

**MINUTES OF THE CITY OF WEST JORDAN  
CITY COUNCIL MEETING**

**Wednesday, October 28, 2015**

**6:00 p.m.**

**Council Chambers**

**8000 South Redwood Road**

**West Jordan, Utah 84088**

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**COUNCIL:** Mayor Kim V. Rolfe, and Council Members Judy Hansen, Chris M. McConnehey, Chad Nichols, and Ben Southworth. Councilmembers Jeff Haaga and Sophie Rice were excused.

**STAFF:** Mark R Palesh, City Manager; Darien Alcorn, Acting City Attorney; Melanie Briggs, City Clerk; Jamie Vincent, Deputy City Clerk; David Oka, Community and Economic Development Director; Brian Clegg, Parks Director; Ryan Bradshaw, Finance Manager; Wendell Rigby, Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Scott Langford, City Planner; Jim Riding, CIP/Facilities Manager; Larry Gardner, Senior Planner; Reed Scharman, Deputy Fire Chief; Kim Wells, Communications Manager/PIO; Eric Okerlund, Budget Officer; Paul Dodd, Civil Litigator; Barbara Tatangelo, Community Service Officer; David Hood, Police Detective; Tracy Cowdell and Chad Woolley, Contract Attorneys.

**I. CALL TO ORDER**

Mayor Rolfe called the meeting to order at 5:33 p.m.

**II. CLOSED SESSION**

**DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION; AND A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES.**

**COUNCIL:** Mayor Kim V. Rolfe, and Council Members Judy Hansen, Chris M. McConnehey, and Chad Nichols. Councilmember Southworth arrived at 5:35 p.m. Councilmembers Jeff Haaga and Sophie Rice were excused.

**STAFF:** Mark R. Palesh, City Manager; Darien Alcorn, Acting City Attorney; Paul Dodd, Civil Litigator; and Tracy Cowdell, Contracted Attorney,

**MOTION:** Councilmember Hansen moved to go into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual; a strategy session to discuss pending or reasonably

**imminent litigation; and a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. The motion was seconded by Councilmember McConnehey.**

A roll call vote was taken

<b>Councilmember Haaga</b>	<b>Absent</b>
<b>Councilmember Hansen</b>	<b>Yes</b>
<b>Councilmember McConnehey</b>	<b>Yes</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Absent</b>
<b>Councilmember Southworth</b>	<b>Absent</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 4-0.**

The Council convened into a Closed Session to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property, including any form of a water right or water shares at 5:35 p.m.

Councilmember Southworth arrived at 5:35 p.m.

The Council recessed the Closed Session at 06:06 p.m.

The meeting reconvened at 6:10 p.m.

## ***II. PLEDGE OF ALLEGIANCE***

The Pledge of Allegiance was led by Barbara Tatangelo.

## ***III. PRESENTATION***

### **PRESENTATION BY QUIN MONSON, Y2 ANALYTICS, REGARDING POSSIBLE CITIZEN SURVEY**

This item was continued to a date uncertain.

**PROCLAIMING NOVEMBER 1, 2015 AS ‘EXTRA MILE DAY’ AND RECOGNIZING VOLUNTEERS BRAD BARKER, MAEGAN WORTHEN, TRACY & SHERI MICHAELIS; AND HEROES WEST JORDAN MIDDLE SCHOOL PRINCIPAL DIXIE GARRISON, ASSISTANT PRINCIPAL ERIC PRICE, SPECIAL EDUCATION TEACHER LUCIA EVANS AND WEST JORDAN POLICE RESOURCE OFFICER DETECTIVE DAVID HOOD**

Kim Wells explained that each year the City of West Jordan joined with other cities across the nation to recognize individuals who created positive change in their community through their extra mile efforts in volunteerism and service. We recognize that ONE good deed makes a difference. West Jordan was once again participating in this nation-wide movement and had proclaimed **November 1, 2015 as Extra Mile Day**. I'd like to present a few individuals who go the extra mile and give back to our community:

**BRAD BARKER**

As a member of the West Jordan Exchange Club, **Brad Barker** continually gave back to the community. His Dutch oven cobbler had helped raise thousands of dollars at city events like the Western Stampede rodeo and Demolition Derby. These proceeds went toward preventing child abuse. Brad was generous with his time and had sacrificed more than a little sleep getting Dutch oven meals cooking in time to be featured on the morning news to promote child abuse prevention. Thanks for your help fighting this evil!

**MAEGAN WORTHEN**

Eleven-year-old **Maegan Worthen** had been volunteering since she was 6 years-old. She had made many furry friends in the process as she had helped the Animal Shelter with donations. (She even enlisted the help of her 3<sup>rd</sup> grade class one year and made some awesome dog toys that counted as an art project!) She was currently soliciting donations of food and other supplies for the residents of the West Jordan Animal Shelter and would be holding food drives on November 14<sup>th</sup> and December 11<sup>th</sup>. Last year she collected over 1,000 items and \$750 that benefited the shelter. Maegan learned how to serve by her grandmother and her mothers' examples and was proof that you can make a difference at any age.

**BILL HOGUE**

**Bill Hogue** had been a Volunteer in Police Service Unit member for over five years. He had logged over 2,143 hours of service and had received the Presidential Award several years running. Bill was always willing to assist with a variety of tasks and assignments including criminal & non-criminal fingerprints, speed trailers, SWAT scenarios, Citizen Academy assignments, emergency crossing guard, community affairs and events. Bill's volunteering spirit had benefited the department, the city, and made the community a safer place to live and work.

**TRACY & SHERI MICHAELIS**

The City relied heavily on volunteers to help with the many tasks associated with city events. **Tracy & Sheri Michaelis** had volunteered as ushers at many events for over 10 years! We appreciated their willingness to help at events (they also recruit family and friends to help) and make sure people are finding their seats and exiting the facility in a safe, efficient manner. Sometimes the situation could get a little tense (like the time the arena was shorted 50 chairs and ticket holders were wondering why they had no seat), but Sheri and Tracy handled each patron with courtesy and a smile.

**West Jordan Middle School Principal Dixie Garrison, Assistant Principal Eric Price, Special Education Teacher Lucia Evans, and West Jordan Police Resource Detective David Hood**

On October 14<sup>th</sup> as students were warming up during gym class at West Jordan Middle School, 14-year-old Skyler Nelson's heart stopped and he collapsed to the ground. Principal **Dixie Garrison** quickly arrived on scene and sent a radio call out to the office to dial 911. Vice Principal **Eric Price** and the school's resource officer, West Jordan Detective **David Hood**, promptly began CPR, while Special Education Teacher **Lucia Evans** kept Skyler's airway open and monitored his vitals. Thankfully, Mr. Price had completed a refresher CPR course just 10 days earlier and knew exactly what to do. Their quick thinking saved Skyler's life. Skyler was born with a heart defect that caused his heart to stop. He recently underwent surgery to install a defibrillator to get his heart beating should this happen again. Thanks to your quick thinking, heroic action and appropriate training, Skyler is expected to make a full recovery.

**IV. COMMUNICATIONS**  
**CITY MANAGER COMMENTS/REPORTS**

Mark R Palesh –

- Shade trees had been replaced at City Hall. Flowering trees would follow in the spring.
- There were plans to increase the exterior lighting at City Hall.
- Chief Diamond was in the process of putting together a security plan for City Hall.

**STAFF COMMENTS/REPORTS**

David Oka –

- The developer of the property located at 7800 South 2700 West had expressed his appreciation to the staff for their good customer service. Neighbors in the area of the project had also contacted the City and expressed their appreciation for the improvements being made at the site.

Ryan Bradshaw-

- Annual audit continued to move forward. There had been a bit of a struggle getting City data to convert to the auditor's system but that had been worked out.

Wendell Rigby-

- Provided an update on the Dumpster Program since the Council had doubled the number of dumpsters available to City residents. The wait times had decreased from 2-3 months previously to just two weeks on the weekend and 2-3 days during the week. He expressed his appreciation to the City Council for their support.
- Informed the Council that 1825 West (the road west of City Hall) would be closed for 3-4 days the following week.

Doug Diamond-

- A new police officer was scheduled to start work the following Monday, another starting the Monday after that, and a third was set to begin on December 7.

### **CITY COUNCIL COMMENTS/REPORTS**

Councilmember Nichols –

- Thanked the public for their patience with his recent travel schedule.

Councilmember Hansen-

- Stated she was still getting calls about a skunk problem near Redwood Road. One elderly resident had purchased her own trap and trapped four skunks. She had to pay \$200 to have the skunks picked up and then she ended up needing to be treated medically at the hospital after being sprayed. Animal Control could not assist where wildlife was involved, yet Wildlife Resources would not respond either. She wondered if anyone had a suggestion.

Mayor Rolfe felt there was a federal trapper in Utah. He stated he would check on that and try to get ahold of him.

Councilmember McConnehey-

- He was contacted by a resident who had concerns about the new LED street lights. He asked staff if the City had opted to use directional focus capability as discussed in a previous Council meeting. Such lighting would ensure that nearby homes were not flooded with LED light. He also wished to know if similar lighting was being required in new developments within the City.

Wendell Rigby responded that the City's lights would be downward-shining directional lights and that specifications would be changed so that the same would be required within new developments.

### **V. CITIZEN COMMENTS**

Alexandra Eframo, West Jordan resident, asked the group to pause to reflect upon common goals before beginning the business of the meeting. She expressed her dismay about a sitting Councilmember who she indicated had placed a campaign sign on UDOT property. She also spoke about the virtue of smiling to others.

Councilmember Southworth left the meeting at 6:28 p.m.

Michael Jones stated that his family owned property on the west side of the City. He wished to put the Council on notice that in a new Ivory Development named Echo Ridge, there was a "wash" on the north side of the development. He felt that it was only a matter of time before a significant rainstorm caused flooding—it had happened most recently in 2013.

There was no one else who wished to speak.

**VI. CONSENT ITEMS**

- a. Approve the minutes of October 14, 2015 as presented**
- b. Approve Resolution 15-194, amending the Fiscal Year 2015-2016 Uniform Fee Schedule**
- c. Approve Resolution 15-195, authorizing the Mayor to execute an Interlocal Cooperation Agreement for the Tier II 'Zoo, Arts and Parks' Funding between the City of West Jordan Arts Council and Salt Lake County**
- d. Approve Resolution 15-196, authorizing the Mayor to execute Amendment No. 1 to the Professional Services Agreement with Bowen Collins & Associates, Inc. for additional design services for the Cemetery Sexton Building Storm Drain Project, in the amount of \$5,560.00**
- e. Approve Resolution 15-197, declaring items from the Parks Department that are no longer of any value or use as surplus property, and authorize the disposition**
- f. Approve Resolution 15-198, authorizing the Mayor to execute Amendment #3 to the Contract with Advantage Services to provide landscape maintenance services, in an amount not to exceed \$103,934.45.**

**MOTION: Councilmember Nichols moved to approve the Consent calendar. The motion was seconded by Councilmember Hansen.**

A roll call vote was taken

<b>Councilmember Haaga</b>	<b>Absent</b>
<b>Councilmember Hansen</b>	<b>Yes</b>
<b>Councilmember McConnehey</b>	<b>Yes</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Absent</b>
<b>Councilmember Southworth</b>	<b>Absent</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 4-0.**

**VII. PUBLIC HEARINGS**

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL  
RESOLUTION 15-199, AMENDING THE GENERAL FUND BUDGET  
FISCAL YEAR 2015-2016**

Ryan Bradshaw turned the time over to Budget Officer Eric Okerlund who explained that several budget adjustments were needed in order to reflect new or revised activities since the development of the 2015-2016 budget:

- Firearms range improvements budgeted in the prior fiscal year were not expended, warranting a re-appropriation of \$20,000 for Police Department operating expenditures.
- Body cameras budgeted in the prior fiscal year were not purchased, warranting a re-appropriation of \$25,000 for Police Department operating expenditures.
- Crossing guard reimbursements from Jordan School District were received in the amount of \$18,268, warranting a corresponding \$18,268 increase in Police Department personnel expenditures.
- The Police Department had instituted a Police Activities League and desired to establish a budget amount of \$5,000 for expenditures that were expected to be funded by user fees in the same amount.
- Miscellaneous facilities projects (parking lot resurfacing, etc.) budgeted in the prior fiscal year were not completed, warranting a re-appropriation of \$454,167 in Facilities Maintenance Division operating expenditures.
- The City desired to appropriate \$210,000 for upgrades to the City Hall parking lot.
- The City desired to appropriate \$37,529 to cover bonus and retro pay to Bryce Haderlie that was not included in the original budget.
- The payroll function had moved from the Human Resources Department to the Finance Department. This change warranted moving \$57,934 of personnel costs from the Human Resources Department to the Finance Department.

This adjustment would result in a \$0 net change to the General Fund, since the Finance Department personnel expenditures would be increased by \$57,934 and the Human Resources Department personnel expenditures would be decreased by \$57,934.

- The City desired to increase operating expenditures for the Youth Committee in the amount of \$5,925.

- The City desired to appropriate \$200,000 for a lobbyist in the Economic Development Program.
- The Parks Department had received \$4,400 in overtime fees derived from soccer tournaments, warranting a corresponding \$4,400 increase in Parks Department personnel expenditures.
- The City Attorney's Office desired to move \$142,556 from personnel expenditures to operating expenditures to pay for costs associated with contract attorneys.

This adjustment would result in a \$0 net change to the General Fund.

- The Public Works Department desired to appropriate \$100,000 in the Sewer Fund for sinkhole repairs on 7800 South.
- The Public Works Department desired to appropriate \$29,000 in the Sewer Fund for excavator lease payments that were inadvertently omitted from the original proposed budget.
- The Public Works Department desired to appropriate \$100,000 in the Stormwater Fund for repairs to Bateman Pond.
- The Public Works Department desired to appropriate \$288,548 to supplement funding for the Safe Sidewalk Program. C Road reserves in the General Fund would be transferred to the Road Capital Fund for expenditure on the project. See Attachment A for additional information.

This adjustment would result in a \$0 net change to the General Fund, since C Road transfers out would be increased by \$288,548 and C Road contributions to reserves would be decreased by \$288,548.

- The City desired to dedicate \$300,000 from the Risk Management Fund for legal fees associated with litigation.

This adjustment would result in a \$185,000 net increase to the Risk Management Fund, since operating expenditures would be increased by \$300,000 and contribution to fund balance would be decreased by \$115,000.

- The City desired to appropriate \$125,000 in the Capital Support Fund to use as matching funds for an arts facility.
- The Fire Department had been awarded an EMS grant in the amount of \$5,821, requiring a corresponding \$5,821 increase in Fire Department operating expenditures.

- The Fire Department had been awarded a SHSP grant in the amount of \$13,905, requiring a corresponding \$13,905 increase in Fire Department operating expenditures.
- The City desired to appropriate \$173,000 to upgrade and remodel the IT server room.

Mayor Rolfe asked a clarifying question about the reserve fund.

Councilmember Southworth returned to the meeting at 6:34 p.m.

Mayor Rolfe opened the public hearing.

Alexandra Eframo, West Jordan resident, expressed her disappointment that five members of the Council had previously increased their salary.

There was no one else who wished to speak. Mayor Rolfe closed the public hearing.

**MOTION: Councilmember Southworth moved to approve Resolution No. 15-199, amending the General Fund Budget Fiscal Year 2015-2016. The motion was seconded by Councilmember Hansen.**

A roll call vote was taken

<b>Councilmember Haaga</b>	<b>Absent</b>
<b>Councilmember Hansen</b>	<b>Yes</b>
<b>Councilmember McConnehey</b>	<b>Yes</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Absent</b>
<b>Councilmember Southworth</b>	<b>Yes</b>
<b>Mayor Rolfe</b>	<b>No</b>

**The motion passed 4-1.**

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 15-31, RATIFICATION OF A FUTURE LAND USE MAP AMENDMENT FOR 5.01 ACRES FROM VERY LOW DENSITY RESIDENTIAL DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION AND REZONE FROM RR-1D (RURAL RESIDENTIAL 1-ACRE LOTS) TO R-1-12F (SINGLE-FAMILY RESIDENTIAL 12,000 SQUARE FOOT LOTS); 7481 SOUTH 5490 WEST; BOWLER PROPERTIES, LC/RANDY BOWLER, APPLICANT**

David Oka turned the time over to Larry Gardner who explained that the applicant was requesting an amendment to the General Plan Future Land Use Map from Very Low Density Residential to Low Density Residential and to change the zoning from RR-1D (Rural Residential 1 acre lots) to R-1-12F (Single Family Residential 12,000 square foot

lots, “F” size homes) on 5.01 acres of property located at 7481 South 5490 West. The changes were in preparation for a future single family development on the property. The property currently was a residential lot in a Rural Residential zone with one house and several out buildings on the property.

**II. GENERAL INFORMATION & ANALYSIS**

The subject property’s surrounding zoning and land uses were as follows:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Very Low Density Residential	RR-1D	One Single Family Home
<b>South</b>	Very Low Density Residential	RR-1D	One Single Family Home
<b>East</b>	Medium Density Residential	R-1-10D and RR-1E	Single-family Residential
<b>West</b>	Very Low Density Residential and Parks and Open Land	RR-1D and A-1	Vacant

The applicant had submitted a concept subdivision plan that showed how the 5.01-acre piece of property *could possibly* be developed. The applicant had also submitted a conceptual small area plan showing how future land use could connect and be compatible with future land uses.

If the City Council approved the map amendments, the applicant must also receive preliminary subdivision approval from the Planning Commission and final approval from City Staff before development of the property could occur. The subdivision process would be more detailed and would assure that all zoning, subdivision, utility, road and compatibility issues were addressed.

**III. FINDINGS OF FACT**

**Section 13-7C-6: Amendments to the Land Use Map**

Prior to approving a General Plan Future Land Use Map amendment, the City Council shall make the following findings:

**Finding A:** *The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

**Discussion:** The applicant was proposing to amend the Future Land Use Map from Very Low Density Residential to Low Density Residential. The General Plan states:

*LAND USE. GOAL 3. Promote land use policies and standards that are economically feasible and orderly, which also protect desirable existing land uses and minimize impacts to existing neighborhoods.  
 Policy 1. Adopt ordinances that incorporate the best-known land use practices.*

*Implementation Measures; 1. The type, location, timing, and intensity of growth shall be managed. Premature and scattered development shall be discouraged.*

*2. Growth shall be limited to those areas of the city that can provide for adequate levels of service (i.e. water, sewer, fire and police protection, schooling, and transportation).*

The applicant's intent was to construct low density single family homes on the property. The lot sizes and home sizes would be similar to the homes to the east of the site. The applicant's concept was to develop lots with a gross density range of 1.4 to 2.9 net lots per acre. The area had adequate levels of water with a 16-inch water pipe located in 5490 West. Sanitary sewer would be connected to the existing line in the housing development to the east. However, the applicant would be required as the subdivision occurred to upgrade an existing line at 7770 South and 4950 West to assure adequate sewer capacity. (See attached analysis) Transportation into the area currently was via the private 5490 West. The applicant showed on the concept plan a connection to 7530 South. To make this connection property would have to be acquired from West Jordan City. The applicant had been told in pre-application meetings that 5490 West would need to be eventually dedicated before more development along 5490 occurred. Adequate ingress by dedicated roads would continue to be developed as the project progressed.

*RESIDENTIAL LAND USE.* *Goal 4;Policy 2. Single-family housing should be the primary residential development type in the city.*

*Implementation Measures; 2. Require the density of residential infill development to be similar to existing, adjacent, residential development.*

The applicant's concept plan showed intent to construct single family housing on five acres of property. The conceptual plan showed a density of approximately two units per acre. R-1-12 zoning would yield gross density 3.6 units per acre or 2.9 net units per acre. The properties surrounding this property had a gross density range of 1 to 4.3 units per acre.

*Goal 3. Manage growth occurring within the city.*

*Policy 1. Plan and support an efficient residential development pattern that enhances established neighborhoods and creates new neighborhoods in identified (infill) growth areas.*

*Implementation Measures; 3. Require developers to prepare small area plans showing the relationship of proposed subdivisions to the neighborhood of which they will be a part. These plans should illustrate, among other things: access to the general street system,*

*connections to adjacent neighborhoods and properties, schools, recreation sites, and other facilities and services.*

The General Plan Future Land Use Map identified the 5490 West area as an area that required a small area plan before development was proposed. There were not any criteria in the General Plan about the size or scope of the small area plan. The applicant had prepared a small area plan for property that was within his control at this time. The small area plan did show how the proposed future development could possibly integrate and connect to future and existing facilities in the area. The small area plan was attached.

**Finding:** The proposed amendment did conform to and was consistent with the adopted goals, objectives, and policies set forth in the City General Plan. The applicant would be required to upgrade the sewer line 7770 South 4950 west and must negotiate with the City for access to 7530 before development could occur.

**Finding B:** *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.*

**Discussion:** There were not any available infill “Low Density Residential” sites east of and between 5600 West and Redwood Road in the City. The properties that were “Low Density Residential” were west of 5600 West and were “greenfield” development parcels and not infill as the applicant was proposing. The properties in the 5490 area were all “Very Low Density” residential with a maximum density of two units per acre. The applicant’s desire was to develop within the maximum densities of the General Plan for “Low Density” residential which was one to three units per acre.

**Finding:** The development pattern contained on the land use plan inadequately provided the appropriate optional sites for the use and/or change proposed in the amendment.

**Finding C:** *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.*

**Discussion:** The proposed amendment would result in large lot single family residential and would be compatible with the other single family, rural residential and agricultural uses surrounding the property.

**Finding:** The proposed amendment would be compatible with other land uses, existing or planned, in the vicinity.

***Finding D: 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.***

**Discussion:** The applicant would directly benefit from approval of the proposed amendment; however, the amendment allowed for a greater use of property. Currently the properties on 5490 West were used as “hobby” type farms and large lot pastures. There was no irrigation water available so the area was not prime agriculture land. A change in the land use map would not affect those who wished to keep using the properties for animal husbandry. The change would however allow more intense use of the property along 5490.

**Finding:** The proposed amendment constituted an overall improvement to the adopted general land use map and was not solely for the good or benefit of a particular person or entity.

***Finding E: 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.***

**Discussion:** The land use amendment would not alter the land use pattern that was occurring in the area. Adequate water infrastructure was installed in 5490 West to handle any proposed development. Sanitary sewer would be through a connection to the existing line in the development to the east. The applicant would be required as the subdivision occurred to upgrade an existing line at 7770 South and 4950 west. (See attached analysis) Any roadway improvements or infrastructure upgrades would be the responsibility of the developer, not the City. The conceptual plan for the development showed connectivity to existing and future neighborhoods.

**Finding:** The proposed amendment would 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.

***Finding F: The proposed amendment is consistent with other adopted plans, codes and ordinances.***

**Discussion:** The amendment was reviewed for consistency against the

City's General Plan, the zoning ordinance and adopted street design standards.

**Finding:** The Land Use Map amendment was consistent with the plans, ordinances and standards if the use was mitigated as outlined in Findings A,C and E of this report.

**Section 13-7D-7(A): Amendments to the Zoning Map**

Prior to approving a Zoning Map amendment, the City Council shall make the following findings:

**Criteria 1:** *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

**Discussion:** See Future Land Use Map amendment Finding A.

**Finding:** See Future Land Use Map amendment Finding A.

**Criteria 2:** *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

**Discussion:** The applicant's intent was to construct single family dwellings. The land use map amendment and rezone were compatible with this intent. The applicant's concept plan showed roads interconnected with existing neighborhoods. These roads would likely create a more favorable traffic pattern for the existing neighborhoods as it would create two additional exit points for the existing development and should not result in detrimental traffic through the existing development. However, the conceptual plan showed a connection across a parcel dedicated to the City which was currently landscaped area. The dedicated parcel was not to a stub street that was normally installed into vacant ground as development occurred so the residents in the area might not be expecting new development's traffic through their neighborhood. This could be seen as an adverse impact however the roadways in the existing development were able to handle the traffic of the existing development and any additional traffic this development would create.

**Finding:** The proposed amendment would result in compatible land use relationships and did not adversely affect adjacent properties.

**Criteria 3:** *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

**Discussion:** The proposed amendment would result in single family development that would be designed and developed according to city

standards. The new development would channel storm water away from existing residents and would provide utilities to the new homes. The proposed amendment would also result in a development pattern that was more connected making it optimal for pedestrians and for public safety responses.

**Finding:** The proposed rezone furthers the public health, safety and general welfare of the citizens of the City.

**Criteria 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.*

**Discussion:** See Future Land Use Map amendment Criterion A and E.

**Finding:** The proposed amendment would 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.

**Criteria 5:** *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

**Discussion:** The property was not located in overlay zone.

**Finding:** This criterion does not apply.

#### **IV. SUMMARY OR CONCLUSION:**

The proposed Future Land Use Map amendment and rezone of approximately 5.01 acres of property to Low density land use and to the R-1-12 zoning district was compatible with adjoining land uses, utilities and the transportation system.

There was no anticipated fiscal impact.

Based on the analysis and findings contained in the Staff Report, Staff recommended that the City Council amend the Future Land Use map from Very Low Density Residential to Low Density Residential and Rezone 5.01 acres from RR-1 (Rural Residential 1 acre lots) to R-1-12F zoning (Single-family Residential 12,000 square foot lots, "F" size homes) on property located at 7481 South 5490 West.

Councilmember Southworth asked a clarifying question pertaining to lot size.

Mayor Rolfe opened the public hearing.

Will Garbina, West Jordan resident, spoke in opposition to the amendment, stating that it was inconsistent with the rest of the area. He also indicated his belief that it was in direct conflict with previously stated Council goals. He illustrated his point by citing the Council Goals FY2014-15 Implementation Plan.

Bret Burgon, West Jordan resident, indicated that although he liked the plan, he was not convinced that the development needed to have roads connecting to anything else.

Spencer Burt, West Jordan resident, spoke in favor of the development as proposed.

Alexandra Eframo, West Jordan resident, felt that the lots should be limited to 1 acre each.

Jeremy Sorenson, West Jordan resident, spoke in favor of the zone change.

Chad Sheppick, West Jordan resident, also spoke in favor of the zone change although he admitted it would not affect him either way.

Matt Tippetts, West Jordan resident, explained that he lived northeast of the area in question. He spoke in favor of the development and its projected layout.

Billy Smith, West Jordan resident, spoke in favor of the zone change.

Randy Bowler, West Jordan resident and applicant, made himself available to answer any questions the Council had.

Councilmember Southworth inquired if Mr. Bowler would be opposed to having a rural residential zoning.

Mr. Bowler responded that the lots would be of varying sizes—some smaller than one half acre and some larger. He felt R-1-12 would be ideal for zoning and density and it would not allow a “rural residential” zoning.

Councilmember Southworth felt it was important to avoid points of friction between different zones in the area but generally spoke in favor of the development.

David Barber, West Jordan resident, stated that he lived directly north of the property in question. He indicated that he was in favor of the rezone and had not heard any negative comments about it from any other residents in the neighborhood.

Mike Hanney, West Jordan resident, explained that he lived on the access road near the development. His only concern was that he did not wish for the road to become a corridor to future developments.

There was no one else who wished to speak. Mayor Rolfe closed the public hearing.

Councilmember Nichols disclosed that his home was very close to the development although he did not have feeling one way or another regarding the zoning question. He inquired if the development would utilize the existing storm drain system.

Wendell Rigby responded that the storm drainage would not be impacted by the development although the sewer line would need to be upgraded.

Councilmember Nichols also wished to address compatibility. He indicated he would be opposed to R-1-10 zoning but felt that R-1-12 would serve the community well.

Councilmember McConnehey understood the questions about compatibility with adjoining properties and stated that although he could accept R-1-12, he would prefer R-1-14. Regarding Mr. Burt's comments, he stated that he too was nervous about the possibility of creating "stub streets" and would prefer a cul-de-sac. However, he understood that only zoning was being considered at this meeting.

Councilmember Southworth asked when flooding improvements were anticipated.

Wendell Rigby responded that was not yet known.

Councilmember Southworth spoke in favor of the proposed zone change except that he was concerned about the possibility of future friction regarding types of land use. He read from the City's General Plan and pointed out that the City should work against encroachment of incompatible uses.

**MOTION: Councilmember Nichols moved to approve Ordinance 15-31, amending the Future Land Use Map from Very Low Density Residential to Low Density Residential and Rezone 5.01 acres from RR-1 (Rural Residential 1 acre lots) to R-1-12F zoning (Single-family Residential 12,000 square foot lots, "F" size homes) on property located at 7481 South 5490 West. The motion was seconded by Councilmember McConnehey.**

Mayor Rolfe spoke in support of the motion.

A roll call vote was taken

<b>Councilmember Haaga</b>	<b>Absent</b>
<b>Councilmember Hansen</b>	<b>Yes</b>
<b>Councilmember McConnehey</b>	<b>Yes</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Absent</b>
<b>Councilmember Southworth</b>	<b>Yes</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 5-0.**

**CONTINUED FROM OCTOBER 14, 2015 – RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 15-32, AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE 13-5B-7, TO ALLOW SWINE (PIGS) IN RURAL RESIDENTIAL ZONES SUBJECT TO THE LIMITATIONS OF THE ANIMAL POINT SYSTEM, CITY-WIDE APPLICABILITY; CITY OF WEST JORDAN, APPLICANT**

David Oka turned the time over to Scott Langford who explained that in 2011, the City Council requested that the city staff review and reanalyze the point system related to the number of farm animals permitted within the Rural Residential zoning districts. Staff compared the city codes of eight cities along the Wasatch Front, 4H regulations, and other pertinent animal husbandry programs to West Jordan's 2009 City Code. Based on this information and discussions held at public hearings, the city's code was amended to reflect the current requirements.

During the August 12, 2015 City Council meeting, the City Council directed staff to look into the possibility of amending the code to allow for swine in the Rural Residential zones.

The specific request from the City Council was, *“an addition to the Animal Ordinance for Rural Residential only, pigs equal to the number of points of that of a horse or cow.”* (Aug. 12<sup>th</sup> City Council minutes attached)

**GENERAL INFORMATION & ANALYSIS**

The West Jordan 2009 City Code only permitted “farm animals in the Rural Residential and Agricultural zones. However, the Agricultural zones were not regulated by the animal point system, but rather were regulated (in some cases) for animal type and quantity through the conditional use permit process.

For example, in the Agricultural zones, a property owner could, as a permitted use, keep livestock and fowl without city restrictions on type and quantity. However, in the case of potentially more impactful animal uses, such as the keeping of swine or operating a dairy, the property owner must obtain a conditional use permit (Section 13-5A-2).

The following were the currently adopted code requirements for animal allowances in the Rural Residential zones:

<u>Type of Animal</u>	<u># of Points Per Animal</u>
Large animals such as horses and cows	17
Medium animals such as sheep & goats, but excluding standard sized pigs	8
Small animals such as chickens, ducks, geese, pigeons, rabbit, chinchillas	1

Section 13-5B-7: (current code)

B. Animal Limitations: The maintenance and keeping of animals and fowl on a lot in a rural residential zone, where such use is permitted, shall be limited to a total of twenty (20) animal points per ten thousand (10,000) square feet, as determined from the chart in this section. A minimum of twenty thousand (20,000) square feet is required for the keeping of animals or fowl. Legally created lots in rural residential zones that are between eighteen thousand (18,000) square feet and twenty thousand (20,000) square feet shall be deemed to meet the twenty thousand (20,000) square feet minimum and point qualifications. All animals located on a lot of land shall be contained upon said lot. The number of animals determined from the chart below for a particular property does not include the offspring of any large or medium sized animal which offspring is less than twelve (12) months of age; and also does not include one litter, kindle or clutch of offspring of a small animal up to the twelve (12) months of age; provided that all offspring of a small animal mother born within the same twelve (12) month period as the excluded single litter, clutch or kindle shall be counted toward the limitation number in the chart below.

**III. TEXT AMENDMENT REQUEST**

In general terms, zoning ordinances must be developed in such a way that they provided balance between the sanctity of private property use verses the potential negative impact those uses might have on the rights and enjoyment of other property owners. In addition, zoning regulations should be clear, straight forward, and enforceable.

Given these parameters and council direction, staff had conducted research (both online and in the field) to present the facts that should be measured by the Planning Commission and the City Council when considering the potential code amendment.

Since the initial council direction was to put swine on par with horses and cows, the following table had been prepared as a comparison of these animals. Please note that the numbers provided are an average of various breeds:

	Avg. Animal Weight	Manure / Day	Annual Offspring Potential
Cows	1,000 lbs.	65 lbs.	1
Horses	1,000 lbs.	50 lbs.	1
Swine	220 lbs.	14 lbs.	23

As shown in the table, swine could reproduce at a considerably higher rate than cows and horses; however, the general size of swine and the amount of manure produced was significantly less than cows and horses.

That said, the amount of space needed to raise swine arguably was less than what was needed to raise cattle and horses, therefore swine arguably could be kept at higher densities (head/acre) than cows and horses. Many of the negative connotations, both real and perceived, that were associated with swine had to do with odor, which was caused or exacerbated by large numbers of swine that were often kept together in small areas.

Per the information collected, it appeared that much of the potential impact of swine could be mitigated by placing additional restrictions on the keeping of this animal; such as capping the total number of animals on a property and prohibiting breeding/birthing and rearing of swine in the Rural Residential zones.

Based on the information presented at the Planning Commission meeting, it appeared that placing swine on par with horses and cows (in terms of animal points) was incongruent with potential impacts. Therefore, after much discussion at the Planning Commission public hearing, staff and the Planning Commission agreed to make a slight modification to the proposed text amendment and propose an amendment that categorized swine as a medium size animal; subject to a few more restrictions to mitigate potential safety and odor concerns. Categorizing swine as a medium size animal would consume fewer animal points, thereby giving property owners the ability to have a greater variety of animals on their property.

The following was the proposed code amendment:

**Section 13-5B-7:**

B. Animal Limitations: The maintenance and keeping of animals and fowl on a lot in a rural residential zone, where such use was permitted, should be limited to a total of twenty (20) animal points per ten thousand (10,000) square feet, as determined from the chart in this section. A minimum of twenty thousand (20,000) square feet was required for the keeping of animals or fowl. Legally created lots in rural residential zones that were between eighteen thousand (18,000) square feet and twenty thousand (20,000) square feet should be deemed to meet the twenty thousand (20,000) square feet minimum and point qualifications. All animals located on a lot of land shall be contained upon said lot. The number of animals determined from the chart below for a particular property did not include the offspring of any large or medium sized animal which offspring was less than twelve (12) months of age; and also did not include one litter, kindle

or clutch of offspring of a small animal up to the twelve (12) months of age; provided that all offspring of a small animal mother born within the same twelve (12) month period as the excluded single litter, clutch or kindle shall be counted toward the limitation number in the chart below.

Type Of Animal	Number Of Points Per Animal
Large animals, such as horses, cows	17
Medium animals, such as sheep and goats, <del>but not including standard size pigs, and swine!</del>	8
Small animals, such as chickens, ducks, geese, pigeons, rabbits, chinchillas	1

Note:

1. Notwithstanding the number of points per animal and the size of property, there shall be no more than 2 swine per lot, including offspring. Breeding and/or birthing of swine is expressly prohibited.

Additional Code:

Please note, that regardless of what the current or future city code allowed in terms of animal rights, the City and its citizens had additional ordinances that had been adopted to directly or indirectly provide protection from the potentially irresponsible care of animals.

Section 5-3-1 (Nuisances Ordinance) of the City Code gave the city the ability to restrict, up to the removal of, animals and other uses if such uses were deemed to be a nuisance.

Section 13-8-3D (Accessory Structures in Agricultural and Rural Residential Zones) of the City Code states, “Accessory buildings used for housing or shelter of animals shall be located a minimum of forty feet (40’) from any dwelling.”

Title 6, Chapter 3 (Animal Control) of the City Code provided additional protective rights to the City and its citizens by prohibiting potentially hazardous situations arising from irresponsible animal care.

**IV. FINDINGS OF FACT**

Section 13-7-D-7B, required that prior to making a positive recommendation to the City Council for a Zoning Code text amendment, the Planning Commission shall make the following findings:

- Criteria 1:** *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein.*

**Discussion:** The general plan briefly mentioned farm animals when it characterized the Very Low Density land use designation. This designation included the Rural Residential zoning district. The general plan further sought to preserve established Rural Residential zoning district from encroachment of incompatible uses. The animal allowance system, as it was currently constituted, had served to preserve the character of the Rural Residential zones. The proposed amendment to expand these animal rights to include swine appeared to be in concert with the existing allowed rights of the Rural Residential zone.

**Finding:** The proposed amendments conformed to the general plan and were consistent with the adopted goals, objectives and policies described therein.

**Criteria 2:** *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to these titles.*

**Discussion:** As noted earlier in this report, allowing swine in the Rural Residential zones had the potential to negatively impact surrounding properties; however, limiting the total number of swine regardless of property size and placing additional restrictions on the breeding/birthing of swine would greatly reduce the potential impact these animals could have on other properties.

The current code could allow the following animals (or any combination of animals totaling 44 animal points) on a half-acre property in the Rural Residential zone:

- 2.6 Large Animals (Cows/Horses); or
- 5.5 Medium Animals (Goats/Sheep); or
- 44 Small Animals (chickens, ducks, geese, pigeons, rabbits, chinchillas)

**Finding:** The proposed amendments were appropriate given the context and allowances currently given in the code, and there was sufficient justification for a modification of these titles.

**Criteria 3:** *The proposed amendment will not create a conflict with any other section or part of this title or the general plan.*

**Discussion:** These amendments appeared to be symbiotic to the existing animal allowances currently permitted in the Rural Residential zone. If the keeping of any farm or domesticated animal (i.e. dog/cat) became a nuisance, then the existing provisions in the code provided the City with the necessary authority to correct the violation and preserve the health, safety, and general welfare of its citizens.

**Finding:** The proposed amendments would not create a conflict with any other section or part of this title or of the general plan.

**Criteria 4:** *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

**Discussion:** These amendments were part of a City-wide effort to provide a City Code which could be effectively used and searched.

**Finding:** The proposed amendments did not relieve a particular hardship, nor did they confer any special privileges to a single property owner or cause, and the proposed amendments made necessary modifications to these titles in the light of correction and expansion of public policy.

#### **V. CONCLUSION:**

The proposed amendments met all of the criteria for City Code amendments set forth above. They served to include an animal use, that when properly restricted, would function to enhance animal rights for property in the Rural Residential zones.

Mayor Rolfe opened the public hearing.

Chad Sheppick, West Jordan resident, spoke in favor of the change and indicated he would enjoy having the opportunity to keep swine on his property.

Matt Tippits, West Jordan resident, currently had a small number of cattle and chickens and appreciated the economic and educational opportunities to raise such animals. He spoke in favor of the proposed ordinance. However, he asked that the City *not* limit the number of swine per lot.

Alexandra Eframo, West Jordan resident, spoke in favor of the proposed ordinance but asked that swine be allowed to have offspring.

Bret Burgon, West Jordan resident, spoke in favor of the ordinance and was in favor of prohibiting breeding.

Randy Bowler, West Jordan resident, felt there should be more swine allowed on larger lots.

There was no one else who wished to speak. Mayor Rolfe closed the public hearing.

Councilmember Southworth spoke in favor of the ordinance.

Councilmember Hansen indicated that she preferred swine to be restricted to agricultural zones. She concurred with the comments pertaining to the potential safety issues with swine having offspring.

Councilmember McConnehey had no objection to allowing swine in rural residential zones. He suggested the the City initially allow two swine per lot and then reassess if needed.

Mayor Rolfe stated that he had been in agriculture all his life and that he was against having swine in rural residential zones. He suggested that there was no one on the dais who would want to live next to swine.

Councilmember Southworth stated that although he respected Mayor Rolfe's opinion, he felt that a minimum of two swine per lot would be fine.

**MOTION: Councilmember Southworth moved that the City Council approve Ordinance 15-32, amending the text of Title 13 of the 2009 City Code to permit, with specific restrictions, "swine" in all Rural Residential (R-R) Zoning Districts. The motion was seconded by Councilmember McConnehey.**

A roll call vote was taken

<b>Councilmember Haaga</b>	<b>Absent</b>
<b>Councilmember Hansen</b>	<b>No</b>
<b>Councilmember McConnehey</b>	<b>Yes</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Absent</b>
<b>Councilmember Southworth</b>	<b>No</b>
<b>Mayor Rolfe</b>	<b>No</b>

**The motion failed 2-3.**

Councilmember Southworth asked that the item be placed on the next agenda for reconsideration.

Mayor Rolfe stated that it would be a business item, not a public hearing.

**MOTION: Councilmember Southworth moved for a five minute recess. The motion was seconded by Councilmember McConnehey and passed 5-0 in favor.**

The City Council meeting recessed at 7:46 p.m. and reconvened at 7:52 p.m.

**VIII. BUSINESS ITEM**

Ryan Bradshaw presented the City's Quarterly Financial Report to the City Council.

**West Jordan Quarterly Report  
For Period Ending September 30, 2015**

**Purpose**

The Quarterly Report is intended to give unaudited, summary information to the user about West Jordan City's revenue and expenses for the first quarter of fiscal year 2016, which will end June 30, 2016. The report includes information about the City's General Fund and Enterprise Funds. This report gives City Management and the City Council the opportunity to see the financial status of the City within its major funds and make decisions accordingly.



**Content**

This report contains the current and prior year quarterly information and the year-to-date totals for each fund. In addition, it includes a forecasted total for each number. The forecasts are based on the expenditure and revenue percentages from the previous year. The numbers are not final and may change. The only time that Financial Statements are final is after the City has completed its annual audit and issued its Comprehensive Annual Financial Report (CAFR).

General Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	First Quarter (Current Year)	First Quarter (Prior Year)	Forecast (Current Year)	% Budget to Forecast	Difference	% Difference
<b>Revenues</b>	\$ 52,403,816.00	\$ 6,023,765.07	\$ 5,678,836.63	\$ 6,023,765.07	\$ 5,678,836.63	\$ 53,809,185.78	102.7%	\$ 1,405,369.78	2.7%
<b>Expenditures</b>									
<i>Personel Expenses</i>									
City Manager	\$ 1,506,617.00	\$ 381,367.61	\$ 418,102.38	\$ 381,367.61	\$ 418,102.38	\$ 1,416,508.27	94.0%	\$ 90,108.73	-6.0%
Admin Services	\$ 1,465,349.00	\$ 350,874.99	\$ 389,355.66	\$ 350,874.99	\$ 389,355.66	\$ 1,303,249.96	88.9%	\$ 162,099.04	-11.1%
Finance	\$ 1,676,275.00	\$ 426,359.05	\$ 375,255.71	\$ 426,359.05	\$ 375,255.71	\$ 1,583,619.33	94.5%	\$ 92,655.67	-5.5%
City Attorney	\$ 1,769,846.00	\$ 424,666.33	\$ 372,283.57	\$ 424,666.33	\$ 372,283.57	\$ 1,577,332.08	89.1%	\$ 192,513.92	-10.9%
Human Resources	\$ 394,023.00	\$ 111,481.90	\$ 99,892.09	\$ 111,481.90	\$ 99,892.09	\$ 414,075.63	105.1%	\$ (20,052.63)	5.1%
Development	\$ 1,519,308.00	\$ 336,019.83	\$ 364,157.52	\$ 336,019.83	\$ 364,157.52	\$ 1,248,073.65	82.1%	\$ 271,234.35	-17.9%
Economic Development	\$ 142,509.00	\$ 10,474.45	\$ 29,000.04	\$ 10,474.45	\$ 29,000.04	\$ 38,905.10	27.3%	\$ 103,603.90	-72.7%
Courts	\$ 740,468.00	\$ 190,569.57	\$ 184,133.69	\$ 190,569.57	\$ 184,133.69	\$ 707,829.83	95.6%	\$ 32,638.17	-4.4%
Police	\$ 14,145,171.00	\$ 3,644,258.96	\$ 3,320,248.51	\$ 3,644,258.96	\$ 3,320,248.51	\$ 13,535,818.99	95.7%	\$ 609,352.01	-4.3%
Fire	\$ 8,747,756.00	\$ 2,383,834.26	\$ 2,168,212.04	\$ 2,383,834.26	\$ 2,168,212.04	\$ 8,854,241.54	101.2%	\$ (106,485.54)	1.2%
Public Works	\$ 3,816,823.00	\$ 1,019,299.86	\$ 957,468.56	\$ 1,019,299.86	\$ 957,468.56	\$ 3,785,970.91	99.2%	\$ 30,852.09	-0.8%
Parks	\$ 1,678,610.00	\$ 482,856.97	\$ 480,419.86	\$ 482,856.97	\$ 480,419.86	\$ 1,793,468.75	106.8%	\$ (114,858.75)	6.8%
<b>Total Personel Expenses</b>	\$ 37,602,755.00	\$ 9,762,063.78	\$ 9,158,529.63	\$ 9,762,063.78	\$ 9,158,529.63	\$ 36,259,094.04	96.4%	\$ 1,343,660.96	-3.6%
<i>Operating Expenses</i>									
City Manager	\$ 1,931,194.00	\$ 395,606.46	\$ 356,962.31	\$ 395,606.46	\$ 356,962.31	\$ 1,798,211.18	93.1%	\$ 132,982.82	-6.9%
Admin Services	\$ 2,667,798.00	\$ 585,276.45	\$ 516,887.64	\$ 585,276.45	\$ 516,887.64	\$ 2,660,347.50	99.7%	\$ 7,450.50	-0.3%
Finance	\$ 462,685.00	\$ 60,095.76	\$ 59,661.79	\$ 60,095.76	\$ 59,661.79	\$ 273,162.55	59.0%	\$ 189,522.45	-41.0%
City Attorney	\$ 202,368.00	\$ 52,903.19	\$ 45,387.31	\$ 52,903.19	\$ 45,387.31	\$ 240,469.05	118.8%	\$ (38,101.05)	18.8%
Human Resources	\$ 161,220.00	\$ 24,179.26	\$ 28,615.43	\$ 24,179.26	\$ 28,615.43	\$ 109,905.73	68.2%	\$ 51,314.27	-31.8%
Development	\$ 137,253.00	\$ 12,238.11	\$ 22,897.10	\$ 12,238.11	\$ 22,897.10	\$ 55,627.77	40.5%	\$ 81,625.23	-59.5%
Economic Development	\$ 112,909.00	\$ 56,723.69	\$ 33,508.26	\$ 56,723.69	\$ 33,508.26	\$ 257,834.95	228.4%	\$ (144,925.95)	128.4%
Courts	\$ 56,825.00	\$ 10,700.49	\$ 8,366.90	\$ 10,700.49	\$ 8,366.90	\$ 48,638.59	85.6%	\$ 8,186.41	-14.4%
Police	\$ 3,403,073.00	\$ 725,773.53	\$ 814,334.98	\$ 725,773.53	\$ 814,334.98	\$ 3,298,970.59	96.9%	\$ 104,102.41	-3.1%
Fire	\$ 1,989,664.00	\$ 533,464.34	\$ 577,048.38	\$ 533,464.34	\$ 577,048.38	\$ 2,133,857.36	107.2%	\$ (144,193.36)	7.2%
Public Works	\$ 3,713,555.00	\$ 518,125.40	\$ 564,239.87	\$ 518,125.40	\$ 564,239.87	\$ 2,355,115.45	63.4%	\$ 1,358,439.55	-36.6%
Parks	\$ 2,030,579.00	\$ 248,969.31	\$ 381,920.92	\$ 248,969.31	\$ 381,920.92	\$ 1,131,678.68	55.7%	\$ 898,900.32	-44.3%
<b>Total Operating Expenses</b>	\$ 16,869,123.00	\$ 3,224,055.99	\$ 3,409,830.89	\$ 3,224,055.99	\$ 3,409,830.89	\$ 14,363,819.41	85.1%	\$ 2,505,303.59	-14.9%
<i>Transfers Out</i>									
Admin Services	\$ 750,000.00	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 750,000.00	100.0%	\$ -	0.0%
Public Works	\$ 2,250,000.00	\$ 1,355,198.02	\$ 1,283,281.50	\$ 1,355,198.02	\$ 1,283,281.50	\$ 2,250,000.00	100.0%	\$ -	0.0%
<b>Total Transfers</b>	\$ 3,000,000.00	\$ 1,542,698.02	\$ 1,470,781.50	\$ 1,542,698.02	\$ 1,470,781.50	\$ 3,000,000.00	100.0%	\$ -	0.0%
<b>Total Expenditures</b>	\$ 57,471,878.00	\$ 14,528,817.79	\$ 14,039,142.02	\$ 14,528,817.79	\$ 14,039,142.02	\$ 53,622,913.45	93.3%	\$ 3,848,964.55	-6.7%
<b>Operating Surplus (Deficit)</b>	\$ (5,068,062.00)	\$ (8,505,052.72)	\$ (8,360,305.39)	\$ (8,505,052.72)	\$ (14,039,142.02)	\$ 186,272.33			

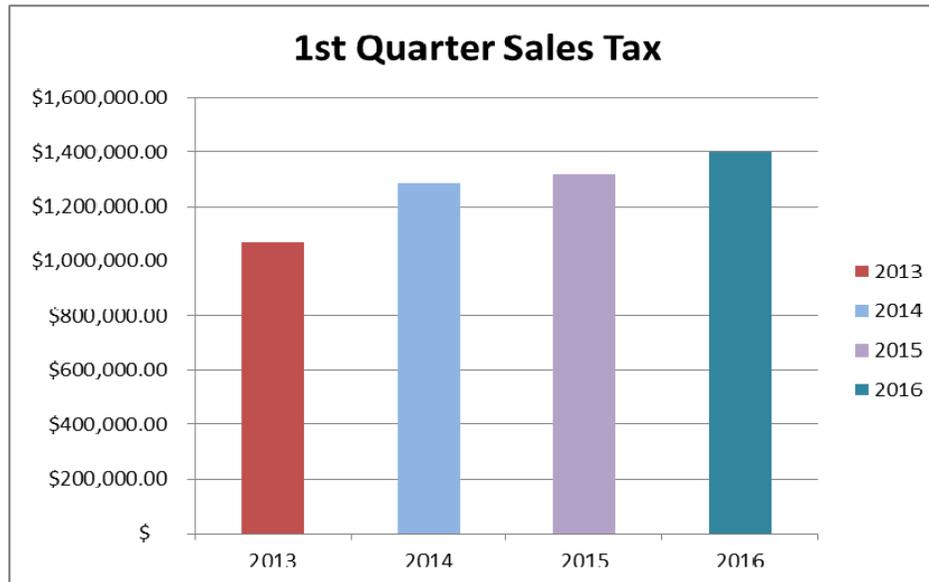
  

General Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	First Quarter (Current Year)	First Quarter (Prior Year)	Forecast (Current Year)	% Budget to Forecast	Difference	% Difference
Property Taxes	\$ 11,770,868.00	\$ 84,012.21	\$ (7,516.48)	\$ 84,012.21	\$ (7,516.48)	\$ 11,770,868.00	100.0%	\$ -	0.0%
Sales Taxes	\$ 16,297,401.00	\$ 1,397,704.65	\$ 1,318,696.25	\$ 1,397,704.65	\$ 1,318,696.25	\$ 17,471,308.13	107.2%	\$ 1,173,907.13	7.2%
Franchise Taxes	\$ 5,939,513.00	\$ 1,124,015.35	\$ 1,091,170.38	\$ 1,124,015.35	\$ 1,091,170.38	\$ 6,244,529.72	105.1%	\$ 305,016.72	5.1%
Telecommunications Taxes	\$ 1,219,200.00	\$ 108,182.79	\$ 94,510.83	\$ 108,182.79	\$ 94,510.83	\$ 1,352,284.88	110.9%	\$ 133,084.88	10.9%
Fee in Lieu - Vehicles	\$ 1,150,000.00	\$ 196,710.71	\$ 190,771.80	\$ 196,710.71	\$ 190,771.80	\$ 983,553.55	85.5%	\$ (166,446.45)	-14.5%
Other Taxes	\$ 51,000.00	\$ 18,034.11	\$ 26,213.20	\$ 18,034.11	\$ 26,213.20	\$ 72,136.44	141.4%	\$ 21,136.44	41.4%
Licenses and Permits	\$ 1,708,400.00	\$ 551,595.15	\$ 425,026.28	\$ 551,595.15	\$ 425,026.28	\$ 2,206,380.60	129.1%	\$ 497,980.60	29.1%
Intergovernmental	\$ 4,535,781.00	\$ 237,928.27	\$ 2,619.19	\$ 237,928.27	\$ 2,619.19	\$ 4,535,781.00	100.0%	\$ -	0.0%
Ambulance Fees	\$ 1,526,265.00	\$ 229,878.53	\$ 352,575.96	\$ 229,878.53	\$ 352,575.96	\$ 1,044,902.41	68.5%	\$ (481,362.59)	-31.5%
Charges for Services	\$ 1,683,757.00	\$ 447,074.83	\$ 479,742.04	\$ 447,074.83	\$ 479,742.04	\$ 1,788,299.32	106.2%	\$ 104,542.32	6.2%
Interfund Charges	\$ 4,276,552.00	\$ 1,069,138.05	\$ 1,029,578.76	\$ 1,069,138.05	\$ 1,029,578.76	\$ 4,276,552.20	100.0%	\$ 0.20	0.0%
Fines and Forfeitures	\$ 1,500,000.00	\$ 343,681.08	\$ 347,755.25	\$ 343,681.08	\$ 347,755.25	\$ 1,374,724.32	91.6%	\$ (125,275.68)	-8.4%
Miscellaneous Income	\$ 511,634.00	\$ 124,310.83	\$ 265,507.23	\$ 124,310.83	\$ 265,507.23	\$ 497,243.32	97.2%	\$ (14,390.68)	-2.8%
Events	\$ 233,445.00	\$ 91,498.51	\$ 62,185.94	\$ 91,498.51	\$ 62,185.94	\$ 190,621.90	81.7%	\$ (42,823.10)	-18.3%
<b>Total Revenues</b>	\$ 52,403,816.00	\$ 6,023,765.07	\$ 5,678,836.63	\$ 6,023,765.07	\$ 5,678,836.63	\$ 53,809,185.78	102.7%	\$ 1,405,369.78	2.7%

## General Fund

### Notes to the General Fund

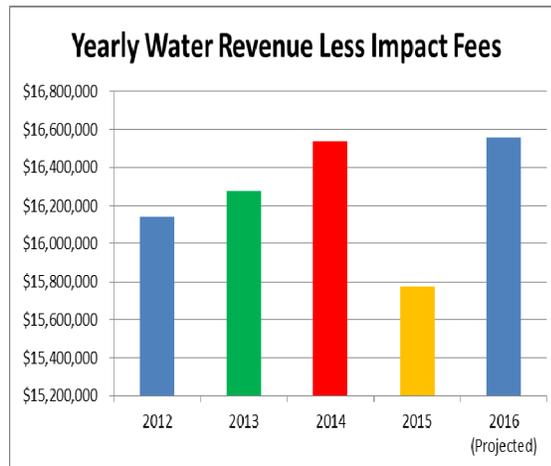
1. The City receives sales tax revenues 60 days after collection by the retailers.
2. November and December are the primary months for property tax collections.
3. MET & Telecommunication taxes are received 45-60 days after they are billed to the customer.
4. Class C Road revenues are paid bi-monthly and are received 60 to 90 days after collection.



Water Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	First Quarter (Current Year)	First Quarter (Prior Year)	Forecast (Current Year)	% Budget to Forecast	Difference	% Difference
<b>Revenues</b>									
Charges for Services	\$ 17,518,062.00	\$ 6,126,614.61	\$ 5,790,381.27	\$ 6,126,614.61	\$ 5,790,381.27	\$ 16,558,417.86	94.5%	\$ (959,644.14)	-5.5%
Impact Fees	\$ 1,000,000.00	\$ 242,485.00	\$ 149,030.00	\$ 242,485.00	\$ 149,030.00	\$ 969,940.00	97.0%	\$ (30,060.00)	-3.0%
<b>Total Revenues</b>	<b>\$ 18,518,062.00</b>	<b>\$ 6,369,099.61</b>	<b>\$ 5,939,411.27</b>	<b>\$ 6,369,099.61</b>	<b>\$ 5,939,411.27</b>	<b>\$ 17,528,357.86</b>	<b>94.7%</b>	<b>\$ (989,704.14)</b>	<b>-5.3%</b>
<b>Expenses</b>									
Personel Expense	\$ 1,739,596.00	\$ 432,093.78	\$ 374,597.04	\$ 432,093.78	\$ 374,597.04	\$ 1,604,919.75	92.3%	\$ 134,676.25	-7.7%
Operating Expense	\$ 14,129,151.00	\$ 2,392,603.54	\$ 3,533,552.71	\$ 2,392,603.54	\$ 3,533,552.71	\$ 14,500,627.52	102.6%	\$ (371,476.52)	2.6%
Capital Projects	\$ 6,100,786.00	\$ 349,252.56	\$ 1,055,292.62	\$ 349,252.56	\$ 1,055,292.62	\$ 6,100,786.00	100.0%	\$ -	0.0%
Transfer	\$ 25,000.00	\$ 6,249.99	\$ 6,249.99	\$ 6,249.99	\$ 6,249.99	\$ 24,999.96	100.0%	\$ 0.04	0.0%
Bond Fee	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	100.0%	\$ -	0.0%
Bond Interest	\$ 126,060.00	\$ -	\$ -	\$ -	\$ -	\$ 126,060.00	100.0%	\$ -	0.0%
Bond Principle	\$ 665,000.00	\$ -	\$ -	\$ -	\$ -	\$ 665,000.00	100.0%	\$ -	0.0%
<b>Total Expenses</b>	<b>\$ 22,789,093.00</b>	<b>\$ 3,180,199.87</b>	<b>\$ 4,969,692.36</b>	<b>\$ 3,180,199.87</b>	<b>\$ 4,969,692.36</b>	<b>\$ 23,025,893.23</b>	<b>101.0%</b>	<b>\$ (236,800.23)</b>	<b>1.0%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ (4,271,031.00)</b>	<b>\$ 3,188,899.74</b>	<b>\$ 969,718.91</b>	<b>\$ 3,188,899.74</b>	<b>\$ 969,718.91</b>	<b>\$ (5,497,535.36)</b>	<b>-6.4%</b>	<b>\$ (752,903.91)</b>	<b>-6.4%</b>

## Water Fund

1. Impact Fees are projected to be near \$969,940.00.
2. Water Revenue less Impact Fees is projected to be the highest in five years.

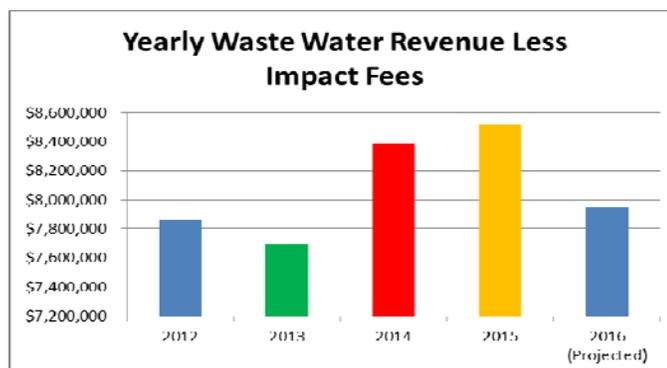


3. \$1,200,000 to \$1,300,000 in Water Fees collected have been designated by the City Council each year for Capital Replacement.

Waste Water Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	First Quarter (Current Year)	First Quarter (Prior Year)	Forecast (Current Year)	% Budget to Forecast	Difference	% Difference
<b>Revenues</b>									
Charges for Services	\$ 8,539,822.00	\$ 1,988,235.02	\$ 2,112,616.68	\$ 1,988,235.02	\$ 2,112,616.68	\$ 7,952,940.08	93.1%	\$ (586,881.92)	-6.9%
Impact Fees	\$ 650,000.00	\$ 160,648.00	\$ 103,360.00	\$ 160,648.00	\$ 103,360.00	\$ 642,592.00	98.9%	\$ (7,408.00)	-1.1%
<b>Total Revenues</b>	<b>\$ 9,189,822.00</b>	<b>\$ 2,148,883.02</b>	<b>\$ 2,215,976.68</b>	<b>\$ 2,148,883.02</b>	<b>\$ 2,215,976.68</b>	<b>\$ 8,595,532.08</b>	<b>93.5%</b>	<b>\$ (594,289.92)</b>	<b>-6.5%</b>
<b>Expenses</b>									
Personel Expense	\$ 966,839.00	\$ 200,414.85	\$ 154,243.43	\$ 200,414.85	\$ 154,243.43	\$ 744,398.01	77.0%	\$ 222,440.99	-23.0%
Operating Expense	\$ 6,249,791.00	\$ 1,577,863.53	\$ 1,308,563.05	\$ 1,577,863.53	\$ 1,308,563.05	\$ 6,574,431.38	105.2%	\$ (324,640.37)	5.2%
Capital Projects	\$ 4,970,884.00	\$ 864,749.88	\$ 611,702.31	\$ 864,749.88	\$ 611,702.31	\$ 4,970,884.00	100.0%	\$ -	0.0%
Transfer	\$ 25,000.00	\$ 6,249.99	\$ 6,249.99	\$ 6,249.99	\$ 6,249.99	\$ 24,999.96	100.0%	\$ 0.04	0.0%
<b>Total Expenses</b>	<b>\$ 12,212,514.00</b>	<b>\$ 2,649,278.25</b>	<b>\$ 2,080,758.78</b>	<b>\$ 2,649,278.25</b>	<b>\$ 2,080,758.78</b>	<b>\$ 12,314,713.35</b>	<b>100.8%</b>	<b>\$ (102,199.35)</b>	<b>0.8%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ (3,022,692.00)</b>	<b>\$ (500,395.23)</b>	<b>\$ 135,217.90</b>	<b>\$ (500,395.23)</b>	<b>\$ 135,217.90</b>	<b>\$ (3,719,181.27)</b>	<b>-7.3%</b>	<b>\$ (492,090.57)</b>	<b>-7.3%</b>

## Waste Water Fund

1. Impact Fees are projected to be over \$809,539.41, this is the highest in the past four years.
2. Waste Water Revenue less Impact Fees is projected to be the highest in the previous four years. This is because of the Capital Replacement rate increase that happened in Fiscal Year 2014.

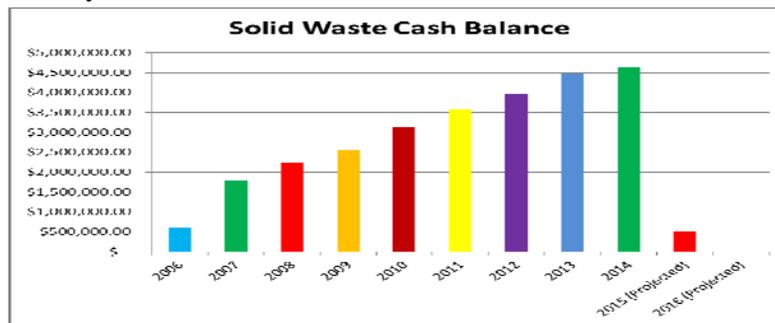


3. \$750,000 in Waste Water Fees collected were designated by the City Council each year for Capital Replacement.

Solid Waste Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	First Quarter (Current Year)	First Quarter (Prior Year)	Forecast (Current Year)	% Budget to Forecast	Difference	% Difference
<b>Revenues</b>									
Charges for Services	\$ 3,596,157.00	\$ 918,526.03	\$ 972,447.11	\$ 918,526.03	\$ 972,447.11	\$ 3,674,104.12	102.2%	\$ 77,947.12	2.2%
Miscellaneous	\$ -	\$ 204.00	\$ 204.00	\$ 204.00	\$ 204.00	\$ 816.00		\$ 816.00	
<b>Total Revenues</b>	<b>\$ 3,596,157.00</b>	<b>\$ 918,730.03</b>	<b>\$ 972,651.11</b>	<b>\$ 918,730.03</b>	<b>\$ 972,651.11</b>	<b>\$ 3,674,920.12</b>	<b>102.2%</b>	<b>\$ 78,763.12</b>	<b>2.2%</b>
<b>Expenses</b>									
Personel Expense	\$ 125,805.00	\$ 63,149.57	\$ 37,128.04	\$ 63,149.57	\$ 37,128.04	\$ 234,555.55	186.4%	\$ (108,750.55)	86.4%
Operating Expense	\$ 4,223,978.00	\$ 657,018.46	\$ 651,908.42	\$ 657,018.46	\$ 651,908.42	\$ 3,981,930.06	94.3%	\$ 242,047.94	-5.7%
Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
<b>Total Expenses</b>	<b>\$ 4,349,783.00</b>	<b>\$ 720,168.03</b>	<b>\$ 689,036.46</b>	<b>\$ 720,168.03</b>	<b>\$ 689,036.46</b>	<b>\$ 4,216,485.61</b>	<b>96.9%</b>	<b>\$ 133,297.39</b>	<b>-3.1%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ (753,626.00)</b>	<b>\$ 198,562.00</b>	<b>\$ 283,614.65</b>	<b>\$ 198,562.00</b>	<b>\$ 283,614.65</b>	<b>\$ (541,565.49)</b>	<b>5.3%</b>	<b>\$ (54,534.27)</b>	<b>5.3%</b>

### Solid Waste Fund

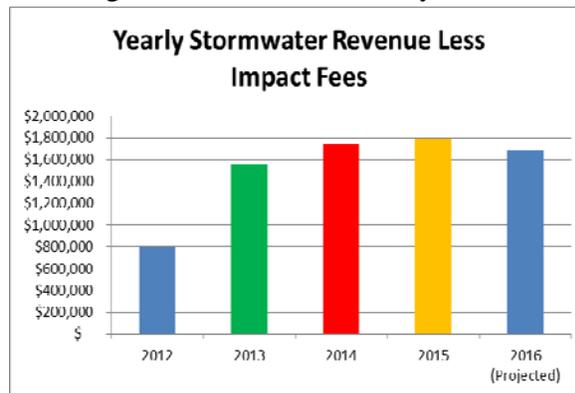
- The Solid Waste Fund had been growing over the last 10 years in order to save for a Transfer Station. Trans-Jordan Landfill has informed the City that they will be paying for the Transfer Station. It was the Council’s decision to move \$4,000,000 from the Solid Waste Fund to the Storm Water Fund for Capital Project Funding. At this point projections show that the Solid Waste Fund will be near \$0 cash at the end of this fiscal year.



Stormwater Fund Summary	Approved Annual Budget	Year to Date (Current)	Year to Date (Prior)	First Quarter (Current Year)	First Quarter (Prior Year)	Forecast (Current Year)	% Budget to Forecast	Difference	% Difference
<b>Revenues</b>									
Charges for Services	\$ 1,775,693.00	\$ 422,297.66	\$ 435,972.46	\$ 422,297.66	\$ 435,972.46	\$ 1,689,190.64	95.1%	\$ (86,502.36)	-4.9%
Impact Fees	\$ 500,000.00	\$ 266,262.51	\$ 544,165.25	\$ 266,262.51	\$ 544,165.25	\$ 1,065,050.04	213.0%	\$ 565,050.04	113.0%
<b>Total Revenues</b>	<b>\$ 2,275,693.00</b>	<b>\$ 688,560.17</b>	<b>\$ 980,137.71</b>	<b>\$ 688,560.17</b>	<b>\$ 980,137.71</b>	<b>\$ 2,754,240.68</b>	<b>121.0%</b>	<b>\$ 478,547.68</b>	<b>21.0%</b>
<b>Expenses</b>									
Personel Expense	\$ 807,749.00	\$ 205,710.94	\$ 163,383.53	\$ 205,710.94	\$ 163,383.53	\$ 764,069.21	94.6%	\$ 43,679.79	-5.4%
Operating Expense	\$ 510,294.00	\$ 197,442.74	\$ 173,387.84	\$ 197,442.74	\$ 173,387.84	\$ 789,770.96	154.8%	\$ (279,476.96)	54.8%
Capital Projects	\$ 1,559,161.00	\$ 443,317.39	\$ 77,418.26	\$ 443,317.39	\$ 77,418.26	\$ 1,559,161.00	100.0%	\$ -	0.0%
<b>Total Expenses</b>	<b>\$ 2,877,204.00</b>	<b>\$ 846,471.07</b>	<b>\$ 414,189.63</b>	<b>\$ 846,471.07</b>	<b>\$ 414,189.63</b>	<b>\$ 3,113,001.17</b>	<b>108.2%</b>	<b>\$ (235,797.17)</b>	<b>8.2%</b>
<b>Operating Surplus (Deficit)</b>	<b>\$ (601,511.00)</b>	<b>\$ (157,910.90)</b>	<b>\$ 565,948.08</b>	<b>\$ (157,910.90)</b>	<b>\$ 565,948.08</b>	<b>\$ (358,760.49)</b>	<b>12.8%</b>	<b>\$ 714,344.85</b>	<b>12.8%</b>

### Storm Water Fund

1. Impact Fees are projected to be over \$1,000,000.
2. Storm Water Revenue less Impact Fees is projected to be the down from the previous two years. This is will increase as the City Council has approved an increase to Commercial Billing to take effect in January.



3. \$4,000,000 in cash was transferred in Fiscal Year 2015 from the Solid Waste Fund to the Storm Water Fund to increase the Capital Project funding.

Mayor Rolfe appreciated the improvements made to the format of the report over what had been presented in previous years. He also requested an update on ambulance billing.

Ryan Bradshaw explained that a large amount of ambulance revenue had arrived shortly after the quarterly report was published. This nearly doubled the City's ambulance revenue.

Councilmember McConnehey asked that future reports be attached to the online agenda packet so that the Council and public could review them in detail prior to meetings. He indicated that they also could be added to the City's online budget page. Additionally,

when funding was being allocated in advance of a project, he wished to see a table that listed each project, the allocated amount, the cumulative amount of any amendments, a column showing the number of total amendments on the projects and then a total of what the projects actually ended up costing.

Ryan Bradshaw stated that he expected that to be available for the next quarterly report.

Mark Palesh explained that when the budget was prepared for the following year, the Council would see each department's major projects and it would be clear which ones were underway and which ones were still pending. That information would also be presented in the monthly reports so the Council would be able to see the status of each project, how much money would have been spent thus far and when complete, and if the projects came in over or under budget.

***IX. REMARKS***

Councilmember Southworth asked that the City's Traffic Engineer could look into the fact that the speed limit changed on 5600 West when one entered West Jordan from West Valley. He wondered if the change in speed was warranted.

Mark Palesh pointed out that each City might calculate the need differently but Staff would take a look.

Councilmember Nichols asked that the traffic signal at 4800 West 7800 South be checked out. Where three months before eastbound and westbound traffic might hit a red light one out of four times, it now seemed to hit one three out of four times.

There were no additional remarks.

***X. ADJOURN***

**MOTION: Councilmember Hansen moved to adjourn. The motion was seconded by Councilmember Southworth.**

A roll call vote was taken

<b>Councilmember Haaga</b>	<b>Absent</b>
<b>Councilmember Hansen</b>	<b>Yes</b>
<b>Councilmember McConnehey</b>	<b>Yes</b>
<b>Councilmember Nichols</b>	<b>Yes</b>
<b>Councilmember Rice</b>	<b>Absent</b>
<b>Councilmember Southworth</b>	<b>Yes</b>
<b>Mayor Rolfe</b>	<b>Yes</b>

**The motion passed 5-0.**

The meeting adjourned at 7:59 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

**KIM V ROLFE**  
**Mayor**

**ATTEST:**

**MELANIE S. BRIGGS, MMC**  
**City Clerk**

Approved this 17th day of November, 2015