



THE CITY OF WEST JORDAN CITY COUNCIL MEETING
COUNCIL CHAMBERS 3rd FLOOR
8000 SOUTH REDWOOD ROAD
AUGUST 24, 2016
6:00 P.M.

2ND AMENDMENT

"In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the City Clerk/Recorder at 801-569-5115, providing at least three working days advance notice of the meeting."

6:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. COMMUNICATIONS

- a. City Manager comments/Reports
- b. Staff comments/Reports
- c. City Council comments/Reports

4. CITIZEN COMMENT

Citizens are permitted to address the Council concerning any matter over which the Council has jurisdiction, including comments concerning an item on the agenda. The Council will allow 3 minutes to do so during this period. Written comments may be submitted if a citizen does not wish to speak. Any comments needing or requesting follow-up will be assigned to staff for further action as appropriate after the meeting. Please provide contact information on the sign-up sheet and state your name and phone number when speaking to the Council so later follow-up can take place. Persons who exceed the time or are otherwise disorderly may be expelled by the Council upon a two-thirds majority vote, as provided in Utah Code Annotated 10-3-608. The Council requires that citizens help maintain the decorum of the meeting by not applauding or booing, turning off electronic devices, not engaging in verbal attacks against others or being disrespectful during the proceedings of the meeting.

5. CONSENT ITEMS

- a. Approve the update to the West Jordan Engineering Standards regarding water meter specifications (Wendell Rigby) **page 1**
- b. Approve Resolution 16-133, authorizing the Mayor to execute the City of West Jordan's Annual Stormwater Report (Wendell Rigby) **page 10**
- c. Approve Resolution 16-134, authorizing the Mayor to execute a Master Utility Agreement between the Utah Department of Transportation (UDOT) and the City of West Jordan or interchange improvements at 9000 South Bangerter Highway and 7000 South Bangerter Highway, in an amount not to exceed \$1,814,000.00 (Wendell Rigby) **page 21**
- d. Approve Resolution 16-135, authorizing a Purchase Order with Utah Yamas Controls to replace existing cameras, and add new cameras and card readers in City Hall to increase the security for the building in an amount not to exceed \$69,298.37 (Wendell Rigby) **page 47**

6. PUBLIC HEARING

- a. Receive public input and consider for approval Ordinance 16-33, amending the 2009 West Jordan Municipal Code Title 12, 'Sign Regulations,' Section 12-3-2 regarding the size, height and density restrictions of freeway-oriented signs and directional signs, City-wide applicability, Eric Shinsato/Allred Electric Sign & Awning, applicant (David Oka) **page 56**

- b. Receive public input and consider for approval Ordinance 16-34, approving a Rezone and General Plan Amendment; 4652 West 7800 South; Future Land Use Map Amendment for approximately 22.8 acres from Business Research Park to Medium Density Residential and Rezone approximately 22.8 acres from A-20 (Agricultural 20-acre minimum lot size) to R-1-8E (Single-family Residential 8,000 square foot lots, “E” size homes) Zone; (Airport Property), City of West Jordan, applicant (David Oka) **page 86**
- c. Receive public input and consider for approval Ordinance 16-35, approving a Rezone and General Plan Amendment; 6543 West 7400 South; Future Land Use Map Amendment for approximately 9.68 acres from Future Park to Medium Density Residential and Rezone approximately 9.68 acres from A-20 (Agricultural 20-acre minimum lot size) to R-1-10E (Single-family Residential 10,000 square foot lots, “E” size homes) Zone; (Maples Property), City of West Jordan, applicant (David Oka) **page 115**
- d. Receive public input and consider for approval Ordinance 16-36, approving a Rezone and General Plan Amendment; 7049 West 7800 South; Future Land Use Map Amendment for approximately 6.5 acres from Parks and Open Land to Medium Density Residential and Rezone approximately 6.5 acres from P-C (Planned Community) to R-1-9E (Single-family Residential 9,000 square foot lots, “E” size homes) Zone; (Sycamores Property), City of West Jordan, applicant (David Oka) **page 142**

7. BUSINESS ITEMS

- a. Discussion and consideration for adoption of a Resolution 16-136, of the City Council of the City of West Jordan, Utah authorizing the issuance and sale of not more than \$50,000,000 of Sales Tax Revenue and Refunding Bonds; and related matters (Bill Pyper) **page 169**
- b. Discussion and consideration for adoption of a Resolution 16-137, of the City Council of the City of West Jordan, Utah authorizing and approving the execution and delivery of a Master Lease Agreement by and between the City and the Municipal Building Authority of the City of West Jordan, Utah (the “Authority”), and a Ground Lease Agreement; authorizing the issuance and sale by the Authority of not more than \$25,000,000 of Lease Revenue Bonds; and related matters (Bill Pyper) **page 191**
- c. Discussion and possible action regarding Ordinance 16-37, allowing for a reduction in size of the project area boundaries to Economic Development Area#5 – Pioneer Technology District as approved by the Redevelopment Agency of West Jordan (David Oka) **page 211**
- ~~d. ***Discussion and possible action regarding Resolution 16-125, regarding an Appeal of Impact Fees Paid for Overland Storage LLC, and a reimbursement in the amount of \$74,962.93 (David Oka) **page 240 (Item pulled per City Manager Mark Palesh)**~~
- ~~e. Discussion and possible action regarding Resolution 16-100, amending the Uniform Fee Schedule for Fiscal Year 2016-2017 (Mark Palesh) **page 288 (Item pulled per City Manager Mark Palesh)**~~
- f. Discussion and possible action regarding a Resolution 16-138, authorizing the Mayor to execute an Interlocal Cooperation Agreement with Salt Lake County regarding Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act “TRCC Funds” to help plan for construction of a cultural arts facility in West Jordan as described in the Cultural Facilities Support Program Application (Councilmember McConnehey) **page 307**
- g. Discussion and possible action regarding Resolution 16-139, supporting the Jordan School District Bond issue (Councilmember Burton) **page 324**

8. REMARKS

9. CLOSED SESSION

- a. Discussion of the character professional competence, or physical or mental health of an individual
- b. Strategy session to discuss pending or reasonably imminent litigation
- c. Strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares

10. ADJOURN

Per West Jordan Municipal Code, 1-13-1C, the City Council will attempt to conclude meetings by 9 p.m. and adjourn at that time.

◆Item does not have a staff report available

DATE/TIME August 23, 2016
POSTED: 2:00 p.m.

By: Melanie S. Briggs, MMC
City Clerk

I, Melanie S. Briggs, certify that I am the City Clerk of the City of West Jordan, Utah, and that the foregoing City Council agenda was faxed to the Salt Lake Tribune, Deseret News, and the West Jordan Journal. The agenda was also posted at the following locations on the date and time as posted above: City Hall on the 1st floor; outside the Council Chambers on the 3rd floor, on the City's website www.wjordan.com and the State Public Meeting Notice website at <http://pmn.utah.gov>