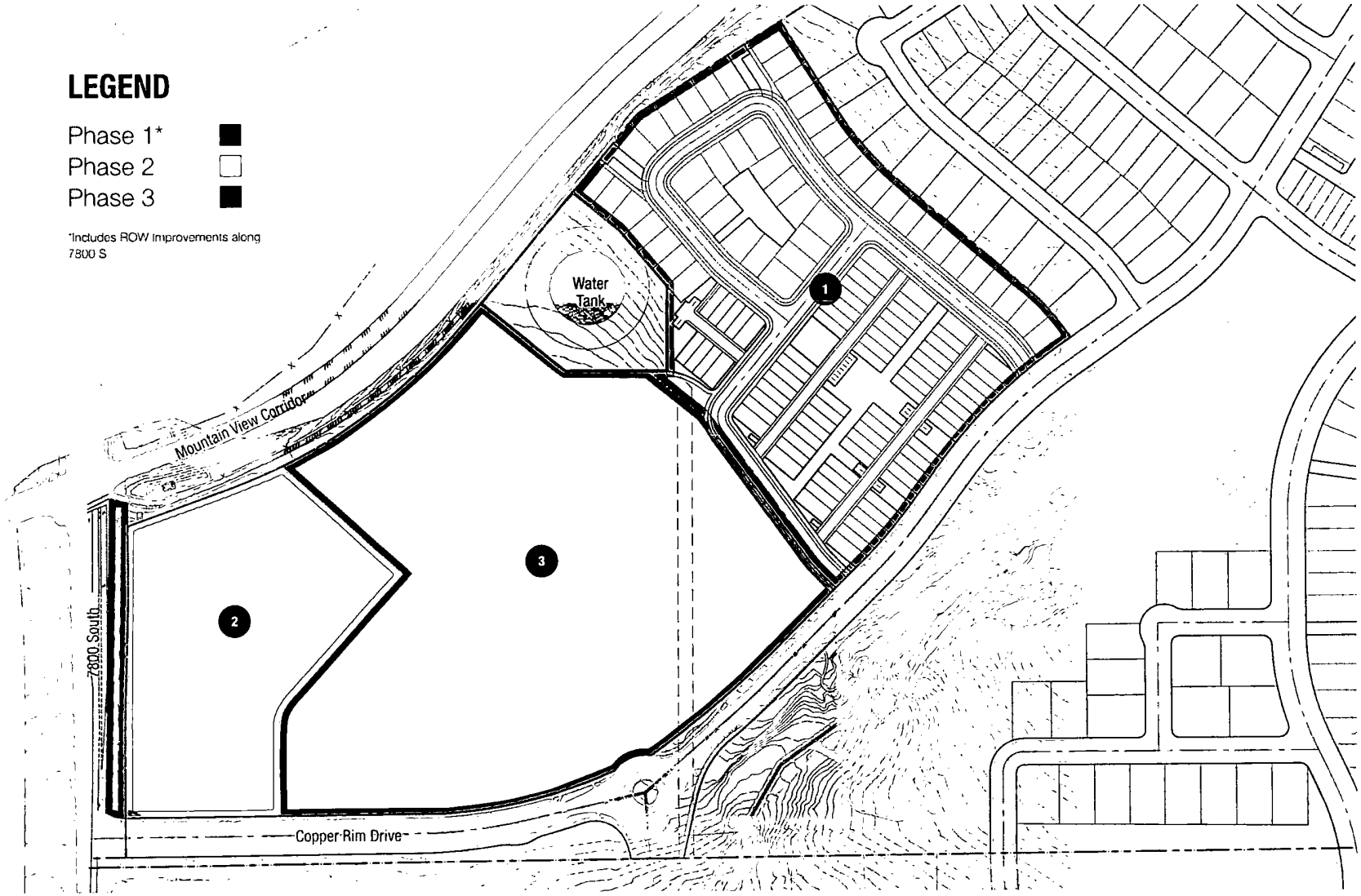
LEGEND

SF	Single Family Cottage Lot
TH	Townhome Lot
58' ROW	Dedicated Local Road
30' ROW	Private Alley
●	Guest Parking
	Private Roads/Drives



SCALE 1" = 200' | N

TOWN CENTER AT COPPER RIM | MASTER DEVELOPMENT PLAN | PHASING PLAN



NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

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BK 11233 PG 7080

TOWN CENTER AT COPPER RIM | UTILITIES

BK 11233 PG 7081

UTILITY CAPACITY

SANITARY SEWER

The Town Center at Copper Rim will connect to an existing 18-inch sanitary sewer trunk that has been installed in Copper Rim Drive that serves as backbone infrastructure. This backbone infrastructure further connects into a 15-inch trunk line that directs the flow east in 7800 South.

Multiple sanitary sewer lines will be needed in order to serve all parts of the proposed plan and all sanitary sewer lines within the Town Center are anticipated to be 8-inch in size with final alignments being determined once conceptual approvals are granted. These lines are planned to be constructed to city standards and will be public or private as determined at with the sub-area plan.

CULINARY WATER

The Town Center at Copper Rim is located within Pressure Zone 4 of the West Jordan City Master Plan. Currently the city is constructing a culinary water storage tank on the western edge of the project that will provide service to pressure zone 3. The Town Center will connect to a 12-inch culinary water in Copper Rim that will be for both inside and outdoor use for the project in addition to fire flow protection.

Multiple and redundant connections are planned onto Copper Rim Drive from the project in order to provide service with future alignments and sizing being determined once conceptual approvals are granted and roadways can be fully decided. These lines are planned to be constructed to city standards and will be public or private as determined at with the sub-area plan. An existing culinary water line easement bifurcates the property that services the zone 3 water tank. The plan carefully considers this easement so as not to interrupt access and maintenance.

STORM DRAIN

The Town Center at Copper Rim storm drain was master planned as part of the Copper Rim project. Backbone infrastructure was installed in Copper Rim Drive that discharges into the Dry Wash according to the city master plan. The Dry Wash has been armored to prevent scour and detention ponds have been constructed to provide detention.

The Town Center will install various lines sized along different alignments once conceptual plans are approved that will convey the storm water to the backbone roads. These lines will comport to city standards both in sizing and will be public or private as determined at with the sub-area plan. Private on-site detention will be required as determined in the sub-area plan.

UTILITY MAPS TO BE SUBMITTED WITH PRELIMINARY SITE PLAN

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

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TOWN CENTER AT COPPER RIM | MAINTENANCE & OWNERSHIP

BK 11233 PG 7083

ROADS

All standard local roads (58 FT ROW) will be dedicated and maintained by the city. Alleys (30 FT ROW) will remain privately owned and maintained by the Homeowner's Association established by the Master Developer. Other private roads will be owned and maintained by the Homeowner's Association or Business Improvement District Association established by the Master Developer. See pg. 6 or 29 for reference.

OPEN SPACE

All open space planned in this document will be privately owned and maintained by the Homeowner's Association or Business Improvement District Association established by the Master Developer.

FENCES

Any fences maintained by the city will be built to city standards.

BK 11233 PG 7084

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

C.W. LAND CO.

TOWN CENTER AT COPPER RIM | DEVELOPMENT STANDARDS

BK 11233 PG 7085

ALL DEVELOPMENT IN THE COPPER RIM IOZ SHALL COMPLY WITH THE INTERCHANGE OVERLAY ZONE (IOZ) DESIGN AND DEVELOPMENT STANDARDS ON FILE WITH THE CITY OF WEST JORDAN. THESE STANDARDS SUPPLEMENT THE IOZ DEVELOPMENT STANDARDS:

I. SINGLE FAMILY HOME STANDARDS

A. BUILDING SITING
The minimum front setback shall be 22 feet. Side yard setbacks shall be a minimum of 5 feet, with a minimum of 15 feet for corner side yards. Rear setbacks shall be a minimum of 10 feet.

B. PARKING
Each unit will be required to provide parking within a 2 car side-by-side garage.

C. LOT COVERAGE
Buildings shall cover at least 50% of the width of the front yard.

D. ARCHITECTURE & ARTICULATION
4-sided architecture is required. At least 2 distinctive architectural features from the following list shall be incorporated in each home:

- Ornamental details such as beams, knee braces, exposed joists, and brackets.
- Box or bay windows, balconies.
- Wainscot that extends across the front of the building and at least 10' along the sides.
- A substantial/noticeable change of material applied to the front facade.
- A substantial/noticeable change of color applied to the front facade.
- Decorative parapet or dormers within a pitched roof.
- Color coordinated garage doors with windows.
- A change of pattern that is substantial/noticeable on the facade (Example: changing brick work from face brick to a soldier course or basket weave pattern.)
- Other treatments may be considered, by the Zoning Administrator, if they meet the intent of this Section.

E. HEIGHT
Single Family homes shall have a minimum of one story and a maximum of three stories.

F. ROOFS
Roofs may be flat or pitched. Pitched roofs shall use non-reflective materials.

G. MATERIALS
Brick, stone, cement, composite materials, stucco, and metal accents are appropriate materials.

II. TOWNHOME STANDARDS

A. BUILDING SITING
The front yard shall have a build-to line of 10-20 feet. Attached units have no required side yard, but the end units siding onto a public ROW will have a minimum side yard of 10 feet with a minimum of 20 feet between detached buildings. There is no rear yard setback.

B. PARKING
Each unit will be required to provide parking within a 2 car side-by-side garage. For every 4 units one guest parking stall will be provided.

C. LOT COVERAGE
Buildings shall cover at least 60% of the width of the front yard.

D. ARCHITECTURE & ARTICULATION
4-sided architecture is required. For 25% of the total townhome residential units, a minimum of a 40 square foot front porch is required.

At least 2 distinctive architectural features from the following list shall be incorporated in each group of townhouses:

- Ornamental details such as beams, knee braces, exposed joists, and brackets.
- Box or bay windows, balconies.
- Wainscot that extends across the front of the building and at least 10' along the sides.
- A substantial/noticeable change of material applied to the front facade.
- A substantial/noticeable change of color applied to the front facade.
- Decorative parapet or dormers within a pitched roof.
- Color coordinated garage doors with windows.
- A change of pattern that is substantial/noticeable on the facade
- Other treatments may be considered, by the Zoning Administrator, if they meet the intent of this Section.

E. VARIATION
Groupings of buildings with identical architecture shall not exceed 6 in one development. Variation in the facade is required at a width equal to the unit width. The minimum unit width is 15'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or patterns or combinations thereof.

F. MASSING
No face of any group of townhouses shall exceed 250' in length.

G. HEIGHT
Townhomes shall have a minimum of one story and a maximum of four stories.

H. ROOFS
Roofs may be flat or pitched. Pitched roofs shall use non-reflective materials.

I. MATERIALS
Brick, stone. cement, composite materials, stucco, and metal accents are appropriate materials.

DEVELOPMENT STANDARDS REFERENCE TABLE

		MINIMUM		SETBACKS				MAXIMUM
DESCRIPTION	TYPE	LOT SIZE	LOT WIDTH	FRONT	CORNER/END	SIDE	REAR	HEIGHT
SINGLE FAMILY COTTAGE LOT	DETACHED	2800 SF	44 FT	22 FT	15 FT	5 FT	10 FT	35 FT
TOWNHOME LOT	ATTACHED	1320 SF	22 FT	10 FT	10 FT	0 FT	0 FT	45 FT
COMMERCIAL	VARIES	N/A	N/A	0 FT	0 FT	0 FT	15 FT	45 FT

ADDT'L STANDARDS	MIN. HEIGHT	PARKING	ENTRANCES	FACADE VARIATION
COMMERCIAL	14 FT	REAR, SIDE OR GARAGE	EVERY 100 FT MIN.	EVERY 50 FT MIN.

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

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BK 11233 PG 7086

IV. COMMERCIAL STANDARDS

A. PARKING
Primary parking shall be located to the side, rear or within a garage.

B. ENTRANCES
At least one functional door per unit facing the street shall be located along the front face every 100 feet.

C. ARCHITECTURE & ARTICULATION
4-sided architecture is required. The first floor shall include distinct architecture to differentiate it from the upper floors and shall be a minimum of 14' in height. If the structure comprises more than one floor above ground, glass shall be emphasized with a minimum of 65% of the first floor facing the street as transparent. Variation in the front facade is required at least every 50'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or combinations thereof. Buildings located on corner lots shall incorporate a corner plaza and a corner accent or tower. No blank walls are allowed.

At least 3 distinctive architectural features from the following list shall be incorporated in each building:

- Ornamental details such as beams, knee braces, exposed joists, and brackets.
- Wainscot that extends across the front of the building and at least 10' along the sides.
- A substantial/noticeable change of material applied to the front facade.
- A substantial/noticeable change of color applied to the front facade.
- Decorative parapet or dormers within a pitched roof.
- A change of pattern that is substantial/noticeable on the facade (Example: changing brick work from face brick to a soldier course or basket weave pattern.)
- Awnings, trellises, canopies or other overhead marquee
- Other treatments may be considered, by the Zoning Administrator, if they meet the intent of this Section.

D. DRIVETHROUGH, ACCESS & LOADING
Drivethroughs, including access drives, shall be located to the side or rear of the building. Alley and interior street access is encouraged or 1 driveway for every 300'.

E. HEIGHT & TRANSITIONAL VERTICAL SETBACKS
Commercial buildings shall have a minimum of one story and a maximum of three stories. For buildings over 30' in height, any rear or side yard adjacent to lower density existing or proposed development shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over 30', starting from the standard side yard or rear yard of 15'.

F. ROOFS
Roofs may be flat or pitched. Pitched roofs shall use non-reflective materials.

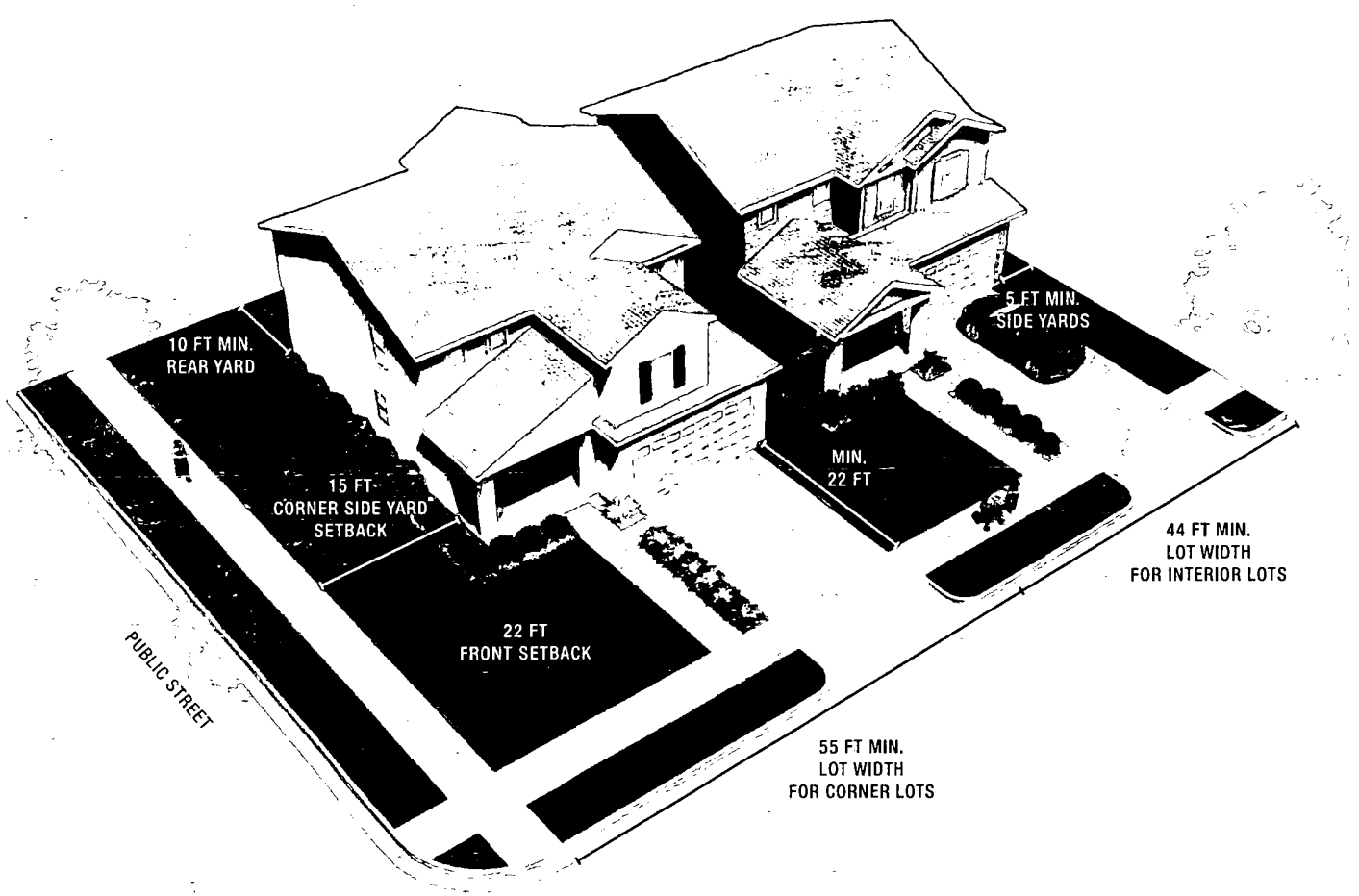
G. MATERIALS
Brick, stone, cement, composite materials, stucco, and metal accents are appropriate materials.

H. LIGHTING
Building lighting should be either shielded or directed downward for Dark Sky compliance.

DEFINITIONS

SETBACKS. Front, Corner and End setbacks shall be measured from the public right-of-way to foundation of the primary structure, and excludes items such as stairs, patios and porches. Side & Rear setbacks shall be measured from the property line to foundation of the primary structure and excludes items such as stairs, patios and porches.

BK 11233 PG 7087



FRONT LOADED COTTAGE LOTS

Single Family Detached
2 Stories

47 SINGLE FAMILY LOTS

45' WIDE TYP.
80' DEEP TYP.
2 CAR GARAGE
35' MAX HEIGHT

NOTE: A larger 7.5 FT drainage easement may be required by the engineering department on one side of the lot depending on the presence of basement window wells.

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

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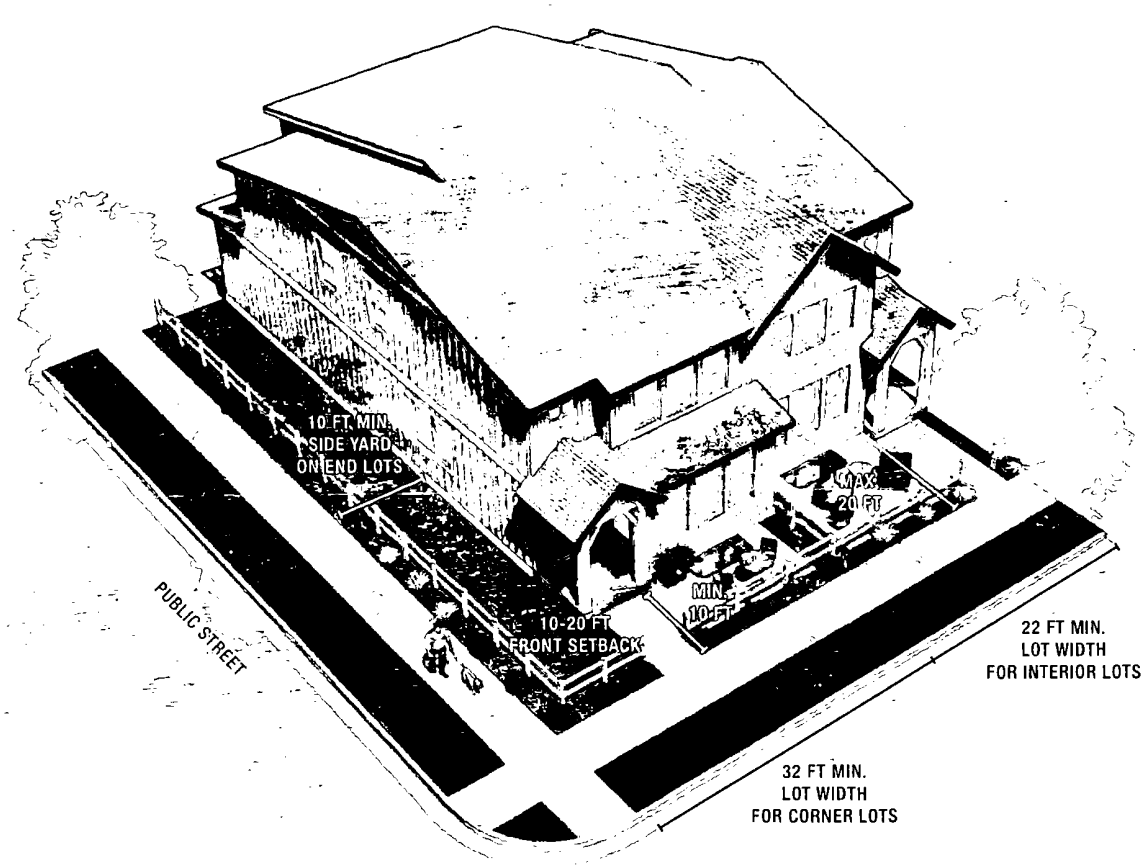


TOWNHOME LOTS

Single Family Attached
2 Stories

78 TOWNHOME LOTS

22' WIDE TYP.
70-85' DEEP
2 CAR GARAGE
45' MAX HEIGHT

BK 11233 PG 7089

TOWN CENTER AT COPPER RIM I AMENITIES & IMPROVEMENTS

BK 11233 PG 7090

OPEN SPACE NETWORK

The open space network in Copper Rim is the system of arteries that will pump life into the neighborhood. Its layout directs and regulates the flow of personal activities and interpersonal interaction outside of the homes and units. The open space network provides for a multitude of human needs and activities for a variety of age groups and life stages all within an easy walk for residents. Open spaces range in scale from secluded personal spaces, for more intimate gathering, to larger public spaces for community and neighborhood activities.

The planned open space also creates the character of the neighborhood, defining the place for residents and visitors alike. The design of the open spaces will reflect the presented concepts and be in keeping with the architectural style of the buildings as prescribed through the guidelines in this document.

The open space network will be home to a number of recreational amenities that will be made available to residents. Generous 8 foot sidewalks throughout the development will create **Trail** corridors from Copper Rim Drive and associated trails to the east to Mountain View Corridor and the UDOT trail to the west.

Along the central spine there will be a **Courtyard** nestled between the townhomes, providing a common space where neighbors can relax and get to know one another.

Across the alley from the courtyard two **Pickleball Courts** will provided active recreation opportunities for residents throughout the Town Center.

Continuing west along this spine, nestled within a cove of homes will be a neighborhood gathering spot with a **Picnic Area**, perfect for hosting neighborhood block parties and summer barbecues.

Our **Signature Amenity** will be comprised of a premium playground within the same recessed park, allowing kids to play and run freely without having to worry about traffic.

The commercial area will feature 2.31 acres of linear open space distributed along the roads or interwoven with retail pad sites to reinforce the walkabilty of the adjacent businesses. Interconnecting trails will run along these linear open spaces with small courtyards or plazas featuring benches, cafe seating, public art or other elements to complement the adjacent commercial use.

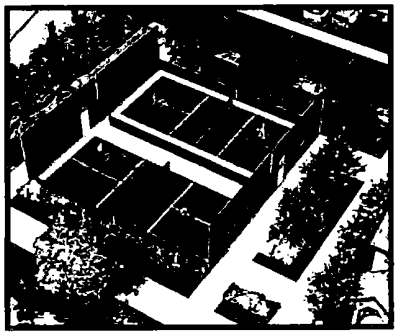
As part of this development we will also be making improvements to 7800 S right-of-way and providing a 10 foot multi-use sidewalk to improve connectivity across the southern edge of the Town Center.

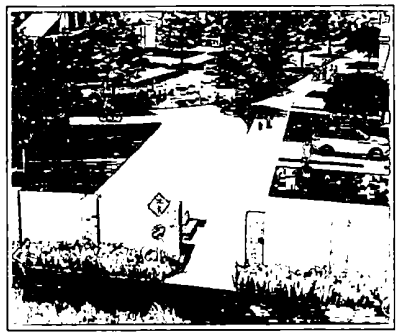
All open space and amenities within the residential portion will be maintained by the Town Center HOA. Any open space located within the commercial area will be maintained by the Copper Rim Master HOA.

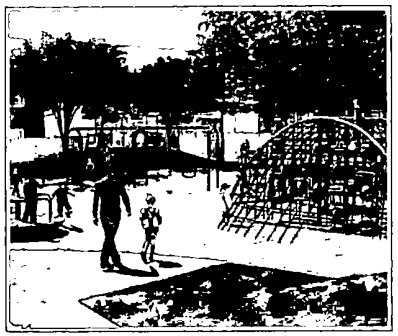
MAJOR AMENITIES	MINOR AMENITIES
(1) COURTYARD	(1) TRAIL SYSTEM
(2) PICKLEBALL COURTS	(1) PICNIC AREA
(1) SIGNATURE AMENITY - PREMIUM PLAYGROUND	

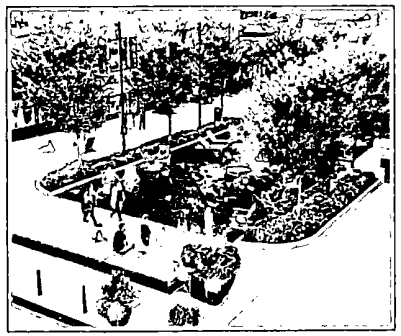
AREA	TOTAL ACREAGE	UNITS	REQUIREMENT	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	MAJOR AMENITIES	MINOR AMENITIES
OVERALL	35.7	125	10%	3.57 AC	3.73	3	2
SINGLE FAMILY	6.2	47	SIGNATURE		.35	1	
TOWN HOMES	6.4	78	2 MAJOR I 2 MINOR		1.07	2	2
COMMERCIAL	23.1	—			2.31		

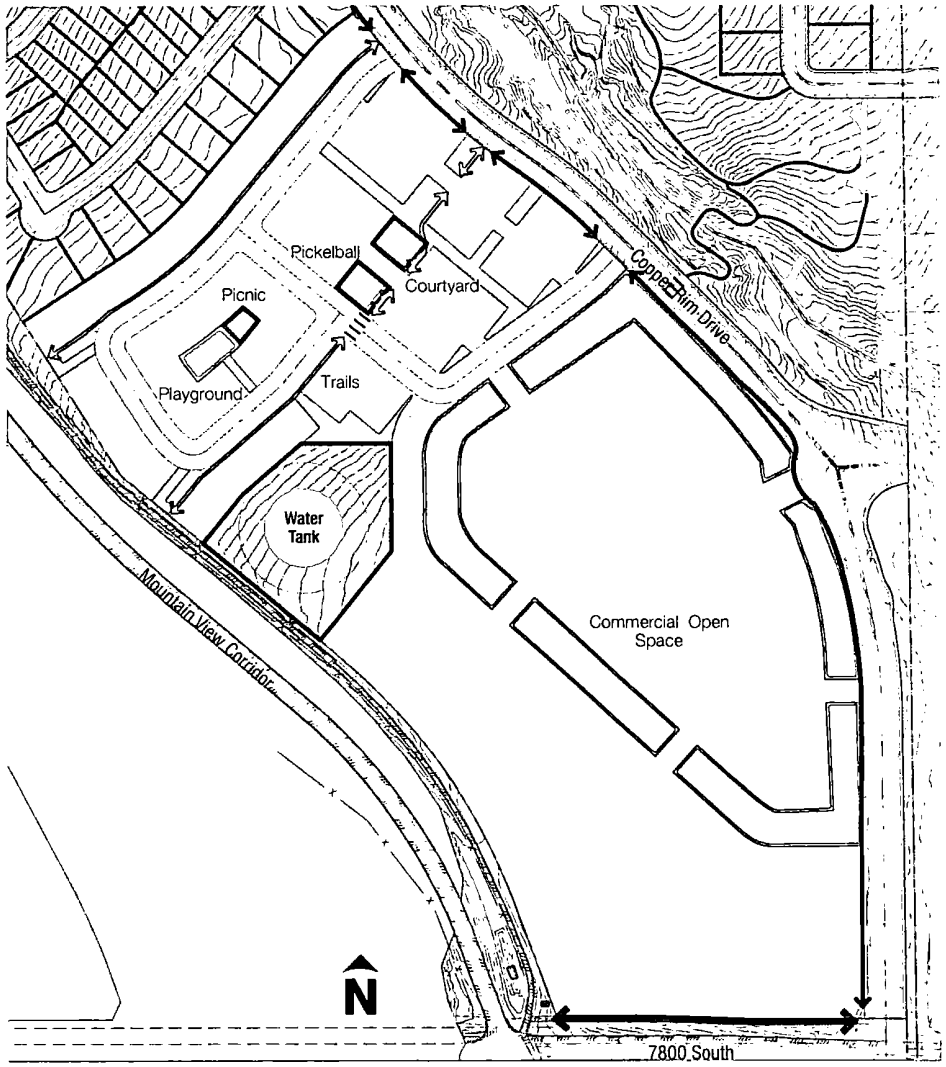
BK 11233 PG 7091











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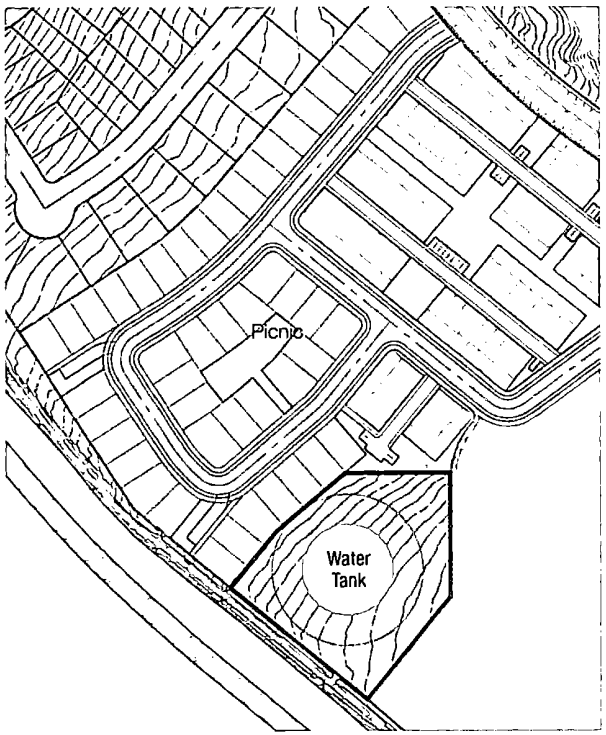
C.W. LAND CO.

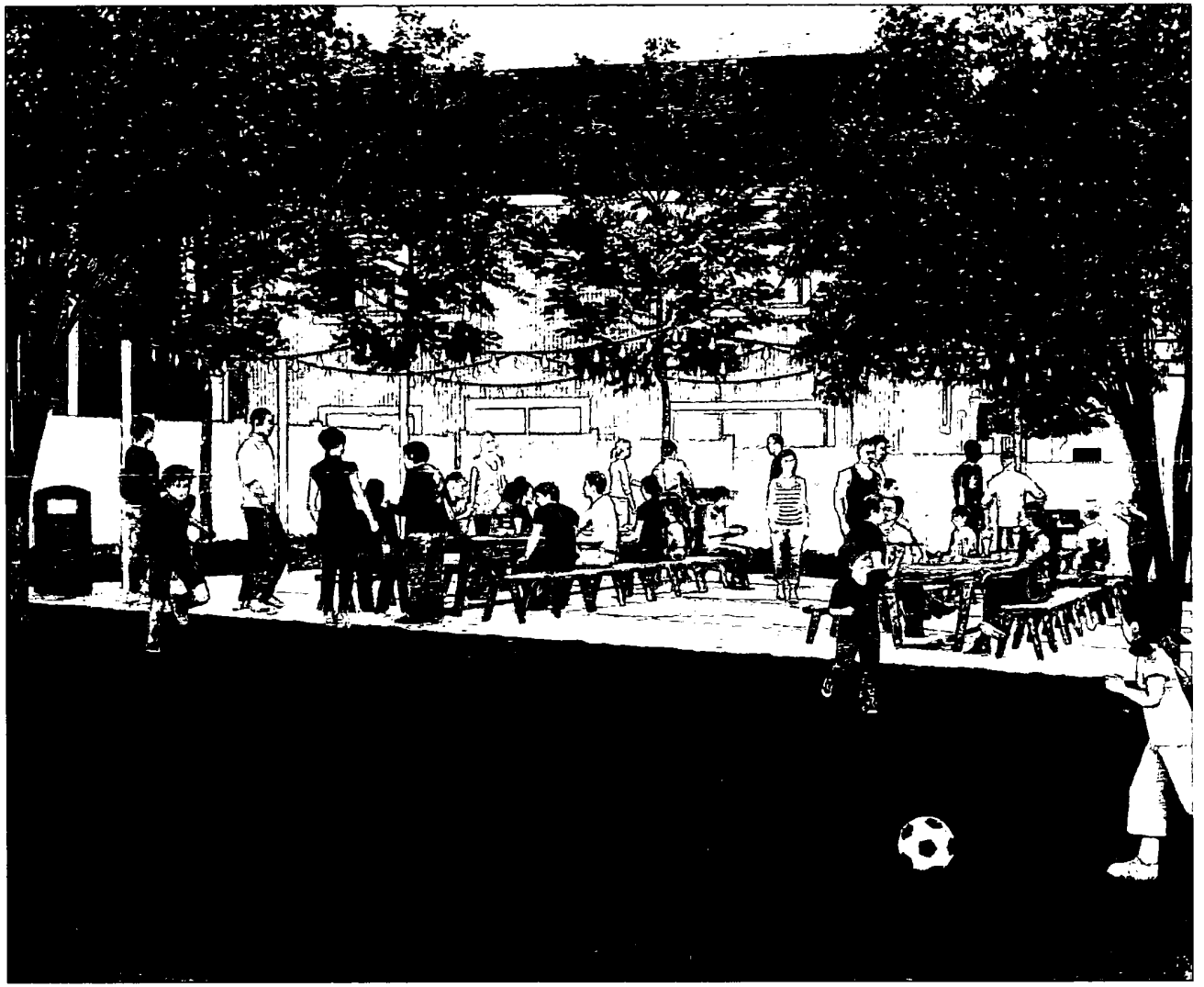
BK 11233 PG 7092

PICNIC AREA

Picnic areas within the Town Center at Copper Rim will provide opportunities for family picnicking and neighborhood socialization.

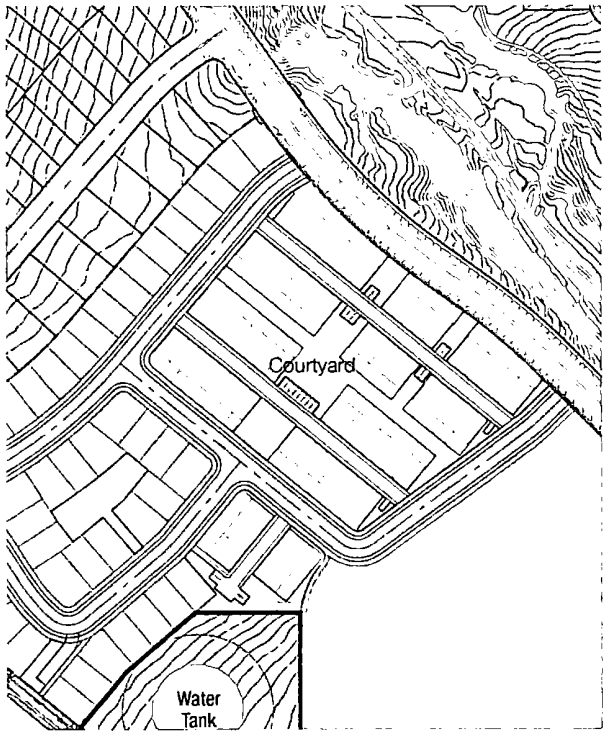
In addition to picnic tables, the picnic areas will also include barbecue grills and waste receptacles.

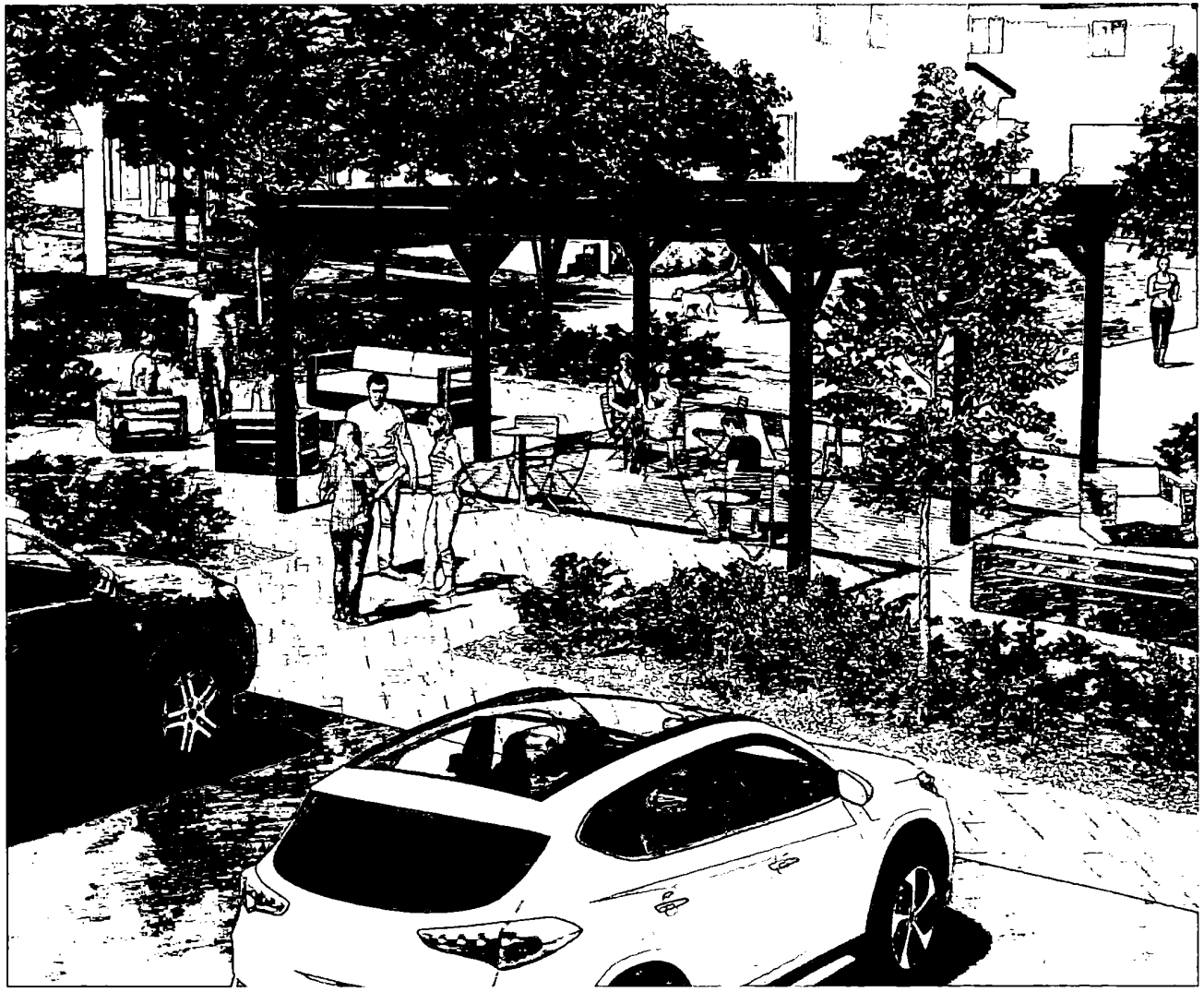




COURTYARD

Landscaped courtyards will serve as a mini-plaza for residents and facilitate neighborhood socialization on neutral territory. The courtyard may include a variety of elements such as benches, hammocks, cafe or outdoor living room sets, fire pits, edible landscape, shade structures, community notice boards, lighting, public art, etc.





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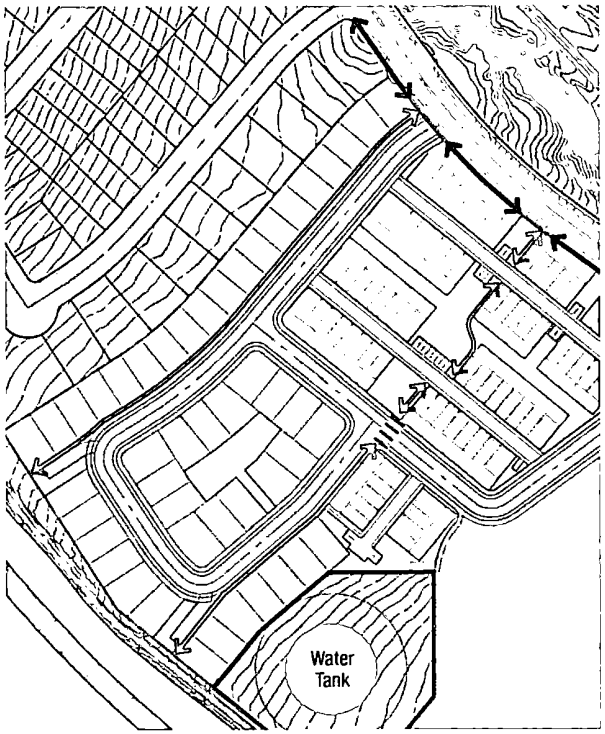
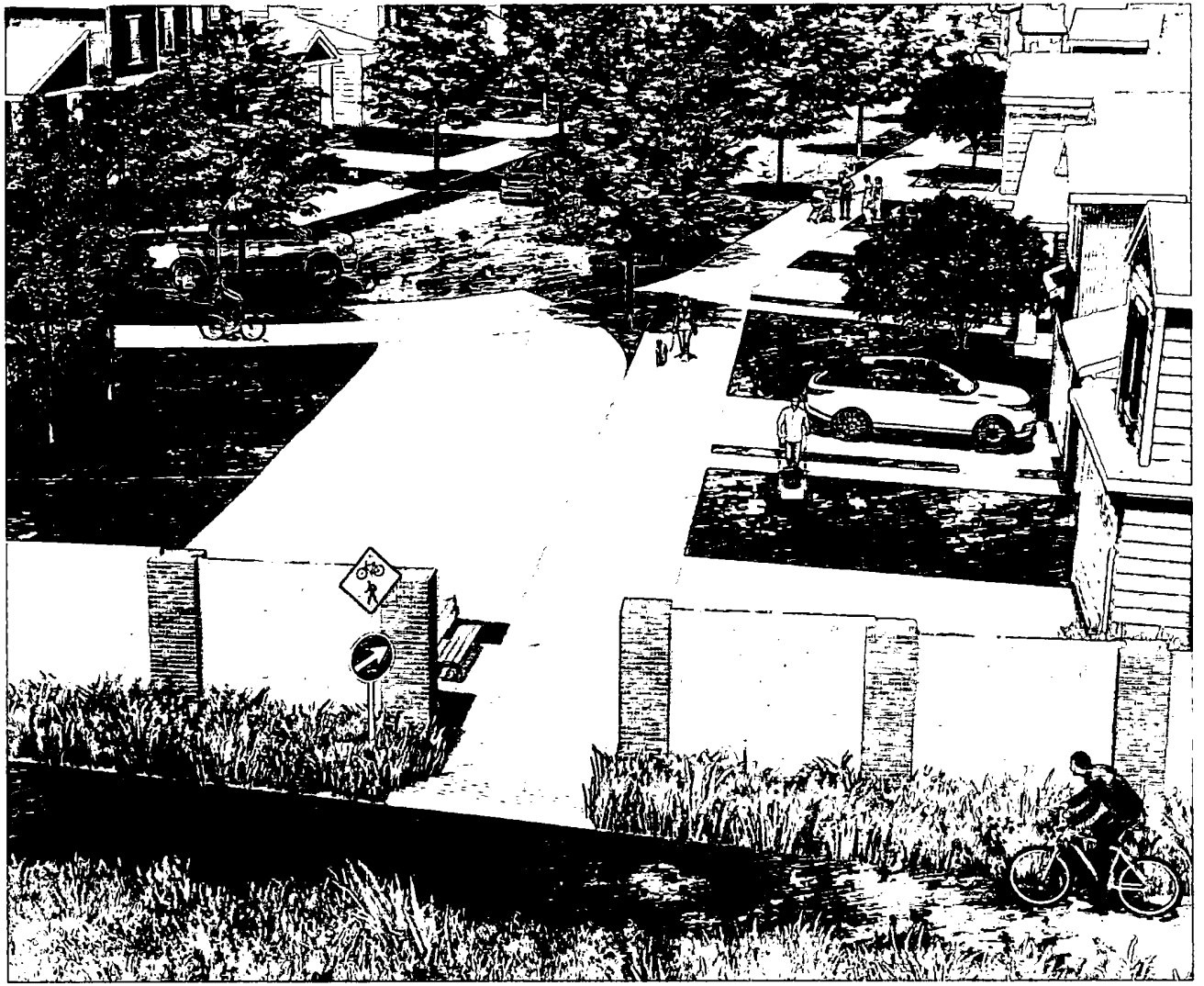
C.W. LAND CO.

BK 11233 PG 7094

TRAILS

All amenities are easily accessed by a localized trails network which will connect to the existing Copper Rim Trails to the east and the UDOT Trail to the west. As part of this development we will also be making improvements to 7800 S right-of-way and providing a 10 foot multi-use sidewalk to improve connectivity across the southern edge of the Town Center

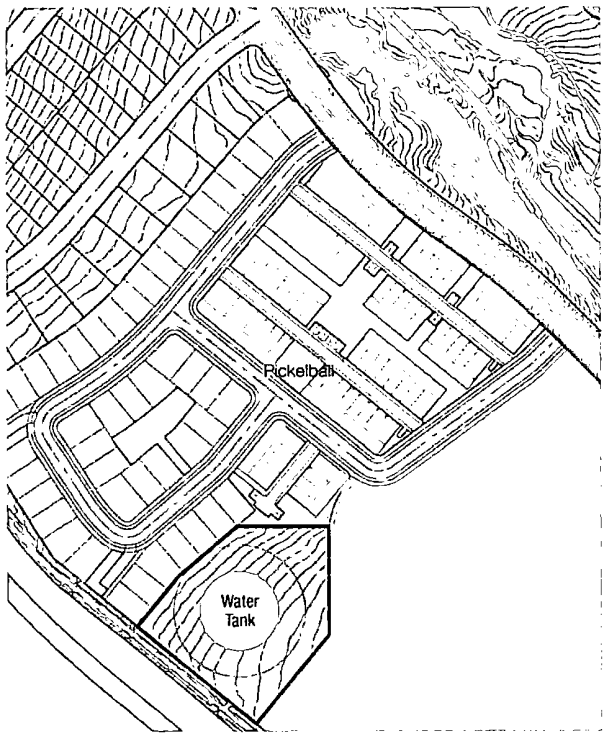


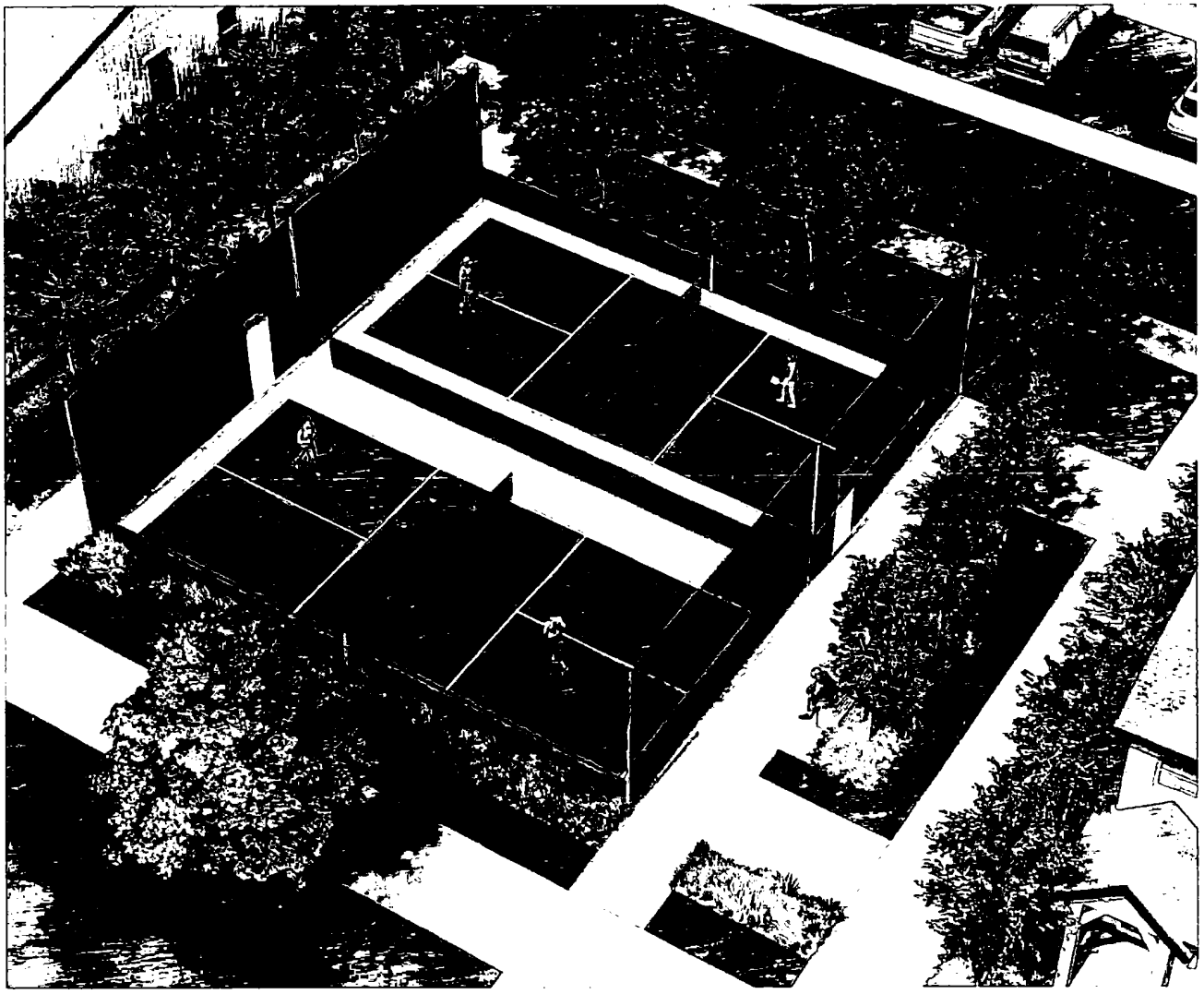


BK 11233 PG 7095

PICKLEBALL COURTS

Pickleball courts are an extremely popular amenity, so in lieu of a single tennis court, which could accommodate up to 4 people, we are providing two pickleball courts which can accommodate up to 8. The courts will feature standard size courts, benches, and appropriate sports fencing. In order to encourage walking and minimize use from users outside the community, parking will be limited to the minimum allowed by code. Because pickleball can be quite loud we will not be installing court lighting and enforcing use hours, in order to limit the disturbance to reasonable daylight hours. Appropriate landscape will be used to create an attractive amenity and screen adjacent townhomes from view.





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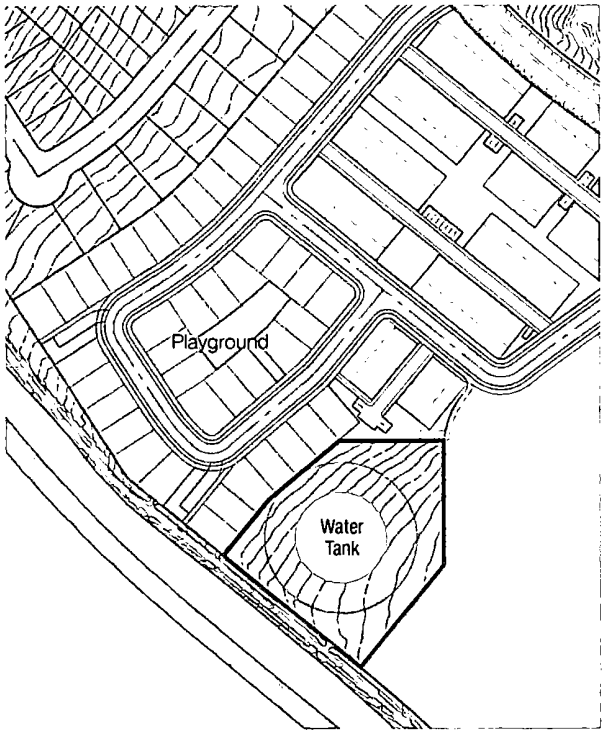
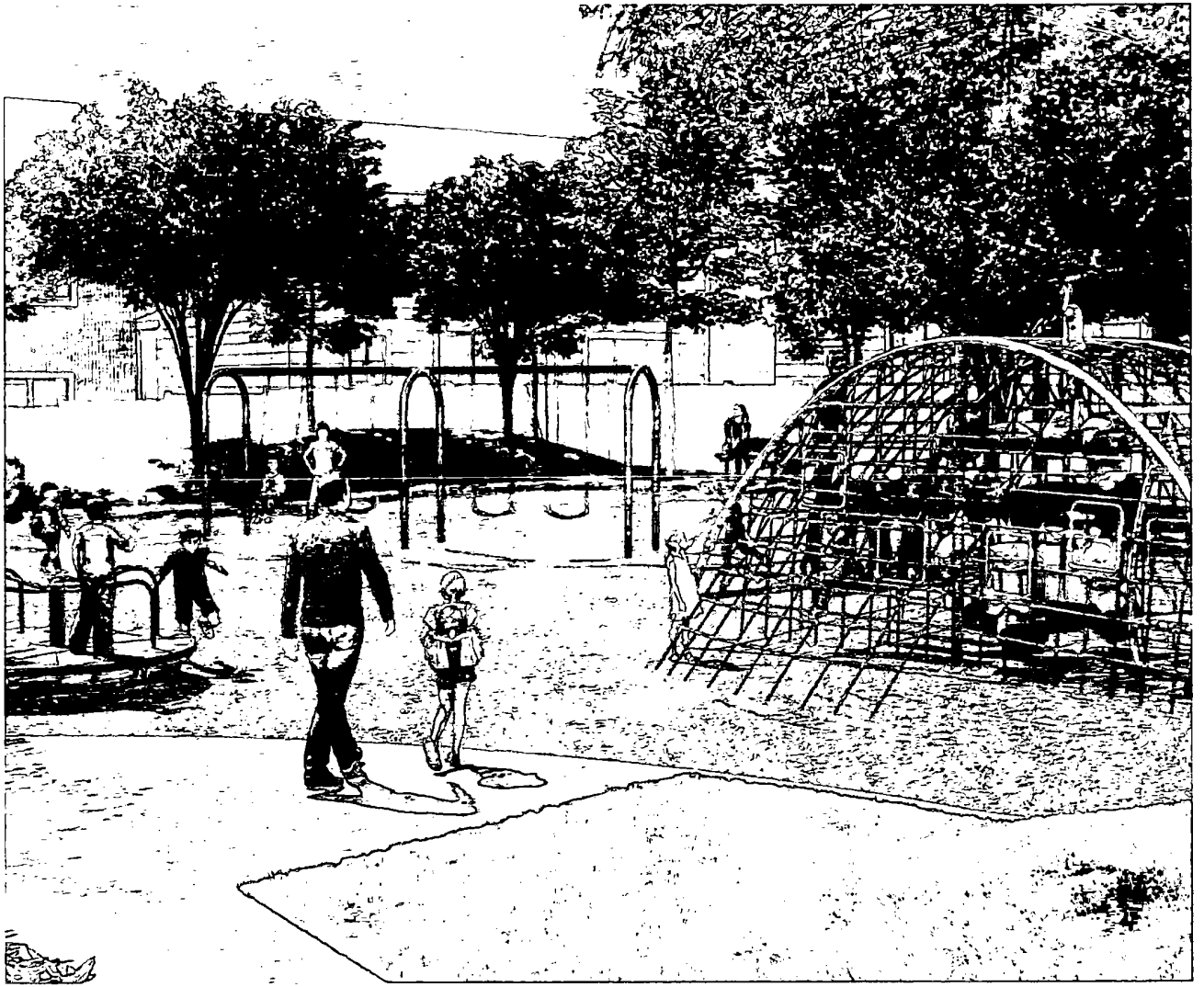
C.W. LAND CO.

BK 11233 PG 7096

SIGNATURE AMENITY

The signature amenity for the Town Center at Copper Rim is envisioned to be eye-catching playground. The playground will provide a variety of play elements geared to different age groups, including a climbing feature, a merry-go-round and swings. Shaded benches around the perimeter allow for convenient and comfortable adult supervision while hillocks create a raised perimeter that allow for additional play opportunities and provide parents an easily defined boundary to enforce with their younger children.





NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

BK 11233 PG 7097

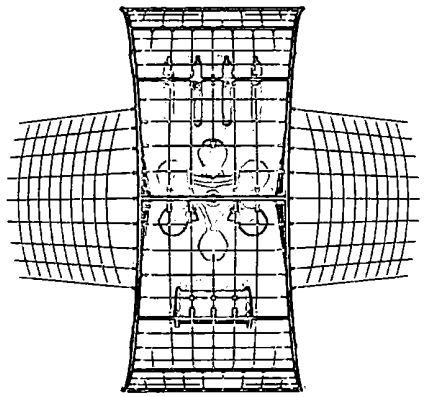
NEW MOON PLAYGROUND

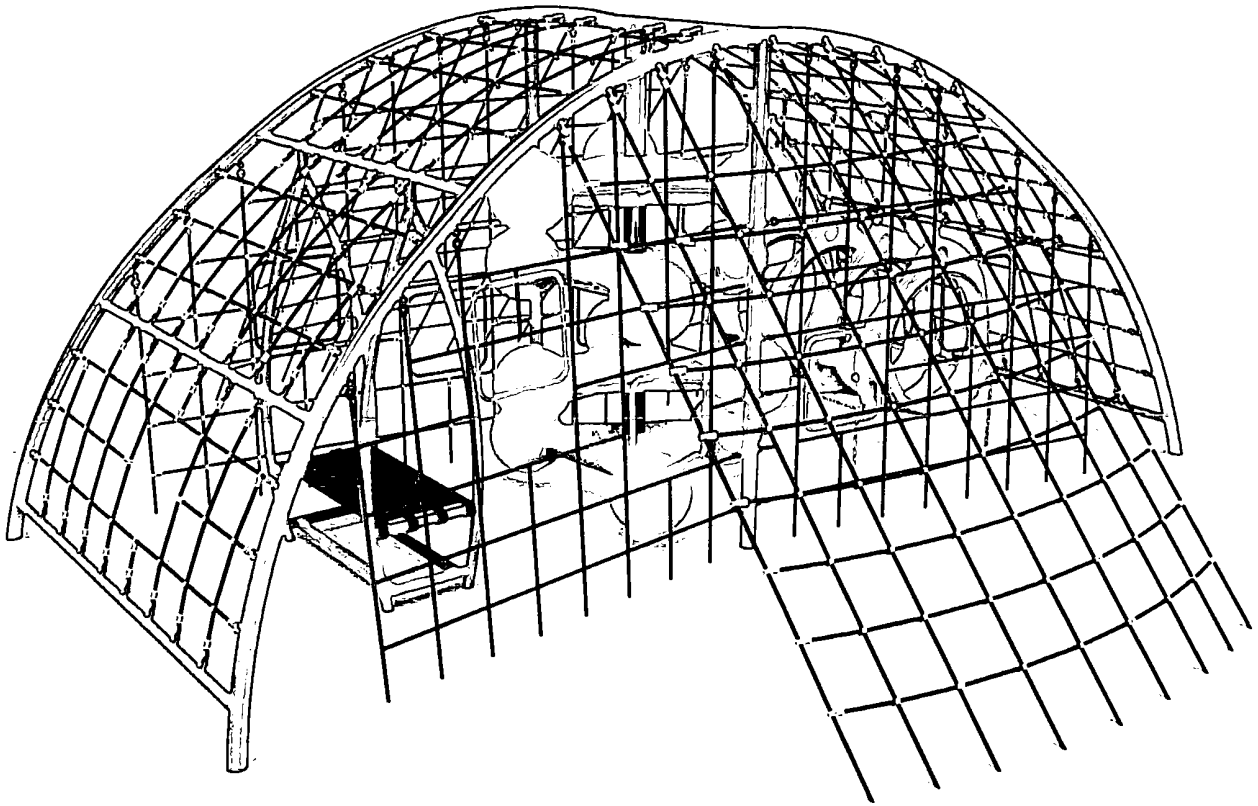
All children can become lunar explorers with Miracle® Recreation's Phyzics® New Moon. This frame net climber lets many children play together on the same piece of equipment, and provides varying levels of challenge to keep even older children engaged.

A JAX® central climber provides a multifaceted vertical challenge in the center of the structure while Hurricane climbers add a horizontal dimension to the fun. Users can also test their coordination, balance, and strength by scaling the ropes further out on the perimeter.

Phyzics® New Moon is an eye-catching piece packed with play value. It combines rope with Miracle legacy pieces to create an entirely playable surface that stands apart from traditional post and platform systems. In addition to the benefits of climbing, such as improved confidence and decision-making skills, increased strength, and motor skill development, net play provides a greater challenge as well as a proprioceptive experience.

New Moon gives children a thrilling climbing experience and opportunities for jumping and social play, all while adding curb appeal to any playground.



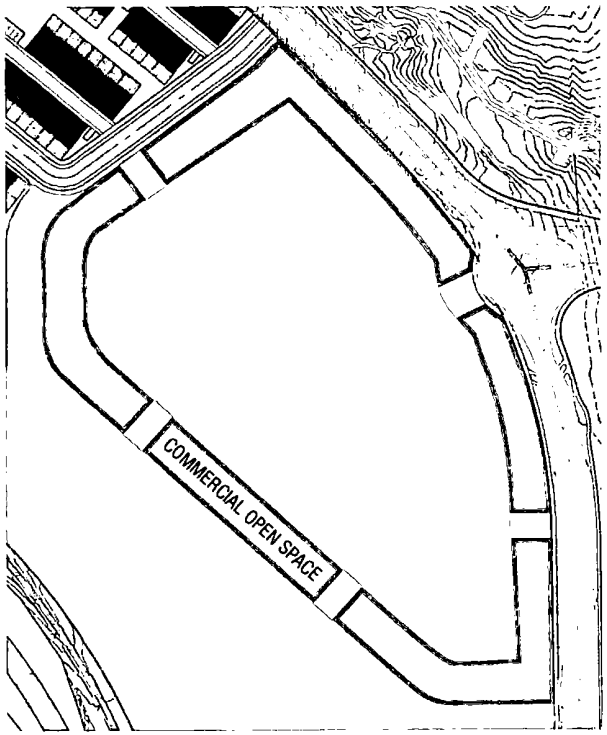


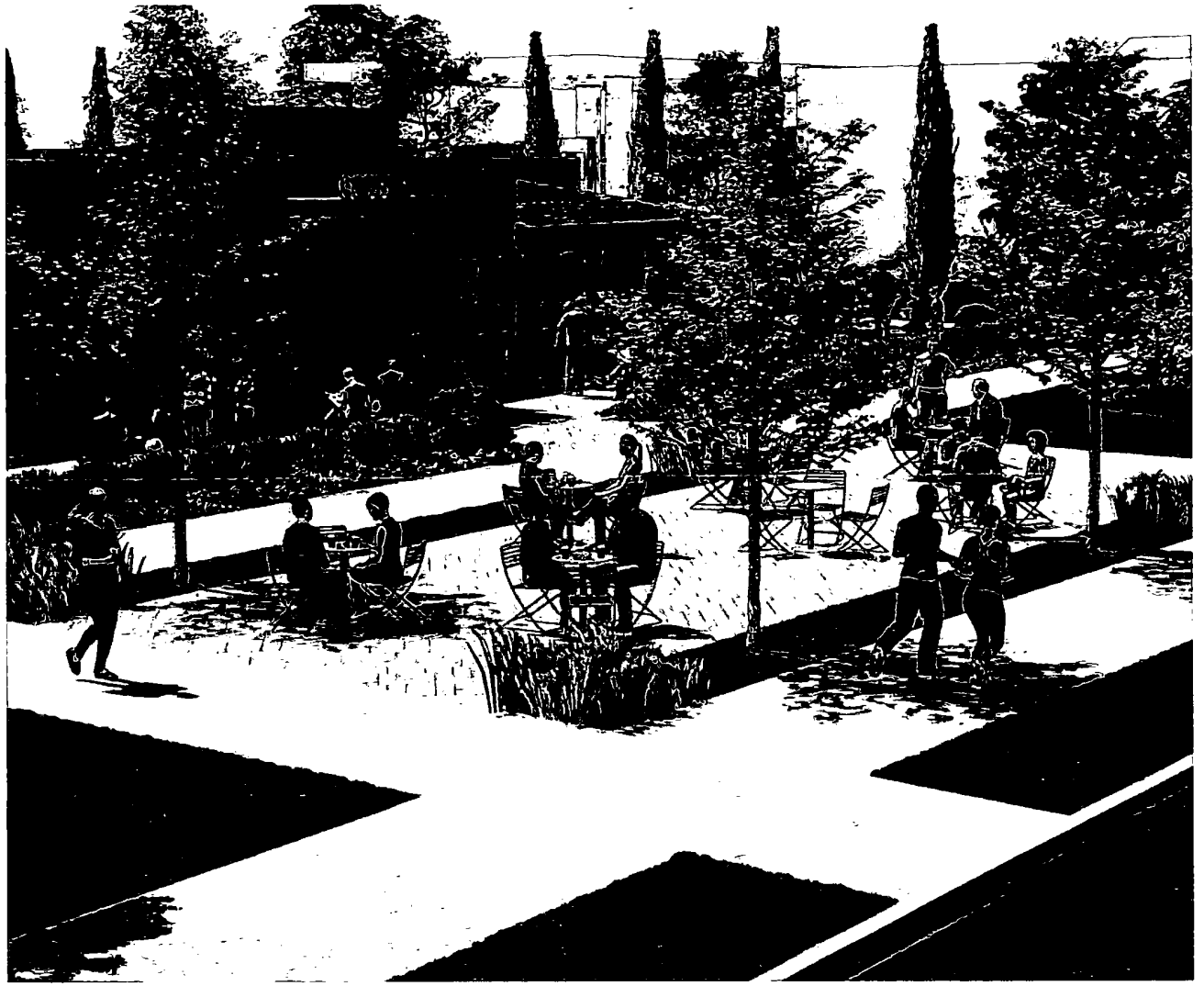
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

BK 11233 PG 7098

COMMERCIAL OPEN SPACE

The commercial area will consist of linear open space distributed along the roads or interwoven with retail pad sites to reinforce the walkabilty of the adjacent businesses. Interconnecting trails will run along these linear open spaces with small courtyards or plazas featuring benches, cafe seating, public art or other elements to complement the adjacent commercial use. The example to the right shows a cafe where patrons can take their order to-go and enjoy it at the tables in the adjacent open space.

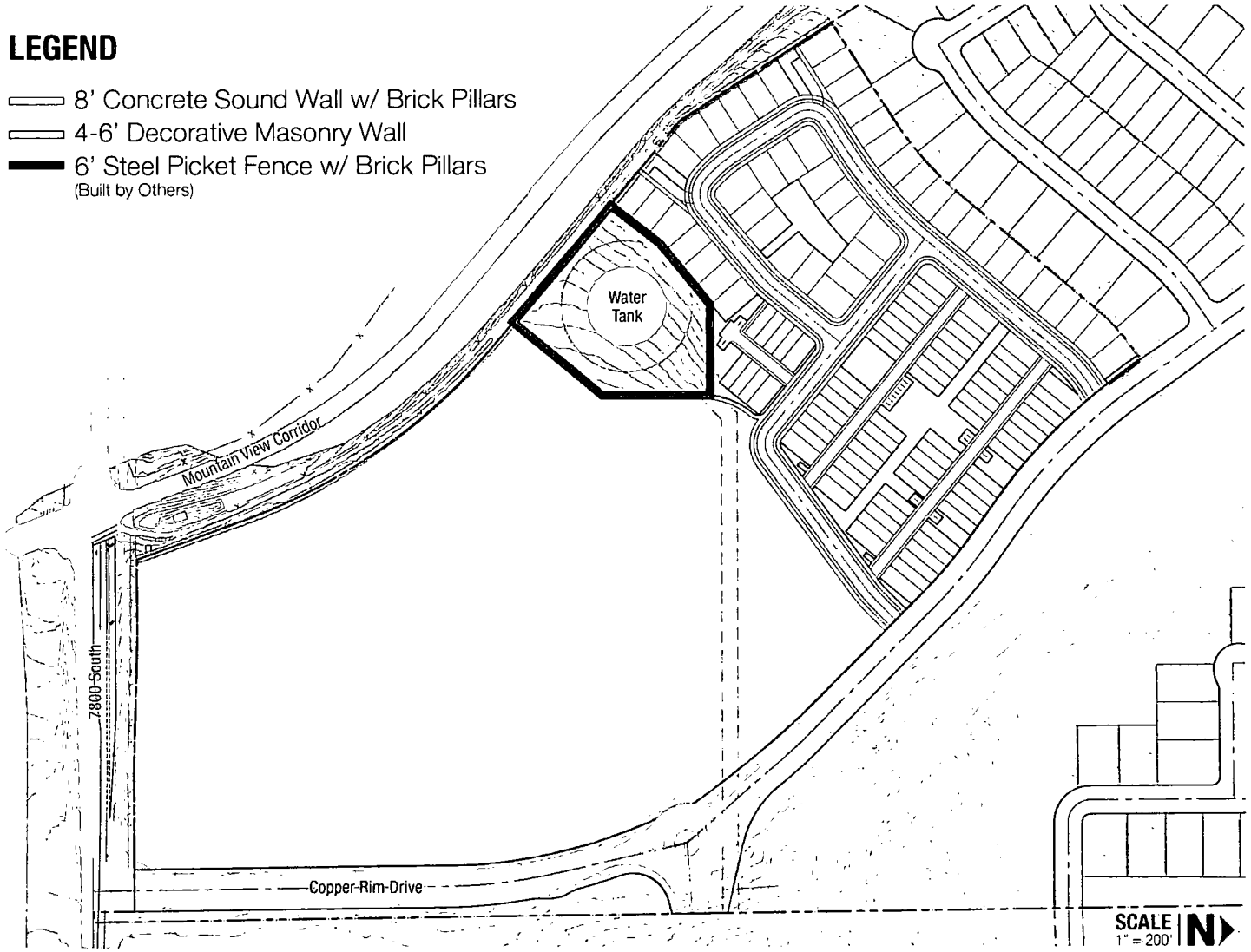




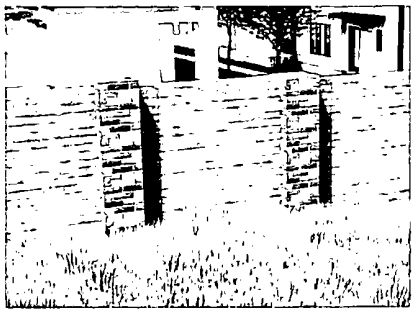
TOWN CENTER AT COPPER RIM | MASTER DEVELOPMENT PLAN | FENCING PLAN

LEGEND

- 8' Concrete Sound Wall w/ Brick Pillars
- 4-6' Decorative Masonry Wall
- 6' Steel Picket Fence w/ Brick Pillars
  (Built by Others)

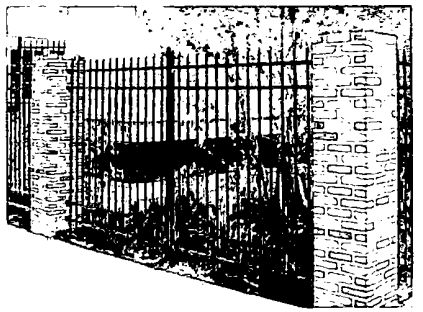


8' CONCRETE SOUND WALL



TAPERING MASONRY WALL | 6 FT Rear Yard | 4 FT Front Yard

STEEL PICKET FENCE

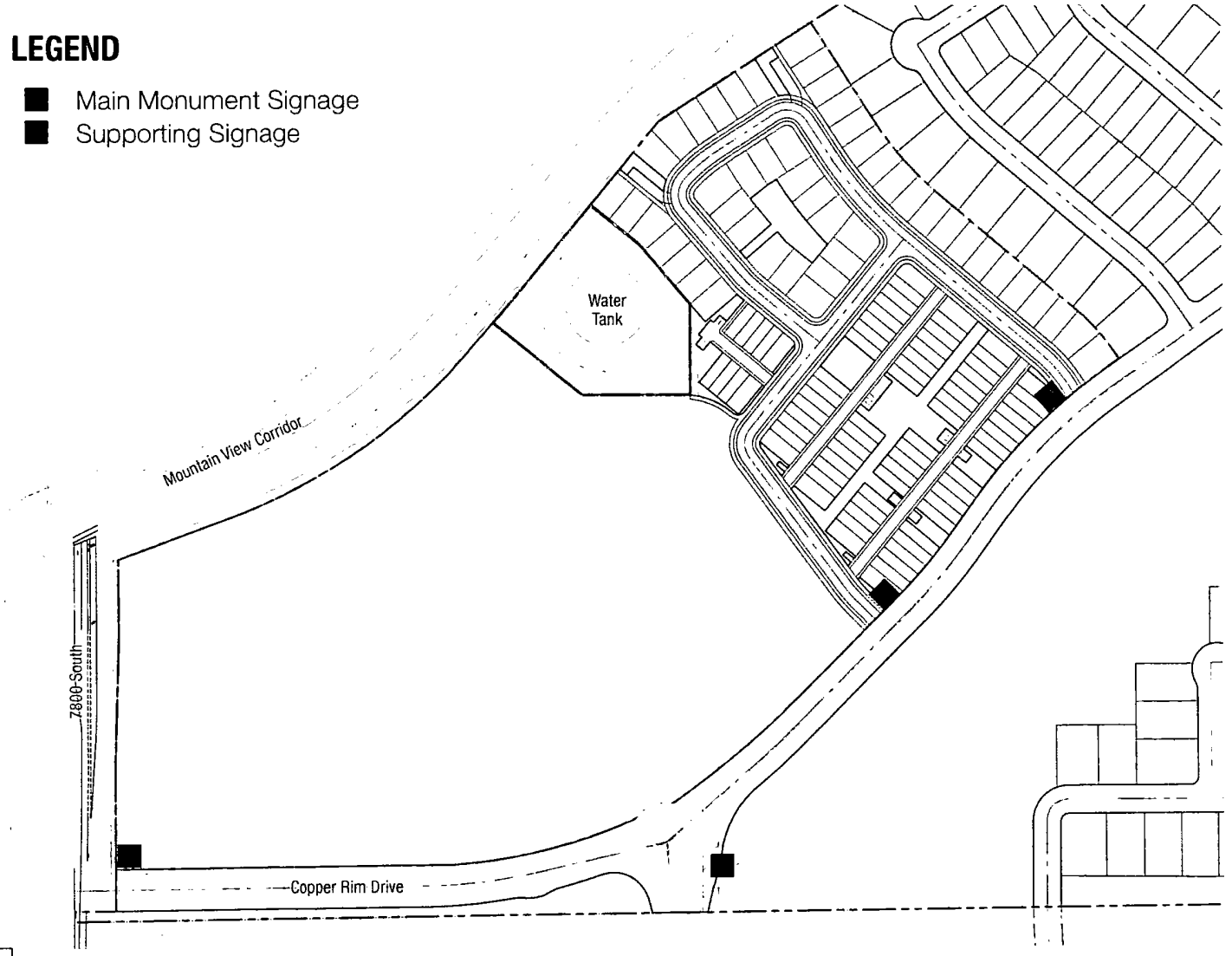


NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

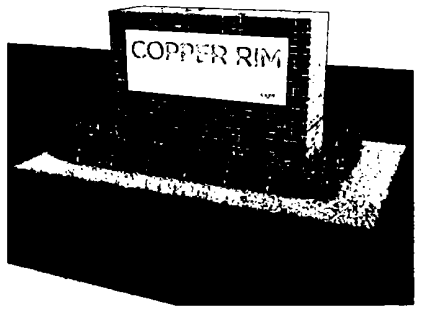
BK 11233 PG 7100

LEGEND

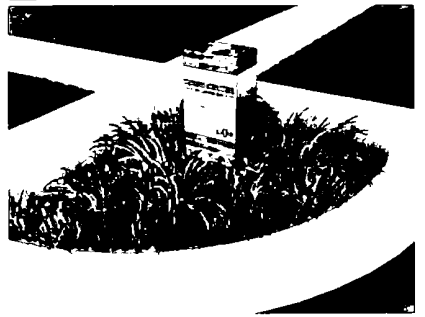
- Main Monument Signage
- Supporting Signage



MAIN MONUMENT SIGNAGE



SUPPORTING SIGNAGE



NOTE:
SIGNS WILL BE PLACED ON PRIVATE PROPERTY

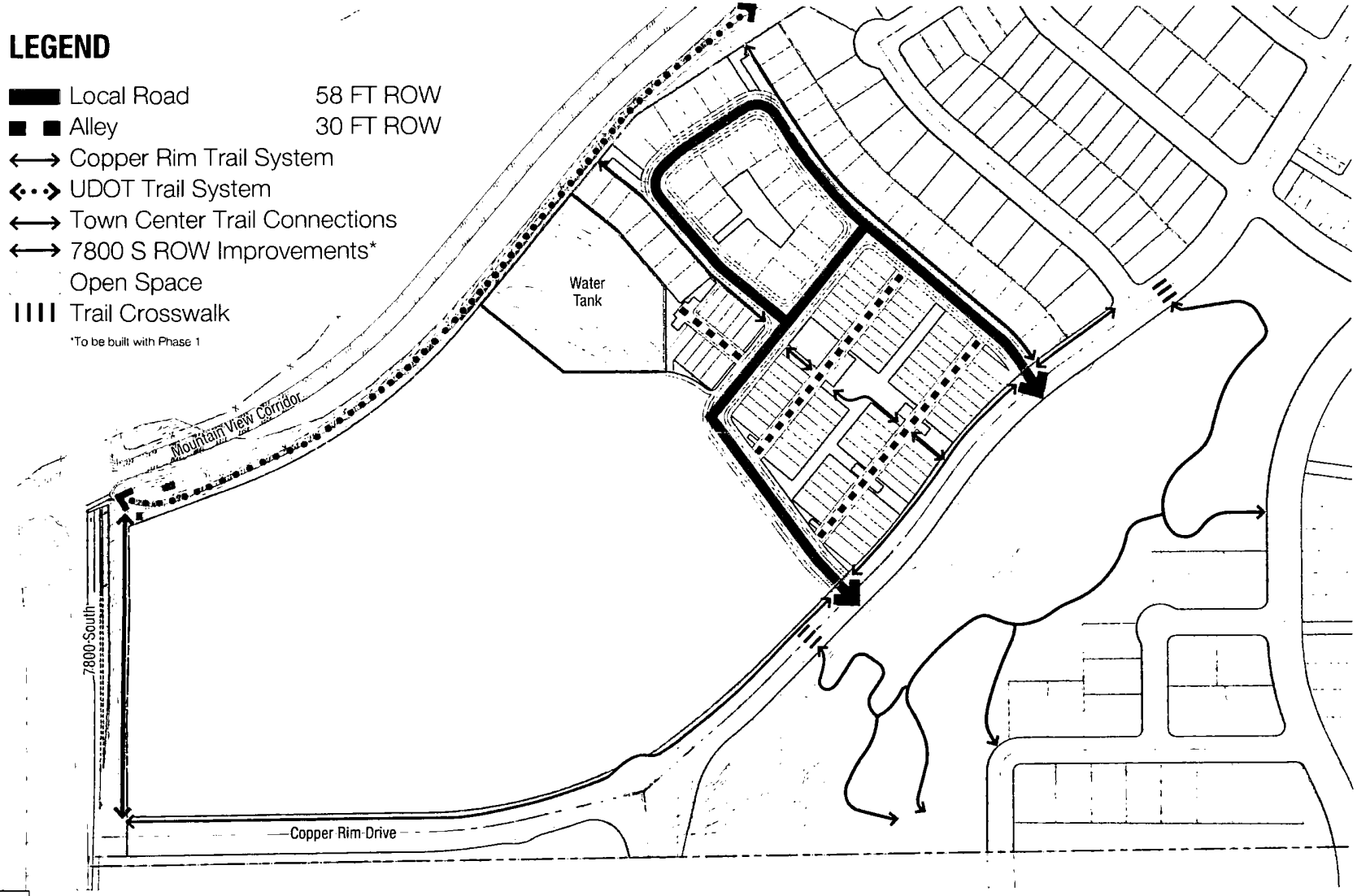
SCALE 1" = 200' | N

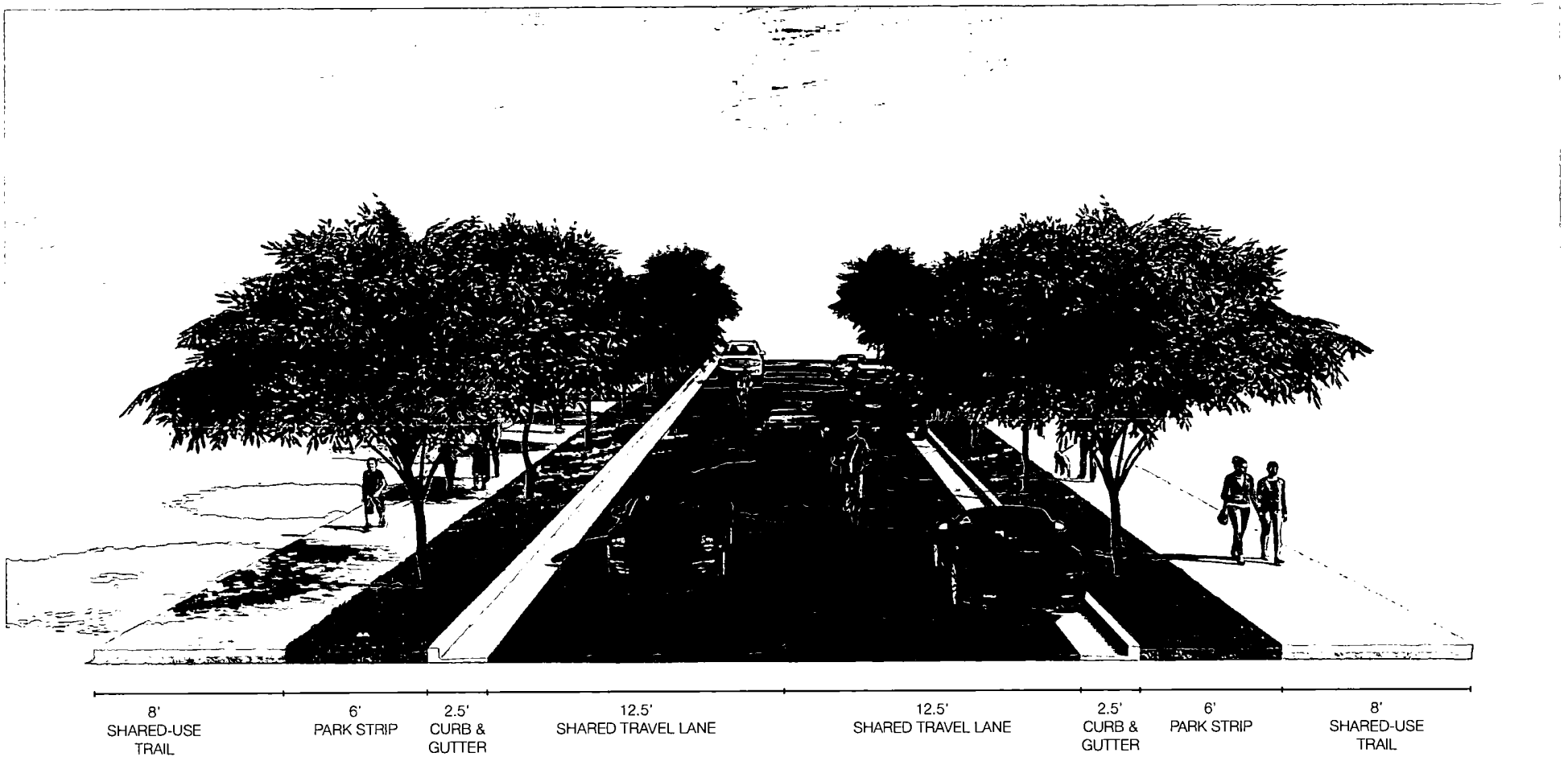
NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

BK 11233 PG 7101

TOWN CENTER AT COPPER RIM | ROAD STANDARDS

BK 11233 PG 7102


LEGEND
Local Road 58 FT ROW
Alley 30 FT ROW
Copper Rim Trail System
UDOT Trail System
Town Center Trail Connections
7800 S ROW Improvements*
Open Space
Trail Crosswalk
*To be built with Phase 1
Water Tank
Mountain View Corridor
7800 South
Copper Rim Drive
SCALE 1" = 200'
N



MODIFIED LOCAL ROADWAY

58' RIGHT OF WAY

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

C.W. LAND CO.

BK 11233 PG 7104

5' SIDEWALK	10' SHARED TRAVEL LANE	10' SHARED TRAVEL LANE	5' SIDEWALK

IOZ STANDARD ALLEY *

30' RIGHT OF WAY

*Alleys will be privately maintained by the Town Center HOA, including garbage pickup and snow removal.

BK 11233 PG 7105

TOWN CENTER

AT COPPER RIM

DESIGN GUIDELINES

MAY 2021 | WEST JORDAN, UTAH

C.W. LAND CO.

BK 11233 PG 7106

BK 11233 PG 7107

PRECEDENT IMAGES | RESIDENTIAL

Attached Townhomes - 2 Story

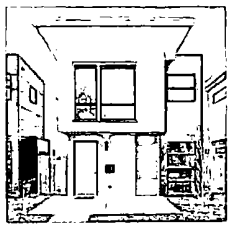
Attached Townhomes - 2 Story

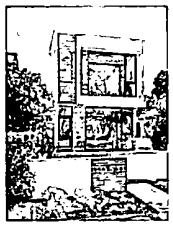
Attached Townhomes - 3 Story

Attached Townhomes - 3-4 Story

Attached Townhomes - 3 Story

Attached Townhomes - 2 Story





Cottage Homes

These examples are not meant to show what will be built, only examples of what could be built.

RESIDENTIAL GUIDELINES

Typical homes in the Town Center at Copper Rim are two-story single-family and townhomes placed on traditional lots. Great attention shall be given with regards to building materials, window placement and proportion, roof design, color, and variety.

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area.

The main entrance of all homes shall be oriented to the street in order to promote an active street. Windows should be installed on all facades of the home and shall be proportionate in size to the wall face in which the window is located. There shall be no windowless walls.

Homes shall be designed to maintain the scale of the entire neighborhood with respect to height, bulk, and structure size. No home should be over-powering in height or size when compared with other homes in the neighborhood.

Box or bay windows are encouraged to help break up the facades. Dormers are encouraged to help break up the mass of a roof.

Treatment of the exterior of homes can provide an opportunity to visually unify the development. The use of different materials is encouraged and required to give distinction to the varied focus of the building. All homes shall comply with West Jordan City code section 13-5B-6. Exceptions may be made for homes that are comprised of only one material, such as composite board siding, but only as approved by the Architectural Control Committee.

ARCHITECTURAL REVIEW

To ensure that homes incorporate features and designs as set forth in the Town Center at Copper Rim Development Plan Standards, namely, high quality building materials, window placement and proportion and window treatment, covered porches, roof design, color and variety, a standard approach to home plan approval will be followed.

The path for approval will follow a two-part compliance:

STEP 1 - Architectural Control Committee (ACC) reviews and approval. All plans will go through the ACC review prior to submitting building plans to West Jordan City. The review will verify that the home conforms with all design and regulations as set forth in the CC&R's. The ACC will provide a signed review upon approval (a sample copy has been attached).

STEP 2 - West Jordan City building plan review and approval.

This process has been established and is successful in other communities. It has shown that the results are neighborhoods with homes that are diverse, aesthetically pleasing, and constructed of higher quality building materials.

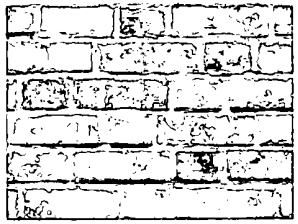
Typical Elevations and Footprints have been added to the Development Plan to show compliance with the Town Center at Copper Rim Development Plan Standards. A Conceptual Elevations sheet has also been added to provide additional examples of 'typical' homes.

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

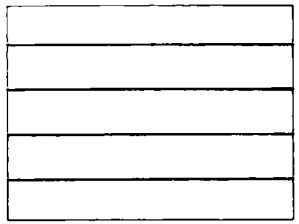
C.W. LAND CO.

BK 11233 PG 7108

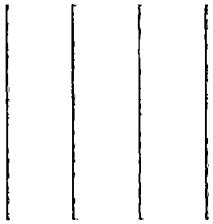
MATERIALS | RESIDENTIAL



Brick



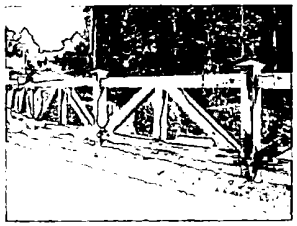
Horizontal Siding



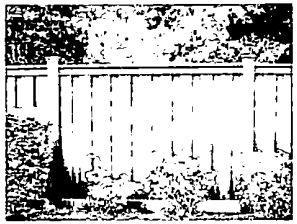
Board & Batten Siding

Stone

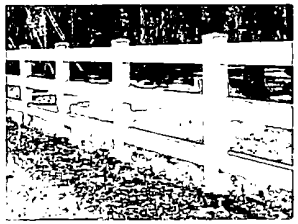
FENCING | RESIDENTIAL



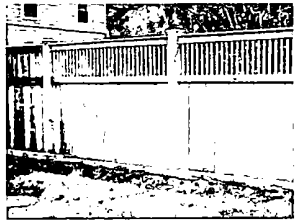
Wooden Perimeter Fence



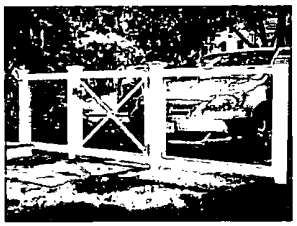
Wooden Privacy Fence



Rail Fence

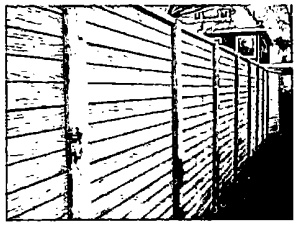


Semi Private Fence

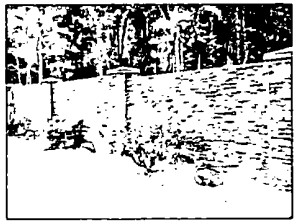


Wood & Metal Perimeter Fence

Traditional White Picket Fence



Precast Soundwall Fence



Precast Soundwall Fence

MATERIALS

Approved materials for homes within Town Center at Copper Rim include:

- Composite Board siding or approved similar
- Composite Board shingles or approved similar
- Plaster or Stucco
- Brick
- Stone
- Steel
- Metal Cladding
- Glass
- Wood

FENCING

Fencing should be complementary and cohesive with the style of the adjacent building. Examples of acceptable fence materials are listed below.

- Wooden Perimeter Fence
- Wooden Privacy Fence
- Rail Fence
- Semi Private Fence
- Wood and Metal Perimeter Fence
- Traditional White Picket Fence
- Precast Soundwall Fence

STREET LIGHTING

Any Street Lights provided will be the West Jordan City Standard Residential Street Light Fixture as found in the West Jordan Engineering Standards.

SINGLE FAMILY ELEVATIONS

Jackson - Traditional

Monarch - Traditional

Stratton - Traditional

Jackson - Craftsman

Monarch - Craftsman

Stratton - Farmhouse

Jackson - Contemporary

Monarch - Contemporary

Stratton - Contemporary

TOWNHOME ELEVATIONS

Zion - Residence 1

Zion - Residence 2

Zion - Residence 3

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

C.W. LAND CO.

BK 11233 PG 7110

BK 11233 PG 7111

As the commercial uses have yet to be determined, use the following principles in conjunction with the IOZ Design and Development Standards Requirements to guide planning for the Town Center commercial district.

I. SITE DESIGN PRINCIPLES

A. STREETSCAPES AND PEDESTRIAN EDGES

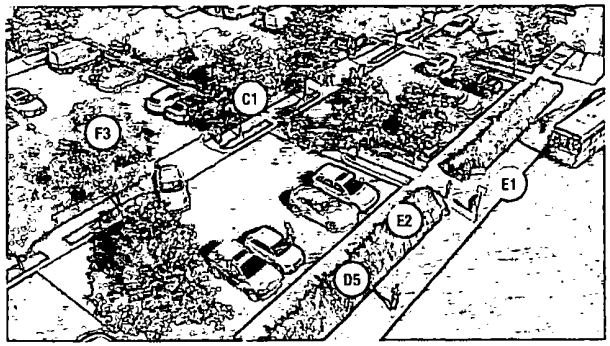
Incorporate design elements that soften the edges between the street and the building, to provide a people-oriented scale, comfort, and character.

B. BUILDING LOCATION AND SITE ORGANIZATION

Site planning must address potential traffic, transit access, parking, circulation and safety issues, light and glare, noise, odors, dust control and security.

PAY SPECIAL ATTENTION TO:

1. Pedestrian-oriented storefronts and features
2. Creating functional private and public open space
3. Maintaining the continuity of street frontage
4. Building orientation
5. Pedestrian orientation
6. Natural lighting opportunities
7. Buildings on corner lots
8. Reducing visual prominence of parking from the street
9. Avoiding monotonous facades



C. CIRCULATION OF CARS, TRUCKS, PEDESTRIANS, AND BICYCLES

Site planning and project density should be appropriate for the project location. This location, near the interchange will provide a major community node and designs should support higher density, pedestrian-friendly access as well as accommodations for future transit connections.

Balanced circulation routes must be provided for both vehicular and pedestrian movement. Conflict between vehicles and people must be minimized, and convenience should be maximized. Access points should be clear and obvious and articulated to announce 'entry' or 'exit'. Prominent, attractive pedestrian circulation routes must be provided from the public streetscape to each building or complex entrance. Changing pavement at pedestrian crossings is an easy way to add visual prominence to pedestrian routes.

PAY SPECIAL ATTENTION TO:

1. Prioritizing pedestrian circulation - everyone is a pedestrian at their destination regardless of what mode of travel they use between.

D. PARKING

The visual prominence of parked vehicles shall be minimized whenever possible. Parking must be designed to minimize potential pedestrian conflicts, and provide for simple and efficient vehicle movement. Paved parking areas should be as small as is needed for the purpose intended.

PAY SPECIAL ATTENTION TO:

1. Location of parking
2. Shared parking opportunities
3. Pedestrian routes & circulation
4. Service & delivery parking locations
5. Screening of parking areas

E. SITE AMENITIES

Projects must be designed whenever feasible to maximize opportunities for creating usable, attractive, and integrated public spaces and site amenities. Nearly every project can incorporate some degree of site amenity, which will vary appropriate to the overall scale and character of the project. Examples of site amenities include public plazas, street furniture, public art, sidewalk seating, transit shelters, open/green spaces, pedestrian walkways, water features, clock towers, landscape features, lighting features, receptacles for trash, trellises, arbors and colonnades.

PAY SPECIAL ATTENTION TO:

1. Planning for future transit stops
2. Visibility of public areas
3. Functional spaces
4. Accessibility to amenities
5. Material quality
6. Focal points
7. Provide covered trash and recycling containers in common areas.

F. LANDSCAPING

Landscape is a key component of virtually every commercial property. Plants must be integrated into site design to the maximum extent feasible. Planted areas must be used to enhance the appearance of structures, define site functions and edges, screen undesirable views, and introduce color, texture, and softness. Encourage green infrastructure where feasible, including but not limited to swales, rain gardens, tree cells, and permeable pavement.

PAY SPECIAL ATTENTION TO:

1. Landscaping as screening
2. Security issues
3. Shade trees
4. Planter strip landscaping

G. SITE SIGNAGE

Signage should complement the overall site design and building architecture. For guidelines see IOZ Design Standards for 'Signs' on p. 25.

H. EQUIPMENT, SERVICES, AND ACCESSORY STRUCTURES

Service elements and infrastructure such as trash enclosures, loading docks, storage, and mechanical equipment must be screened from street views and integrated into the design to make it as unobtrusive as possible. Per IOZ Design Standards trash enclosures must be 3-sided and be accessed through an architecturally compatible gate. Accessory structures such as storage facilities must be integrated with the architectural style of the project.

PAY SPECIAL ATTENTION TO:

1. Accessory structures / storage
2. Trash and recycling enclosures
3. Screening Mechanical / HVAC/utility equipment where possible

NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED

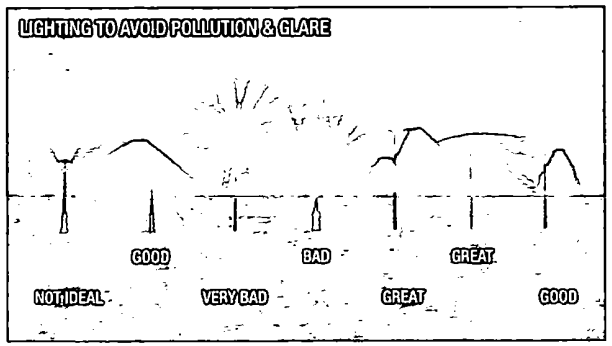
C.W. LAND CO.

BK 11233 PG 7112

I. SITE DESIGN PRINCIPLES

I. SITE SECURITY: LIGHTING, FENCES, GATES, AND WALLS

Site design should provide security for employees and visitors alike. Lighting: Every site must have provision for lighting that is both functional and also respects the scale and character of adjacent development. Lighting must not intrude upon or create a nuisance for nearby occupant, especially abutting residential areas. At the same time, lighting should provide for adequate visibility and security for customers and those passing by. Brighter is not always better, pay attention to minimizing glare and light pollution. LED fixtures are preferable due to the energy savings and ability to control brightness, angle, color, etc.



Fences, Gates, and Walls: Access control methods such as fences, gates, and walls must not create an intimidating or fortress like appearance which would detract from the appearance of a site. Other security features that are functional and effective should be integrated into the design, and not contribute to a negative impression or appearance.

J. SETBACKS & SITING

All setback and siting shall follow the IOZ Design Standards for 'Buildings' on beginning on p. 8.

II. BUILDING DESIGN PRINCIPLES

See IOZ Design and Development Standards and Requirements for building restrictions and requirements.

A. SCALE/MASSING/ARTICULATION

Projects must relate to the surrounding existing or emerging context with respect to building scale, mass, setbacks, and articulation.

PAY SPECIAL ATTENTION TO:

1. Anchoring with prominent visual design elements at nodes and gateways
2. Façade articulation
3. Visual interest at street elevations
4. Appropriate scale
5. Creating visual permeability to enhance pedestrian experience

B. BUILDING STYLE AND THEME

When a new building facade is created, it must be compatible with the context of its location. Building design should be harmonious, but not necessarily similar with adjacent development. Compatibility is measured by broader considerations of scale and character of the area as it is expected to be in the future.

PAY SPECIAL ATTENTION TO:

1. Variety in architectural elements
2. Roof forms/massing/planar changes
3. Clearly defined entries with pedestrian scale
4. Melding corporate and local identities in design
5. Awnings/trellises/canopies

C. MATERIALS / TEXTURES / COLORS

Building facades must feature high-quality materials. Most design motifs should utilize multiple materials, colors and textures, in a coordinated restrained way.

PAY SPECIAL ATTENTION TO:

1. Material selection based on design motif and quality
2. Variation of materials / colors / textures
3. Window and door placement - no blank walls are allowed
4. Glazing and storefront framing

D. RESOURCE CONSERVATION

New developments should incorporate building design features that conserve resources.

PAY SPECIAL ATTENTION TO:

1. Reducing energy consumption through design choices
2. Energy efficient lighting & system
3. Energy rated roofs/shading/photovoltaic/recycled material selection
4. Water conservation, filtration and groundwater recharge

E. BUILDING SIGNAGE

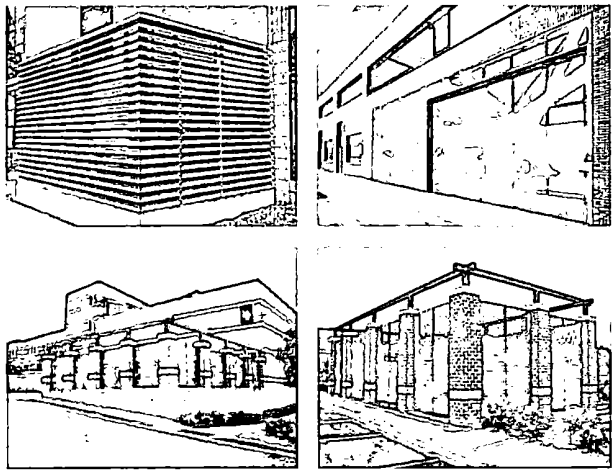
Building signage should be an integral part of the architectural design of every commercial establishment. Signage should be as unobtrusive, and be of high quality in design, materials, and execution. For guidelines see IOZ Design Standards for 'Signs' on p. 25.

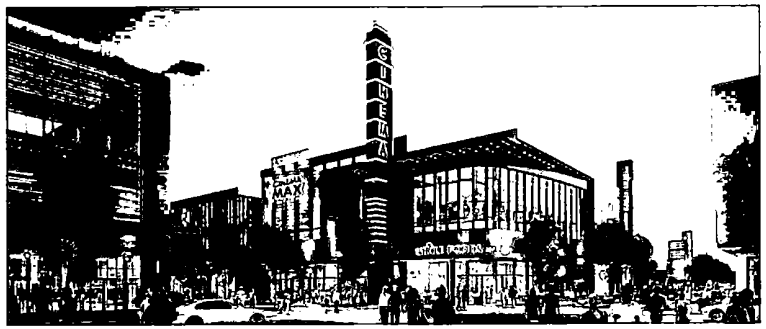
F. BUILDING EQUIPMENT AND SERVICES

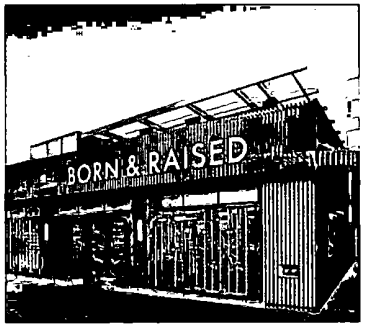
Principle: Service elements and infrastructure such as louvers and exhaust vents, mechanical equipment, pipes and conduits, etc., must be integrated into the architectural design. Where such elements cannot be concealed in or behind the building structure, they must be screened from street views.

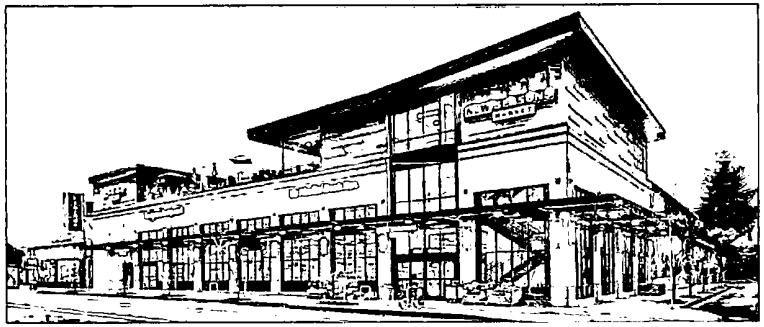
PAY SPECIAL ATTENTION TO:

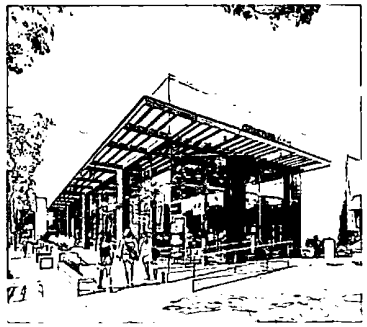
1. Roof mounted equipment screening
2. Visible piping and conduit
3. Location of garbage storage

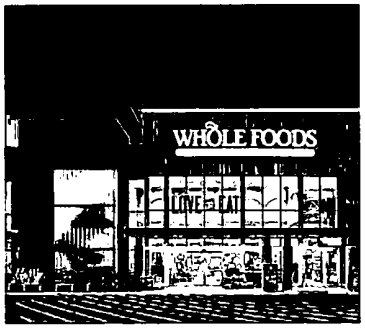


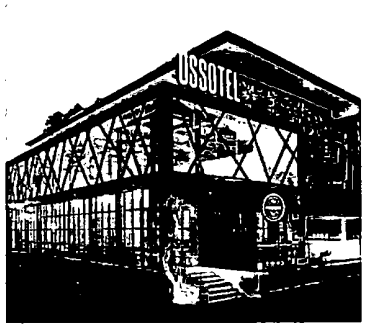


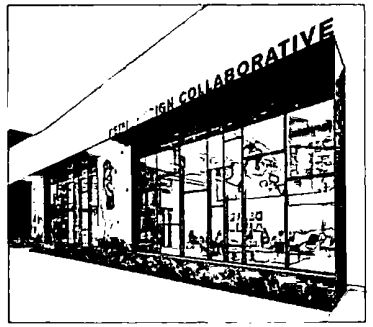












NOTE: ALL GRAPHICS SHOWN ARE CONCEPTUAL ONLY - ACTUAL FORM, DESIGN AND LAYOUT YET TO BE DETERMINED.

BK 11233 PG 7114

Settlement 14088

City of West Jordan

User:	Rachel Dority	System Total:	$75256.89
Processing Date:	8/6/2021	Drawer Total:	$75256.89
Included Batches:	9100	Variance:	$0.00
External Batches:	Rachel.Dority-34390		

Settlement Details

Tender Classification	Count	System Amount	Drawer Amount	Variance
Cash	1	$82.00	$82.00	$0.00
Check	1	$2,683.69	$2683.69	$0.00
CreditCard	1	$72,491.20	$72491.20	$0.00
Totals	**3**	**$75256.89**	**$75256.89**	**$0.00**

BK 11233 PG 7115

Settlement 14088

City of West Jordan

Cash Details

Notes

Type	Quantity	Amount
Hundreds	0	$0.00
Fifties	0	$0.00
Twenties	0	$0.00
Tens	0	$0.00
Fives	0	$0.00
Twos	0	$0.00
Ones	0	$0.00
Note Total		**$0.00**

Coins

Type	Quantity	Amount
Dollars	0	$0.00
Half-Dollars	0	$0.00
Quarters	0	$0.00
Dimes	0	$0.00
Nickels	0	$0.00
Pennies	0	$0.00
Coin Total		**$0.00**

Starting Balance: $0.00

Cash Activity: $82.00

Cash Transfers: $0.00

Ending Cash: $82.00

Rachel Dority

Reviewer

BK 11233 PG 7116

Batch Report - Transaction Detail

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

Trans #	Paid By	User	# of Payments	Amount
1	PETERSON	Rachel Dority	1	161.47
2	ECKMAN	Rachel Dority	1	78.54
3	HOGGAN	Rachel Dority	3	300.00
4	THANH C NGUYEN	Rachel Dority	1	165.24
5	MCINTYRE	Rachel Dority	2	267.10
6	ANDREA MCDONALD	Rachel Dority	1	418.79
7	SCOTT	Rachel Dority	1	131.04
8	OCHOA	Rachel Dority	1	198.34
9	RAMIREZ	Rachel Dority	1	146.29
10	JOHNNY ANDERSON	Rachel Dority	7	64856.00
11	JOHNNY ANDERSON	Rachel Dority	2	2295.00
12	PIZANO	Rachel Dority	1	114.06
13	TYLER SISSON	Rachel Dority	2	150.00
14	TONDEVOLD	Rachel Dority	1	124.47
15	EZ	Rachel Dority	2	65.65
16	QUINTANA	Rachel Dority	1	100.00
17	GORDON BEALS	Rachel Dority	3	114.95
18	KILLEY	Rachel Dority	1	99.24
19	THE CHURCH OF JESUS CHRIST	Rachel Dority	3	478.34
20	LOPEZ, JORGE & CINDY	Rachel Dority	1	70.00
21	VALENZUELA	Rachel Dority	1	135.64
22	CORNEJO, ANGEL	Rachel Dority	1	82.00
23	GAVINA	Rachel Dority	1	150.00

BK 11233 PG 7117

Batch Report - Payment Detail

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

24	BROWN	Rachel Dority	1	127.20
25	MASTERS	Rachel Dority	1	25.89
26	MANGRUM	Rachel Dority	1	152.58
27	PEYTANEH	Rachel Dority	2	381.91
28	KONGTUNGMON	Rachel Dority	1	53.60
29	SUMMERS	Rachel Dority	1	217.44
30	CHIU, FAI	Rachel Dority	1	171.87
31	ROCK, ROBERT & DONNA	Rachel Dority	1	110.09
32	BILLS, BRIAN L	Rachel Dority	1	78.94
33	VIGIL, ORLANDO	Rachel Dority	1	97.99
34	CALEB FABER	Rachel Dority	2	65.65
35	JENKINS, DAN DAVIS	Rachel Dority	1	80.79
36	BECKETT, BAMBI	Rachel Dority	1	130.84
37	ROYER	Rachel Dority	1	153.49
38	POULSEN, RUSSELL	Rachel Dority	1	137.24
39	MONTALVO, ELOY	Rachel Dority	1	111.71
40	GONDA, LINDA	Rachel Dority	1	193.99
41	VANLEEUWEN, VIRGINIA	Rachel Dority	1	247.47
42	GREENWOOD, DEHLIN	Rachel Dority	2	87.00
43	MORTENSEN, MICHAEL	Rachel Dority	1	130.12
44	GRINNELL, DAVID M & DENICE	Rachel Dority	1	143.39
45	WADSWORTH, CHRIS H	Rachel Dority	1	184.49
46	TURNER, TIMOTHY A	Rachel Dority	3	227.42
47	WORSLEY	Rachel Dority	1	104.86
48	VIGIL, ORLANDO	Rachel Dority	1	2.00
49	NEWBOLD	Rachel Dority	1	137.24

BK 11233 PG 7118

Batch Report - Tender Detail

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

50	GUNDERSON	Rachel Dority	2	379.00
51	WALSH	Rachel Dority	3	620.52
		Total:	**75**	**75256.89**

BK 11233 PG 7119

Batch Report - Summary by Payment Type

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

Payment ID	Year Item Description	Eff Date	Customer External Reference	Payment Type	Amount
0001-758063	2022 1672541 0172445	8/6/2021	PETERSON, MARK W/1172445 2022-60-1672541/Rachel.Dority-34390/2022-60-1672541-2537133	Utility Billing	161.47
0002-758066	2022 1689387 0010629	8/6/2021	ECKMAN, ROSALIE/1010629 2022-60-1689387/Rachel.Dority-34390/2022-60-1689387-2537136	Utility Billing	78.54
0003-758069	2022 1681786 3000826	8/6/2021	HOGGAN, WAYDE/3043165 2022-60-1681786/Rachel.Dority-34390/2022-60-1681786-2537139	Utility Billing	16.56
0003-758070	2021 1650938 3000826	8/6/2021	HOGGAN, WAYDE/3043165 2021-60-1650938/Rachel.Dority-34390/2021-60-1650938-2537140	Utility Billing	173.92
0003-758071	2021 1622052 3000826	8/6/2021	HOGGAN, WAYDE/3043165 2021-60-1622052/Rachel.Dority-34390/2021-60-1622052-2537141	Utility Billing	109.52
0004-758072	2022 1680587 0274998	8/6/2021	NGUYEN , THANH & KHIEN/1274998 2022-60-1680587/Rachel.Dority-34390/2022-60-1680587-2537142	Utility Billing	165.24
0005-758073	2022 1694958 0008440	8/6/2021	MCINTYRE, ANDREW & CHRISTINE/1008440 2022-60-1694958/Rachel.Dority-34390/2022-60-1694958-2537143	Utility Billing	122.56
0005-758074	2022 1664065 0008440	8/6/2021	MCINTYRE, ANDREW & CHRISTINE/1008440 2022-60-1664065/Rachel.Dority-34390/2022-60-1664065-2537144	Utility Billing	144.54
0006-758075	2021 1658195 0004494	8/6/2021	LANARK INVESTMENTS 3, LLC/2002393 2021-60-1658195/Rachel.Dority-34390/2021-60-1658195-2537145	Utility Billing	418.79
0007-758076	2022 1679580 0225111	8/6/2021	SCOTT, STACEY L/1225111 2022-60-1679580/Rachel.Dority-34390/2022-60-1679580-2537146	Utility Billing	131.04
0008-758077	2022 1679785 0235515	8/6/2021	OCHOA, MARIANA/1235515 2022-60-1679785/Rachel.Dority-34390/2022-60-1679785-2537147	Utility Billing	198.34
0009-758078	2022 1674945 0280661	8/6/2021	RAMIREZ, ZUNIGA & RODRIGUEZ, NAJERS, FAN/3050818 2022-60-1674945/Rachel.Dority-34390/2022-60-1674945-2537148	Utility Billing	146.29
0010-758079	2021 23226|NROF IMPACT FEE FIRE OFFICE - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|NROF|74274/Rachel.Dority-34390/2022-02-0-2537149	Permits / Inspections	4839.20

BK 11233 PG 7120

Batch Report - Summary by Tender Type

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0010-758080	2021 23226|NROP IMPACT FEE POLICE OFFICE - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|NROP|74275/Rachel.Dority-34390/2022-02-0-2537150	Permits / Inspections	1398.40
0010-758081	2021 23226|NROR IMPACT FEE ROAD OFFICE - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|NROR|74276/Rachel.Dority-34390/2022-02-0-2537151	Permits / Inspections	31390.40
0010-758082	2021 23226|NRS2 IMPACT FEE SEWER 2 - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|NRS2|74278/Rachel.Dority-34390/2022-02-0-2537152	Permits / Inspections	10454.00
0010-758083	2021 23226|NRW2 IMPACT FEE WATER 2 - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|NRW2|74277/Rachel.Dority-34390/2022-02-0-2537153	Permits / Inspections	13324.00
0010-758084	2021 23226|WMC2 Water Meter Connection-2" Cull - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|WMC2|74279/Rachel.Dority-34390/2022-02-0-2537154	Permits / Inspections	2750.00
0010-758085	2021 23226|WML1 Water Meter 1" Landscaping - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23226|WML1|74280/Rachel.Dority-34390/2022-02-0-2537155	Permits / Inspections	700.00
0011-758086	2021 23879|ERFF ENG REVIEW FEE FINAL - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23879|ERFF|73051/Rachel.Dority-34390/2022-02-0-2537156	Permits / Inspections	1000.00
0011-758087	2021 23879|SMIF Subdivision-Minor Final - FEE	8/6/2021	ANDERSON, JOHNNY/3032880 PRM|23879|SMIF|73050/Rachel.Dority-34390/2022-02-0-2537157	Permits / Inspections	1295.00
0012-758091	2021 1662287 0230045	8/6/2021	PIZANO, ARMANDO/3042552 2021-60-1662287/Rachel.Dority-34390/2021-60-1662287-2537189	Utility Billing	114.06
0013-758094	2022 1690293 0171470	8/6/2021	SISSON, TYLER/1171470 2022-60-1690293/Rachel.Dority-34390/2022-60-1690293-2537192	Utility Billing	62.43
0013-758095	2021 1659415 0171470	8/6/2021	SISSON, TYLER/1171470 2021-60-1659415/Rachel.Dority-34390/2021-60-1659415-2537193	Utility Billing	87.57
0014-758110	2022 1670993 0008650	8/6/2021	TONDEVOLD, BARRIE/1008650 2022-60-1670993/Rachel.Dority-34390/2022-60-1670993-2537208	Utility Billing	124.47
0015-758118	2021 25002|BS01 BUILDING PERMIT - REVIEW	8/6/2021	0 PRM|25002|BS01|74543/Rachel.Dority-34390/2022-02-0-2537216	Permits / Inspections	65.00
0015-758119	2021 25002|BS02 STATE ADJUSTMENT FEE - FEE	8/6/2021	0 PRM|25002|BS02|74544/Rachel.Dority-34390/2022-02-0-2537217	Permits / Inspections	0.65

BK 11233 PG 7121

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0016-758120	2021 1639366 0000406	8/6/2021	QUINTANA, ANTONIA L./3055629 2021-60-1639366/Rachel.Dority-34390/2021-60-1639366-2537321	Utility Billing	100.00
0017-758121	2021 24813|BS01 BUILDING PERMIT - REVIEW	8/6/2021	0 PRM|24813|BS01|73817/Rachel.Dority-34390/2022-02-0-2537322	Permits / Inspections	69.25
0017-758122	2021 24813|BS02 STATE ADJUSTMENT FEE - FEE	8/6/2021	0 PRM|24813|BS02|73818/Rachel.Dority-34390/2022-02-0-2537323	Permits / Inspections	0.69
0017-758123	2021 24813|BS05 PLAN REVIEW COMMERCIAL - FEE	8/6/2021	0 PRM|24813|BS05|73819/Rachel.Dority-34390/2022-02-0-2537324	Permits / Inspections	45.01
0018-758124	2022 1696152 0195652	8/6/2021	KILLEY, JERRY M/2008624 2022-60-1696152/Rachel.Dority-34390/2022-60-1696152-2537325	Utility Billing	99.24
0019-758131	2022 1670868 0003509	8/6/2021	SCHWENDIMAN, TADD/1003509 2022-60-1670868/Rachel.Dority-34390/2022-60-1670868-2537332	Utility Billing	281.89
0019-758132	2021 1639988 0003509	8/6/2021	SCHWENDIMAN, TADD/1003509 2021-60-1639988/Rachel.Dority-34390/2021-60-1639988-2537333	Utility Billing	109.02
0019-758133	2021 1611085 0003509	8/6/2021	SCHWENDIMAN, TADD/1003509 2021-60-1611085/Rachel.Dority-34390/2021-60-1611085-2537334	Utility Billing	87.43
0020-758140	2022 1670834 0000123	8/6/2021	LOPEZ, JORGE & CINDY/1000123 2022-60-1670834/Rachel.Dority-34390/2022-60-1670834-2537341	Utility Billing	70.00
0021-758144	2022 1691452 0259137	8/6/2021	VALENZUELA, LARRY/1259137 2022-60-1691452/Rachel.Dority-34390/2022-60-1691452-2537346	Utility Billing	135.64
0022-758146	2022 1672394 0154162	8/6/2021	CORNEJO, ANGEL/1154162 2022-60-1672394/Rachel.Dority-34390/2022-60-1672394-2537348	Utility Billing	82.00
0023-758147	2021 1659619 0193193	8/6/2021	GAVINA, JUAN/1193193 2021-60-1659619/Rachel.Dority-34390/2021-60-1659619-2537349	Utility Billing	150.00
0024-758149	2022 1672019 0109991	8/6/2021	BROWN, STEVEN B & JANE/1109991 2022-60-1672019/Rachel.Dority-34390/2022-60-1672019-2537351	Utility Billing	127.20
0025-758152	2022 1686264 0001202	8/6/2021	MASTERS, FLOYD & DENISE/1001202 2022-60-1686264/Rachel.Dority-34390/2022-60-1686264-2537354	Utility Billing	25.89
0026-758153	2022 1671592 0038729	8/6/2021	MANGRUM, DALE R/1038729 2022-60-1671592/Rachel.Dority-34390/2022-60-1671592-2537355	Utility Billing	152.58

BK 11233 PG 7122

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0027-758160	2022 1693956 0261768	8/6/2021	PEYTANEH, BSIR & RAMESH, SHAGHAYEGH/3054632 2022-60-1693956/Rachel.Dority-34390/2022-60-1693956-2537362	Utility Billing	265.67
0027-758161	2022 1698749 0226795	8/6/2021	BASIR, PEYTANEH/3050428 2022-60-1698749/Rachel.Dority-34390/2022-60-1698749-2537363	Utility Billing	116.24
0028-758170	2022 1694275 0006015	8/6/2021	APPLICATION REQUIRED FOR KONGTUNGMON/3058219 2022-60-1694275/Rachel.Dority-34390/2022-60-1694275-2537372	Utility Billing	53.60
0029-758173	2021 1645055 0004591	8/6/2021	SUMMERS, BRYAN & JERI/2002459 2021-60-1645055/Rachel.Dority-34390/2021-60-1645055-2538163	Utility Billing	217.44
0030-758180	2022 1673619 0247809	8/6/2021	CHIU, FAI/1247809 2022-60-1673619/Rachel.Dority-34390/2022-60-1673619-2538170	Utility Billing	171.87
0031-758181	2022 1696211 0201038	8/6/2021	ROCK, ROBERT & DONNA/1201038 2022-60-1696211/Rachel.Dority-34390/2022-60-1696211-2538171	Utility Billing	110.09
0032-758184	2022 1679264 0208504	8/6/2021	BILLS, BRIAN L/1208504 2022-60-1679264/Rachel.Dority-34390/2022-60-1679264-2538174	Utility Billing	78.94
0033-758185	2022 1678142 0057901	8/6/2021	VIGIL, ORLANDO/1057901 2022-60-1678142/Rachel.Dority-34390/2022-60-1678142-2538175	Utility Billing	97.99
0034-758186	2021 25006|BS01 BUILDING PERMIT - REVIEW	8/6/2021	0 PRM|25006|BS01|74551/Rachel.Dority-34390/2022-02-0-2538176	Permits / Inspections	65.00
0034-758187	2021 25006|BS02 STATE ADJUSTMENT FEE - FEE	8/6/2021	0 PRM|25006|BS02|74552/Rachel.Dority-34390/2022-02-0-2538177	Permits / Inspections	0.65
0035-758188	2022 1695436 0032680	8/6/2021	JENKINS, DAN DAVIS/1032680 2022-60-1695436/Rachel.Dority-34390/2022-60-1695436-2538178	Utility Billing	80.79
0036-758189	2022 1690606 0204032	8/6/2021	BECKETT, BAMBI/1204032 2022-60-1690606/Rachel.Dority-34390/2022-60-1690606-2538179	Utility Billing	130.84
0037-758192	2022 1664445 0027474	8/6/2021	NEWTON ENTERPRISES/1027474 2022-60-1664445/Rachel.Dority-34390/2022-60-1664445-2538182	Utility Billing	153.49
0038-758193	2022 1696333 0208992	8/6/2021	POULSEN, RUSSELL/1208992 2022-60-1696333/Rachel.Dority-34390/2022-60-1696333-2538183	Utility Billing	137.24
0039-758196	2022 1689600 0025437	8/6/2021	MONTALVO, ELOY/1025437 2022-60-1689600/Rachel.Dority-34390/2022-60-1689600-2538186	Utility Billing	111.71

BK 11233 PG 7123

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0040-758198	2022 1679999 0246926	8/6/2021	GONDA, LINDA/1246926 2022-60-1679999/Rachel.Dority-34390/2022-60-1679999-2538188	Utility Billing	193.99
0041-758200	2022 1678977 0185802	8/6/2021	VANLEEUWEN, VIRGINIA/1185802 2022-60-1678977/Rachel.Dority-34390/2022-60-1678977-2538190	Utility Billing	247.47
0042-758203	2021 1641677 0173014	8/6/2021	GREENWOOD, DEHLIN/1173014 2021-60-1641677/Rachel.Dority-34390/2021-60-1641677-2538193	Utility Billing	77.32
0042-758204	2021 1612782 0173014	8/6/2021	GREENWOOD, DEHLIN/1173014 2021-60-1612782/Rachel.Dority-34390/2021-60-1612782-2538194	Utility Billing	9.68
0043-758205	2022 1664328 0022707	8/6/2021	MORTENSEN, MICHAEL/1022707 2022-60-1664328/Rachel.Dority-34390/2022-60-1664328-2538195	Utility Billing	130.12
0044-758206	2022 1696309 0207670	8/6/2021	GRINNELL, DAVID M & DENICE/1207670 2022-60-1696309/Rachel.Dority-34390/2022-60-1696309-2538196	Utility Billing	143.39
0045-758212	2022 1679390 0215699	8/6/2021	WADSWORTH, CHRIS H/1215699 2022-60-1679390/Rachel.Dority-34390/2022-60-1679390-2538202	Utility Billing	184.49
0046-758218	2022 1673319 0231407	8/6/2021	TURNER, TIMOTHY A/1231407 2022-60-1673319/Rachel.Dority-34390/2022-60-1673319-2538208	Utility Billing	127.15
0046-758219	2021 1613555 0231407	8/6/2021	TURNER, TIMOTHY A/1231407 2021-60-1613555/Rachel.Dority-34390/2021-60-1613555-2538209	Utility Billing	92.57
0046-758220	2021 1584750 0231407	8/6/2021	TURNER, TIMOTHY A/1231407 2021-60-1584750/Rachel.Dority-34390/2021-60-1584750-2538210	Utility Billing	7.70
0047-758283	2022 1663704 0003806	8/6/2021	WORSLEY, PATRICIA/1003806 2022-60-1663704/Rachel.Dority-34390/2022-60-1663704-2538273	Utility Billing	104.86
0048-758286	2022 1678142 0057901	8/6/2021	VIGIL, ORLANDO/1057901 2022-60-1678142/Rachel.Dority-34390/2022-60-1678142-2538276	Utility Billing	2.00
0049-758298	2022 1697332 0263126	8/6/2021	NEWBOLD, KORY W/1263126 2022-60-1697332/Rachel.Dority-34390/2022-60-1697332-2538288	Utility Billing	137.24
0050-758339	2022 1671852 0067819	8/6/2021	GUNDERSON, TED L/1067819 2022-60-1671852/Rachel.Dority-34390/2022-60-1671852-2538329	Utility Billing	191.12
0050-758340	2021 1640973 0067819	8/6/2021	GUNDERSON, TED L/1067819 2021-60-1640973/Rachel.Dority-34390/2021-60-1640973-2538330	Utility Billing	187.88

BK 11233 PG 7124

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0051-758344	2022 1679727 0232405	8/6/2021	WALSH, CHERYL A/1232405 2022-60-1679727/Rachel.Dority-34390/2022-60-1679727-2538334	Utility Billing	261.57
0051-758345	2021 1648869 0232405	8/6/2021	WALSH, CHERYL A/1232405 2021-60-1648869/Rachel.Dority-34390/2021-60-1648869-2538335	Utility Billing	215.32
0051-758346	2021 1619971 0232405	8/6/2021	WALSH, CHERYL A/1232405 2021-60-1619971/Rachel.Dority-34390/2021-60-1619971-2538336	Utility Billing	143.63
				Total:	**75256.89**

BK 11233 PG 7125

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

Tender ID	Tender Type	Reference	Paid By	Deposit Reference	Deposit Account	Amount
0001-545126	CRED CARD		PETERSON	08/06/21 RD	City of West Jordan	161.47
0002-545128	CRED CARD		ECKMAN	08/06/21 RD	City of West Jordan	78.54
0003-545130	CRED CARD		HOGGAN	08/06/21 RD	City of West Jordan	300.00
0004-545131	CRED CARD		THANH C NGUYEN	08/06/21 RD	City of West Jordan	165.24
0005-545132	CRED CARD		MCINTYRE	08/06/21 RD	City of West Jordan	267.10
0006-545133	CRED CARD		ANDREA MCDONALD	08/06/21 RD	City of West Jordan	418.79
0007-545134	CRED CARD		SCOTT	08/06/21 RD	City of West Jordan	131.04
0008-545135	CRED CARD		OCHOA	08/06/21 RD	City of West Jordan	198.34
0009-545136	CRED CARD		RAMIREZ	08/06/21 RD	City of West Jordan	146.29
0010-545137	CRED CARD		JOHNNY ANDERSON	08/06/21 RD	City of West Jordan	29000.00
0010-545138	CRED CARD		JOHNNY ANDERSON	08/06/21 RD	City of West Jordan	35856.00
0011-545139	CRED CARD		JOHNNY ANDERSON	08/06/21 RD	City of West Jordan	2295.00
0012-545143	CRED CARD		PIZANO	08/06/21 RD	City of West Jordan	114.06
0013-545146	CRED CARD		TYLER SISSON	08/06/21 RD	City of West Jordan	150.00
0014-545155	CRED CARD		TONDEVOLD	08/06/21 RD	City of West Jordan	124.47
0015-545161	CRED CARD		EZ	08/06/21 RD	City of West Jordan	65.65
0016-545162	CRED CARD		QUINTANA	08/06/21 RD	City of West Jordan	100.00
0017-545163	CRED CARD		GORDON BEALS	08/06/21 RD	City of West Jordan	114.95
0018-545164	CRED CARD		KILLEY	08/06/21 RD	City of West Jordan	99.24
0019-545169	CHECK	4392	THE CHURCH OF JESUS CHRIST	08/06/21 RD	City of West Jordan	478.34
0020-545174	CHECK	393	LOPEZ, JORGE & CINDY	08/06/21 RD	City of West Jordan	70.00
0021-545177	CRED CARD		VALENZUELA	08/06/21 RD	City of West Jordan	135.64
0022-545179	CASH		CORNEJO, ANGEL	08/06/21 RD	City of West Jordan	100.00

BK 11233 PG 7126

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0022-545180	CASH			08/06/21 RD	City of West Jordan	-18.00
0023-545181	CRED CARD		GAVINA	08/06/21 RD	City of West Jordan	150.00
0024-545183	CRED CARD		BROWN	08/06/21 RD	City of West Jordan	127.20
0025-545185	CRED CARD		MASTERS	08/06/21 RD	City of West Jordan	25.89
0026-545186	CRED CARD		MANGRUM	08/06/21 RD	City of West Jordan	152.58
0027-545191	CRED CARD		PEYTANEH	08/06/21 RD	City of West Jordan	381.91
0028-545197	CRED CARD		KONGTUNGMON	08/06/21 RD	City of West Jordan	53.60
0029-545199	CRED CARD		SUMMERS	08/06/21 RD	City of West Jordan	217.44
0030-545203	CHECK	1187	CHIU, FAI	08/06/21 RD	City of West Jordan	171.87
0031-545204	CHECK	1584	ROCK, ROBERT & DONNA	08/06/21 RD	City of West Jordan	110.09
0032-545207	CHECK	139	BILLS, BRIAN L	08/06/21 RD	City of West Jordan	78.94
0033-545208	CHECK	1259	VIGIL, ORLANDO	08/06/21 RD	City of West Jordan	97.99
0034-545209	CRED CARD		CALEB FABER	08/06/21 RD	City of West Jordan	65.65
0035-545210	CHECK	5018	JENKINS, DAN DAVIS	08/06/21 RD	City of West Jordan	80.79
0036-545211	CHECK	2732	BECKETT, BAMBI	08/06/21 RD	City of West Jordan	130.84
0037-545213	CRED CARD		ROYER	08/06/21 RD	City of West Jordan	153.49
0038-545214	CHECK	1105	POULSEN, RUSSELL	08/06/21 RD	City of West Jordan	137.24
0039-545217	CHECK	11008	MONTALVO, ELOY	08/06/21 RD	City of West Jordan	111.71
0040-545219	CHECK	2451	GONDA, LINDA	08/06/21 RD	City of West Jordan	193.99
0041-545221	CHECK	7396	VANLEEUWEN, VIRGINIA	08/06/21 RD	City of West Jordan	247.47
0042-545223	CHECK	640	GREENWOOD, DEHLIN	08/06/21 RD	City of West Jordan	87.00
0043-545224	CHECK	537	MORTENSEN, MICHAEL	08/06/21 RD	City of West Jordan	130.12
0044-545225	CHECK	10257	GRINNELL, DAVID M & DENICE	08/06/21 RD	City of West Jordan	143.39
0045-545227	CHECK	9440	WADSWORTH, CHRIS H	08/06/21 RD	City of West Jordan	184.49
0046-545230	CHECK	222	TURNER, TIMOTHY A	08/06/21 RD	City of West Jordan	227.42
0047-545275	CRED CARD		WORSLEY	08/06/21 RD	City of West Jordan	104.86

BK 11233 PG 7127

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

0048-545277	CHECK	1259	VIGIL, ORLANDO	08/06/21 RD	City of West Jordan	2.00
0049-545286	CRED CARD		NEWBOLD	08/06/21 RD	City of West Jordan	137.24
0050-545319	CRED CARD		GUNDERSON	08/06/21 RD	City of West Jordan	379.00
0051-545322	CRED CARD		WALSH	08/06/21 RD	City of West Jordan	620.52
					Total:	75256.89

BK 11233 PG 7128

Batch Report -

[redacted]

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

Payment Type	# of Payments	Amount
Utility Billing	59	7859.64
Permits / Inspections	16	67397.25
Total:	**75**	**75256.89**

BK 11233 PG 7129

Batch Report -

Batch Number: **9100** Batch Date: **8/5/2021** Status: **Closed**

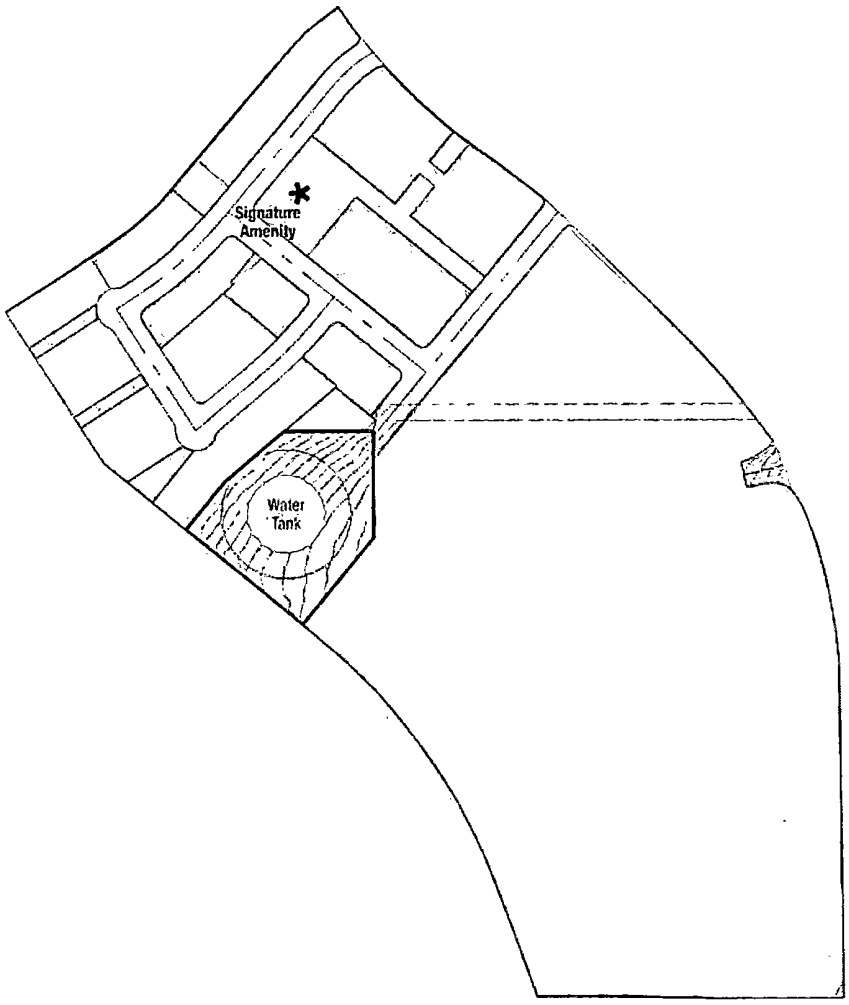
Tender Type	Count	Amount
Cash	2	82.00
Check	18	2683.69
Credit Card	33	72491.20
Total:	**53**	**75256.89**

BK 11233 PG 7130

HALES ENGINEERING
innovative transportation solutions

Copper Rim

Traffic Impact Study



West Jordan, Utah

April 13, 2021

UT20-1620

LICENSED PROFESSIONAL ENGINEER
NO. 295699
RYAN R.
HALES
04/13/2021
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
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BK 11233 PG 7131

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Copper Rim development located in West Jordan, Utah. The Copper Rim development is located on the north side of 7800 South, just east of Mountain View Corridor (S.R. 85).

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021), future (2026), and future (2041) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

Table ES-1: Morning and Evening Peak Hour Level of Service Results

	Intersection	Level of Sevice															
		Existing (2021)						Future (2026)						Future (2041)			
		Background				Plus Project		Background				Plus Project		Background		Plus Project	
		AM	PM	AM Mit	PM Mit	AM	PM	AM	PM	AM Mit	PM Mit	AM	PM	AM	PM	AM	PM
1	SB MVC (S.R. 85) / 7800 South	C	D	C	C	C	C	C	C	C	C	C	C	B	C	B	C
2	NB MVC (S.R. 85) / 7800 South	C	D	C	C	C	C	D	E	D	C	D	C	B	C	B	D
3	Highlands Loop Road / 7800 South	A	C	A	B	A	A	A	B	A	B	A	B	B	B	B	C
4	5600 West / 7800 South	C	C	C	C	C	C	C	C	C	C	C	D	C	C	C	D
5	7400 South / 5600 West	c	d	c	c	c	c	c	d	d	d	d	d	e	d	f	f
6	South Project Access / 7800 South	-	-	-	-	c	c	-	-	-	-	c	d	-	-	f	f

Table ES-2: Recommended Storage Length

	Intersection	Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	SB MVC (S.R. 85) / 7800 South	250	-	240	-	-	-	-	-	-	-	150	200	-	-	-	-
2	NB MVC (S.R. 85) / 7800 South	250	-	130	-	-	-	-	-	-	-	-	-	-	-	170	-
4	5600 West / 7800 South	200	-	200	-	185	-	200	225	225	275	200	-	225	-	200	300
5	7400 South / 5600 West	-	-	-	-	-	-	-	-	150	175	150	175	-	-	-	-
6	South Project Access / 7800 South	-	-	-	-	-	200	-	-	-	200	-	-	-	-	-	-

1. Storage lengths are based on 2041 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, April 2021

BK 11233 PG 7132

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of single-family homes, townhomes, a furniture store, a free-standing discount superstore, retail/commercial space, and restaurants.
- The project is anticipated to generate approximately 8,392 new weekday daily trips, including 486 trips in the morning peak hour, and 620 trips in the evening peak hour.
- Safe routes to schools were analyzed in full project buildout conditions for the nearby Falcon Ridge Elementary and West Hills Middle Schools.

2021	Background	Plus Project
Assumptions	• None	• **7800 South:** Widened to a 5-lane roadway between MVC and 5600 West as outlined in the WFRC RTP
Findings	• **NB MVC / 7800 South:** Excessive westbound queuing into the Highlands Drive / 7800 South roundabout	• Acceptable LOS at all study intersections
Mitigations	• **7800 South:** Widen to a 5-lane roadway as outlined in the WFRC RTP	• None
2026	**Background**	**Plus Project**
Assumptions	• None	• **NB MVC / 7800 South:** Install exclusive westbound right-turn pocket
Findings	• Poor LOS at the NB MVC / 7800 South intersection during the afternoon peak hour	• Acceptable LOS at all study intersections
Mitigations	• **NB MVC / 7800 South:** Install exclusive westbound right-turn pocket	• None
2041	**Background**	**Plus Project**
Assumptions	• **Mountain View Corridor:** Freeway completed	• None
Findings	• Poor LOS at the 7400 South / 5600 West intersection	• Poor LOS at the 7400 South / 5600 West and South Project Access / 7800 South intersections
Mitigations	• None, traffic will reroute to avoid delays	• **7400 South / 5600 West:** Install signal when warrants are met • A new collector road may connect the project from 7000 South along the project to Highlands Loop Road and continue to 5600 West. It is anticipated that traffic will be able to reroute and distribute accordingly.

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BK 11233 PG 7136

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Copper Rim development located in West Jordan, Utah. The proposed project is located on the north side of 7800 South, just east of Mountain View Corridor (S.R. 85). Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2021), future (2026), and future (2041) conditions with and without the proposed project and to recommend mitigation measures as needed.

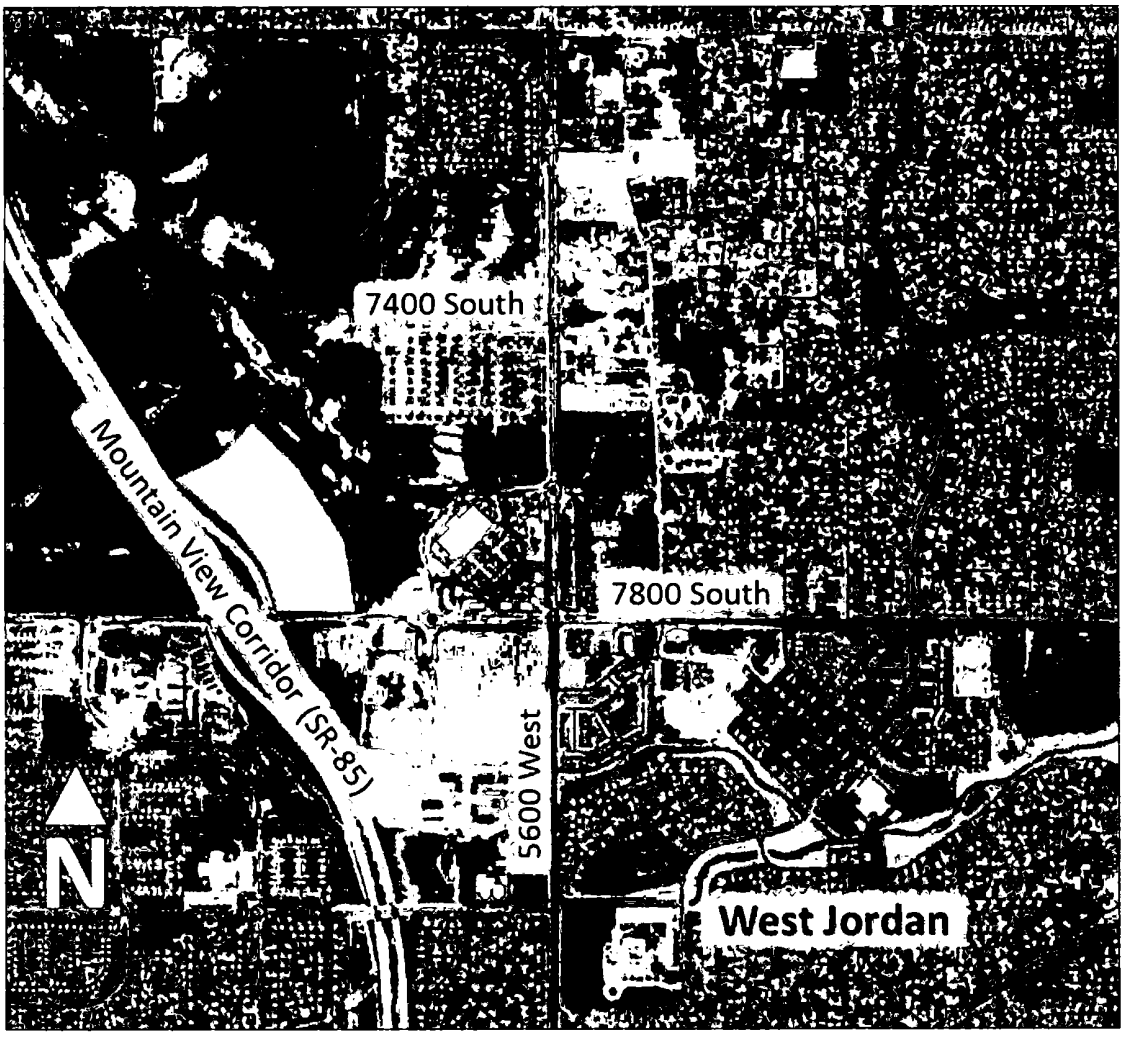


Figure 1: Vicinity map showing the project location in West Jordan, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- SB Mountain View Corridor (S.R. 85) / 7800 South
- NB Mountain View Corridor (S.R. 85) / 7800 South
- Highlands Loop Road / 7800 South
- 5600 West / 7800 South
- 7400 South / 5600 West
- Project Access / 7800 South

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. 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 for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix B. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

BK 11233 PG 7138

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 6th Edition, 2016 Methodology (Transportation Research Board)

BK 11233 PG 7139

II. EXISTING (2021) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

7800 South – Is a city-maintained roadway that is classified as a "city arterial" in the West Jordan Transportation Master Plan (2014). 7800 South has two lanes in each direction with a two-way left-turn lane (TWLTL) to the east of 5600 West, two lanes in each direction with a raised median from 5600 West to Highland Loop, and then tapers down to a one lane in each direction briefly before intersecting with Mountain View Corridor from the east side. At the project site, there is currently one travel lane in each direction with a median.

5600 West – Is a city-maintained roadway that is classified as a "city arterial" in the West Jordan Transportation Master Plan (2014). 5600 West has two travel lanes in each direction with a center TWLTL.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- SB Mountain View Corridor (S.R. 85) / 7800 South
- NB Mountain View Corridor (S.R. 85) / 7800 South
- Highlands Loop Road / 7800 South
- 5600 West / 7800 South
- 7400 South / 5600 West

The counts were performed on Thursday, January 30, 2020. The morning peak hour was determined to be between 7:15 and 8:15 a.m., and the evening peak hour was determined to be between 4:30 and 5:30 p.m. The morning and evening peak hour volumes were both used in the analysis based on West Jordan City standards. Detailed count data are included in Appendix A.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on Mountain View Corridor (S.R. 85) (ATR #634). In recent years, traffic volumes in April have been equal to

approximately 90% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

The collected 2020 morning and peak hour traffic volumes were grown to a 2021 non-COVID-19 condition using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future forecasted average daily traffic volumes were obtained from the Wasatch Front Regional Council (WFRC) travel demand model.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2021) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- SB MVC (S.R. 85) / 7800 South:
  - Southbound: 700 feet (evening)
  - Westbound: 600 feet (evening)
- Highlands Loop Road / 7800 South:
  - Southbound: 450 feet (evening)
  - Westbound: 300 feet (evening)
- NB MVC (S.R. 85) / 7800 South:
  - Westbound: >1,000 feet (evening)

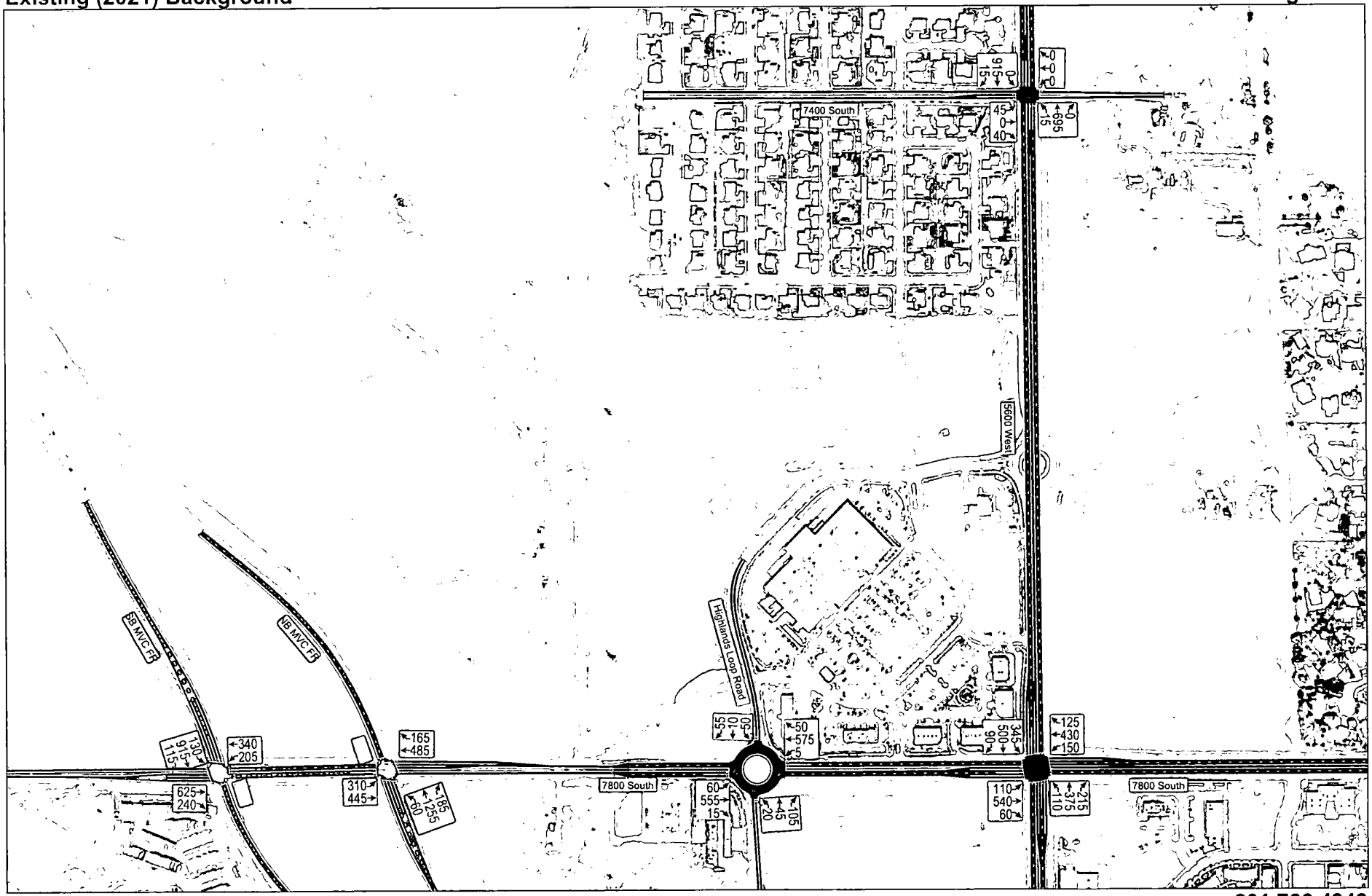
F. Mitigation Measures

Significant queuing was observed on the westbound approach of 7800 South between Highlands Loop Road and Mountain View Corridor, often extending into the Highlands Loop Road / 7800 South roundabout. This is, in part, caused by a bottleneck that is created when the westbound lanes exiting the roundabout are merged into one lane while approaching Mountain View Corridor. It is recommended that 7800 South be widened to contain two through-lanes in each direction on 7800 South west of Highlands Loop Road. The Wasatch Front Regional Council (WFRC) Regional Transportation Plan (RTP) indicates existing plans to widen this portion of 7800 South to a five-lane roadway. Hales Engineering recommends that this upgrade take place as soon as possible. No additional mitigation measures are recommended.

BK 11233 PG 7141

West Jordan - Copper Rim TIS Update
Existing (2021) Background

Morning Peak Hour
Figure 2a



BK 11233 PG 7142

Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043
801.766.4343
04/05/2021

West Jordan - Copper Rim TIS Update
Existing (2021) Background

Evening Peak Hour
Figure 2b

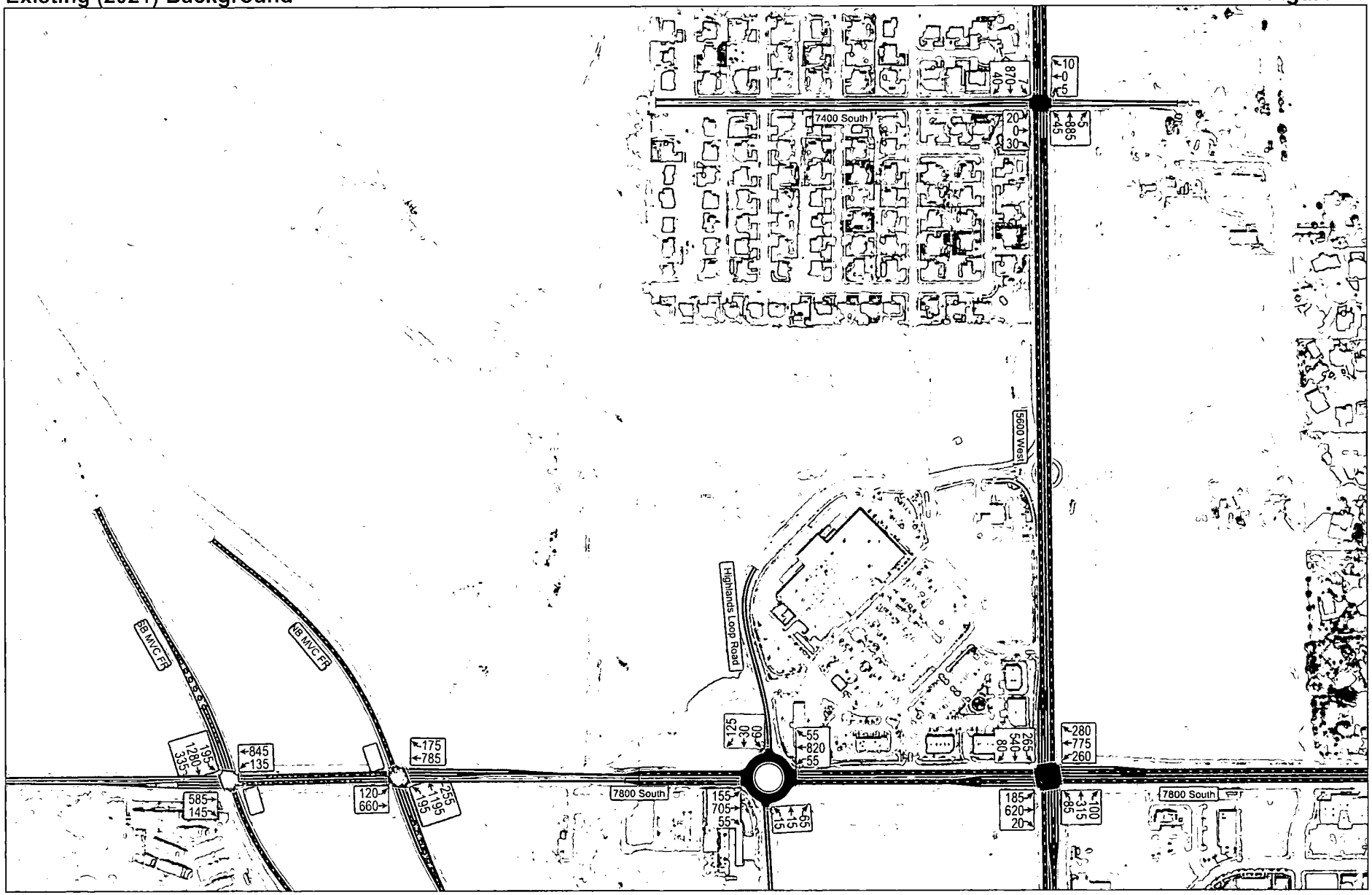


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Table 2: Existing (2021) Background Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	C (21.8)	D (42.2)
NB MVC (S.R. 85) / 7800 South	Signal	C (32.5)	D (54.4)
Highlands Loop Road / 7800 South	Roundabout	A (6.3)	C (16.4)
5600 West / 7800 South	Signal	C (24.6)	C (29.9)
7400 South / 5600 West	EB/WB Stop	c (20.4) / EBL	d (33.5) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

G. Mitigated Scenario

Hales engineering performed an analysis on existing (2021) background conditions with the recommended traffic mitigations during the morning and evening peak hours. Signal timing was also optimized for the new roadway conditions in these scenarios. Mitigated scenario LOS results are shown in Table 3.

Table 3: Mitigated Existing (2021) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	C (21.6)	C (23.2)
NB MVC (S.R. 85) / 7800 South	Signal	C (25.3)	C (28.5)
Highlands Loop Road / 7800 South	Roundabout	A (6.7)	B (10.1)
5600 West / 7800 South	Signal	C (24.2)	C (30.1)
7400 South / 5600 West	EB/WB Stop	c (21.1) / EBL	c (24.2) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

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III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Copper Rim development is located on the north side of 7800 South, east of Mountain View Corridor. The development will consist of residential single-family units, townhomes, a furniture store, a free-standing discount superstore, commercial/retail space, fast-food and high-turnover (sit-down) restaurants. A concept plan for the proposed development is provided in Appendix C. The proposed land use for the development has been identified in Table 4.

Table 4: Project Land Uses

Land Use	Intensity
Single-family detached housing	55 Units
Townhomes	67 Units
Furniture Store	74,500 sq. ft. GFA
Free-Standing Discount Superstore	130,000 sq. ft. GFA
Commercial/Retail	22,922 sq. ft. GFA
Fast-Food Restaurant	3,000 sq. ft. GFA
High-Turnover (Sit-Down) Restaurant	18,800 sq. ft. GFA

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Trip generation for the proposed project is included in Table 5, Table 6, and Table 7.

Development for the Copper Rim project is anticipated to take place in three phases. The first phase will be complete for the 2021 horizon year and includes both single-family and multi-family residential. Phase 2 will be complete for the 2026 horizon year and includes the addition of a furniture store. Phase 3 of the project will be complete by the 2041 horizon year and will include all proposed land uses.

Hales Engineering estimated certain trip reductions for internal capture and pass-by trips according to the NCHRP 684 Internal Trip Capture Estimation Tool and ITE pass-by data. Detailed internal capture calculations can be found in Appendix E.

The total new trip generation and pass-by trips for the development in full-build conditions is as follows:

- Daily Trips: 8,392 (+2,630 pass-by)
- Morning Peak Hour Trips: 486 (+160 pass-by)
- Evening Peak Hour Trips: 620 (+245 pass-by)

Table 5: Trip Generation (2021)

Trip Generation (2021)
West Jordan - Copper Rim TIS Update

Weekday Daily H.Y.	Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Internal Capture	Pass-by Reduction	New Trips Entering	New Trips Exiting	Total New Daily Trips
2021	Single-Family Detached Housing (210)	55	Dwelling Units	600	50%	50%	300	300	0%	0%	300	300	600
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	466	50%	50%	233	233	0%	0%	233	233	466
	Total			1,066			533	533			533	533	1,066
Morning Peak Hour	**Land Use[1]**	**# of Units**	**Unit Type**	**Trip Generation**	**% Entering**	**% Exiting**	**Trips Entering**	**Trips Exiting**	**Internal Capture**	**Pass-by Reduction**	**New Trips Entering**	**New Trips Exiting**	**Total New AM Trips**
2021	Single-Family Detached Housing (210)	55	Dwelling Units	44	25%	75%	11	33	0%	0%	11	33	44
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	34	23%	77%	8	26	0%	0%	8	26	34
	Total			78			19	59			19	59	78
Evening Peak Hour	**Land Use[1]**	**# of Units**	**Unit Type**	**Trip Generation**	**% Entering**	**% Exiting**	**Trips Entering**	**Trips Exiting**	**Internal Capture**	**Pass-by Reduction**	**New Trips Entering**	**New Trips Exiting**	**Total New PM Trips**
2021	Single-Family Detached Housing (210)	55	Dwelling Units	58	63%	37%	37	21	0%	0%	37	21	58
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	42	63%	37%	26	16	0%	0%	26	16	42
	Total			100			63	37			63	37	100

1 Land Use Code from the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017

SOURCE: Hales Engineering, April 2021

Table 6: Trip Generation (2026)

Trip Generation (2026)
West Jordan - Copper Rim TIS Update

Weekday Daily H.Y.	Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Internal Capture	Pass-by Reduction	New Trips Entering	New Trips Exiting	Total New Daily Trips
2021	Single-Family Detached Housing (210)	55	Dwelling Units	600	50%	50%	300	300	0%	0%	300	300	600
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	466	50%	50%	233	233	0%	0%	233	233	466
2026	Furniture Store (890)	74.5	1,000 Sq. Ft. GLA	470	50%	50%	235	235	0%	0%	235	235	470
	Total			1,536			768	768			768	768	1,536
Morning Peak Hour	**Land Use[1]**	**# of Units**	**Unit Type**	**Trip Generation**	**% Entering**	**% Exiting**	**Trips Entering**	**Trips Exiting**	**Internal Capture**	**Pass-by Reduction**	**New Trips Entering**	**New Trips Exiting**	**Total New AM Trips**
2021	Single-Family Detached Housing (210)	55	Dwelling Units	44	25%	75%	11	33	0%	0%	11	33	44
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	34	23%	77%	8	26	0%	0%	8	26	34
2026	Furniture Store (890)	74.5	1,000 Sq. Ft. GLA	20	71%	29%	14	6	0%	0%	14	6	20
	Total			98			33	65			33	65	98
Evening Peak Hour	**Land Use[1]**	**# of Units**	**Unit Type**	**Trip Generation**	**% Entering**	**% Exiting**	**Trips Entering**	**Trips Exiting**	**Internal Capture**	**Pass-by Reduction**	**New Trips Entering**	**New Trips Exiting**	**Total New PM Trips**
2021	Single-Family Detached Housing (210)	55	Dwelling Units	58	63%	37%	37	21	0%	0%	37	21	58
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	42	63%	37%	26	16	0%	0%	26	16	42
2026	Furniture Store (890)	74.5	1,000 Sq. Ft. GLA	40	47%	53%	19	21	0%	30%	13	15	28
	Total			140			82	58			76	52	128

1 Land Use Code from the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017

SOURCE: Hales Engineering, April 2021

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Table 7: Trip Generation (2041)

Trip Generation (2041)
West Jordan - Copper Rim TIS Update

Weekday Daily H.Y.	Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Internal Capture	Pass-by Reduction	New Trips Entering	New Trips Exiting	Total New Daily Trips
2021	Single-Family Detached Housing (210)	55	Dwelling Units	600	50%	50%	300	300	12%	0%	264	264	528
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	466	50%	50%	233	233	12%	0%	205	205	410
2026	Furniture Store (890)	74.5	1,000 Sq. Ft. GLA	470	50%	50%	235	235	12%	0%	207	207	414
2041	Free-Standing Discount Superstore (813)	130.0	1,000 Sq. Ft. GFA	6,592	50%	50%	3,296	3,296	12%	25%	2,175	2,175	4,350
2041	Shopping Center (820)	12.2	1,000 Sq. Ft. GLA	464	50%	50%	232	232	12%	0%	204	204	408
2041	Shopping Center (820)	10.7	1,000 Sq. Ft. GLA	404	50%	50%	202	202	12%	0%	178	178	356
2041	Fast-Food Restaurant with Drive-Through Window (934)	3.0	1,000 Sq. Ft. GFA	1,414	50%	50%	707	707	12%	50%	311	311	622
2041	High-Turnover (Sit-Down) Restaurant (932)	7.9	1,000 Sq. Ft. GFA	888	50%	50%	444	444	12%	30%	274	274	548
2041	High-Turnover (Sit-Down) Restaurant (932)	7.9	1,000 Sq. Ft. GFA	888	50%	50%	444	444	12%	30%	274	274	548
2041	High-Turnover (Sit-Down) Restaurant (932)	3.0	1,000 Sq. Ft. GFA	338	50%	50%	169	169	12%	30%	104	104	208
	Total			**12,524**			**6,262**	**6,262**			**4,196**	**4,196**	**8,392**
Morning Peak Hour	**Land Use[1]**	**# of Units**	**Unit Type**	**Trip Generation**	**% Entering**	**% Exiting**	**Trips Entering**	**Trips Exiting**	**Internal Capture**	**Pass-by Reduction**	**New Trips Entering**	**New Trips Exiting**	**Total New AM Trips**
2021	Single-Family Detached Housing (210)	55	Dwelling Units	44	25%	75%	11	33	5%	0%	10	31	41
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	34	23%	77%	8	26	5%	0%	8	25	33
2026	Furniture Store (890)	74.5	1,000 Sq. Ft. GLA	20	71%	29%	14	6	5%	0%	13	6	19
2041	Free-Standing Discount Superstore (813)	130.0	1,000 Sq. Ft. GFA	242	56%	44%	136	106	5%	15%	110	86	196
2041	Shopping Center (820)	12.2	1,000 Sq. Ft. GLA	12	62%	38%	7	5	5%	0%	7	5	12
2041	Shopping Center (820)	10.7	1,000 Sq. Ft. GLA	12	62%	38%	7	5	5%	0%	7	5	12
2041	Fast-Food Restaurant with Drive-Through Window (934)	3.0	1,000 Sq. Ft. GFA	122	51%	49%	62	60	5%	45%	32	31	63
2041	High-Turnover (Sit-Down) Restaurant (932)	7.9	1,000 Sq. Ft. GFA	80	55%	45%	44	36	5%	40%	25	21	46
2041	High-Turnover (Sit-Down) Restaurant (932)	7.9	1,000 Sq. Ft. GFA	80	55%	45%	44	36	5%	40%	25	21	46
2041	High-Turnover (Sit-Down) Restaurant (932)	3.0	1,000 Sq. Ft. GFA	30	55%	45%	17	14	5%	40%	10	8	18
	Total			**676**			**350**	**327**			**247**	**239**	**486**
Evening Peak Hour	**Land Use[1]**	**# of Units**	**Unit Type**	**Trip Generation**	**% Entering**	**% Exiting**	**Trips Entering**	**Trips Exiting**	**Internal Capture**	**Pass-by Reduction**	**New Trips Entering**	**New Trips Exiting**	**Total New PM Trips**
2021	Single-Family Detached Housing (210)	55	Dwelling Units	58	63%	37%	37	21	20%	0%	30	17	47
2021	Multifamily Housing (Low-Rise) (220)	67	Dwelling Units	42	63%	37%	26	16	20%	0%	21	13	34
2026	Furniture Store (890)	74.5	1,000 Sq. Ft. GLA	40	47%	53%	19	21	20%	30%	11	12	22
2041	Free-Standing Discount Superstore (813)	130.0	1,000 Sq. Ft. GFA	564	49%	51%	276	288	20%	25%	166	173	339
2041	Shopping Center (820)	12.2	1,000 Sq. Ft. GLA	48	48%	52%	23	25	20%	30%	13	14	27
2041	Shopping Center (820)	10.7	1,000 Sq. Ft. GLA	42	48%	52%	20	22	20%	30%	11	12	23
2041	Fast-Food Restaurant with Drive-Through Window (934)	3.0	1,000 Sq. Ft. GFA	100	52%	48%	52	48	20%	50%	21	19	40
2041	High-Turnover (Sit-Down) Restaurant (932)	7.9	1,000 Sq. Ft. GFA	78	62%	38%	48	30	20%	40%	23	14	37
2041	High-Turnover (Sit-Down) Restaurant (932)	7.9	1,000 Sq. Ft. GFA	78	62%	38%	48	30	20%	40%	23	14	37
2041	High-Turnover (Sit-Down) Restaurant (932)	3.0	1,000 Sq. Ft. GFA	30	62%	38%	19	11	20%	40%	9	5	14
	Total			**1,080**			**568**	**512**			**328**	**293**	**620**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, April 2021

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the morning and evening peak hour is shown in Table 8.

Pass-by trip distributions were based on projected traffic volume proportions in the east and west directions along 7800 South during each horizon year. For the future (2041) morning peak hour scenario, pass-by trips were distributed 52 percent eastbound and 48 percent westbound. For both future (2026) and future (2041) evening peak hour scenarios, pass-by trips were distributed 50 percent eastbound and 50 percent westbound.

Table 8: Trip Distribution

Direction	% To/From Project
North	50%
South	25%
East	5%
West	20%

These trip distribution assumptions were used to assign the morning and evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

7800 South:

- Project access will be located approximately 730 feet east of the NB Mountain View Corridor / 7800 South intersection. It will access the project on the north side of 7800 South. It is anticipated that the access will be stop-controlled at the access.

7400 South

- Project access will be located approximately 2,000 feet west of the 7400 South / 5600 West intersection. It will access the project on the South side of 7400 South. It is anticipated that the access will be stop-controlled at the access.

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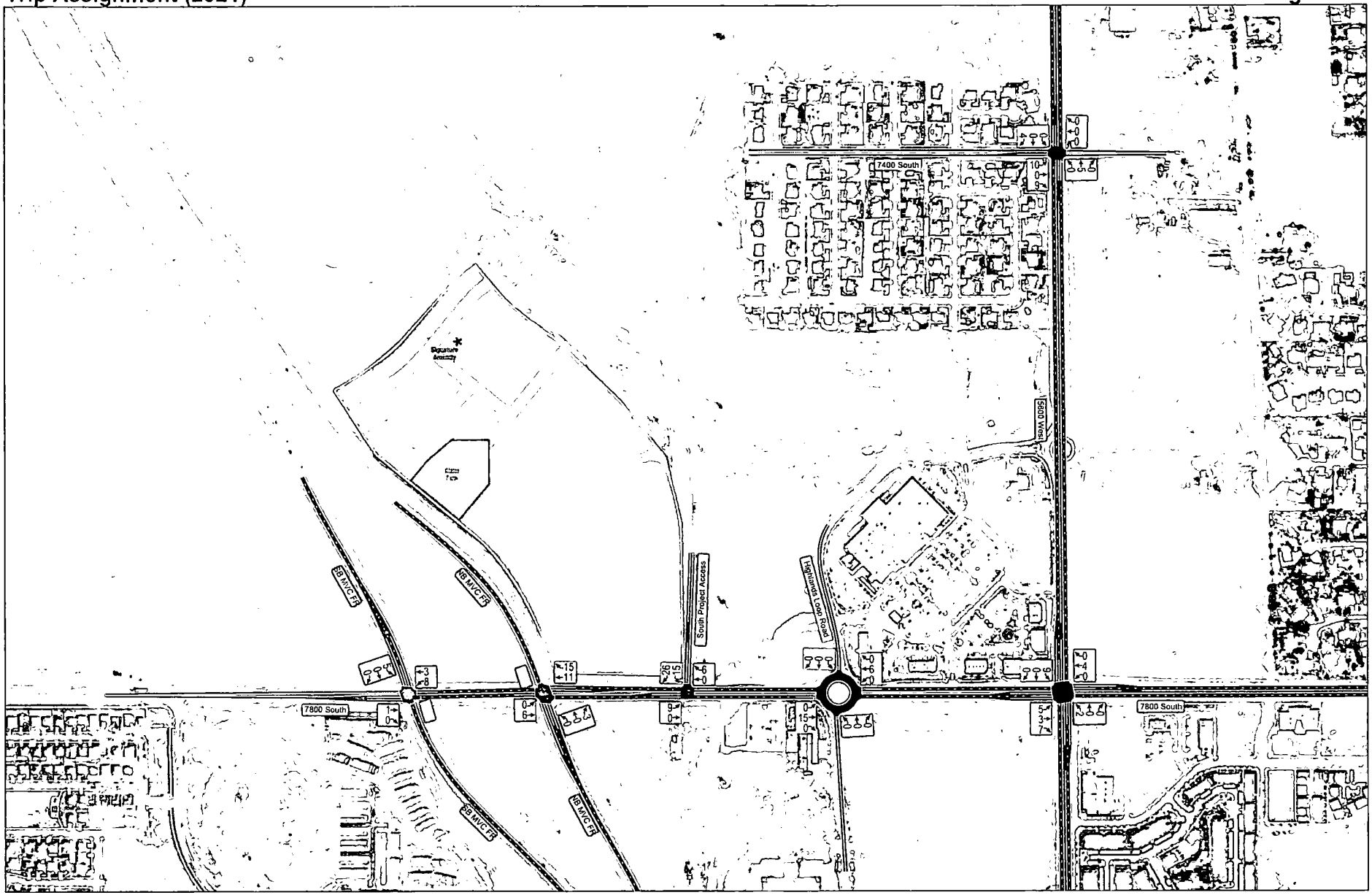
West Jordan - Copper Rim TIS Update
Trip Assignment (2021)

Morning Peak Hour
Figure 3a



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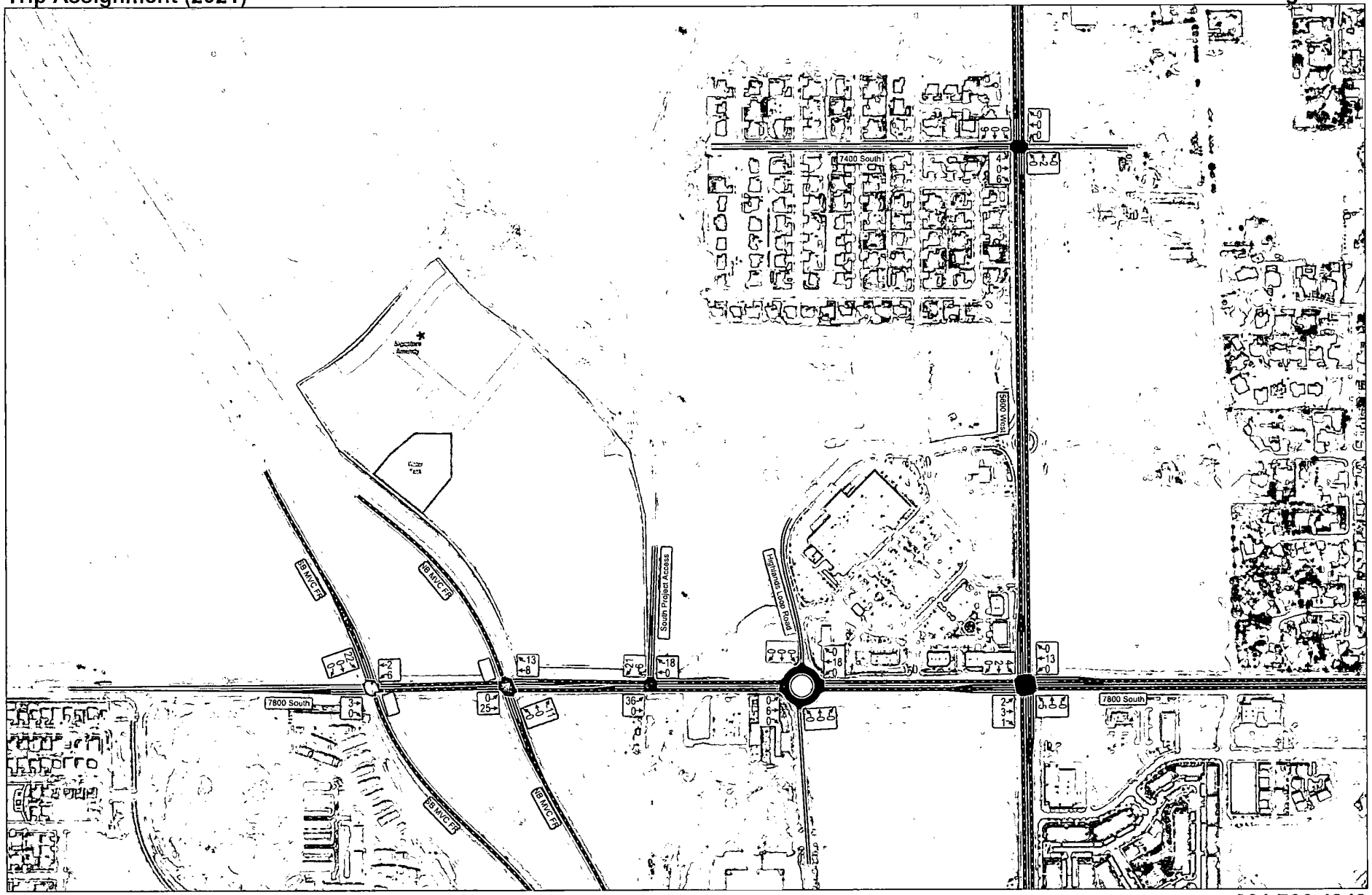
West Jordan - Copper Rim TIS Update
Trip Assignment (2021)

Evening Peak Hour
Figure 3b



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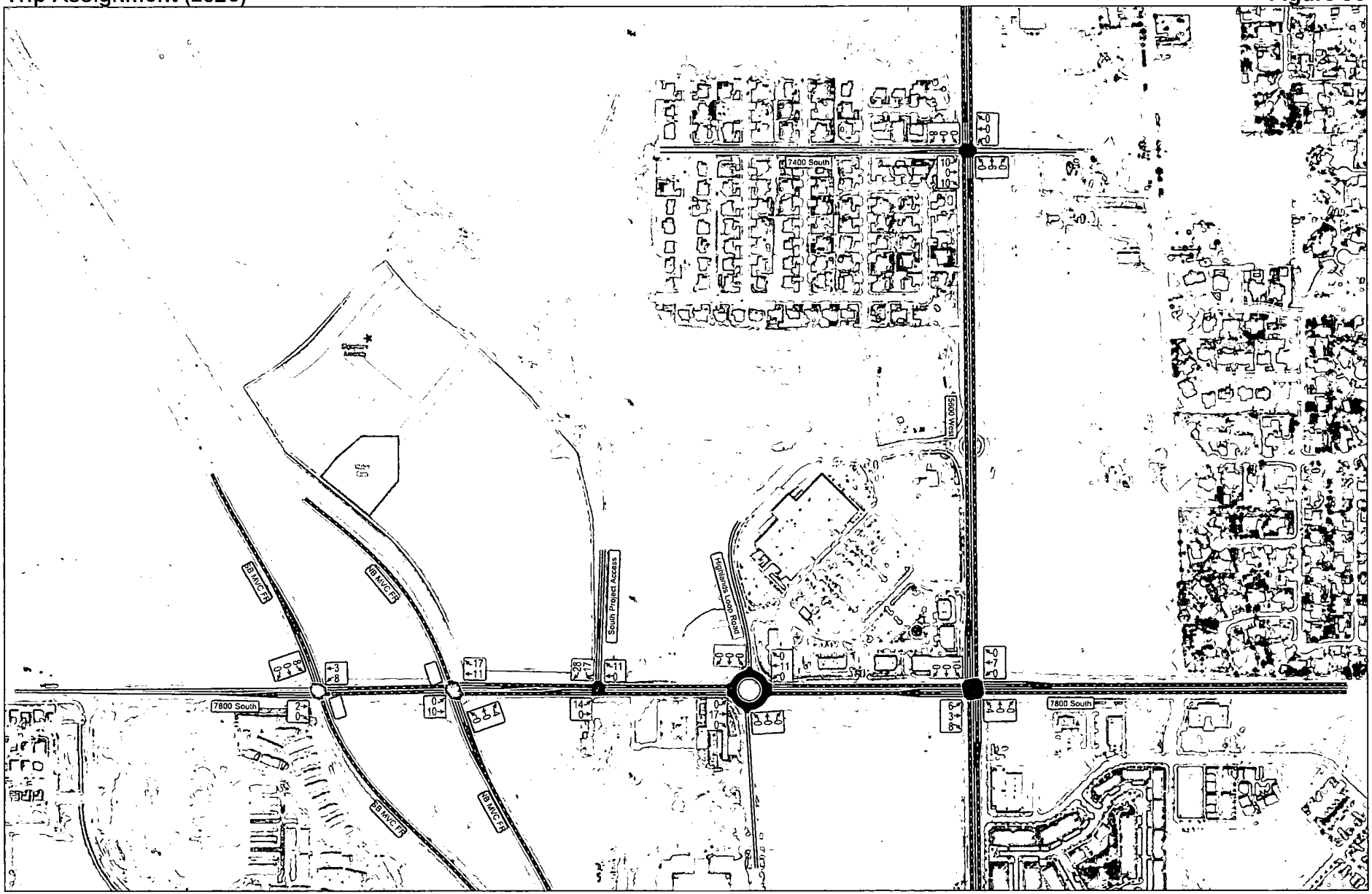
West Jordan - Copper Rim TIS Update
Trip Assignment (2026)

Morning Peak Hour
Figure 3c



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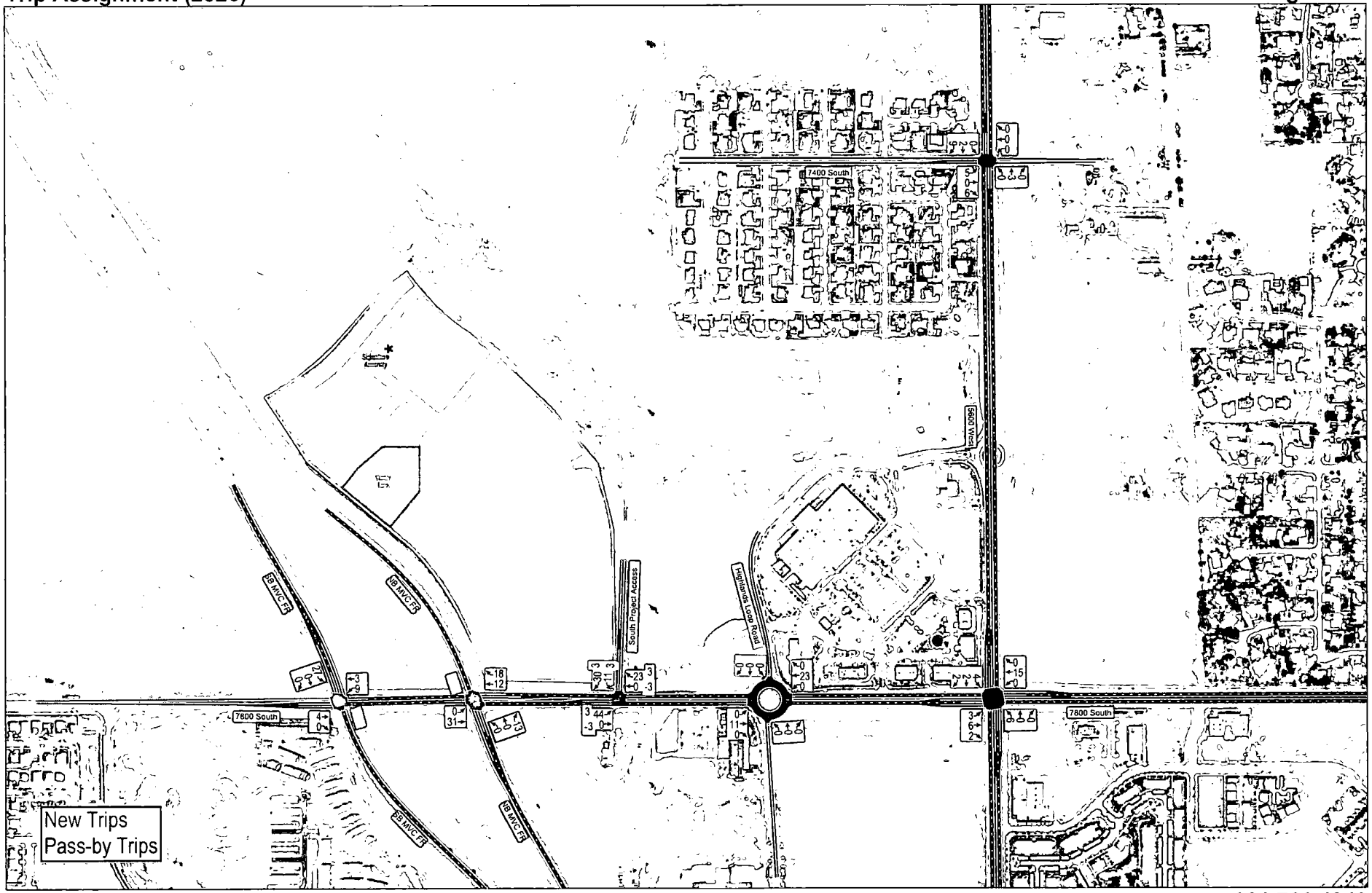
West Jordan - Copper Rim TIS Update
Trip Assignment (2026)

Evening Peak Hour
Figure 3d



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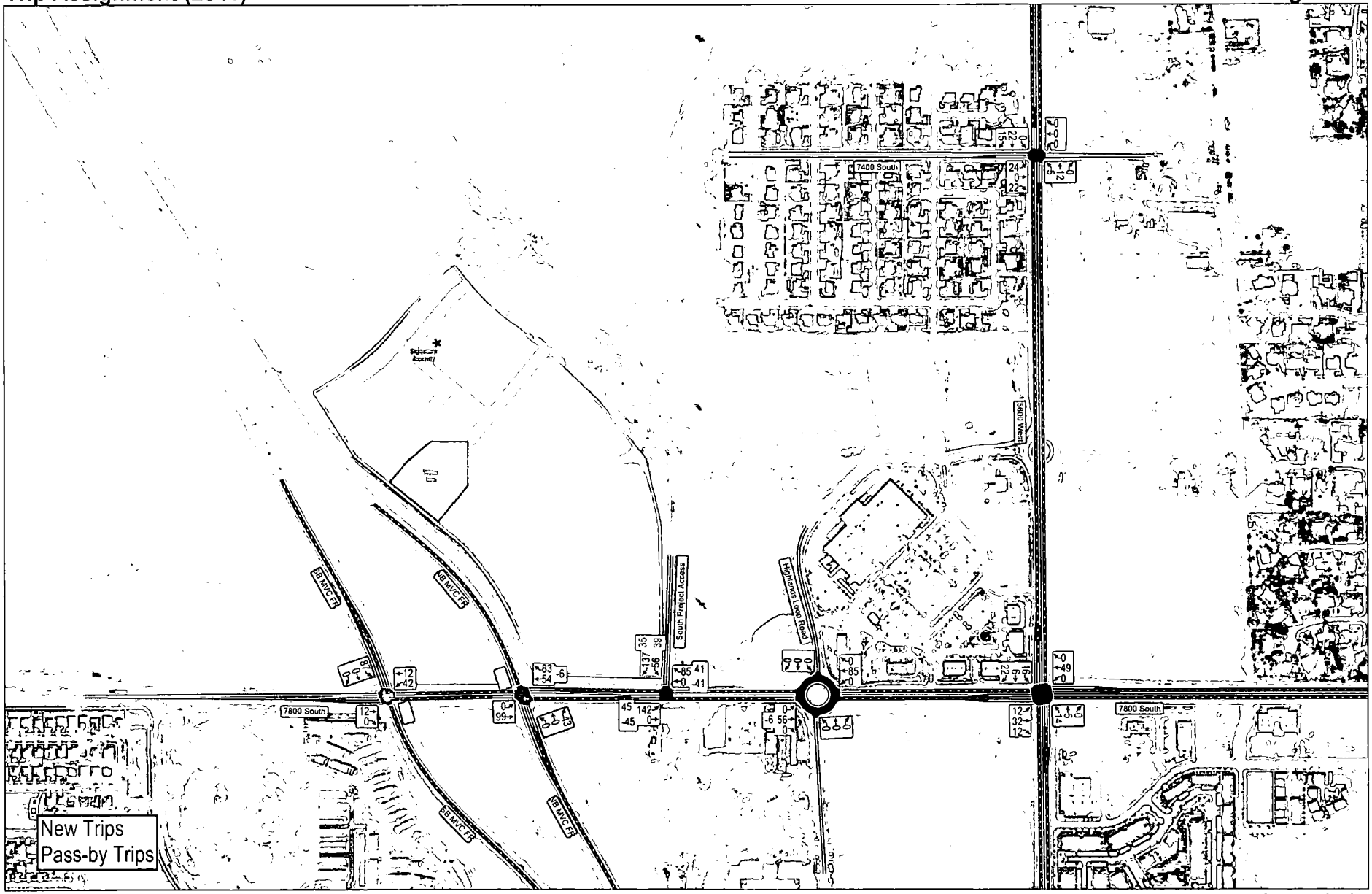
West Jordan - Copper Rim TIS Update
Trip Assignment (2041)

Morning Peak Hour
Figure 3e



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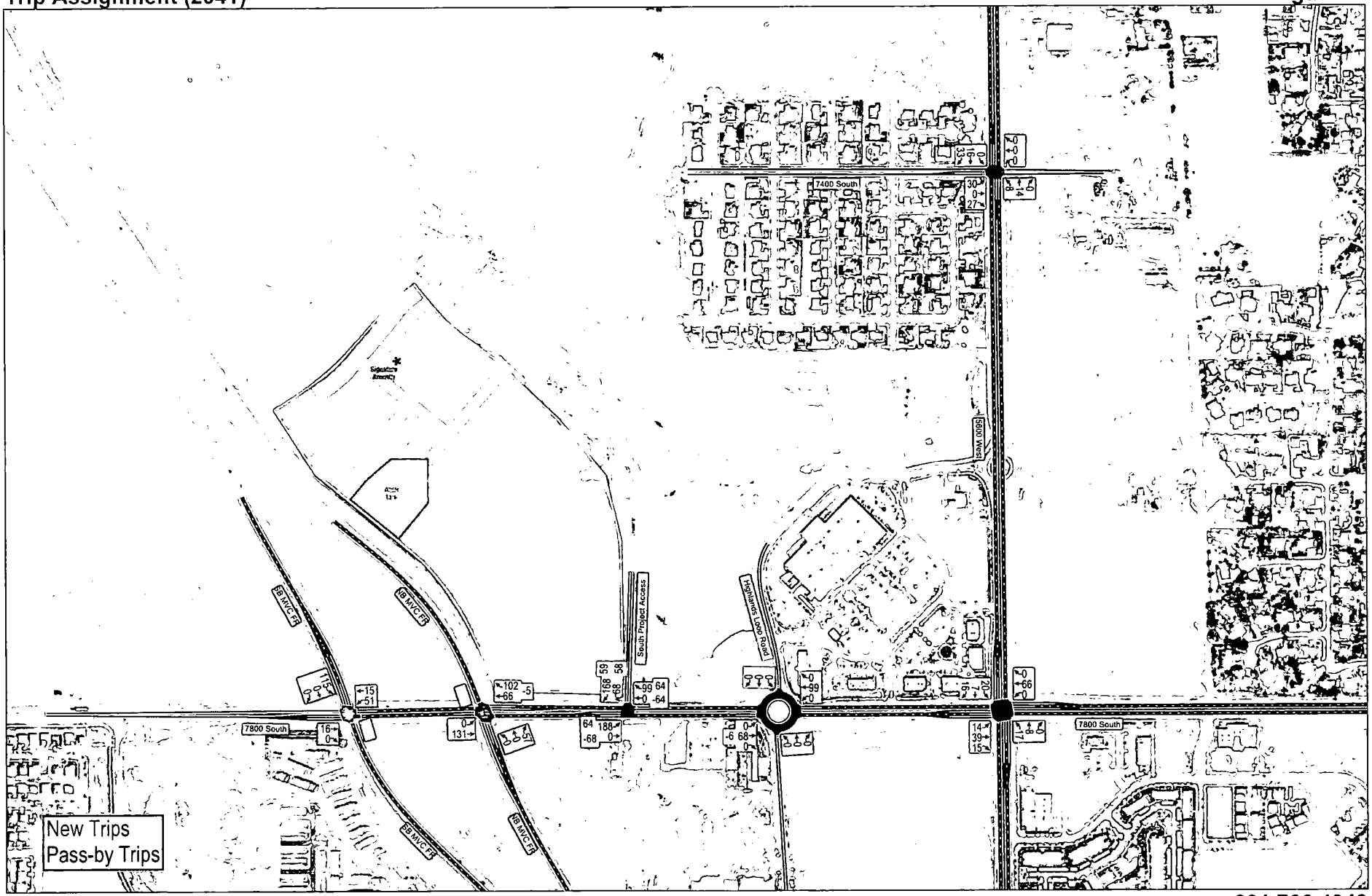
West Jordan - Copper Rim TIS
Trip Assignment (2041)

Evening Peak Hour
Figure 3f



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F. Safe Routes to School Analysis

The purpose of the safe routes to school analysis is to review the safe routes to school plan for the nearby Falcon Ridge Elementary and West Hills Middle Schools. This section will also identify any barriers or other deficiencies and determine potential mitigation measures.

A Safe Routes Utah map was published on behalf of Falcon Ridge Elementary School for the 2020-2021 school year. The map shows safe routes along most of the residential streets around the school property. It is anticipated that the Copper Rim development plan will provide internal roadways with sidewalks for pedestrian travel within the development. Currently, there are no connecting roads to the development area from Falcon Ridge Elementary; however, it is anticipated that future connecting roads will have adequate and safe pedestrian facilities for children.

A Safe Routes Utah map was published on behalf of West Hills Middle School for the 2020-2021 school year. The map shows safe routes along most of the residential streets around the school property. Safe routes have currently not been officially designated on 7800 South and 5600 West near the development property. However, there are current sidewalk and pedestrian crossing provisions at the developed portions along these roadways. It is anticipated that additional sidewalk and pedestrian crossings will be built, as necessary, within the Copper Rim development site.

Current Safe Routes Utah maps for Falcon Ridge Elementary and West Hills Middle Schools are found in Appendix F of this report.

With respect to school routes for the proposed Copper Hills development project, there are a few observations and improvements to be made. Hales Engineering makes the following findings and recommendations for student safety in the stud area:

- It is recommended that students of Falcon Ridge Elementary walk from their homes to 6101 West via crosswalks and sidewalks within the Copper Rim development. These development roadways and crosswalks have not been built and do not currently exist in the Safe Routes Utah map for Falcon Ridge Elementary. Students should then walk north on 6101 West until they arrive at the elementary school campus.
    - Until all internal roadways are built in the full Copper Rim development, students should travel east on 7400 South, north on 5600 West, and west on 7000 South.
- It is recommended that Copper Rim continue development according to appropriate concept plans. Hales Engineering recommends sidewalks on all internal roads and crosswalks along the school route(s). Other routes and multipurpose trails may also be planned within the development to assist with pedestrian movement.

It is recommended that students attending West Hills Middle School travel south on internal roadways within the Copper Rim development until they reach 7800 South. Students should then walk eastward on the north side of 7800 South, crossing on the pedestrian crosswalk zone at the Highlands Loop Road roundabout, until they reach 5600 West. 5600 West is currently marked as a safe route within the existing Safe Routes Utah map. It is then recommended that students

travel southbound on 5600 West before arriving at the West Hills Middle School property at approximately 8200 South, where a crosswalk is located at which point, they may cross 5600 West if appropriate.

BK 11233 PG 7156

IV. EXISTING (2021) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2021) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2021) background traffic volumes to predict turning movement volumes for existing (2021) plus project conditions. Existing (2021) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour with project traffic added, as shown in Table 9.

D. Queuing Analysis

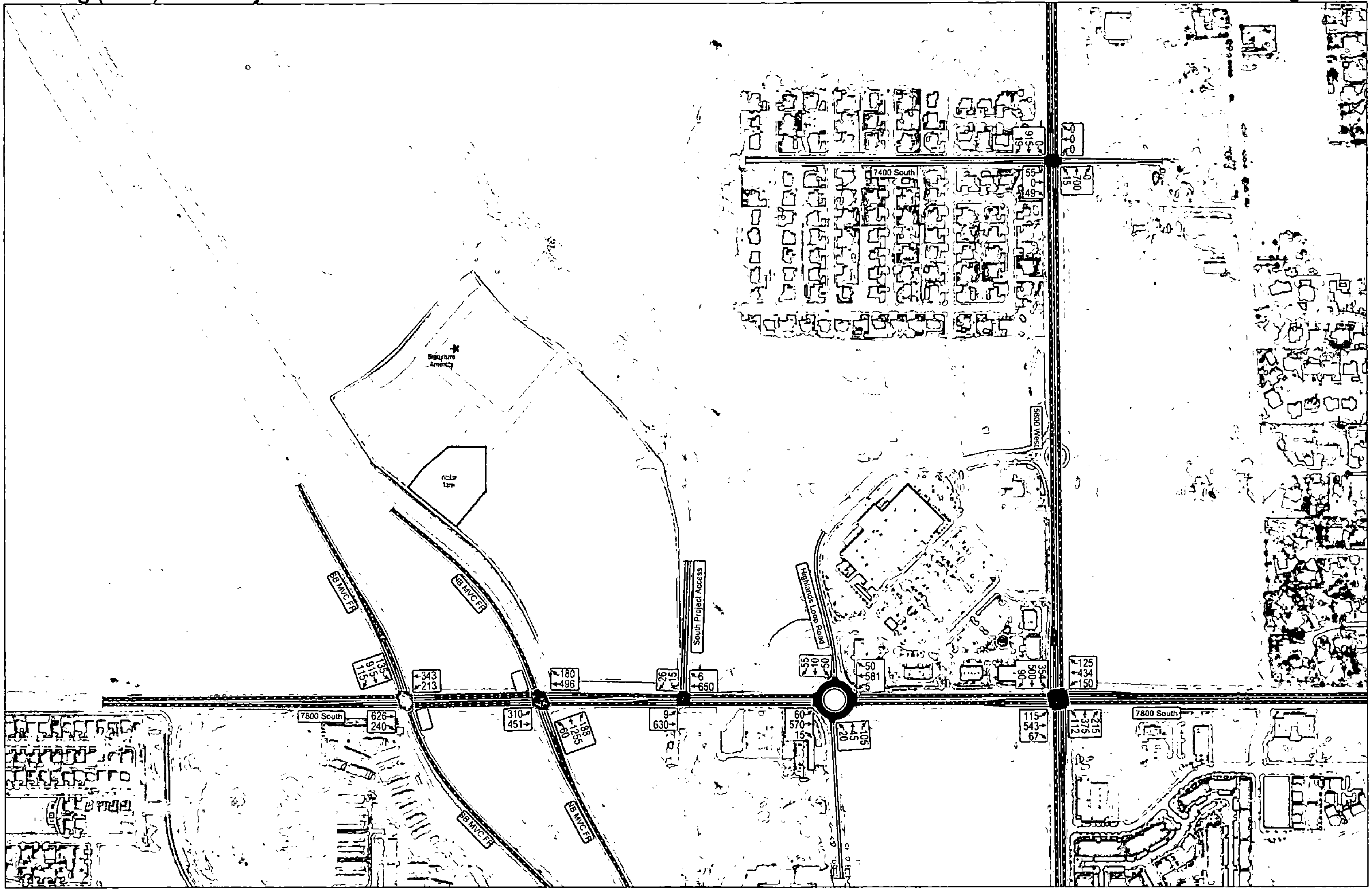
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

West Jordan - Copper Rim TIS Update
Existing (2021) Plus Project

Morning Peak Hour
Figure 4a



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West Jordan - Copper Rim TIS Update
Existing (2021) Plus Project

Evening Peak Hour
Figure 4b

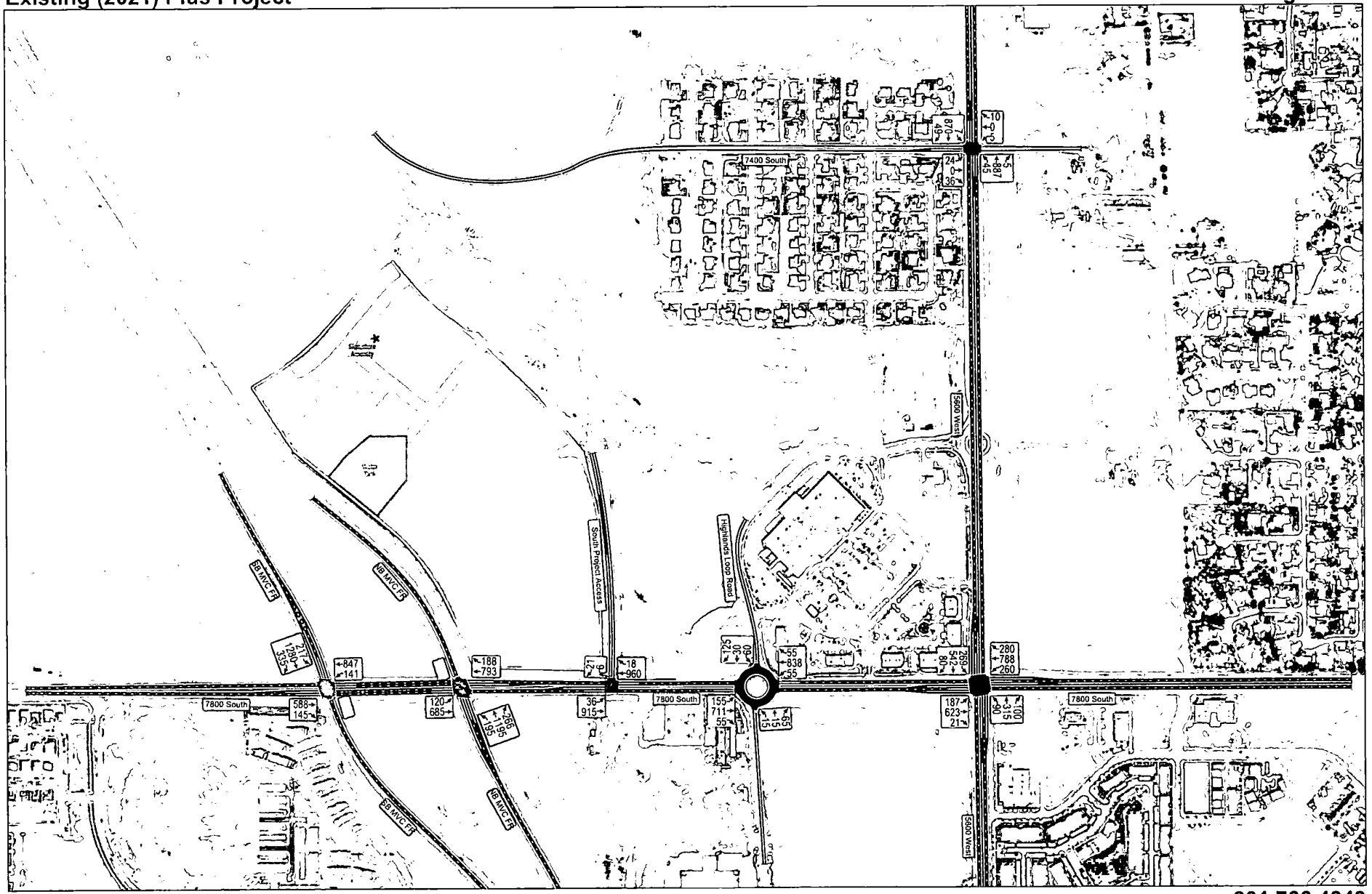

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Table 9: Existing (2021) Plus Project Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	C (21.6)	C (23.2)
NB MVC (S.R. 85) / 7800 South	Signal	C (25.6)	C (25.6)
Highlands Loop Road / 7800 South	Roundabout	A (6.3)	A (9.3)
5600 West / 7800 South	Signal	C (23.8)	C (29.5)
7400 South / 5600 West	EB/WB Stop	c (20.2) / EBL	c (24.7) / WBL
South Project Access / 7800 South	SB Stop	c (16.2) / SBL	c (24.9) / SBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

V. FUTURE (2026) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2026) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, there are no projects planned before 2026 in the study area. Therefore, no changes were made to the roadway network for the future (2026) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2026) forecasted volumes from the WFRC travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2026) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that the NB Mountain View Corridor / 7800 South intersection is anticipated to operate at LOS E during the evening peak hour in future (2026) background conditions. All other study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour in future (2026) background conditions, as shown in Table 10.

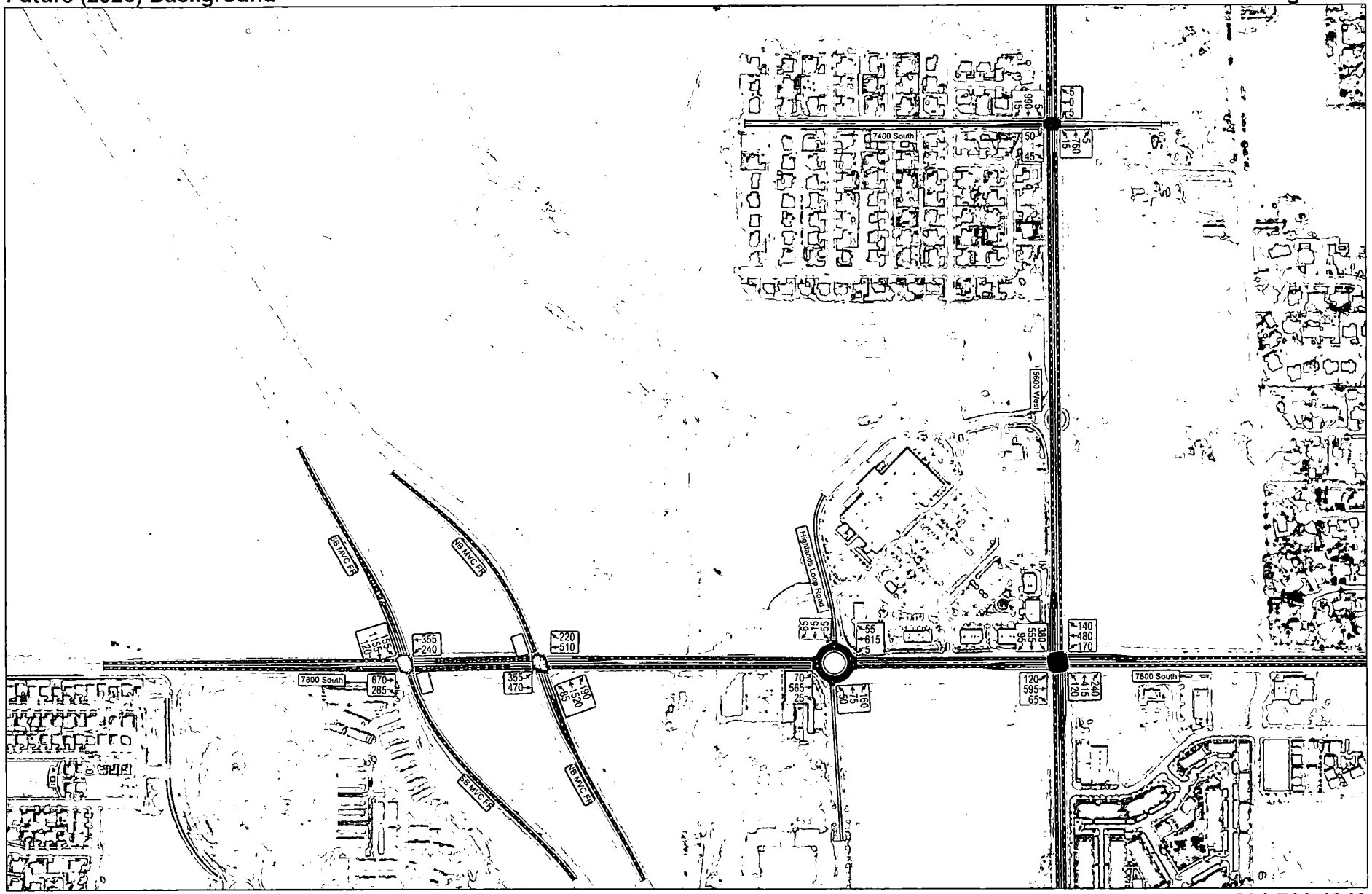
E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- SB MVC (S.R. 85) / 7800 South:
  - Southbound: 550 feet (evening)
- NB MVC (S.R. 85) / 7800 South:
  - Northbound: 700 feet (morning)
  - Eastbound: >625 feet (morning)
  - Westbound: >1,000 feet (evening)

West Jordan - Copper Rim TIS Update
Future (2026) Background

Morning Peak Hour
Figure 5a



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Hales Engineering
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801.766.4343
04/07/2021

West Jordan - Copper Rim TIS Update
Future (2026) Background

Evening Peak Hour
Figure 5b

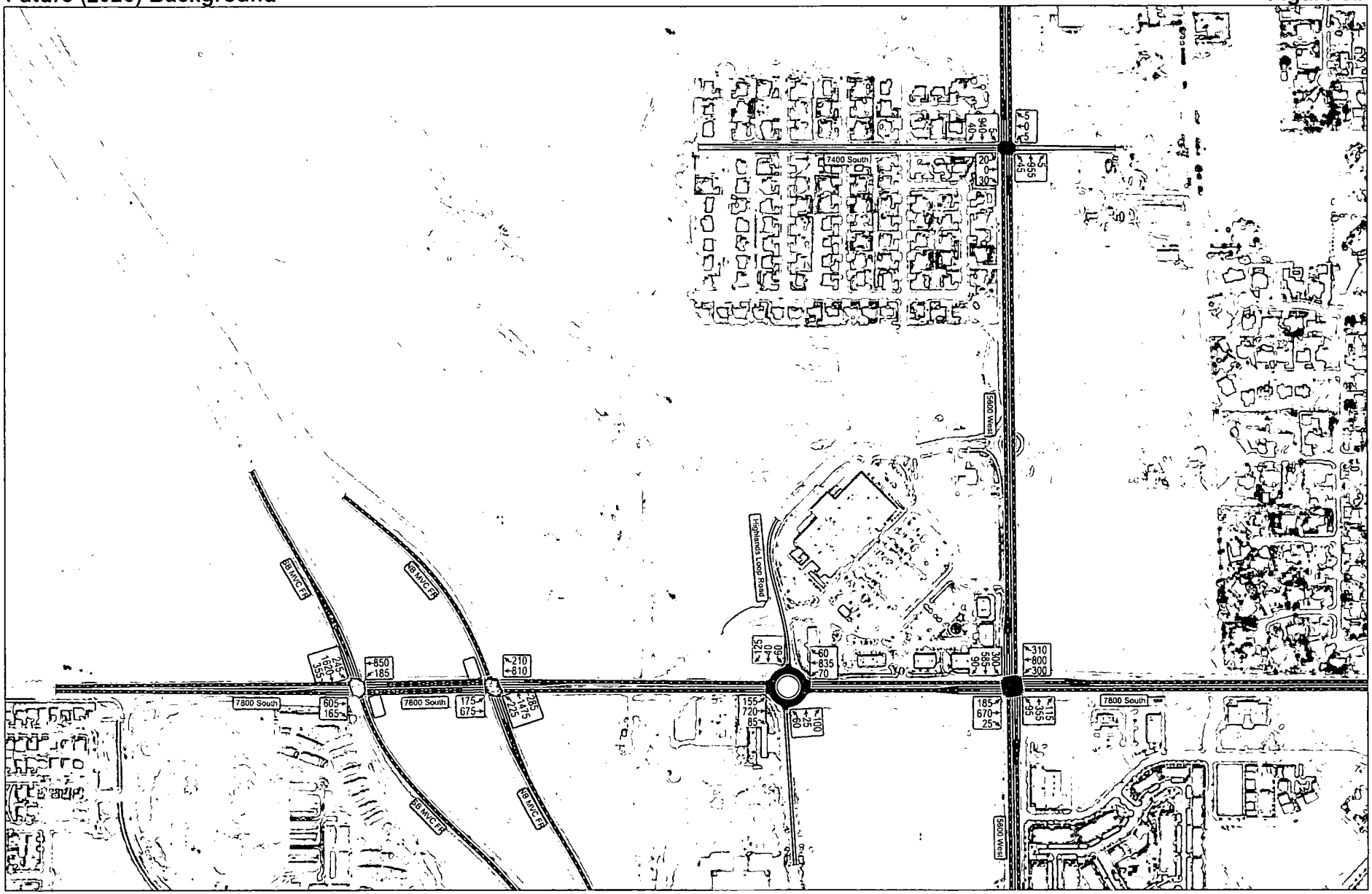

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Table 10: Future (2026) Background Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	C (30.7)	C (31.3)
NB MVC (S.R. 85) / 7800 South	Signal	D (42.2)	E (63.2)
Highlands Loop Road / 7800 South	Roundabout	A (7.5)	B (11.2)
5600 West / 7800 South	Signal	C (28.2)	C (34.5)
7400 South / 5600 West	EB/WB Stop	c (21.1) / EBL	d (28.0) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

F. Mitigation Measures

Hales Engineering recommends that an exclusive right-turn lane be added in the westbound direction at the NB Mountain View Corridor / 7800 South intersection. Analysis showed significant queuing at this approach during the evening peak hour.

G. Mitigated Scenario

Hales Engineering performed an additional analysis of morning and evening peak hour conditions in the study area with the recommended mitigations in the existing (2026) background scenario. These results serve as a baseline condition for the impact analysis of the proposed development for future (2026) conditions.

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Table 11: Future (2026) Background Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	C (30.1)	C (32.0)
NB MVC (S.R. 85) / 7800 South	Signal	D (42.9)	C (32.6)
Highlands Loop Road / 7800 South	Roundabout	A (7.7)	B (11.5)
5600 West / 7800 South	Signal	C (28.4)	C (35.5)
7400 South / 5600 West	EB/WB Stop	d (25.8) / EBL	d (26.2) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

BK 11233 PG 7165

VI. FUTURE (2026) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2026) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2026) background traffic volumes to predict turning movement volumes for future (2026) plus project conditions. Future (2026) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour in future (2026) plus project conditions, as shown in Table 12.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- SB MVC (S.R. 85) / 7800 South:
  - Eastbound: 700 feet (morning)
  - Southbound: 525 feet (evening)
- NB MVC (S.R. 85) / 7800 South:
  - Northbound: 900 feet (morning)
  - Eastbound: 600 feet (morning)

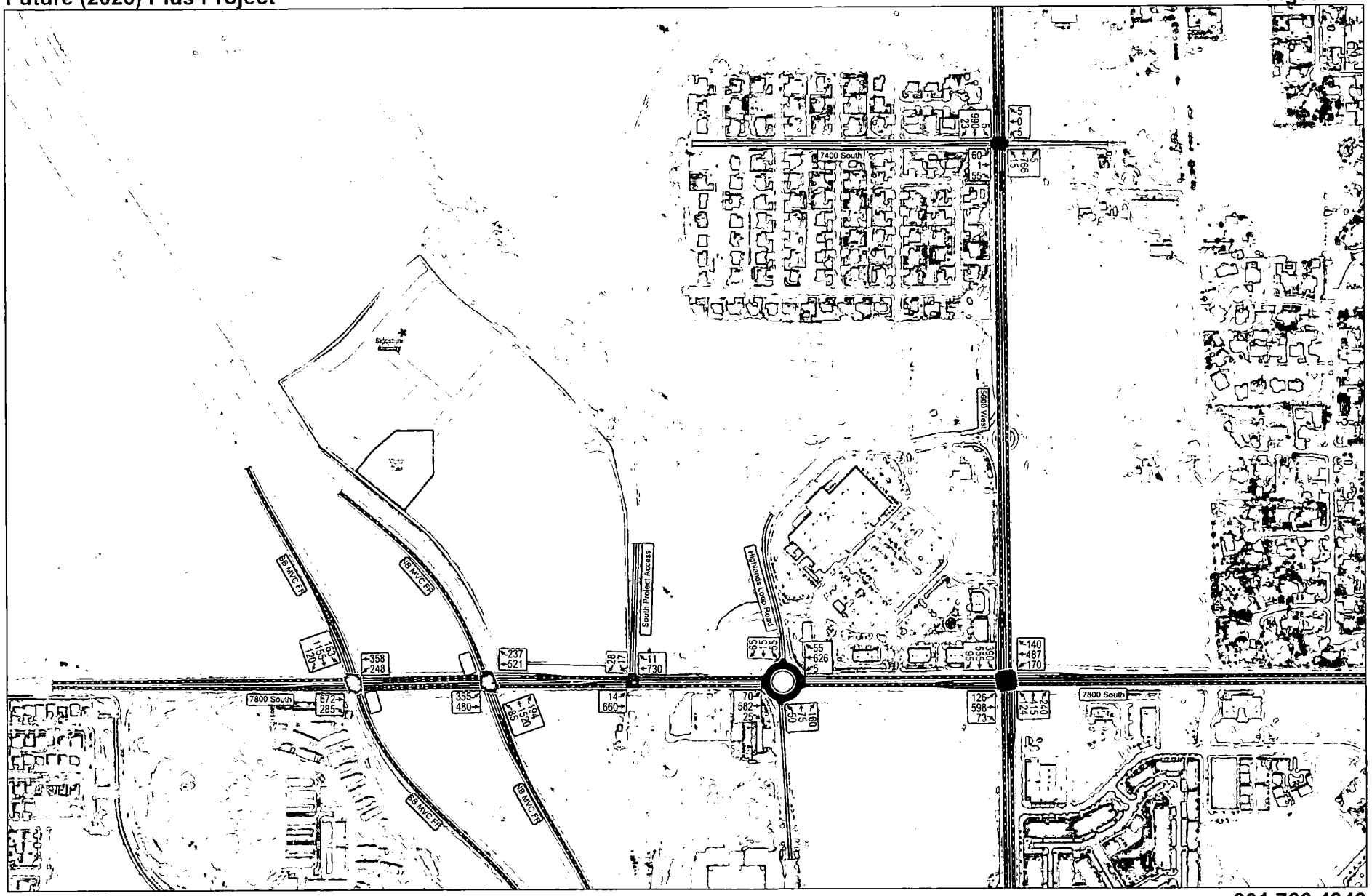
E. Mitigation Measures

No mitigation measures are recommended.

BK 11233 PG 7166

West Jordan - Copper Rim TIS Update
Future (2026) Plus Project

Morning Peak Hour
Figure 6a



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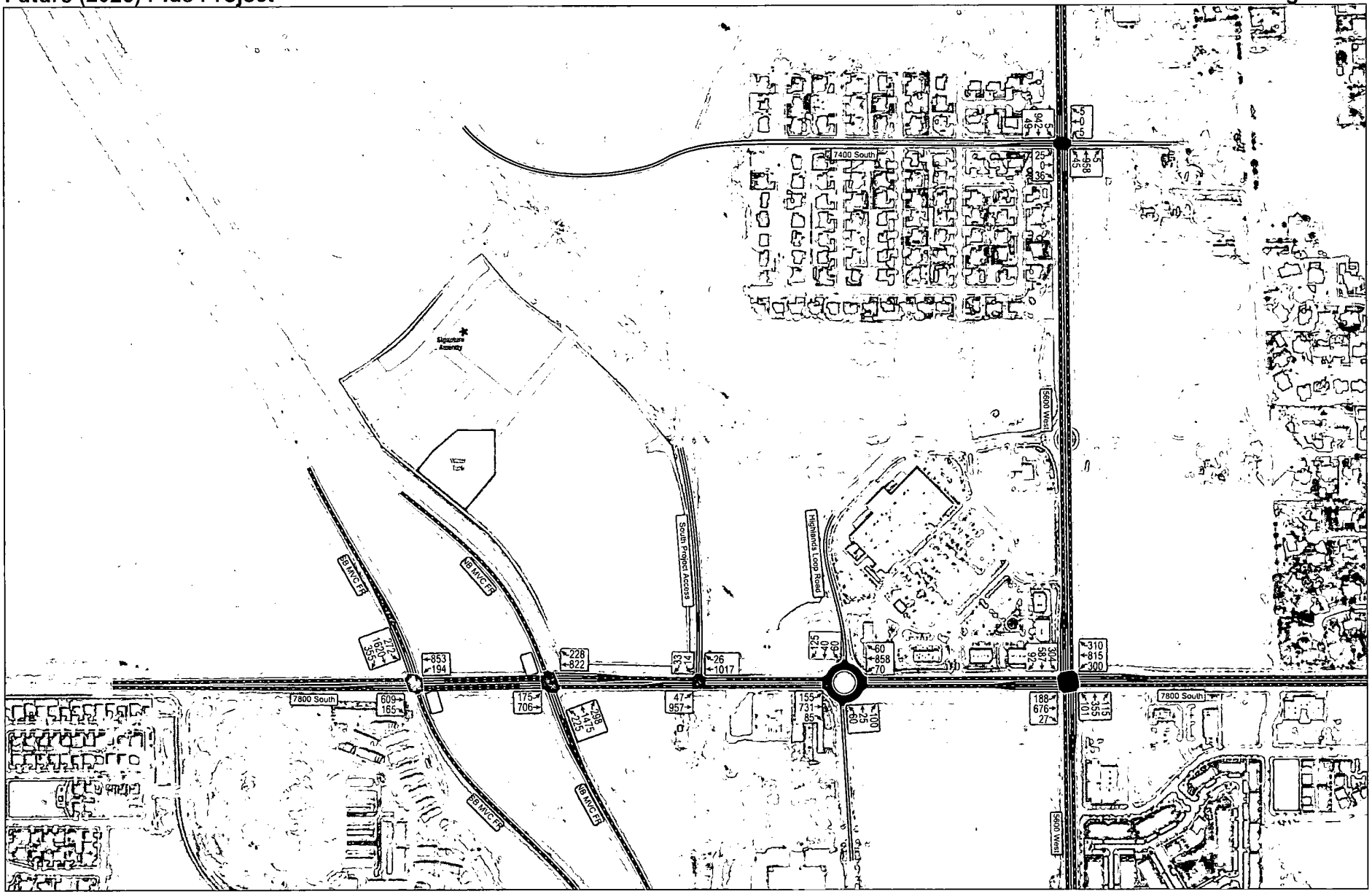
04/09/2021

West Jordan - Copper Rim TIS Update
Future (2026) Plus Project

Evening Peak Hour
Figure 6b



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04/09/2021

Table 12: Future (2026) Plus Project Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	C (33.9)	C (34.2)
NB MVC (S.R. 85) / 7800 South	Signal	D (44.7)	C (33.8)
Highlands Loop Road / 7800 South	Roundabout	A (7.2)	B (10.5)
5600 West / 7800 South	Signal	C (28.5)	D (35.2)
7400 South / 5600 West	EB/WB Stop	d (30.6) / EBT	d (27.2) / EBL
Project Access / 7800 South	SB Stop	c (19.1) / SBL	d (33.8) / SBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

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VII. FUTURE (2041) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2041) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the WFRC Regional Transportation Plan (RTP), 7800 South is anticipated to be built out as a five-lane roadway by the year 2050. Based on current traffic needs and projected future demand, it was assumed that these changes had taken place for 2041 conditions. WFRC and the Mountain View Corridor Project also indicate the future transition of Mountain View Corridor to a freeway. It was assumed that this transition has taken place by the year 2041 and that the existing signals at the Mountain View Corridor / 7800 South intersections would then service the ramps at the new freeway.

The West Jordan City Transportation Master Plan (2014) indicates plans for a new city collector that would connect Highlands Loop Road with 7000 South. While this connector may be complete by the year 2041, details have not been finalized and are pending neighboring development and city plans. For the scope of this study, it was assumed that the collector is not completed for the future (2041) traffic scenarios.

The existing intersection layout of 5600 West / 7800 South has been designed with enough additional width to be able to accommodate dual left-turn lanes in all directions. For 2041 traffic conditions, it was assumed that dual-left turn lanes have been installed for the southbound, eastbound, and westbound movements based on projected traffic volumes meeting warrant conditions for dual left-turn lanes.

C. Traffic Volumes

Hales Engineering obtained future (2041) forecasted volumes from the WFRC / MAG travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2041) background morning and evening peak hour turning movement volumes are shown in Figure 7.

D. Level of Service Analysis

Hales Engineering determined that the 7400 South / 5600 West intersection is anticipated to operate at LOS E during the morning peak hour in future (2041) background conditions. All other

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study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour in future (2041) background conditions, as shown in Table 13. These results serve as a baseline condition for the impact analysis of the proposed development for future (2041) conditions.

E. Queuing Analysis

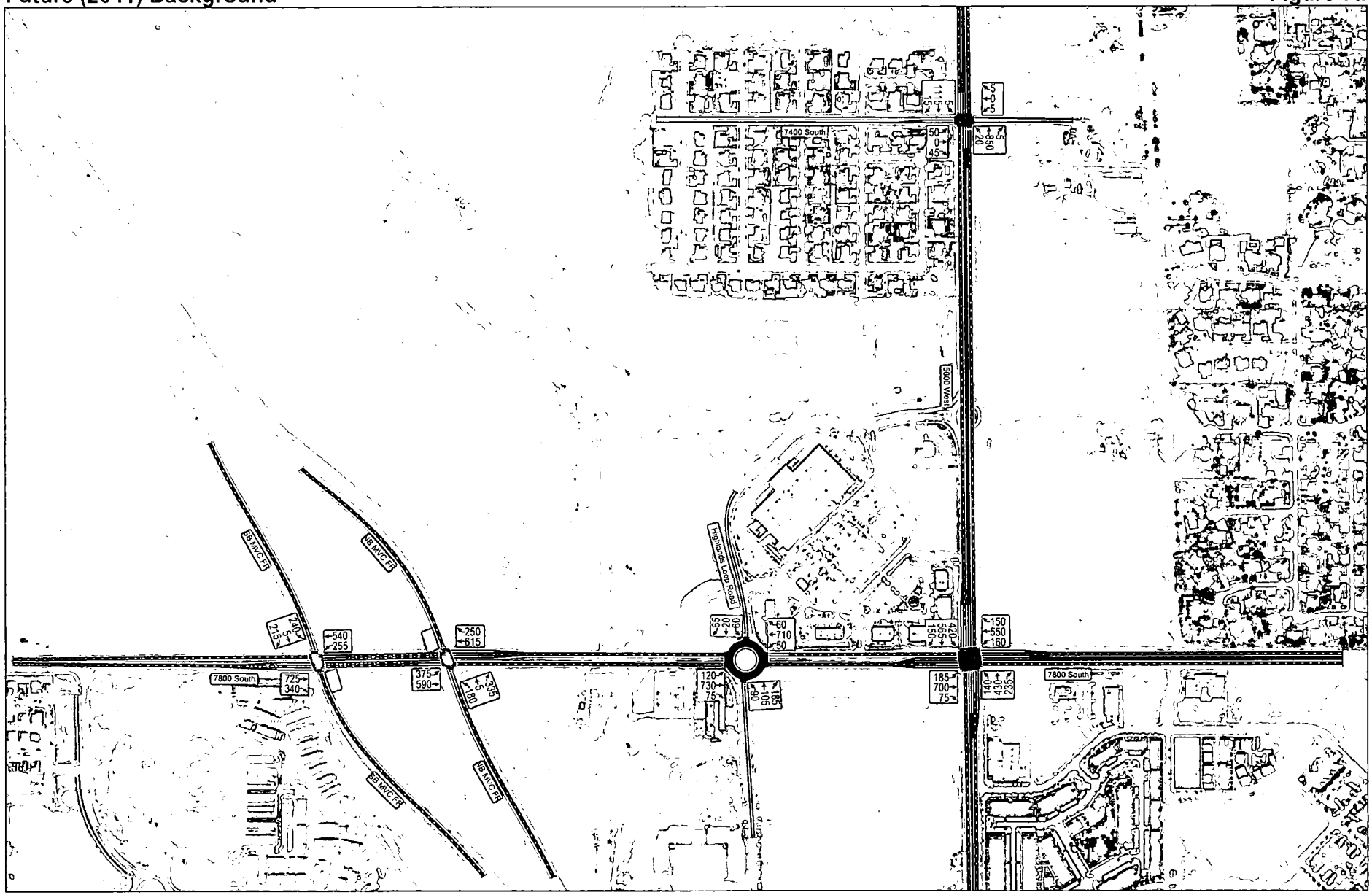
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- NB MVC (S.R. 85) / 7800 South
  - Eastbound: 550 feet (evening)
- 5600 West / 7800 South:
  - Westbound: 575 feet (evening)
- Highlands Loop Road / 7800 South:
  - Northbound: 275 feet (morning)
  - Southbound: 325 feet (evening)
  - Westbound: 325 feet (evening)

BK 11233 PG 7171

West Jordan - Copper Rim TIS Update
Future (2041) Background

Morning Peak Hour
Figure 7a



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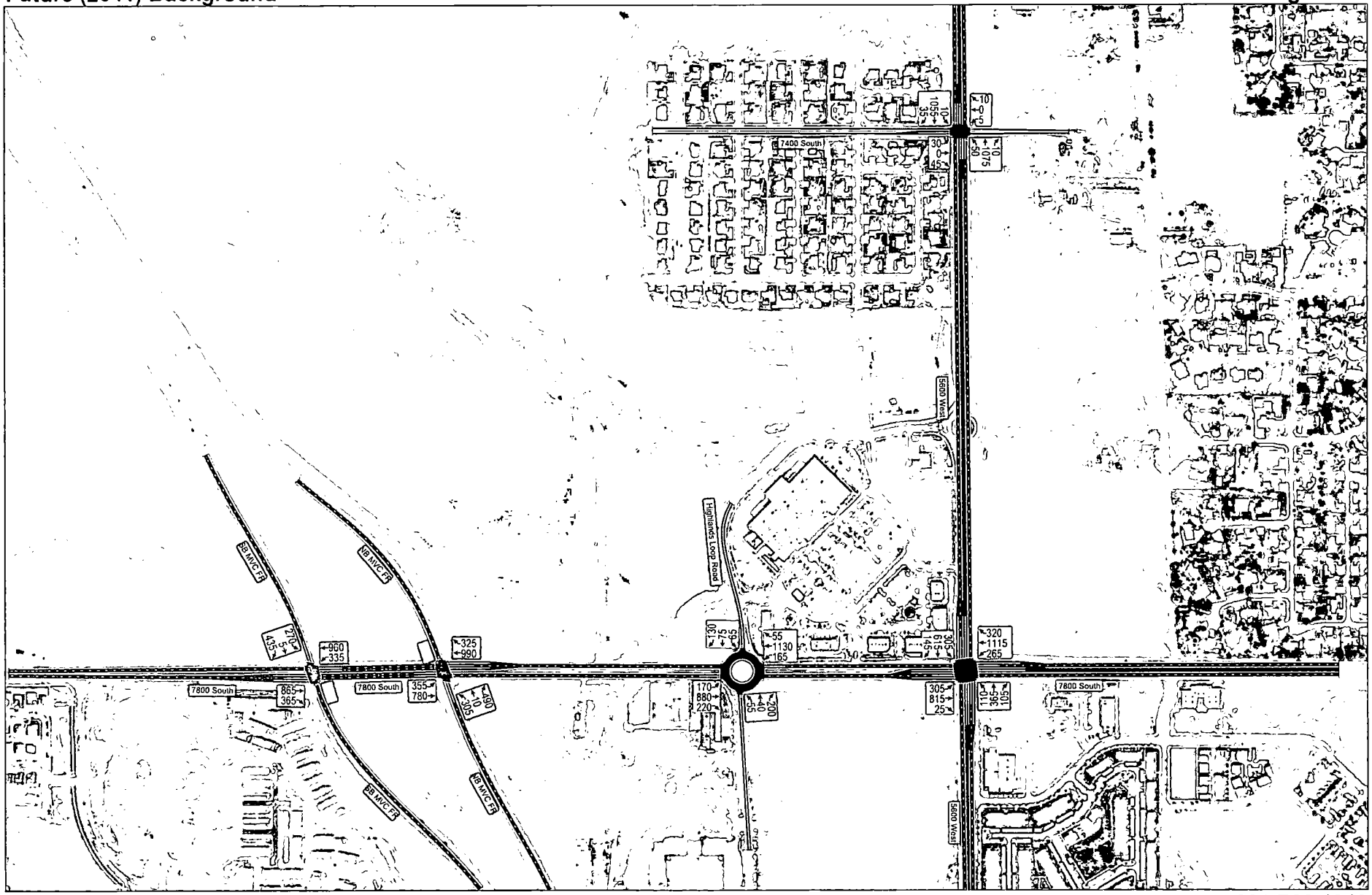
04/08/2021

West Jordan - Copper Rim TIS Update
Future (2041) Background

Evening Peak Hour
Figure 7b



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04/08/2021

F. Mitigation Measures

No mitigation measures are recommended. It is anticipated that traffic will reroute from the eastbound left-turn movement at the 7400 South / 5600 West to avoid excessive delay during the morning peak hour.

Table 13: Future (2041) Background Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	B (15.2)	C (32.0)
NB MVC (S.R. 85) / 7800 South	Signal	B (17.5)	C (27.9)
Highlands Loop Road / 7800 South	Roundabout	B (10.5)	B (11.5)
5600 West / 7800 South	Signal	C (33.6)	C (35.5)
7400 South / 5600 West	EB/WB Stop	e (41.5) / EBL	d (26.2) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

BK 11233 PG 7174

VIII. FUTURE (2041) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2041) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2041) background traffic volumes to predict turning movement volumes for future (2041) plus project conditions. Future (2041) plus project morning and evening peak hour turning movement volumes are shown in Figure 8.

C. Level of Service Analysis

Hales Engineering determined that the South Project Access / 7800 South and 7400 South / 5600 West intersections are anticipated to operate at failing levels of service during the morning and evening peak hours in future (2041) plus project conditions. All other intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hour in future (2041) plus project conditions, as shown in Table 14.

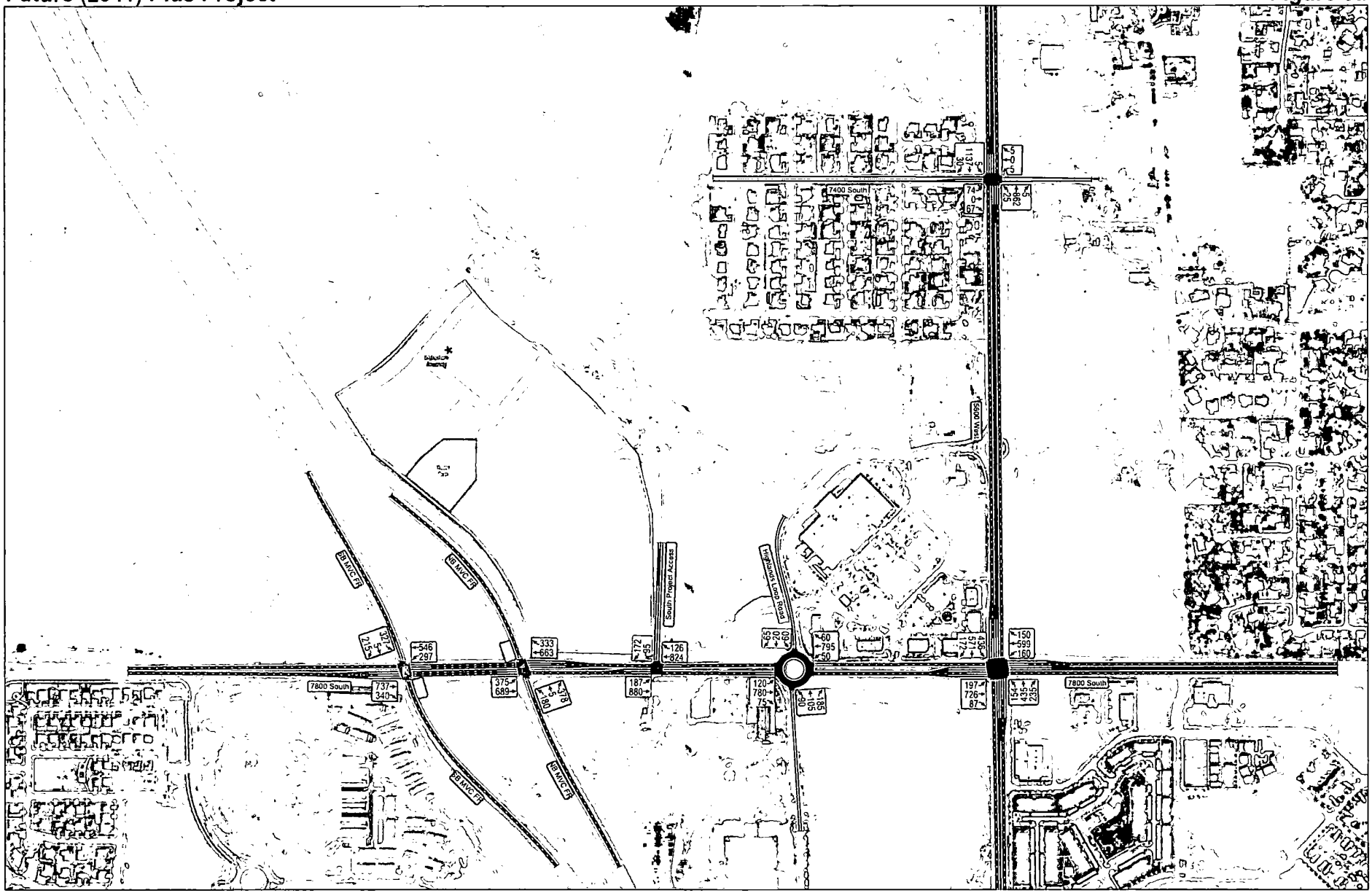
D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- SB MVC / 7800 South:
  - Eastbound: 700 feet (evening)
- Highlands Loop Road / 7800 South:
  - Northbound: 325 feet (morning)
  - Southbound: 425 feet (evening)
  - Westbound: 300 feet (evening)
- 7400 South / 5600 West:
  - Eastbound: 175 feet (morning)
  - Eastbound: 125 feet (evening)
- NB MVC / 7800 South:
  - Northbound: 975 feet (evening)
  - Eastbound: 500 feet (evening)
- 5600 West / 7800 South
  - Westbound: 800 feet
- South Project Access / 7800 South
  - Southbound: 500 feet (morning)
  - Southbound: >1,500 feet (evening)
  - Eastbound: 300 feet (evening)

West Jordan - Copper Rim TIS Update
Future (2041) Plus Project

Morning Peak Hour
Figure 8a



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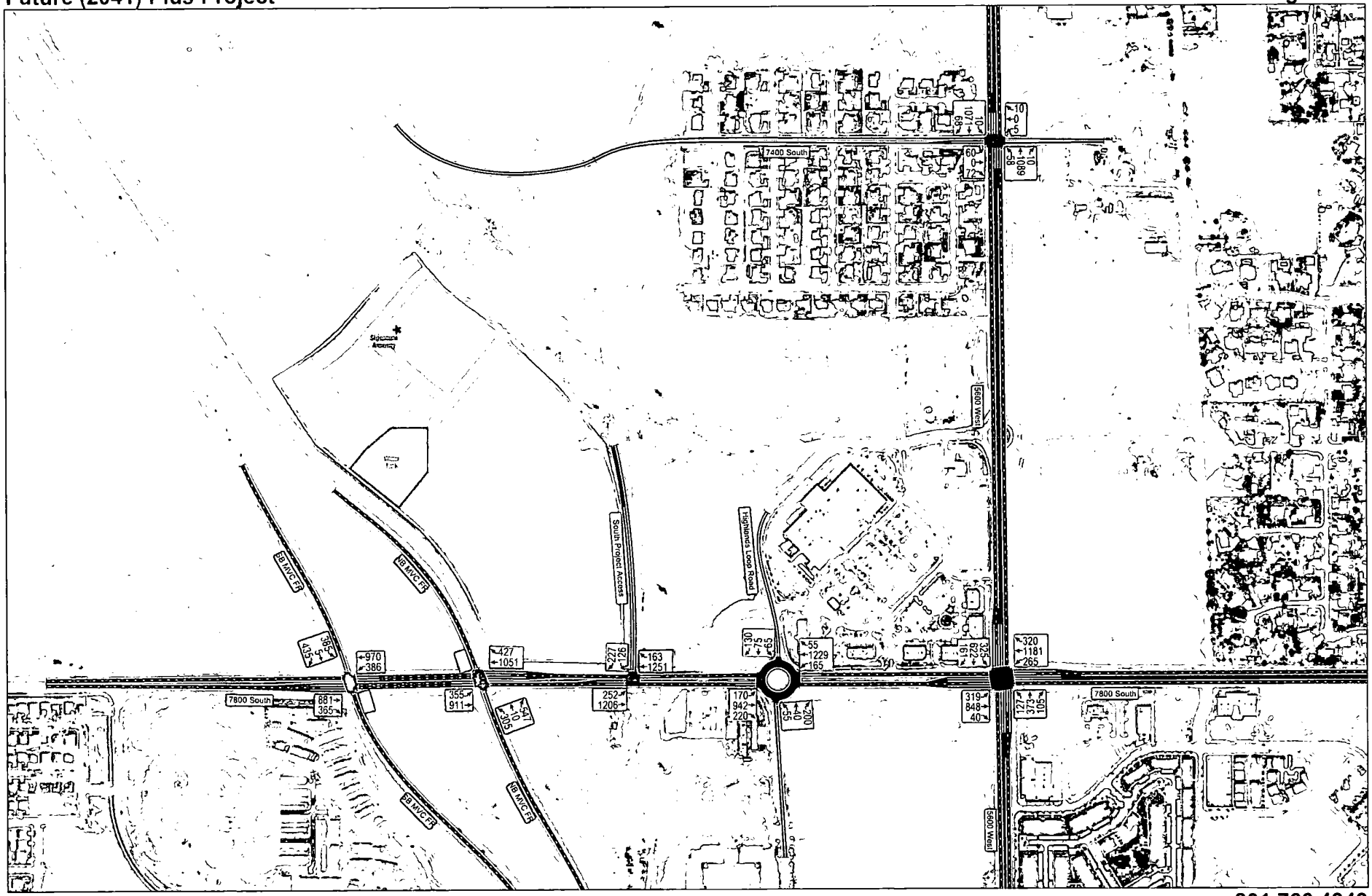
801.766.4343
04/09/2021

West Jordan - Copper Rim TIS Update
Future (2041) Plus Project

Evening Peak Hour
Figure 8b



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04/09/2021

Table 14: Future (2041) Plus Project Morning and Evening Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
SB MVC (S.R. 85) / 7800 South	Signal	B (17.2)	C (28.8)
NB MVC (S.R. 85) / 7800 South	Signal	B (19)	D (38.5)
Highlands Loop Road / 7800 South	Roundabout	B (11)	C (19.9)
5600 West / 7800 South	Signal	C (34.6)	D (48)
7400 South / 5600 West	EB/WB Stop	f (>50) / EBL	f (>50) / EBL
South Project Access / 7800 South	SB Stop	f (>50) / SBL	f (>50) / SBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, April 2021

E. Mitigation Measures

With both the 7400 South / 5600 West and South Project Access / 7800 South intersections operating at failing levels of service in the evening peak hour, it is anticipated that mitigation measures may need to be taken for the future (2041) plus project scenario.

Based on the utilized traffic assignment at the 7400 South / 5600 West intersection, a signal may be warranted that this location.

It is also anticipated that additional access(es) may be built to connect the project site with Highlands Loop Road and a future city collector road to be outlined in the upcoming update to the West Jordan City Transportation Master Plan (2014) This future collector would potentially add additional connection between the project site, 7000 South, and 5600 West. With this change, project traffic will most likely reroute from the South Project Access / 7800 South and 7400 South / 5600 West intersections to make appropriate movements with less delay. With this potential rerouting of traffic, a signal at 7400 South / 5600 West may no longer be warranted in future (2041) plus project conditions.

Further development of parcels near the Copper Rim project may necessitate additional mitigation measures, which will be addressed in future traffic studies.

BK 11233 PG 7178

F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95th percentile queue lengths given in the future (2041) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 15. Intersections shown in Table 15 include new intersections and existing intersections that have recommended storage length changes.

Table 15: Recommended Storage Lengths

	Intersection	Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	SB MVC (S.R. 85) / 7800 South	250	-	240	-	-	-	-	-	-	-	150	200	-	-	-	-
2	NB MVC (S.R. 85) / 7800 South	250	-	130	-	-	-	-	-	-	-	-	-	-	-	170	-
4	5600 West / 7800 South	200	-	200	-	185	-	200	225	225	275	200	-	225	-	200	300
5	7400 South / 5600 West	-	-	-	-	-	-	-	-	150	175	150	175	-	-	-	-
6	South Project Access / 7800 South	-	-	-	-	-	200	-	-	-	200	-	-	-	-	-	-

1. Storage lengths are based on 2041 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, April 2021

BK 11233 PG 7179

APPENDIX A

Turning Movement Counts

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

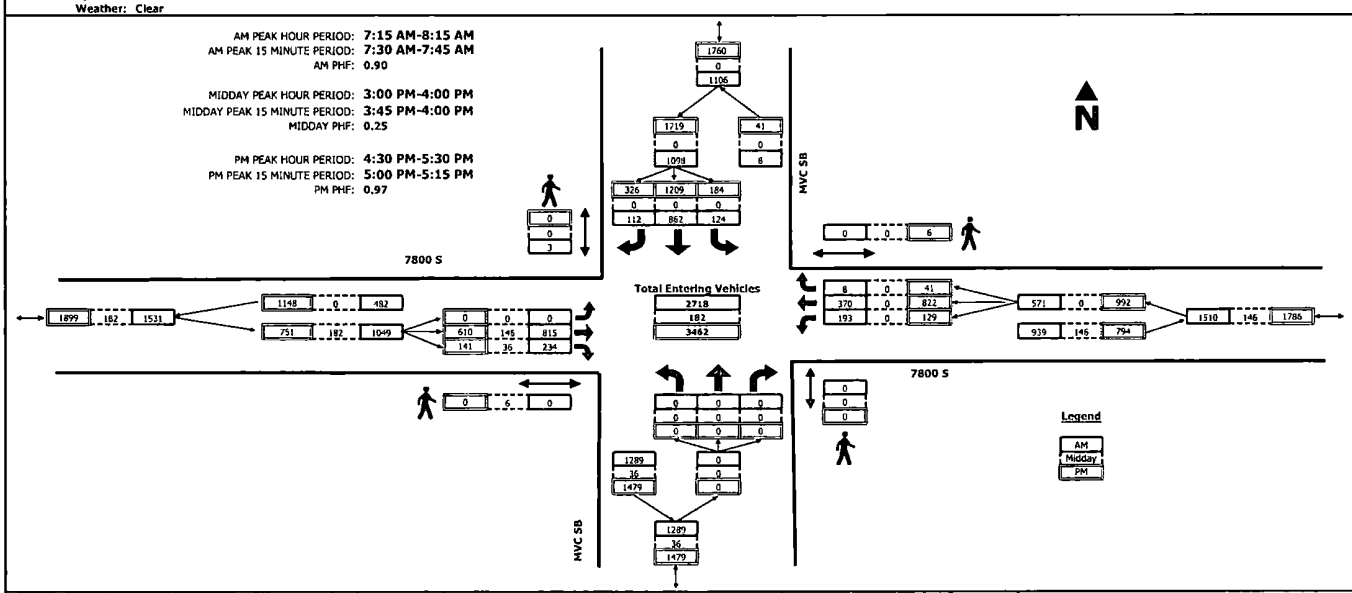
Intersection: MVC SB / 7800 S
North/South: MVC SB
East/West: 7800 S
Jurisdiction: West Jordan
Project Title: West Jordan Copper Rim TIS
Project No: UT20-1620
Weather: Clear

Date: 1-30-20, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 90.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:15 AM-8:15 AM**
AM PEAK 15 MINUTE PERIOD: **7:30 AM-7:45 AM**
AM PHF: **0.90**

MIDDAY PEAK HOUR PERIOD: **3:00 PM-4:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **3:45 PM-4:00 PM**
MIDDAY PHF: **0.25**

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**
PM PEAK 15 MINUTE PERIOD: **5:00 PM-5:15 PM**
PM PHF: **0.97**



RAW COUNT SUMMARIES	MVC SB Northbound				MVC SB Southbound				7800 S Eastbound				7800 S Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	37	184	17	0	1	191	61	0	49	83	0	0	623
7:15 - 7:30	0	0	0	0	28	249	28	0	0	204	62	0	41	112	0	0	724
7:30 - 7:45	0	0	0	0	51	277	12	0	0	219	63	0	60	73	0	0	755
7:45 - 8:00	0	0	0	0	22	160	49	3	0	200	58	0	46	91	1	0	627
8:00 - 8:15	0	0	0	0	23	176	23	0	0	192	51	0	46	94	7	0	612
8:15 - 8:30	0	0	0	0	18	183	17	0	0	208	66	0	43	96	0	0	631
8:30 - 8:45	0	0	0	0	23	197	16	0	0	167	39	0	38	83	0	0	563
8:45 - 9:00	0	0	0	0	17	156	19	0	0	173	31	0	36	73	0	0	505
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	146	36	6	0	0	0	0	182
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	30	208	54	0	0	129	32	1	42	198	0	0	693
16:15 - 16:30	0	0	0	0	49	266	70	2	0	152	32	1	41	181	0	2	791
16:30 - 16:45	0	0	0	0	40	311	84	0	0	164	44	0	32	192	0	0	867
16:45 - 17:00	0	0	0	0	53	302	84	0	0	126	28	0	17	192	41	6	843
17:00 - 17:15	0	0	0	0	37	292	87	0	0	163	33	0	50	231	0	0	893
17:15 - 17:30	0	0	0	0	54	304	71	0	0	157	36	0	30	207	0	0	859
17:30 - 17:45	0	0	0	0	31	316	77	0	0	146	36	0	36	210	0	0	852
17:45 - 18:00	0	0	0	0	34	304	62	0	0	0	0	0	38	207	0	0	645

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

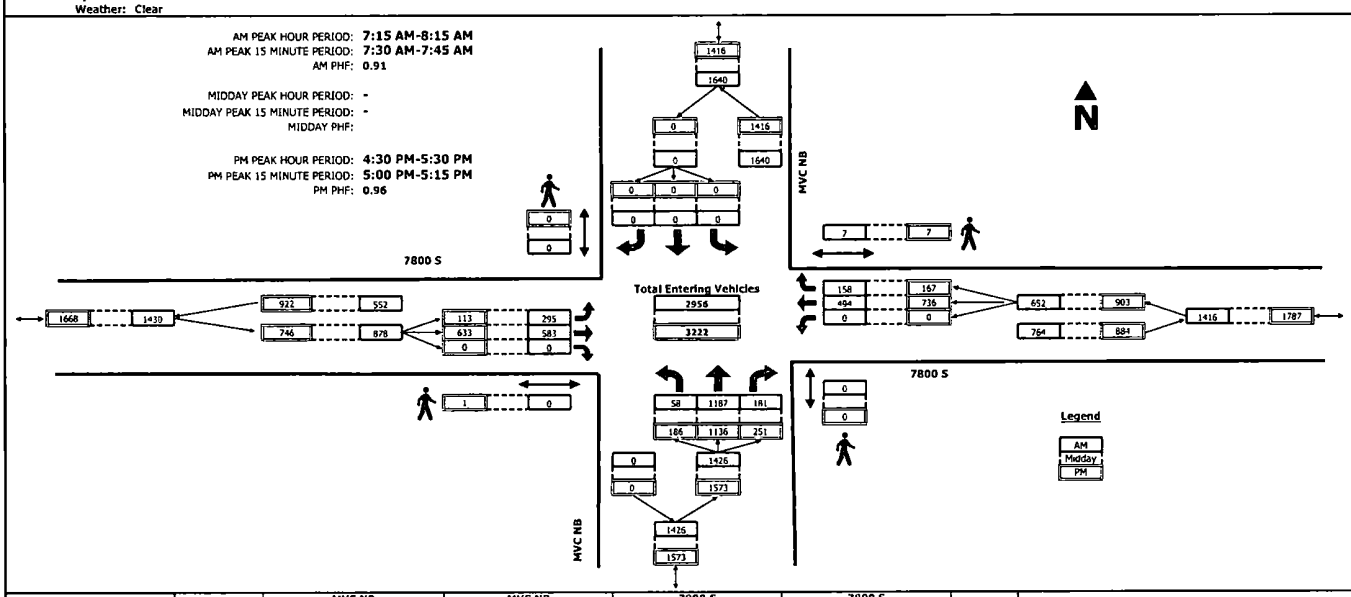
Intersection: MVC NB / 7800 S
North/South: MVC NB
East/West: 7800 S
Jurisdiction: West Jordan
Project Title: West Jordan Copper Rim TIS
Project No: UT20-1620
Weather: Clear

Date: 1-30-20, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 90.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:15 AM-8:15 AM**
AM PEAK 15 MINUTE PERIOD: **7:30 AM-7:45 AM**
AM PHF: **0.91**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**
PM PEAK 15 MINUTE PERIOD: **5:00 PM-5:15 PM**
PM PHF: **0.96**



RAW COUNT SUMMARIES	MVC NB Northbound				MVC NB Southbound				7800 S Eastbound				7800 S Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	10	276	36	0	0	0	0	0	52	96	1	0	0	71	48	0	590
7:15 - 7:30	13	300	46	0	0	0	0	0	64	119	0	0	0	134	52	7	728
7:30 - 7:45	9	323	51	0	0	0	0	0	104	164	0	0	0	113	48	0	812
7:45 - 8:00	19	292	46	0	0	0	0	0	56	157	0	0	0	119	29	0	718
8:00 - 8:15	17	272	38	0	0	0	0	0	71	143	0	0	0	128	29	0	698
8:15 - 8:30	19	263	36	0	0	0	0	0	60	149	0	0	0	111	33	0	671
8:30 - 8:45	22	276	40	0	0	0	0	0	84	107	0	0	0	94	29	0	652
8:45 - 9:00	10	174	30	0	0	0	0	0	59	124	0	0	0	89	22	0	508
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	43	249	51	0	0	0	0	0	26	134	0	0	0	177	37	0	717
16:15 - 16:30	38	238	68	0	0	0	0	0	33	131	0	0	0	171	29	3	708
16:30 - 16:45	41	293	62	0	0	0	0	0	27	148	0	1	0	187	38	0	796
16:45 - 17:00	46	250	63	0	0	0	0	0	22	188	0	0	0	173	44	7	786
17:00 - 17:15	47	320	58	0	0	0	0	0	27	128	0	0	0	204	52	0	836
17:15 - 17:30	52	273	68	0	0	0	0	0	37	169	0	0	0	172	33	0	804
17:30 - 17:45	59	280	58	0	0	0	0	0	39	146	0	0	0	188	34	0	804
17:45 - 18:00	48	220	47	1	0	0	0	0	30	138	0	0	0	178	37	0	698

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

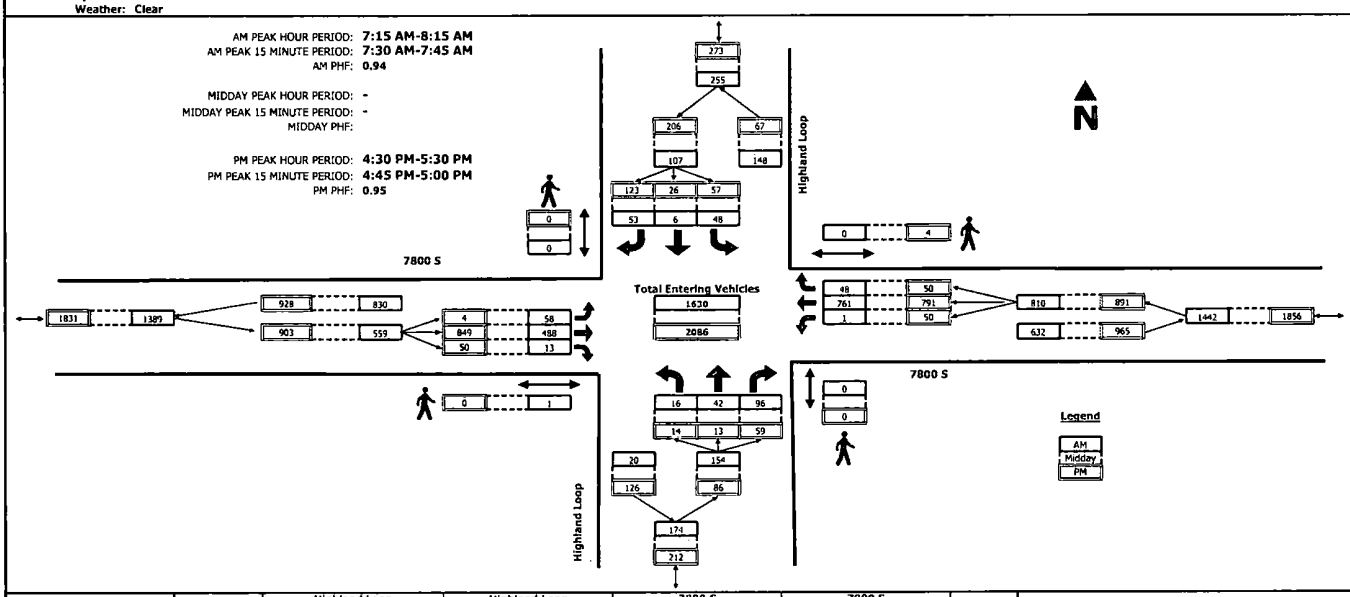
Intersection: Highland Loop / 7800 S
North/South: Highland Loop
East/West: 7800 S
Jurisdiction: West Jordan
Project Title: West Jordan Copper Rim TIS
Project No: UT20-1620
Weather: Clear

Date: 1-30-20, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 90.0%
Adjustment Station #:
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:15 AM-8:15 AM**
AM PEAK 15 MINUTE PERIOD: **7:30 AM-7:45 AM**
AM PHF: **0.94**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**
PM PEAK 15 MINUTE PERIOD: **4:45 PM-5:00 PM**
PM PHF: **0.95**



RAW COUNT SUMMARIES	Highland Loop Northbound				Highland Loop Southbound				7800 S Eastbound				7800 S Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	1	1	20	0	22	0	16	0	18	76	2	1	4	167	2	0	329
7:15 - 7:30	1	7	27	0	12	2	12	0	18	148	6	1	0	176	6	0	415
7:30 - 7:45	4	11	28	0	9	0	12	0	14	123	7	0	0	199	26	0	433
7:45 - 8:00	3	18	12	0	11	2	18	0	14	113	0	0	1	217	4	0	413
8:00 - 8:15	8	6	29	0	16	2	11	0	12	104	0	0	0	169	12	0	369
8:15 - 8:30	7	9	28	0	11	3	10	0	9	120	2	1	0	170	2	0	371
8:30 - 8:45	9	6	23	1	7	3	19	0	6	78	6	2	1	147	4	0	309
8:45 - 9:00	2	1	18	0	10	0	13	0	1	88	7	0	2	121	18	0	281
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	7	3	12	0	10	7	43	0	0	177	1	0	11	181	8	0	460
16:15 - 16:30	3	0	17	0	8	4	24	0	1	216	2	0	21	171	26	0	493
16:30 - 16:45	2	1	17	0	7	10	34	0	2	211	7	0	13	186	18	0	508
16:45 - 17:00	3	2	20	0	11	4	39	0	0	247	6	0	11	189	17	1	549
17:00 - 17:15	6	3	11	0	12	6	28	0	2	178	20	0	14	237	11	0	528
17:15 - 17:30	3	7	11	0	27	6	22	0	0	213	17	0	12	179	4	3	501
17:30 - 17:45	1	1	9	0	11	16	30	0	0	220	0	0	10	154	10	3	462
17:45 - 18:00	4	10	13	0	3	3	29	0	2	190	4	0	7	137	8	1	410

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

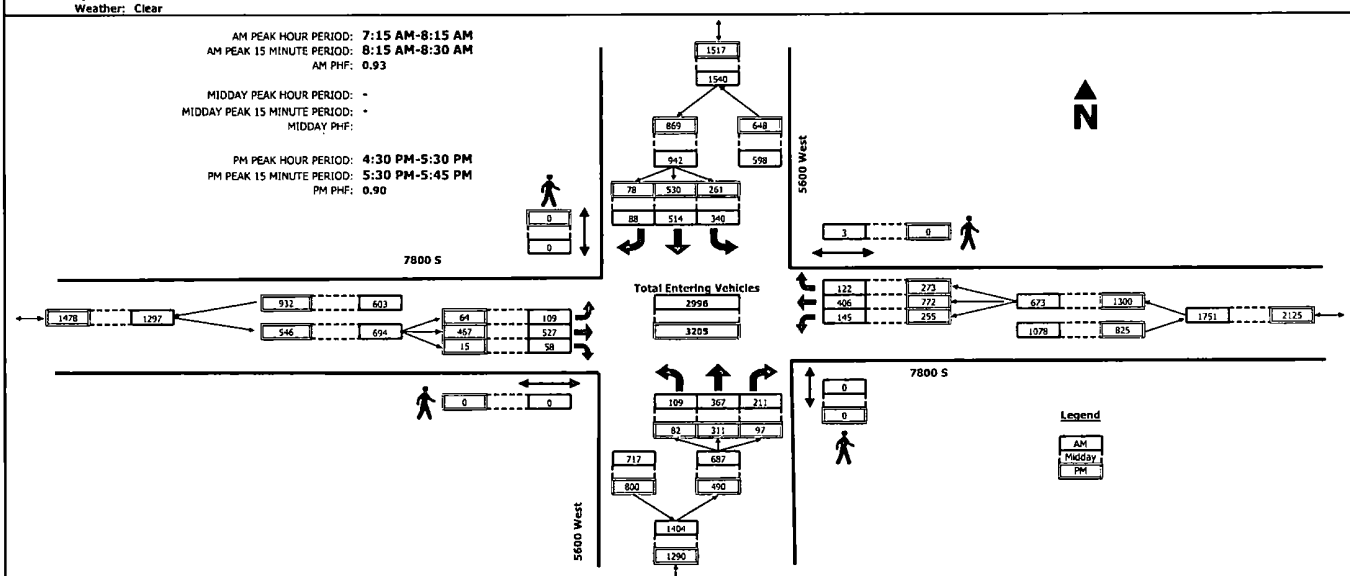
Intersection: 5600 West / 7800 S
North/South: 5600 West
East/West: 7800 S
Jurisdiction: West Jordan
Project Title: West Jordan Copper Rim TIS
Project No: UT20-1620
Weather: Clear

Date: 1-30-20, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 90.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:15 AM-8:15 AM**
AM PEAK 15 MINUTE PERIOD: **8:15 AM-8:30 AM**
AM PHF: **0.93**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**
PM PEAK 15 MINUTE PERIOD: **5:30 PM-5:45 PM**
PM PHF: **0.90**



RAW COUNT SUMMARIES	5600 West Northbound				5600 West Southbound				7800 S Eastbound				7800 S Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	28	71	33	0	66	153	9	0	9	100	6	0	22	104	30	0	631
7:15 - 7:30	27	70	49	0	83	152	36	0	22	126	10	0	32	102	19	1	728
7:30 - 7:45	27	108	70	0	102	127	17	0	27	132	11	0	23	117	30	0	791
7:45 - 8:00	31	76	51	0	92	96	19	0	37	176	14	0	30	106	41	0	769
8:00 - 8:15	24	113	41	0	63	139	16	0	23	93	23	0	60	81	32	2	708
8:15 - 8:30	39	124	54	0	70	136	17	0	22	114	30	0	72	90	41	0	809
8:30 - 8:45	23	90	59	0	70	90	20	0	8	92	13	0	29	73	23	0	590
8:45 - 9:00	18	47	47	0	37	71	17	0	11	106	8	0	19	59	19	0	459
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	23	110	26	0	61	79	18	0	14	118	2	0	49	156	67	0	723
16:15 - 16:30	27	79	38	0	82	108	23	0	38	127	3	0	54	187	60	0	826
16:30 - 16:45	29	91	39	0	68	133	23	0	21	126	8	0	50	177	54	0	819
16:45 - 17:00	37	87	29	0	64	123	11	0	16	122	2	0	49	199	73	0	812
17:00 - 17:15	6	81	19	0	61	126	23	0	19	116	1	0	76	194	79	0	801
17:15 - 17:30	10	52	10	0	68	148	21	0	8	103	4	0	80	202	67	0	773
17:30 - 17:45	14	111	41	0	79	151	13	0	19	109	19	0	78	182	70	0	886
17:45 - 18:00	27	79	29	0	91	139	14	0	26	117	13	0	76	168	89	0	868

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

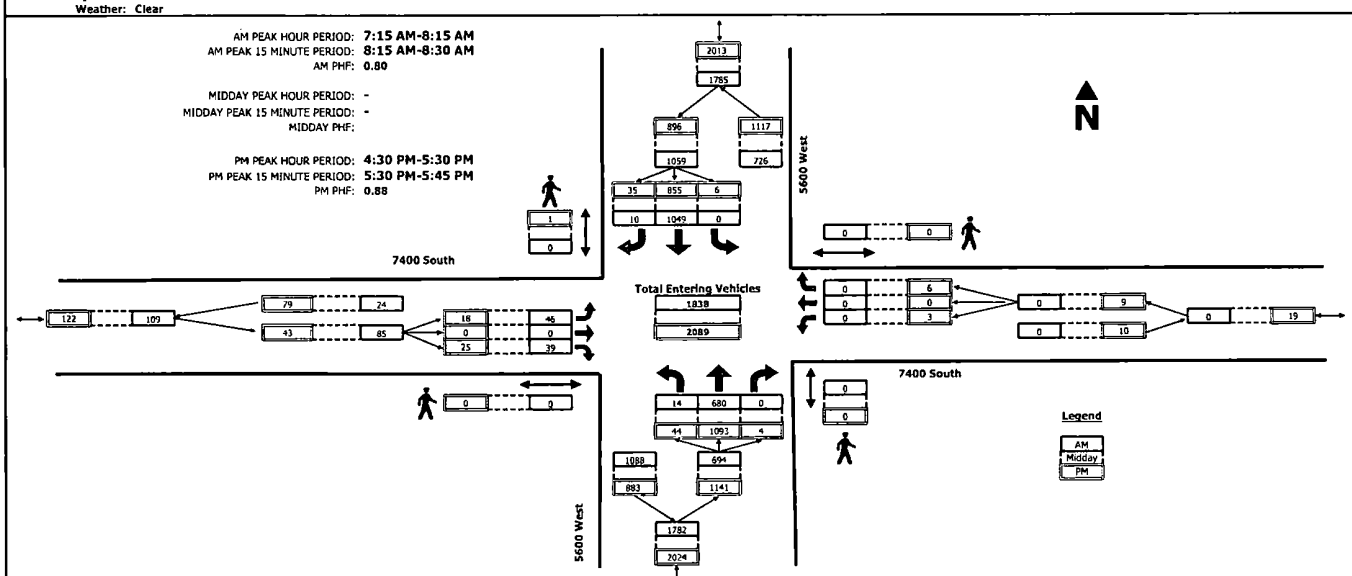
Intersection: 5600 West / 7400 South
North/South: 5600 West
East/West: 7400 South
Jurisdiction: West Jordan
Project Title: West Jordan Copper Rim TIS
Project No: UT20-1620
Weather: Clear

Date: 1-30-20, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 90.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:15 AM-8:15 AM**
AM PEAK 15 MINUTE PERIOD: **8:15 AM-8:30 AM**
AM PHF: **0.80**

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:30 PM-5:30 PM**
PM PEAK 15 MINUTE PERIOD: **5:30 PM-5:45 PM**
PM PHF: **0.88**



RAW COUNT SUMMARIES	5600 West Northbound				5600 West Southbound				7400 South Eastbound				7400 South Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	2	126	0	0	0	239	1	0	8	0	11	0	0	0	0	0	387
7:15 - 7:30	7	144	0	0	0	301	2	0	9	0	7	0	0	0	0	0	470
7:30 - 7:45	2	184	0	0	0	271	3	0	8	0	10	0	0	0	0	0	478
7:45 - 8:00	2	171	0	0	0	223	2	0	10	0	11	0	0	0	0	0	419
8:00 - 8:15	3	181	0	0	0	254	3	0	19	0	11	0	0	0	0	0	471
8:15 - 8:30	3	220	0	0	0	316	11	0	18	0	4	0	0	0	0	0	572
8:30 - 8:45	2	159	0	0	0	213	4	0	7	0	6	0	0	0	0	0	391
8:45 - 9:00	3	100	0	0	0	136	0	0	6	0	7	0	0	0	0	0	252
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	6	269	1	0	0	182	3	0	4	0	8	0	8	0	0	0	481
16:15 - 16:30	12	240	2	0	3	171	9	0	2	0	6	0	1	0	0	0	446
16:30 - 16:45	3	242	0	0	0	207	10	0	3	0	4	0	1	0	2	0	472
16:45 - 17:00	11	300	0	0	4	187	11	0	2	0	8	0	0	0	0	0	523
17:00 - 17:15	17	267	1	0	0	240	8	0	9	0	6	0	1	0	2	0	551
17:15 - 17:30	13	284	3	0	2	221	6	1	4	0	7	0	1	0	2	0	543
17:30 - 17:45	12	329	2	0	1	230	2	0	7	0	9	0	1	0	2	0	595
17:45 - 18:00	13	274	0	0	2	210	10	0	8	0	10	0	1	0	1	0	529

APPENDIX B

LOS Results

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	130	134	103	20.8	C
	T	915	908	99	24.7	C
	R	115	114	99	6.4	A
	Subtotal	1,160	1,156	100	22.4	C
EB	T	625	621	99	29.9	C
	R	240	235	98	12.7	B
	Subtotal	865	856	99	25.2	C
WB	L	205	196	96	25.2	C
	T	340	340	100	8.8	A
	Subtotal	545	536	98	14.8	B
Total		2,570	2,548	99	21.8	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	57	95	28.4	C
	T	1,255	1,272	101	41.1	D
	R	185	192	104	15.1	B
	Subtotal	1,500	1,521	101	37.3	D
EB	L	310	312	101	43.4	D
	T	445	442	99	10.9	B
	Subtotal	755	754	100	24.3	C
WB	T	493	488	99	34.7	C
	R	165	173	105	17.4	B
	Subtotal	658	661	100	30.2	C
Total		2,914	2,936	101	32.5	C

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Existing (2021) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	17	84	8.1	A
	T	45	46	102	8.8	A
	R	105	103	98	5.0	A
	Subtotal	170	166	98	6.4	A
SB	L	50	51	102	6.5	A
	T	10	10	98	7.2	A
	R	55	58	105	4.2	A
	Subtotal	115	119	103	5.4	A
EB	L	60	57	95	3.7	A
	T	562	571	102	4.9	A
	R	15	15	98	3.4	A
	Subtotal	637	643	101	4.8	A
WB	L	5	4	80	9.2	A
	T	583	585	100	8.2	A
	R	50	54	108	6.2	A
	Subtotal	638	643	101	8.0	A
Total		1,562	1,571	101	6.3	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	110	110	100	24.5	C
	T	375	376	100	29.7	C
	R	215	216	100	8.8	A
	Subtotal	700	702	100	22.5	C
SB	L	345	342	99	49.8	D
	T	520	535	103	21.2	C
	R	90	84	93	6.5	A
	Subtotal	955	961	101	30.1	C
EB	L	110	108	98	24.9	C
	T	549	558	102	24.6	C
	R	60	61	101	5.4	A
	Subtotal	719	727	101	23.0	C
WB	L	150	152	102	30.0	C
	T	430	438	102	22.6	C
	R	125	129	103	4.9	A
	Subtotal	705	719	102	21.0	C
Total		3,078	3,109	101	24.6	C

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Existing (2021) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	102	8.9	*A*
	T	695	702	101	3.7	*A*
	Subtotal	710	717	101	3.8	*A*
SB	T	915	917	100	2.7	*A*
	R	15	16	108	2.0	*A*
	Subtotal	930	933	100	2.7	*A*
EB	***L***	***45***	***44***	***98***	***20.4***	***C***
	R	40	40	101	5.3	*A*
	Subtotal	85	84	99	13.2	*B*
Total		1,724	1,734	101	3.7	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	195	194	99	33.4	C
	T	1,280	1,277	100	56.3	E
	R	335	329	98	31.1	C
	Subtotal	1,810	1,800	99	49.2	D
EB	T	585	601	103	30.3	C
	R	145	151	104	14.4	B
	Subtotal	730	752	103	27.1	C
WB	L	135	128	95	31.1	C
	T	845	806	95	42.2	D
	Subtotal	980	934	95	40.7	D
Total		3,520	3,486	99	42.2	D

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	195	190	97	30.5	C
	T	1,195	1,204	101	40.4	D
	R	255	268	105	21.5	C
	Subtotal	1,645	1,662	101	36.2	D
EB	L	120	122	102	40.6	D
	T	660	674	102	19.6	B
	Subtotal	780	796	102	22.8	C
WB	T	786	748	95	101.8	F
	R	175	172	98	41.0	D
	Subtotal	961	920	96	90.4	F
Total		3,388	3,378	100	54.4	D

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	92	10.0	A
	T	15	13	85	9.6	A
	R	65	67	103	5.5	A
	Subtotal	95	94	99	6.7	A
SB	L	60	52	87	88.1	F
	T	30	26	87	60.0	F
	R	125	115	92	50.5	F
	Subtotal	215	193	90	61.9	F
EB	L	155	156	101	6.3	A
	T	706	728	103	6.0	A
	R	55	54	98	3.9	A
	Subtotal	916	938	102	5.9	A
WB	L	55	55	100	23.0	C
	T	836	827	99	17.8	C
	R	55	52	95	13.0	B
	Subtotal	946	934	99	17.8	C
Total		2,173	2,159	99	16.4	C

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	84	99	35.2	D
	T	315	312	99	38.4	D
	R	100	98	98	8.6	A
	Subtotal	500	494	99	31.9	C
SB	L	265	269	102	56.1	E
	T	560	558	100	29.8	C
	R	80	79	99	10.3	B
	Subtotal	905	906	100	35.9	D
EB	L	185	182	98	33.7	C
	T	636	652	102	27.1	C
	R	20	20	101	5.6	A
	Subtotal	841	854	102	28.0	C
WB	L	260	256	99	41.2	D
	T	775	767	99	27.4	C
	R	280	278	99	8.0	A
	Subtotal	1,315	1,301	99	26.0	C
Total		3,561	3,555	100	29.9	C

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	48	107	9.0	A
	T	885	882	100	3.3	A
	R	5	6	114	3.1	A
	Subtotal	935	936	100	3.6	A
SB	L	7	6	83	10.7	B
	T	870	868	100	2.8	A
	R	40	44	111	2.4	A
	Subtotal	917	918	100	2.8	A
EB	L	20	19	95	26.9	D
	R	30	34	112	5.0	A
	Subtotal	50	53	106	12.9	B
WB	***L***	***5***	***6***	***114***	***33.5***	***D***
	R	10	9	88	8.1	A
	Subtotal	15	15	100	18.3	C
Total		1,918	1,922	100	3.6	A

HALES ENGINEERING
Innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Existing (2021) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	135	135	100	18.3	B
	T	915	914	100	20.5	C
	R	115	115	100	4.9	A
	Subtotal	1,165	1,164	100	18.7	B
EB	T	626	618	99	34.0	C
	R	240	233	97	25.5	C
	Subtotal	866	851	98	31.7	C
WB	L	213	207	97	20.5	C
	T	344	350	102	7.1	A
	Subtotal	557	557	100	12.1	B
Total		2,588	2,572	99	21.6	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	59	98	19.3	B
	T	1,255	1,254	100	26.9	C
	R	188	185	98	7.6	A
	Subtotal	1,503	1,498	100	24.2	C
EB	L	310	304	98	29.1	C
	T	451	448	99	8.8	A
	Subtotal	761	752	99	17.0	B
WB	T	510	514	101	38.6	D
	R	180	191	106	35.2	D
	Subtotal	690	705	102	37.7	D
Total		2,954	2,955	100	25.6	C

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	99	7.9	A
	T	45	46	102	8.3	A
	R	105	106	101	5.2	A
	Subtotal	170	172	101	6.3	A
SB	L	50	47	94	6.6	A
	T	10	11	107	7.1	A
	R	55	54	98	5.2	A
	Subtotal	115	112	97	6.0	A
EB	L	60	60	100	4.1	A
	T	583	579	99	5.2	A
	R	15	15	98	3.6	A
	Subtotal	658	654	99	5.1	A
WB	L	5	5	100	6.4	A
	T	590	602	102	7.7	A
	R	50	50	100	6.3	A
	Subtotal	645	657	102	7.6	A
Total		1,589	1,595	100	6.3	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	112	112	100	25.7	C
	T	375	372	99	32.4	C
	R	215	215	100	8.6	A
	Subtotal	702	699	100	24.0	C
SB	L	354	346	98	30.7	C
	T	520	529	102	20.2	C
	R	90	90	100	6.3	A
	Subtotal	964	965	100	22.7	C
EB	L	115	113	98	29.8	C
	T	551	551	100	27.3	C
	R	67	65	97	5.3	A
	Subtotal	733	729	99	25.7	C
WB	L	150	157	105	31.9	C
	T	434	446	103	24.8	C
	R	125	127	102	5.0	A
	Subtotal	709	730	103	22.9	C
Total		3,108	3,123	100	23.8	C

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	95	8.3	A
	T	700	696	99	3.6	A
	Subtotal	715	710	99	3.7	A
SB	T	915	910	99	2.7	A
	R	19	20	105	2.3	A
	Subtotal	934	930	100	2.7	A
EB	***L***	***55***	***55***	***100***	***20.2***	***C***
	R	49	55	112	5.5	A
	Subtotal	104	110	106	12.9	B
Total		1,752	1,750	100	3.8	A

Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***15***	***15***	***98***	***16.2***	***C***
	R	26	27	103	5.8	A
	Subtotal	41	42	102	9.5	A
EB	L	9	9	100	6.7	A
	T	642	636	99	1.0	A
	Subtotal	651	645	99	1.1	A
WB	T	663	673	102	0.8	A
	R	6	6	100	0.4	A
	Subtotal	669	679	101	0.8	A
Total		1,362	1,366	100	1.2	A

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Mitigated Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	195	200	102	19.4	B
	T	1,280	1,281	100	24.9	C
	R	335	329	98	13.1	B
	Subtotal	1,810	1,810	100	22.1	C
EB	T	585	585	100	32.8	C
	R	145	155	107	24.0	C
	Subtotal	730	740	101	31.0	C
WB	L	135	133	98	31.1	C
	T	845	856	101	17.4	B
	Subtotal	980	989	101	19.2	B
Total		3,520	3,539	101	23.2	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	195	210	108	19.2	B
	T	1,195	1,196	100	22.5	C
	R	255	255	100	9.3	A
	Subtotal	1,645	1,661	101	20.1	B
EB	L	120	120	100	35.6	D
	T	660	664	101	14.7	B
	Subtotal	780	784	101	17.9	B
WB	T	786	782	99	51.6	D
	R	175	176	101	52.0	D
	Subtotal	961	958	100	51.7	D
Total		3,388	3,403	100	28.5	C

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Existing (2021) Mitigated Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	92	9.0	A
	T	15	18	118	9.6	A
	R	65	66	102	5.5	A
	Subtotal	95	98	103	6.8	A
SB	L	60	60	100	14.1	B
	T	30	29	97	14.8	B
	R	125	125	100	10.5	B
	Subtotal	215	214	100	12.1	B
EB	L	155	158	102	9.3	A
	T	706	710	101	8.4	A
	R	55	55	100	6.3	A
	Subtotal	916	923	101	8.4	A
WB	L	55	56	102	13.4	B
	T	836	829	99	11.8	B
	R	55	52	95	10.4	B
	Subtotal	946	937	99	11.8	B
Total		2,173	2,172	100	10.1	B

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	88	104	38.5	D
	T	315	313	99	39.1	D
	R	100	99	99	8.4	A
	Subtotal	500	500	100	32.9	C
SB	L	265	266	100	46.0	D
	T	560	564	101	28.8	C
	R	80	80	100	10.8	B
	Subtotal	905	910	101	32.2	C
EB	L	185	190	103	36.8	D
	T	636	634	100	29.8	C
	R	20	21	106	6.0	A
	Subtotal	841	845	100	30.8	C
WB	L	260	263	101	35.2	D
	T	775	764	99	30.9	C
	R	280	272	97	7.8	A
	Subtotal	1,315	1,299	99	26.9	C
Total		3,561	3,554	100	30.1	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Existing (2021) Mitigated Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	44	98	8.3	*A*
	T	885	880	99	3.3	*A*
	R	5	6	114	3.8	*A*
	Subtotal	935	930	99	3.5	*A*
SB	L	7	6	83	10.0	*A*
	T	870	875	101	2.8	*A*
	R	40	43	108	2.5	*A*
	Subtotal	917	924	101	2.8	*A*
EB	L	20	18	90	20.4	*C*
	R	30	31	102	5.3	*A*
	Subtotal	50	49	98	10.8	*B*
WB	***L***	***5***	***4***	***76***	***24.2***	***C***
	R	10	11	107	7.0	*A*
	Subtotal	15	15	100	11.6	*B*
Total		1,918	1,918	100	3.5	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	135	135	100	18.3	B
	T	915	914	100	20.5	C
	R	115	115	100	4.9	A
	Subtotal	1,165	1,164	100	18.7	B
EB	T	626	618	99	34.0	C
	R	240	233	97	25.5	C
	Subtotal	866	851	98	31.7	C
WB	L	213	207	97	20.5	C
	T	344	350	102	7.1	A
	Subtotal	557	557	100	12.1	B
Total		2,588	2,572	99	21.6	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	59	98	19.3	B
	T	1,255	1,254	100	26.9	C
	R	188	185	98	7.6	A
	Subtotal	1,503	1,498	100	24.2	C
EB	L	310	304	98	29.1	C
	T	451	448	99	8.8	A
	Subtotal	761	752	99	17.0	B
WB	T	510	514	101	38.6	D
	R	180	191	106	35.2	D
	Subtotal	690	705	102	37.7	D
Total		2,954	2,955	100	25.6	C

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Existing (2021) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	20	99	7.9	A
	T	45	46	102	8.3	A
	R	105	106	101	5.2	A
	Subtotal	170	172	101	6.3	A
SB	L	50	47	94	6.6	A
	T	10	11	107	7.1	A
	R	55	54	98	5.2	A
	Subtotal	115	112	97	6.0	A
EB	L	60	60	100	4.1	A
	T	583	579	99	5.2	A
	R	15	15	98	3.6	A
	Subtotal	658	654	99	5.1	A
WB	L	5	5	100	6.4	A
	T	590	602	102	7.7	A
	R	50	50	100	6.3	A
	Subtotal	645	657	102	7.6	A
Total		1,589	1,595	100	6.3	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	112	112	100	25.7	C
	T	375	372	99	32.4	C
	R	215	215	100	8.6	A
	Subtotal	702	699	100	24.0	C
SB	L	354	346	98	30.7	C
	T	520	529	102	20.2	C
	R	90	90	100	6.3	A
	Subtotal	964	965	100	22.7	C
EB	L	115	113	98	29.8	C
	T	551	551	100	27.3	C
	R	67	65	97	5.3	A
	Subtotal	733	729	99	25.7	C
WB	L	150	157	105	31.9	C
	T	434	446	103	24.8	C
	R	125	127	102	5.0	A
	Subtotal	709	730	103	22.9	C
Total		3,108	3,123	100	23.8	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	14	95	8.3	A
	T	700	696	99	3.6	A
	Subtotal	715	710	99	3.7	A
SB	T	915	910	99	2.7	A
	R	19	20	105	2.3	A
	Subtotal	934	930	100	2.7	A
EB	***L***	***55***	***55***	***100***	***20.2***	***C***
	R	49	55	112	5.5	A
	Subtotal	104	110	106	12.9	B
Total		1,752	1,750	100	3.8	A

Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***15***	***15***	***98***	***16.2***	***C***
	R	26	27	103	5.8	A
	Subtotal	41	42	102	9.5	A
EB	L	9	9	100	6.7	A
	T	642	636	99	1.0	A
	Subtotal	651	645	99	1.1	A
WB	T	663	673	102	0.8	A
	R	6	6	100	0.4	A
	Subtotal	669	679	101	0.8	A
Total		1,362	1,366	100	1.2	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	217	218	101	22.0	C
	T	1,280	1,275	100	27.8	C
	R	335	330	99	14.2	B
	Subtotal	1,832	1,823	100	24.6	C
EB	T	588	586	100	30.6	C
	R	145	150	104	22.5	C
	Subtotal	733	736	100	28.9	C
WB	L	141	141	100	25.8	C
	T	847	852	101	14.5	B
	Subtotal	988	993	101	16.1	B
Total		3,553	3,552	100	23.2	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	195	200	102	22.1	C
	T	1,195	1,204	101	25.4	C
	R	266	268	101	10.3	B
	Subtotal	1,656	1,672	101	22.6	C
EB	L	120	122	102	34.3	C
	T	685	681	99	13.5	B
	Subtotal	805	803	100	16.7	B
WB	T	794	796	100	37.9	D
	R	188	185	98	37.7	D
	Subtotal	982	981	100	37.9	D
Total		3,443	3,456	100	25.6	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	98	9.3	A
	T	15	16	105	9.1	A
	R	65	67	103	5.5	A
	Subtotal	95	98	103	6.7	A
SB	L	60	55	92	15.6	C
	T	30	29	97	14.8	B
	R	125	121	97	10.4	B
	Subtotal	215	205	95	12.4	B
EB	L	155	155	100	7.3	A
	T	712	708	99	6.6	A
	R	55	57	104	4.6	A
	Subtotal	922	920	100	6.6	A
WB	L	55	55	100	11.6	B
	T	854	865	101	11.4	B
	R	55	56	102	9.6	A
	Subtotal	964	976	101	11.3	B
Total		2,197	2,199	100	9.3	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	90	92	102	35.7	D
	T	315	322	102	37.7	D
	R	100	99	99	8.4	A
	Subtotal	505	513	102	31.7	C
SB	L	269	263	98	40.7	D
	T	562	563	100	29.8	C
	R	80	78	98	10.3	B
	Subtotal	911	904	99	31.3	C
EB	L	187	184	98	37.5	D
	T	640	635	99	29.8	C
	R	21	22	106	6.0	A
	Subtotal	848	841	99	30.9	C
WB	L	260	256	99	36.1	D
	T	788	794	101	29.9	C
	R	280	277	99	8.2	A
	Subtotal	1,328	1,327	100	26.6	C
Total		3,591	3,585	100	29.5	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Existing (2021) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	46	102	9.0	A
	T	887	886	100	3.4	A
	R	5	6	114	2.9	A
	Subtotal	937	938	100	3.7	A
SB	L	7	6	83	9.8	A
	T	870	860	99	2.8	A
	R	49	50	102	2.5	A
	Subtotal	926	916	99	2.8	A
EB	L	24	25	104	21.7	C
	R	36	34	95	5.1	A
	Subtotal	60	59	98	12.1	B
WB	***L***	***5***	***5***	***95***	***24.7***	***C***
	R	10	10	98	7.8	A
	Subtotal	15	15	100	13.4	B
Total		1,939	1,928	99	3.6	A

Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***6***	***6***	***100***	***24.9***	***C***
	R	21	20	94	9.1	A
	Subtotal	27	26	96	12.7	B
EB	L	36	35	98	12.1	B
	T	916	914	100	1.5	A
	Subtotal	952	949	100	1.9	A
WB	T	961	970	101	1.4	A
	R	18	19	104	1.1	A
	Subtotal	979	989	101	1.4	A
Total		1,958	1,964	100	1.8	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	155	159	103	20.4	C
	T	1,155	1,141	99	23.5	C
	R	120	125	104	5.4	A
	Subtotal	1,430	1,425	100	21.6	C
EB	T	670	665	99	49.9	D
	R	285	286	100	40.3	D
	Subtotal	955	951	100	47.0	D
WB	L	240	243	101	53.7	D
	T	355	356	100	7.6	A
	Subtotal	595	599	101	26.3	C
Total		2,979	2,975	100	30.7	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	85	100	29.7	C
	T	1,520	1,515	100	46.2	D
	R	190	190	100	15.2	B
	Subtotal	1,795	1,790	100	42.1	D
EB	L	355	351	99	85.7	F
	T	470	464	99	9.1	A
	Subtotal	825	815	99	42.1	D
WB	T	519	523	101	42.1	D
	R	220	210	95	40.7	D
	Subtotal	739	733	99	41.7	D
Total		3,360	3,338	99	42.2	D

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	49	98	10.0	A
	T	75	72	96	10.5	B
	R	160	162	101	7.7	A
	Subtotal	285	283	99	8.8	A
SB	L	55	53	96	8.1	A
	T	15	15	98	8.8	A
	R	65	66	101	5.3	A
	Subtotal	135	134	99	6.8	A
EB	L	70	65	93	5.1	A
	T	573	568	99	6.2	A
	R	25	26	105	4.8	A
	Subtotal	668	659	99	6.0	A
WB	L	5	5	100	10.5	B
	T	634	631	99	8.5	A
	R	55	57	103	6.8	A
	Subtotal	694	693	100	8.4	A
Total		1,783	1,769	99	7.5	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	120	121	101	28.3	C
	T	415	420	101	37.1	D
	R	240	244	102	11.0	B
	Subtotal	775	785	101	27.6	C
SB	L	380	384	101	38.5	D
	T	566	569	100	23.7	C
	R	95	93	98	7.5	A
	Subtotal	1,041	1,046	100	27.7	C
EB	L	120	117	97	31.9	C
	T	604	605	100	32.7	C
	R	65	60	92	6.9	A
	Subtotal	789	782	99	30.6	C
WB	L	170	167	98	39.9	D
	T	480	484	101	29.0	C
	R	140	147	105	5.9	A
	Subtotal	790	798	101	27.0	C
Total		3,396	3,411	100	28.2	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	102	8.6	A
	T	760	768	101	4.3	A
	R	5	6	114	4.1	A
	Subtotal	780	789	101	4.4	A
SB	L	5	4	76	8.9	A
	T	990	996	101	3.0	A
	R	15	18	122	2.4	A
	Subtotal	1,010	1,018	101	3.0	A
EB	***L***	***50***	***50***	***100***	***21.1***	***C***
	T	1	1	100	20.2	C
	R	45	48	107	5.9	A
	Subtotal	96	99	103	13.7	B
WB	L	5	5	95	20.5	C
	R	5	7	133	6.7	A
	Subtotal	10	12	120	12.5	B
Total		1,896	1,918	101	4.2	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	245	246	100	24.3	C
	T	1,620	1,615	100	33.5	C
	R	355	350	99	17.2	B
	Subtotal	2,220	2,211	100	29.9	C
EB	T	605	601	99	49.9	D
	R	165	165	100	42.4	D
	Subtotal	770	766	99	48.3	D
WB	L	185	176	95	43.1	D
	T	850	816	96	16.3	B
	Subtotal	1,035	992	96	21.1	C
Total		4,026	3,969	99	31.3	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	225	224	100	20.6	C
	T	1,475	1,478	100	26.3	C
	R	285	289	101	12.0	B
	Subtotal	1,985	1,991	100	23.6	C
EB	L	175	166	95	102.5	F
	T	675	678	100	16.6	B
	Subtotal	850	844	99	33.5	C
WB	T	810	770	95	150.1	F
	R	210	193	92	157.8	F
	Subtotal	1,020	963	94	151.6	F
Total		3,855	3,798	99	63.2	E

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	60	100	11.8	B
	T	25	23	91	12.0	B
	R	100	97	97	7.8	A
	Subtotal	185	180	97	9.7	A
SB	L	60	60	100	16.9	C
	T	40	39	98	17.4	C
	R	125	130	104	14.1	B
	Subtotal	225	229	102	15.4	C
EB	L	155	156	101	10.4	B
	T	720	720	100	9.2	A
	R	85	88	103	6.8	A
	Subtotal	960	964	100	9.2	A
WB	L	70	68	97	14.3	B
	T	855	842	98	12.5	B
	R	60	64	107	10.0	A
	Subtotal	985	974	99	12.5	B
Total		2,356	2,347	100	11.2	B

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	95	95	100	42.2	D
	T	355	352	99	43.2	D
	R	115	116	101	10.0	A
	Subtotal	565	563	100	36.2	D
SB	L	300	297	99	55.0	D
	T	591	600	102	34.5	C
	R	90	88	98	11.8	B
	Subtotal	981	985	100	38.7	D
EB	L	185	178	96	39.7	D
	T	682	684	100	35.5	D
	R	25	27	108	8.0	A
	Subtotal	892	889	100	35.5	D
WB	L	300	304	101	48.6	D
	T	800	792	99	31.3	C
	R	310	312	101	9.3	A
	Subtotal	1,410	1,408	100	30.2	C
Total		3,849	3,845	100	34.5	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	44	98	9.1	*A*
	T	955	946	99	3.6	*A*
	R	5	6	114	3.4	*A*
	Subtotal	1,005	996	99	3.8	*A*
SB	L	5	5	95	10.8	*B*
	T	940	937	100	3.0	*A*
	R	40	44	111	2.3	*A*
	Subtotal	985	986	100	3.0	*A*
EB	L	20	19	95	22.0	*C*
	R	30	35	116	6.3	*A*
	Subtotal	50	54	108	11.8	*B*
WB	***L***	***5***	***5***	***95***	***28.0***	***D***
	R	5	5	95	8.4	*A*
	Subtotal	10	10	100	18.2	*C*
Total		2,051	2,046	100	3.7	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Mitigated Background*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	155	162	105	19.1	B
	T	1,155	1,154	100	23.8	C
	R	120	118	98	5.1	A
	Subtotal	1,430	1,434	100	21.7	C
EB	T	670	672	100	48.0	D
	R	285	285	100	38.5	D
	Subtotal	955	957	100	45.2	D
WB	L	240	239	100	54.4	D
	T	355	364	103	7.6	A
	Subtotal	595	603	101	26.1	C
Total		2,979	2,994	100	30.1	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	82	96	37.4	D
	T	1,520	1,504	99	54.2	D
	R	190	188	99	20.8	C
	Subtotal	1,795	1,774	99	49.9	D
EB	L	355	354	100	72.2	E
	T	470	479	102	9.0	A
	Subtotal	825	833	101	35.9	D
WB	T	519	533	103	37.8	D
	R	220	218	99	22.8	C
	Subtotal	739	751	102	33.4	C
Total		3,360	3,358	100	42.9	D

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Mitigated Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	53	106	10.5	B
	T	75	73	98	11.2	B
	R	160	162	101	8.0	A
	Subtotal	285	288	101	9.3	A
SB	L	55	56	101	9.0	A
	T	15	15	98	9.4	A
	R	65	68	104	5.6	A
	Subtotal	135	139	103	7.4	A
EB	L	70	70	100	5.7	A
	T	573	577	101	6.5	A
	R	25	25	101	5.2	A
	Subtotal	668	672	101	6.4	A
WB	L	5	4	80	10.6	B
	T	634	647	102	8.6	A
	R	55	53	96	7.0	A
	Subtotal	694	704	101	8.5	A
Total		1,783	1,803	101	7.7	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	120	120	100	27.8	C
	T	415	407	98	38.8	D
	R	240	251	105	10.8	B
	Subtotal	775	778	100	28.1	C
SB	L	380	384	101	38.4	D
	T	566	553	98	23.4	C
	R	95	97	102	7.3	A
	Subtotal	1,041	1,034	99	27.5	C
EB	L	120	118	98	32.4	C
	T	604	610	101	34.4	C
	R	65	66	101	6.8	A
	Subtotal	789	794	101	31.8	C
WB	L	170	174	102	40.5	D
	T	480	486	101	27.9	C
	R	140	140	100	5.8	A
	Subtotal	790	800	101	26.8	C
Total		3,396	3,406	100	28.4	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Mitigated Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	15	102	8.7	A
	T	760	752	99	4.2	A
	R	5	5	95	5.0	A
	Subtotal	780	772	99	4.3	A
SB	L	5	5	95	7.6	A
	T	990	988	100	2.9	A
	R	15	15	102	2.8	A
	Subtotal	1,010	1,008	100	2.9	A
EB	***L***	***50***	***47***	***94***	***25.8***	***D***
	T	1	0	0		
	R	45	42	93	5.7	A
	Subtotal	96	89	93	16.3	C
WB	L	5	6	114	19.8	C
	R	5	6	114	7.9	A
	Subtotal	10	12	120	13.9	B
Total		1,896	1,881	99	4.2	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Mitigated Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	245	241	98	23.4	C
	T	1,620	1,638	101	30.9	C
	R	355	348	98	16.0	B
	Subtotal	2,220	2,227	100	27.8	C
EB	T	605	598	99	58.4	E
	R	165	165	100	53.5	D
	Subtotal	770	763	99	57.3	E
WB	L	185	179	97	46.6	D
	T	850	866	102	17.3	B
	Subtotal	1,035	1,045	101	22.3	C
Total		4,026	4,035	100	32.0	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	225	224	100	20.6	C
	T	1,475	1,499	102	26.3	C
	R	285	285	100	12.2	B
	Subtotal	1,985	2,008	101	23.7	C
EB	L	175	175	100	51.7	D
	T	675	667	99	17.2	B
	Subtotal	850	842	99	24.4	C
WB	T	810	822	101	63.0	E
	R	210	213	102	31.7	C
	Subtotal	1,020	1,035	101	56.6	E
Total		3,855	3,885	101	32.6	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Mitigated Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	57	95	14.2	B
	T	25	26	103	13.8	B
	R	100	102	102	8.1	A
	Subtotal	185	185	100	10.8	B
SB	L	60	60	100	18.1	C
	T	40	42	106	19.8	C
	R	125	126	101	14.0	B
	Subtotal	225	228	101	16.1	C
EB	L	155	152	98	10.2	B
	T	720	719	100	9.1	A
	R	85	80	94	7.1	A
	Subtotal	960	951	99	9.1	A
WB	L	70	68	97	14.9	B
	T	855	877	103	12.8	B
	R	60	57	95	10.4	B
	Subtotal	985	1,002	102	12.8	B
Total		2,356	2,366	100	11.5	B

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	95	94	99	40.5	D
	T	355	370	104	44.7	D
	R	115	112	97	9.6	A
	Subtotal	565	576	102	37.2	D
SB	L	300	304	101	66.0	E
	T	591	600	102	34.4	C
	R	90	97	107	11.7	B
	Subtotal	981	1,001	102	41.8	D
EB	L	185	184	99	43.1	D
	T	682	687	101	34.7	C
	R	25	24	96	7.1	A
	Subtotal	892	895	100	35.7	D
WB	L	300	303	101	44.6	D
	T	800	810	101	32.2	C
	R	310	307	99	9.6	A
	Subtotal	1,410	1,420	101	30.0	C
Total		3,849	3,892	101	35.5	D

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Mitigated Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	48	107	9.8	A
	T	955	964	101	3.9	A
	R	5	5	95	4.6	A
	Subtotal	1,005	1,017	101	4.2	A
SB	L	5	4	76	10.5	B
	T	940	959	102	3.1	A
	R	40	43	108	2.6	A
	Subtotal	985	1,006	102	3.1	A
EB	***L***	***20***	***19***	***95***	***26.2***	***D***
	R	30	33	109	5.4	A
	Subtotal	50	52	104	13.0	B
WB	L	5	5	95	25.4	D
	R	5	5	95	7.4	A
	Subtotal	10	10	100	16.4	C
Total		2,051	2,085	102	4.0	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	163	164	101	19.1	B
	T	1,155	1,162	101	23.8	C
	R	120	120	100	5.4	A
	Subtotal	1,438	1,446	101	21.7	C
EB	T	672	655	97	61.6	E
	R	285	285	100	44.6	D
	Subtotal	957	940	98	56.4	E
WB	L	248	248	100	56.5	E
	T	358	364	102	7.8	A
	Subtotal	606	612	101	27.5	C
Total		3,001	2,998	100	33.9	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	85	86	101	37.0	D
	T	1,520	1,506	99	56.5	E
	R	194	193	99	23.1	C
	Subtotal	1,799	1,785	99	51.9	D
EB	L	355	347	98	77.1	E
	T	480	469	98	9.1	A
	Subtotal	835	816	98	38.0	D
WB	T	536	542	101	39.1	D
	R	237	236	100	23.2	C
	Subtotal	773	778	101	34.3	C
Total		3,408	3,379	99	44.7	D

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	48	96	10.7	B
	T	75	76	102	10.7	B
	R	160	162	101	7.2	A
	Subtotal	285	286	100	8.7	A
SB	L	55	53	96	8.8	A
	T	15	12	79	9.5	A
	R	65	70	107	6.0	A
	Subtotal	135	135	100	7.4	A
EB	L	70	69	98	4.3	A
	T	596	584	98	5.3	A
	R	25	25	101	3.8	A
	Subtotal	691	678	98	5.1	A
WB	L	5	5	100	8.5	A
	T	645	645	100	8.6	A
	R	55	56	101	7.3	A
	Subtotal	705	706	100	8.5	A
Total		1,817	1,805	99	7.2	A

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	124	124	100	28.5	C
	T	415	413	99	38.6	D
	R	240	244	102	10.7	B
	Subtotal	779	781	100	28.3	C
SB	L	390	390	100	40.9	D
	T	565	572	101	23.8	C
	R	95	93	98	7.9	A
	Subtotal	1,050	1,055	100	28.7	C
EB	L	126	125	99	31.7	C
	T	608	589	97	32.1	C
	R	73	78	107	6.6	A
	Subtotal	807	792	98	29.5	C
WB	L	170	168	99	39.7	D
	T	487	488	100	29.0	C
	R	140	138	98	6.4	A
	Subtotal	797	794	100	27.3	C
Total		3,434	3,422	100	28.5	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	16	108	9.9	A
	T	766	761	99	4.3	A
	R	5	6	114	4.3	A
	Subtotal	786	783	100	4.4	A
SB	L	5	5	95	8.9	A
	T	990	994	100	3.1	A
	R	23	24	104	2.4	A
	Subtotal	1,018	1,023	100	3.1	A
EB	L	60	59	99	26.5	D
	T	***1***	***1***	***100***	***30.6***	***D***
	R	55	58	106	6.6	A
	Subtotal	116	118	102	16.8	C
WB	L	5	5	95	19.3	C
	R	5	6	114	6.2	A
	Subtotal	10	11	110	12.2	B
Total		1,930	1,935	100	4.5	A

Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***17***	***16***	***93***	***19.1***	***C***
	R	28	30	106	6.4	A
	Subtotal	45	46	102	10.8	B
EB	L	14	13	91	6.1	A
	T	673	661	98	1.0	A
	Subtotal	687	674	98	1.1	A
WB	T	746	747	100	1.0	A
	R	11	11	98	0.7	A
	Subtotal	757	758	100	1.0	A
Total		1,490	1,478	99	1.4	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2026) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	272	277	102	23.4	C
	T	1,620	1,631	101	31.3	C
	R	355	348	98	15.9	B
	Subtotal	2,247	2,256	100	28.0	C
EB	T	609	605	99	66.5	E
	R	165	171	104	58.5	E
	Subtotal	774	776	100	64.7	E
WB	L	194	196	101	60.5	E
	T	854	865	101	16.8	B
	Subtotal	1,048	1,061	101	24.9	C
Total		4,069	4,093	101	34.2	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	225	224	100	19.7	B
	T	1,475	1,466	99	25.8	C
	R	298	301	101	12.7	B
	Subtotal	1,998	1,991	100	23.1	C
EB	L	175	173	99	61.6	E
	T	706	707	100	17.3	B
	Subtotal	881	880	100	26.0	C
WB	T	823	841	102	66.9	E
	R	228	230	101	34.0	C
	Subtotal	1,051	1,071	102	59.8	E
Total		3,931	3,942	100	33.8	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	62	103	13.3	B
	T	25	27	107	13.2	B
	R	100	106	106	8.8	A
	Subtotal	185	195	105	10.8	B
SB	L	60	56	93	16.9	C
	T	40	36	91	17.2	C
	R	125	127	101	13.0	B
	Subtotal	225	219	97	14.7	B
EB	L	155	158	102	8.5	A
	T	731	731	100	7.4	A
	R	85	84	99	5.1	A
	Subtotal	971	973	100	7.4	A
WB	L	70	64	91	14.3	B
	T	878	894	102	12.5	B
	R	60	59	98	10.5	B
	Subtotal	1,008	1,017	101	12.5	B
Total		2,389	2,404	101	10.5	B

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	101	100	99	40.7	D
	T	355	360	101	43.6	D
	R	115	122	106	9.5	A
	Subtotal	571	582	102	36.0	D
SB	L	304	295	97	61.8	E
	T	593	598	101	34.5	C
	R	92	98	106	12.9	B
	Subtotal	989	991	100	40.5	D
EB	L	188	193	103	44.8	D
	T	689	678	98	35.1	D
	R	27	29	107	8.2	A
	Subtotal	904	900	100	36.3	D
WB	L	300	298	99	41.9	D
	T	815	818	100	34.1	C
	R	310	310	100	10.0	A
	Subtotal	1,425	1,426	100	30.5	C
Total		3,890	3,899	100	35.2	D

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2026) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	45	47	104	9.5	*A*
	T	958	952	99	3.8	*A*
	R	5	7	133	3.0	*A*
	Subtotal	1,008	1,006	100	4.1	*A*
SB	L	5	4	76	11.2	*B*
	T	942	938	100	3.1	*A*
	R	49	52	106	2.5	*A*
	Subtotal	996	994	100	3.1	*A*
EB	***L***	***25***	***22***	***88***	***27.2***	***D***
	R	36	39	109	5.8	*A*
	Subtotal	61	61	100	13.5	*B*
WB	L	5	5	95	18.2	*C*
	R	5	6	114	6.9	*A*
	Subtotal	10	11	110	12.0	*B*
Total		2,076	2,072	100	3.9	*A*

Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***14***	***12***	***84***	***33.8***	***D***
	R	33	37	113	10.3	*B*
	Subtotal	47	49	104	16.1	*C*
EB	L	47	42	90	13.7	*B*
	T	958	963	101	1.7	*A*
	Subtotal	1,005	1,005	100	2.2	*A*
WB	T	1,017	1,033	102	1.9	*A*
	R	26	29	110	1.2	*A*
	Subtotal	1,043	1,062	102	1.9	*A*
Total		2,095	2,116	101	2.3	*A*

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2041) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	240	243	101	18.6	B
	T	5	5	95	21.0	C
	R	215	214	100	6.3	A
	Subtotal	460	462	100	12.9	B
EB	T	725	713	98	25.8	C
	R	340	342	101	5.7	A
	Subtotal	1,065	1,055	99	19.3	B
WB	L	255	250	98	19.9	B
	T	540	542	100	6.9	A
	Subtotal	795	792	100	11.0	B
Total		2,320	2,309	100	15.2	B

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	180	177	98	16.6	B
	T	5	6	114	22.9	C
	R	335	337	101	8.8	A
	Subtotal	520	520	100	11.6	B
EB	L	375	370	99	33.5	C
	T	590	588	100	6.9	A
	Subtotal	965	958	99	17.2	B
WB	T	625	627	100	27.2	C
	R	250	253	101	6.5	A
	Subtotal	875	880	101	21.2	C
Total		2,361	2,358	100	17.5	B

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2041) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	90	87	97	22.1	C
	T	105	108	103	25.0	C
	R	185	191	103	20.9	C
	Subtotal	380	386	102	22.3	C
SB	L	60	55	91	9.0	A
	T	20	19	94	11.1	B
	R	65	66	101	6.1	A
	Subtotal	145	140	97	7.9	A
EB	L	120	112	94	6.4	A
	T	740	748	101	6.9	A
	R	75	76	102	5.6	A
	Subtotal	935	936	100	6.7	A
WB	L	50	51	102	10.8	B
	T	730	737	101	9.7	A
	R	60	63	105	7.2	A
	Subtotal	840	851	101	9.6	A
Total		2,301	2,313	101	10.5	B

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	140	146	104	31.4	C
	T	430	443	103	34.0	C
	R	235	232	99	17.0	B
	Subtotal	805	821	102	28.7	C
SB	L	420	414	99	62.2	E
	T	596	604	101	27.4	C
	R	150	150	100	9.4	A
	Subtotal	1,166	1,168	100	37.4	D
EB	L	185	186	101	66.6	E
	T	722	725	100	28.3	C
	R	75	77	103	7.8	A
	Subtotal	982	988	101	33.9	C
WB	L	160	160	100	68.2	E
	T	550	551	100	28.8	C
	R	150	150	100	7.5	A
	Subtotal	860	861	100	32.4	C
Total		3,812	3,838	101	33.6	C

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Background
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	21	105	13.5	B
	T	850	864	102	4.3	A
	R	5	5	95	4.4	A
	Subtotal	875	890	102	4.5	A
SB	L	5	5	95	13.2	B
	T	1,115	1,118	100	3.3	A
	R	15	17	115	2.7	A
	Subtotal	1,135	1,140	100	3.3	A
EB	***L***	***50***	***49***	***98***	***41.5***	***E***
	R	45	44	98	6.6	A
	Subtotal	95	93	98	25.0	C
WB	L	5	4	76	35.9	E
	R	5	5	95	6.2	A
	Subtotal	10	9	90	19.4	C
Total		2,116	2,132	101	4.9	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	270	276	102	20.0	B
	T	5	5	100	28.4	C
	R	435	435	100	18.2	B
	Subtotal	710	716	101	19.0	B
EB	T	865	865	100	32.3	C
	R	365	360	99	5.7	A
	Subtotal	1,230	1,225	100	24.5	C
WB	L	335	322	96	42.2	D
	T	961	963	100	8.0	A
	Subtotal	1,296	1,285	99	16.6	B
Total		3,236	3,226	100	20.2	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	305	303	99	20.2	C
	T	10	11	107	27.2	C
	R	490	494	101	18.2	B
	Subtotal	805	808	100	19.1	B
EB	L	355	342	96	69.6	E
	T	780	795	102	8.0	A
	Subtotal	1,135	1,137	100	26.5	C
WB	T	990	985	99	42.2	D
	R	325	325	100	8.9	A
	Subtotal	1,315	1,310	100	33.9	C
Total		3,256	3,255	100	27.9	C

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2041) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	54	98	16.4	C
	T	40	38	96	16.7	C
	R	200	197	99	12.0	B
	Subtotal	295	289	98	13.4	B
SB	L	65	62	95	53.8	F
	T	75	75	100	51.5	F
	R	130	128	98	43.4	E
	Subtotal	270	265	98	48.1	E
EB	L	170	170	100	16.2	C
	T	880	892	101	11.4	B
	R	220	225	102	7.3	A
	Subtotal	1,270	1,287	101	11.3	B
WB	L	165	167	101	27.4	D
	T	1,155	1,156	100	19.3	C
	R	55	54	98	15.1	C
	Subtotal	1,375	1,377	100	20.1	C
Total		3,210	3,218	100	18.4	C

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	110	102	93	52.7	D
	T	365	361	99	49.6	D
	R	105	114	109	15.9	B
	Subtotal	580	577	99	43.5	D
SB	L	305	298	98	75.5	E
	T	655	668	102	43.9	D
	R	145	147	101	21.3	C
	Subtotal	1,105	1,113	101	49.4	D
EB	L	305	306	100	70.3	E
	T	832	835	100	29.9	C
	R	25	25	100	8.9	A
	Subtotal	1,162	1,166	100	40.1	D
WB	L	265	271	102	73.0	E
	T	1,115	1,119	100	42.5	D
	R	320	315	98	18.4	B
	Subtotal	1,700	1,705	100	42.9	D
Total		4,547	4,561	100	43.9	D

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Background
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	11.4	B
	T	1,075	1,060	99	4.4	A
	R	10	11	107	4.9	A
	Subtotal	1,135	1,121	99	4.7	A
SB	L	10	8	78	12.9	B
	T	1,055	1,055	100	3.3	A
	R	35	35	101	2.7	A
	Subtotal	1,100	1,098	100	3.4	A
EB	***L***	***30***	***29***	***96***	***47.8***	***E***
	R	45	47	104	7.2	A
	Subtotal	75	76	101	22.7	C
WB	L	5	6	114	46.4	E
	R	10	11	107	10.8	B
	Subtotal	15	17	113	23.4	C
Total		2,326	2,312	99	4.8	A

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Plus Project
Time Period: Morning Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	327	314	96	21.3	C
	T	5	5	95	27.8	C
	R	215	211	98	6.5	A
	Subtotal	547	530	97	15.5	B
EB	T	737	742	101	28.7	C
	R	340	347	102	6.1	A
	Subtotal	1,077	1,089	101	21.5	C
WB	L	297	290	98	24.7	C
	T	546	550	101	6.5	A
	Subtotal	843	840	100	12.8	B
Total		2,468	2,459	100	17.2	B

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	180	179	100	16.8	B
	T	5	5	95	22.2	C
	R	378	375	99	12.1	B
	Subtotal	563	559	99	13.7	B
EB	L	375	372	99	43.9	D
	T	690	686	99	7.5	A
	Subtotal	1,065	1,058	99	20.3	C
WB	T	682	680	100	26.9	C
	R	333	328	98	7.3	A
	Subtotal	1,015	1,008	99	20.5	C
Total		2,644	2,625	99	19.0	B

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2041) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	90	89	99	32.4	D
	T	105	104	99	31.3	D
	R	185	186	101	26.1	D
	Subtotal	380	379	100	29.0	D
SB	L	60	59	98	11.7	B
	T	20	21	104	13.6	B
	R	65	68	104	8.3	A
	Subtotal	145	148	102	10.4	B
EB	L	120	120	100	5.1	A
	T	799	783	98	5.7	A
	R	75	78	104	4.3	A
	Subtotal	994	981	99	5.5	A
WB	L	50	45	90	9.9	A
	T	815	808	99	9.6	A
	R	60	64	106	7.9	A
	Subtotal	925	917	99	9.5	A
Total		2,445	2,425	99	11.0	B

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	154	148	96	31.9	C
	T	435	438	101	34.2	C
	R	235	247	105	16.9	B
	Subtotal	824	833	101	28.7	C
SB	L	436	430	99	67.7	E
	T	601	600	100	26.5	C
	R	172	172	100	10.8	B
	Subtotal	1,209	1,202	99	39.0	D
EB	L	197	182	92	70.6	E
	T	748	753	101	30.0	C
	R	87	86	99	8.5	A
	Subtotal	1,032	1,021	99	35.4	D
WB	L	160	164	102	69.8	E
	T	599	597	100	28.9	C
	R	150	150	100	7.4	A
	Subtotal	909	911	100	32.7	C
Total		3,974	3,967	100	34.6	C

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: *Future (2041) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT20-1620*

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	25	24	96	12.0	*B*
	T	862	851	99	4.3	*A*
	R	5	6	114	3.9	*A*
	Subtotal	892	881	99	4.5	*A*
SB	L	5	6	114	10.3	*B*
	T	1,137	1,129	99	3.5	*A*
	R	30	33	109	3.3	*A*
	Subtotal	1,172	1,168	100	3.5	*A*
EB	***L***	***74***	***72***	***97***	***75.4***	***F***
	R	67	67	100	9.4	*A*
	Subtotal	141	139	99	43.6	*E*
WB	L	5	4	76	34.6	*D*
	R	5	6	114	9.3	*A*
	Subtotal	10	10	100	19.4	*C*
Total		2,216	2,198	99	6.5	*A*

Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***95***	***92***	***97***	***313.6***	***F***
	R	172	172	100	14.2	*B*
	Subtotal	267	264	99	118.5	*F*
EB	L	187	189	101	19.2	*C*
	T	901	888	99	1.4	*A*
	Subtotal	1,088	1,077	99	4.5	*A*
WB	T	843	836	99	2.6	*A*
	R	126	130	103	2.0	*A*
	Subtotal	969	966	100	2.5	*A*
Total		2,324	2,307	99	18.1	*C*

HALES ENGINEERING
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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: SB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	L	385	376	98	27.2	C
	T	5	4	80	39.0	D
	R	435	435	100	17.8	B
	Subtotal	825	815	99	22.2	C
EB	T	881	861	98	58.0	E
	R	365	364	100	10.6	B
	Subtotal	1,246	1,225	98	43.9	D
WB	L	386	350	91	40.7	D
	T	971	858	88	8.0	A
	Subtotal	1,357	1,208	89	17.5	B
Total		3,428	3,248	95	28.8	C

Intersection: NB MVC FR & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	305	290	95	26.0	C
	T	10	10	98	33.6	C
	R	547	510	93	75.0	E
	Subtotal	862	810	94	56.9	E
EB	L	355	346	97	51.8	D
	T	911	878	96	27.9	C
	Subtotal	1,266	1,224	97	34.7	C
WB	T	1,052	916	87	38.0	D
	R	427	378	88	10.3	B
	Subtotal	1,479	1,294	87	29.9	C
Total		3,607	3,328	92	38.5	D

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: Highlands Loop Road & 7800 South
Type: Roundabout

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	59	107	15.0	B
	T	40	38	96	15.4	C
	R	200	199	100	11.7	B
	Subtotal	295	296	100	12.8	B
SB	L	65	61	94	79.5	F
	T	75	76	101	80.9	F
	R	130	124	95	71.1	F
	Subtotal	270	261	97	75.9	F
EB	L	170	143	84	13.4	B
	T	942	822	87	10.0	A
	R	220	185	84	6.2	A
	Subtotal	1,332	1,150	86	9.8	A
WB	L	165	159	96	23.8	C
	T	1,255	1,247	99	18.7	C
	R	55	54	98	16.1	C
	Subtotal	1,475	1,460	99	19.2	C
Total		3,373	3,167	94	19.9	C

Intersection: 5600 West & 7800 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	127	128	101	59.8	E
	T	373	372	100	50.5	D
	R	105	108	103	13.6	B
	Subtotal	605	608	100	45.9	D
SB	L	325	329	101	83.8	F
	T	662	652	98	45.1	D
	R	161	165	102	24.6	C
	Subtotal	1,148	1,146	100	53.3	D
EB	L	319	278	87	77.3	E
	T	865	776	90	30.2	C
	R	40	40	99	9.1	A
	Subtotal	1,224	1,094	89	41.4	D
WB	L	265	262	99	75.8	E
	T	1,181	1,161	98	49.5	D
	R	320	321	100	24.7	C
	Subtotal	1,766	1,744	99	48.9	D
Total		4,742	4,592	97	48.0	D

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SimTraffic LOS Report

Project: West Jordan - Copper Rim TIS Update
Analysis Period: Future (2041) Plus Project
Time Period: Evening Peak Hour
Project #: UT20-1620

Intersection: 5600 West & 7400 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	58	53	92	14.4	B
	T	1,090	1,054	97	4.5	A
	R	10	10	98	4.3	A
	Subtotal	1,158	1,117	96	5.0	A
SB	L	10	9	88	15.0	B
	T	1,071	1,071	100	3.7	A
	R	68	70	103	3.0	A
	Subtotal	1,149	1,150	100	3.7	A
EB	***L***	***60***	***59***	***99***	***62.4***	***F***
	R	72	76	105	8.0	A
	Subtotal	132	135	102	31.8	D
WB	L	5	5	95	35.9	E
	R	10	11	107	12.3	B
	Subtotal	15	16	107	19.7	C
Total		2,454	2,418	99	6.0	A

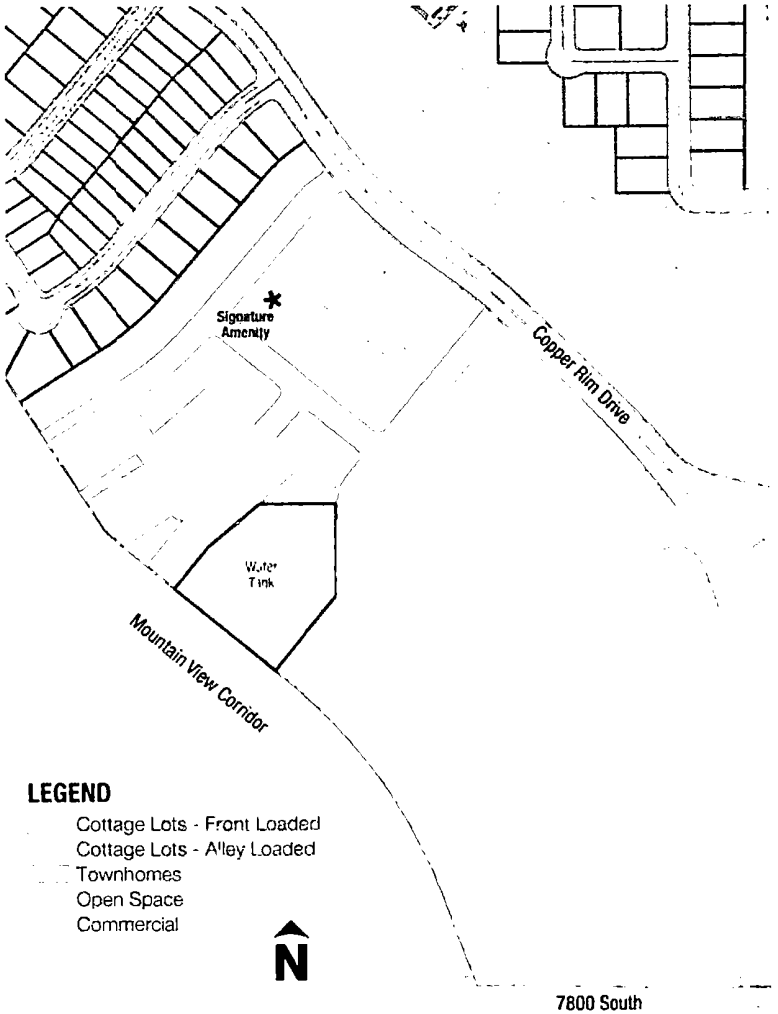
Intersection: 7800 South & South Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***L***	***126***	***6***	***5***	***2899.3***	***F***
	R	227	47	21	1033.0	F
	Subtotal	353	53	15	1244.3	F
EB	L	252	233	92	138.4	F
	T	1,207	1,144	95	14.7	B
	Subtotal	1,459	1,377	94	35.6	E
WB	T	1,251	1,239	99	3.4	A
	R	163	167	102	2.8	A
	Subtotal	1,414	1,406	99	3.3	A
Total		3,226	2,836	88	100.2	F

APPENDIX C

Site Plan

TOWN CENTER AT COPPER RIM | MASTER DEVELOPMENT PLAN | USE MAP & BUILDOUT ALLOCATION



THE FIVE (5) USE TYPES AND THEIR ASSOCIATED UNITS AND ACREAGE AREAS FOLLOWS:

COTTAGE LOTS – FRONT LOADED

These detached single-family lots will act as a transition zone between the larger single family lots immediately to the north and the higher density residential found to the south.

[illegible]	1.7 AC
[illegible]Y:	10.0 Units/acre
[illegible]NTIAL UNITS:	17
[illegible]TED POPULATION:	70 Persons

COTTAGE LOTS – ALLEY LOADED

These detached single family lots also will act as a transition zone between the higher density residential and the lower density residential immediately to the north. Due to the proximity of the regional trail they are also oriented to provide connections from the trail for the greater community.

[illegible]	3.5 AC
[illegible]Y:	10.8 Units/acre
[illegible]NTIAL UNITS:	38
[illegible]TED POPULATION:	156 Persons

TOWNHOMES - ALLEY LOADED

Attached townhouse lots are envisioned to accommodate a wider demographic and provide a mid-level density option within this portion of the community.

[illegible]L AREA:	4.8 AC
[illegible]Y:	14.0 Units/acre
[illegible]NTIAL UNITS:	67
[illegible]TED POPULATION:	275 Persons

COMMERCIAL

The commercial portion of the site makes the most of easy access and visibility from the interchange and will provide convenient access to both residents and visitors alike.

AREA:	23.6 AC
RESIDENTIAL UNITS:	0
NON-RESIDENTIAL ERUs*:	203 ERUs
PROJECTED POPULATION:	0 Persons

*ERUs= Equivalent Residential Units

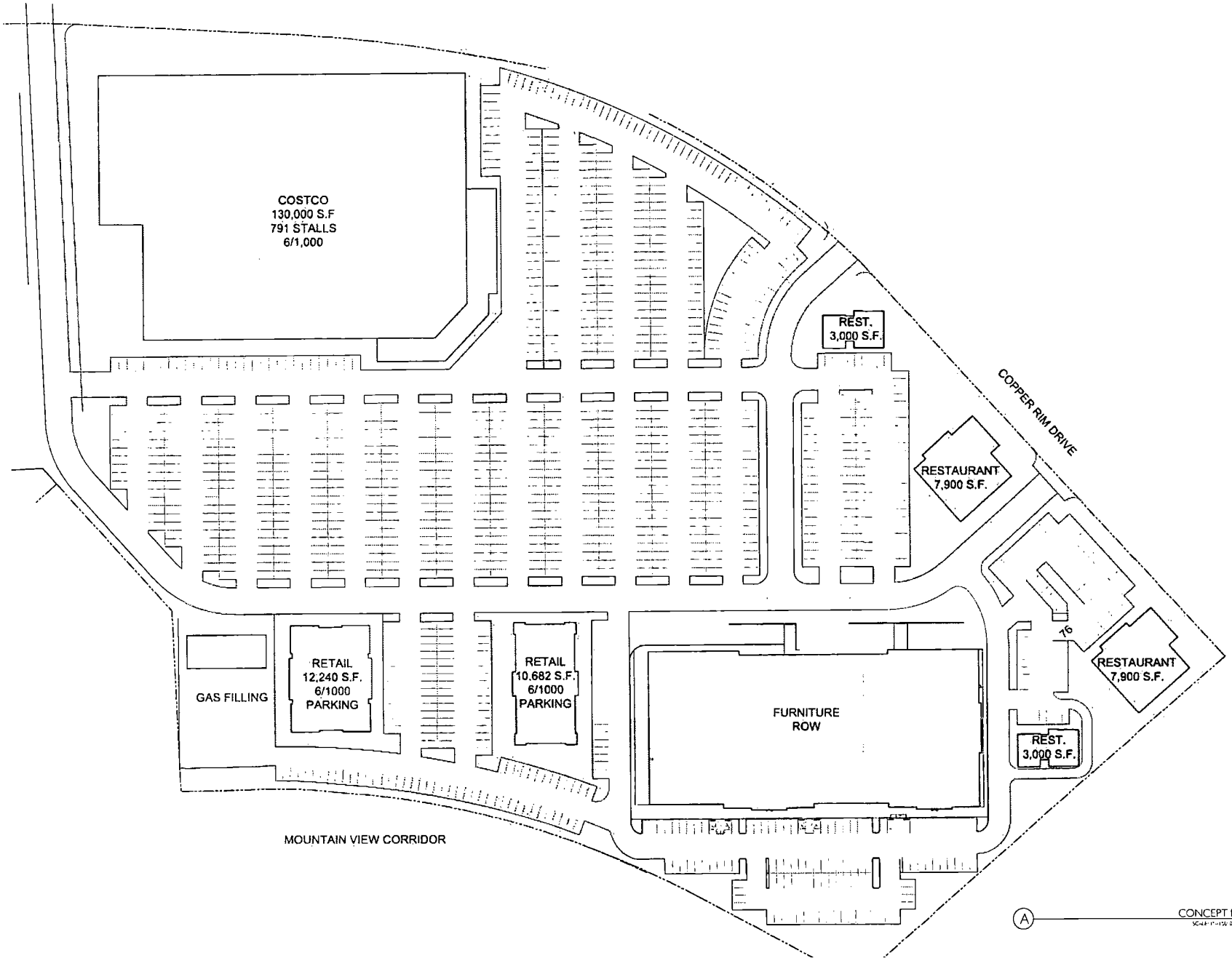
OPEN SPACE

Open space is concentrated throughout the residential portion of the development to provide maximum flexibility to potential commercial development, however the focal element of the open space network is shared between the two spaces in order to create a destination that will anchor the commercial and draw residents to the space.

AREA	In residential areas	- 2.0 AC (5.6%)
	In commercial area	- 1.6 AC (4.4%)

NOTE: ALL NUMBERS ARE ROUNDED TO THE NEAREST TENTH

BK 11233 PG 7236



STB DESIGN
LANDSCAPE ARCHITECTURE
& LAND PLANNING

1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
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ISSUE DESCRIP.	DATE
	03 18 2021

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COPPER RIM
RETAIL
MASTER PLAN

CONCEPT

L100

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Existing (2021) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB				SB				EB					WB				
	L	LTR	R	T	L	LTR	R	T	L	LT	R	T	TR	L	LT	R	T	TR
01: SB MVC FR & 7800 South					100		75	275			125	250		200			100	
02: NB MVC FR & 7800 South	200		275	575					375			175				125	250	
03: Highlands Loop Road & 7800 South		100				75				75					100			50
04: 5600 West & 7800 South	100		100	175	300		50	375	125		50	225		150		75	175	
05: 5600 West & 7400 South	50							25	75				75					

BK 11233 PG 7239

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Existing (2021) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB				SB					EB					WB					
	L	LTR	R	T	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South					375		400	700				150	375		250				600	
02: NB MVC FR & 7800 South	250		250	450						175			350					750	1,150	
03: Highlands Loop Road & 7800 South		75				450					125			50		300				275
04: 5600 West & 7800 South	100		75	200	300		75	325		175		25	250		275			150	325	
05: 5600 West & 7400 South	75				25			25	25	50				75			50			

BK 11233 PG 7240

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Existing (2021) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB					EB					WB				
	L	LTR	R	T	TR	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	R	T	TR
01: SB MVC FR & 7800 South						100		75	250					200	250	150			75	
02: NB MVC FR & 7800 South	75		75	350							250			75					200	250
03: Highlands Loop Road & 7800 South		75					75					75			25		75			50
04: 5600 West & 7800 South	125		100	175		275		50	225		125		50	250		150		75	175	
05: 5600 West & 7400 South	50				25					25	75				75					
06: 7800 South & South Project Access						50		50			25									

BK 11233 PG 7241

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Existing (2021) Mitigated Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB				SB					EB					WB					
	L	LTR	R	T	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South					150		175	325					225	225	150				200	
02: NB MVC FR & 7800 South	150		125	300						175			150						400	425
03: Highlands Loop Road & 7800 South		75				125					150			50		175				150
04: 5600 West & 7800 South	125		75	175	275		75	275		200		50	275		275			175	325	
05: 5600 West & 7400 South	50				25			25	25	50				75			50			

BK 11233 PG 7242

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Existing (2021) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB					EB					WB				
	L	LTR	R	T	TR	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	R	T	TR
01: SB MVC FR & 7800 South						100		75	250					200	250	150			75	
02: NB MVC FR & 7800 South	75		75	350							250			75					200	250
03: Highlands Loop Road & 7800 South		75					75					75			25		75			50
04: 5600 West & 7800 South	125		100	175		275		50	225		125		50	250		150		75	175	
05: 5600 West & 7400 South	50				25					25	75				75					
06: 7800 South & South Project Access						50		50			25									

BK 11233 PG 7243

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Existing (2021) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB				SB					EB					WB					
	L	LTR	R	T	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South					175		200	350					225	225	125				175	
02: NB MVC FR & 7800 South	150		125	325						175			150						325	350
03: Highlands Loop Road & 7800 South		75				150					150			50		150				150
04: 5600 West & 7800 South	125		75	175	250		75	275		200		25	275		275			175	325	
05: 5600 West & 7400 South	75				25				25	75				75			50			
06: 7800 South & South Project Access					25		50			75										25

BK 11233 PG 7244

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2026) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB				EB					WB					
	L	LTR	R	T	TR	L	LTR	R	T	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South						125		75	300				350	375	375				75	
02: NB MVC FR & 7800 South	350		375	700						625			325						200	275
03: Highlands Loop Road & 7800 South		125					100				75			25		100				75
04: 5600 West & 7800 South	125		150	225		300		75	325	125		75	275		175			75	200	
05: 5600 West & 7400 South	50				25	25				75				75			50			

BK 11233 PG 7245

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2026) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB					EB					WB					
	L	LTR	R	T	TR	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South						325		300	550					325	300	225				175	
02: NB MVC FR & 7800 South	200		200	400							375			150						1,125	1,125
03: Highlands Loop Road & 7800 South		125					150					175			100		175				175
04: 5600 West & 7800 South	125		100	225		300		75	375		200		75	325		325			200	400	
05: 5600 West & 7400 South	75				25	25			25	25	50				75			50			

BK 11233 PG 7246

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2026) Mitigated Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB				EB					WB					
	L	LTR	R	T	TR	L	LTR	R	T	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South						125		75	300				400	375	375				75	
02: NB MVC FR & 7800 South	350		450	875						575			275					125	175	150
03: Highlands Loop Road & 7800 South		150					100				75			25		125				75
04: 5600 West & 7800 South	125		125	225		300		75	325	125		50	275		200			75	200	
05: 5600 West & 7400 South	50				25	25				75				75			50			

BK 11233 PG 7247

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2026) Mitigated Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB					EB					WB					
	L	LTR	R	T	TR	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South						250		250	475					375	350	250				200	
02: NB MVC FR & 7800 South	200		175	375							275			175					250	375	
03: Highlands Loop Road & 7800 South		125					175					175			75		175				175
04: 5600 West & 7800 South	125		75	225		325		100	425		250		100	325		325			200	350	
05: 5600 West & 7400 South	75				25	25			25	25	50				75			50			

BK 11233 PG 7248

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2026) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB					EB					WB					
	L	LTR	R	T	TR	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South						125		75	300					700	650	375				50	
02: NB MVC FR & 7800 South	400		425	900							600			325					125	200	175
03: Highlands Loop Road & 7800 South		125					100					75			25		100				75
04: 5600 West & 7800 South	125		125	225		300		75	375		150		50	250		175			75	200	
05: 5600 West & 7400 South	50				25	25				25	100				75			50			
06: 7800 South & South Project Access						50		50			50										

BK 11233 PG 7249

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2026) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB				SB					EB					WB					
	L	LTR	R	T	L	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South					275		300	525					425	400	325				175	
02: NB MVC FR & 7800 South	200		200	375						300			175					325	425	425
03: Highlands Loop Road & 7800 South		125				150					150			100		175				175
04: 5600 West & 7800 South	150		75	225	325		75	400		225		50	325		300			200	375	
05: 5600 West & 7400 South	75				25			25	25	75				75			50			
06: 7800 South & South Project Access					50		75			75									25	25

BK 11233 PG 7250

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2041) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB						EB					WB					
	L	LT	LTR	R	T	L	LT	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South							150		100					100	200		150				75	
02: NB MVC FR & 7800 South		125		125								325			100					75	175	
03: Highlands Loop Road & 7800 South			275					100					100			50		150				100
04: 5600 West & 7800 South	150			175	225	275			75	300		150		75	275		150			75	225	
05: 5600 West & 7400 South	50				25	25					25	100				75			50			

BK 11233 PG 7251

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2041) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB					SB						EB					WB					
	L	LT	LTR	R	T	L	LT	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South							175		225					100	250		350				125	
02: NB MVC FR & 7800 South		200		250								550			350					150	275	
03: Highlands Loop Road & 7800 South			175					325					200			150		325				325
04: 5600 West & 7800 South	150			100	225	275			200	350		275		100	325		375			400	575	
05: 5600 West & 7400 South	75				25	50				0	25	75				75			50			

BK 11233 PG 7252

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2041) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB						SB						EB					WB					
	L	LT	LTR	R	T	TR	L	LT	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South								200		100					100	200		225				75	
02: NB MVC FR & 7800 South		125		175									450			275					100	175	
03: Highlands Loop Road & 7800 South			325						100					100			25		125				100
04: 5600 West & 7800 South	150			175	200		300			100	325		175		75	275		175			75	225	
05: 5600 West & 7400 South	50					25	25				25	25	175				175			50			
06: 7800 South & South Project Access							500			350			150			50						25	50

BK 11233 PG 7253

SimTraffic Queueing Report

Project: West Jordan - Copper Rim TIS Update

Analysis: Future (2041) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT20-1620

Intersection	NB						SB						EB					WB					
	L	LT	LTR	R	T	TR	L	LT	LTR	R	T	TR	L	LT	R	T	TR	L	LT	LTR	R	T	TR
01: SB MVC FR & 7800 South								300		250					200	700		400				150	
02: NB MVC FR & 7800 South		775		975									500			475					150	275	
03: Highlands Loop Road & 7800 South			175						425					225			150		300				325
04: 5600 West & 7800 South	200			100	225		300			225	375		275		75	325		375			425	800	
05: 5600 West & 7400 South	75				25	25	50					25	125				100			50			
06: 7800 South & South Project Access							1,275			1,525			300			800						25	50

BK 11233 PG 7254

APPENDIX E

Internal Capture Reductions

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Copper Rim TIS Update	**Organization:**	Hales Engineering
Project Location:	West Jordan, UT	**Performed By:**	
Scenario Description:	Full Build	**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	0		
Retail		227	1,000 SF	286	164	122
Restaurant		22	1,000 SF	313	167	146
Cinema/Entertainment				0		
Residential		122	Units	78	19	59
Hotel			Rooms	0		
All Other Land Uses[2]				0		
				677	350	327

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.17	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.13	0%	0%
Hotel	1.26	0%	0%	1.26	0%	0%
All Other Land Uses[2]	1.15	0%	0%	1.15	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		19	0	0	0
Restaurant	0	15		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	13	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	736	380	356
Internal Capture Percentage	13%	13%	14%
External Vehicle-Trips[5]	586	303	283
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	8%	13%
Restaurant	19%	11%
Cinema/Entertainment	N/A	N/A
Residential	5%	21%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Copper Rim TIS Update	**Organization:**	Hales Engineering
Project Location:	West Jordan, UT	**Performed By:**	
Scenario Description:	Full Build	**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	0		
Retail		227	1,000 SF	694	338	356
Restaurant		22	1,000 SF	286	167	119
Cinema/Entertainment				0		
Residential		122	Units	100	63	37
Hotel			Rooms	0		
All Other Land Uses[2]				0		
				1,080	568	512

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.11	0%	0%
Retail	1.21	0%	0%	1.21	0%	0%
Restaurant	1.39	0%	0%	1.39	0%	0%
Cinema/Entertainment						
Residential	1.15	0%	0%	1.15	0%	0%
Hotel	1.30	0%	0%	1.30	0%	0%
All Other Land Uses[2]	1.15	0%	0%	1.15	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					800	
Restaurant					1300	
Cinema/Entertainment						
Residential		800	1300			
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		67	0	33	0
Restaurant	0	68		0	12	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	15	6	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,352	713	639
Internal Capture Percentage	30%	28%	31%
External Vehicle-Trips[5]	760	406	354
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	20%	23%
Restaurant	31%	48%
Cinema/Entertainment	N/A	N/A
Residential	63%	49%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

APPENDIX F

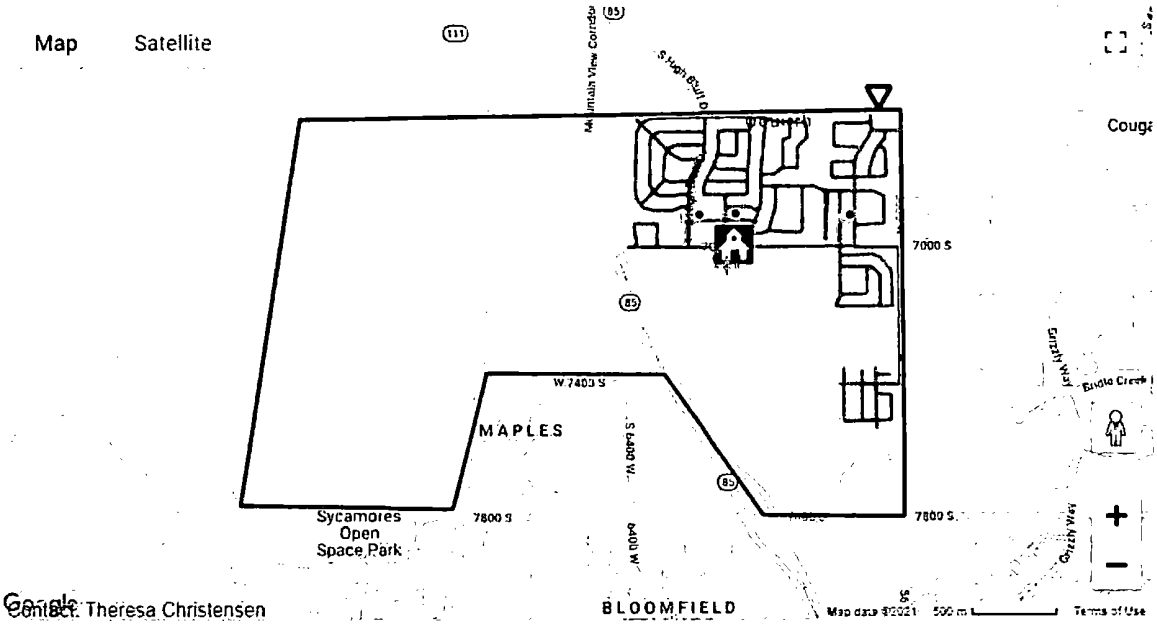
Safe Routes Utah School Maps

saferoutes UTAH

En Español?

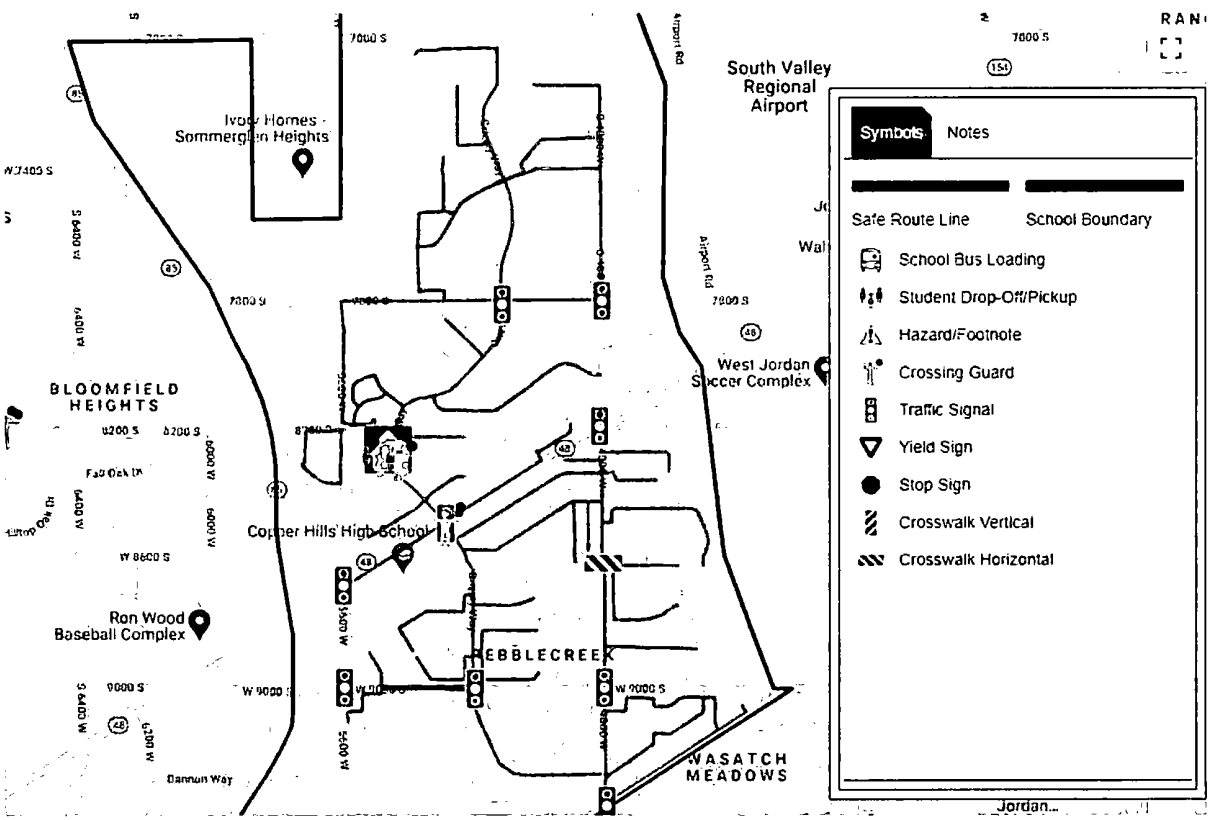
School	School Bus Loading	Student Drop-Off/Pickup
Hazard/Footnote	Crossing Guard	Traffic Signal
Yield Sign	Stop Sign	Crosswalk Vertical
Crosswalk Horizontal	Boundary	Safe Route

Falcon Ridge Elementary Map | 6111 West 7000 South, West Jordan 84081



Contact: Theresa Christensen
theresa.christensen@jordandistrict.com

West Hills Middle Map



THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 21-08

AN ORDINANCE FOR 35.66 ACRES OF PROPERTY, PART OF THE COPPER RIM DEVELOPMENT, LOCATED AT APPROXIMATELY 7800 SOUTH AND 5900 WEST/COPPER RIM DRIVE, ON THE EAST SIDE OF MOUNTAIN VIEW CORRIDOR AND NORTH OF 7800 SOUTH;

AMENDING THE GENERAL PLAN LAND USE MAP FOR SAID 35.66 ACRES OF PROPERTY FROM COMMUNITY COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL TO MIXED USE; AND

REZONING SAID 35.66 ACRES OF PROPERTY FROM P-C (PLANNED COMMUNITY) ZONE TO P-C (IOZ) (PLANNED COMMUNITY – INTERCHANGE OVERLAY ZONE) ZONE

WHEREAS, the City of West Jordan ("City") adopted the Comprehensive General Plan ("General Plan") in 2012, which provides for a general plan land use map ("General Plan Land Use Map"), which is periodically updated; and the City adopted the West Jordan City Code ("City Code") in 2009, which provides for a zoning map ("Zoning Map"), which is periodically updated; and

WHEREAS, an application was made by CW Land Co., LLC ("Applicant") for 35.66 acres of property ("Town Center at Copper Rim Development"), part of the Copper Rim Development, located at approximately 7800 South and 5900 West/Copper Rim Drive, on the east side of Mountain View Corridor and north of 7800 South ("Application" and "Property") for a General Plan Land Use Map Amendment on said 35.66 acres from Community Commercial and Medium Density Residential to Mixed Use; and Rezone on said 35.66 acres from P-C (Planned Community) Zone to P-C (IOZ) (Planned Community – Interchange Overlay Zone) Zone (collectively the "General Plan Land Use Map Amendment and Rezone"); and

WHEREAS, on January 19, 2021 the Application was considered by the West Jordan Planning Commission ("Planning Commission"), which held a public hearing and which has made a positive recommendation to the West Jordan City Council ("City Council") concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, public hearings, pursuant to public notice, were held before the City Council on February 24, 2021 and July 28, 2021 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the General Plan Land Use Map Amendment:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in

the vicinity;

4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and
6. The proposed amendment is consistent with other adopted plans, codes and ordinances; and

WHEREAS, consistent with City Code Section 13-7D-7A, the City Council has determined the following concerning the Rezone:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the City;
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways; and
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

WHEREAS, House Bill 1003 (2021 Utah Legislature, 1st Special Session), as codified at Utah Code Ann. Section 10-9a-534(3)(h), allows for a land use regulation, including "Building Design Elements", as defined therein, to apply to property in exchange for an increase in density; and

WHEREAS, the Applicant has agreed to and has executed an Amendment to the Copper Rim Master Development Agreement ("AMDA"), with the attached Preliminary Master Development Plan ("PDP") that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed and approved the AMDA and attached PDP, subject to the adoption of the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has found it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following General Plan Land Use Map Amendment and Rezone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Amendment to General Plan Land Use Map. The General Plan Land Use Map of the City of West Jordan, Utah, is hereby amended by changing the general plan land use designation on said 35.66 acres of the Town Center at Copper Rim Development from Community Commercial and Medium Density Residential to Mixed Use; as per the legal description in the Town Center at Copper Rim

Development Preliminary Master Development Plan, which is attached to the Amendment to Master Development Agreement.

Section 2. Amendment to Zoning Map. The Zoning Map of the City of West Jordan, Utah, is hereby amended by changing the zoning on said 35.66 acres of the Town Center at Copper Rim Development from P-C (Planned Community) Zone to P-C (IOZ) (Planned Community – Interchange Overlay Zone) Zone; as per the legal description in the Town Center at Copper Rim Development Preliminary Master Development Plan, which is attached to the Amendment to Master Development Agreement, with the described property being hereafter subjected to the P-C (IOZ) (Planned Community – Interchange Overlay Zone) Zone land use restrictions, limitations, and other requirements, as are stipulated for this zone.

Section 3. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(h), and at the request of the Property Owner and Applicant, and in consideration for the increase in density allowed by the Rezone, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

Section 4. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and either (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to him.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28TH DAY OF JULY, 2021.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

VOTING BY THE CITY COUNCIL	"YES"	"NO"
Council Chair Zach Jacob	☒	☐
Council Vice Chair Kelvin Green	☒	☐
Council Member Chad R. Lamb	☒	☐
Council Member Christopher McConnehey	☒	☐
Council Member David Pack	☒	☐
Council Member Kayleen Whitelock	☒	☐
Council Member Melissa Worthen	~ Absent ~	

14262028 B: 11503 P: 3069 Total Pages: 104
07/09/2024 12:18 PM By: zjorgensen Fees: $0.00
Rashelle Hobbs,Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088

County Recorder's Office Only
Above the Line

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 24-26

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT, WHICH APPROVES A MAJOR VARIATION AND REVISIONS TO THE PRELIMINARY DEVELOPMENT PLAN FOR COPPER RIM, LOCATED AT APPROXIMATELY 7516 SOUTH COPPER RIM DRIVE

WHEREAS, CW Land Co., LLC, and the City of West Jordan ("**City**") previously entered into that certain Master Development Agreement, dated November 7, 2018, and recorded November 11, 2018, as Entry No. 12892584 in Book 10773 at Page 4678 with the Salt Lake County Recorder's Office as amended by that certain First Amendment to Master Development Agreement, dated August 3, 2021, and recorded September 3, 2021, as Entry No. 13764073 in Book 11233 at Page 7060 with the Salt Lake County Recorder's Office (as amended, the "**Master DA**") for the Copper Rim development, located at approximately 7516 South Copper Rim Drive in West Jordan ("**Property**"),; and

WHEREAS, the Master DA included an attached preliminary development plan "**Original PDP**");

WHEREAS, an application has been made by CW Land Co., LLC ("**Applicant**") to amend the Master DA, by requesting a major variation and revisions to the Original PDP ("**Application**" and **"Amended MDA/PDP"**); and

WHEREAS, on May 7, 2024, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and which made a recommendation to the West Jordan City Council ("**City Council**") concerning the Amended MDA/PDP; and

WHEREAS, a public hearing was held before the City Council on June 26, 2024 concerning the Amended MDA/PDP; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the Amended MDA/PDP.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Approval and Applicability. The Amended MDA/PDP (for Copper Rim), attached collectively as Attachment 1, is approved. Therefore, the Property shall hereafter be subject to the Amended MDA/PDP.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 26TH DAY OF JUNE 2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Zach Jacob	☒	☐
Council Vice-Chair Chad Lamb	☒	☐
Council Member Bob Bedore	☒	☐
Council Member Pamela Bloom	☒	☐
Council Member Kelvin Green	☒	☐
Council Member Kent Shelton	☒	☐
Council Member Kayleen Whitelock	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JULY 3, 2024.

Mayor's Action: X Approve _____ Veto

By: _____ Jul 5, 2024
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 24-26.

_____ The Mayor vetoed Ordinance No. 24-26 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-26 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 8th day of July 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan, CMC
City Recorder

(Attachment on the following page)

Attachment 1 to
ORDINANCE NO. 24-26

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT, WHICH APPROVES A MAJOR VARIATION AND REVISIONS TO THE PRELIMINARY DEVELOPMENT PLAN FOR COPPER RIM, LOCATED AT APPROXIMATELY 7516 SOUTH COPPER RIM DRIVE

The Second Amendment to the Master Development Agreement, Including a Revised Preliminary Development Plan for Copper Rim
(See the attached pages.)

Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes
Do Not Write Above This Line

SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT FOR COPPER RIM

This Second Amendment to Master Development Agreement ("**Amendment**") is entered into by and between **CW Land Co., LLC,** a Utah limited liability company ("**Developer**"), and the **City of West Jordan**, a municipality and political subdivision of the State of Utah (the "**City**"). Developer and City are collectively referred to herein as "**Parties,**" and each may be referred to individually as "**Party.**"

RECITALS

A. CW Land Co., LLC, and the City previously entered into that certain Master Development Agreement, dated November 7, 2018, and recorded November 11, 2018, as Entry No. 12892584 in Book 10773 at Page 4678 with the Salt Lake County Recorder's Office as amended by that certain First Amendment to Master Development Agreement, dated August 3, 2021, and recorded September 3, 2021, as Entry No. 13764073 in Book 11233 at Page 7060 with the Salt Lake County Recorder's Office (as amended, the "**Master DA**") for the Copper Rim development, located at approximately 7516 South Copper Rim Drive in West Jordan ("**Property**" or "**Project**"); and

B. The Master DA contemplates the development of the Project as described and depicted in the Master DA.

C. The Master DA included an attached preliminary development plan ("**Original PDP**").

D. An application has been made by Developer to amend the Master DA, by requesting a major variation and revisions to the Original PDP, called a "Revised Preliminary Development Plan for Copper Rim" (also called "**Application**" and **"Amended MDA/PDP"**), which is attached hereto as **Exhibit A**.

E. On May 7, 2024, the Application was considered by the West Jordan Planning Commission (**"Planning Commission"**), which held a public hearing and which made a recommendation to the West Jordan City Council (**"City Council"**) concerning the Amended MDA/PDP.

F. A public hearing is being held before the City Council on June 26, 2024 concerning the Amended MDA/PDP.

AMENDMENT

1. **Recitals.** The Recitals above are incorporated herein by reference.

2. **Amendment; Amended MDA/PDP (Exhibit A).** The Master DA is amended by and in favor of the Amended MDA/PDP (Exhibit A), which is incorporated herein by reference. In the event of any inconsistency between the provisions of this Amendment and the provisions of the Master DA, the provisions of this Amendment shall control. The Master DA continues in full force and effect as amended by this Amendment.

3. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument. In order to expedite matters, electronic signatures may be used in place of original signatures on this Amendment. The Parties hereto intend to be bound by the signatures on the electronic document, and hereby waive any defenses to the enforcement of the terms of this Amendment based on the use of an electronic signature; provided, however, that the Parties hereby agree to execute and provide to each other original signatures, upon the request made by either party to the other.

4. **Binding Effect.** This Amendment shall be binding upon the Parties hereto and their respective officers, employees, representatives, agents, members, successors, and assigns.

5. **Validity and Severability.** In the event a court, governmental agency, or regulatory agency with proper jurisdiction determines that any provision of this Amendment is unlawful, that provision shall terminate. If a provision is terminated, but the parties can legally, commercially, and practicably continue to perform this Amendment without the terminated provision, the remainder of this Amendment shall continue in effect. The failure of either Party to exercise in any respect a right provided for in this Amendment shall not be deemed to be a subsequent waiver of the same right or of any other right.

6. **Further Amendment.** The Master DA, as amended by this Amendment, may only be further amended in a written document signed by the parties hereto.

(See following page for signatures.)

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first hereinabove written.

CITY:

By: _____
Mayor Dirk Burton

Date: 7.1.2024

ATTEST:

_____
City Recorder

CITY OF WEST JORDAN
STATE OF UTAH

DEVELOPER:

CW Land Co., LLC, a Utah limited liability company

By: _____

Print Name, Title: Colin H. Wright / Manager

Date: 6-19-24

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF Davis)

On this 19 day of June, 2024, before the undersigned notary public in and for the said state, personally appeared Colin H. Wright, known or identified to me to be the Manager of (or other authorized individual for) **CW Land Co., LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

_____
Notary Public for Utah

STEPHANIE HEINER
Notary Public, State of Utah
Commission #726943
My Commission Expires
01.23.2027

Exhibit A to

SECOND AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT
FOR COPPER RIM

The Revised Preliminary Development Plan for Copper Rim
(See the attached pages.)

PRELIMINARY DEVELOPMENT PLAN

March 2024

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PRELIMINARY DEVELOPMENT PLAN OVERVIEW

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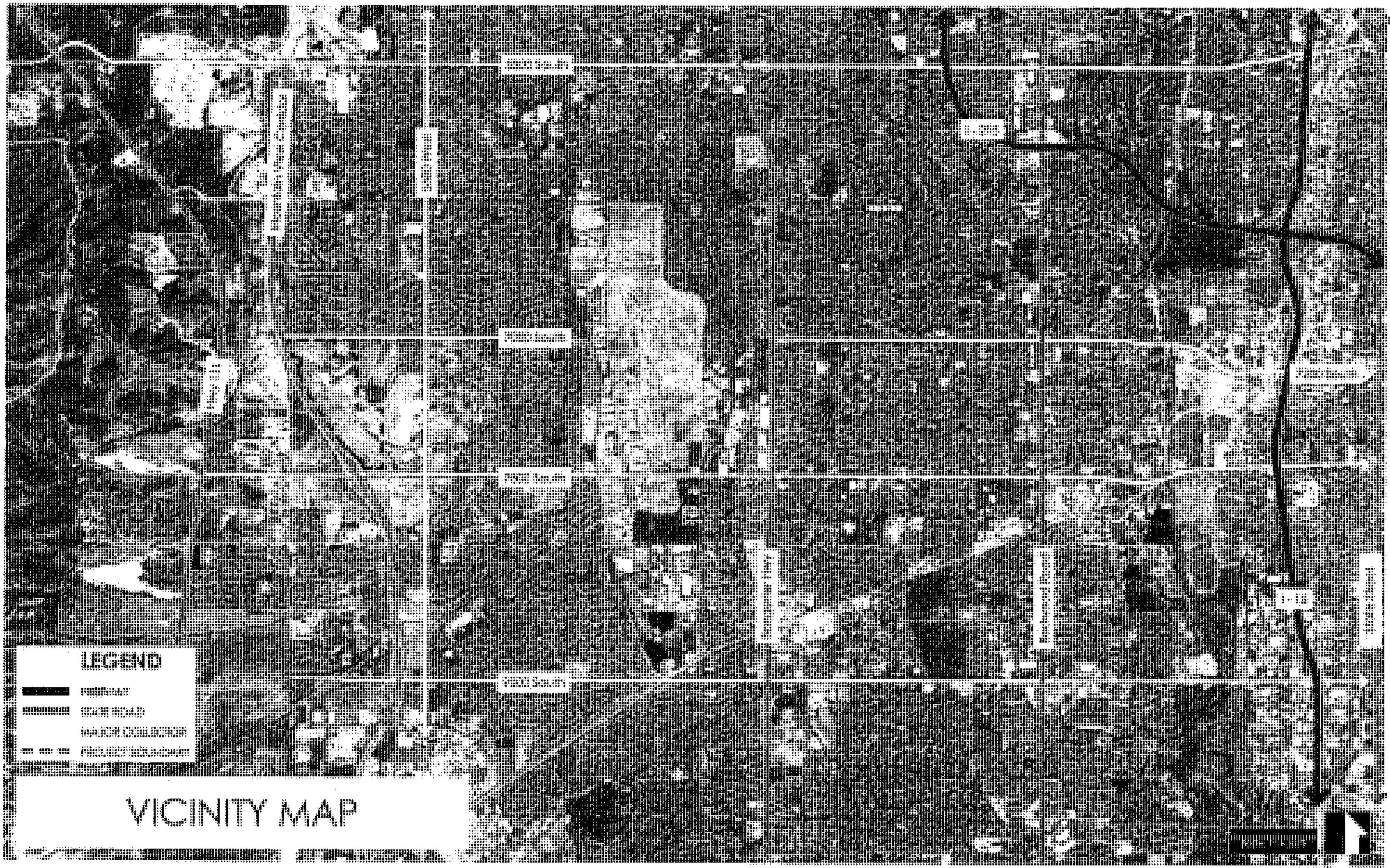
SCOPE


LEGEND
VICINITY MAP

Zoning & Land Use

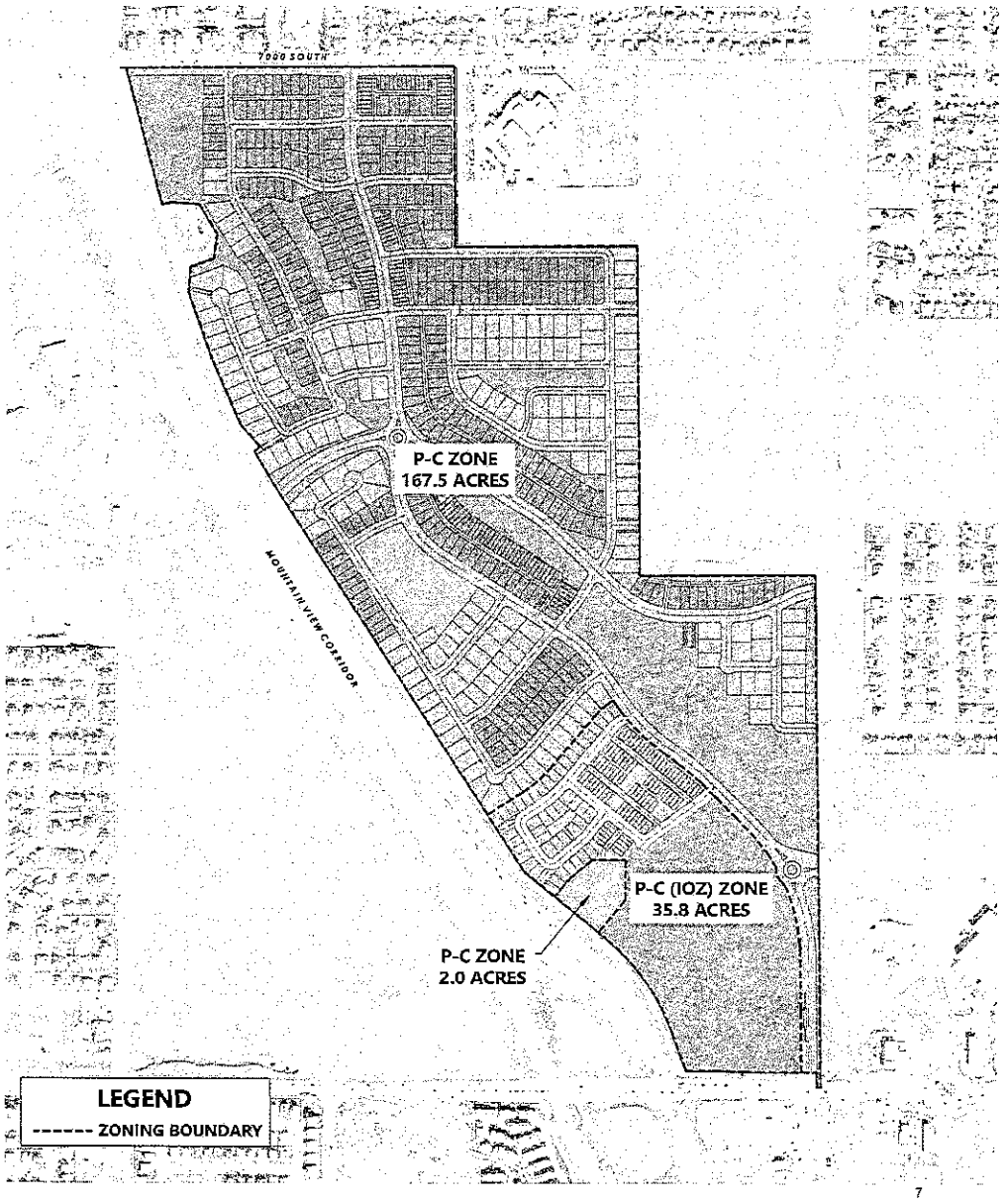
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South, from approximately 5900 West to the Mountain View Corridor. The land was historically zoned A-20 agriculture and was changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium density residential products, along with a commercial center on 7800 South.

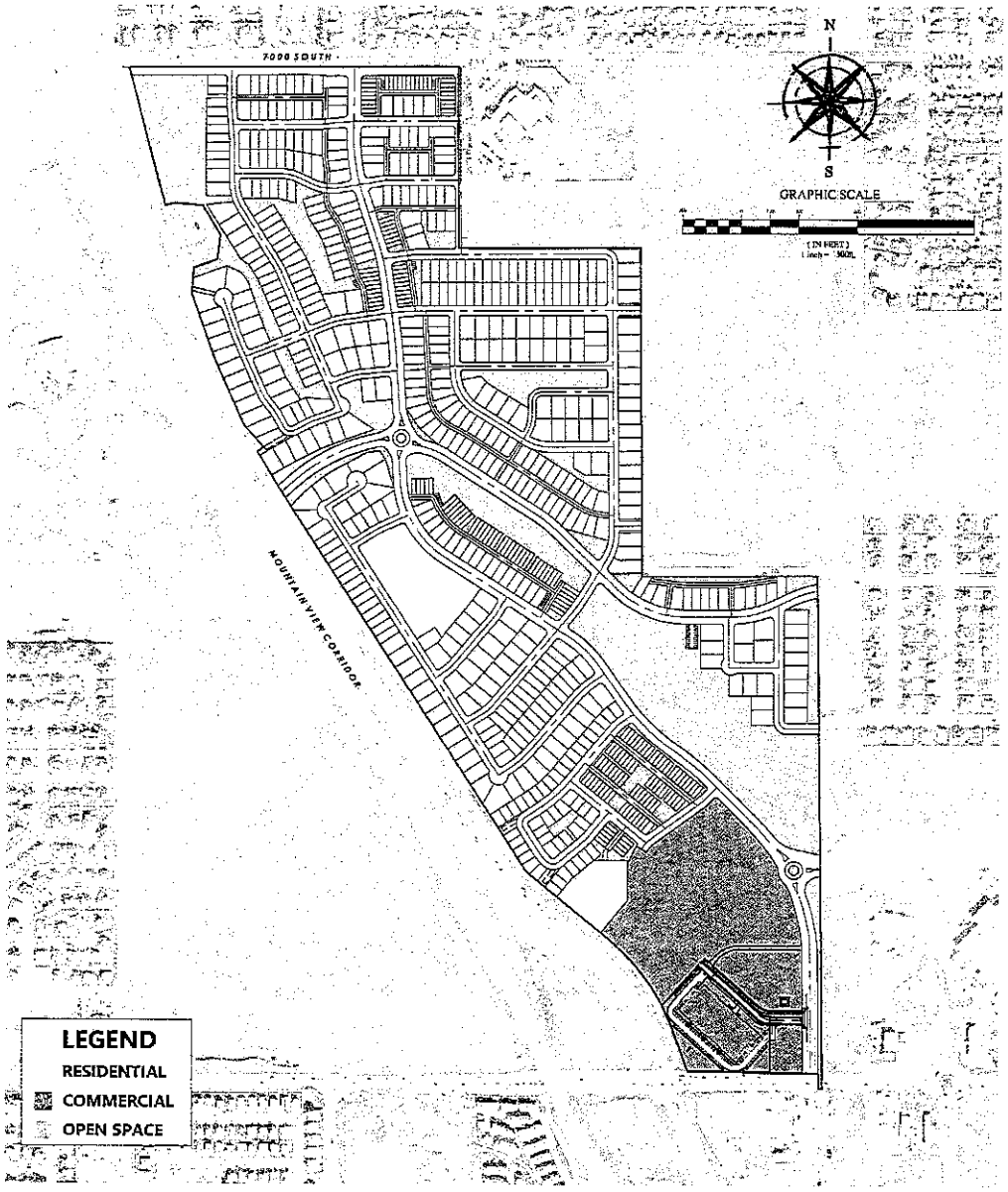
The Preliminary Development Plan calls for 731 residential units; comprised of Preserve Lots, Cottage Lots, and Townhomes. The Copper Rim project also includes a 22.8-acre commercial parcel and a 4.3-acre church site. The density for the overall Copper Rim master plan is 3.56 du/ac (731 dwelling units / 205.29 acres).

Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, tot lots, passive and active recreation areas, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.





Use Map and Buildout Allocation

TABLE 1 - BUILDOUT ALLOCATION	
RESIDENTIAL	176.2 AC
COMMERCIAL	22.8 AC
TOTAL ACRES	199.0 AC

Project Density

As seen in the diagram to the right, Copper Rim is broken up into two district areas: Commercial and Residential. The following paragraphs break down each area by acreage, total units, roads, area above 30% slope, and other undevelopable acreage.

Commercial:
The area shown as commercial is 22.8 acres in size. Within this area there are no residential units, therefore the density is zero units per acre.

Residential:
The residential area is 176.2 acres. There are +8.64 acres of road, and 2.3 acres of area above 30% slope, which leaves 125.3 acres of developable land. Within the residential area are 180 preserve lots, 380 cottage lots, and 171 townhome lots for a total unit count of 731. The net density for the area shown as residential is 5.8 du/ac (731 units/125.3 acres). Both the gross and net residential densities are consistent with the medium and high density residential designations shown on the Future Land Use Map.

Overall Density:
The overall density is calculated by dividing the total number of units by the total area of the entire development. There are 731 units in the development and 205.3 acres, which yields 3.56 du/ac for the entire development. Townhomes constitute 23.4% of the total unit count.

Lot Types:
Copper Rim contains 180 preserve lots, 380 cottage lots, and 171 townhomes. The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are: vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels.

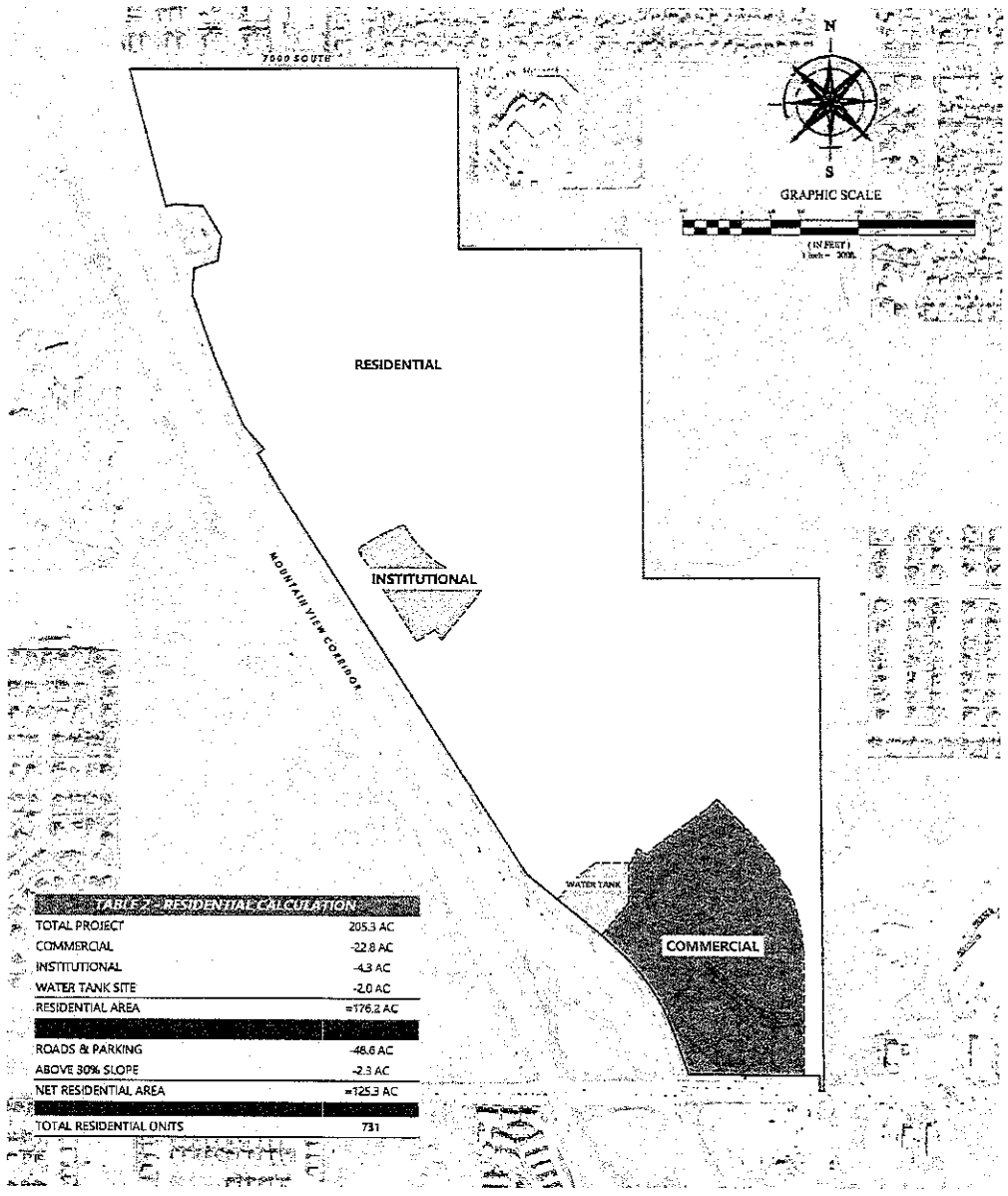
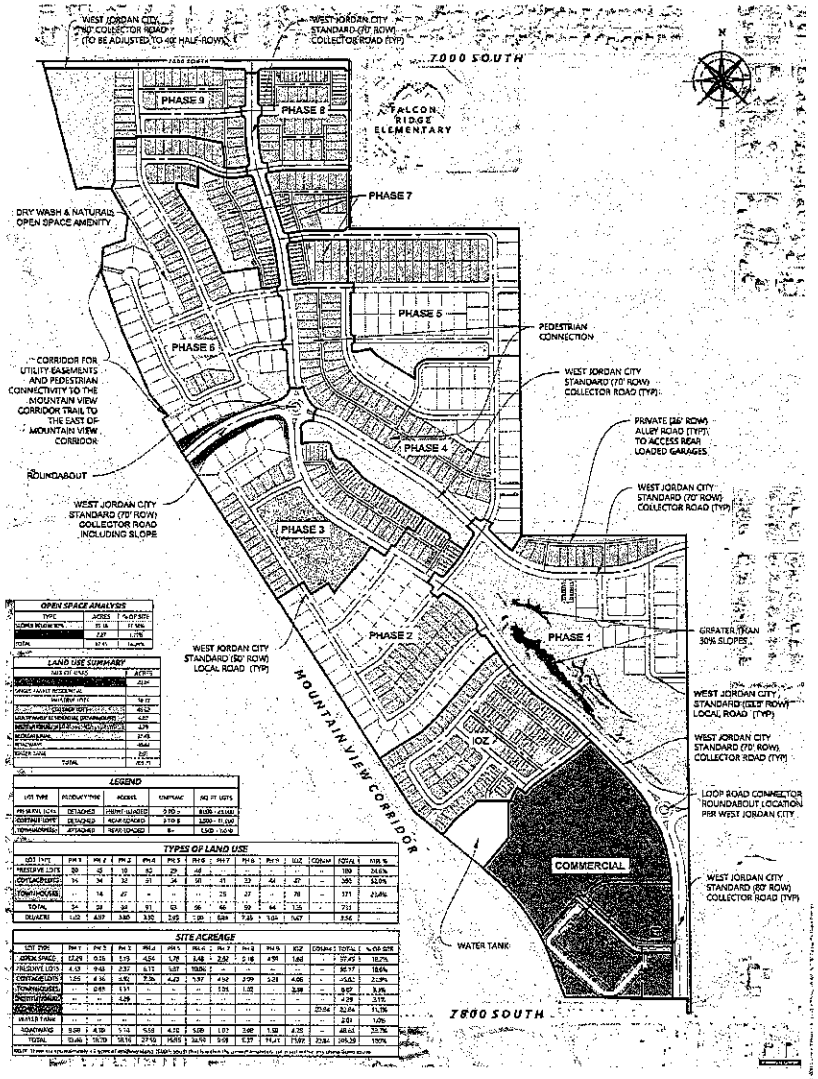


TABLE 2 - RESIDENTIAL CALCULATION	
TOTAL PROJECT	205.3 AC
COMMERCIAL	-22.8 AC
INSTITUTIONAL	-4.3 AC
WATER TANK SITE	-2.0 AC
RESIDENTIAL AREA	=176.2 AC
ROADS & PARKING	-48.6 AC
ABOVE 30% SLOPE	-2.3 AC
NET RESIDENTIAL AREA	=125.3 AC
TOTAL RESIDENTIAL UNITS	731



OPEN SPACE ANALYSIS

TYPE	ACRES	% OF SITE
	15.18	17.16%
	2.27	1.71%
TOTAL	17.45	18.87%

LAND USE SUMMARY

	ACRES
	23.04
	19.72
	45.57
	4.27
	4.79
	17.45
	4.84
	2.27
TOTAL	92.75

LEGEND

LOT TYPE	PRODUCT TYPE	MODEL	SIDEYARD	AVG FT LOTS
PRESERVE LOTS	DETACHED	FRONT LOADED	5 FT	8,000 - 27,000
COTTAGE LOTS	DETACHED	REAR LOADED	5 FT	3,000 - 11,000
TOWNHOUSES	ATTACHED	REAR LOADED	0+	1,500 - 3,000

TYPES OF LAND USE

LOT TYPE	PH 9	PH 8	PH 7	PH 6	PH 5	PH 4	PH 3	PH 2	PH 1	IOZ	COMM	TOTAL	% OF SITE
PRESERVE LOTS	39	45	18	62	29	48	-	-	-	47	-	188	24.6%
COTTAGE LOTS	35	34	32	21	24	50	41	53	44	47	-	381	50.0%
TOWNHOUSES	-	14	47	-	-	-	28	27	-	78	-	171	22.4%
TOTAL	74	93	97	83	53	98	69	80	44	172	-	721	
DU/ACRE	4.03	4.87	3.80	3.92	3.95	3.89	3.84	7.35	3.04	7.47		3.56	

SITE ACREAGE

LOT TYPE	PH 9	PH 8	PH 7	PH 6	PH 5	PH 4	PH 3	PH 2	PH 1	IOZ	COMM	TOTAL	% OF SITE
OPEN SPACE	12.29	0.25	1.19	4.54	1.79	3.48	2.52	5.18	4.91	1.88	-	37.93	18.2%
PRESERVE LOTS	4.03	9.48	2.37	6.13	3.07	9.86	-	-	-	-	-	34.97	16.8%
COTTAGE LOTS	5.05	4.36	6.80	7.26	4.43	9.37	4.92	7.79	5.03	4.06	-	53.01	25.4%
TOWNHOUSES	-	0.85	3.51	-	-	-	1.76	1.82	-	3.98	-	9.92	4.8%
DU/ACRE	-	-	5.09	-	-	-	-	-	-	-	-	4.29	3.1%
GROSS ACRES	-	-	-	-	-	-	-	-	-	-	27.04	32.84	15.8%
WATER TANK	-	-	-	-	-	-	-	-	-	-	-	2.01	1.0%
ROADWAYS	5.09	4.39	1.14	5.58	4.72	5.08	1.07	3.48	1.38	4.35	-	46.66	22.3%
TOTAL	26.46	19.79	18.10	27.52	14.01	36.93	9.98	8.27	11.31	13.97	27.04	209.29	100%

COPPER RIM *master plan (exhibit D1)*

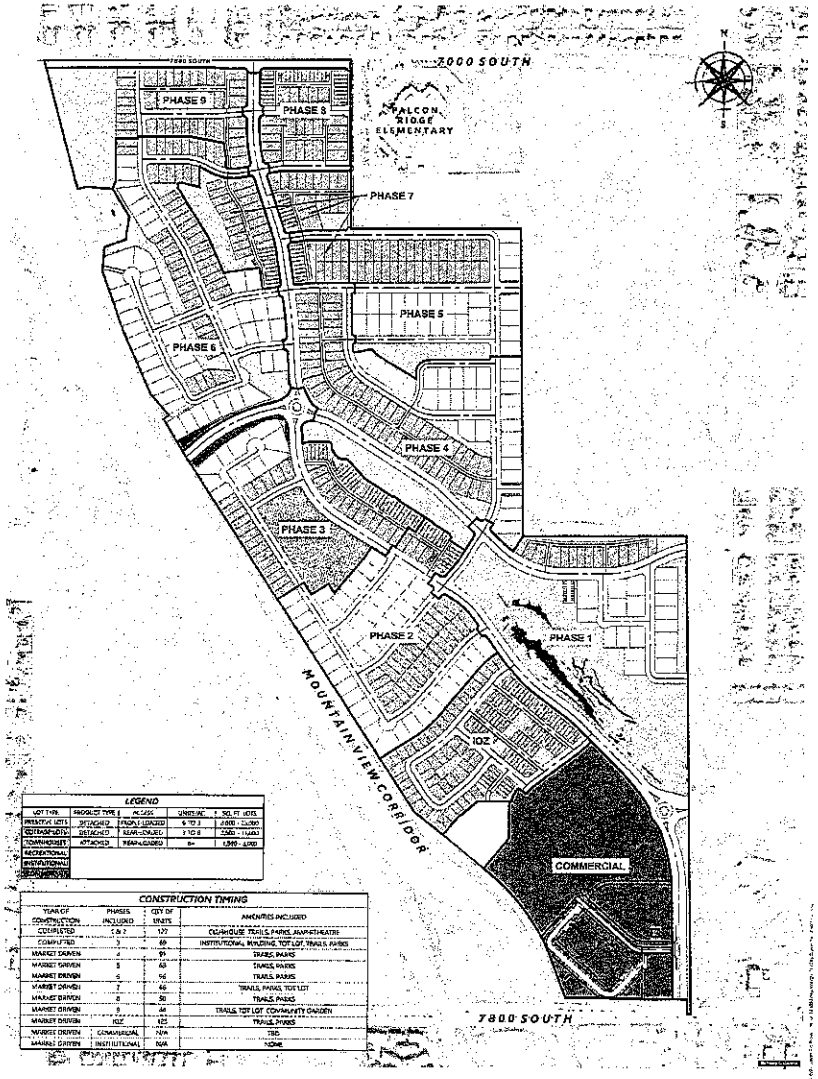
WEST JORDAN CITY, SALT LAKE COUNTY

2/23/2024

20-0265

C.W. LAND FOCUS

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



LEGEND

LOT TYPE	PRODUCT TYPE	ACCESS	UNIT/SIZE	SQ. FT. LOTS
PRESTIGE LOTS	DETACHED	FRONT-LOADED	6 TO 8	8,000 - 12,000
COTTAGE LOTS	DETACHED	REAR-LOADED	3 TO 6	2,500 - 11,000
TOWNHOUSES	ATTACHED	REAR-LOADED	6+	1,500 - 4,000
RECREATIONAL				
INSTITUTIONAL				
[illegible]				

CONSTRUCTION TIMING

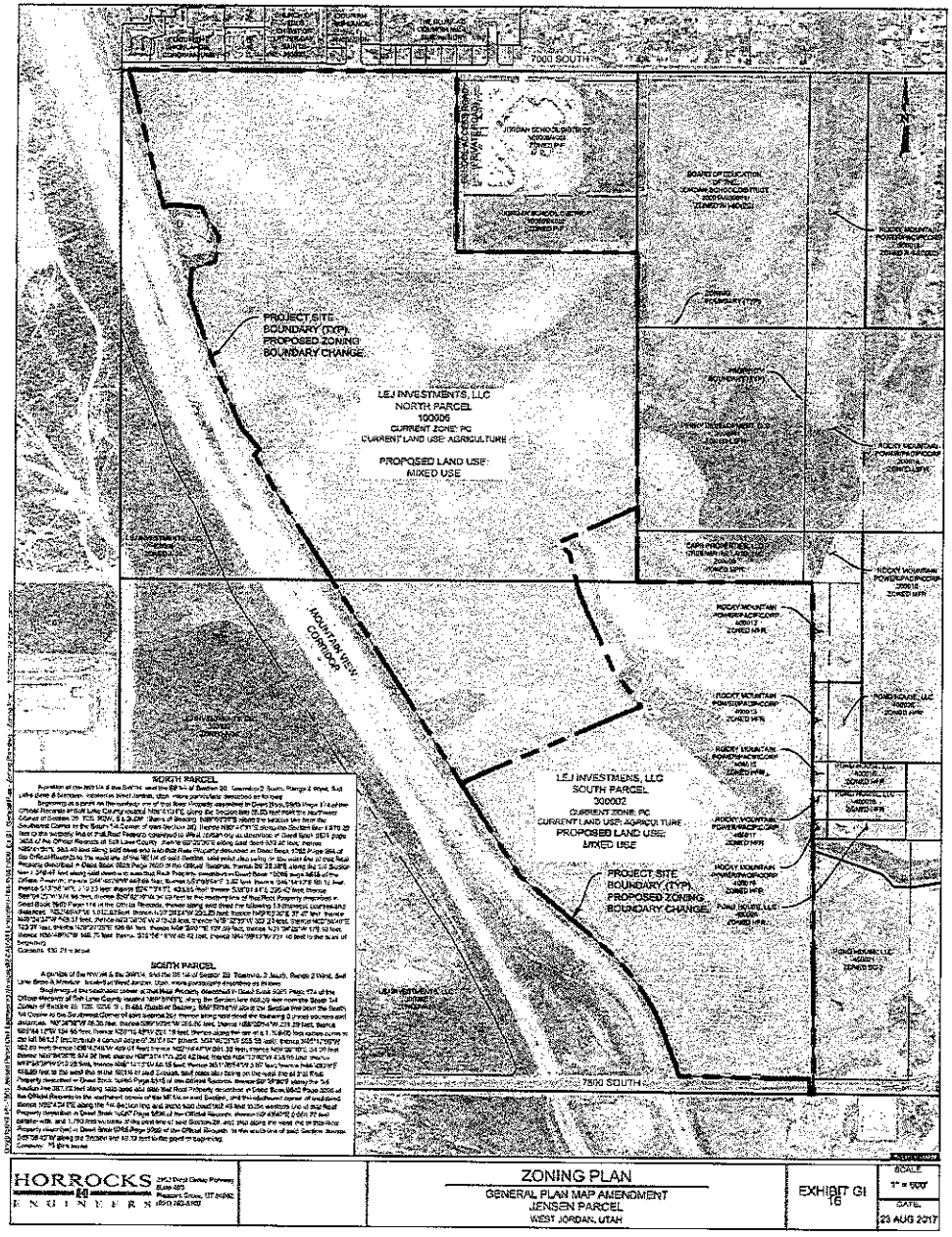
YEAR OF CONSTRUCTION	PHASES INCLUDED	CITY OF UNITS	AMENITIES INCLUDED
COMPLETED	1 & 2	122	CLUBHOUSE, TRAILS, PARKS, AMP-THEATRE
COMPLETED	3	69	INSTITUTIONAL BUILDING, TOT LOT, TRAILS, PARKS
MARKET DRIVEN	4	99	TRAILS, PARKS
MARKET DRIVEN	5	68	TRAILS, PARKS
MARKET DRIVEN	6	96	TRAILS, PARKS
MARKET DRIVEN	7	46	TRAILS, PARKS, TOT LOT
MARKET DRIVEN	8	50	TRAILS, PARKS
MARKET DRIVEN	9	44	TRAILS, TOT LOT, COMMUNITY GARDEN
MARKET DRIVEN	IOZ	125	TRAILS, PARKS
MARKET DRIVEN	COMMERCIAL	N/A	TBD
MARKET DRIVEN	INSTITUTIONAL	N/A	NONE

C.W. LAND FOCUS

COPPER RIM *construction timing plan (exhibit CT1)*

WEST JORDAN CITY, SALT LAKE COUNTY
2/29/2024
22-0782

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.



HORROCKS ENGINEERS		ZONING PLAN GENERAL PLAN MAP AMENDMENT JENSEN PARCEL WEST JORDAN, UTAH	EXHIBIT GI 16	SCALE 1" = 500' DATE 23 AUG 2017

RESIDENTIAL STANDARDS

Overall Design Principles

Principle 1: Connect to the Environment

Principle 2: Provide Mobility Choices

Principle 3: Provide a Community for All Generations

Design Principles

The consultant team proposed the following Design Principles based on the agreed upon project goals:

PRINCIPLE 1: Connect to the Environment

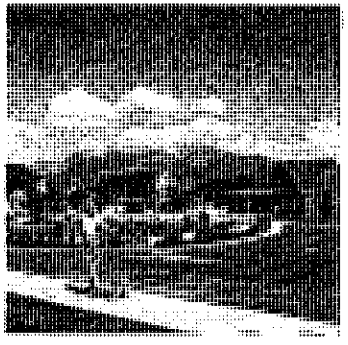
- Promote outdoor living
- Create safe routes to school
- Connect new trails to regional trails

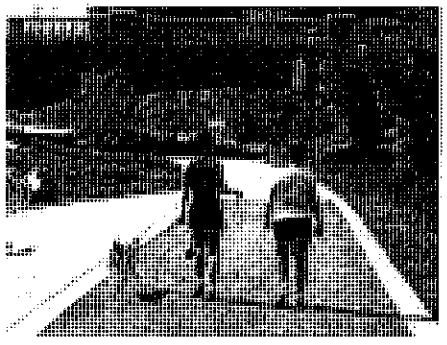
PRINCIPLE 2: Provide Mobility Choices

- Design safe, calm streets that serve bikes and pedestrians as well as they do the automobile

PRINCIPLE 3: Provide a Community for All Generations

- Provide housing choices for people at various stages of life
- Design a live/work/play environment





Concept Elevations of Structures

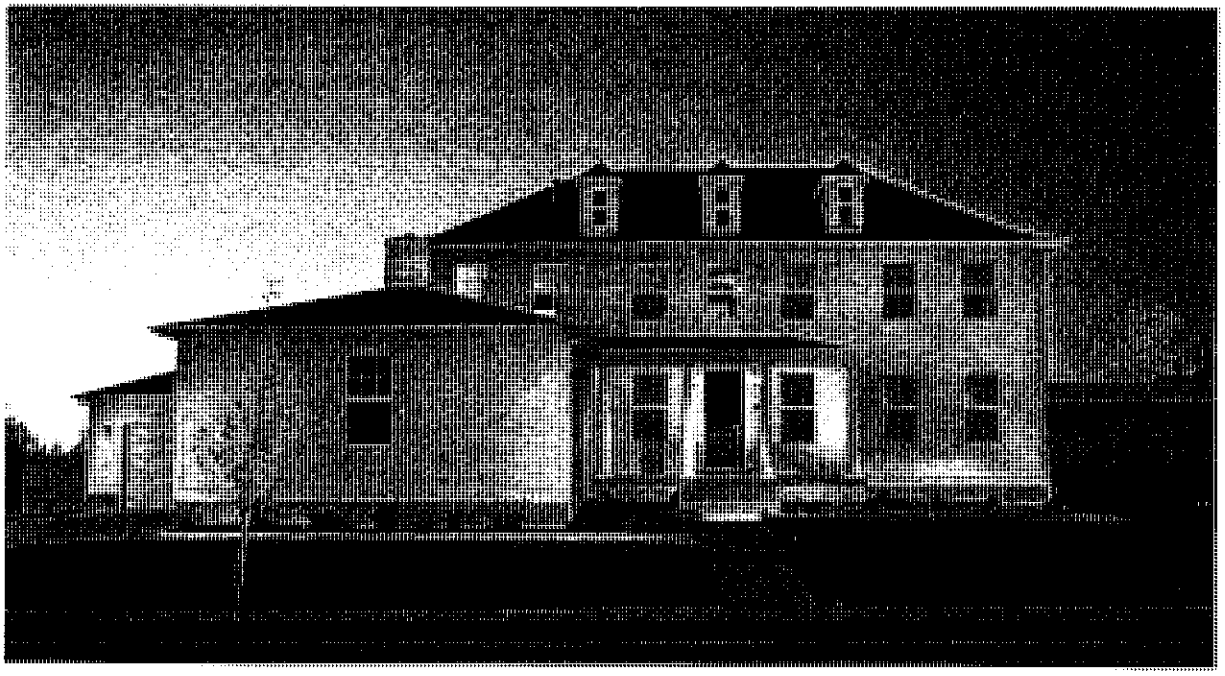
Product 1: Single-Family Preserve Lots

Product 2: Single-Family Cottage Lots

Product 3: Townhouse Lots

Product 4: Commercial

Single-Family Preserve Lots



- Largest lot type
- 24.6% of total unit mix
- 70' width (average)
- 120' depth
- Front-loaded
- 2 Car Garage

SINGLE FAMILY PRESERVE LOT
This is an example of a house that may be constructed as a Preserve Lot. The houses are large, front-loaded with garages to the side. In this example, and those that will be built in this property, the front door and porch are prominent, while the garages and driveway are de-emphasized.

Single-Family Preserve Lots

Single-Family Preserve Lots

Single-Family Cottage Lots

SINGLE-FAMILY COTTAGE LOT
This is an example of a house that may be constructed as a Cottage Lot. The houses are smaller and are rear-loaded from an alley, allowing for a streetscape that is uninterrupted by driveways and garage doors.

- Smaller, detached lot type
- 52% of total unit mix
- 45' width (average)
- 100' - 120' depth
- Alley-loaded or Front-loaded
- 2 Car Garage

Single-Family Cottage Lots

Single-Family Cottage Lots

Single-Family Cottage Lots

Townhouse Lots

TOWNHOUSE LOT
This is an example of a 'mansion' townhouse at nearby Daybreak, a community in South Jordan. These townhouses are grouped together under one roof form, creating the scale and look of a large single house. These types are effective starter homes for young families.

- Attached, fee-simple units
- 23.4% of total unit mix
- 20' width (average)
- 75' - 100' depth
- Alley-loaded
- 2 Car Garage

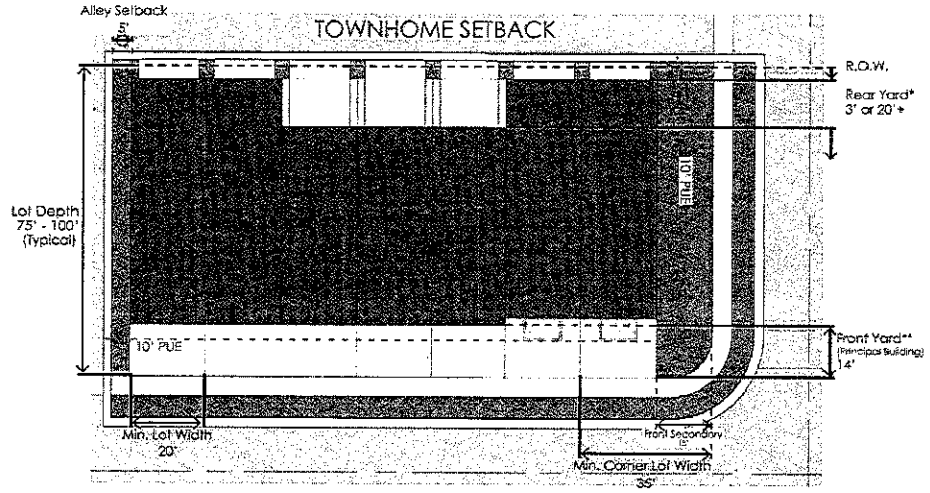
Townhouse Lots

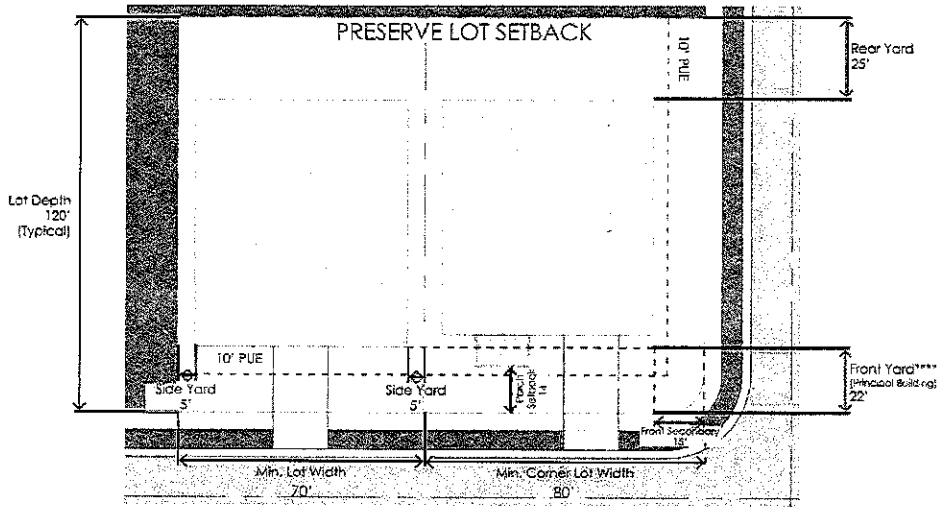
Townhouse Lots

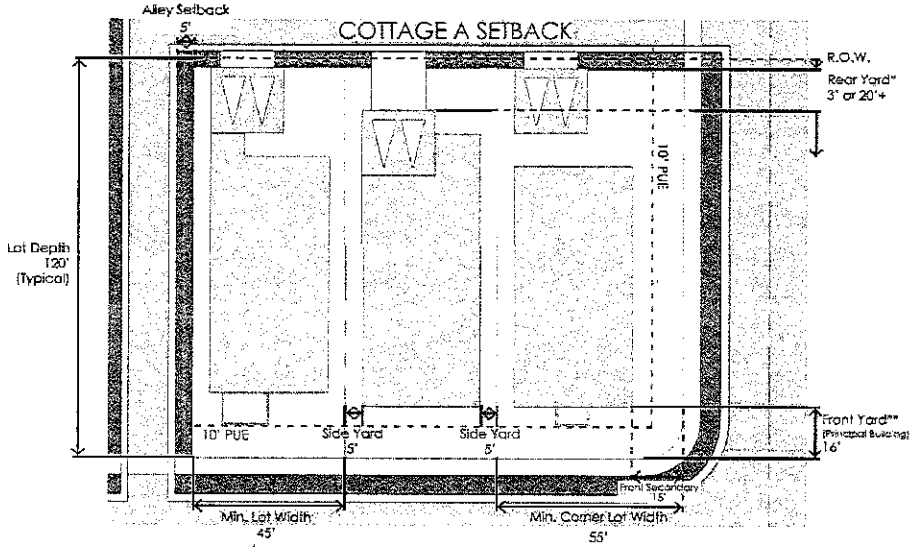
Preliminary Development Plan Submittal

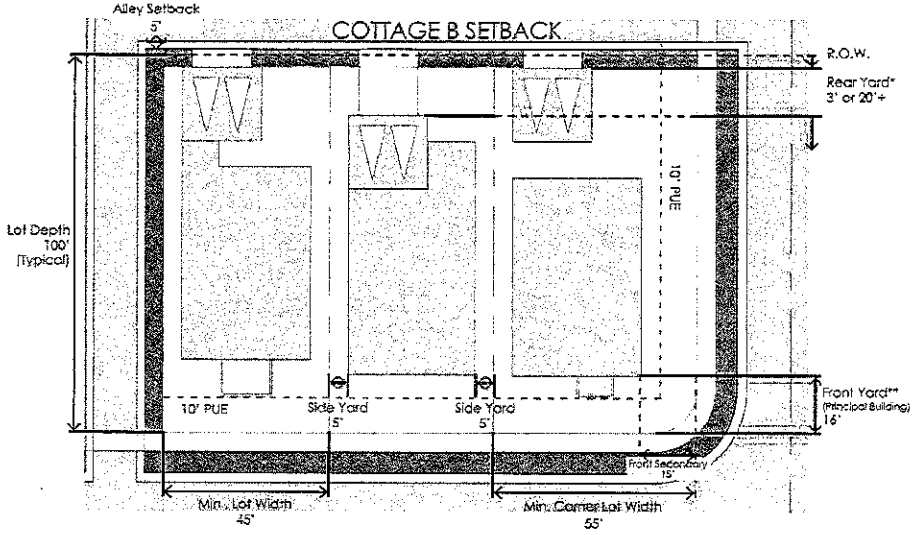
Townhouse Lots

GUIDING DEVELOPMENT STANDARDS - RESIDENTIAL









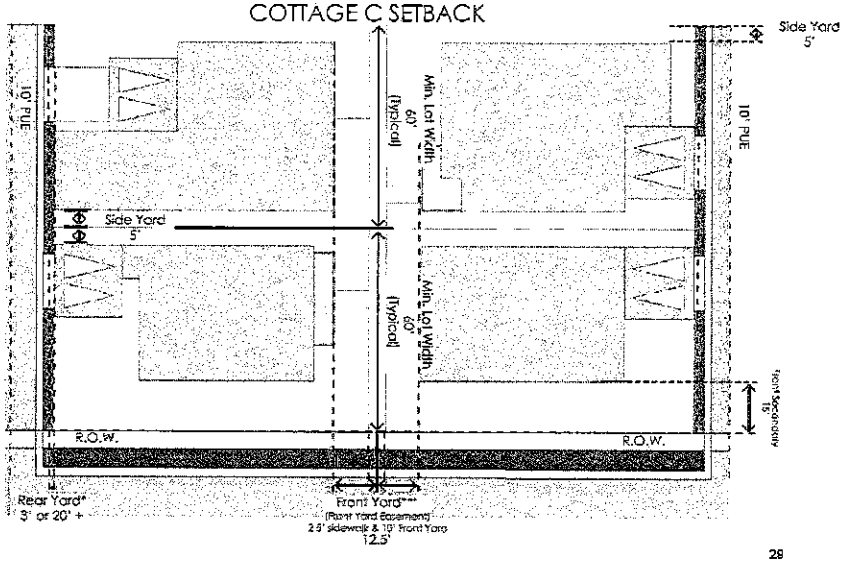


TABLE 3 - RESIDENTIAL SETBACKS (MINIMUM)

	FRONT YARD	FRONT SECONDARY	SIDE YARD	REAR YARD
TOWNHOME	14' **	15'	-	3' or 20'+ *
COTTAGE A	16' **	15'	5'	3' or 20'+ *
COTTAGE B	16' **	15'	5'	3' or 20'+ *
COTTAGE C	12.5' ***	15'	5'	3' or 20' + *
PRESERVE LOT	22' ****	15'	5'	25'

* - Where slopes are greater than 10% 8' or 18'+ will be the required setback. For all other situations the 3' or less, and 16 or more will be the setback.

** - Porches can encroach into front setback up to 10' from edge of R.O.W.

*** - Porches cannot encroach within front yard easement.

**** - Porches can encroach into front setback up to 14' from edge of R.O.W.

TABLE 4 - RESIDENTIAL DIMENSIONS (TYPICAL)

	DEPTH	WIDTH	HEIGHT	MIN. LIVING AREA
TOWNHOME	75' - 100'	20'	40' MAX.	1,000 s.f.
COTTAGE A	120'	45'	35' MAX.	1,500 s.f.
COTTAGE B	100'	45'	35' MAX.	1,500 s.f.
COTTAGE C	100'	60'	35' MAX.	1,500 s.f.
PRESERVE LOT	120'	70'	35' MAX.	1,900 s.f.

Note - All setbacks shall be measured from lot line to the portion of the foundation wall closest to the lot line. Overhangs, roof eves, vent shrouds, etc are permitted to protrude into setback area. Any retaining walls needed are also permitted to protrude into setback areas.

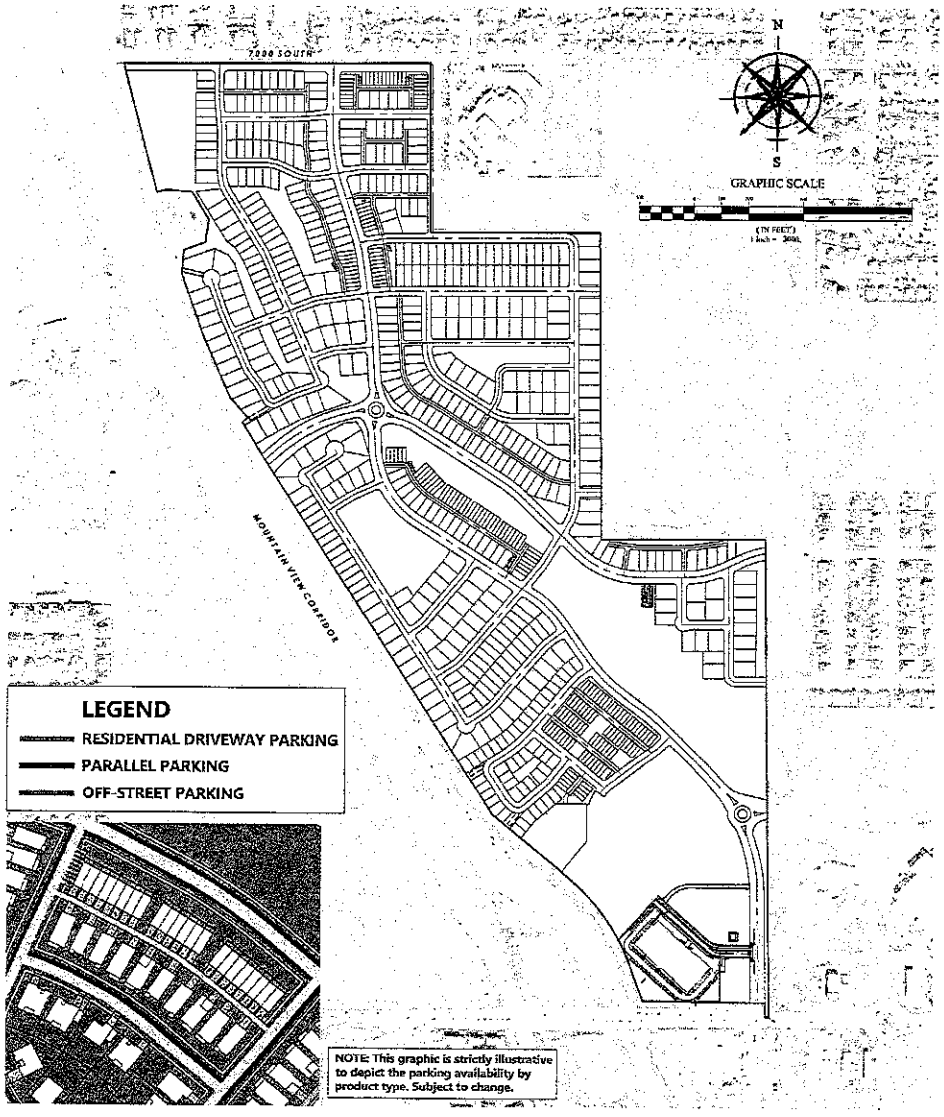


TABLE 5 - PARKING	
SINGLE-FAMILY DWELLINGS	2 spaces/unit
TOWNHOMES UNITS	2 spaces/unit
GUEST PARKING (TOWNHOMES)	.25 spaces/unit
TOTAL UNITS	731
TOTAL REQUIRED PARKING (2/UNIT)	1,462
TOTAL GUEST PARKING REQUIRED (.25/TOWNHOME UNIT)	43
TOTAL PARKING REQUIRED	1,505
GARAGES	1,462
DRIVEWAYS	1,462
OFF STREET STALLS*	57
PARALLEL PARKING	1,580
TOTAL PARKING PROVIDED	4,561
SURPLUS PARKING	3,056

COPPER RIM parking exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

AMENITIES & IMPROVEMENTS

Amenities, General Landscape, and Open Space Areas

Amphitheater

Community Gardens

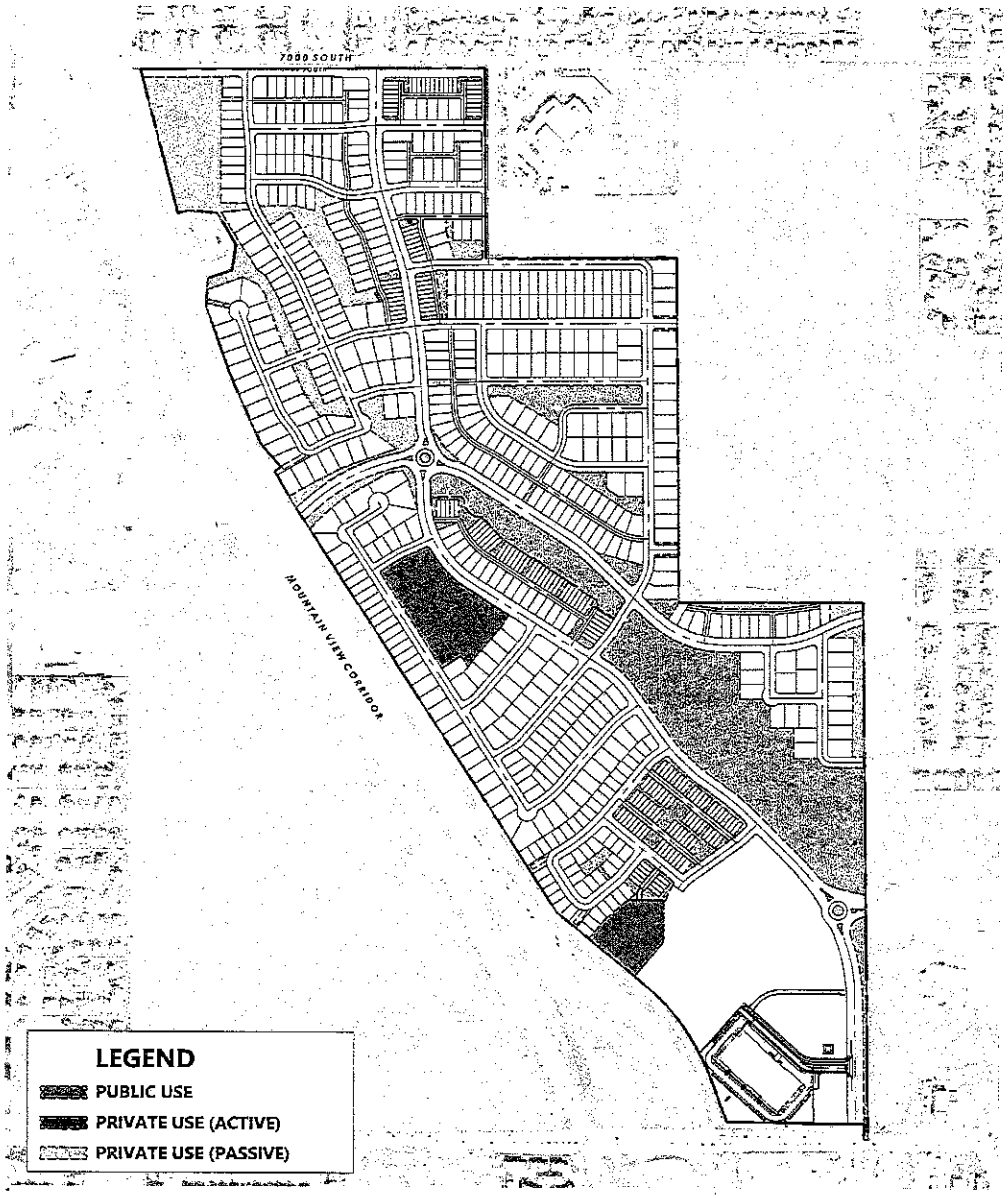
Pool/Clubhouse

Parks

Playgrounds

Trails

Natural Open Space



Public and Private Use Areas

The Copper Rim project is arranged around its open space network, having the phases organized in a way as to allow for open space to be built in connection with, and in many cases prior to, residential properties. Each residential unit is no more than 500 feet away from multiple open space areas giving residents close proximity to outdoor recreational opportunities. These areas are situated in earlier phases and in visibly apparent locations to ensure access to active and passive recreational opportunities for residents to enjoy. The active and passive recreational areas include a club house, amphitheater, community garden, tot lots, pocket parks, paseos, greens, miles of trails, and the natural open space drainage corridor running the length of the development. The trail system and sidewalks connect all open space amenities to all residential units. This system of trails also connects residents to Falcon Ridge Elementary situated on the northeast corner of the development, the church in the western middle of the development, and the commercial area located on the southern portion of the development.

Over 35 acres of the 205.3-acre site are dedicated to open space and connecting residents to the open space amenities. In Title 13-5C-6-A2 of the PC Zone it states that a "minimum of fifteen percent (15%) of the gross area of a planned community shall be retained in permanent open space". The Copper Rim project contains 37.5 acres of gross open space (area in blue and green on public and private use area diagram to the left). Section 13-5C-6-B further clarifies the computation of gross area as "Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space". Removing these areas from the total acreage results in a net project area of 123.3 total acres, and 35.2 acres of net open space. The resulting open space percentage for the Copper Rim project is 28.5% (35.2 net acres / 123.3 net acres); significantly more than the minimum 15% required by the PC Zone.

If calculations for open space included all areas excluded by section 13-5C-6-B, the Copper Rim project would still attain the minimum requirement of 15% open space for the project having 18.3% of the gross project area being gross open space.

LANDSCAPE / SPECIAL AMENITY PLAN

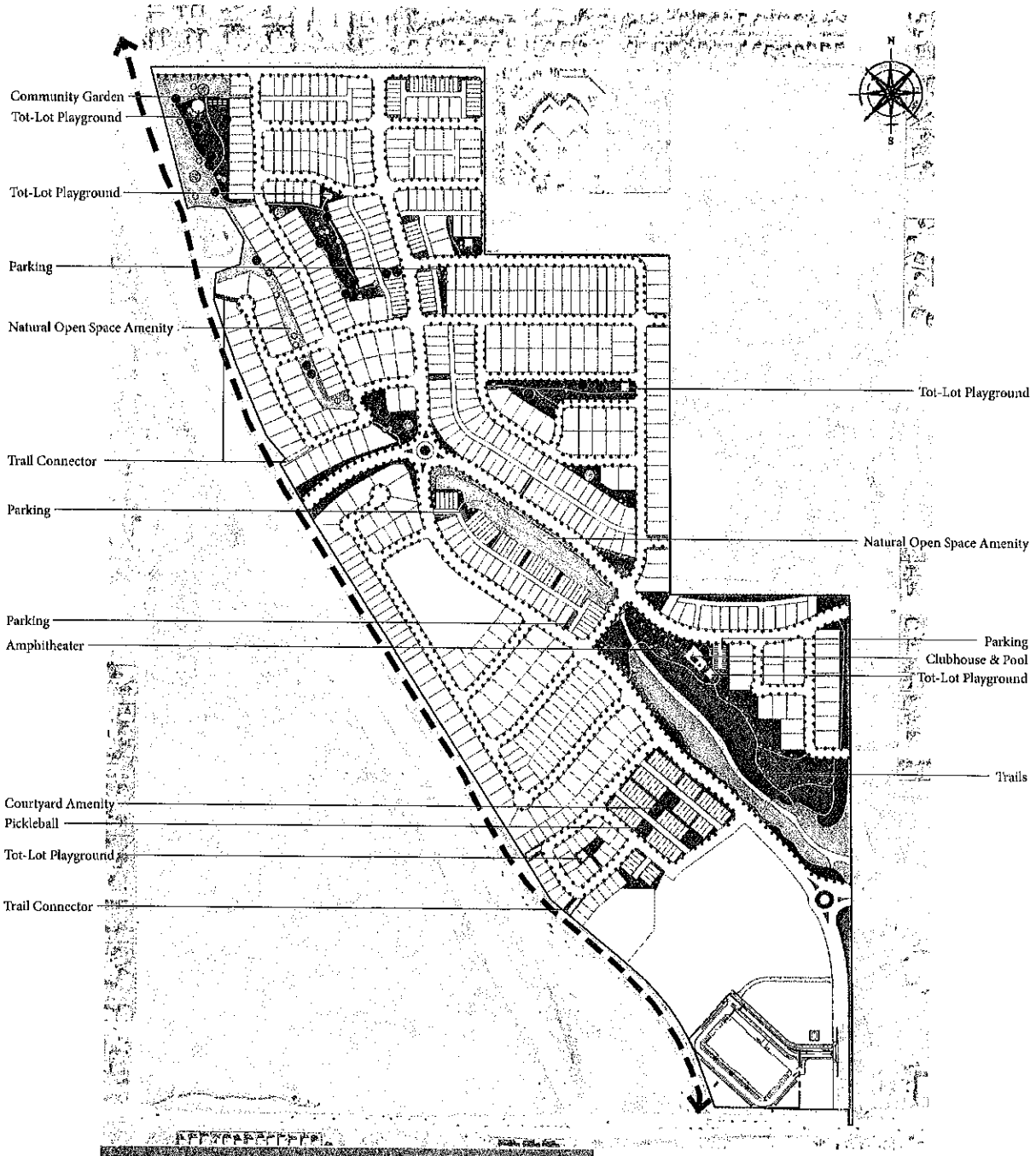
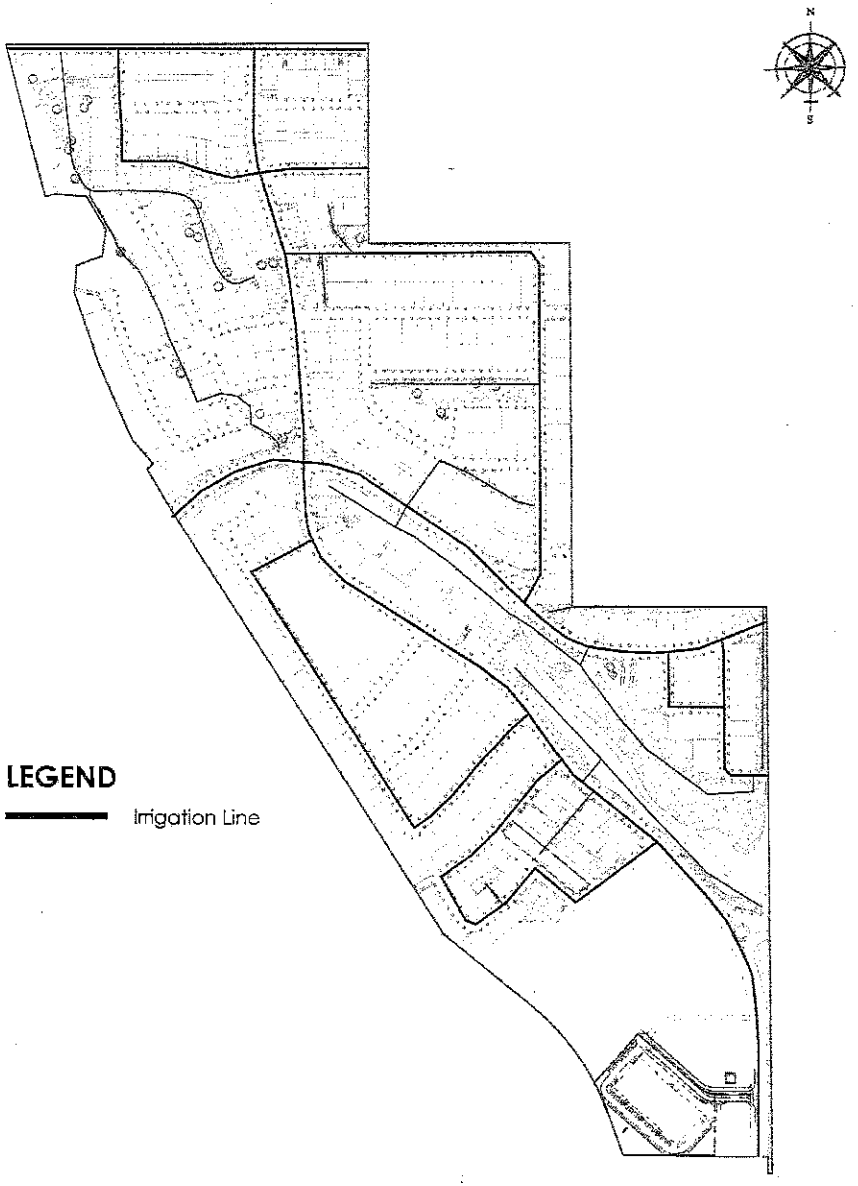


TABLE 6 OPEN SPACE SUMMARY

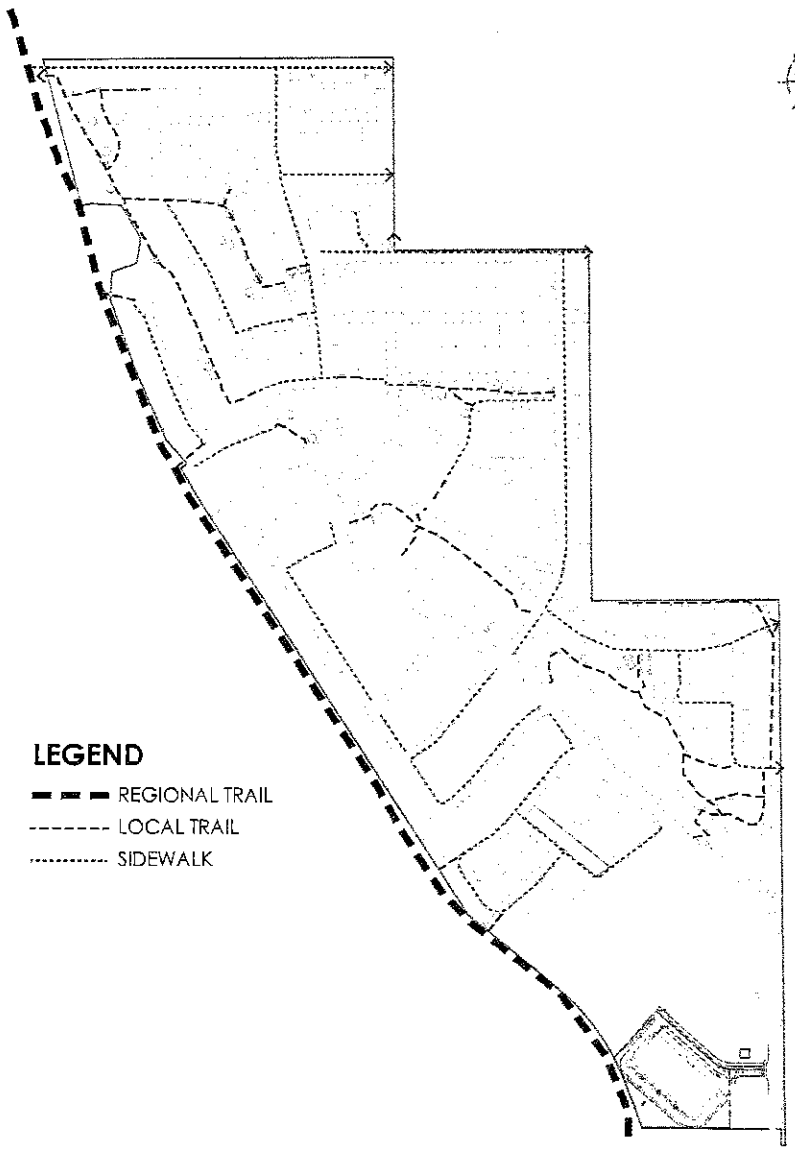
OPEN SPACE	ACRES
COMMUNITY PLAN	205.3 ac
TOTAL OPEN SPACE	37.45 ac
OPEN SPACE GROSS %	18.3%
NET OPEN SPACE	35.2ac
OPEN SPACE NET %	28.5 %

← — → REGIONAL TRAIL

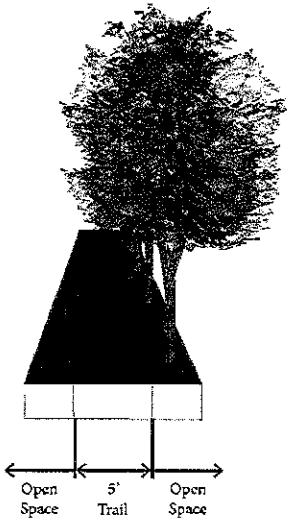
Conceptual Irrigation Plan



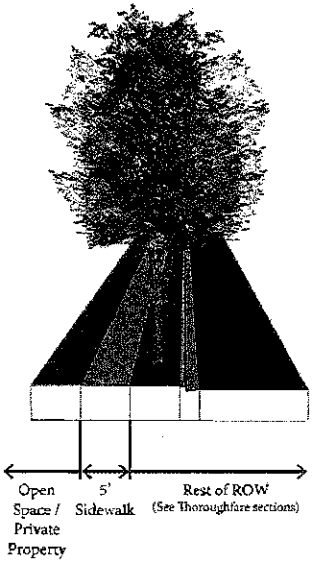
Trail Plan



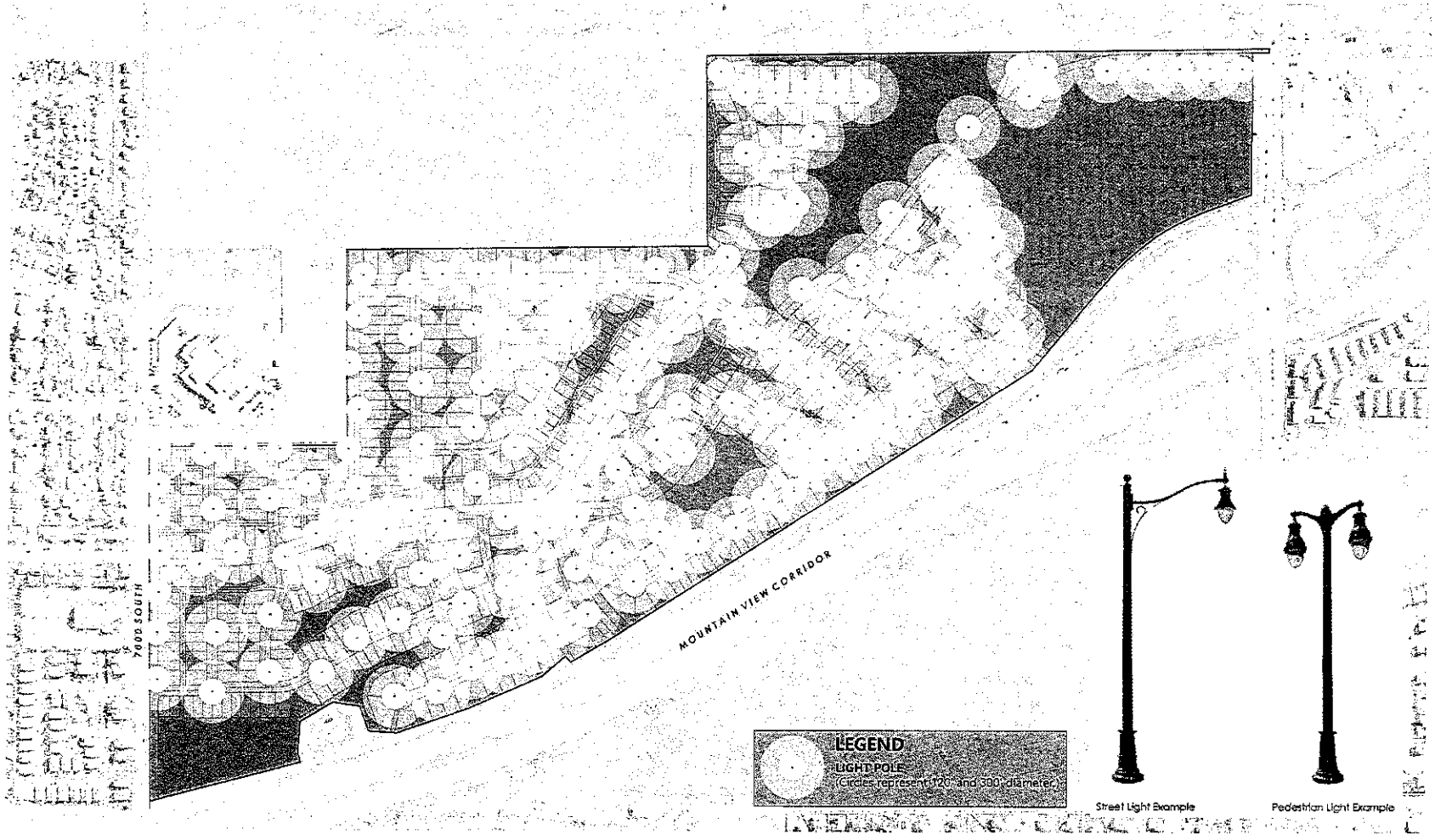
Local Trail Cross Section



Sidewalk Cross Section



Conceptual Lighting Plan



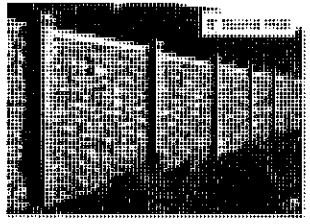
Fencing Plan

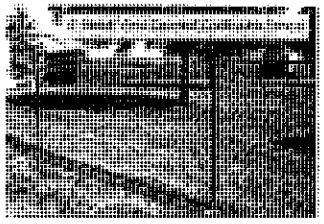
The Copper Rim project will have fencing around the perimeter of the project in areas where residential development interfaces directly with off-site areas, according to the fencing and walls plan. A decorative or pre-cast concrete sound wall (8' height min.) will be installed by the Master Developer along the property boundary where residential units interface directly with the Mountain View Corridor. Sound walls will not be installed along those portions of Mountain View Corridor where the proposed church, open space and commercial uses abut the corridor. In these locations a 6' black vinyl coated chain link fence or a 6' decorative aluminum picket fence will be installed to allow penetrable areas into the development from the regional trail which runs along Mountain View Corridor.

6' high decorative privacy fence will be installed by the home builder along the property boundary where residential units interface directly with 7000 South, 6101 West, and the eastern edge of the project.

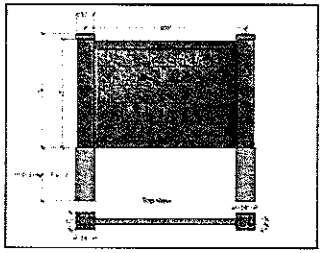
A 42" high wrought iron fence will be installed by the home builder where residential units front 7000 South, and along the back of the alley loaded units that are directly adjacent to the project boundary. It will also be installed along the open space to the north of the alley loaded cottages on the north side of the eastern most copper rim development entrance.

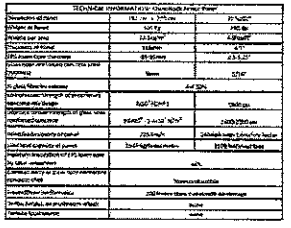
The close up of the 8' sound wall north of the institutional phase, shows the penetrability of residents to access the regional trail while still providing an 8' sound wall barrier.

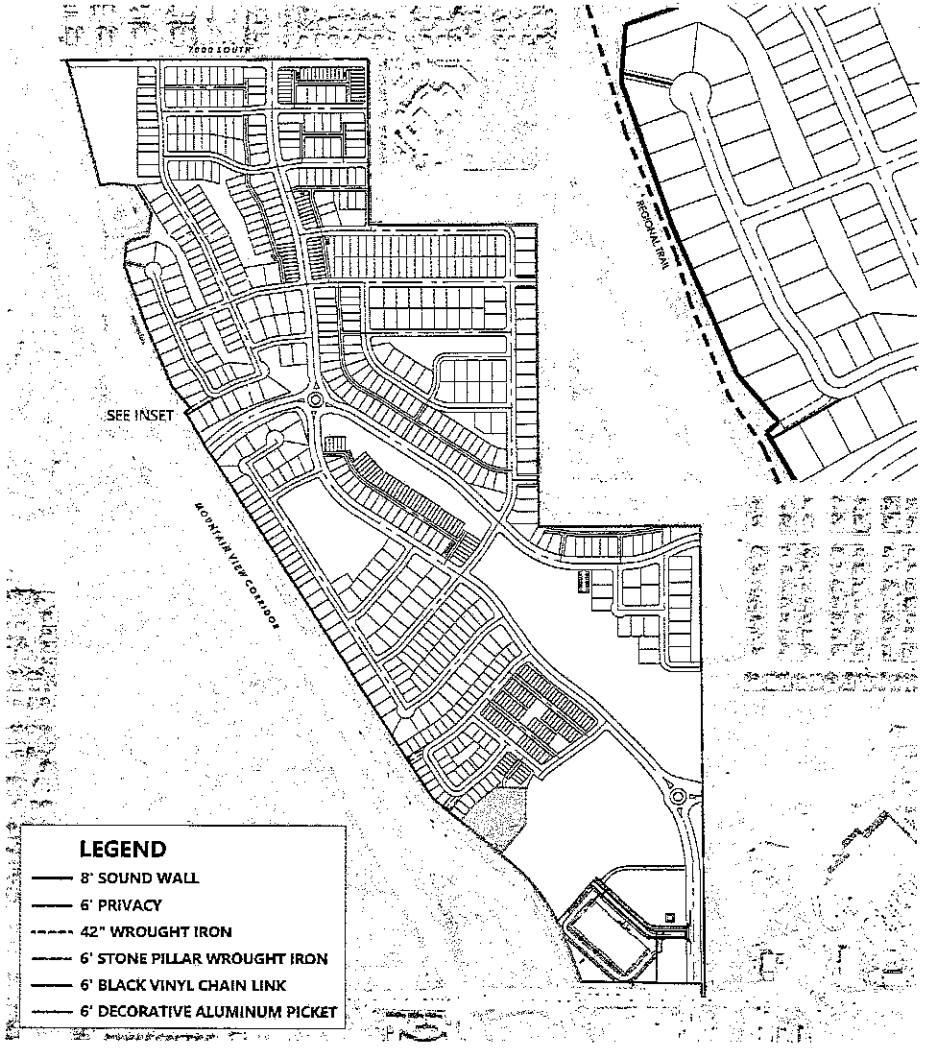




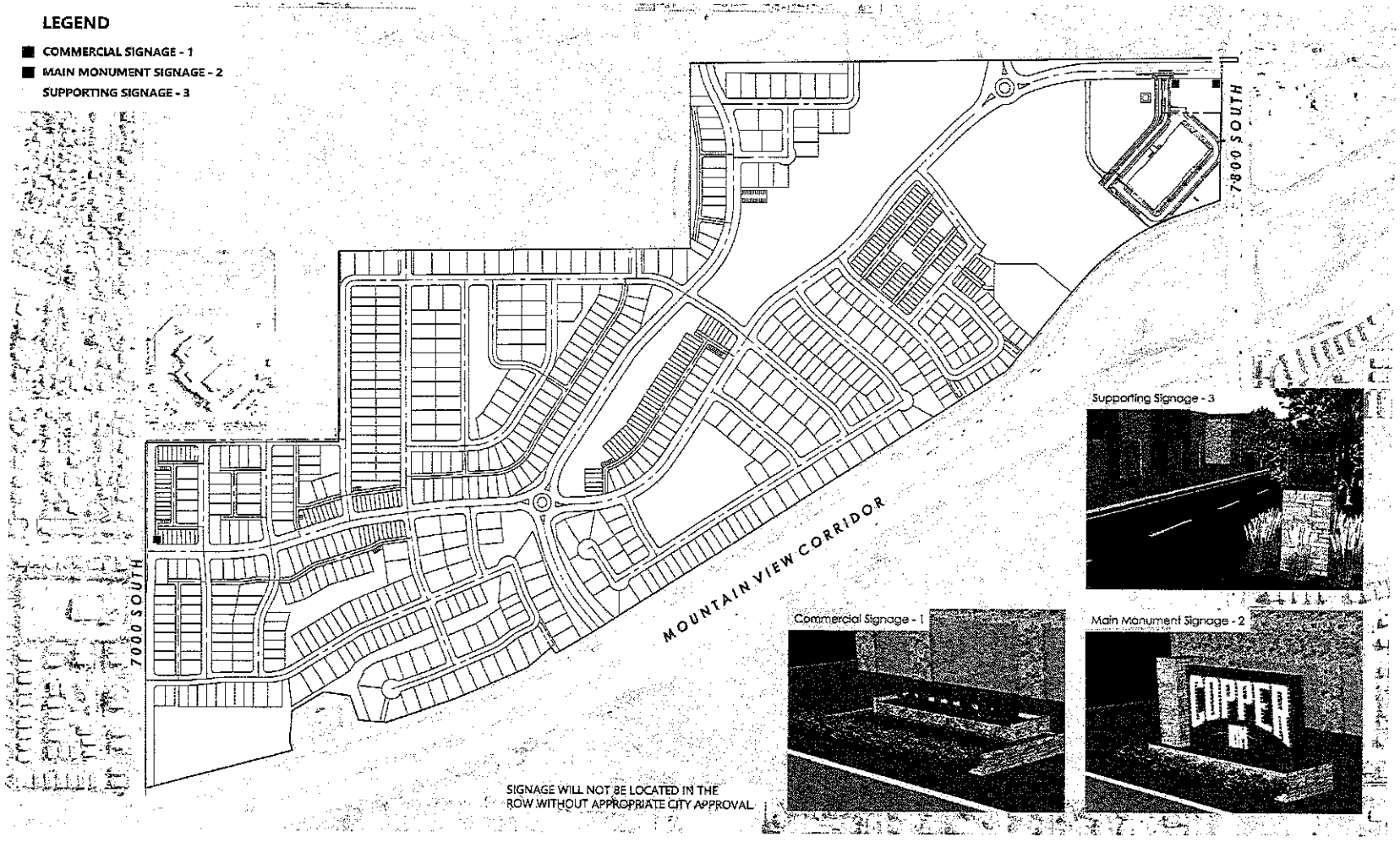
RHINOROCK FENCE SPECIFICATIONS







Monument Placement Plan



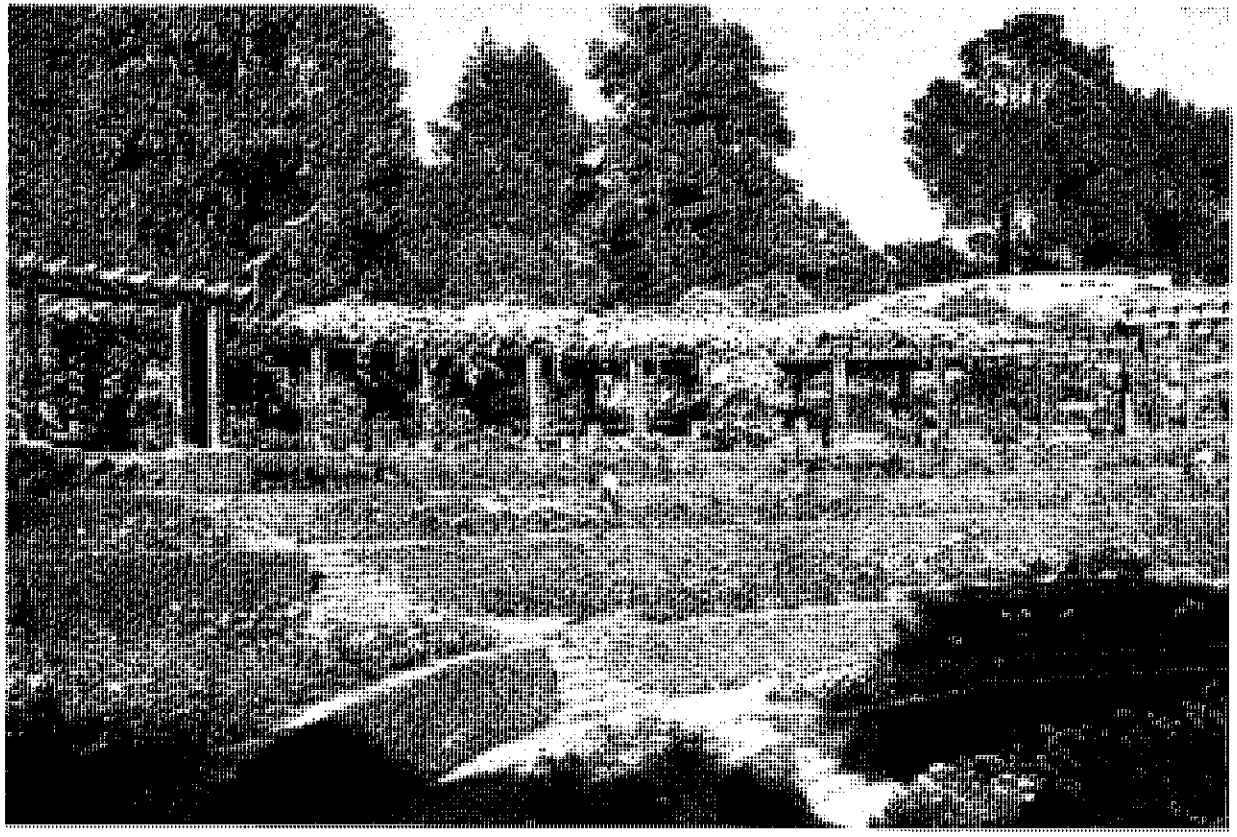
Amenities

Amphitheater
Community Gardens
Pool/Clubhouse

Preliminary Development Plan Submittal

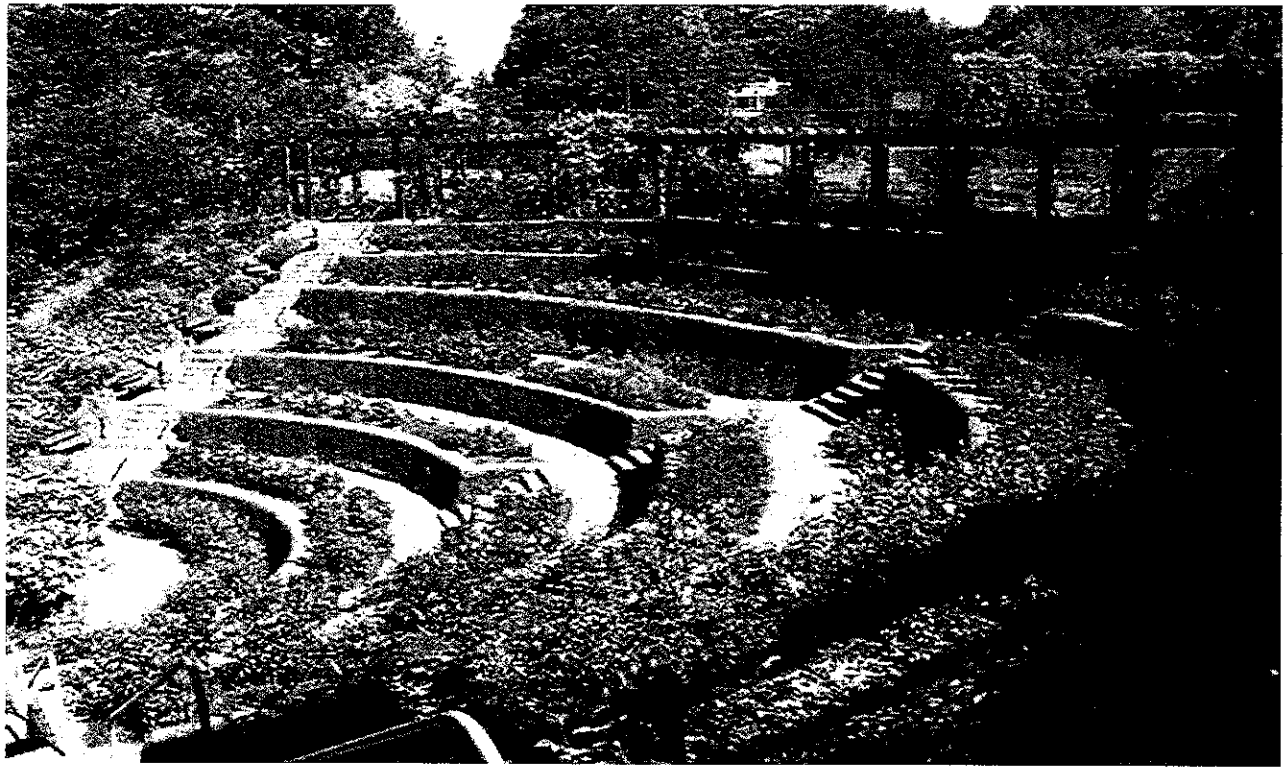
Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

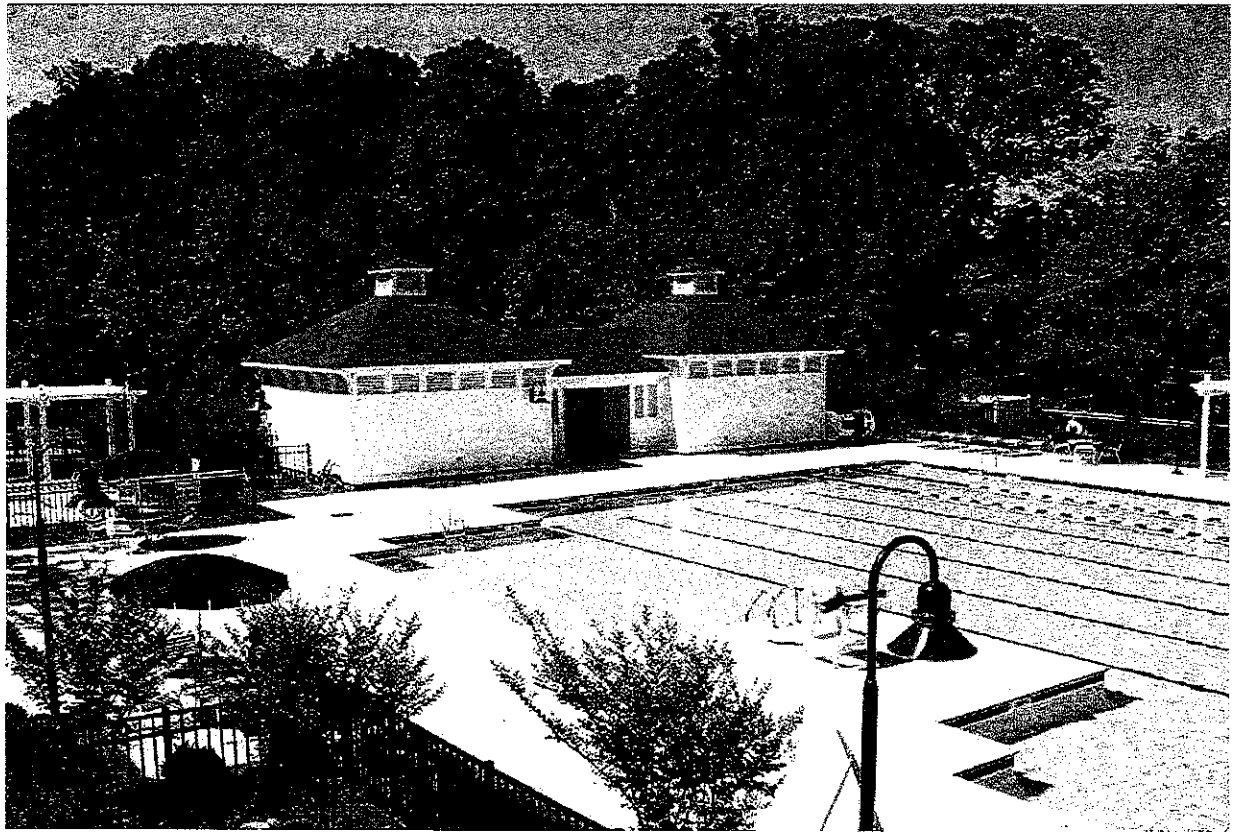
Amphitheater
Community Gardens
Pool/Clubhouse

Amenities

Amphitheater
Community Gardens
Pool/Clubhouse

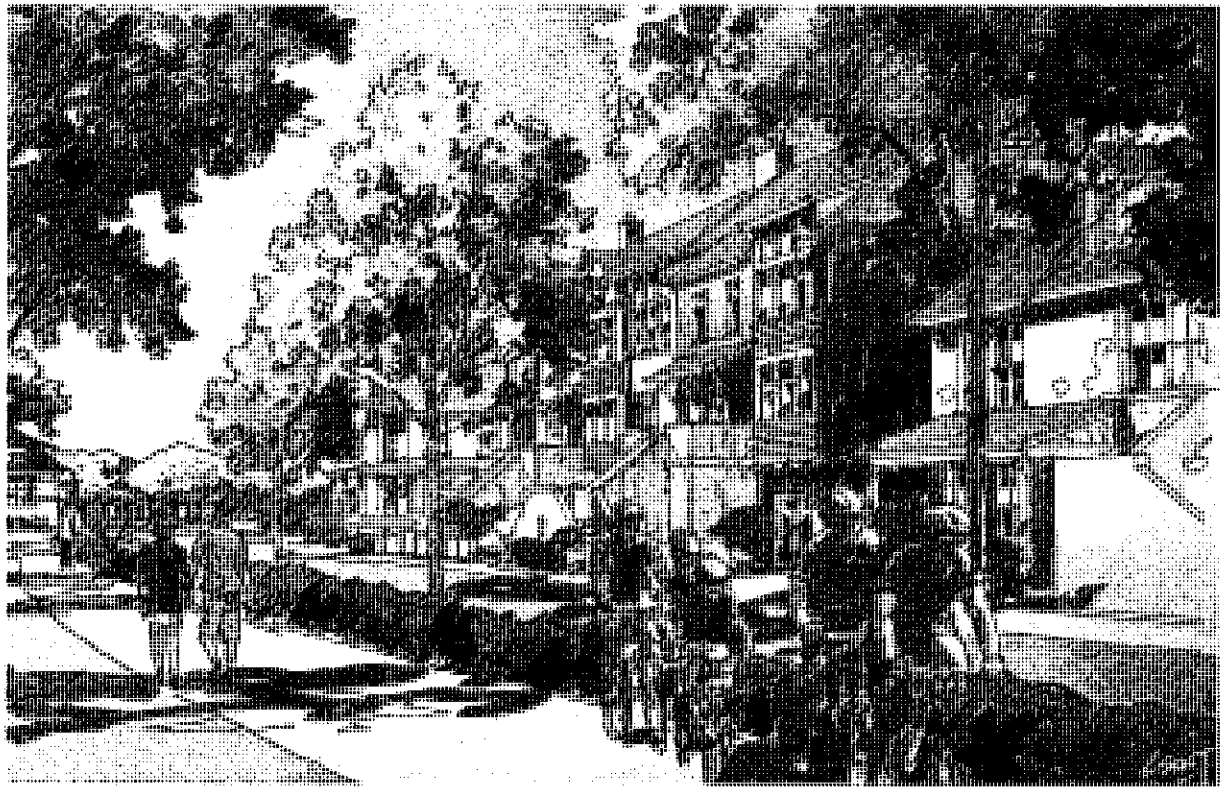
Amenities

Amphitheater
Community Gardens
Pool/Clubhouse



Amenities

Parks
Playgrounds

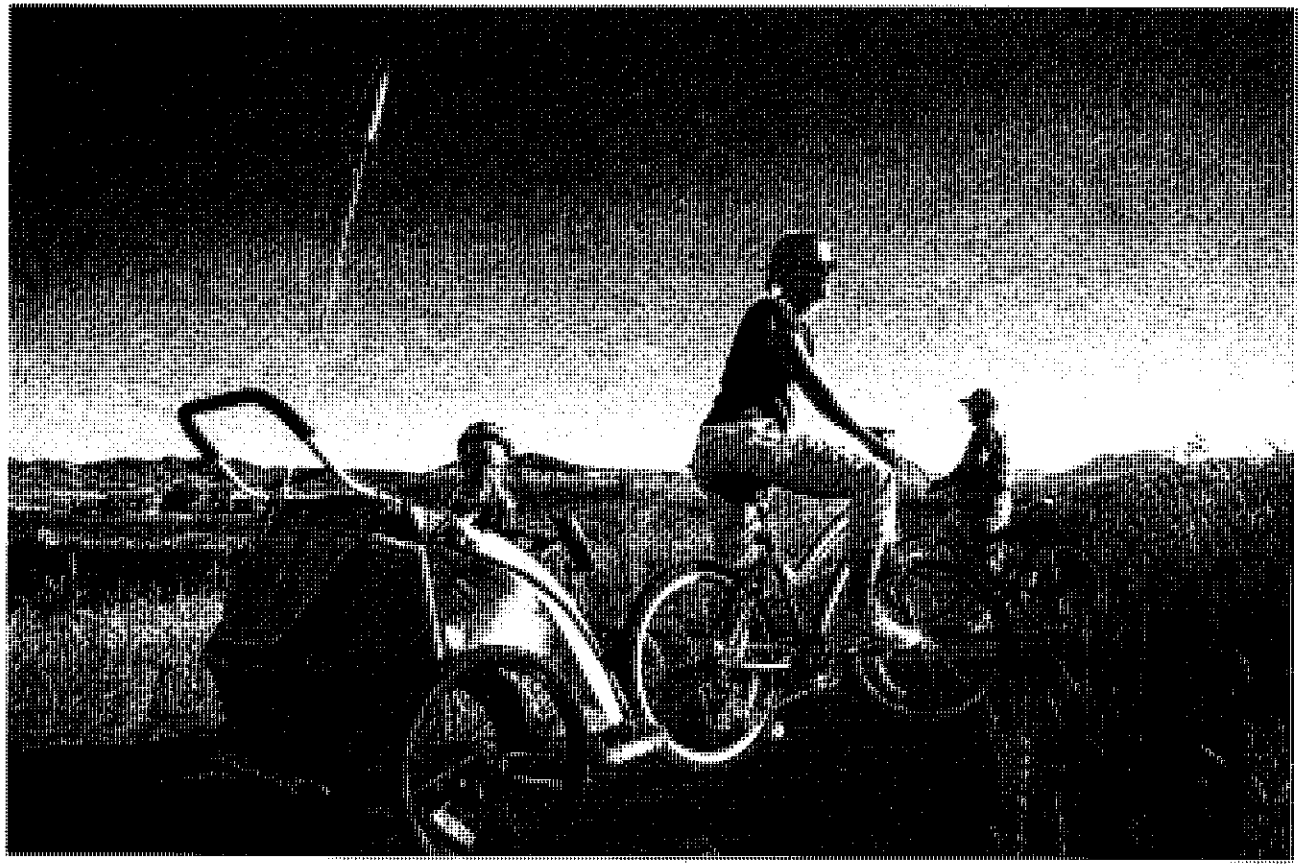


Amenities

Parks
Playgrounds

Amenities

Parks
Playgrounds



Amenities

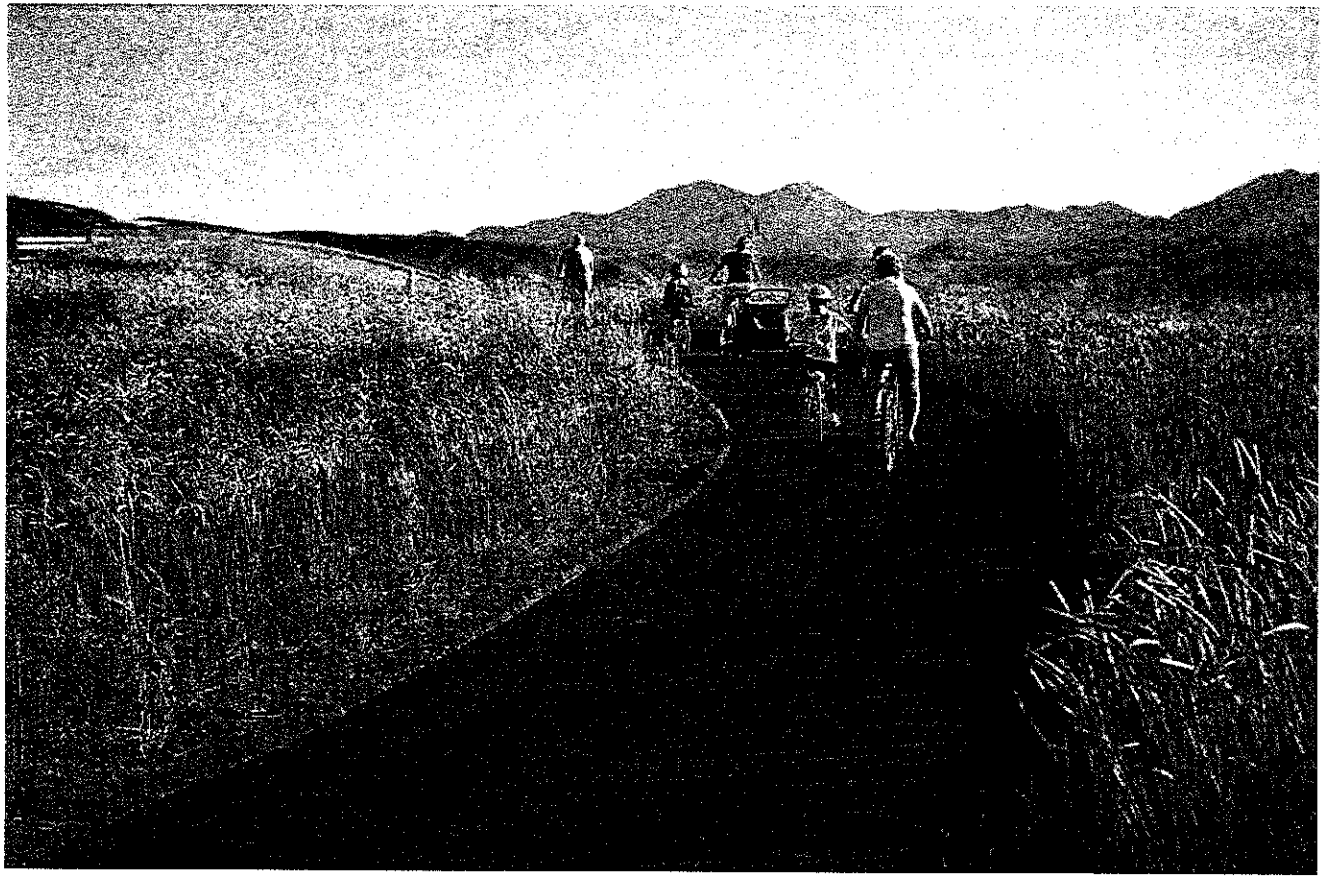
Trails
Natural Open Space

Amenities

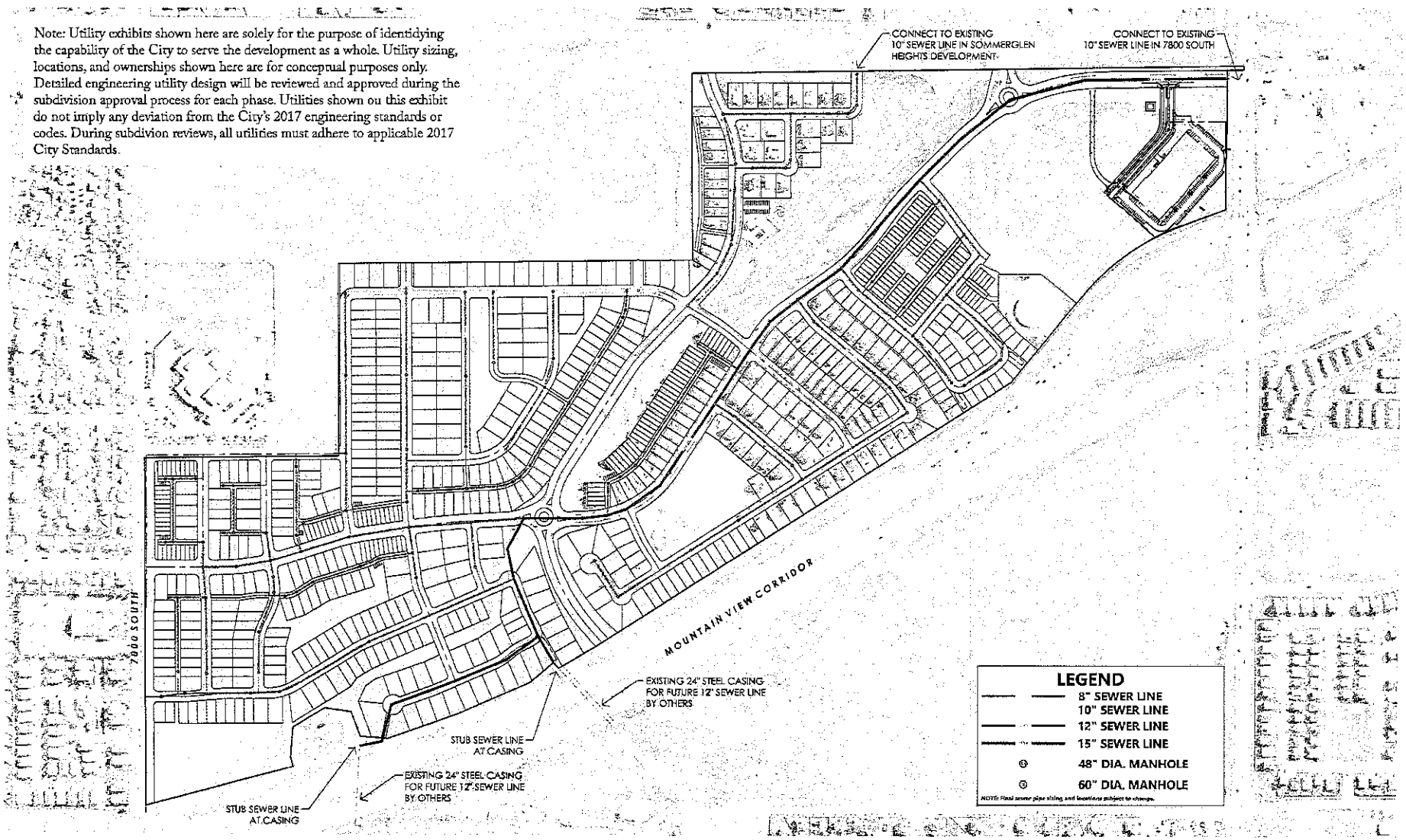
Trails
Natural Open Space

Amenities

Trails
Natural Open Space



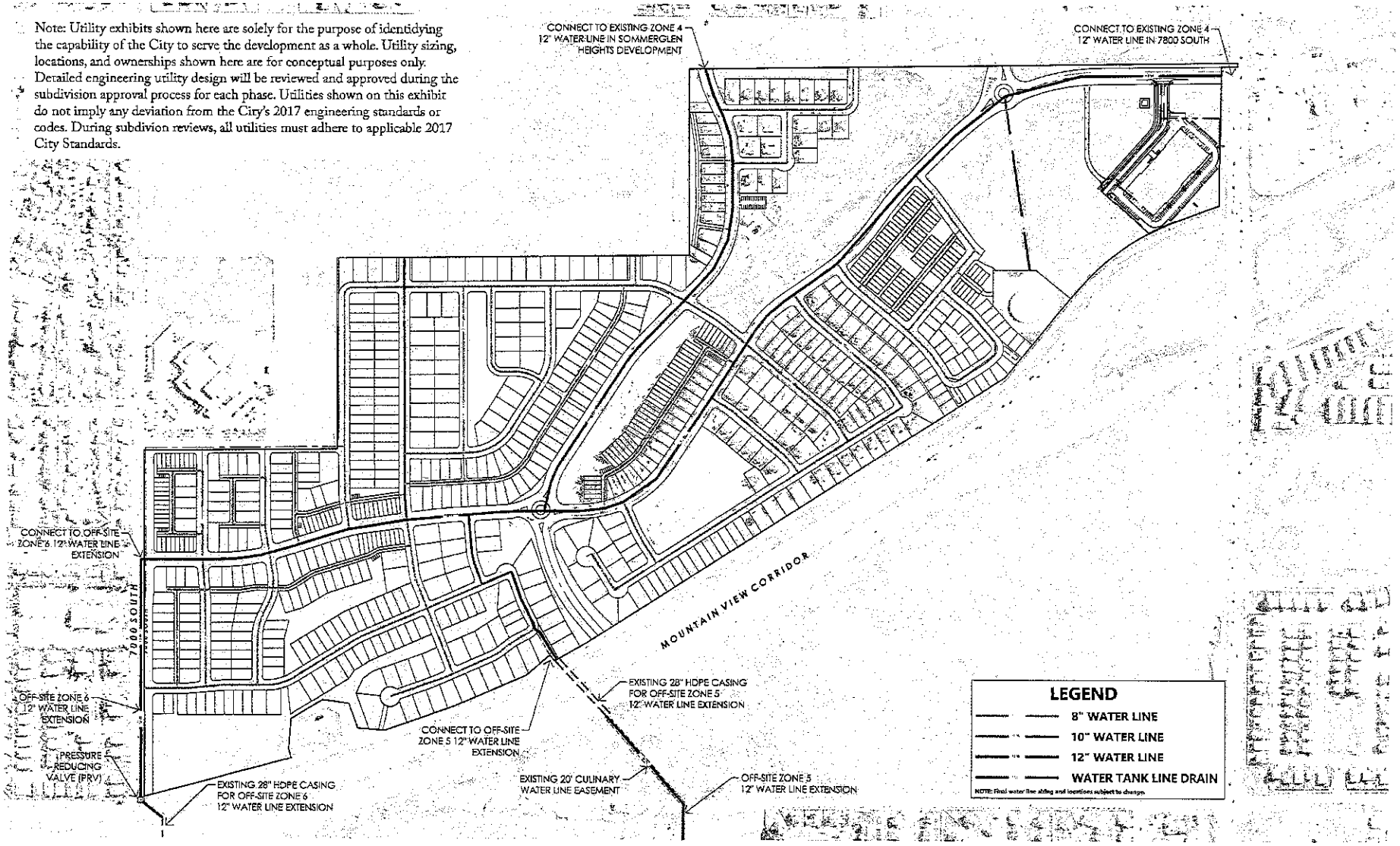
Note: Utility exhibits shown here are solely for the purpose of identidying the capability of the City to serve the development as a whole. Utility sizing, locations, and ownerships shown here are for conceprual purposes only. Detailed engineering utility design will be reviewed and approved during the subdivision approval process for each phase. Utilities shown ou this exhibit do not imply any deviation from the City's 2017 engineering standards or codes. During subdivion reviews, all utilities must adhere to applicable 2017 City Standards.



COPPER RIM sewer utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/29/2024
22-0283

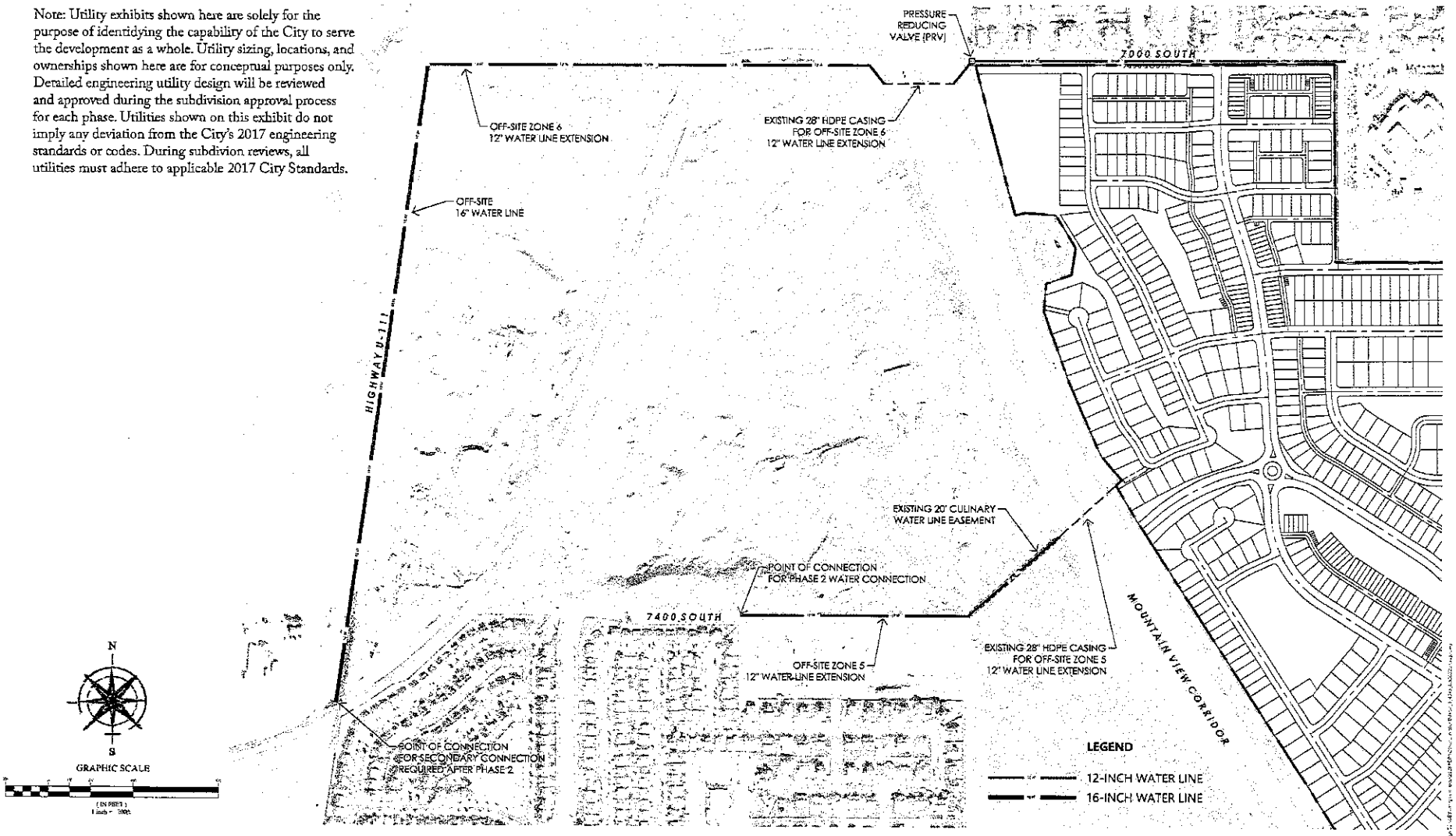
Note: Utility exhibits shown here are solely for the purpose of identidying the capability of the City to serve the development as a whole. Utility sizing, locations, and ownerships shown here are for conceptual purposes only. Detailed engineering utility design will be reviewed and approved during the subdivision approval process for each phase. Utilities shown on this exhibit do not imply any deviation from the City's 2017 engineering standards or codes. During subdivion reviews, all utilities must adhere to applicable 2017 City Standards.



COPPER RIM water utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

Note: Utility exhibits shown here are solely for the purpose of identidying the capability of the City to serve the development as a whole. Utility sizing, locations, and ownerships shown here are for conceptual purposes only. Detailed engineering utility design will be reviewed and approved during the subdivision approval process for each phase. Utilities shown on this exhibit do not imply any deviation from the City's 2017 engineering standards or codes. During subdivion reviews, all utilities must adhere to applicable 2017 City Standards.



COPPER RIM off-site water exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

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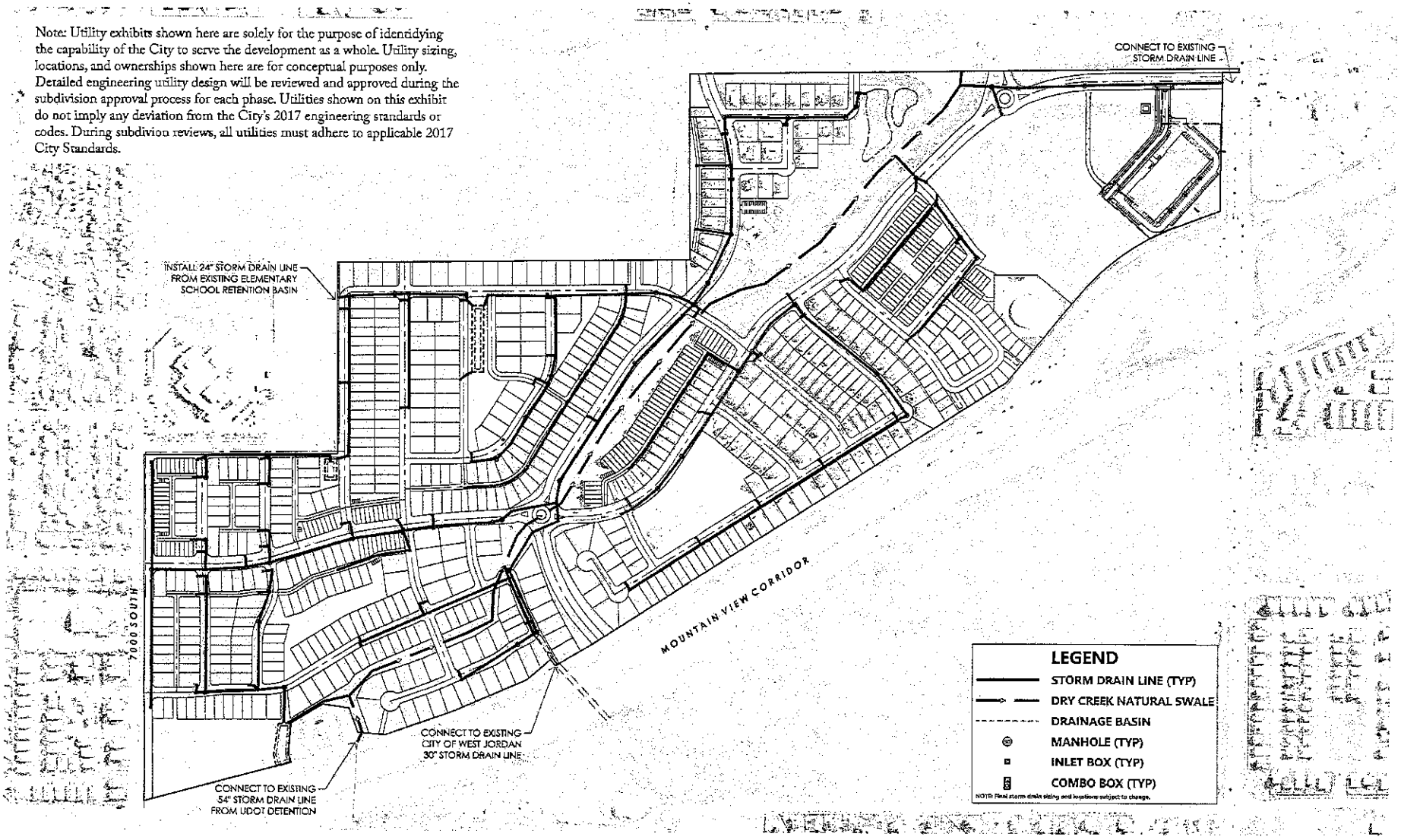
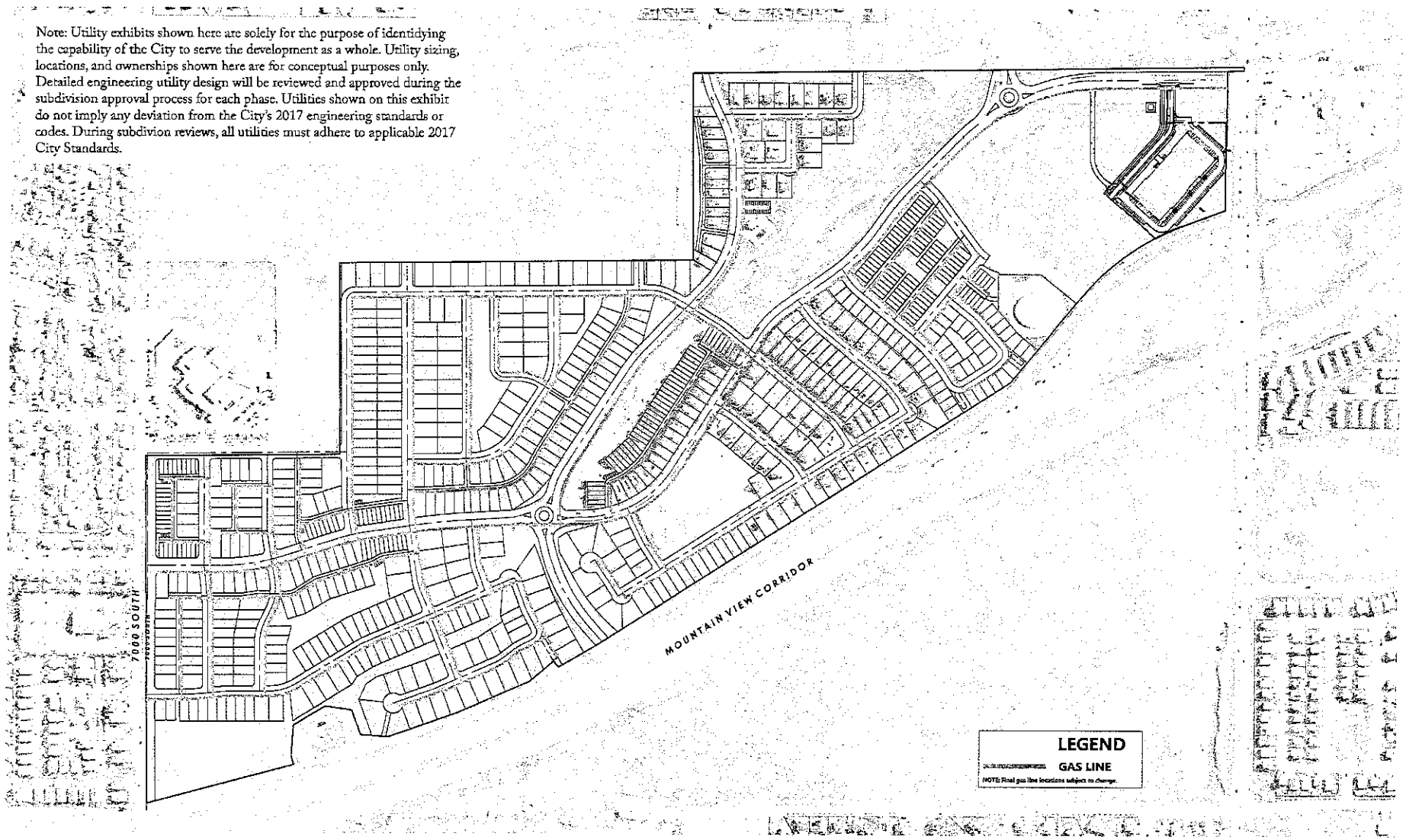


COPPER RIM storm drain utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/29/2024
22-0283

Note: Utility exhibits shown here are solely for the purpose of identidying the capability of the City to serve the development as a whole. Utility sizing, locations, and ownerships shown here are for conceptual purposes only. Detailed engineering utility design will be reviewed and approved during the subdivision approval process for each phase. Utilities shown on this exhibit do not imply any deviation from the City's 2017 engineering standards or codes. During subdivion reviews, all utilities must adhere to applicable 2017 City Standards.



COPPER RIM gas utility exhibit

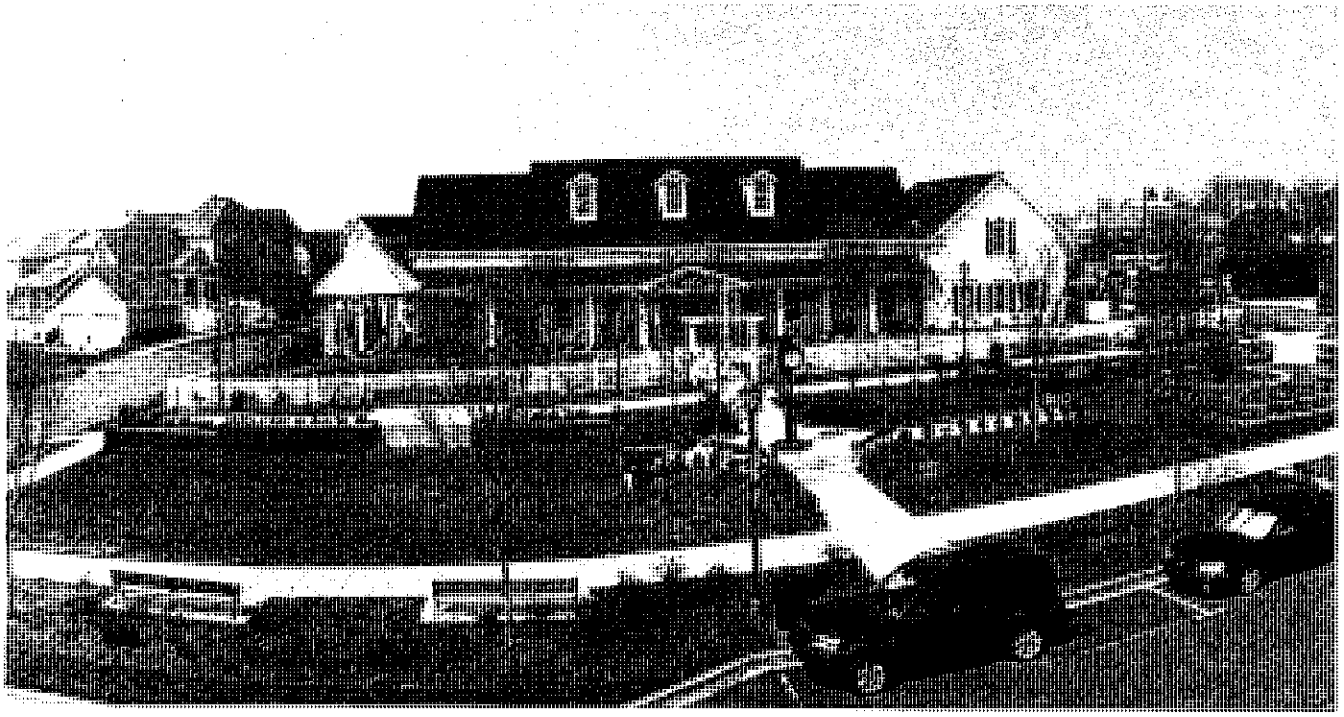
WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

COMMERCIAL STANDARDS

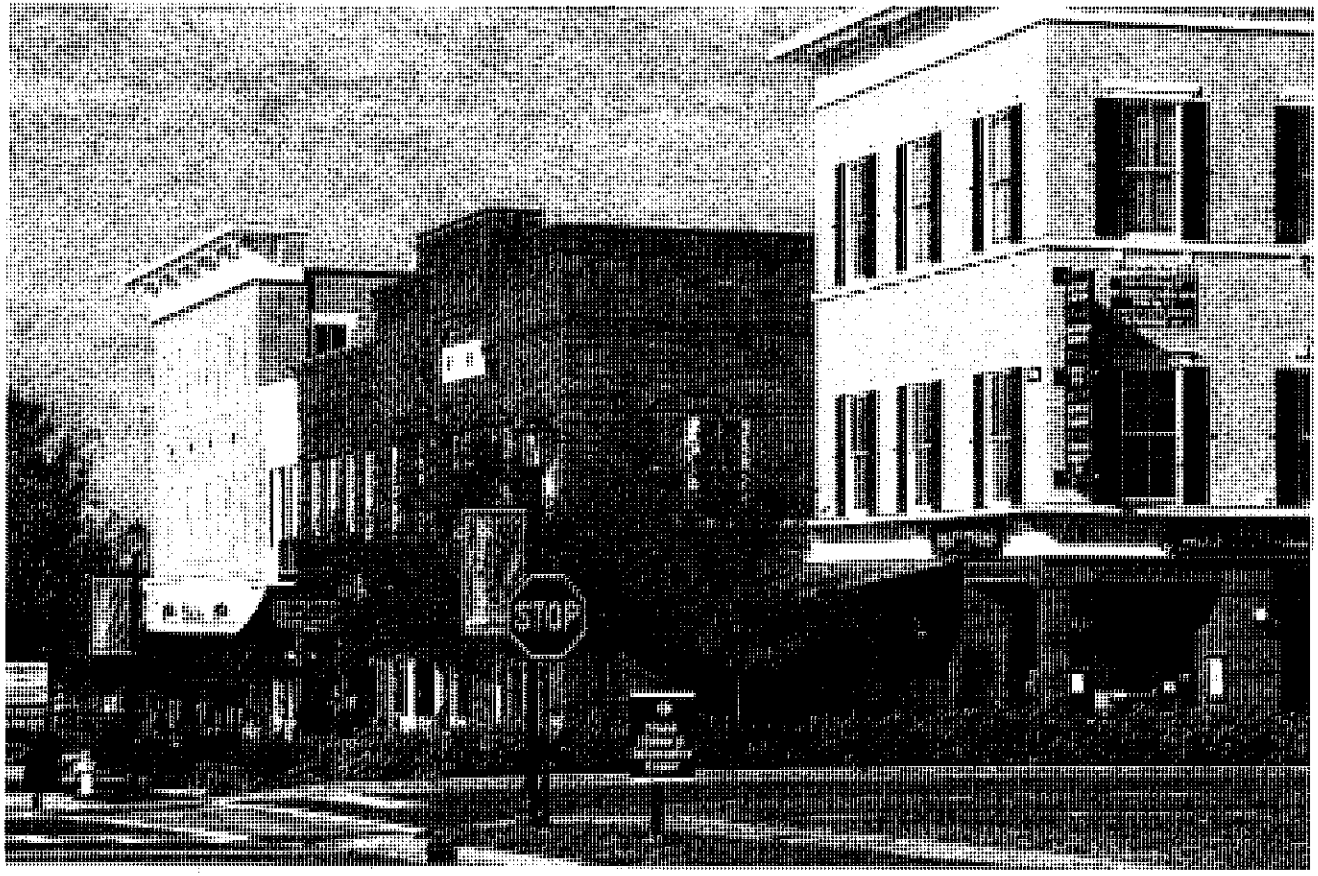
Commercial Character

Preliminary Development Plan Submittal

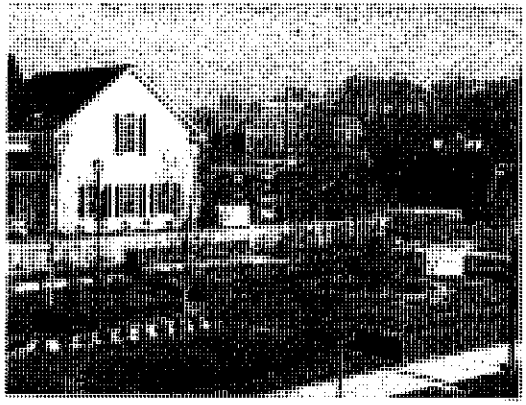
Commercial Character



Commercial Character



Commercial Character



ARCHITECTURAL COMPOSITION GUIDELINES

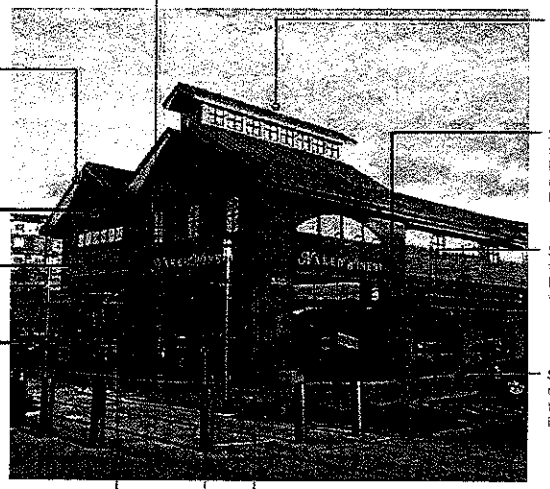
a. Building Massing

i. Two and three-story building masses next to the street create a streetwall that frames the streetscape, improving the pedestrian experience.

ii. Building masses are greater at areas with more pedestrians, such as street corners

iii. Building masses frequently defined by a discernible base, shaft and capital

iv. Load-bearing materials should touch the ground



b. Roof Form

i. Commercial buildings should incorporate a variety of roof forms (flat, sloped, or pitched) to provide breaks in facade type and/or add visual interest. Roof shapes for accentuation buildings should be slightly pitched with gable ends where appropriate to serve as a focal point.

ii. Roof pitches should be typically low (2:12-6:12)

iii. Moderate overhangs up to 3 feet should be supported by substantial dimensional corbels that define the top of the building

c. Arcades and Storefront Structural Bays

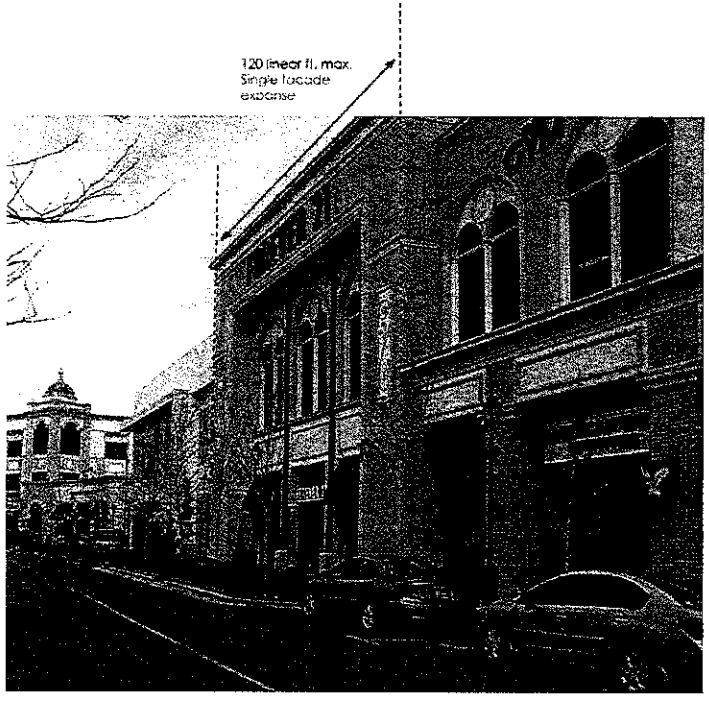
i. Storefront structural bays are commonly orchestrated to appear as phased construction over a long period of time

ii. Substantial structural bays should be composed of vertically oriented piers and horizontal spandrels with intervening storefront windows

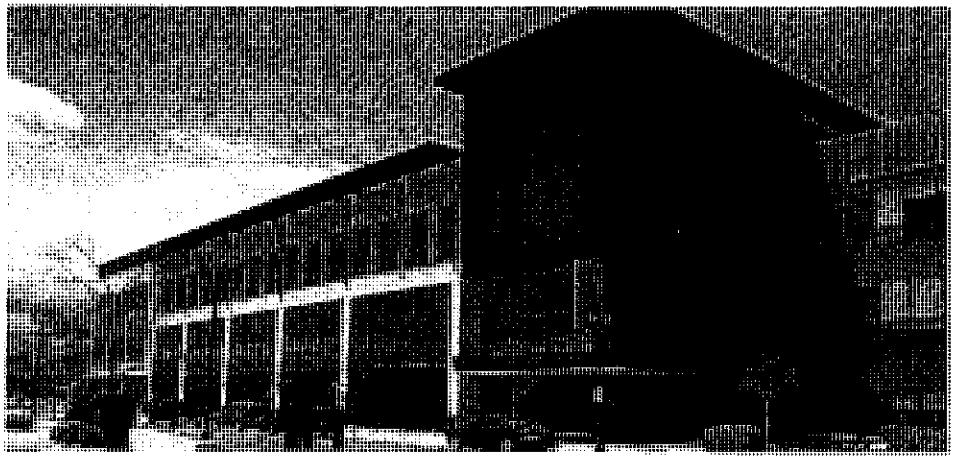
iii. Ground-floor storefronts should be very different from upper-story facades with windows scaled and oriented for pedestrian interest

iv. Arcades are encouraged as semi-public spaces between the street and storefront, sheltering pedestrians from the elements

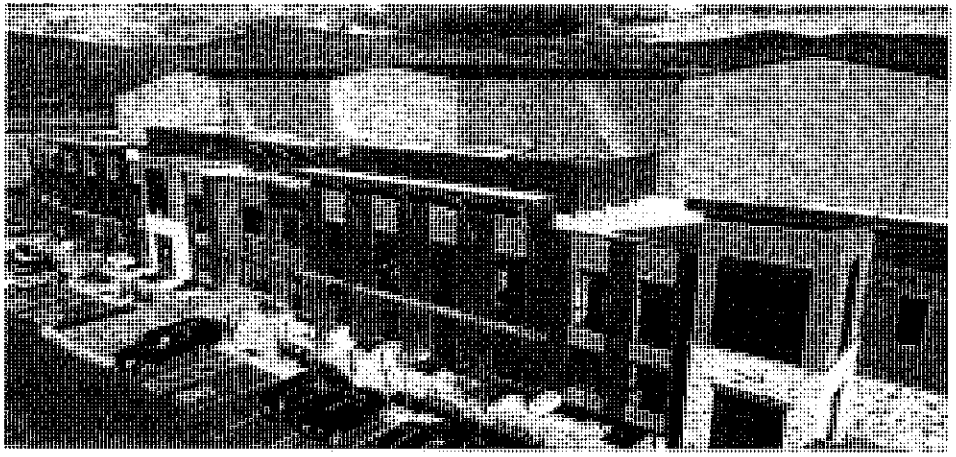
v. Multiple storefronts with separate storefront windows can be massed together within a single facade expanse with the same architectural style. The maximum length of a single facade expanse is 120 feet



CHICO'S



zumiez

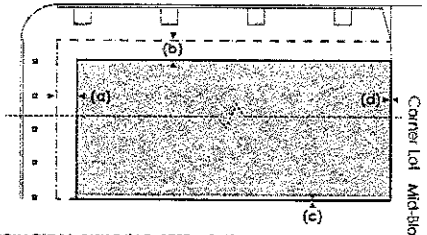


GUIDING DEVELOPMENT STANDARDS - COMMERCIAL

TABLE 9 - DEVELOPMENT CRITERIA

BUILDING CONFIGURATION	
Principal Building (Non-Residential)	6 stories max.*
Parking Structures	3 levels max.**
PARCEL OCCUPATION	
Maximum Floor Area Ratio	1.25
SETBACKS - PRINCIPAL BUILDING	
Front- Primary (a)	5 ft. min
Front- Secondary (b)	15 ft. min
Side (c)	0 ft. min
Rear (d)	10 ft. min
BUILDING PLACEMENT/SEPARATION (STRUCTURE TO STRUCTURE)	
Front to Front	min. distance = 80% of building height
Side to Side***, or Side to Rear	min. distance = 40% of building height
Rear to Rear	min. distance = 50% of building height

BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS

* One story equals 15'
** One parking level equals 10'
*** Commercial buildings that are attached are exempted from this standard.

All buildings must comply with IRC. All buildings that exceed 35 feet in height, as measured in the City Code, must be sprinkled and meet all additional Fire and Building Department requirements.

OFF-STREET PARKING - COMMERCIAL

TABLE 10 - MINIMUM REQUIRED OFF-STREET PARKING*

OFFICE	
-Professional Office/Services	2.5 / 1000 sq.ft.
-Professional Office (Multi-story)	1 / 350 sq.ft.
MEDICAL OFFICE	
-Up to 15,000 sq.ft.	5.25 / 1000 sq.ft.
-Above 15,000 sq.ft.	4.5 / 1000 sq.ft.
RETAIL	
-General Use	4.5 / 1000 sq.ft.
-Restaurants	10 / 1000 sq.ft.
SENIOR HOUSING	
-Independent Living	1 space per unit
-Assisted Living	0.5 spaces per unit
-Memory Care	0.35 spaces per unit
-Guest Parking	1 space per 8 units
-Employee Parking	1 space per employee on the maximum shift
OTHER	1.5 / 1000 sq.ft.

* Parking ratios in this table are minimums. Additional parking may be provided based upon market/tenant demand.

TABLE 11 - PARKING CONFIGURATION

Off-Street Parking

ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY SINGLE LOADED	ONE WAY DOUBLE LOADED	TWO WAY DOUBLE LOADED
90	24 ft	24 ft	24 ft
60	15 ft	15 ft	20 ft
45	12 ft	12 ft	20 ft
Parallel	10 ft	10 ft	20 ft
Standard Stall	8.5 ft x 18 ft minimum		

* Parking aisles used to access a fire hydrant must be compliant with IFC standards.

On Street Parking

ANGLE OF PARKING	STALL SIZE
Angled	8.5 ft x 18 ft minimum
Perpendicular	8.5 ft x 18 ft minimum
Parallel	8 ft x 22 ft minimum

SIGNAGE

1. All permanent signage must be configured as specified in Table 12 - Signage Standards
2. Signage can only be used for business on premises. No off-site advertising is allowed.
3. Billboards are prohibited.
4. Sign types not included in Table 12 - shall be governed by the West Jordan Sign Ordinance 13-3-2: Sign Standards
5. **Residential Functions**
   a. One address number, no more than 6 inches measured vertically, may be attached to the building in proximity to the *principal entrance* or at a mailbox.
   b. Entrances to buildings including multi-family housing may install one directory sign, no more than 4 square feet, at each entry.
6. **Non-residential Functions**
   a. *Monument signs* must be separated by a minimum distance of 100 feet.
   b. Marquee signs may be located only above the *principal entrance* of a building and may encroach into the *public frontage* to within two feet of the curb.
   c. A-frame signs must be located adjacent to the principal entrance of business. *A-frame signs* must be removed from the sidewalk at the close of business each day.

Note: signage to be coordinated with engineering department.

TABLE 12A - SIGNAGE STANDARDS

	SPECIFICATIONS
ADDRESS SIGN	
Quantity	1 per address
Area	2 sf max
Width	24 in max
Height	12 in max
Depth / Projection	3 in max
Clearance	4.5 ft min
Apex	N/A
Letter Height	6 in max
AWNING AND SIGN	
Quantity	1 per window
Area	N/A
Width	width of Awning
Height	5 ft
Depth / Projection	4 ft min
Clearance	8 ft max
Apex	N/A
Letter Height	5 in min, 10 in max
BANNER	
Notes	Banner signs may be installed on private or City owned lighting fixtures. Banners on City owned fixtures require a time-limited permit and size restrictions are determined by the City according to the lighting fixture. Banner sizes on private fixtures must correspond to the overall scale of the fixture
BUILDING BANNER	
Quantity	2 per building Facade
Area	48 sf max
Width	2 ft max
Height	24 ft max
Depth / Projection	3 ft max
Clearance	12 ft min
Apex	N/A
Letter Height	N/A
BAND SIGN	
Quantity	1 per building Facade
Area	1.5 sq ft per linear ft
Width	90% of width of Facade max
Height	3 ft max
Depth / Projection	7 in max
Clearance	7 ft max
Apex	N/A
Letter Height	18 in max

TABLE 12B - SIGNAGE STANDARDS

	Specifications
SUSPENDED SIGN	
Quantity	1 per business
Area	16 sf max
Width	4 ft max
Height	4 ft max
Depth / Projection	4 ft max
Clearance	10 ft min
Apex	N/A
Letter Height	8 in max
Quantity	1 per building elevation
Area	1.5 sq ft per linear ft
Width	80% building width max
Height	7 ft max
Depth / Projection	6 in max
Clearance	N/A
Apex	N/A
Letter Height	48 in max
CORNER SIGN	
Quantity	1 per building at corner lots
Area	72 ft max
Width	3 ft max
Height	24 ft max
Depth / Projection	4 ft max
Clearance	12 ft min
Apex	N/A
Letter Height	N/A
HANGING SIGN	
Quantity	1 per vehicular entrance
Area	N/A
Width	90% entrance width max
Height	2 ft max
Depth / Projection	0 ft max projection
Clearance	8 ft min
Apex	N/A
Letter Height	18 in max
WALL MURAL SIGN	
Quantity	1 per block face
Area	25% of Facade max
Width	N/A
Height	N/A
Depth / Projection	5 ft max.
Clearance	8 in max depth
Apex	N/A
Letter Height	N/A

TABLE 12C - SIGNAGE STANDARDS

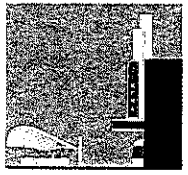
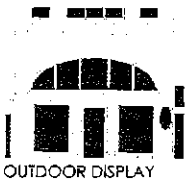
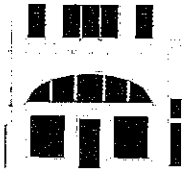
SPECIFICATIONS	
MARQUEE AND SIGN	
	
Quantity	1 per building
Area	N/A
Width	width of entrance plus 4' o.c.
Height	50% Story height max
Depth / Projection	4 ft min, 10 ft max
Clearance	N/A
Apex	N/A
Letter Height	3 ft min
NAMEPLATE SIGN	
	
Quantity	1 per business
Area	3 sf max
Width	18 in max
Height	2 ft max
Depth / Projection	3 in max
Clearance	4 ft max
Apex	7 ft max
Letter Height	N/A
OUTDOOR DISPLAY CASE	
Quantity	1 per business
Area	6 sf max
Width	3.5 ft max
Height	3.5 ft max
Depth / Projection	5 in max
Clearance	4 ft max
Apex	N/A
Letter Height	N/A
A-FRAME SIGN	
Quantity	1 per business
Area	12 sf max
Width	36 in max
Height	48 in max
Depth / Projection	N/A
Clearance	N/A
Apex	48 in max
Letter Height	N/A
WINDOW SIGN	
	
Quantity	1 per window
Area	25% of glass max
Width	varies
Height	varies
Depth / Projection	N/A
Clearance	4 ft
Apex	N/A
Letter Height	N/A

TABLE 12D - SIGNAGE STANDARDS

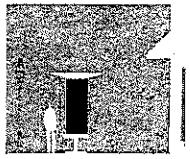
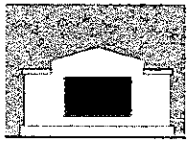
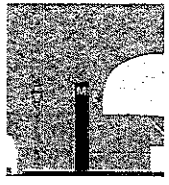
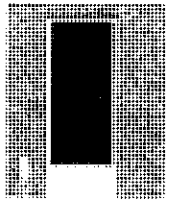
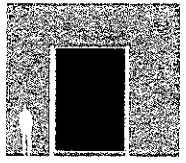
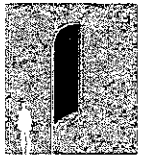
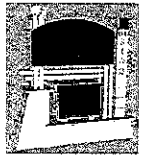
Specifications	
KIOSK	
	
Quantity	1 per block face
Area	24 sq ft max
Width	4.5 ft max
Height	12 ft max
Depth / Projection	4 ft max depth
Clearance	N/A
Apex	12 ft max
Letter Height	12 in max within sign, 18 in max to identify sign
YARD SIGN	
Quantity	1 per Lot max
Area	6 sf max
Width	3 ft max (not counting post)
Height	2 ft max (not counting post)
Depth / Projection	N/A
Clearance	3 ft to sign edge min
Apex	6 ft to top of post max
Letter Height	8 in max
MONUMENT SIGN	
	
Quantity	1 per vehicular entrance max
Area	Sign - 78 sf max
Width	Monument - 30 ft max
Height	Sign - 12 ft max
Depth / Projection	N/A
Clearance	N/A
Apex	Sign - 12 ft max
Letter Height	N/A
PYLON SIGN	
	
Notes	Pylon signs are not subject to specific regulations on quantity, size, or design. They are permitted in the public realm where managed by the city and on private non-residential properties consisting of multiple buildings. Where on private lots Pylon signs should be sized for pedestrian legibility, consult with the Planning Department.
SPECIAL USE	
	
Quantity	1 per lot max
Area	N/A
Width	20 ft max
Height	30 ft max
Depth / Projection	N/A
Clearance	N/A
Apex	30 ft to top of structure
Letter Height	N/A

TABLE 12E - SIGNAGE STANDARDS

Specifications	
TEMPORARY SIGN	
	
Quantity	1 per block face
Area	24 sq ft max
Width	16 ft max
Height	8 ft max
Depth / Projection	2 ft max depth
Clearance	N/A
Apex	20 ft max
Letter Height	N/A
Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
TEMPORARY FLAGS AND BANNERS	
	
Quantity	6 per lot
Area	150 sq ft max
Width	6 ft max
Height	25 ft max
Depth / Projection	N/A
Clearance	N/A
Apex	25 ft max
Letter Height	N/A
Details	Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.
FREEWAY ORIENTED SIGNS	
	
Quantity	1 per 600 lf of freeway frontage
Area	1000 sq ft max
Width	N/A
Height	50 ft max
Depth / Projection	15 ft max depth
Clearance	N/A
Apex	50 ft max
Letter Height	N/A
Details	Community logos/signage painted on water tanks must conform to area criteria, but do not count toward the quantity maximum of 1 sign per 600 linear feet.

(Sign not delineated in West Jordan City Standards)

LIGHTING

Public lighting in parking lots and along the peripheral arterial roadways, 7800 So. and Mountain View Corridor, will comply with *West Jordan City Standard Street Light Details*. Public lighting for all public and private thoroughfares internal to the Commercial Area will comply with the standards contained in Table 10. The aesthetic style of light fixtures within Copper Rim will be consistent with the style of fixture prescribed by West Jordan City lighting standards.

Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and skyglow. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

TABLE 13 - PUBLIC LIGHTING

	TYPE		HEIGHT	SPACING
COLUMN	T2			
	T3-R, T3	•	10 - 14 ft.	300 ft. on center min.
	T4-R, T4-SL, T4	•	10 - 14 ft.	300 ft. on center min.
	T5-R	•	12 - 16 ft.	200 ft. on center min.
POST	T2			
	T3-R, T3	•	8 - 10 ft.	300 ft. on center min.
	T4-R, T4-SL, T4	•	10 - 14 ft.	200 ft. on center min.
	T5-R			

	TYPE		SIZE/HEIGHT	SPACING
WALL-MOUNT	T2			
	T3-R, T3	•	Appropriate to achieve proper architectural scale	Opportunistic
	T4-R, T4-SL, T4	•		Opportunistic
	T5-R	•		Opportunistic
BOLLARD	T2			
	T3-R, T3			
	T4-R, T4-SL, T4	•	3 ft. max.	20 ft. on center min.
	T5-R	•	3 ft. max.	20 ft. on center min.

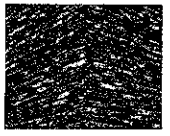
Note: Where possible, lights should be located in line with side lot lines.

BUILDING FORM

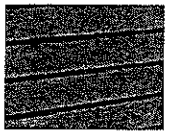
ARCHITECTURAL MATERIALS

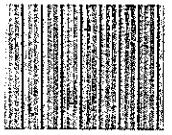
a. The following are the acceptable predominant materials for non-residential development

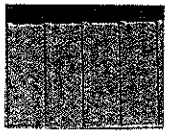
Stone

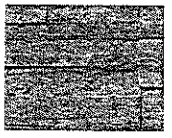

Brick

Timber

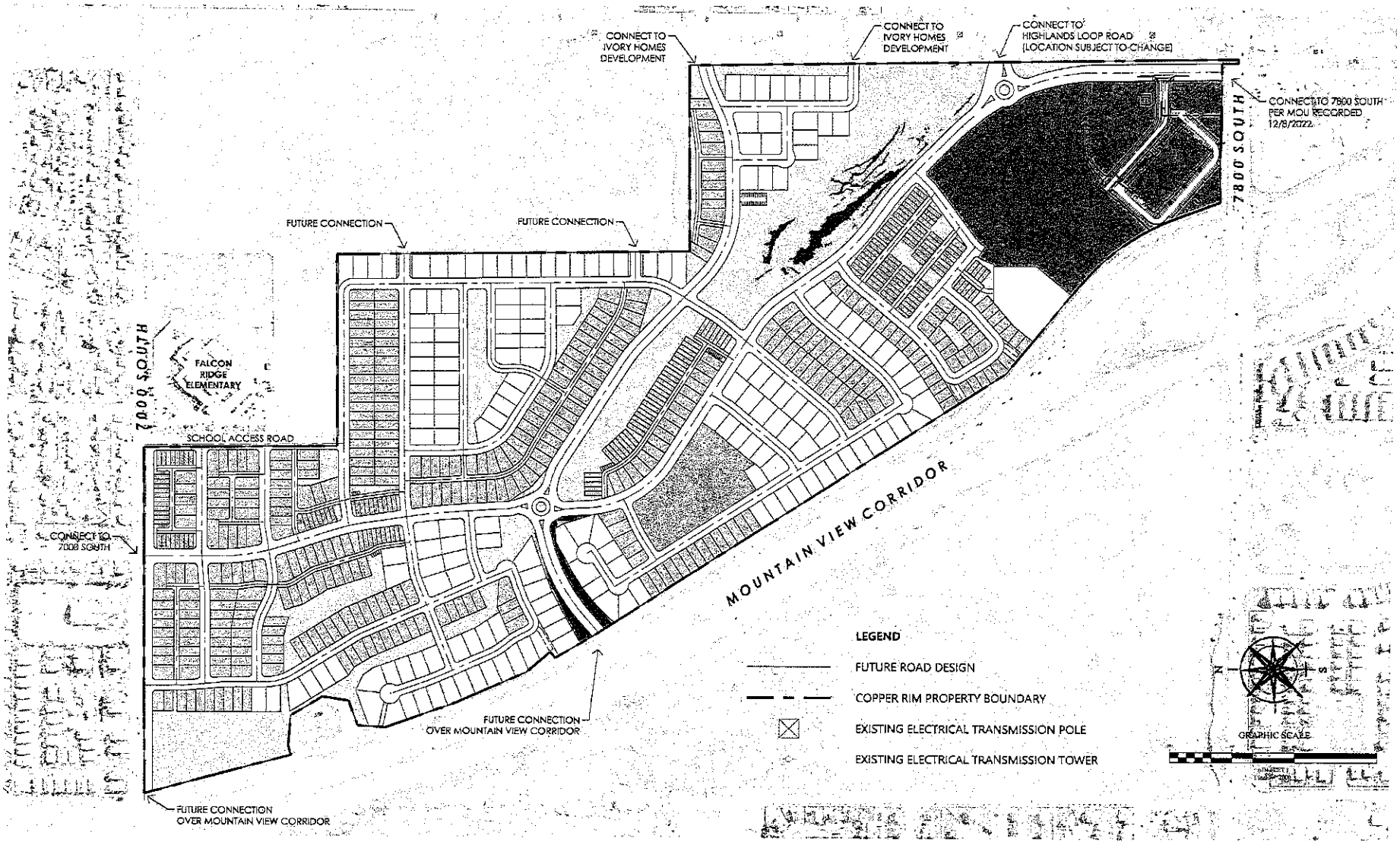

Lap Siding (No Vinyl)


Metal Panels


Batt and Board Siding (No Vinyl)


Concrete

ROAD STANDARDS

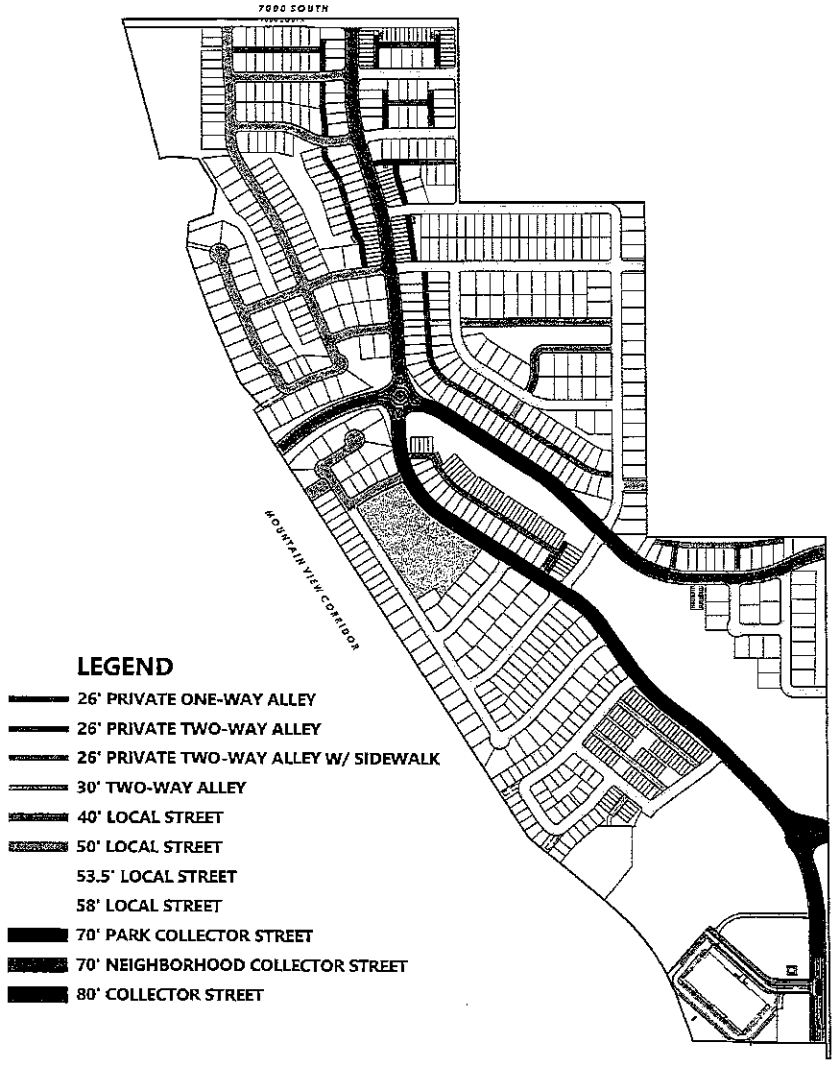


COPPER RIM transportation access plan (exhibit G3)

WEST JORDAN CITY, SALT LAKE COUNTY
2/29/2024
22-0283

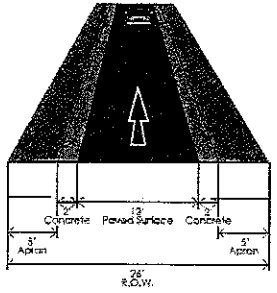
PROTOTYPICAL THOROUGHFARE SECTIONS

Thoroughfare sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan.

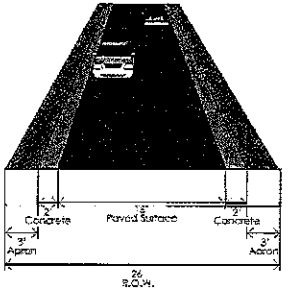


The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37'. Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.

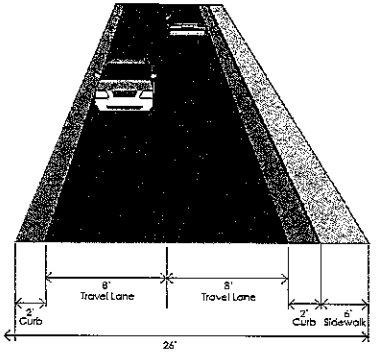
26' Private One-Way Alley Street Section



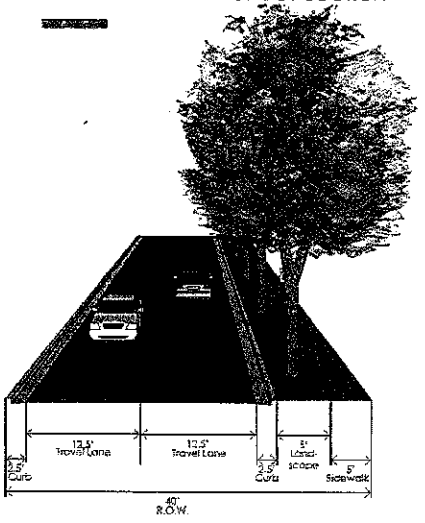
26' Private Two-Way Alley Street Section



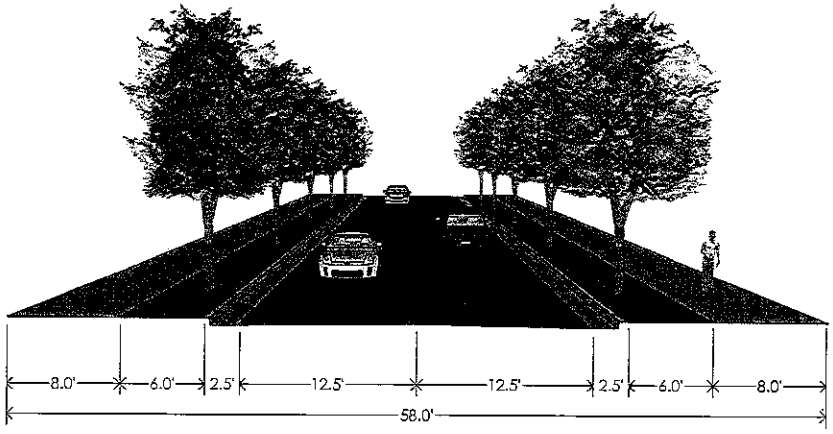
26' Private Two-Way Alley Street Section with Sidewalk



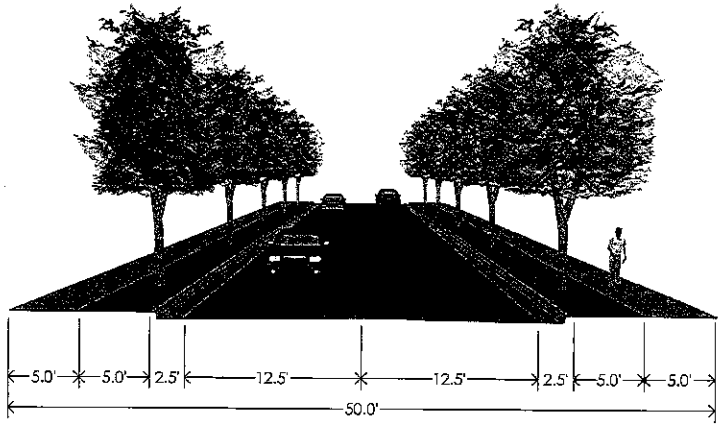
40' Local Street Section



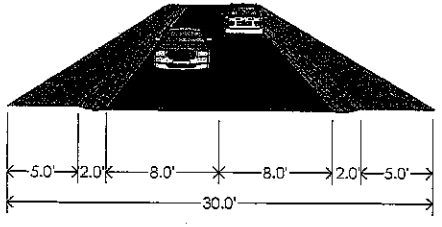
58' Local Street Section



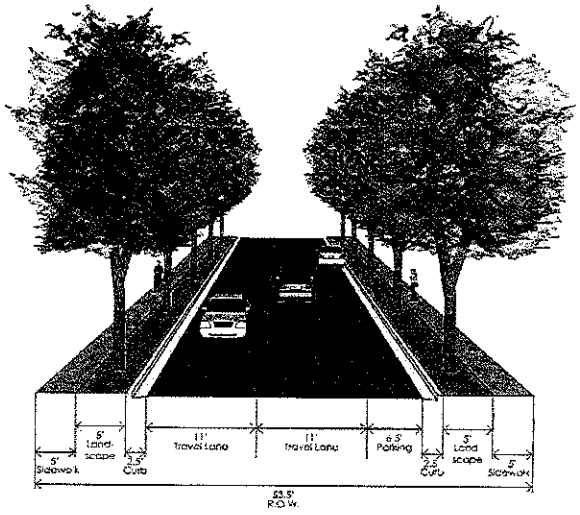
50' Local Street Section



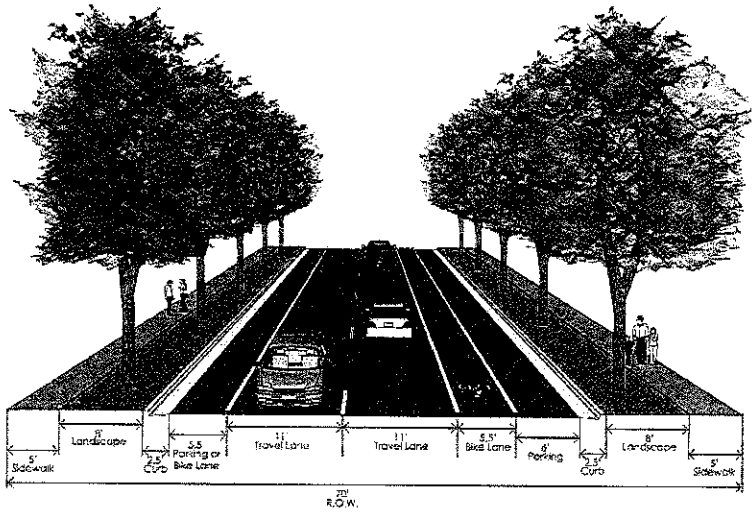
30' Private Alley Street Section



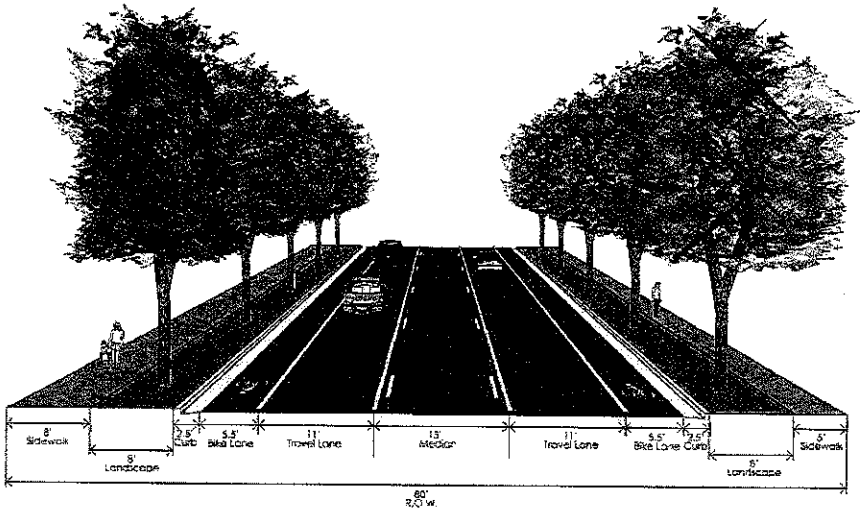
53.5' Local Street Section



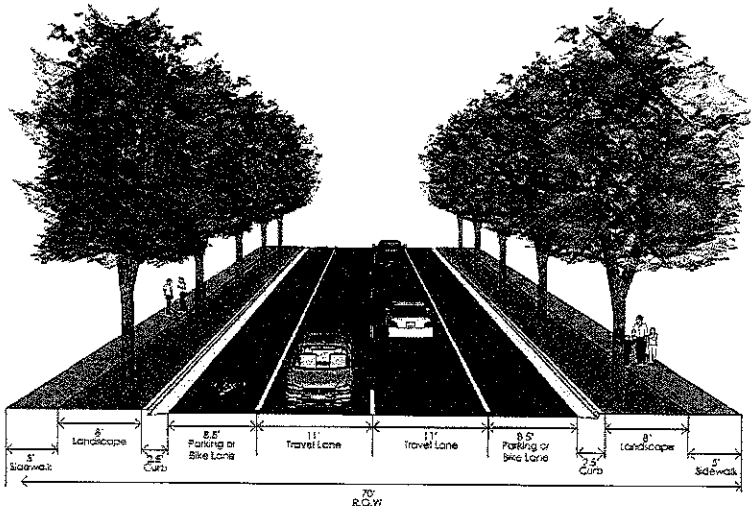
70' Park Collector Street Section



80' Collector Street Section



70' Neighborhood Collector Street Section



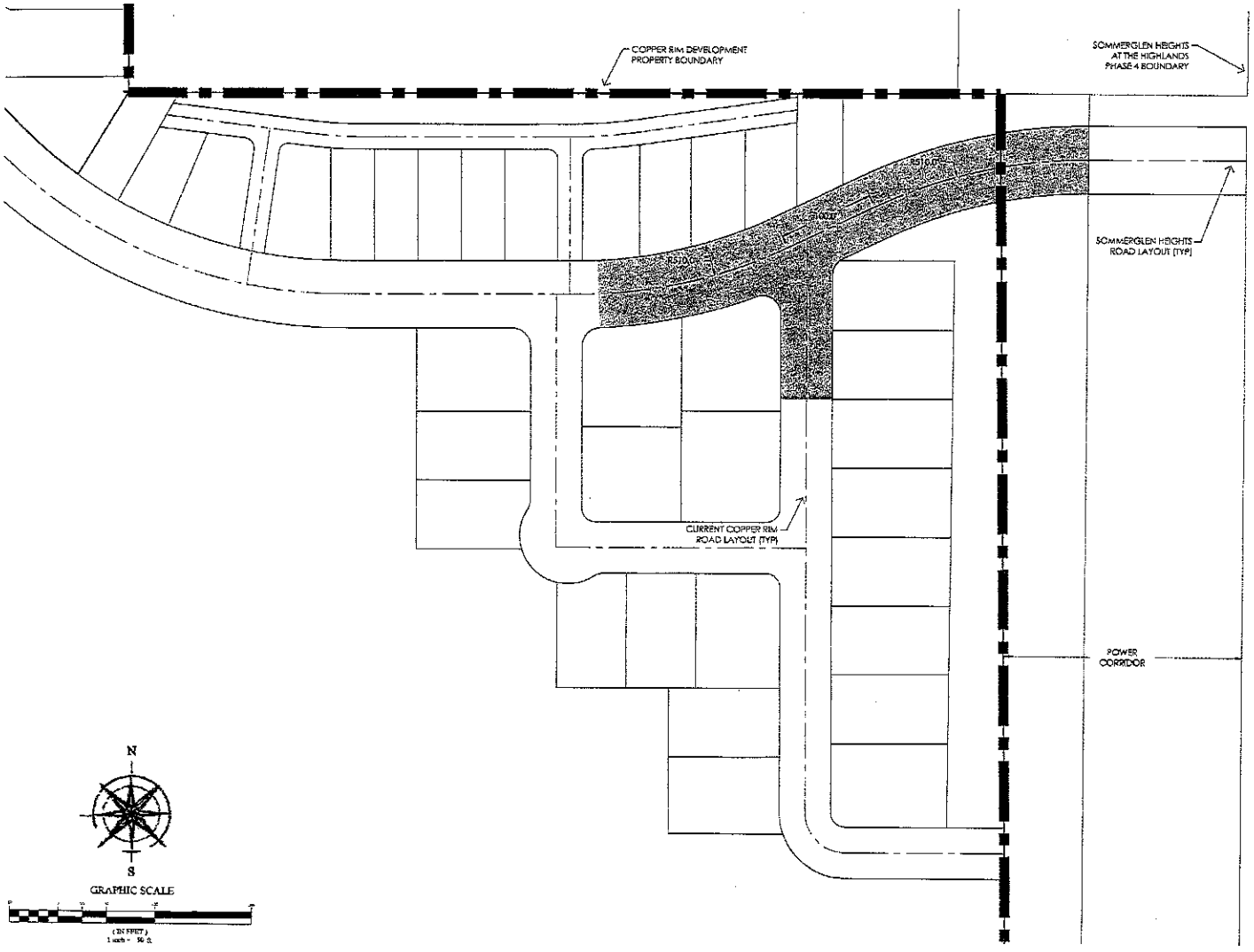


Table 2.5.3
Standards for Curve Radius

Type of Roadway	Minimum Radius of Curve (ft.)
Local Roads - < 30 mph	240
Collector - < 40 mph	485
Arterial - < 50 mph	840

Source: AASHTO Guidelines, Designed Highways and Streets, 2004
Transportation Drawings

Table 2.7.1
Collector Street Design Guidelines

Item	Determination		
Terrain Classification	Level	Rolling	Hilly
Right-of-way Width (feet)	70 - 80	70 - 80	70 - 80
Pavement Width (feet)	37 - 55	37 - 55	37 - 55
Type of Curb (1 = High Back Curb)	3	3	3
Sidewalk and Parkway Paths (feet)	5	5	5
Fault Strip	5	5	5
Minimum Stopping Sight Distance (feet)	105	105	105
Minimum Grade	[illegible]	105	[illegible]
Design Speed (MPH)	40	35	30
Minimum Centerline Radius of Curves (feet)	235	240	240
Min. Tangent between Reverse Curves (feet)	100	100	100
Street Lighting	SD	SD	SD
Driveway	SD	SD	SD

Note: SD = Site Dependent or appropriate to zone

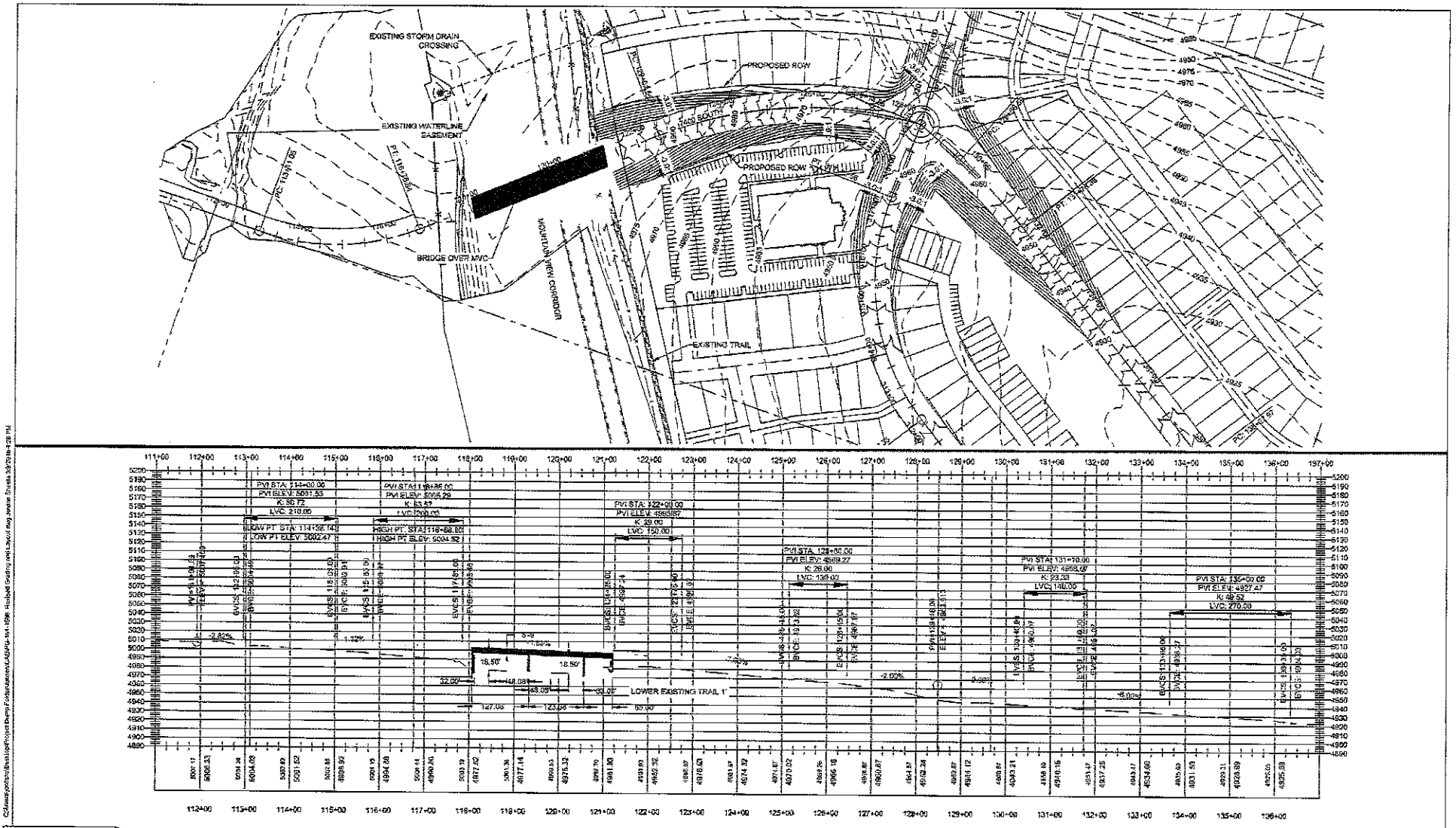
Terrain Classification - The determination of these terrain classifications are:
1 Level - grade range of 0 to 9 percent
2 Rolling - grade range of 10 to 19 percent
3 Hilly - grade range of 20 percent

Table 2.9.1
Intersection Design Guidelines

Item	Determination		
Terrain Classification	Level	Rolling	Hilly
Development Density	50	40	30
Approach Speed (mph)	25	25	20
Clear Sight Distance (length along each approach lane) (feet)	90	90	70
Vertical Alignment within Intersection Area	Flat	2%	
Minimum Angle of Intersection	75 90° Preferred	75 90° Preferred	75 90° Preferred
Minimum Curb Radius (Feet) a Local-local b Local-collector c Collector-minor	25	25	25
Minimum Central Line Offset of Adjacent Intersection (feet) a Local-local b Local-collector c Collector-collector d Arterial-local e Arterial-collector f Arterial-arterial	200 100 100 Unable Unable Unable	125 150 200 Unable Unable 1100	125 150 200 Unable Unable 1100
Minimum Tangent Length Approaching Intersection (each lane) (feet)	50	30	20

COPPER RIM sommerglen connection exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
5/1/2023
22-0283



HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

OWNER:

CITY:

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

COPPER RIM

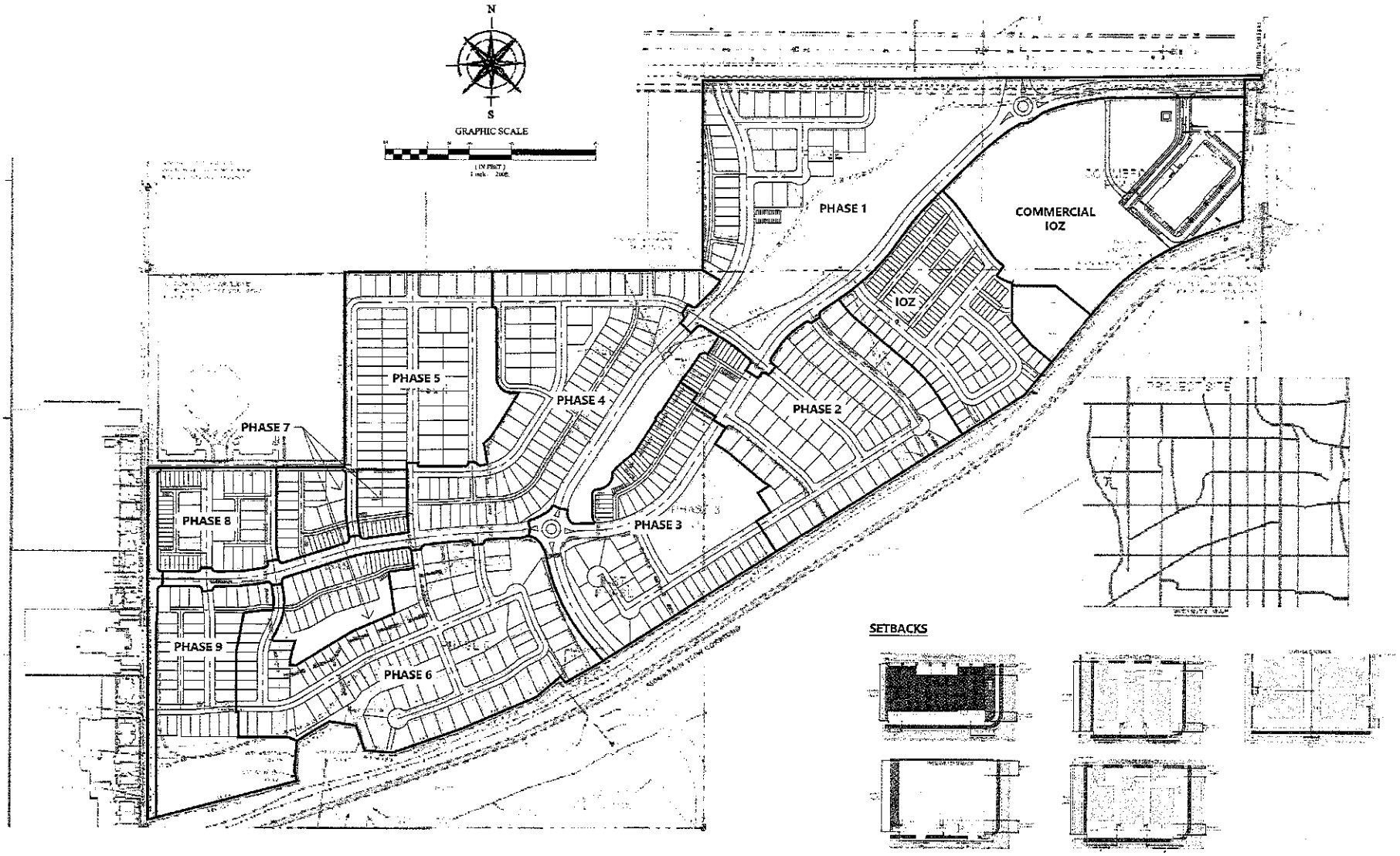
7400 S. BRIDGE OVER MVC

DRAWING INFO
DATE 09/9/16
SCALE 1" = 100'
REV # DATE
SEE 2nd SHEET FOR LISTING
PROJ. NO.

PP101

75
PAGE #0

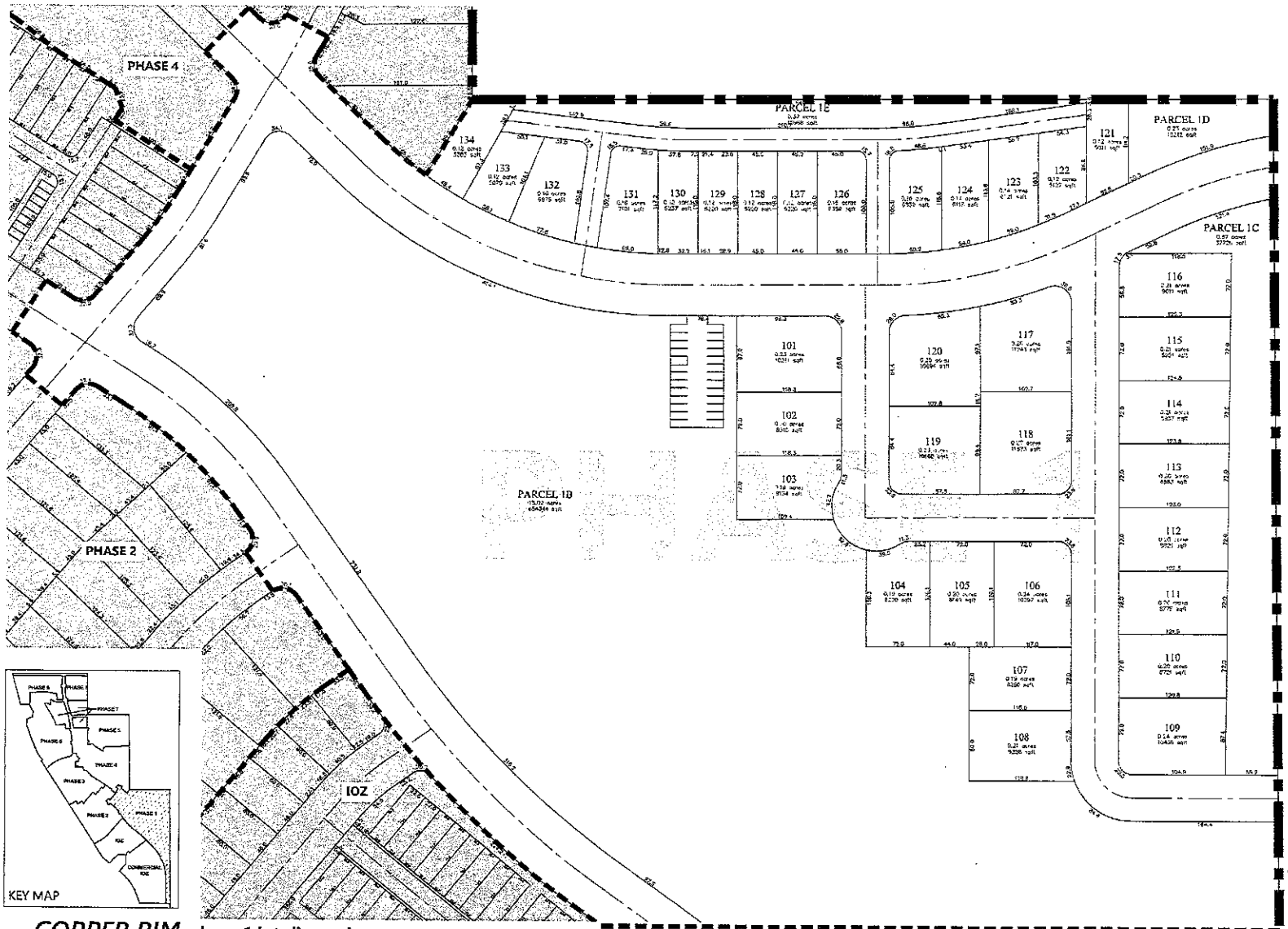
CONCEPT PLAT AND PROJECT PHASING



COPPER RIM preliminary plat

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

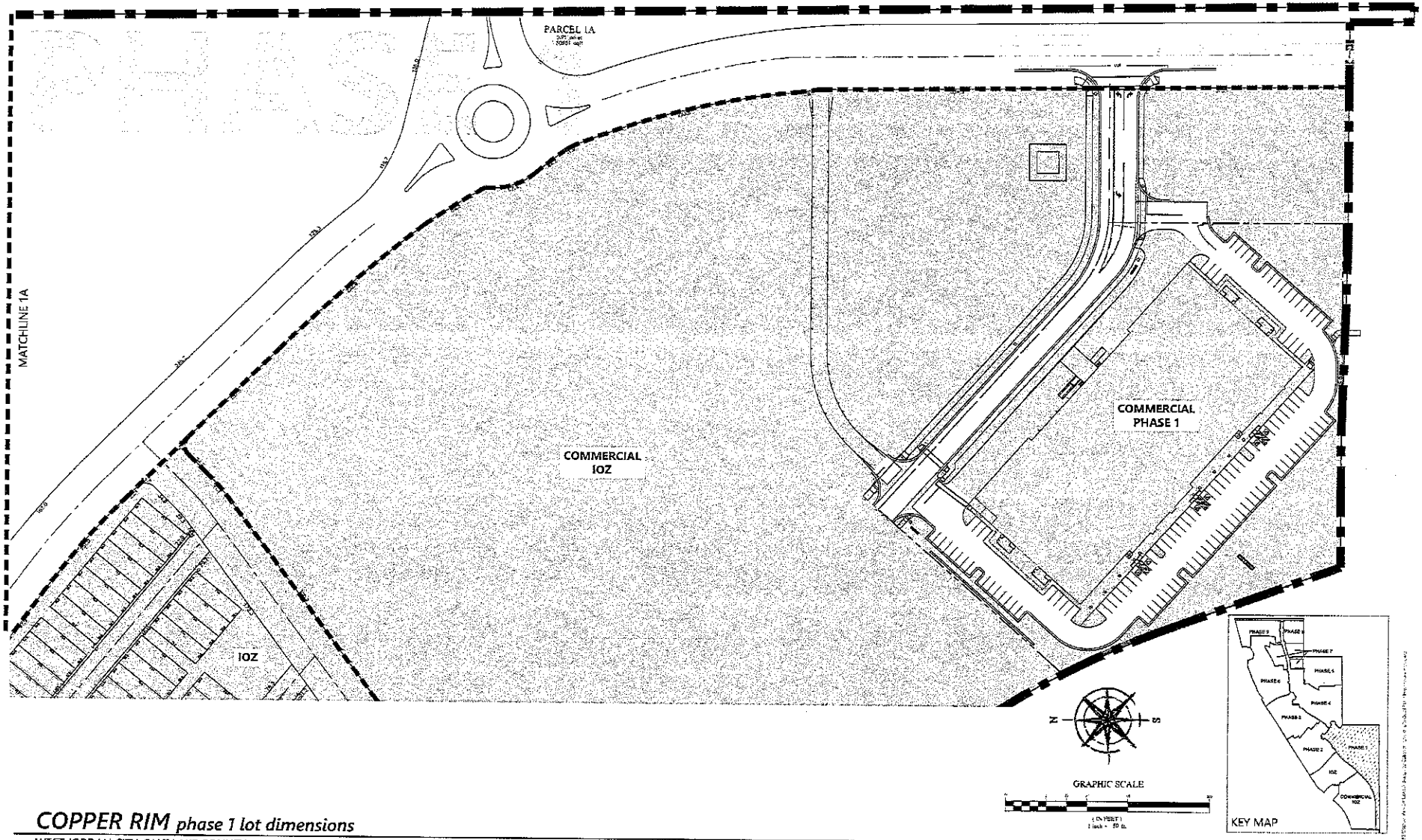


COPPER RIM *phase 1 lot dimensions*

WEST JORDAN CITY, SALT LAKE COUNTY

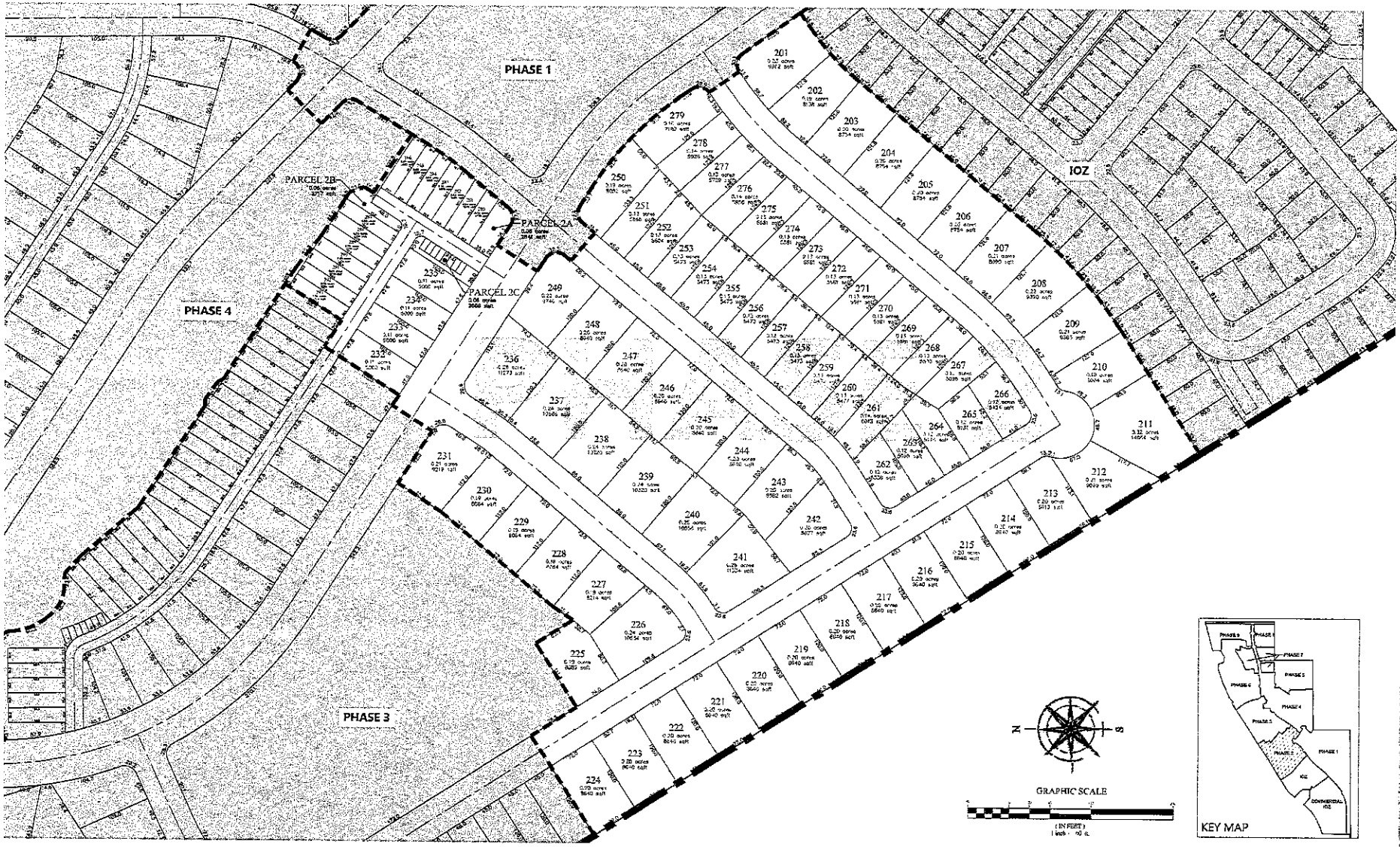
2/28/2024

22-0283



COPPER RIM phase 1 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

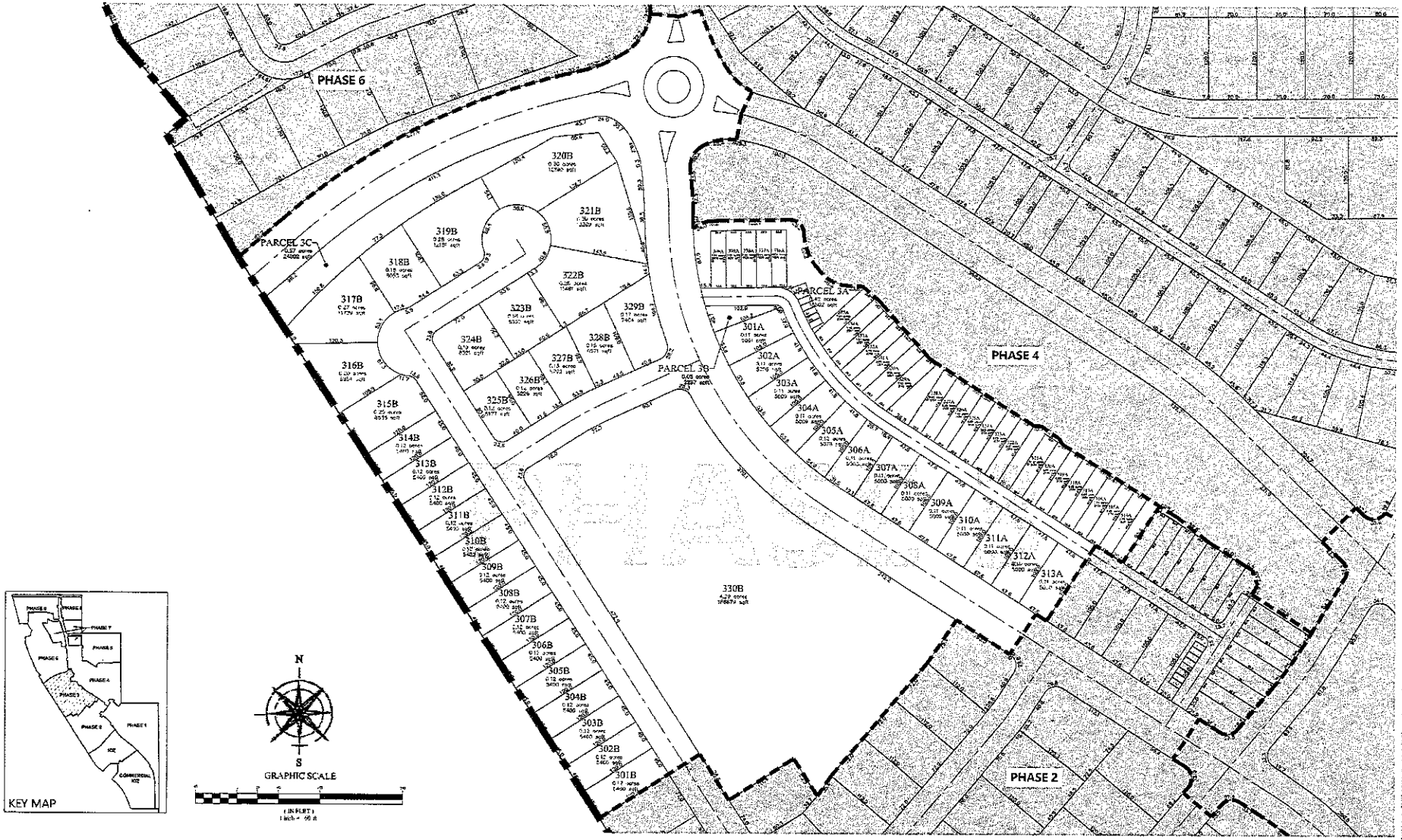


COPPER RIM *phase 2 lot dimensions*

WEST JORDAN CITY, SALT LAKE COUNTY

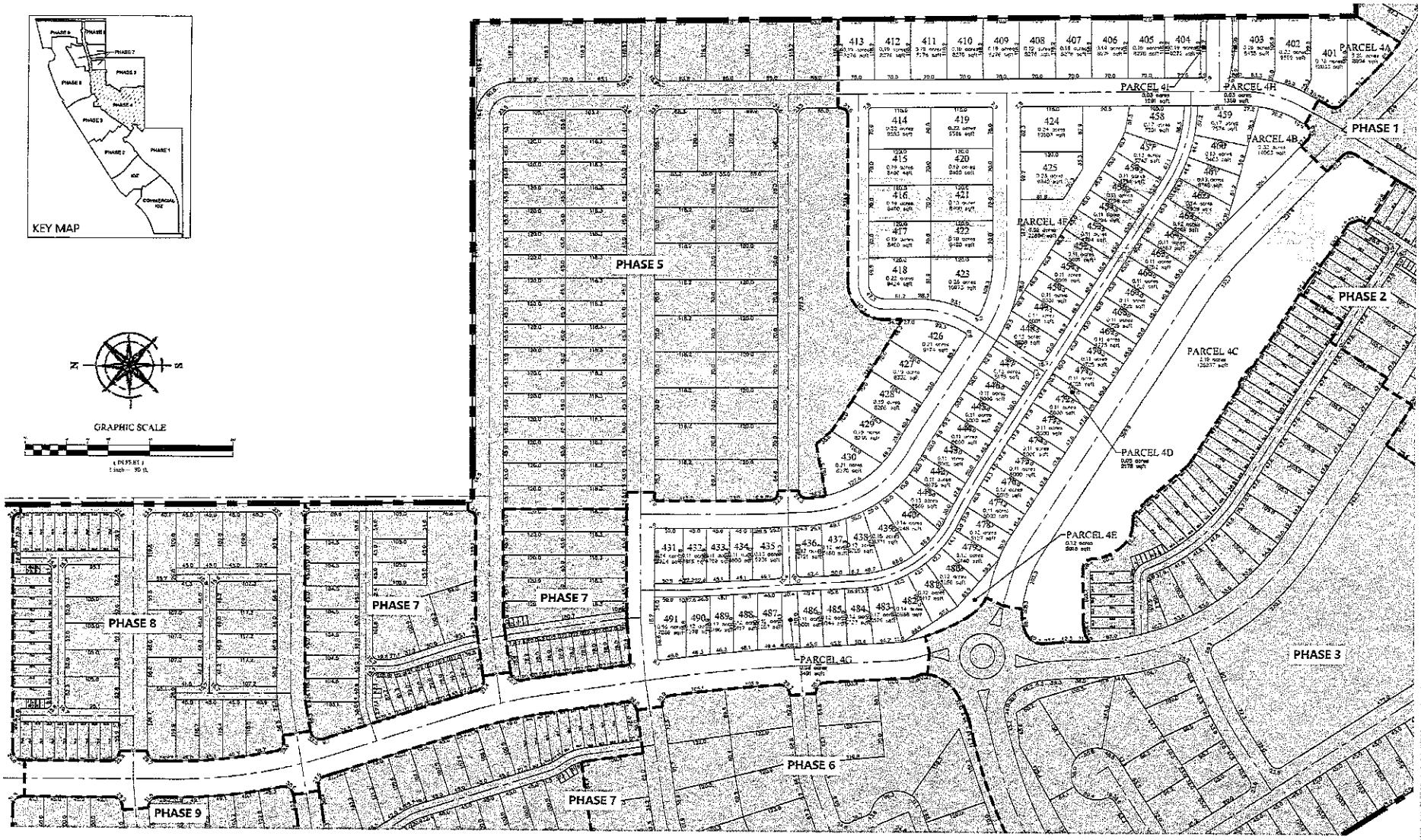
2/28/2024

22-0283



COPPER RIM phase 3 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

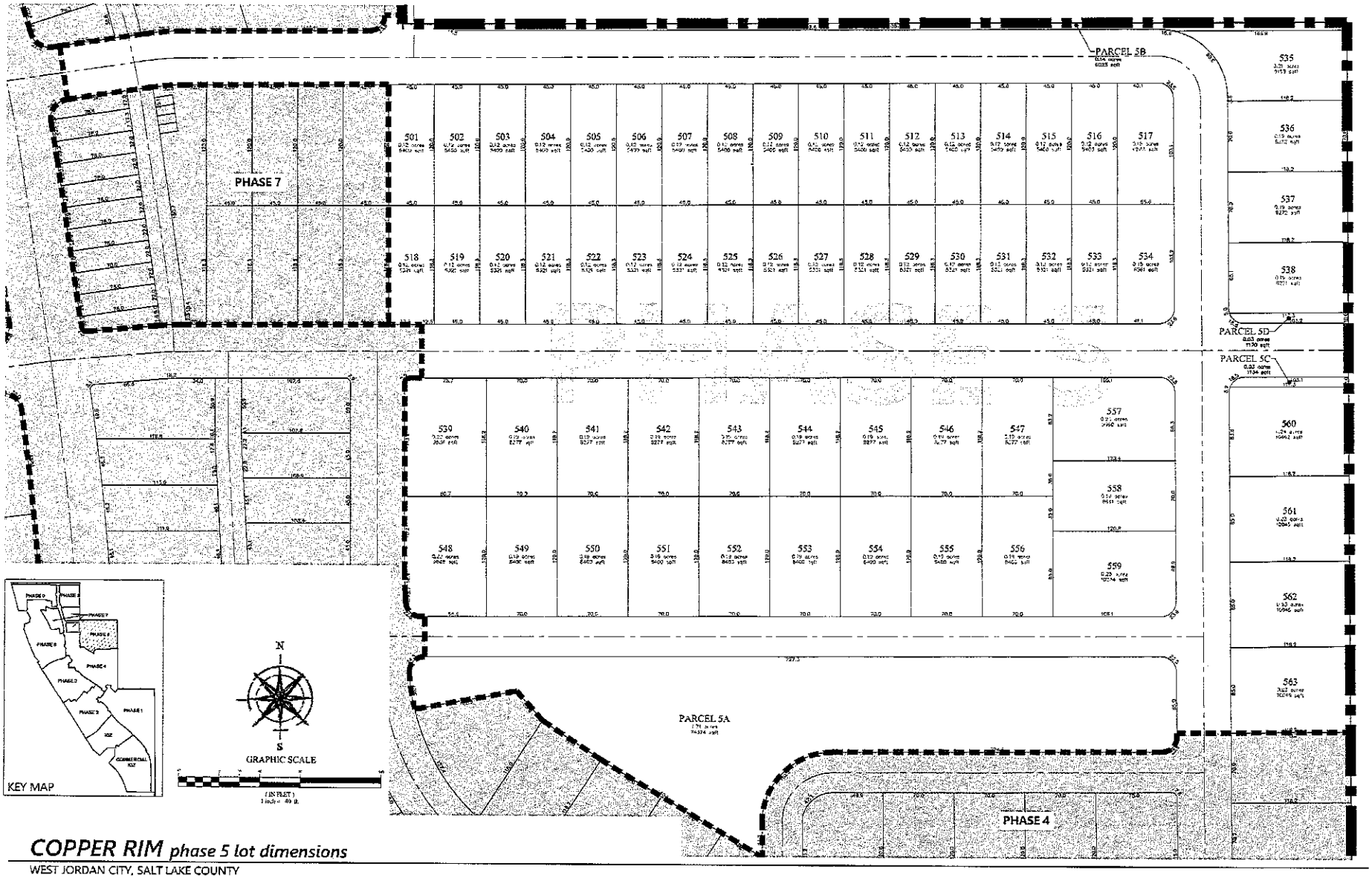


COPPER RIM phase 4 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

2/28/2024

22-0283

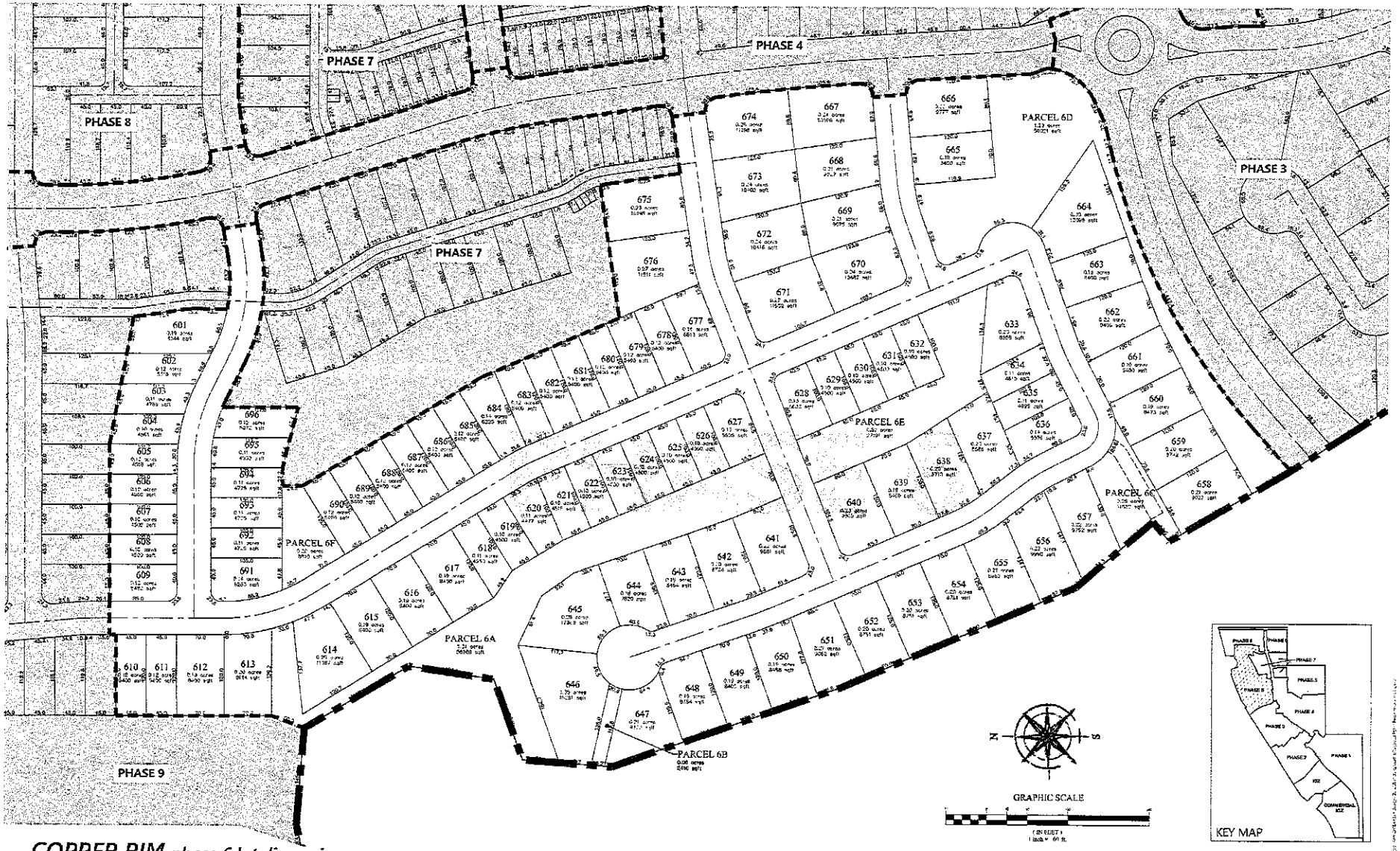


COPPER RIM phase 5 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

2/28/2024

22-0283



COPPER RIM phase 6 lot dimensions

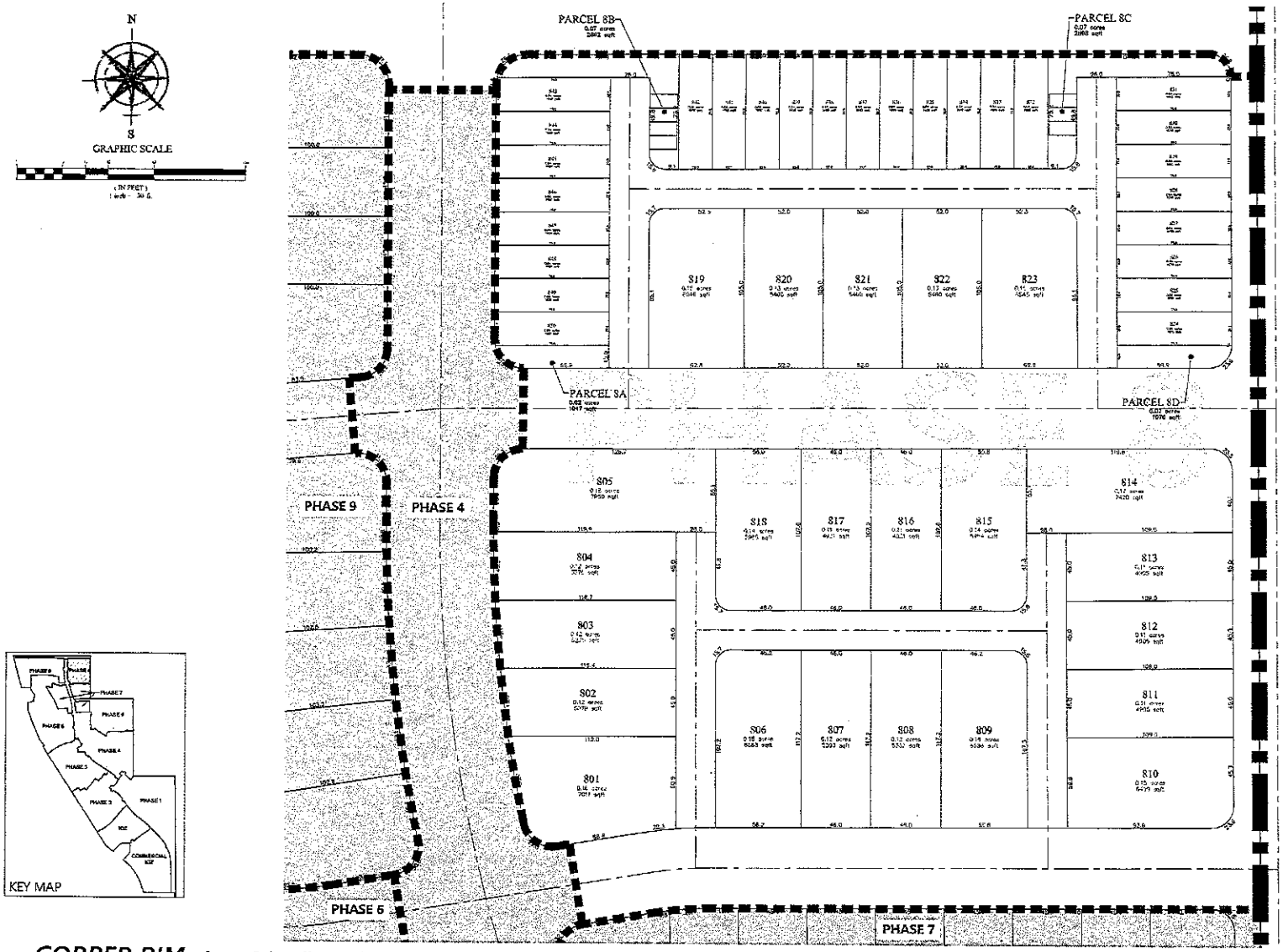
WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

COPPER RIM phase 7 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

2/28/2024

22-0283

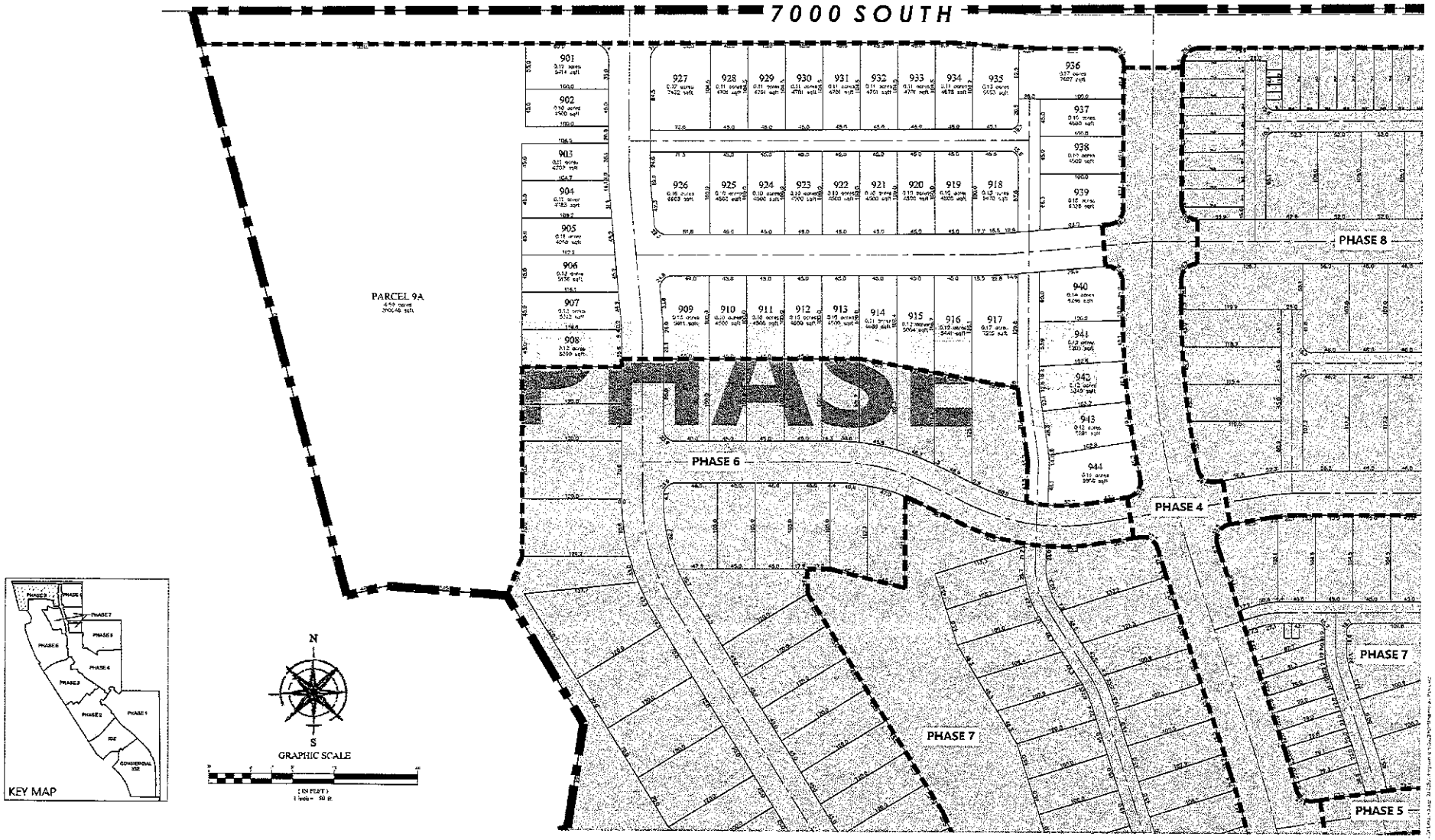


COPPER RIM phase 8 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

2/28/2024

22-0283

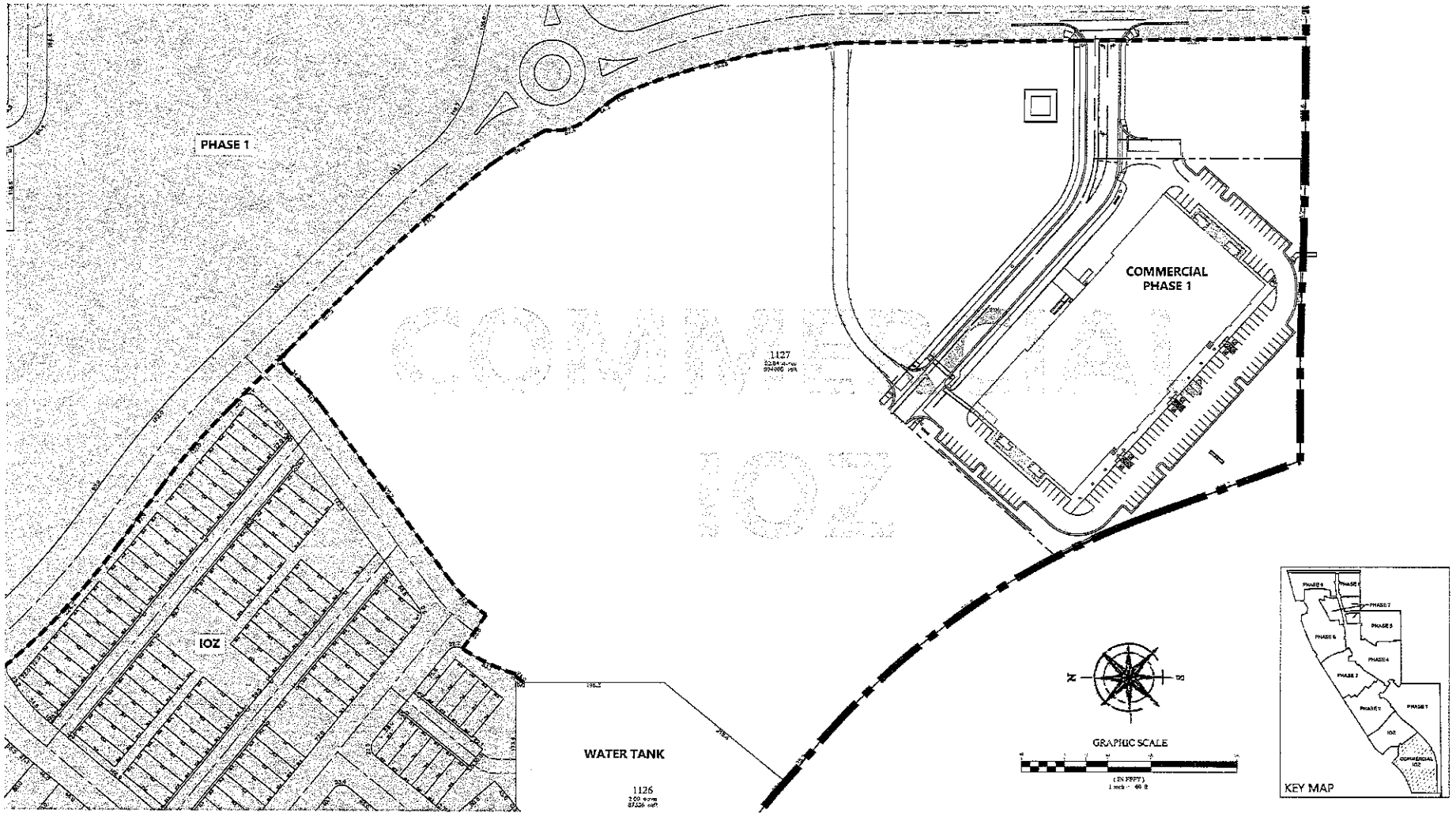


COPPER RIM phase 9 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

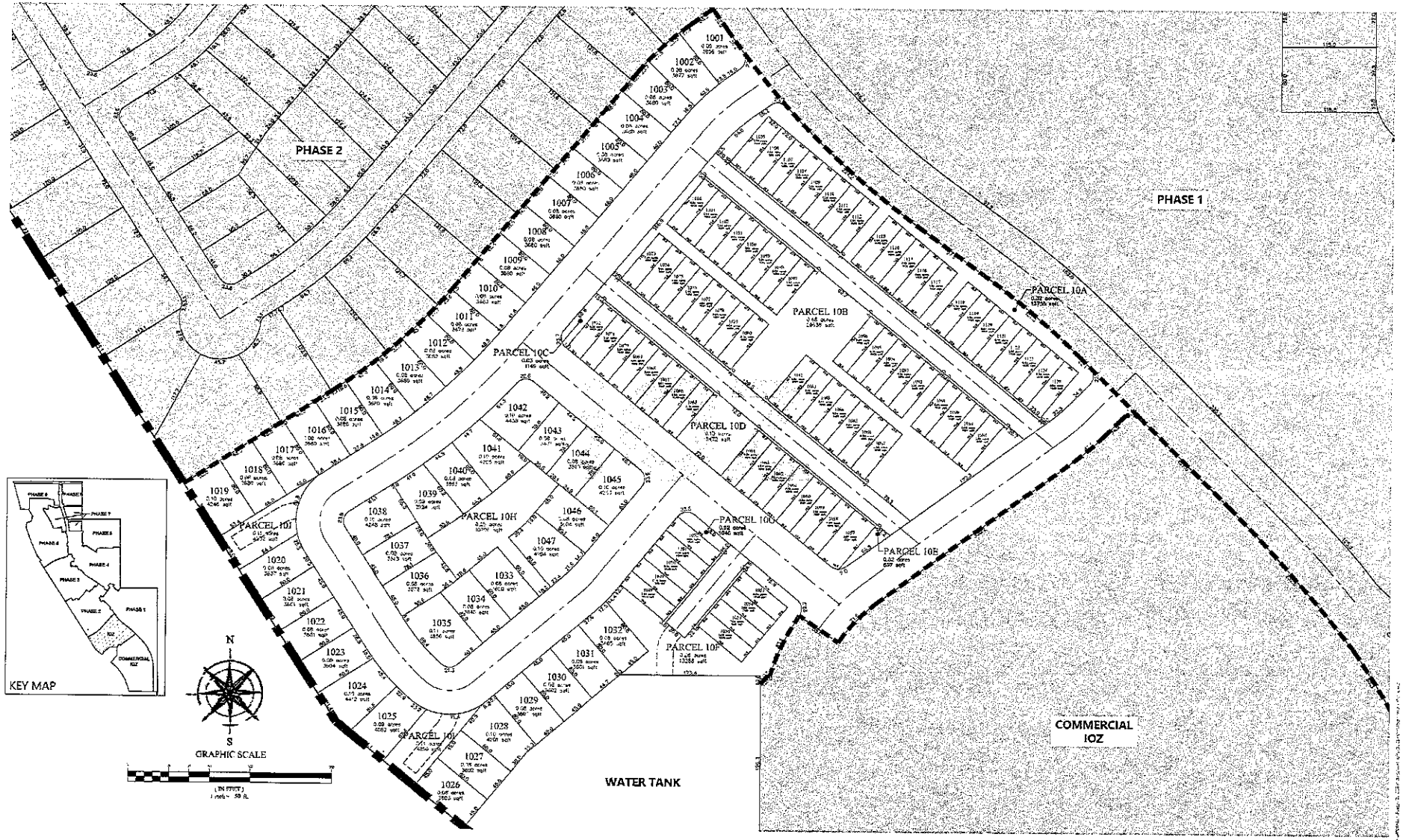
2/28/2024

22-0283



COPPER RIM commercial phase lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283



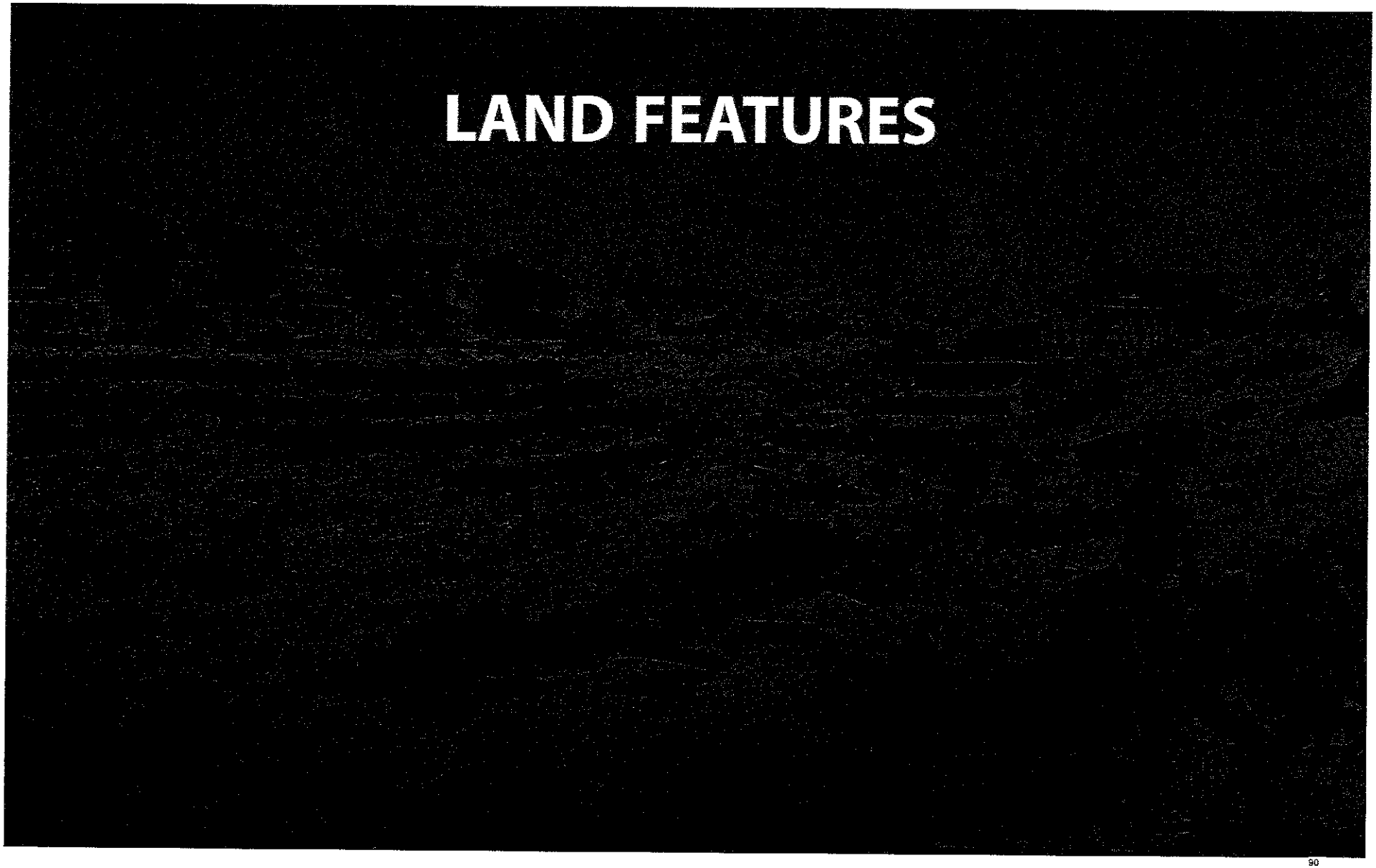
COPPER RIM IOZ lot dimensions

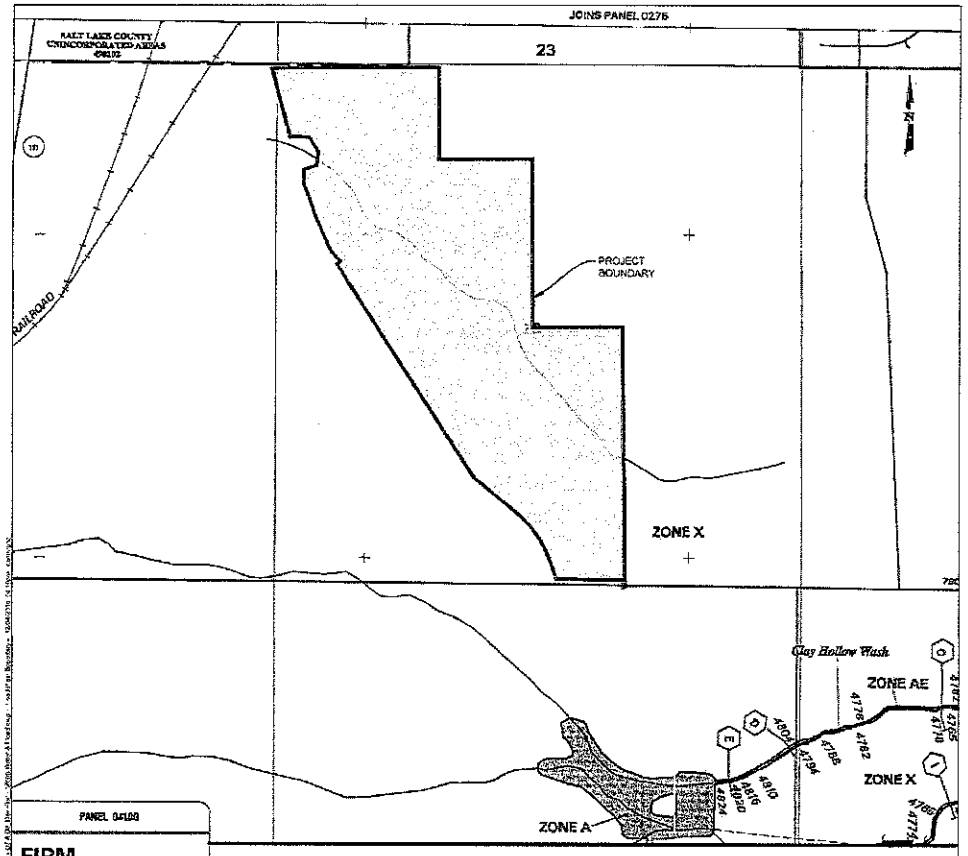
WEST JORDAN CITY, SALT LAKE COUNTY

2/28/2024

22-0283

LAND FEATURES





FIRM
FLOOD INSURANCE RATE MAP
SALT LAKE COUNTY,
UTAH
AND INCORPORATED AREAS
PANEL 410 OF 625

MAP NUMBER
49035C0410G
MAP REVISED:
SEPTEMBER 25, 2009

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A — No base flood elevations determined.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

Floodplain boundary

Floodway boundary

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

HORROCKS ENGINEERS

JR CAPITAL

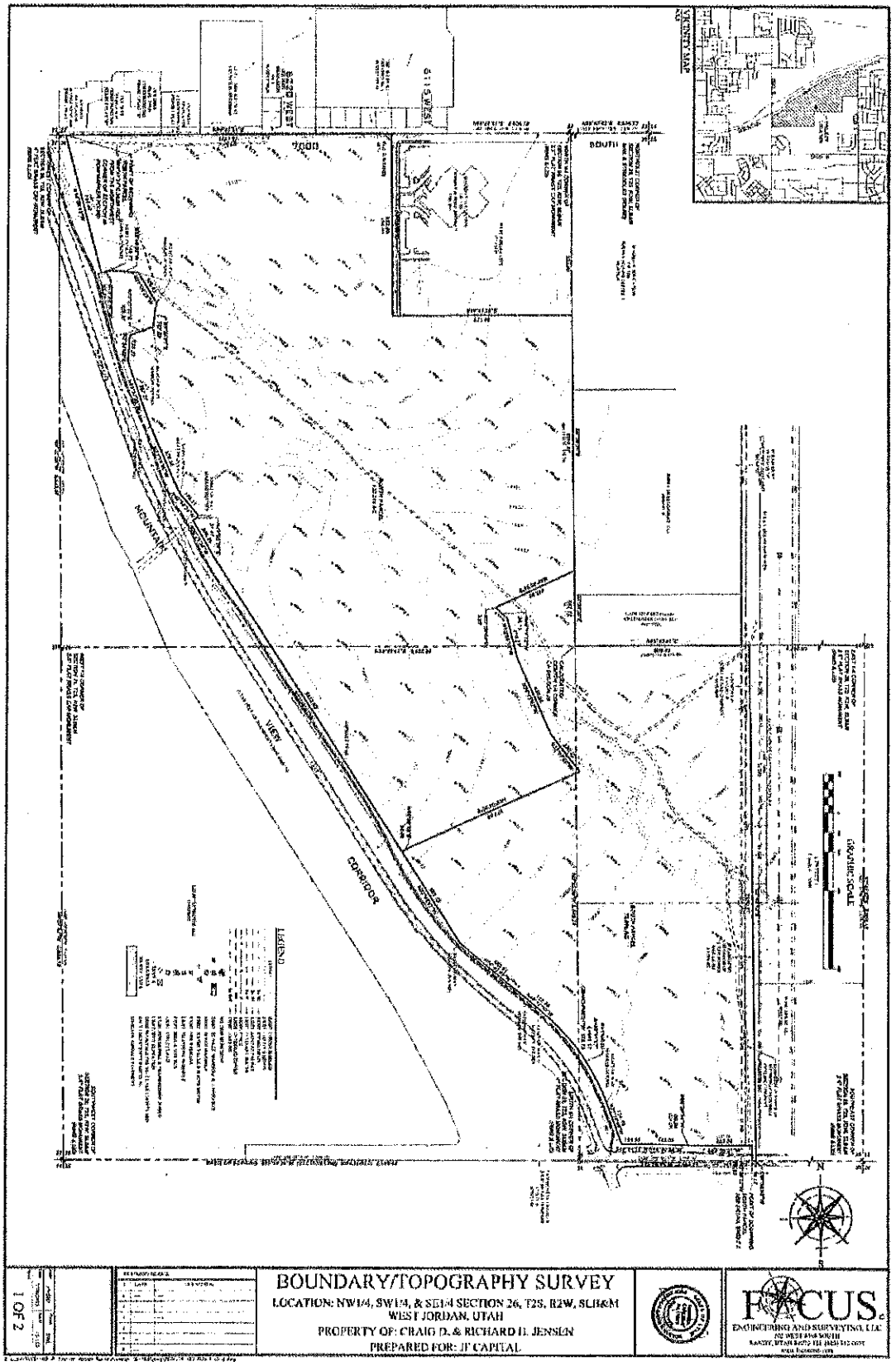
FLOOD PLAIN BOUNDARY

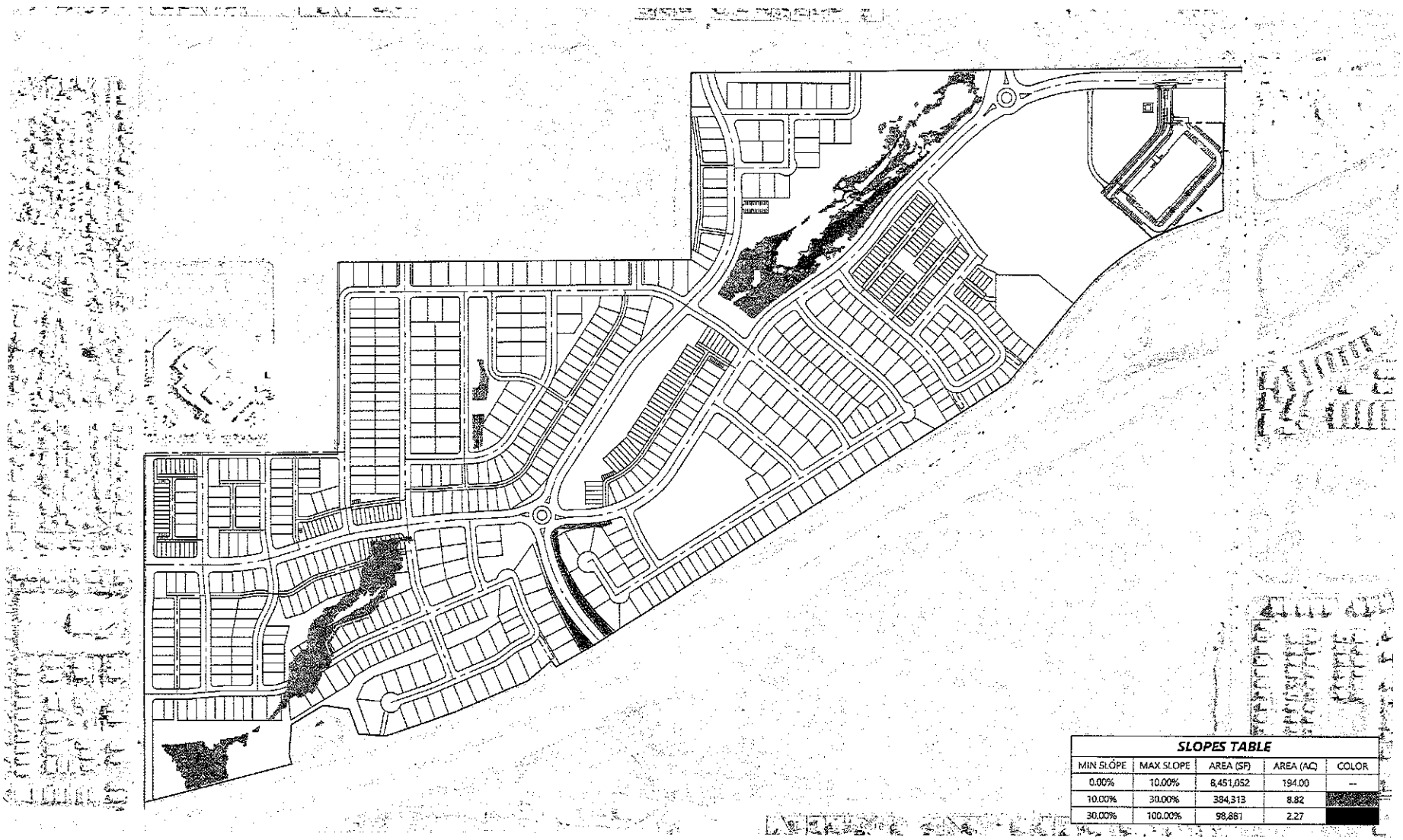
67 DEVELOPMENT PLAN
JENSEN PARCEL
WEST JORDAN, UTAH

EXHIBIT D3

SCALE 1" = 1200'

DATE 04 DEC 2015


BOUNDARY/TOPOGRAPHY SURVEY
LOCATION: NW1/4, SW1/4, & SE1/4 SECTION 26, T2S, R2W, SLB&M
WEST JORDAN, UTAH
PROPERTY OF: CRAIG D. & RICHARD H. JENSEN
PREPARED FOR: JF CAPITAL
1 OF 2
FOCUS
ENGINEERING AND SURVEYING, LLC



SLOPES TABLE				
MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (AC)	COLOR
0.00%	10.00%	8,451,052	194.00	--
10.00%	30.00%	384,313	8.82	
30.00%	100.00%	98,881	2.27	

COPPER RIM site slope analysis exhibit (exhibit S1)

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

HORROCKS ENGINEERS

To: Project Folder

Prepared By: Marley Haupt
Field Biologist
Horrocks Engineers

Date: December 1, 2015

Memorandum

Subject: Jensen Parcel – Wetlands / Threatened and Endangered Species

---

Introduction

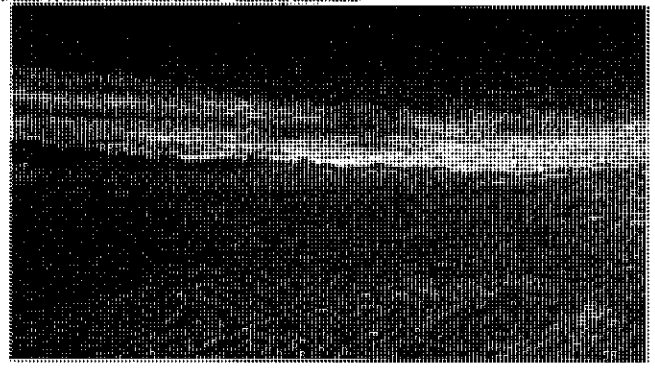
The project proposes to design and construct a new residential neighborhood on the Jensen parcel which is a 200 acre site located between 7800 South and 7000 South just east of Mountain View Corridor in West Jordan. Marley Haupt of Horrocks Engineers conducted a field visit of the project site on November 23, 2015 in an effort to identify any wetlands, threatened and endangered species, and/or wildlife resources which could be impacted by the project. The purpose of this memo is to report the findings of that field visit and detail any future actions which may need to be taken. For example, if a wetland or wildlife resource was identified further surveying and/or coordination with the appropriate federal agency may be required.

General Conditions

The weather on the date of the site visit was mostly sunny with a high of 46˚F and a low of 23˚F. There was no snow on the site on the date of the visit. No precipitation was recorded in West Valley on the date of the visit.

The project site was mostly unvegetated farmland which had recently been plowed (see Photo 1). The site is sloped with the southern portion of the site at the lowest elevation and the northern portion of the site at the highest elevation. Small discontinuous portions of the site did contain vegetation. Dominant vegetation in these areas consisted of weedy upland species, including: kochia (*Kochia scoparia*), Russian thistle (*Kali tragus*), common sunflower (*Helianthus annuus*), and cheat grass (*Bromus tectorum*). Sage brush (*Artemesia tridentata*) and rubber rabbit brush (*Ericameria nauseosa*) were also observed. The field visit was conducted outside the growing season and vegetation observed onsite was brown and no longer flowering.

Photo 1 - General site conditions looking southeast



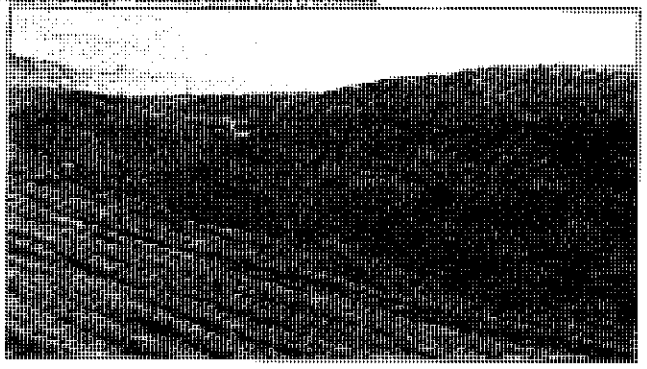
2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 Telephone (801) 763-5100

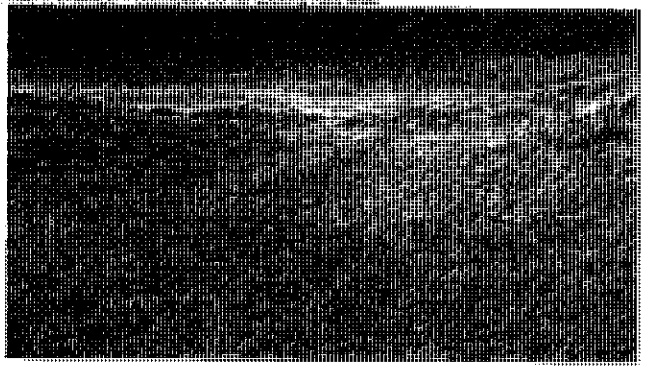
Field Visit Observations

Potential Waters of the U.S. and Wetlands

A small dry drainage was observed onsite. The drainage was previously known to be onsite and is sometimes called Dry Wash, although it is not named on U.S. Geological Survey (USGS) topography maps. The drainage is approximately 6,800 feet long and cuts through the center of the site from the northwest corner to the southeast corner. It is connected to a storm water detention basin for Mountain View Corridor. The drainage contains no water except when water from the storm water system is released into the drainage or during heavy storm events. No evidence of an ordinary high water mark for the drainage was observed (see Photo 2 and Photo 3).

No wetlands were observed onsite.





Threatened & Endangered Species/ Wildlife

No evidence of threatened and endangered species or suitable habitat for threatened and endangered species was observed onsite during the field visit. As stated above, the site is largely unvegetated and has been heavily utilized for agriculture. Where vegetation is present it mainly consists of weedy species. Given these conditions, it is unlikely that any listed species are present on the project site (see Photo 4).

A red tail hawk (*Buteo jamaicensis*) was observed flying near several large power line structures located on the project site (see Photo 5). The hawk, and potentially other raptors or migratory birds, may use the structures as roosts or nesting sites. No nests were observed on the project site during the field visit. However, future surveys may need to be conducted prior to construction to identify any potential nesting sites or newly constructed nests.

No other wildlife was observed on the project site.

Photo 5: Power Line Structures on the Project Site

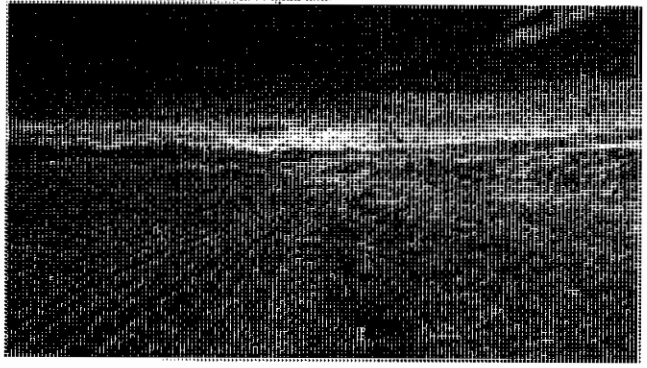


EXHIBIT D

(CERTIFICATE OF ENGINEER)

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Copper Rim Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds $1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: Mathew Wangsgaard, PE

Date: May 20, 2025