

**CITY MANAGER'S
WEEKLY HAPPENINGS
TO THE WEST JORDAN CITY COUNCIL
Week ending October 30, 2015**



Dear Mayor and City Council:

Below are some of the accomplishments that have happened around the City this week.

FIRE

West Jordan and UFA units were dispatched to a possible house fire at the Brittany Townhomes. In route dispatch initially stated there were smoke and flames showing. L-53 arrived to a two story townhome that was evacuated and with nothing showing. An occupant stated he had put the fire out by filling a purse with water and dumping it on the fire. L-53 went interior to the second story and found what appeared to be shattered glass around a large candle on top of a dresser. The fire spread to some clothes on top of the dresser and the carpet below and was still smoldering. There was light smoke on the second story. ME-55 assisted L-53 in ventilating the structure with the electric fan while the remainder of the assignment was canceled.

Candle Safety Tips

With the Holiday season quickly approaching here are a few safety tips to keep everyone safe.

- Avoid using lighted candles and use flameless candles. They look and smell like real candles.
- If you do light a candle, be sure to use candles in a approved sturdy metal, glass or ceramic holder where they cannot be easily knocked over.
- Keep candles out of reach of pets and children.
- Never put candles by combustibles like curtains or Christmas trees. Keep candles at least 12" away from anything that can burn.
- Never leave candles unattended.
- Never burn candles if oxygen is used in the home.
- Extinguish candles after use and before going to bed.

For more safety tips please visit www.NFPA.org

Crews responded with Unified Fire Authority and Murray Fire to the report of fire in a restaurant on 5400 So. First units on arrival located a small fire in a wall in the kitchen; it was quickly extinguished and did not require extensive operations.

Medic 53, Ladder 53, Battalion 51, and Ladder 62 from South Jordan were dispatched on a single vehicle rollover on 9200 S Bangeter Hwy. Upon arrival, we found one patient in stable condition. The patient's truck had veered off the side of Bangeter Hwy and was found on its

side. Crews were able to stabilize the vehicle on its side to prevent further movement as patient care was given. We were able to remove the truck's windshield with a Sawzall and remove the patient from the vehicle. The patient was placed on a backboard and loaded into the ambulance to be quickly transported to Jordan Valley Hospital. The crews from South Jordan and West Jordan were able to work seamlessly together to help extricate the patient and give him the medical attention he needed.

Fire crews responded on a car vs. bicycle accident. A fourteen year old male was crossing Redwood Road when he struck by a minivan. The accident was a slow speed impact and the bicyclist was only complaining of minor pain in his right leg. He did not require transport to the hospital.

COMMUNITY & ECONOMIC DEVELOPMENT

Building Safety

Building permits issued in the last week included 9 new single family dwellings, 3 new multi-family units, 36 miscellaneous residential permits, and 5 miscellaneous commercial permits. Total valuation of all permits was \$3.5 million. Performed 299 field, investigative, and complaint inspections. CVS Pharmacy has passed its final inspection and should open in a few weeks.

Planning

The City's Design Review Committee (DRC) met on October 27th to review and make recommendations on the following projects:

Gardner Lane Retail: (5,175 sq. ft. strip mall to be located at 1715 W. Gardner Lane)

The DRC recommended additional lighting detail be provided on this small multi-tenant commercial building.

Gladstone Place: (351-unit multi-family project to be located at 5700 W 7800 S in the Highlands)

The DRC gave positive feedback to the developer regarding the amenities and building elevations for this multi-family development located near 7800 South Mountain View Corridor.

Dollar Tree: (22,425 sq. ft. retail store to be located at 6271 South Dixie Drive)

The DRC recommended approval of the proposed Dollar Tree as presented. This store will be built near 6200 South Dixie Valley Drive.

Sears Grand Remodel/Architectural Upgrades:

The DRC recommended approval of the proposal to divide the existing Sears Grand located in the Jordan Landing Development into two additional retail spaces. The interior division of the building will be reflected in changes to the exterior of the existing building.

The City Council held a public hearing on October 28th and reviewed the following items:

Bella Estates Land Use Map and Rezone:

The City Council reviewed and approved the proposed land use and zoning map amendment for approximately 5 acres of property located at 7481 South 5490 West from the RR-1D to the R-1-12F zone.

Swine Ordinance – Text Amendment:

This proposed text amendment considers conditionally allowing swine in all of the City's Rural Residential zones. The City Council did not have the minimum required votes to approve or deny this requested text amendment. This item will be placed on the November 4th Council meeting as a business item for discussion and possible action.

Office of Development Assistance

Accomplishments include:

- A pre-application meeting was held with Annette Scott, who would like to combine three parcels of land she owns at 7544 South 2200 West into two parcels, in order to create an additional buildable lot.
- A preconstruction meeting was held for the Golder Acoustics, a 13,100 sq. ft. office warehouse located at 6882 S. Airport Road.
- Redline comments were returned for the following projects:
 - Forza Fieldhouse, a 20,000 sq. ft. indoor youth soccer training facility to be located at 3570 W. Galaxy Park Place
 - Gladstone Place, a 351-unit multi-family project to be located at 5700 West 7800 South in the Highlands
 - KGB Construction, a 3,575 sq. ft. construction shop to be located at 9578 S. Fuelner Park
 - Jordan Valley Dental, a 16,600 sq. ft. dental office to be located at 7452 S. Campus View Drive
- Revised plans were returned to the City for the Jordan Landing Phase 7 subdivision plat located at 7556 South Campus View Drive.
- Recorded Trujillo Cove Subdivision. A 6 lot subdivision located at 7359 S 1300 West.
- Received Site Plan and Administrative Conditional Use Permit application for CARMCO/B. Jackson outdoor storage, Located at 8082 South Welby Park Drive. Building is 42' by 48' (168 sf).
- Received Conditional Use Permit for SME Steel Sand Blast Building. Parcel will be utilized for temporary storage of various steel shapes prior to final delivery to a project.
- Reviewing Final Submittal for Penco Subdivision (Jordan Industrial Center 4) located at 4145 West 8370 South Farm Road. Applicant has proposed subdividing existing building into 2 units by placing a wall to separate them to house two businesses which will be located there.
- Reviewing Final Submittal for Siena Vista 4 Subdivision, a 21 lot subdivision with a 1.2 acre park, located at 5800 W. 7100 S. Plans are expected to be recorded in the near future.
- Reviewing Final Subdivision, Site Plan and Development Plan for The Station at Gardner Mill, located at 1300 W. 7800 S. This is a mixed use project that will include residential and commercial properties on 12.71 acres.
- Processing application for a Zone Change and Land Use Amendment for The Maverik Convenience Store at 7800 S. 1300 W.

ADMINISTRATIVE SERVICES

Community Affairs

The Good Neighbor Food Drive is underway. We hope everyone takes the opportunity to

donate at one of the many donation boxes throughout the city.

The events staff is preparing for 2016 and setting up meetings with sponsors and donors asking for their continued community involvement. There is also a sponsorship training on Thursday November 12th in Council Chambers for our Arts Council and anyone involved with them. The training is being provided by Aimee Dunsmore with the Utah Arts Festival. It will focus on sponsorships for the arts, how to target businesses, how to write and present a proposal and what sponsors are looking for.

The city newsletter is complete and will be mailed to homes and businesses by the middle of next week.

Nine individuals were honored at the Oct. 28 Council meeting for their Extra Mile service to our community: volunteers Brad Barker, Maegan Worthen, Tracy & Sheri Michaelis, and Bill Hogue; and heroes West Jordan Middle School Principal Dixie Garrison, Assistant Principal Eric Price, Special Ed Teacher Lucia Evans, and West Jordan Police Resource Officer Detective David Hood.

PUBLIC WORKS

Capital Improvement Projects

7000 South Roadway Corridor Study

Hales Engineering has completed a draft report analyzing the traffic flow along the 7000 South corridor. As part of the study they looked at on-street parking, pedestrian routes, bicycle use and vehicle use of the corridor. The study also used the newly adopted traffic master plan to predict future traffic flows and conditions at intersections from 1300 West to Bangerter Highway. Costs were generated for five possible future roadway alternatives. No recommendations for proposed improvements can be made until an environmental study is completed. Results of the study will be presented to City Council in November.

7000 South Utility Project

Stanley Consultants is working on plans for the portion of the project coming out of the Jordan River and up to the North Jordan Canal to meet permitting obligations to be under construction by no later than January 3, 2016. In order to meet these permit obligations, the City will have to bid this portion of the work separately from the rest of the job, and have a contractor under way building the outfall of the pipeline at the Jordan River. Plans will be available to pre-qualified contractors during November, and bids will open in early December. Notice to proceed will be given as soon as all bids received from the pre-qualified pool of contractors are evaluated.

3300 West Storm Drain Project

The Contractor has completed the repaving of 3300 West and has placed new pipe along 6880 South. Current work is proceed along the last street of the project at 3370 West. Both 6880 South and 3370 West roadways will need complete resurfacing due to the age and degradation of the roads. These streets were originally envisioned as half road replacements, however, the full roadway will have to be reconstructed. The contractor is on schedule to be complete before November 20.



Storm Drainage Master Plan

The Open House on October 13th was successful. Many residents are happy that the City is putting in a pipe north of 7000 South and a trunk line in 7000 South. The comments from City staff and from the public were finalized in the Master Plan and will be presented to City Council for final adoption next week Nov. 4th. Staff has spent time on the new storm drainage model to improve the pipe and manhole connections and to add layers to GIS for background information. The model runs now and is a huge asset to have it fully functional. Capital Improvement staff met with the Stormwater Operations and GIS staff to determine the system tools to use to add new surveyed manholes and pipes to the maps. They came up with a flow chart and everyone understands the importance of having only surveyed data in the maps. If data is not surveyed, but already exists in the map, a note is placed on that data so that the City crews can go back and survey it.

Water Master Plan

The final Drinking Water Master Plan has been thoroughly reviewed, and a public open house is scheduled for November 12th at City Hall from 6:00 to 8:00 p.m. The updated water model is fully functional and in use for drinking water pressure and flow analysis. The Master Plan is scheduled to go to Council for final adoption on December 2nd. The State of Utah issued an approval for waivers from plan submittals for pipelines and pressure reducing stations. In the future the City needs to submit any changes to the water system annually. New pumps stations and reservoirs still need State plan approval.

7800 South – 4000 West to Airport Road

An Alternatives Analysis has been completed by Parsons Binkerhoff and turned in for review to the Denver, Colorado Federal Aviation Administration office. A letter of support is pending from the Salt Lake Airport Authority. Once the Alternative Analysis has been approved by the FAA, the property exchange can move forward for the road and soccer park area that mitigates the present and future runway protection zones (RPZ), and allows final design and construction to move forward.

Zone 4 Water Pressure Reducing Vault

The contractor finished installing the underground vault, pipes, and pressure reducing valves inside the vault. The top lid of the vault is scheduled to be installed today. The vault will be painted today and tomorrow. Backfilling around the pipes is complete.

Veteran's Park New Irrigation Pond

Approximately ¼ of the sediment has been removed from the old pond area and taken off-site to Harpers pit for backfill material there. The old pump is in the process of being dismantled and taken to the Public Works Complex on 4000 West for storage and salvage. A change in the design of the water pipeline is forthcoming to allow the City to add a meter to measure flows used from the drinking water supply. The new water pipeline will connect the dead end water line in front of the rodeo grounds to the existing 6" drinking water pipe in the park. The storm pipe in the new roadway has also been redesigned to provide greater slope toward the existing storm drain system connection to the east.



Veteran's Park Irrigation Pumps

Plans were reviewed for the new skid mounted pump station, and red lines returned to the manufacturer. The pump station is scheduled to be built and shipped by February 1, 2016.



Veteran's Well (Sugar Factory Well Replacement)

The final bidding documents are prepared for a new well to replace the old Sugar Factory Well. The City plans to bid out the well drilling and pump testing by this winter with work starting in the spring.

Development Reviews for Utilities

Staff is working with developers to explain the required utilities for water, sewer, and stormwater for development of the Jensen and Harper properties on the east and west sides of the Mountain View Corridor. A new water reservoir, pump station, and transmission pipeline are necessary in order for this area to be built; also, a sewer trunk line connection from 7400 South under the Mountain View Corridor and connecting to 7800 South.

Stormwater Program Management

Staff is working with the Stormwater Operations and Development Engineering groups to review the City's Stormwater Management Plan and determine the areas where we need to improve. Staff expects an audit from the State anytime now, as West Jordan is the last of the major cities to be audited. The City needs to have the private basins inspected and maintained annually either by the owner or the City.

Police Gun Range Project

The CIP Group staff has completed a design and bid for the berm placement for the Gun Range located in Fairfield, Utah. There were two bidders for the project, with the low bid being \$41,800.00. This amount is over the Engineer's Estimate, and over the allotted budget.

Electrical

Continued working on the City Hall Lighting project, toured City Hall with Facilities staff to look at the buildings electrical and come up with a plan for the desired lighting.

Conduit was run to hook up a new hot water heater at the Ron Woods concession stand. Eventually we will need to revamp the electrical in the kitchen.

Phase 1 bathrooms at the soccer complex: We are going to be installing 3 electric heaters in the bathrooms and plumbing rooms to keep pipes from freezing over the winter. We have submitted parts list to supply houses and are waiting on bids and approvals

Ran underground conduit and pulled wire to new Calsense at the park on Grizzly Way and 7300 South. There are 6 additional addresses for the new Calsense meters we are working on. We are working with Rocky Mountain Power to see what our options are to get AC power to these meters and eliminate the need for DC solar power.

We repaired a bad underground wire on Campus View Drive that was located under a sidewalk. It required breaking up the side walk and digging down a couple feet to find the bad spot in the wire and make the repairs. This resulted in 3 additional lights operational on Campus View Drive leaving 24 of the 25 poles burning.

A 2" conduit was installed on Wells Park Road to provide power to 4 street lights on the other side of the road. It will also provide power for a future street light at the corner of Wells Park Road and 6400 West. We continue to identify non-working street lights in this area and have been in touch with Rocky Mountain Power to work to look at possible solutions.

Streets

Graffiti was removed by staff from five locations totaling approximately 306 square feet this week, one public property location approximately 96 square feet and four private property locations approximately 210 square feet.

Below are photographs of graffiti which was removed this past week.

Public:

Before



After



Placed concrete apron around fire hydrant in back of Public Works Complex and concrete sealant on new concrete bays at Ron Wood Park where salt will be stored.

Completed 20 sign related work orders including:

- 5 island marker signs
- 4 “bump” signs at the senior center
- Repaired/replaced 4 signs
- Replaced 4 round-about signs
- Replaced 3 “yield” signs in district 51
- Installed 7 new signs around the City
- Started replacing street ID signs in district 26

Solid Waste

New cans: 41
Repaired cans: 68
Replaced cans: 53
Built cans: 73

POLICE

Two new officers are set to start on November 9th.

Major Crimes got a \$200,000 warrant issued on a felony child abuse (shaken baby case). The suspect was picked up and booked in jail.

Major Crimes also gathered some cell phones and a computer on a child porn case.