

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

Wednesday, April 13, 2016

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe, and Council Members Dirk Burton, Jeff Haaga, Zach Jacob, Chris McConnehey, and Chad Nichols. Council Member Sophie Rice was excused.

STAFF: Mark Palesh, City Manager; David R. Brickey, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director; Brian Clegg, Parks Director; Dave Zobell, City Treasurer; Wendell Rigby, Public Works Director; Reed Scharman, Deputy Fire Chief; Doug Diamond, Police Chief; Jim Riding, CIP/Facilities Project Manager; Scott Langford, City Planner; Larry Gardner, Senior Planner; Nate Nelson, City Engineer; Richard Davis, Deputy Police Chief; Kyle Shepherd, Deputy Police Chief; Drew Sanders, Police Lieutenant; Bruce Shepherd, Police Sergeant; Barbara Tatangelo, Crime Prevention; Christie Jacobs, Crime Prevention; Dave Murphy, CIP Engineering Manager; Greg Davenport, Civil Engineer III, and Jonathan Gardner, Human Resources Director.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Burton.

III. PRESENTATION

**RECOGNITION OF POLICE DEPARTMENT VOLUNTEERS AND
ACKNOWLEDGE NATIONAL VOLUNTEER WEEK, APRIL 10-16, 2016**

Doug Diamond recognized the following volunteers in the Police Department for their hours of service:

Kimberly Sell – 86.5 hours

Lorin Sisam – 80.5 hours

Connie Johnson – 20.0 hours

Georgia Block – 42.5 hours

Susie Briscoe – 24.0 hours

Braxton Vranes – 51.5 hours

Jeffery Baldwin – 22.5 hours

Presidential Awards:

Bronze Award for 100 to 249 hours

Bonnie Hutchings – 160.0 hours

Silver Award for 250 to 500 hours

William “Bill” Hogue – 368.0 hours

David Block – 402.0 hours

Doug Diamond briefly mentioned some of the ways these volunteers assisted.

The Council and staff congratulated all of the award recipients.

IV. COMMUNICATIONS

CITY MANAGER COMMENTS/REPORTS

Mark Palesh –

- Reported that each year an analysis of all utility rates and Enterprise funds were provided to the Council. If Council had any questions they could contact him or Steve Glain.

STAFF COMMENTS/REPORTS

Brian Clegg –

- Provided an update on current park improvements

Doug Diamond –

- Annual ‘Cops for Kids’ April 21, 2016, 4:00 p.m. – 8:00 p.m. at the Sizzler Steakhouse, 7800 South, West Jordan, Utah. Tip proceeds to benefit the Children’s Justice Center in West Jordan.

CITY COUNCIL COMMENTS/REPORTS

Councilmember Jacob –

- Announced that Aisza Wilde was appointed as the new West Jordan Chamber President and CEO.

Councilmember Haaga –

- Commented on State Code 10-3-819 ‘Bonds required.’ He previously questioned staff whether bonds were needed for Elected Officials. He said City staff should follow Utah State Law 52-1-4 ‘bonds of city officers shall be filed with the city recorder/clerk...;’

Councilmember Burton –

- Expressed his appreciation to Brian Clegg and the parks staff for their work on the park updates

- Expressed his appreciation to Rick Franco, Jones Excavating, for providing volunteer work prior to ‘Comcast Cares Day.’

V. CITIZEN COMMENTS

Matthew Smith, West Jordan resident, requested that the property at 6700 West 7400 South be removed from a previous surplus list. He said the property had been promised as a park for at least the last 10 years. He reminded the Council that citizens had voted to preserve open space. He believed that property owners in the 300’ range had not been notified. He felt the 300’ notification should be for any sale of land.

He commented on Public Hearing Item 7d, he asked that the Council oppose the rezone of land located at 8200 South 6700 West, he felt the land needed to be used for a school.

Alexandra Eframo, West Jordan resident, asked for a moment to reflect upon the common goals of the business of the City Council meeting.

She addressed the current budget and asked the Council not to provide \$55,000 to the West Jordan Chamber of Commerce and provided her reasons.

Paul Emett, West Jordan resident, opposed the potential sale of approximately 23-acres of City owned property located at 4652 West 7800 South, West Jordan, Utah. He provided the reasons he opposed the sale:

- Sale would negatively affect his property value
- Could impede his view of the Wasatch mountains
- Preserve open space
- 4-acres protected under ‘Clean Water Act’ Section 404
- Part of a greater view shed on the Wasatch mountains
- Was a connecting corridor to City owned space to the north and west

Steve Jones, West Jordan resident, attended the Bangerter and 7800 South revamp meeting. He voiced his concerns regarding the pedestrian walkway and possible changes.

He also commented on the new crosswalk and flashing light installed on 3200 West by the West Jordan Post Office. He said the lights were being blocked by signs, trees, and poles and the hazards should be addressed.

Jaylynn Thomas, West Jordan resident, agreed with the comments made by Steve Jones regarding the new lights on 3200 West.

She expressed her appreciation to the Police and Fire Department for their assistance during the April 23, 2016, Copper Hills High School events.

There was no one else who desired to speak.

VI. CONSENT ITEMS

- a. **Approve Resolution 16-49, confirming the appointment of members to serve on various City Committees, and confirm various Committee Officer nominations**
- b. **Approve Resolution 16-50, authorizing the Mayor to execute a Sanitary Sewer Participation Agreement between The Station at Gardner Mill LLC and West Jordan City for a city requested sewer improvement at the Station at Gardner Mill Apartments in an amount of \$29,570.00**
- c. **Approve Resolution 16-51, authorizing the Mayor to execute a Professional Services Agreement with Brown and Caldwell to prepare a SCADA/Telemetry System Master Plan in an amount not to exceed \$99,860.00**
- d. **Approve Resolution 16-52, authorizing the Mayor to execute a Professional Services Agreement with Forsgren Associates, Inc. for the Standards and Codes update for the Secondary Water System, in an amount not to exceed \$9,070.00**
- e. *(This item was removed from the agenda)*
- f. **Approve Resolution 16-54, authorizing the Mayor to execute a contract with Superior Asphalt, L.C. for crack seal services at various locations in West Jordan City in an amount not-to-exceed \$94,680.00**
- g. **Approve Resolution 16-55, authorizing the Mayor to execute Change Order 2 with Gerber Construction Inc. for additional road construction at the Veteran's Irrigation Pond Reconstruction and Road Project in an amount not to exceed \$77,814.00**
- h. **Approve Resolution 16-56, authorizing the Mayor to execute an Interlocal Cooperation Agreement between West Jordan City and Salt Lake County for 7800 South New Bingham Highway road improvements project transferring \$1,750,000.00 from the County Transportation Funds to West Jordan City**
- i. **Approve Resolution 16-57, authorizing the Mayor to execute an Agreement between the City of West Jordan and LexisNexis Claims Solutions Inc. for an online DI9 dissemination program, eCrash**
- j. **Approve Resolution 16-58, authorizing the Mayor to execute the Utah Sexual Assault Kit Initiative Grant (SAKI) application as outlined in the**

grant application, and to accept the proposed grant funding and put into the appropriate budget lines of the police department

- k. Approve Ordinance 16-16, regarding 2009 West Jordan Municipal Code text amendment to Title 8, Chapter 8, Encroachment Ordinance**
- l. Approve Resolution 16-59, authorizing the Mayor to execute a Development Agreement with Peterson Development Company, LLC for Addenbrook Villages Subdivision**
- m. Approve the update to the Road and Bridge Policies and Design Criteria Manual**
- n. Approve Resolution 16-60, authorizing the Mayor to execute a contract with Black Forest Paving for the City Hall Parking Lot Expansion Project, in an amount not to exceed \$192,429.00**
- o. Approve the renewals for the health insurance and other benefit plans using PEHP for medical, EMI and Assurant for dental, Opticare for vision, and The Hartford for life, LTD and AD&D for insurance for City Employees**

The Council pulled Consent Item 6.b and 6.j, (item 6e was removed permanently)

MOTION: Councilmember Jacob moved to approve all the Consent Items except 6.b. and 6.j, for further discussion (item 6e was removed permanently). The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

VII. PUBLIC HEARINGS

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL OF A SPONSORSHIP/CONTRIBUTION OF POLICE SERVICES AND AN ENCROACHMENT PERMIT FOR JOYFUL WELCOME, A NONPROFIT ENTITY VALUED AT APPROXIMATELY \$1,500

Councilmember Burton said Joyful Welcome was a nonprofit organization which worked to ensuring that babies and mothers born in our community begin their new life with something new, warm and filled with love by providing mothers in need with essential items, education and resources.

Starting in 2015, Joyful Welcome held their first “Hocus Pocus 5k and Stroller Roll” to raise awareness and funds. The next event was planned for October 22, 2016. The organization was requesting support from the City for the event.

Additional information was available at <http://joyfulwelcome.org/>, and photos from the 2015 Stroller Roll could be found at <http://JoyfulWelcome>.

The request for the fee waiver was denied by Mark R. Palesh, City Manager.

The fiscal impact would be variable based on Council’s direction.

Councilmember Burton read the following letter into the record:

“Dear Mayor and Council,

I want to express my appreciation to Joy Rolfe, the Mayor, and the many other citizens that make Joyful Welcome a valuable organization in our community. In evaluating this request I hope that the Council will consider the following:

1. How many non-profit organizations hold fund raising events in the city each year and pay for the city services necessary to hold the event?
2. Is there a process or standard whereby all non-profit organizations are aware of a fee waiver process, can make a request, and the Council is consistent in how they grant the waivers?
3. Has there been any legal challenges against other municipalities in the State for granting fee waivers to non-profit organizations?

I would hope that a fair and consistent process is afforded all organizations that exist to provide non-profit services to our citizens whether it be Scouts, youth sports, fight against cancer or other health issues, and of course Joyful Welcome.

Sincerely,
Bryce Haderlie”

Mayor Rolfe opened the public hearing.

Alexandra Eframo, West Jordan resident, explained what the Joyful Welcome Organization provided. She felt the Council should support this organization.

Steve Jones, West Jordan resident, felt the Council should support the individuals volunteering for this organization.

Carol K. Maea, Taylorsville resident, agreed with the previous comments and felt the Council should provide support.

Craig Dearing, West Jordan resident, encouraged the City to be the motto: 'Home of the Good Neighbor.' He felt more should be done for the volunteers of the City. He asked the Council to approve the sponsorship, and not for just this organization but others in the future.

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

Councilmember Haaga said this organization had an active board and monthly meetings. He was a proponent of this organization.

Councilmember McConnehey reported that his wife participated with this organization with no financial benefit. He commented on some of the other organizations that had been helped in the past:

- Car shows
- Olive Osmond Hearing Fund
- South Valley Sanctuary
- West Jordan Chamber of Commerce
- Exchange Club
- 4-H Club

He supported the request by Joyful Welcome.

Mayor Rolfe also disclosed that his wife was the Chair of Joyful Welcome. However, he was not a signer, Board Member, or anything on Joyful Welcome. He said no one on this organization was paid, they had audited financial statements, and they made no campaign contributions to any candidates.

Councilmember Jacob asked in response to question 2, previously read from Mr. Haderlie's letter: was there a process or standard.

Councilmember McConnehey said historically requests were handled on an individual basis; each one was brought before the Council as a public hearing.

David Brickey said State Statue 10-8-1(2)(1)(a)(v) allowed for in-kind contributions by municipalities as long as the dollar amount(s) did not exceed more than 1% of the municipal gross budget.

MOTION: Councilmember Burton moved to approve the sponsorship/contribution of police services and an encroachment permit for Joyful Welcome. The motion was seconded by Councilmember Haaga.

Councilmember Nichols asked whether partnering with the Healthy West Jordan Committee had been considered.

Mayor Rolfe indicated that the ‘Linda Buttars Fun Run’ typically held by the Healthy West Jordan Committee had been canceled. He said the Joyful Welcome Organization wanted to hold this run from private donations from businesses.

Councilmember McConnehey announced that the Joyful Welcome Committee would be speaking at the next Healthy West Jordan Committee meeting.

Councilmember Haaga reported that he wanted to provide assistance to other foundations, organizations, etc.

Mayor Rolfe reported that previously 57 different charities had been helped in the past and this would make 58. He applauded the volunteers that kept the charities/organizations going.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
RESOLUTION 16-61, AMENDING THE SALARY SCHEDULE FOR FY
2016**

The City of West Jordan was constantly growing and periodic changes must be made to keep personal current with that growth. The changes in this salary schedule reflect those

needs. Over the past few months the City Manager had made some changes that he felt would allow for greater efficiency moving forward.

The Volunteer & Event Services Coordinator position was formerly a part-time position but as City events continue to grow, a full-time position was needed.

Due to some unexpected circumstances in the Finance Department, it had become necessary to add a Deputy Finance Director to that department.

The Utilities Superintendent position had remained unfilled for a period of time and after reshuffling some job duties around, it had been determined that the position can be better used as a Utility Locator position. The result was a significant cost savings for the City since the position was changing from range 70 to range 45.

Regarding the fiscal and/or asset impact, since the current fiscal year was almost over, the approximate fiscal impact was \$15,300, depending on when positions were filled and at what step in the salary range. Moving forward, the annual fiscal impact would be approximately \$91,500.

Staff recommended approval of the proposed Resolution amending the Salary Schedule for City employees for fiscal year 2015-2016.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Nichols moved to adopt Resolution 16-61, amending the Salary Schedule for fiscal year 2015-2016. The motion was seconded by Councilmember Jacob.

Councilmember McConnehey opposed the motion. He wanted to see additional information as to the need for the Volunteer & Event Services Coordinator.

Mayor Rolfe asked if the Volunteer & Event Services Coordinator was to be filled immediately.

Mark Palesh said yes. He believed there was a need for this position.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	No
Councilmember Nichols	Yes
Councilmember Rice	Absent

Mayor Rolfe

No

The motion passed 4-2.

Councilmember Haaga left the meeting at 7:00 p.m.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 16-17, REGARDING A REZONE OF .51 ACRES FROM R-1-8B (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT LOTS) AND R-1-10B (SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT LOTS) TO R-1-8C (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT LOTS) PROPERTY LOCATED AT 7544 SOUTH 2200 WEST, ANNETTE SCOTT, APPLICANT

Larry Gardner said the applicant was proposing to rezone .51 acres of property located at 7544 South 2200 West from R-1-10B (Single Family Residential 10,000 square foot lot minimum, house size “B”) and R-1-8B (Single-family Residential, 8,000 square foot lot minimum house size “B”) to R-1-8C (Single-family Residential, 8,000 square foot minimum lots, house size “C”). The actual zone district would change on .22 acres; and the remaining property would only have the minimum house size changed. The property was designated as Medium Density Residential on the Future Land Use Map which supported R-1-8 zoning, so a corresponding change to the land use map would not be needed. The purpose of the rezone was to facilitate a two lot subdivision. When the property is subdivided into two lots, the lots would be approximately 11,000 square feet in area. However, the R-1-8 zoning had a 75-foot lot frontage requirement as opposed to an 85-foot frontage requirement which makes it possible to more effectively subdivide the property. The proposed subdivision would be irregular, but would still meet City requirements. At present, the applicant’s property was divided between the R-1-10 and R-1-8 zoning districts.

GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	Zoning	Existing Land Use
North	Parks and Open Land	R-1-10D	Jordan Meadows Park
South	Medium-Density Residential	R-1-8B	Magic Valley Subdivision
West	Medium-Density Residential	R-1-8B	Magic Valley Subdivision
East	Medium-Density Residential	R-1-8A	Copper Gate Subdivision

FINDINGS OF FACT

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

Prior to making a positive recommendation to the City Council for an amendment to the Zoning Map, the Planning Commission 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: The subject property is located within the Medium-Density Residential land use designation. This designation was created for those residential uses that fall between 3.1 and 5.0 dwelling units per acre. The applicant is proposing to change the zoning designation on .22 acres of land currently zoned as R-1-10B to R-1-8C and the house size on the remaining portion to house size "C" which is consistent with the Medium Density Land Use designation of the General Plan.

Furthermore, Goal 4 Policy 2 states: "Single-family housing should be the primary residential development type in the city." The applicant's intent is to subdivide the property into two lots and construct one additional single family home. The proposed future subdivision will need to meet all the requirements of the zoning and subdivision ordinance. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan.

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

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

Discussion: The future subdivision will result in two single-family lots approximately 11,000 square feet in area. The minimum lot sizes of the adjacent developments are all a minimum of 8000 square feet.

The proposed subzone for home size "C" which requires the following minimum living areas:

- 1 level dwelling (rambler/split entry) -2,400 sq. ft. minimum living space;
- Split level dwelling – 2,100 sq. ft. minimum living space; and,
- Multi-story dwelling (2 or more) – 2,400 sq. ft. living space.

The lot sizes will be larger and housing sizes are larger than what exists around the proposed development. The property is relatively flat and slopes slightly from West to East.

The City Engineering Department has indicated that the City does have the ability to service the project.

Finding: The proposed amendment will result in compatible land use relationships and does 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 R-1-8 zoning district has specific standards which will be met when the property is subdivided and developed. The R-1-8 zone is compatible with the existing zones and housing densities found in surrounding neighborhoods. This project creates additional infill housing in this area.

Finding: The proposed amendment 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: The Engineering Department has determined that the City has the ability to service the development with water, sewer, streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. Garbage collection will be provided as part of the normal City garbage collection service. The Fire Department will review the proposed development at the time of subdivision application to ensure full serviceability.

Finding: 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.

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

Discussion: The property is not located within any overlay zone.

Finding: This criterion does not apply.

In conclusion, staff supported the proposed Zoning Map amendment associated with this request, believing that the intended residential infill for this area would be compatible with adjoining land uses and with the neighborhood.

Staff recommended that the City Council rezone .51 acres from R-1-10B (Single Family Residential 10,000 square foot lot minimum house size "B") and R-1-8B (Single-family Residential, 8,000 square foot lot minimum house size "B") Zone to R-1-8C (Single-family Residential, 8,000 square foot lot minimum house size "C") Zone on property located at 7544 South 2200 West.

On March 15, 2016, the Planning Commission in a unanimous vote, recommended that the City Council rezone .51 acres from R-1-10B (Single Family Residential 10,000 square foot lot minimum house size "B") and R-1-8B (Single-family Residential, 8,000 square foot lot minimum house size "B") Zone to R-1-8C (Single-family Residential, 8,000 square foot lot minimum house size "C") Zone on property located at 7544 South 2200 West.

Mayor Rolfe opened the public hearing. There was no one who desired to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Nichols moved that the City Council approve Ordinance 16-17, rezoning .51 acres from R-1-10B (Single Family Residential 10,000 square foot lot minimum house size "B") and R-1-8B (Single-family Residential, 8,000 square foot lot minimum house size "B") Zone to R-1-8C (Single-family Residential, 8,000 square foot lot minimum house size "C") Zone on property located at 7544 South 2200 West. The motion was seconded by Mayor Rolfe.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Absent
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

Councilmember Haaga returned to the meeting at 7:05 p.m.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 16-18, REGARDING A FUTURE LAND USE PLAN AMENDMENT FOR 40 ACRES FROM PUBLIC FACILITIES TO MEDIUM DENSITY RESIDENTIAL; AND ORDINANCE 16-19, REZONE FROM P-F (PUBLIC FACILITIES) TO R-1-8C (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT LOTS), PROPERTY LOCATED AT 8200 SOUTH 6700 WEST, THE BOYER COMPANY/SPENCER MOFFAT, APPLICANT

Larry Gardner said the applicant was requesting two map amendments. The first was an amendment to the Future Land Use Map from Public Facilities to Medium Density Residential and relocating the Parks and Open Lands map portion to where the wash is generally located on the property. Currently the Parks and Open Lands map portion runs along 8200 South. The second change was an amendment to the Zoning Map from PF (Public Facilities) to R-1-8C (Single Family Residential 8,000 square foot lot minimum, house size C). The amendments all affect the same 40-acre piece of property, on the northeast corner of 8200 south and SR-111. The property is currently owned by Jordan School District but was under contract to be purchased by the Boyer Company. Overall the parcel was 50 acres in area. The School District purchased the property for a potential high school site but had since decided to locate a future high school to a different location. The School District would be keeping 10 acres on the south east portion of the site for a future elementary school. Those 10 acres would remain Public Facilities on the Land Use and Zoning Maps.

If the land use map amendment and rezoning were approved, the applicant was proposing to subdivide the property and construct single family dwellings. A concept plan showing how the development might be constructed was included in the Council’s agenda packet for reference purposes only and does not bind the developer or the City. The Medium-Density Residential Land Use designation according to the General Plan had an established density range of 3.1 to 5.0 dwelling units per acre. The applicant’s intent was to subdivide the property into 146 single family lots and one ten-acre parcel. The concept plan showed the proposed roadway design and lot configuration. The average lot size would be within the parameters set by the Zoning Ordinance with the smallest lot being 8,000 sq. ft. The gross density of the project was expected to be 3.65 units per acre. The site was an irregular polygon in shape and slopes from west to east. The property had historically been used for dry-farming. An unnamed wash runs through the site and would be left exposed. It was anticipated that wash would be landscaped. The design of the wash would be part of the subdivision process.

GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	Zoning	Existing Land Use
North	High Density Residential	PC	Multi-Family Residential
South	Public Facilities and Low Density Residential	PF and PC	School and Single Family

East	Low Density Residential	LSFR	Church, Open Ground
West	Medium Density Residential, Neighborhood Commercial, Parks and Open Space	PC	Single Family, Convenience Store, Park/Detention Pond

FINDINGS OF FACT

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

According to City Code, Section 13-7C-6), any amendments to the general plan, including maps, shall be approved only if the following are met.

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 Public Facilities to Medium Density Residential and relocating the Parks and Open Lands map reference from adjacent to 8200 South to the location where the unnamed wash runs.

The description of “Public Facilities” from the General Plan is:

“The Public Facilities designation is applied to areas where government buildings and facilities, schools, and major public utility facilities are located, or should be located in the future. These uses should be located in areas suitable and compatible with neighboring land uses, and should provide a buffer between land uses where appropriate. Public facilities should be located among compatible land uses and zones but should also be located to efficiently serve a growing community.”

The School District was not completely abandoning the site as a potential school site but was changing the school type from a High School to an Elementary School. Elementary schools were generally built upon 10 to 12 acre sites. Changing the Land Use Map from Public Facilities to Medium Density would be compatible with the surrounding uses.

The description of “Medium Density Residential” in the General Plan is:

“Medium Density Residential will include development providing for moderate intensity single-family attached/detached units as well as twin and town homes. Areas that should be designated as medium density residential uses should be preferred for infill developments that are well buffered from commercial and industrial uses.”

The applicant was proposing to construct all single family homes with no multi-family or twin homes and had submitted an application to change the zoning designation from PF to R-1-8C.

The General Plan states: “*lower density single-family residential uses are most preferred in West Jordan.*” The majority of the residential land use designation abutting SR-111 is of the “Medium Density” land use designation. The General Plan Land Use Map amendment to “Medium Density” is consistent with the goals of the plan in that the developer is proposing to construct all single family homes at this time.

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

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: At present there is approximately 506 acres of undeveloped land designated as “Medium Density” residential west of 5600 West (excluding the Highlands). The most appropriate optional site that is designated Medium Density was south and east of the proposed site; however, the parcel was nearly 150 acres and was currently not for sale. The remainder of medium density sites would require “leap frog” development which was discouraged by the General Plan. Public Facility land uses such as government office schools etc. were generally located where a use exists or where it is best determined that a future need will exist. The School District purchased the 50 acres with the intent to construct a future high school. The District had determined that a High School would better serve the community at a different location and that a 50-acre site is not large enough to meet current high school design needs. The District would keep a 10-acre piece for a future elementary school. Because the site would not be used for a public facility use, such as the high school, then the use that is most compatible with the area was single family housing.

Finding: 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.

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

Discussion: The proposed land use amendment would be compatible with the uses surrounding the site. The use to the North was multifamily. To the west was a convenience store located at the corner of SR-111 and 8200 south and single family dwellings. The uses to the East include a church and open ground planned to be future single family. To the South was a middle school and single family residential.

Finding: The proposed amendment will 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 approval of the proposed amendment would be consistent with the apparent practice of placing Medium Density and High Density along major arterial roads, including Bacchus Highway. The School District would keep a 10-acre piece on 6700 West for a future elementary school. If the site will not be used for a public facility use such as a school than a use that is most compatible with the area was single family housing.

Finding: 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.

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 amendment would not adversely impact the neighborhood. The concept plan showed that new roads for the proposed subdivision would not connect through existing neighborhoods. The new development would be connected to existing collector streets. A traffic study would be required with the subdivision application to help determine the most acceptable traffic configuration. Water was adequate in the area and no upgrades would be required. The applicant would work with the Fire Department to determine the best location for fire hydrants. Storm Water would be metered into the existing City systems. The wash running through the property will be left open and landscaped which would provide additional percolation of storm water passing through the development. Sanitary sewer lines would be required to be upsized downstream from this development to adequately handle the extra drainage created by this development (the site has been master planned as a school and single family has a higher impact on the sewer system). Public safety should not be adversely affected by the amendment and the subsequent development. The developer would be required to install any infrastructure required for this development.

Finding: 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.

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

Discussion: The proposed amendment is not adverse to any other existing adopted plans, city codes or ordinances. The property was within the boundaries of the Jordan Hills Villages master planned development. However, the future development requirements of that plan expired in 2015. Moreover, nothing in that plan prevented the City from exercising its legitimate police power, which included rezoning of property.

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

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

According to City Code, Section 13-7D-7(A), the following shall be met in approving any amendments to the Zoning Map.

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

Discussion: The subject property was proposed to be located within the Medium-Density Residential land use designation. This designation was created for those residential uses which fall between 3.1 and 5.0 dwelling units per acre. The applicant was proposing to change the zoning designation on 40 acres of land currently zoned as PF (Public Facilities) to R-1-8C with a density of 3.65 du per acre, which is consistent with the Medium Density Land Use designation of the General Plan.

Furthermore, Goal 4 Policy 2 stated: "Single-family housing should be the primary residential development type in the city." The applicant's intent was to construct single family homes on the property. The concept plan showed a street system connecting to collector streets. The development would not have any cul-de-sacs and the lot sizes are comparable to other single family in the area. The proposed amendment conforms to and was consistent with the adopted goals, objectives, and policies set forth in the General Plan.

Finding: The proposed amendment was consistent with the purposes, goals, objectives, and policies of the City’s General Plan.

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

Discussion: The concept plan showed single-family lots with a minimum lot size of 8,000 sq. ft. in area. This lot size was comparable to other single family in the area. The zoning of the development to the north is PC (Planned Community) where the Serengeti Springs apartment complex exists. The properties to the west and south were single family comparable in lot area to the proposed development. The property to the east is part of the Highlands Master plan zoned LSFR and would be single family lots with a density of 1 to 3.5 units per acre.

The proposed subzone for home size would be a “C” which relates to the following minimum living areas:

- 1 level dwelling (rambler/split entry) -2,400 sq. ft. minimum living space;
- Split level dwelling – 2,100 sq. ft. minimum living space; and,
- Multi-story dwelling (2 or more) – 2,400 sq. ft. living space.

The lot sizes and housing sizes are similar to what existed around the site. The property slopes from West to East. If this property was developed it would not be interconnected to any existing developments in the area.

The City Engineering Department had indicated that the City does have the ability to service the project with water and sewer, with an upsized line downstream from the site. The storm drain system was adequate to handle flows from the development and would be designed to meet the specific needs of the development and to protect any existing washes or natural drainage areas.

Finding: The proposed amendment will result in compatible land use relationships and does 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 R-1-8C zoning district had specific standards which would be met when the property was subdivided and developed. The R-1-8C zone is compatible with the existing zones and housing densities found in surrounding neighborhoods and would not harm the public health, safety or welfare of the City as a whole.

Finding: The proposed amendment 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: The Engineering Department had determined that water is adequate in the area and no upgrades would be required. The applicant would work with the Fire Department to determine the best location for fire hydrants. The Fire Department will review the proposed development at the time of subdivision application to ensure full serviceability. Storm Water would be metered into the existing City system. The wash running through the property would be left open and landscaped which will provide additional percolation of storm water passing through the development. Sanitary sewer lines would be required to be upsized downstream from this development to adequately handle the extra drainage created by this development (the site has been master planned as a school and single family has a higher impact on the sewer system). Garbage collection would be provided as part of the normal City garbage collection service. The concept plan of the proposed development would have one road connection to 8200 South Street and two to 6700 West. There will not be any direct access from the property to Bacchus Highway, an arterial roadway. The addition of 146 homes should not change the traffic level of service for 8200 South, 6700 West or Bacchus Highway but a traffic impact study would be required as part of the subdivision submittal to determine if any and what mitigation measures actually need to be taken.

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 is not located within any overlay zone.

Finding: This criterion does not apply.

In conclusion, staff supported the proposed General Plan Future Land Use Map and Zoning Map amendments associated with this request, believing that the resulting residential development would be compatible with the General Plan, adjoining land uses and with the neighborhood.

Staff recommended that the City Council amend the Future Land Use map from Public Facilities to Medium Density Residential and Rezone 40 acres from PF (Public Facilities) to R-1-8C zoning (Single-family Residential 8,000 square foot lots, "C" size homes) on property located at 6700 West 8200 South.

On March 15, 2016, the Planning Commission in a unanimous vote, recommended that the City Council amend the Future Land Use Map from Public Facilities to Medium Density Residential and in a 4-2 vote recommendation that the City Council Rezone 40 acres from PF (Public Facilities) to R-1-8C zoning (Single-family Residential 8,000 square foot lots, "C" size homes) on property located at 6700 West 8200 South.

The Council and staff discussed clarifying questions.

Mayor Rolfe felt this should be a 'D' size home rather than a 'C' size home.

Spencer Moffat, The Boyer Company, applicant, reported that they had won the bid for this property and the contract was approved. He clarified the direction they were hoping to take and would be comfortable with taking the designation to a 'D' size home.

Mayor Rolfe opened the public hearing.

Matthew Smith, West Jordan resident, commented on the fact that with this change a new high school might be lost. He wanted the City to work with the Jordan School District to find a new location within West Jordan for a new high school prior to passing the proposed changes. He addressed having three elementary schools in the Oaks, and a charter school, with no elementary schools in the Maples or Sycamores.

Mayor Rolfe indicated that the Jordan School District was looking at other sites for a high school.

Alexandra Eframo, West Jordan resident, felt sorry for Mr. Smith who moved into the area with the intent that a high school would be built nearby. She questioned why the Jordan School District needed more than 50-acres for a high school.

Mayor Rolfe reported that the Council had no control over the Jordan School District; however, the City does work with them trying to get any schools needed in West Jordan boundaries.

Jonathan Olsen, West Jordan resident, said that he attended Copper Hills High School; the school was overcrowded with inadequate parking. He said having the high school built

with the elementary would be a good idea, their parking lot could serve as overflow parking, and soccer fields could be shared.

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

Councilmember Haaga felt West Jordan needed a new high school on the west side of West Jordan. He believed it was wrong of the Jordan School District to give up this property and opposed the rezone.

Mayor Rolfe reported that some items regarding real property were handled in closed sessions. He said this property was offered to the City; however, the City did not want to pursue acquisition of this property.

Councilmember McConnehey agreed with Mayor Rolfe's comments. He felt the Council was working well with the Jordan School District.

He felt this rezone was another subdivision, not so much a community. He might support 8,000 square foot lots if there was more of a community element. He would be willing to work with the developer to allow higher density, if there were additional amenities. He did not believe this development plan/request met the needs of the City.

Councilmember Jacob felt amending the Future Land Use Map should be voted on separately from the proposed rezone.

He questioned whether this proposed rezone was the right fit. He agreed with having low density housing. If the proposal was for R-1-10 (medium density) he would be in support; however, he did not support R-1-8.

Councilmember Burton agreed with having lower density homes in this area.

Councilmember Nichols reiterated that the Council had been working with the Jordan School District, and their board had attended the West Jordan City Council meetings.

He agreed having R-1-10 in this location would be nice; however, this property backed Bacchus Highway and R-1-8 seemed more appropriate. His support would be for a 'D' size home at a minimum.

Mayor Rolfe indicated he would support the R-1-8 with a 'D' size home.

MOTION: Councilmember Jacob moved that the City Council approve Ordinance 16-18, amending the Future Land Use Map from Public Facilities to Medium-Density Residential. The motion was seconded by Councilmember Nichols.

Councilmember Haaga opposed the motion.

Councilmember McConnehey said with this property backing U-111 perhaps this would be a good opportunity for commercial or retail. He would like to see an L-shaped portion with medium-density and low-density closer to the planned elementary school. He opposed the motion.

Councilmember Jacob reported that a medium-density land use designation did include an R-1-10.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	No
Councilmember Jacob	Yes
Councilmember McConnehey	No
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 4-2.

MOTION: Mayor Rolfe moved to approve Ordinance 16-19, Rezoning 40 acres from P-F (Public Facilities) to R-1-8E (Single-family Residential 8,000 square foot lots, “E” size homes) on property located at 6700 West 8200 South. The motion was seconded by Councilmember Haaga.

MOTION: Councilmember Nichols moved to recess for five minutes. The motion was seconded by Councilmember McConnehey and passed 6-0 in favor.

The Council recessed at 7:45 p.m. and reconvened at 7:55 p.m.

A roll call vote was taken

Councilmember Burton	No
Councilmember Haaga	Yes
Councilmember Jacob	No
Councilmember McConnehey	No
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion failed 3-3.

The Council discussed allowing the developer to come back at a later time if there was a substantial change to the rezone, rather than denying this item.

Mayor Rolfe said the Council preferred larger lots.

David Brickey indicated that since the motion failed, a motion could be made to table this item.

MOTION: Councilmember McConnehey moved to suspend the rules to allow the applicant to address the Council. The motion was seconded by Councilmember Nichols and passed 6-0 in favor.

Spencer Moffat, The Boyer Company, applicant, questioned whether the R-1-8 was totally off the table. He reviewed the challenges of the property.

He commented on the following:

- Several lots well over 8,000 square feet, which was the minimum
- 30 corner lots – 9,000 square feet minimum
- Lots around schools and cul-de-sacs in corners 10,000 – 13,000 square feet

He felt going to larger lots could make this project unfeasible. But, would be willing to move forward with R-1-8D; however, some three-car garages might need to be reduced to a two-car garage.

The Council, staff and applicant discussed clarifying questions:

- Possible PRD zoning
- Municipal Code 13-7D-9 ‘Reapplication’

Mayor Rolfe thought previously the Council did not want lots smaller than 8,000 square feet in West Jordan. He questioned whether this had changed.

Councilmember Jacob felt in a PRD zone that would be acceptable.

The Council and staff discussed:

- Difference between a P/C zone and PRD zone
- Cap and Grade restrictions/requirements

Councilmember Haaga opposed lots less than 8,000 square feet.

MOTION: Councilmember McConnehey moved to continue Ordinance 16-19, regarding the rezone, to a date to be determined. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	No
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	No

The motion passed 4-2.

VIII. BUSINESS ITEM

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 16-62, AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH JRCA ARCHITECTS FOR THE DESIGN OF A NEW WEST JORDAN PUBLIC WORKS FACILITY IN AN AMOUNT NOT TO EXCEED \$667,000.00

Jim Riding reported that this project was advertised through the City's Purchasing Agent with 9 firms responding. A design selection committee was formed to evaluate the proposals and narrow the field to three firms. The selection committee consisted of the City Manager, CIP Manager, Risk Manager, Deputy Public Works Director, Contracts Administrator and Construction Manager. The three firms giving oral presentations were Method Studio, Think Architecture and JRCA Architects. These three firms made 30 minute presentations then responded to questions from the selection committee. The presentations were held on Wednesday, March 30. After the presentations, the selection committee spent time discussing each presenter and selected JRCA Architects primarily based on their experience and expertise exhibited by the presenters. The firms were scored on all of these aspects and JRCA Architects had the best score.

Staff said funding for this project would follow City Council direction.

Staff recommended approval of a professional services agreement with JRCA Architects for the design of a new West Jordan Public Works Facility in an amount not to exceed \$667,000.00.

Councilmember Burton and Haaga left the meeting at 8:21 p.m.

MOTION: Councilmember Nichols moved to approve Resolution 16-62, authorizing the Mayor to execute a professional service agreement with JRCA Architects for the design of a new West Jordan Public Works Facility in an amount not to exceed \$667,000.00. The motion was seconded by Mayor Rolfe.

Councilmember McConnehey wanted to make sure all of the Council was involved extensively with the project.

Councilmember Burton returned to the meeting at 8:23 p.m.

Mark Palesh said Jim Riding would be providing the Council with regular updates.

Councilmember McConnehey said he wanted the Council to be involved with the design of the Aquatic & Recreation Center, not just to hear about the updates.

Councilmember Jacob asked when the Council would be discussing the cost/budgeting etc. of the buildings.

Mark Palesh reported that these would be built through the Facilities Fund; also monies would be transferred from the Reserve Fund. The thought would be to pay for the Public Works Facility, and then bond a percentage for the Aquatic & Recreation Center.

Councilmember Haaga returned to the meeting at 8:25 p.m.

Councilmember Jacob said the staff report stated that ‘funding would follow City Council direction.’ He wanted to make sure there was as much transparency as possible regarding the costs and budgeting.

Mayor Rolfe said unrestricted funds could pay for both of the buildings without any bonding; however, this was not what he recommended. He felt the City should have a reserve.

Councilmember Haaga said this was a much needed facility; however, he did not want to raise fees. His preference was to bond, if necessary.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 16-63, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH HOGAN & ASSOCIATES CONSTRUCTION TO PROVIDE CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR (CM/GC) SERVICES FOR THE CONSTRUCTION OF THE WEST JORDAN PUBLIC WORKS FACILITY IN AN AMOUNT NOT TO EXCEED \$309,375.00

Jim Riding reported that City Council previously approved a new approach to the construction of the Public Works building, having a Construction Management/General Contractor over the project. City staff prepared and advertised a Request for Proposals for CM/GC services for the project; four contractors submitted proposals. A selection committee consisting of the City Manager, Deputy Public Works Director, Risk Manager, CIP Manager, Contracts Administrator and the City's Construction Manager reviewed and evaluated the four proposals. The committee selected the top 3 firms (Hogan & Associates Construction, Layton Construction and Hughes General Contractors) to make presentations to the selection committee on Wednesday, March 30. After reviewing the proposals, evaluating the fee structures and following the interviews Hogan & Associates Construction was determined to be the best responsive and responsible submitter and were now being recommended by staff to be awarded the CM/GC contract with the City for the construction of Public Works Facility.

Staff said funding for this project would follow City Council direction.

Staff recommended approval of the Agreement with Hogan & Associates Construction to provide Construction Management/General Contractor (CM/GC) services for the construction of the West Jordan Public Works Facility in an amount not to exceed \$309,375.00.

Councilmember Haaga agreed to move forward on a bonding process.

MOTION: Councilmember McConnehey moved to approve Resolution 16-63, authorizing the Mayor to execute an Agreement with Hogan & Associates Construction to provide Construction Management/General Contractor (CM/GC) services for the construction of the West Jordan Public Works Facility in an amount not to exceed \$309,375.00. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 16-64, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH OKLAND CONSTRUCTION TO PROVIDE CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR SERVICES FOR THE CONSTRUCTION OF WEST JORDAN AQUATIC & RECREATION CENTER IN AN AMOUNT NOT TO EXCEED \$715,000.00

Jim Riding said City staff had prepared and advertised a Request for Proposals for CM/GC services for the project; three contractors submitted proposals, Hogan & Associates, Layton Construction and Okland Construction. A selection committee consisting of the City Manager, Deputy Public Works Director, Risk Manager, CIP Manager and the City's Construction Manager reviewed and evaluated the three proposals. The firms made presentations to the selection committee on Thursday, March 31. After reviewing the proposals, evaluating the fee structures and following the interviews Okland Construction was determined to be the best responsive and responsible submitter and were now being recommended by staff to be awarded the CM/GC contract with the City for the construction of the West Jordan Aquatic & Recreation Center.

Staff said funding for this project would follow City Council direction.

Staff recommended approval of the Agreement with Okland Construction to provide Construction Management/General Contractor services for the construction of West Jordan Aquatic & Recreation Center in a fee amount not to exceed \$715,000.00.

Councilmember Jacob asked whether the design of the building would affect the CM/GC costs.

Jim Riding said the Construction Management/General Contractors were brought on early to work together with the architects on the design on the project. He reviewed the process and steps staff had taken prior to selecting Okland Construction. Once the design was completed the General Contractor would bid it out to subcontractors. The cost of the building would be coming back to the Council for approval once the subcontractors, materials, etc., was determined; hopefully, early fall. He reported that the anticipated construction completion date provided by Okland Construction in the proposal was December 2017. Once again that was an anticipated date.

MOTION: Mayor Rolfe moved to adopt Resolution 16-64, authorizing the Mayor to execute an Agreement with Okland Construction to provide Construction Management/General Contractor services for the construction of West Jordan Aquatic & Recreation Center in a fee amount not to exceed \$715,000.00. The motion was seconded by Councilmember Burton.

Councilmember Haaga requested an illustration of the facility, as soon as possible.

Jim Riding would provide a concept illustration in the Council's boxes.

Councilmember McConnehey asked for an electronic copy. He reminded Jim Riding that he wanted the Council to make decisions as a body on this project.

Jim Riding said staff had tasked the architect with moving ahead with the 25-yard 25-meter pool, where competitions could still be held. Anything larger would be a black hole financially for the City.

Councilmember Nichols spoke against the motion. He was uncomfortable with this type of facility at this time.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	No
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 5-1.

**DISCUSSION AND POSSIBLE ACTION REGARDING DRIVE
APPROACH LOCATED AT 8137 PHEASANT RUN CIRCLE**

This item was continued to April 27, 2016.

CONSENT ITEM 6.B

**RESOLUTION 16-50, AUTHORIZING THE MAYOR TO EXECUTE A
SANITARY SEWER PARTICIPATION AGREEMENT BETWEEN THE
STATION AT GARDNER MILL LLC AND WEST JORDAN CITY FOR A
CITY REQUESTED SEWER IMPROVEMENT AT THE STATION AT
GARDNER MILL APARTMENTS IN AN AMOUNT OF \$29,570.00**

Wendell Rigby said during the course of reviewing the plans for the Station at Gardener Mill, City engineering staff requested that the developer construct an additional 450 feet of sanitary sewer pipe from a location in the development to a connection point in 1300 West, where an existing sewer line would then be able to divert waste water from 1300 West to a future meter station and sewer trunk line that runs near the Jordan River. The new pipe would relieve capacity problems enable the balancing of flows in various pipes on 1300 West and enhance the City's ability to service future development in the area.

He said funding would come from Sewer System Maintenance and Pipelines Fund.

Staff recommended approving the Sanitary Sewer Agreement and the reimbursement of \$29,570.00 to the developer.

Wendell Rigby said this was a Master Plan Facility, owned by the City that needed sewer improvements.

MOTION: Councilmember Haaga moved to adopt Resolution 16-50, authorizing the Mayor to execute a Sanitary Sewer Participation Agreement with The Station at Gardner Mill LLC for additional sewer pipe installed on the City's behalf by the developer of the Station at Gardener Mill in an amount not to exceed \$29,570.00. The motion was seconded by Councilmember Jacob.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

CONSENT ITEM 6.J

APPROVE RESOLUTION 16-58, AUTHORIZING THE MAYOR TO EXECUTE THE UTAH SEXUAL ASSAULT KIT INITIATIVE GRANT (SAKI) APPLICATION AS OUTLINED IN THE GRANT APPLICATION, AND TO ACCEPT THE PROPOSED GRANT FUNDING AND PUT INTO THE APPROPRIATE BUDGET LINES OF THE POLICE DEPARTMENT

Doug Diamond said the West Jordan Police Department was applying for the Utah Sexual Assault Kit Initiative Grant (SAKI) from the State of Utah Commission on Criminal and Juvenile Justice (CCJJ) in the amount of \$7,300.00. This grant is intended for the processing of sexual assault kits at \$100.00 per submission, covering the normal indirect costs related to processing (i.e. employee work hours). Our previously un-submitted kits were now being submitted to clear up backlogs and because of technology changes. Even though the WJPD has been allotted \$7,300.00 for the grant, staff would actually only be submitting for \$1,200.00 (12 kits) as these are the only kits we have already submitted. When staff has more kits to submit in the future, staff will submit another application to draw more funds from that \$7,300.00.

Staff had concluded that the request was appropriate and recommended approval of the grant application and to accept the proposed grant funding as needed and put into the appropriate budget lines of the police department.

MOTION: Councilmember Haaga moved to approve the Utah Sexual Assault Kit Initiative Grant (SAKI) application as outlined in the grant application, and to accept the proposed grant funding and put into the appropriate budget lines of the police department, as recommended by the staff. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

IX. REMARKS

FOURTH OF JULY CELEBRATION

Councilmember Jacob indicated that he would like to see a 5K and/or 10K run held during the City's Fourth of July Celebration.

Councilmember McConnehey invited Councilmember Jacob to attend the Healthy West Jordan Committee on April 14, 2016 at 5:00 p.m. City Hall, Room 331.

There were no further remarks.

X. 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 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 Dirk Burton, Jeff Haaga, Zach Jacob, Chris M. McConnehey, and Chad Nichols. Council Member Sophie Rice was excused.

STAFF: Mark R. Palesh, City Manager, and David R. Brickey, City Attorney.

MOTION: Councilmember Nichols moved to go into a Closed Session to discuss 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 and adjourn from there. The motion was seconded by Councilmember Jacob.

A roll call vote was taken

Councilmember Burton	Yes
Councilmember Haaga	Yes
Councilmember Jacob	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Absent
Mayor Rolfe	Yes

The motion passed 6-0.

The Council recessed at 8:50 p.m. and convened the Closed Session at 8:51 p.m.

XI. ADJOURN

The meeting adjourned at 9:45 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 BRIGGS, MMC
City Clerk

Approved this 11th day of May, 2016