

SOUTH JORDAN CITY
CITY COUNCIL MEETING

June 17, 2014

Present: Mayor David Alvord, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton; Councilman Steve Barnes; CM Gary Whatcott, City Attorney Rob Wall, Police Chief Lindsay Shepherd, IS Director Jon Day, City Recorder Anna West

Others: See (Attachment A)

6:00 P.M.

A. Welcome and Roll Call

Mayor Alvord welcomed everyone present.

B. Invocation – Councilman Chris Rogers invited Luane Jensen to do the invocation.

C. Pledge of Allegiance

Caleb Cantrell, scout Troop 1718, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized the scouts that were present.

Mayor Alvord recognized Gary Whatcott as the newly appointed City Manager.

D. Minute Approval

1. June 3, 2014 Study Meeting
2. June 3, 2014 Regular Meeting

Councilman Rogers made a motion to approve the June 3, 2014 Study meeting minutes and the June 3, 2014 regular Council meeting minutes as printed. Councilman Seethaler seconded the motion. Vote was unanimous in favor.

E. Public Comment:

Elaine Carter, 9644, Shettleston Circle, SJC; on May 27th my car was hit by one of the construction workers that was working on paving our neighborhood. The reason for letting you know is because they didn't leave a note. I was able to find out it was the Granite Construction Company and I filed a claim with them and filed a police report. The Granite insurance company is saying my car is not worth enough to pay for the damages to the car. I am self-employed and I don't have time to mess with this. I want the City to be aware that workers that are working on your behalf are causing this kind of problem. Also, the work that was done last fall on the water system, there are sprinkler heads that were broken and sod not put in place properly. There are several problems in our neighborhood resulting from that construction.

Shawn Mitchell, I am a Rotarian with the South Jordan Rotary Club. I want to make a brief comment regarding Mulligans. Our Rotary Club is anxiously engaged in a good cause of helping you build a special needs playground. We feel strongly that open space is one of those great things to have in a community. Once you give it up you can never get it back. We think Mulligans is a great open space. We ask you to not change Mulligans.

Jordan School District Board of Education:

Susan Pulsipher, 1179 Chappel Ridge Dr., SJC;
Kayleen Whitelock, 8860 S. 3850 W., West Jordan;
Janice Voorhies, 5301 Jacob Hill Circle, West Jordan;
Jay Lynn Crane, 5814 W. 12900 S., Herriman;
Richard S. Osborne, 4110 Liberty Creek Dr., SJC;

Susan Pulsipher said a week ago at our School Board meeting, our board passed a resolution I will read (Attachment B). She said we worked with the City today and we feel the meeting was very productive.

Tim Strebel, 10079 S. 3700 W., SJC; 4th Grade Teacher at South Jordan Elementary. (Attachment C).

Jennifer Boehme, 10233 S. Mystic Creek Bay, SJC; read prepared statement (Attachment D).

Erin Peterson, 10226 Mystic Falls Way, SJC; read prepared statement (Attachment E).

Mike Bellows, 2661 W. North Forty Way, SJC; I am a resident of 34 years. I am for development of our community but I am very disappointed in the way this is coming up to the Council to be voted on with regards to Mulligans. We have a unique community in this valley with opportunities to capitalize on our physical assets in ways that are conducive to and in harmony with the original plans for South Jordan that include larger building lots and preservation of open spaces. Mulligans was purchased by the city to perpetuate this value. Mulligans and the surrounding area are jewels in the midst of our city, especially compared to what is looking like a pretty scary development on the other side of 104th. I urge you to vote against the resolution; otherwise things could be changed forever. I have not heard of anyone that is in favor of this. You are here to serve the citizens and I ask you to put it to a vote of the people.

Alexandra E'Framo, 3735 Judd Cir., West Jordan; I live two blocks north of the border between West Jordan and South Jordan. I have called the city several times about putting hash marks on crossing lanes. Everywhere in West Jordan there are hash marks for the crossings as a safety feature. I urge you to post pone acting on Mulligans and to put it to the vote of the people. If there is a subject coming up regarding a conflict of interest you need to recuse yourself from that. I ask you to do your homework in advance to you are ready when these conflicts come up.

Michelle Thompson, 2102 W. Lawrence Cir., SJC; I am here on behalf of members of Lawrence Circle and Cannon Park. The chairman of our CC&R's asked me to read this to you and express the views of those at a meeting we had on Saturday. We have great concerns regarding a structure being erected at the address of 2084 W. Lawrence Circle. Our Architectural Control Committee called an unscheduled meeting this past Saturday, June 14, 2014, to discuss our concerns. Approximately 40 home owners were in attendance and a vast majority shares the same concerns; most of them are here today. See prepared statement – (Attachment F).

Janalee Tobias, 1238 W. Jordan River Dr., SJC; voiced her concern that her Council representative, Steve Barnes, was not being allowed to attend City Council meetings regarding issues with the developer. I have heard him state several times that he does have a conflict of interest and he would not vote. It concerns me because I would not have representation and I would ask you not to do that again. It is one thing that they don't vote but you should never disallow them from attending meetings. I also did not appreciate the language of one of the Council Members on the news report using language that I have taught my kids not to use. I would ask that you do not allow any developers to have a say on Mulligans until we the people decide. I ask that you vote no on anything regarding Mulligans until the citizens have their input. It is great to see everyone rallying to save Mulligans and no one wants to see it developed. You can preserve the wildlife there by placing an easement for conservation on the land. Please put this on the ballot but let's save money.

Kerry Dalling, 967 W. Holly Crest Dr., SJC; I have lived in South Jordan 20 years. I was at the Save Mulligans booth and enjoyed myself visiting with people who are all in favor of saving this beautiful open space. I would like to mention that I saw on the news where South Jordan citizens were embarrassed by a South Jordan Council Member who stated that the Council's ethics were questioned and that it "pissed him off." I request that South Jordan representatives strive to show more appropriate statesmanship.

Zach Liddle, 10263 S. Jordan Creek Dr., SJC; we had an open house about a month ago on Mulligans and there was a Councilman there that made a statement of "what do I care, it's a lame golf course anyway." My feeling is that it's better to have a lame golf course than not have a golf course at all. I want to experience going to Mulligans with my kids. On a radio talk show they were talking about how this has become a big issue and everyone appreciates having the golf course there. I would appreciate that you put this up for a vote of the people.

Marial Wilson, 1762 Lawrence Circle, SJC; I want to expand a bit on what Michelle Thompson said earlier about the structures that are being built in the back yard of one of our residents. When the initial mailing was sent out it stated that it was going to be a garage & guest house with no dimensions given. Most people felt that because he has his mother come in from Australia sometimes and it would be nice of him to have a place for her to stay. Now that the building is half way constructed, it is not a guest house. It is a garage and office on the bottom level and he has now put a top level on it that is a rental unit. This is not what we want in our neighborhood. Our CC&R is all ramblers and that doesn't conform to our neighborhood. We feel like somewhere along the line somebody has dropped the ball on this. We need you to take a look at this and see what went wrong on the zoning because this ruins our neighborhood. There is only one other person on our street that is agreeing with him and that is because he wants to build the same in his yard.

Jason Maguire, 4507 Sabago Way, SJC; I live in Daybreak and it is based off the principles of new urbanism and preserving open space. You have all these people coming to South Jordan seeking open space, yet as a Council and Mayor you are looking to destroy some of the last open space that the City controls. I urge you to vote against the Boyer Company resolution to preserve our open space.

Robert Paxton, 1073 W. 10250 S., SJC; I did receive a GRAMA request that showed that the fitness center in 2012, in order to balance out accounting wise \$692,910. For 2013 \$357,066. You guys probably know these numbers and have easy access to them. In response to the gentleman that just spoke I will read the words to Big Yellow Taxi by Joni Mitchell ([Attachment G](#)). Based on the numbers that I

saw last on the losses to Mulligans that you purport is small to keep the open space and prevent the massive congestion found on 106th south and in the area. I hope you decide among yourselves to preserve this space because that is the reason it was purchased. It wasn't purchased to sell it was purchased to preserve. With that in mind I don't even know why you are talking to the Boyer Company.

Ken Olson, 10299 Springcrest Ln., SJC; he noted that South Jordan has one of the highest income per capital in the state. Draper and Sandy are purchasing more open space every year for biking trails and connecting the Bonneville shoreline trail. Our open space is so limited and Mulligans is priceless. They are doing what is right in their cities trying to make a better quality of life. Mulligan's for us has made a great quality of life. It was purchased to preserve as open space and it is the gateway to our city. There were funds made off of River Walk to preserve it. I don't want South Jordan to start looking like West Jordan and West Valley. I have seen emails about the Mayor running to save Mulligans. I voted for the Mayor because I was told that he supported saving Mulligans. In some of the meetings Mayor Alvord said he wanted to put it to a vote. Three weeks ago at a meeting Mayor Alvord stated if Hale Center Theatre goes away then we have time to put it to a vote. From what I understand Hale Center Theatre is gone now and I know the vast majority of residents are in support of saving Mulligans. I ask you to vote against any development to Mulligans and I ask you to do the right thing by putting it to a vote to see what the Citizens that own Mulligans want to do.

Nick Scott, 10225 Mystic Creek, SJC; I will soon be a new citizen of South Jordan City. He said he spent a lot of time looking for the perfect forever house and found it here in South Jordan. I have read a lot about the Mulligans issue. The no. 1 strength of the City is Mulligans and it is the biggest threat of open space. I am in real estate and understand how these things work. I spend time with my son at Mulligans and one of your Council Members was there with his son. Both our sons were talking about losing Mulligans and our kids don't want to lose Mulligans either; please keep Mulligans.

Councilman Barnes said it was my son out there on Mulligans.

Councilman Newton asked for Elaine Carter to come back up.

Councilman Shelton asked Ms. Carter if the insurance company is working through a settlement with her. Ms. Carter said no. right now it is not acceptable. They want to total my car, which would then make it worthless. There is \$800 dollar difference between what they are offering and the lowest bid estimate.

Councilman Rogers said basically that means if they are totaling your car they will just pay you. Ms. Carter said they offered me \$2000 to not total my car but it is \$2800 to fix it. I have been talking with Granite's Insurance Company.

Councilman Rogers asked City Attorney Wall his suggestion as the best course of action for Ms. Carter. Mr. Wall said I think Mr. Dustin Lewis's office has looked at the claim. Normally what happens, these construction contractors are required to provide insurance and in the insurance industry, once the car is totaled, they give you the fair market value of that vehicle. The only remedy I would think she might have is if the City wanted to make up the difference. The contractor's insurance company is doing what any other insurance company would do.

Councilman Newton said given the fact that the City is subcontracted with Granite I am wondering if our City Engineer, Brad Klavano, could have a conversation with Granite and apply some pressure here to get some fair justice.

City Attorney Wall said we could do that but I caution you of getting involved in a dispute between a citizen and another insurance company. It could easily turn into a snowball that you don't want to deal with.

Councilman Seethaler said the issue on Lawrence Circle caught my attention. I hadn't heard about this outbuilding that is apparently is turning into something more than the neighbors anticipated. It seems like it is a Planning issue. He asked Mr. Klavano to have someone under his direction follow up with the details and the notices on this. There was discussion about CC&R requirements for the individual subdivision and to the best of my understanding CC&R requirements are enforced within the homeowners association and are not an issue of City business. If there was something misleading or the structure was beyond anything that was approved then that is a matter for the City. Having given that opinion I would simply request that Mr. Klavano's team follow up with the interested individuals with respect to the issue.

City Engineer Klavano said the issue came up last week and Planner Jake Warner was looking into the issue. I will follow up to make sure he gets back to them.

Councilman Barnes said I have an issue with an item on the agenda later in the meeting regarding disclosure and I will address that when the issue comes up. I didn't write down Ms. Alexandria's last name so I apologize but it relates to hers and Ms. Tobias' comments. We do have an issue coming up that is slated at 9:30 and I have disclosed on numerous occasions my relationship with this one developer. Due to this conflict of interest I won't be participating in the discussion or the vote. The conflict was whether or not I should even be at the meeting and I am grateful that the Council and I have got together and that they have decided to allow me to be at the meeting tonight even though I will recuse myself from the conversation and vote. I will make that disclosure as we get to the agenda item.

Councilman Newton said the question is should you be in the room when we are discussing something that you have a conflict with. I understand Mr. Rogers has a conflict later this evening on an item and he has already indicated he will be leaving the room.

Councilman Seethaler said that the issue has already been resolved.

Mayor Alvord said all parties involved learned a lot through this process and this won't be an issue going forward. People need to understand there were good arguments on both sides of this and we have come to an agreement.

Mayor Alvord said we appreciate the comments given tonight. Quite a few were here concerning the Mulligans issue. As indicated in the campaign and on social media, I am in favor of this going to a vote. When I moved to the City 10 years ago it was about the same time the City bought a golf course and nobody asked me if I wanted to subsidize a golf course. I would appreciate the opportunity to weigh in on that issue. There are some free market principles I am very strong about. To Erin Peterson's comments, I am the same guy I was back then. I am someone that doesn't think individuals should be burdened by government projects and government ideas.

Mayor Alvord called for a 10 minute break at 7:25 pm.

Mayor Alvord said he has had a request to move item N. up so one of the members can get to another meeting. No one was opposed.

Councilman Rogers said I need to disclose that I am a member of the HOA so I will recuse myself and not participate in the vote.

Action Item N: Resolution R2014-40, Approving the conversion of the Private Streets in the Sand Dunes Subdivision Phases 1, 2, and 3 to Public Owned and Maintained Streets and authorizing the City Engineer to move forward with the appropriate mechanism to complete this conversion. (By City Engineer, Brad Klavano)

City Engineer Klavano reviewed the background information on this item. He said this is the second type of project that has come before this Council. The location is 4000 W. Rushton View Drive. Streets are in very good condition. He noted that the City has been maintaining and paying the electrical bill on the street lighting there already. He said just because we say it meets our standards as far as maintenance and the quality of the streets it doesn't necessarily meet our current standards for streets. There are no sidewalks on either side of the street. A resolution was passed a few years ago on how to evaluate these streets. It is our recommendation to move forward. There are three conditions that they will have to accomplish prior to us recording a road dedication plat which includes changing out the street signs and removing the 15 mph speed limit sign.

Councilman Seethaler asked if there is no consideration for any homeowner funded street improvement prior to the time we take it over; is that correct. City Engineer Klavano said that is correct.

Councilman Seethaler said just to clarify the policy, what is it that permits us to take on streets that are not at the standard to the city without first having to come up to a standard and included with that is the sidewalks.

City Engineer Klavano said there was a citizen committee formed years ago which I believe Councilman Barnes and you were on where they looked at all that and asked if it is realistic to make these streets come completely up to city standards and the recommendation of the committee at that time was no; but we want to make sure that what they have is maintained properly.

Councilman Seethaler said my other point is signage. Mr. Klavano said they have a couple 15 mph speed limit signs in their neighborhood. The state law speed for non-collector streets is 25 mph. There are concerns of whether we can get class c funds if we post streets lower than 25 mph. Our recommendation is that we don't have that.

Councilman Barnes asked what was their reason in asking to have the streets taken over by the City. Mr. Klavano said it was to lower their HOA fees. It is not gated so it is not exclusive.

Councilman Seethaler made a motion to adopt Resolution R2014-40 approving the conversion of the private streets in the Sand Dunes Subdivision Phases 1, 2, and 3 to go public owned and maintained streets and authorize the City Engineer to move forward with the appropriate mechanism to

complete the conversion. Councilman Newton seconded the motion. Roll Call Vote was 4-1 in favor. Councilman Rogers abstained from vote.

Public Hearing F: Pearl Cove Rezone – on property located at 9953 South 2200 West; Rezone Ordinance 2014-10-Z, rezoning property from Agricultural (A-5) to Residential (R-2.5). Rob Poirier, Applicant. (*By Planner, Brad Sanderson*)

City Planner Brad Sanderson reviewed the background information on this item. He said he has received letters of concern regarding the grading and fencing.

Mayor Alvord opened the Public Hearing.

Gem Morris, 9875 Spruce Creek Ct., SJC; I have some concerns about grade. There are three subdivisions that are currently being developed where the grade has changed substantially and has been a problem for the surrounding existing neighborhoods (Photos – Attachment H). Number 1 is the Santorini Development on 9800 South where approximately 10 feet of fill dirt was brought in. Number 2 is the Louise Anderson property where 12 feet of fill dirt was brought in. Number 3 is the Ivory development South of Bingham High where 23 feet of fill dirt was brought in. He shows photos taken in all three developments. He said he met with Rob Poirier about this and he said he will try to keep to the existing grade elevation. I think you have the cart before the horse. How can you approve this tonight without knowing what the grade elevation is going to be in this new development. I ask that you make that final grade part of the approval process.

Tim Firth, 10017 Copper King Lane; I live directly south of the proposed development. My concern is with access. My sentiments are the same as Gem Morris. Our development has two access roads and I feel this development should have the same access roads that they are responsible for and they shouldn't be pig-tailing off something that was already established. I just want to be on the record that I am opposed to what I have seen in the preliminary drawings.

Peter Muller, 10018 Miner Drive; I am just south of this subject property. I understand there will be approximately 60 homes in the development. I have several questions about the fact that there is a road stubbed in that goes toward the subject property. I have heard that the road that is stubbed in may not be the road that ultimately could go in. I question the necessity for that road to go in to be of use to a property that is bought for development which is separate and distinct even though contiguous with Prospector. I am concerned for the integrity of the wholesome nature of Prospector as a development with approximately 100+ homes in it now. My foremost reason for not having the road is the safety of the children going to school. I suggest they find other ways to access the development. I respectfully disagree with any necessity to invade the integrity of Prospector for the convenience and ease of use.

Alex McCloud, 2237 Pheasant Bend Cir.; I am right across the street from the subject property. I am a new resident of South Jordan and came here tonight to watch the process. My concern is that of being poor stewards of our open spaces. My undergraduate degree was in ecological science and part of that was learning how to build and design nature reserves. We are the animals in the nature reserves and if we don't structure those nature reserves correctly and interconnect them well we waste that space and make poor use of the green space that we do protect. In South Jordan in general I have not seen good use of the space that we have available. The right thing to do is to have a development on this property, but I would

like to register a concern that I would be interested in seeing some green space being preserved there through pathways or trails within the subdivision.

Jay Eastley, 2133 Spruce Creek Ln; I spoke at the Planning Hearing previously to the topic of fairness in that both the Prospector and Spruces Developments that border the subject property. Residents have anticipated that eventually this property would be developed residentially. We have not heard of anyone who objects to the zoning of the property but the grade is a definite concern. I am told that the developers engineer has presented a sheet indicating intent to maintain current grade but I don't think that it is binding.

Merrill Dimmick, 2058 Silver Streak Drive; I want to go on record supporting the idea of bringing in two streets from 2200 West rather than bringing in a side street. I also am concerned with the grade and don't see any need to bring in fill dirt. I understand that this meeting is to approve the zoning change and I would like to know if there will be another meeting for our input on this.

Commissioner Rogers said for the site plan and details it will go to the Planning Commission.

Mayor Alvord closed the Public Hearing.

Councilman Barnes asked about the grading and if there has been consideration given or anything on the books that regulates grading so a developer couldn't come in and put a large amount of fill dirt on top of property.

Planner Sanderson said there is nothing in our codes currently that regulates that. There is also nothing under the current zone to keep the developer from raising the grade. That is determined at the site plan. The issue is we have a question with regards as to the use of the property and we don't have a lot of design information at this point to address a lot of those questions. They will be addressed at the subdivision review.

Councilman Newton said they brought up two subdivisions that I absolutely agree with and was shocked with, starting with Santorini which we approved. Nothing was ever said to us about that level. When I saw they were raising the grade 6 feet and I inquired about it and was told that the homes would be built down. Then it was doubled over at Plum Blossom. I was told it was raised up for the sewer connection. I believe we can control the grade with a development agreement.

Councilman Barnes asked if there are reasons that certain amounts of grading are necessary and a way to not have abusive grading.

Director Klavano said we do need to go back and look at some of our ordinances. We don't have a lot that control some of that. We have standards that require a positive drainage on the storm drains. We have standards in place from South Valley Sewer that say they won't put in sewer stations so you need positive sewer drainage. The three properties mentioned did have some unique situations but I agree there needs to be some further look in our ordinances. On this particular property I spoke with the applicants engineer and in order for them to feasibly drain out to 2200 West they would have to raise the property 14 feet or more in the back and that is economically unfeasible. They will have to sewer to the east somehow and take their storm drains toward the canal. We are getting into a lot of infill properties which this city hasn't had and we need to take a hard look at that.

Councilman Barnes asked City Attorney Wall if there is any legal reason why we shouldn't entertain a development agreement so long as they are able to meet any other storm drain issues. Mr. Wall said no.

Councilman Barnes asked if there is a reason for it to connect to Miner Drive versus 2200 West.

Director Klavano said we do need two points of access. This was their proposal to do it this way. It works this way and I suppose it could be two points of 2200 West. This is a concept plan and I am sure it could be looked at a little differently.

Councilman Newton said traffic will go the easiest route. My concern on the stub street is why isn't the stub street aligned with the existing north south street that we see.

Planner Sanderson said it is just a concept. This can be tweaked a lot.

Director Klavano said from a traffic calming standpoint I would prefer it not to connect directly to Miner because then you create a long linear corridor.

Councilman Newton asked about fencing along the canal and do we require it.

Planner Sanderson said we haven't discussed it a whole lot. Our ordinance states fencing may or shall be required along hazardous areas but there is some discretion that the Planning Commission has as to the type of fencing.

Councilman Newton asked if it would be wise to direct developers to put in development agreements to install controllers.

Councilman Shelton asked if there is sewer access.

Robert Poirier, (Developer/Engineer) – the folks at the Planning Commission meeting are asking the same questions being asked here tonight. I thoroughly researched their questions and although the property looks flat it actually slopes 14 feet towards the canal off of 2200 West. There is no chance of raising the subdivision to being the utilities there. We approached the canal company and we have preliminary approval from them to discharge water pending a permit from the County. I have contacted Tim Beavers at the County who is in charge of the canals and he said they have ample capacity for the discharge rates I had given him so our water should easily discharge into the canal and therefore there would be no need of raising the property for storm drain. As far as sewer goes, we will be crossing the canal with a sewer line. An easement has been obtained from a neighbor on the East side of the canal for the sewer to cross a very small corner of their property and to go out into the cul-de-sac and drain in that manner. South Valley Sewer District has adequate capacity to serve our subdivision and an easement has been executed.

Councilman Rogers asked Mr. Poirier if the developer would be agreeable if we were to put as part of the approval of the zone change that we require a development agreement and as part of the terms of the development agreement the approval is contingent that we require that there will be no additional linear increase in grading and that the two stub streets will be put on 2200 West and not to Miner Drive.

Mr. Poirier said I don't believe it is a good design to do that to have two streets that close on 2200 West is in conflict of transportation principles of spacing accesses. There is an existing stub to this property that this conceptual does not utilize. Based on information I received from the last meeting I have since moved the stub to align with the existing one to be more helpful.

Councilman Rogers said to answer my question, you are not objecting to the condition prohibiting any increase in the grade but you do have concerns about having two stubs on 2200.

Mr. Poirier said I do. There would certainly have to be some limits placed. There will always be some amount of grade that is raised for roads to go up and down and for proper drainage. We could come to an agreement of an agreeable limit.

Councilman Newton asked if the grade will be equal to the homes to the north and the homes on the south. Mr. Poirier said we have no intent to raise the homes more than is required.

Councilman Newton asked about the 6' fencing that parallel with homes along the canal. Mr. Poirier said I don't see there will be a problem putting fencing along the canal. They are building a subdivision just north of this and without a requirement they fenced the canal there.

Councilman Barnes asked if the developers would be in agreement of going into a development agreement that says no unnecessary grading. Mr. Poirier said I believe they would be open to that.

City Attorney Wall said we can start with a basic development agreement and we can simply add to that the three or four conditions that you want put in the agreement. I talked with Mr. Klavano and he thinks that it is clear enough what you want to accomplish but we can do that in a way that you feel comfortable with what is inserted in the agreement.

Mr. Poirier said I am comfortable with the limited grade changes and the fencing along the canal and the stub street to align with the existing stub street.

Director Klavano said I looked on the aerial photo and I did notice that the sidewalk is stubbed out to extend there and I didn't realize that when I made that comment. We can look at that in site planning whether it's best to connect there or move it over. There is some validity to leaving it where he is proposing but I also say there might be some traffic calming measures that way too.

Councilman Barnes made a motion to approve a resolution (R2014-52) authorizing the City to enter into a Development Agreement that specifies: 1) the grade elevation isn't substantially changed other than what is necessary as deemed by the City Engineer; and 2) install 6' fence along canal. Councilman Rogers seconded the motion.

Councilman Seethaler said I am concerned about having been burned on these things. I appreciate the fact with respect to the grading issue as to what we will or won't allow, I think that's helpful. There are two other things that were touched on; Mr. McCloud made some points about the nature preserve. We are where we are today as a city with the current code and ordinances. I think it is inherently unfair to allow somebody to build out their property and the next person without having actual ordinances on the book just ad hoc and impose new regulations on what they can and can't do. The last issue remaining is a big deal and that is that Miner Drive and Copper King Drive where they come through the subdivision and

where that stub street ends up, Mr. Klavano stated that his earlier preference that it would be a traffic calming effect to not have a straight route. If we vote for this right at the moment and leave it up to what is best from an Engineering standpoint then we have not adequately been sensitive to the need to not honor that concern. I would like to see the amended development agreement and although it's a point of the final site plan I would like to know what we are voting on with respect to the stub street. For people that live there it could be a thoroughfare or a well-designed access into that neighborhood. I agree that two off of 2200 West is impractical but something that would be permitted by code but would not interrupt the existing neighborhood with respect to traffic. I think it's a big deal and would withhold my vote in favor of this tonight until we see those two things resolved in a final agreement.

Councilman Rogers asked if Councilman Seethaler is in favor of tabling this item until those issues are resolved.

Councilman Newton said I believe he is preparing a substitute motion to the development agreement.

Councilman Seethaler said effectively that is it. My substitute motion is this:

Councilman Seethaler made a substitute motion with respect to the rezone ordinance 2014-10-Z that we table that until it is brought back with a revised development plan that addresses the issues that were stated here with respect to fencing and grade and also addresses directly where the stub street will be placed so that we exercise our vote in favor of that very critical issue.

Councilman Seethaler said we would invite that back in two weeks from tonight. I don't know that there is any irreparable harm that would cause from two weeks delay. I feel like we can address this very directly and see the final product in the revised development agreement and that the residents would be benefitted from that level of review on our part.

Councilman Barnes said my fear is that we are blending the site approval process with just simply the zoning process.

Councilman Seethaler said I understand exactly what your concern is and that is exactly what we are doing with the particular of the stub street. Once we say yes, we're done.

City Manager Whatcott said I was going to suggest that you approve the zoning and ensure that the site plan, whatever is approved by Planning, is brought back to you for final approval by yourself.

Mayor Alvord asked Councilman Seethaler if the issue of the stub street could be decided tonight; I am wondering what information the extra two weeks would provide.

Councilman Seethaler said it's the mechanics of that because that goes to the site plan and that is really something for the most part we have no overview with. It's important that we get it right the first time as opposed to leaving it to chance.

Director Klavano said I feel comfortable that we could work this out in site plan but if the Council would like to see the location of the stub street prior to its approval then that's your discretion.

Councilman Rogers asked if the developer has an objection to getting this resolved.

Mr. Poirier said I would like it resolved tonight regardless of the location.

Councilman Barnes said I would like to move forward with my original motion, adding the qualifications that our new City Manager Mr. Whatcott added that we approve the zoning tonight with further discussion down the road for approval of the final location of the stub street.

City Attorney Wall said you can do that if you make that a condition of the development agreement that the site plan be brought back to the City Council for final approval.

Councilman Rogers said if we are going to bring it back anyway then I am in favor of Councilman Seethaler motion to post pone it.

Councilman Barnes said this gives them some movement to go forward with zoning versus waiting for three weeks to be able to do anything.

Mr. Poirier said three weeks can threaten a construction schedule to get progress this year before the winter comes.

Councilman Seethaler said I appreciate your position and it is really coming down to issues that we are all aware of and I am wondering if we can't go back to the first motion but to incorporate a directive with respect to the street. There is an easy way to do this and there are two hard ways. I would sooner be done with it myself and give you the latitude to move forward.

Director Klavano said if the Council is comfortable with what I said that we bring it in as it is shown you can put that in the development agreement and I am comfortable with it there. I actually like the idea of not having the straight shot onto Miner Drive.

Councilman Seethaler said I have not been contacted by the residents prior to tonight's meeting to be appraised of their concerns so I am entirely going on my perception of tonight's comments. Therefore I will withdraw my substitute motion in favor of being open to one last amendment to Mr. Barnes motion.

Councilman Barnes said I would be happy to include that. Councilman Rogers seconded that also. Councilman Barnes said I move that we approve the zone change for this property pending signature of a development agreement which would include putting this stub street as it is shown in the illustration and also having the 6' fence along the canal as well as no unnecessary grade elevations added. Councilman Rogers seconded the motion again.

City Attorney Wall said the first motion was to approve a development agreement and not the rezone conditioned upon. So you will need a motion to approve the rezone.

Roll Call Vote was 5-0 in favor.

Councilman Seethaler made a motion to approve rezone ordinance 2014-10-Z, rezoning the property from A-5 to R-2.5. Councilman Barnes seconded the motion. Roll Call Vote was 5-0 in favor.

Public Hearing G: Two Top Development – Development Agreement, Land Use Amendment and Rezone – on property at 11245 South Redwood Road; Resolution R2014-42, Authorizing the City to enter into a Development Agreement; and Resolution R2014-36, Amending the Land Use Designation on property from Village Mixed Use (VMU) to Professional Office (P-O) and Medium Density Residential; and Rezone Ordinance 2014-11-Z, rezoning the property from Agricultural (A-5) and Residential (R-2.5) to Professional Office (P-O) and Residential Multi-Family (RM-7). Jerry Salt, Applicant. *(By Planner Brad Sanderson)*

Planner Brad Sanderson reviewed the background information on this item.

Mayor Alvord opened the Public Hearing. No speakers. Mayor Alvord closed the Public Hearing.

Councilman Rogers said he is concerned with the side setback being five feet. He asked can we keep the six feet and still make the 21 homes work or do they really need five feet.

Planner Sanderson said you can go up to five feet from the property line without having to fire rate the home if you go less than that then you do. This was the applicant's request. A lot of the reason for this is the zone requires the home to have a certain width as far as the home goes. In order to get a two car garage, this gives them a bit more flexibility to get more home and more porch and not so much garage.

Councilman Rogers said the RM-7 zone requires 16% open space. Planner Sanderson said it does for multi-family but it doesn't for single family. There is technically no open space in this. The office portion does require open space.

Councilman Shelton asked if the road is a private road. Planner Sanderson said it is proposed to be a public road. It is 55 feet wide.

Councilman Newton said my concern is the traffic on Redwood Road. I am wondering if there is a way to provide an alternate route. Planner Sanderson said Redwood Road is a collector street and is controlled by UDOT. They dictate a lot of how these drive approaches get decided.

Director Klavano said at this point I would prefer not to put the office traffic over on Beckstead. It is a minor collector road and doesn't connect to 114th South. Redwood Road is a busy road but it still has plenty of capacity at this point. In the future UDOT has plans to re-stripe it to a 7 lane road.

Councilman Newton made a motion to approve Resolution R2014-36. Councilman Shelton seconded the motion. Roll Call Vote was 5-0 in favor.

Councilman Newton made a motion to approve Resolution R2014-42 authorizing the City to enter into a Development Agreement. Councilman Shelton seconded the motion. Roll Call Vote was 5-0 in favor.

Councilman Newton made a motion to adopt Ordinance 2014-11-Z rezoning the property from Agricultural (A-5) and Residential (R-2.5) to Professional Office (P-O). Councilman Shelton seconded the motion. Roll Call Vote was 5-0 in favor.

Public Hearing H: Our House of South Jordan Land Use Amendment and Rezone – On property at 11386 South 1300 West; Resolution R2014-37 Amending the Land Use designation from Village Commercial to Office; and Rezone Ordinance 2014-12-Z, rezoning the property from Residential (R-1.8) and (R-2.5) to Professional Office (P-O). Mike Wright, Applicant. *(By Planner David Mann)*

Planner David Mann reviewed the background information on this item.

Mayor Alvord opened the Public Hearing. No Comments. Mayor Alvord closed the Public Hearing.

Mike Wright, 801 N. 500 W. St. 300, Bountiful (Applicant/Developer)

Councilman Seethaler asked if the office building is intended to be a commercial investment for lease and just a portion of it intended to be used by the Our House business. Mr. Wright said currently we have that property under contract with a different buyer to do a single story 5000 sq. ft. owner/user office.

Councilman Seethaler asked if this is something you will effectively develop and sell. Mr. Wright said yes, we will sell the property. He pointed out the area on the map that would be sold.

Councilman Seethaler asked Planning if there is any approval at this point with regards to share parking.

Director Klavano said when the site plan comes in that will need to be evaluated to stand on its own; this is just the rezone.

Councilman Seethaler asked if this represents any kind of consolidation of business. Mr. Wright said no.

Councilman Barnes asked if the entire southwest office portion is one story. Mr. Wright said that is correct. That is what they have planned at this point.

Councilman Shelton asked about the area with the trees and what will be done with them. Mr. Wright said we want to keep the trees. They are important to us.

Councilman Newton made his concerns known about the use of drought tolerant plants and use of irrigation controllers that incorporate wind and rain and such be looked at.

Councilman Newton made a motion to adopt Ordinance 2014-12-Z rezoning the property from Residential (R-1.8 and R-2.5 to Professional Office (P-O). Councilman Shelton seconded the motion. Roll Call Vote was 5-0 in favor.

Councilman Newton made a motion to approve Resolution R2014-37 amending the Land Use designation from Village Commercial to Office. Councilman Seethaler seconded the motion. Roll Call Vote was 5-0 in favor.

Councilman Seethaler recused himself from the next item because he serves on the Board of Trustees for Roseman University. He pointed out an inconsistency that states the city will benefit from an increase in property taxes; whereas, Roseman is a 501C3 Corporation there will not be a benefit with respect to a minor increase in property taxes for this parking lot expansion.

Public Hearing I: Roseman University Rezone – 10920 South River Front Parkway; Rezone Ordinance 2014-13-Z, approving an amendment to the Zoning Map from Agricultural (A-5) to Professional Office (P-O). Robert Pinon, MHTN Architects (By Planner, Damir Drozdek)

Planner Damir Drozdek reviewed the background information on this item.

Mayor Alvord opened the Public Hearing. There were no comments. Mayor Alvord closed the Public Hearing.

Councilman Rogers made a motion to approve Rezone Ordinance 2014-13-Z amending the Zoning Map from Agricultural (A-5) to Professional Office (P-O). Councilman Newton seconded the motion. Roll Call Vote was 4-0 in favor. Councilman Seethaler recused from vote.

Public Hearing J: Resolution R2014-35, Adopting a Final Amended City Budget for Fiscal Year 2013-2014. (By Finance Director, Sunil Naidu)

Finance Director Naidu reviewed the background information on this item. This resolution is adopting the final budget for the city for FY 2013-14. As required it was advertised to the public and made available for public review.

Mayor Alvord opened the Public Hearing. No comments. Mayor Alvord closed the Public Hearing.

Councilman Newton said there is one change on the management page of the budget. It says Interim City Manager. I was wondering if that needed to be fixed.

Finance Director Naidu said when the document was printed the Council had not yet made the decision on the City Manager. The changes have already been made on the online documents.

Councilman Shelton made a motion to adopt Resolution R2014-35 adopting the amended City Budget for FY 2013-14. Councilman Barnes seconded the motion. Roll Call Vote was 5-0 in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY

Councilman Newton made a motion to recess the City Council meeting and move to a Redevelopment Agency meeting. Councilman Rogers seconded the motion. Vote was 5-0 in favor.

Public Hearing K: Redevelopment Agency Resolution RDA 2014-03, Adopting a Final Amended Budget for the South Jordan City Redevelopment Agency for Fiscal Year 2013-2014. (By Finance Director, Sunil Naidu)

Finance Director Naidu said this is the Redevelopment Agency Amended Budget for FY2013-14.

Chairman Alvord opened the Public Hearing. There were no comments. He closed the Public Hearing.

Mr. Rogers made a motion to approve RDA Resolution 2013-14. Mr. Seethaler seconded the motion. Roll Call Vote was 5-0 in favor.

ADJOURN RDA MEETING AND MOVE INTO MUNICIPAL BUILDING AUTHORITY

Mr. Newton made a motion to adjourn Redevelopment Agency meeting and go into Municipal Building Authority meeting. Mr. Rogers seconded the motion. Vote was 5-0 in favor.

Public Hearing L: Municipal Building Authority Resolution MBA 2014-03, Adopting a Final Amended Budget for the Municipal Building Authority of South Jordan City for Fiscal Year 2013-2014. (By Finance Director, Sunil Naidu)

Finance Director Naidu noted there has not been any change to the MBA Budget.

Chairman Alvord opened the Public Hearing. There were no comments. He closed the Public Hearing.

Mr. Barnes made a motion to approve MBA Resolution MBA 2014-03. Mr. Seethaler seconded the motion. Roll call Vote was 5-0 in favor.

ADJOURN MBA MEETING AND MOVE BACK INTO REGULAR COUNCIL MEETING

Mr. Newton made a motion to adjourn the MBA meeting and go back to the regular City Council meeting. Mr. Barnes seconded the motion. Vote was 5-0 in favor.

Mayor Alvord called for a 10 minute recess.

Councilman Barnes asked Mayor Alvord if the Council is willing to move up Item S. to be the next item on the Agenda.

Councilman Newton said I would rather just keep going in the order we have.

Councilman Barnes made a motion to move Item S as the next item on the Agenda for the consideration of the public attending. Councilman Seethaler seconded the motion. Vote was 4-1 in favor. Councilman Newton opposed.

Councilman Barnes stated he is recusing himself from the vote and the discussion because one of the developers that submitted a proposal is my Uncle, Kem Gardner. As a result I will voluntarily recuse myself from conversation as well. I would still like the consideration of being able to remain in the room.

Action Item S: Resolution R2014-49, choosing a development consultant for the Mulligans Golf and Games Repurposing Project and Directing the City Manager to negotiate an agreement to assist the City as a Development Consultant.

City Commerce Director Brian Preece reviewed the background information on this item. This Resolution formalizes the action on June 3rd. On the 9th of May the City issued a request for qualifications and concepts whereas we had three developers on May 30th, the deadline, turned their proposals in. Staff and Council reviewed the proposals and on June 3rd they interviewed the developers. The purpose for the

RFQ&C was to get some ideas from some developers and solicit a developer that would, at their own cost, help the city explore some possibilities on how to repurpose the Mulligans property. My understanding is that the decision was made and this resolution formalizes that as well as authorizes the City Manager and City Attorney to negotiate the contract. This in no way makes to the developer that any property would be sold to them.

Mayor Alvord asked Mr. Preece if passing this resolution tonight means that we are developing Mulligans. Mr. Preece said it does not.

Councilman Newton asked why is that? Mr. Preece said first off it says that it doesn't and secondly the process of the RFQ&C was to go through the process and bring in different ideas of ways that things can happen and to use those ideas. The intent is to have more meetings where the public would be informed of what those ideas are. At some point, if that is what the Council desires, then those discussions would be further negotiated.

Mayor Alvord said just out of curiosity, what kind of agenda items would the residents need to watch for that would constitute a serious change in Mulligans and what would those include. Mr. Preece said that would include more than a public hearing; it would include open houses and more than just advertisements in the legal section and that there would be notices, mailers in the water bills and other types of mailers. That would be directed by the Council as to how they would want this noticing done.

City Manager Whatcott said if anyone saw a land use amendment or rezoning that would give notice that something would be happening there.

Mr. Preece said in order to sell it there would have to be a Public Hearing.

Councilman Seethaler asked to have the modified version of the resolution displayed on the overhead for the public to view. The resolution was put on the overhead and Councilman Seethaler read the resolution aloud.

Councilman Seethaler said I would propose either as a continuation of section 4 or as an insert as Section #5 this language: "further, if this Council hereby agrees that any rezoning of the property be first subject to an approving vote or controlled 3rd party polling of South Jordan registered voters."

Councilman Seethaler said it is my view that the Mulligans property and its future whether or not it is to continue as a golf course or whether to be repurposed other than how it is currently serving the community or whether there is to be any other commercial development to be introduced to that area, we have that to decide. Doing nothing is not an option even if we continue it to be a golf course. We need to present a plan whereby the financing is solid and it can be sustained into the future. It is pretty clear that the City and residents have such an interest in the property to warrant the 3rd party polling that would be measured before zoning changes are proposed. There are those that don't want anything to change and there will be proposals with this agreement that will show what the development, park space, open space, commercial restaurant opportunities would be if it were developed as a concept.

Councilman Newton suggested you call that Section 5 and renumber section 5 as 6 etc.

Councilman Newton voice his concern about using “some” Council on the 3rd whereas in the Resolution. After discussion by the Mayor and Council it was decided that the word “quorum” would be used. City Attorney Wall noted he will make that change in the modified resolution.

Councilman Shelton said I appreciate the work done on this while I was away in Guatemala. I understand that Hale has chosen Sandy.

Councilman Seethaler said that is right and terrific in a lot of ways because it gives us a very good opportunity to take a measured look at what we are doing there.

Councilman Shelton said I think the on again off again negotiations with Hale have created confusion for members of this Council and for the public. I think it’s time for the whole thing to get very clear and move in a very methodical way. I personally can’t support this resolution as it is stated because it does not specifically lay out the methodical approach. I would support a resolution that says we are going from A to B to C to D and then we will vote; but I would like it very laid out so we all know what the process is. I am very tired of the lack of real direction on this. I need that certainty in order to vote in the positive on this. I think we owe it to the members of our community to have that kind of certainty as well.

Councilman Newton said in this resolution we have a start point and we have an end point already. We have long said we were going to have meetings with the public on the designs concepts. We have yet to have an open house and we have yet to hire a public relations marketing firm as we did the design concept to make sure the people got the word to come and share their input. If you have some steps you would like to articulate and enumerate now let’s put it in paragraph 6.

Councilman Shelton said I have not thought about what the process would or should be. I would like all of us to sit back and think about what that process ought to be, then deliberate and put it out in writing and then have a resolution.

Councilman Rogers said I understand Councilman Newton’s concerns but I agree with Councilman Shelton. Is there really a rush; maybe we could bring this back and set forth some dates of what we are going to do.

Mayor Alvord said I am going to ask a question because this sounds like this could present a bit of a delay. By accepting Boyer as our developer/consultant they are able to start work with us on the concept. If we wait to accept Boyer, those conversations cease because we didn’t accept them as our developer. I wanted to ask City Attorney Wall what the dates would be to get this on a November ballot versus a June ballot.

City Attorney Wall said when we say put it on the ballot, then the only way for the City Council to put this on a ballot is for the City Council to initiate a ballot measure. That is where the City Council would actually become the applicants and then the process is the same as a referendum. You would have 45 days to collect 9,000 signatures. Three years ago when Salt Lake City was contemplating their ordinance on antidiscrimination, they actually wanted to put that on the ballot for vote. The Lieutenant Governor’s Office and the District Attorney’s Office both defined under state law there is not the ability to do that. It is not allowed. They ran a bill last year in the legislature to allow for ballot questions that weren’t necessarily voting for a candidate. The legislature overwhelmingly rejected the idea. Their thinking was that there are enough issues that come up on the ballot every year already and because of those many

issues that the electorate has enough for them to have to figure out. The bill never made it to the floor for a vote. What Salt Lake City did was they did a mail in questionnaire ballot through their utility billing registry. Overwhelmingly on that particular issue they found that the residents were in favor of the antidiscrimination ordinance. That is really the only mechanism short of an initiative other than doing what Councilman Seethaler suggested to hire a polling company to do a statistically validated sampling.

Mayor Alvord said what you just said is just short of an initiative. Can we do an initiative? City Attorney Wall said you could. The timeline is identical to what we talked about with a referendum. It takes about five months. If you do a land use change you would have to meet the 35% signature threshold of those who voted in the last presidential election. I believe that is about 8,700.

Councilman Rogers said the distinction there is if we get it via the initiative referendum route it becomes legally binding whereas if we do our own mail out to the registered utility people it is a non-binding pole.

Councilman Newton said I think doing the polling is far more valid and give us flexibility in moving forward at whatever pace we choose.

Councilman Seethaler said this resolution pins us down and we recognize that we are not going anywhere with this until we have clear plans and considerations for the voters and have solicited through legitimate means the input of all residents of the city. With that, I am comfortable with the framework of this.

Mayor Alvord said we also have to understand that we are dealing with a partner that has a certain time investment as well and that they not lose interest in partnering with us. I worry that by saying we are going to step back and talk about this means that our partner may back away. I don't see that this commits us to anything. There are plenty of rip cords when we do the rezone and the polling and any funding to part of this, there will be a vote and discussions. This at least allows our Boyer partner/consultant to create the concept. Our job is to provide a little leadership to the City and to show the residents some options. I have heard a lot of opinions on this and they are very varied. That is part of my motivation to say let's give this to a vote of the people. I am curious to know if they see a concept that brings tax revenue to the city that can lead to lower taxes, would they like that or would they want to keep Mulligans as is.

Councilman Seethaler made a motion to adopt amended Resolution 2014-49. The amendments are: the third whereas will state “whereas a quorum of the City Council and select staff members” and that Section 4 be stated as: Concept Development. Notwithstanding any of the above, the Agreement does not presuppose any particular development within the Property. The Agreement is expressly necessary in order to properly prepare conceptual plans and renderings in order to share with and engage the public in review and recommendations. New Section 5: Condition of Zone Change. Further, this Council hereby agrees that any rezoning of the Property shall be first subject to an approving vote, a controlled polling, or other independently administered public survey, of registered South Jordan City voters. What now is section 5 will become Section 6. Effective Date.

Councilman Barnes said it was my intent to recuse myself from the vote on choosing the developer but not to remove myself from discussion of next steps etc. My hope is that all of this can be somewhat fluid going forward and that as far as next steps we can revisit that at another date.

Mayor Alvord said we can either accept the Boyer Company without Councilman Barnes vote or bring a new resolution that describes our public input.

Councilman Newton said while I believe if someone recuses himself, they should remove themselves. That being said, I don't think it was necessary for Mr. Barnes in this particular case to necessarily recuse himself because we had already chose the company. However, we are still approving the contract and there is a link of a conflict there. If Mr. Barnes wants to participate in the additional process that we already need to talk about being developed, then he is free and welcome to do that once the contract is signed and we still have a process to go through and to develop separate and apart from the contract and Mr. Barnes should be part of that.

Councilman Rogers seconded the motion.

City Attorney Wall said I have a solution that might help resolve this. Mr. Preece wrote the RFQ to make it clear that the selected developer was selected to then continue on in a process that would ultimately lead to something happening. No commitments. If the Council wanted to approve this resolution tonight to make the statement that you are making through the new section 5, it could recognize that any agreement that the City Manager developed with the selected developer is probably going to be exactly what you are talking about and that is a timeline and future steps to be taken with the developer. Because you haven't approved the expenditure of any funds and it would have to come back to you anyway. If you designate tonight that the Boyer Company is selected at the Consultant, now it is a question of laying out what your plans are going to be and Mr. Barnes could then participate in any future discussions. This resolution as it is written he shouldn't vote on because you are selecting the Boyer Company. But I think it has in here everything else that will happen that he can be completely involved in. That is what the RFQ said to the three proponents is that one would be selected to continue discussion about what would happen.

Roll Call Vote was 3-1 in favor. Councilman Shelton opposed and Councilman Barnes abstained.

Public Hearing M: **Ordinance 2014-11**, enacting Chapters 2.38 City Director of Finance, and Chapter 3.01 Budget, Accounting, and Financial Reporting, of the South Jordan City Municipal Code; and **Resolution R2014-39**, adopting Key Fiscal Management Practices for the City of South Jordan. *(By City Attorney, Rob Wall)*

City Attorney Wall reviewed the background information on this item.

Councilman Newton said we are basically appointing Mr. Naidu as the Chief Finance Director for the City and directing him to perform the financial duties and responsibilities of the City Recorder, and serve as the City Budget Officer. The discussion we had in the previous meeting was the City Finance Director or Budget Officer was responsible for approving all receipts of charge cards. It should be the supervisor or Department Head signing off on those charge card receipts rather than the Budget Officer because the department head would know better if they were responsible. Number two, the City Manager or his designee would approve the Department Heads and the Mayor would be responsible for approving the City Manager and the City Attorney expenses. This goes contrary to that.

Councilman Rogers asked Councilman Newton if he is suggesting changing what has been proposed or supporting what is being proposed.

Councilman Newton said I am suggesting changing what is being proposed so that the supervisors have the authority to approve the expenditures of their employees.

City Attorney Wall said I think that is what this does. If you go to the last page of exhibit A the middle paragraph is the one that Mr. Naidu and Mr. Whatcott and I talked through. That is the paragraph added from the last version. These three paragraphs were taken right out of the audit report.

Councilman Newton said I think that is not to do it. This is actually contrary to what we suggested in 2013 with the previous auditor when we discovered that the charge card receipts were not even being approved and we set up the policy that was supposed to be enforced.

Finance Director Naidu said that paragraph refers strictly with the budget and not initially approved by the City Council. What this paragraph is trying to say is that any money that is not already approved by the City Council, regardless of where it is located, the Budget Officer is responsible for bringing it back to the Council for approval.

City Manager Whatcott said I think we are talking about two different items. Credit cards are already covered through the Audit Committees recommendation. Currently any expenditure's by department heads for credit cards come to me for approval then they go to finance. In financer there are two people that look at those receipts again. The other thing is talking about non-budgeted expenditure items that are not in the budget and a department head wants to expend. Those have to go back through the Budget Officer and to the Council if there is to be expenditure.

Councilman Newton said what I am trying to get at here is if you have a non-budgeted item and the department head will be using a credit card for that, it will go to the Budget Officer but it doesn't say it will be double checked by the City Manager. I am trying to put a lock on something I see as a bit of a loophole.

City Attorney Wall said the way this is structured it has the force of law. The Ordinance says you must adopt Key Fiscal Management Practices and they shall be followed. As you go on you can adjust those each year without having to change the Ordinance; by resolution you simply adopt the Key Fiscal Management Practices. He said we can change the language to read any way you would like it to read.

City Attorney Wall said lets address the first paragraph; what if we were to change it to read: "Department Heads, shall have approval of the City Manager and the City Manager shall have approval of the Mayor, on expenditures not initially adopted by the City Council in their budget." Does that get us there?

Councilman Newton said yes.

Councilman Newton made a motion to approve Ordinance 2014-11 incorporating the changes suggested by Mr. Wall "Department Heads, shall have approval of the City Manager and the City Manager shall have approval of the Mayor, on expenditures not initially adopted by the City Council in their budget." Councilman Shelton seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

Councilman Newton made a motion to extend and continue the Council meeting. Councilman Shelton seconded the motion. Vote was unanimous to extend.

Action Item O: Resolution R2014-41, Appropriation of \$135,000 from the Storm Drain Impact Fee Balance for the acquisition of a parcel of land for storm drainage purposes at 4436 West Ambyr Lynn Way. *(By City Engineer, Brad Klavano)*

City Engineer Klavano reviewed the background information on this item.

Councilman Shelton made a motion to approve Resolution 2014-41 appropriation of \$135,000 from the Storm Drain Impact Fee Balance for the acquisition of a parcel of land for storm drainage purposes at 4436 West Ambyr Lynn Way. Councilman Seethaler seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

Action Item P: Resolution R2014-46, approving the expenditure for an ERP System and authorizing the Mayor to sign the agreement between the City and Tyler Technologies. *(By City Finance Director, Sunil Naidu)*

Finance Director Naidu reviewed the background information on this item. He said the timeline is one week or two at most. It will be done in different phases with Financial first going live July 2015. HR will go live January 2016 and Utility Billing April 2016.

Councilman Newton made a motion to approve Resolution R2014-46 approving the expenditure for an ERP System and authorizing the Mayor to sign the agreement between the City and Tyler Technologies. Councilman Rogers seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

Action Item Q: Resolution R2014-47, prohibiting the use of an ignition source, including fireworks, lighters, and matches in certain areas within the city. *(By Fire Chief, Chris Evans)*

Fire Chief Chris Evans reviewed the background information on this item to prohibit the following activities beginning July 1st through October 1st 2014:

1. The use of lighters, matches, or other item or device producing an open flame within the natural vegetation border of the Bingham Creek and Jordan River Parkway open space and trail systems, except in a developed picnic area; and
2. The possession of any firework or pyrotechnic device within the natural vegetation border of the Bingham Creek and Jordan River Parkway open space and trail systems; and
3. The use/discharge of any firework or pyrotechnic device in, or within 200' of the natural border of the Bingham Creek and Jordan River Parkway open space and trail systems; or
4. The use/discharge of any firework or pyrotechnic device within 30' of undeveloped wildland and containing dry vegetation including brush, grasses, weeds, or other combustible vegetation.

Councilman Rogers voiced his concern on item #4 that 30' is not large enough. Chief Evans said based on our history to date he is comfortable with the 30'.

Councilman Barnes made a motion to approve Resolution R2014-47. Councilman Shelton seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

Action Item R: Resolution R2014-48, authorizing the expenditure of budgeted funds for public safety vehicle equipment. *(By Finance Director, Sunil Naidu)*

Finance Director Sunil Naidu reviewed the background information on this item. He said the only change is that in addition to the public safety vehicle equipment, Council also approved two additional vehicles and we are just adding those to make one transaction.

Councilman Seethaler said last year we talked about the fact that an actual lease was not available, although we could borrow funds. Are we effectively borrowing these funds from Zion's Bank. Director Naidu said yes.

Councilman Seethaler said if we were to keep the vehicle for the term of the loan, how long is the lease term. Director Naidu said the term of the loan is 3 years. He said we will keep the public safety vehicles for 3 years but the ambulance and dump truck we will be keeping for at least 10 years.

Councilman Seethaler made a motion to approve Resolution R2014-48. Councilman Rogers seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

Item N. Reports and Comments: *(Mayor, City Council, City Manager, and other)*

Mayor Alvord said he is not able to attend a dinner at Carrington and asked if someone would be available to attend in his place. None of the Council were available so City Manager Whatcott said he would find a staff member that would be available to attend the dinner.

Councilman Seethaler said I am anxious for a couple of resolutions to come forward and hopefully it can be July 1st when we next meet. One is the resolution with respect to our position with the school board. He said I know that is in draft form right now and asked if it is something we might see and vote on the 1st? City Attorney Wall said it is my goal to get that to you by the end of the week.

Councilman Seethaler said the second resolution has to do with the Cemetery. He asked if that draft will be ready for July 1st. City Manager Whatcott said yes, it should be ready by then.

Councilman Barnes said tonight is a good illustration of an example of why I would want to be in the meeting because the conversation did drift into an area where I wanted to be a part of the conversation and where I had no intention of recusing myself from. I want to thank you all for allowing me to make my own decision.

Mayor Alvord said the conflicts of interests are 90% there to protect yourself.

Councilman Newton asked Director Klavano if there is any viability to the comment made by someone earlier in the meeting as to adding hash marks to crossing areas. Director Klavano said West Jordan uses those on their crosswalks. He said we opted not to use them because they are not in the MUTCD.

Councilman Newton said we talked about a meeting with Daybreak and have had to bump it a couple of times I was wondering if we could schedule something in July. City Manager Whatcott said they won't have any time for all of us to meet until September. He suggested doing individual touring.

Councilman Newton made the suggestion of cancelling one of the July meetings because they have had so many meetings to attend lately. City Manager Whatcott said it is up to Council. It would just mean that your meetings in the future will be much busier. Council discussion determined to just leave the meetings as scheduled. City Manager Whatcott said he would try to keep one of the meetings light.

City Manager Whatcott noted that the date of Monday, July 14th has been chosen to do an employee picnic that will start at noon at the City Park. You would come as a Council and cook for the employees.

Councilman Shelton made a motion to adjourn the City Council meeting. Councilman Barnes seconded the motion. The vote was unanimous in favor.

N. **Executive Session:** Discuss the purchase, exchange, or lease of real property

Councilman Shelton made a motion to go into Executive Session to discuss the purchase, exchange, or lease of real property. Councilman Barnes seconded the motion. Roll Call Vote was 5-0 in favor.

The June 17, 2014 City Council regular meeting adjourned at 11:55 p.m.

ADJOURNMENT

This is a true and correct copy of the July 17, 2014 Council meeting minutes, which were approved on July 1, 2014.


South Jordan City Recorder

SOUTH JORDAN CITY
City Council Meeting

June 17, 2014

6:00 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Kevin Aldridge	21672 Pale Moon Ln
Lori Vance	10281 Springcrest
Sean Kim	10476 Hemisphere Ct
Nick Scott	10225 Mystic Creek
Michael Tyler	10317 Springcrest Ln
Juliana Tyler	10317 Springcrest Ln
Michelle Thompson	2102 W. Laurence Ct.
Steve Lemke	2008 Lawrence circle
Bob Paxton	1073 W. 10250 S.
Michael Florini	10331 Springcrest Lane
Tom Steffens	2048 W. Lawrence Circle
Brent Wachter	2117 W. Lawrence Cir.
Scott Gile	10727 So. Sienna Dune Dr.
David Butts	3949 SIENNA DUNE DRIVE
Donna Creer	9874 Spruce Creek Ct
Richard Creer	" " "
KARLA MARTA	734 W. MYSTIC CREEK WAY
LORI OLSON	10299 S. SPRINGCREST LN.
Morgan Olson	10299 S. Springcrest
FRED SCHUMAR	11138 So HEATHER GROVE
Ratie McDermott	5027 W Burntside Ave
Debra Hansen	10293 Jordan Oak Dr SJ
St. Kathy	2254 Spruce Pine Way

**SOUTH JORDAN CITY
City Council Meeting**

June 17, 2014

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Susan Egbert	11323 S. 2700 W
MICHAEL BOOBY	9876 S. SPRUCE DALE DR.
Jennifer Boehme	10233 S. Mystic Creek Bay
PETER MULLER	10018 MINER DR
Tim Strebhel	10079 S. 3700 W.
Zuane Smith	4430 Sunny Meadow Dr
Cathy Andelin	2522 Valley Field Cr. S.J.
Wade Wilton	2393 Jessie Spr UT
TIM FIRTH	10017 Copper King Lane
SHARON WAEN	9878 SPRUCE CREEK CT
Jay Eastley	2133 " " Lane
Darrell Mikshell	3491 W. 10025 S.
Darnet "	" "
Sherrie Kerr	3849 S Coral Dune Dr.
Ken Olson	10299 Springcreek Ln.
Alasdair Macleod	2237 Pheasant Bend Cir
Isaac Oakeson	10192 S. Coral Dune Dr.
Erin & Mike Peterson	10226 Mystic Falls Way
Alex Uddu	10203 S. Jordan Creek DR.
Zach Liddle	10203 S. Jordan Creek DR.
Jason McGuire	4507 Sebago Way
Sonn & MARISA PATTY	801 W Meadow Creek Bay
Michael Jones	1238 W. Jordan River Dr.

**SOUTH JORDAN CITY
City Council Meeting**

June 17, 2014

6:00 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME	PRINT ADDRESS
Richard S. Osborn	4110 Liberty Creek Dr. 84095-9629
ALEXANDRA FRAMO	3735 Judd Cir, WEST JORDAN 84088
Janice Voorhies	5301 Jacob Hill Circle, W. Jordan
Cory Schnell	10713N 6340 W Highland VT
Mel f Smith	10823 Coral Dune Dr.
Eldon Jones	2554 Canyon Park Lane
Tom Morris	9875 Spruce Creek Ct.
JEFF TIBALA	1966W Silver Streak Dr.
SARA TIBOLL	"
Greg Wise	3955 Dune Breeze Dr.
MIKE BELLOW'S	2601 W. NORTH FARMWAY
Laurie Bellows	" " "
Scott Donaldson	1594 Wynona Park Drive
Eileen Wardle	1894 W. South Jordan Parkway
Lynne Jensen	11186 So. 2700 W. S.J.
Craig Wardle	1894 W South Jordan Pkwy
Elaine Carter	9644 Shuttleston Cir
Gayle Handrahan	1978 W Silver Streak Dr.
Greg & Alea Cantrell	1049 W. Louise Meadow Dr
Kerry Dalling	
Bret Butler	3862 Sienna Dune Dr.
Tracy Fortney	3084 W 10000 S.
Tracy Boddy	9876 S. Spruce Lake, SJD



RESOLUTION

JORDAN SCHOOL DISTRICT BOARD OF EDUCATION

RESOLUTION: Jordan School District Opposes the South Jordan City Proposal to Create a Separate School District Within the Boundaries of South Jordan City.

WHEREAS, the South Jordan City Council is considering adding a question concerning a possible split from the Jordan School District to the November, 2014 ballot; and

WHEREAS, the Jordan School Board unanimously agrees that such a split will be damaging to the educational quality for students and employees throughout the District; and

WHEREAS, increasing student achievement for every student demographic group should be the primary goal of public education institutions; and

WHEREAS, opportunities for broad student educational experiences would be limited for South Jordan students by a much smaller secondary school population; and

WHEREAS, many South Jordan elementary students would lose access to dual immersion programs currently sponsored by Jordan School District; and

WHEREAS, a possible South Jordan School District would effectively duplicate all administrative services now paid by the taxpayers of Jordan District, thereby increasing the amount of all taxpayer dollars necessary to support two districts; and

WHEREAS, said split could affect the seniority and benefits of current employees; and

WHEREAS, mandated special education programs would necessarily look different and offer fewer opportunities for optimum physical and cognitive development among this student population; and

WHEREAS, Jordan District school employees in South Jordan are concerned about limited job mobility or advancement opportunities should the said split take place; and

WHEREAS, a separate South Jordan school district might create unintended consequences which could be avoided if the Jordan School District and the South Jordan City Council work together to find solutions to individual problems; and

WHEREAS, a South Jordan split from Jordan School District would be very divisive for the southwest valley; and

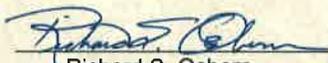
WHEREAS, residents of Jordan School District living outside the South Jordan City boundaries would have no voice in a possible split; and

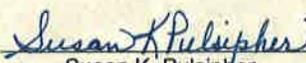
WHEREAS, the Jordan Board of Education believes a separate South Jordan District is not in the best interests of students, parents, and taxpayers; and

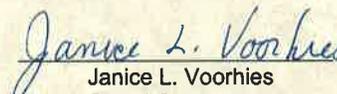
WHEREAS, the Jordan School Board desires and looks forward to working with South Jordan City to continue to increase student achievement for all students in Jordan School District;

THEREFORE, LET IT BE RESOLVED that the Jordan School District Board of Education unanimously opposes the City of South Jordan proposal to create its own school district and wishes to express our continued desire to give all students within the current boundaries of Jordan School District an exceptional education worthy of a world-class community.

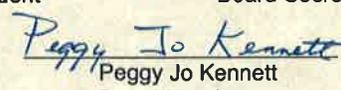
Adopted by the Jordan School District Board of Education this tenth day of June, 2014.


Richard S. Osborn
Board President

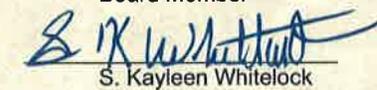

Susan K. Pulsipher
Board Vice President


Janice L. Voorhies
Board Secretary


Lynn Crane
Board Member


Peggy Jo Kennett
Board Member


Corbin White
Board Member


S. Kayleen Whitelock
Board Member

June 17, 2014

Members of the City Council,

I am a fourth grade teacher at South Jordan Elementary. Part of my charge in the area of science is to teach my students about the Utah Environments - desert, forest, and wetland. We talk about Utah being the second driest state of the fifty. Knowing how desertlike we are, we have come to these conclusions in our discussions: (1) comparatively speaking Utah has very few wetland areas, (2) if we have so few wetlands then we must work especially hard to preserve and protect the wetlands we do have, and (3) responsible citizens would be ever so careful to encourage and defend existing wetlands because how do you adequately reproduce an existing wetland area. Plants and animals are in a particular environment because they have adapted to that environment. People can easily move, not so for specific plants and animals. They are where they are because they can survive. They have the body parts and behaviors to exist. Where do they go and how do they readapt to new surroundings? In most displacements, they eventually die.

How sad it is for me to see our city council value so little a prime green space/wetland area. What a terrible message, I think, it sends to my fourth grade students. We expect them to grow up to be caring and thoughtful citizens. We want them and expect them to reverence the Earth even in the face of perhaps greater financial rewards. Show our children that South Jordan City stands for more than making a quick buck. Do the right thing and save Mulligans. Ask the people of the city how they feel? What is so wrong with a survey?

Sincerely,

Tim and Susan Strebel
10079 S. 3200 W.
South Jordan, Utah 84095

6-17-2014 CC mtg
Attachment D

My name is Jennifer Boehme. I live at 10233 S Mystic Creek Bay in South Jordan. There are two issues in South Jordan that are very important to me right now, a potential split from Jordan School District and potential development of Mulligan's Golf and Games. Tonight I will speak about Mulligan's. I saw on the agenda for this evening a resolution to hire Boyer Company as a Development Consultant on the Mulligan's property. I am opposed to the development of Mulligan's for many reasons. It is the beautiful open space at the gateway to South Jordan City. It is the home of many wildlife and bird species. It provides great family entertainment for people from around the Salt Lake Valley and beyond.

South Jordan does not need another office park, more high density housing, or more strip malls. According to the Utah Business Book of Lists for 2014, River Park Corporate Center is the fourth largest office park by square footage in the state of Utah. In the South Jordan Country Fest program, the River Park Corporate Center purchased a full page advertisement. The ad says, "1.7 million square feet of office space on a 120 acre campus, high-end interior and exterior design and finishes, conveniently situated along the Jordan River Parkway with miles of walking trails, located in South Jordan with close access to freeway entrances, shopping, golfing, restaurants, hotels and many more amenities." This advertisement does not mention proximity to a Front Runner station, but it does state that this office park is close to golfing, golfing at Mulligan's.

I ask that the City Council vote against the resolution to hire Boyer Company as a Development Consultant. I also ask that the City Council put the fate of Mulligans to a vote of the citizens of South Jordan. Let us decide how we want our public lands used. Thank you.

Erin Peterson, 10226 Mystic Falls Way, South Jordan

Attachment E

Tonight I would like to tell a story about a man we all know. I recall hearing this story on 1 occasion back in October of 2013 and I re-read it today on his web site to ensure I had the details right. He was known as Dave Alvord, DDS at the time of this story. The interaction he had with the South Jordan City Council just a few years ago gave him the motivation to run for mayor.

A few years ago, Mayor Alvord was told by the South Jordan Fire Department that due to a new ordinance that was passed by the South Jordan City Council, he would be required to purchase an AED for his dental practice because Fire Chief Evans believed that dentists created situations that put patients at greater risk of cardiac arrest.

Mayor Alvord did his research and found that dental patients are at no higher risk for cardiac arrest. He also contacted his malpractice insurance carrier who had no recommendations pertaining to the purchase of an AED. He even obtained a letter from the Utah Dental Association stating that they did NOT recommend AEDs for dental offices.

Mayor Alvord did not agree with the unfunded government mandate, so he visited City Hall for the first time to speak up.

"I informed the council that I had been threatened with excessive penalties and that I had also consulted with the Utah Dental Association and produced a letter from the UDA where they said they did NOT recommend AEDs for dental offices. My malpractice insurance company said they had never had lawsuits involving cardiac arrests, and that these events in dental offices were extremely rare. As a result, the city decided to not enforce the mandate until the issue could be discussed further.

"A few months later, Mayor Osborne gave the fire chief about 60 minutes to make a presentation to the council as to why they put into place the program. "AEDs save lives" was the main idea presented. Mayor Osborne then allowed me 5 minutes to respond, and seemed annoyed that I even take the little time he gave me. I made the case for exempting dentists from the mandate and shared the position of the Utah Dental Association.

"After the city council revisited the issue, they reconvened and voted to maintain the unfunded mandate."

You may be asking yourself, "Why is she telling us this story?" I'm telling it to remind you, Mayor and everyone else on the council how frustrating it can be when you do your research, gather all the facts, present a strong case and believe with all your heart that you are fighting for what is right, only to feel like no matter what you do, a final decision has already been made and your concerns are falling on deaf ears. How many times have we been to City Council Meetings where the "Fire Chief" or "Developers" are allowed 60 minutes to present their case and the "David Alvords" or "Citizens" of South Jordan are reluctantly allowed 5 minutes or less. ^{those who support keeping Mulligans} Unlike Mayor Alvord's experience, ~~we~~ are not a small minority. Please hold off on spending tax payer dollars to hire a developer for the Mulligans area until a vote can be taken. Please understand that although preserving Mulligans may not be important to some, to others it is just as important as Mayor Alvord's belief that dental offices should not be required to have AEDs or his belief that the government should not enforce unfunded mandates. Those who support keeping Mulligans truly believe that it is in the best interest of South Jordan and its' citizens.

Attachment F

June 16, 2014

To: City of South Jordan
1600 W Towne Center Drive
South Jordan City, UT 84095

ATTN: Building Department
City Attorney
City Council
Community Development Department
Engineering Department
Planning Department
Zoning Commission

RE: 2084 West Lawrence Circle

Dear Sirs,

We have grave concerns regarding the structure currently being erected at the above address. Our Architectural Control Committee called an unscheduled meeting this past Saturday June 14, 2014 to discuss these concerns. Approximately 40 homeowners were in attendance and the vast majority share the same concerns.

Those homeowners to whom notice was sent by South Jordan City in August 2012 with regard to the proposed structure were apparently given incorrect and incomplete information with which to be able to determine a concern for the proposed structure. No details or dimensions of the proposed structure were provided, nor was its intended use conveyed.

This structure as it currently stands does not meet Lawrence Circle's Covenants, Conditions and Restrictions (CC&R's); specifically its Architectural restrictions, and use purposes. These CC&R's were filed with the State of Utah in 1978 and became enforceable Statute at that time. They were amended and clarified in 1988 and such changes were also recorded with the Salt Lake County Recorder as part of the Deed to each property. South Jordan City is obligated to acknowledge and comply with these CC&R's when considering the issuance of building permits. South Jordan City, in accordance with Statute, also has "...the full power to enforce these covenants in the event of failure of the committee to do so...." CC&R's Section D, item 2.

Considering the homeowner at the above mentioned address gave less than full disclosure to the community regarding his proposed structure, and South Jordan City gave incomplete/incorrect information when informing neighbors of same, Lawrence Circle's Architectural Control Committee had no reason at that time to give or deny approval of this structure. Additionally, some neighbors who did receive the notice contacted South Jordan City's planning/zoning staff and forwarded notice of our CC&R's, and voiced additional concerns and rejections regarding this proposed structure. We are concerned that City policy was perhaps not implemented regarding this notice and these concerns/objections.

It also appears this structure fails to comply with certain international building codes and local ordinances, and our fact finding mission in that regard is beginning this week.

We are currently requesting an immediate Stay or Cease and Desist order be issued by South Jordan City until all of these issues can be rectified, and the structure can be brought into compliance with all covenants, codes, restrictions, and ordinances.

We appreciate your consideration and immediate attention to this matter,

Regards,

Lawrence Circle Homeowners

Deniska Woffen	1954 Lawrence Circle
Stu Leuk	2008 Lawrence Circle
Michelle Kuyper	2102 Lawrence Circle
Karen Kolman	1787 Lawrence Circle
Steve Wilson	1813 W LAWRENCE CIRCLE
Steph Wilson	1762 W. Lawrence Circle
Rob Z	1784 W. LAWRENCE CIRCLE
Jesse Cup	2087 W Lawrence Circle
Karen St. Steadman	1826 W Lawrence Circle
Gary Abbott	2013 W. Lawrence Cir.
Colene Sweet	1899 W Lawrence Cir.
Verda McQuillen	1986 W Lawrence Cir
Craig Erickson	2037 W. Lawrence Circle

Cannon Park Ln Homeowners

Pt 3 of 4

Craig Macaluso 1972 W. Cannonpark Lane

Kent Nelson 2042 W Cannon Park Lane

Glen Kerr 2118 W Cannon Park Lane

DON DAVIS 2132 W. Cannon park Lane

Edith 2154 W Cannon Park lane

9495 S. 2200 W.

1732 Lawrence Cir.

James
Carolyn Suseta

2018 CANNON PARK LANE

Roni

It also appears this structure fails to comply with certain international building codes and local ordinances, and our fact finding mission in that regard is beginning this week.

We are currently requesting an immediate Stay or Cease and Desist order be issued by South Jordan City until all of these issues can be rectified, and the structure can be brought into compliance with all covenants, codes, restrictions, and ordinances.

We appreciate your consideration and immediate attention to this matter,

Regards,

Lawrence Circle Homeowners

- Denise Wapton 1954 Lawrence Circle
- Steve Leuk 2008 Lawrence Circle
- Melinda Leuk 2102 Lawrence Circle
- Karen Korman 1787 Lawrence Circle
- Steve Wilson 1813 W LAWRENCE CIRCLE
- Steph Wilson 1762 W. LAWRENCE Circle
- John G. 1784 W. LAWRENCE CIRCLE
- Joe Cup 2087 W LAWRENCE Circle
- Scott Pedersen 1996 W CANNON PARK LN.
- Scott 2064 W Cannon Park Ln.
- Out of Top 2086 W Cannon Park Ln.
- Andy 2126 Lawrence Circle, 55

Cannon Park Ln

3196983

CONDITIONS AND RESTRICTIONS EXECUTED BY GOLDEN R. MUIR AND JANICE J. MUIR, his wife, covering Lawrence Estates Subdivision No. 1, lots 1 through 35, according to the official plat thereof recorded in the office of the County Recorder of Salt Lake County, Utah.

RESIDENTIAL AREA COVENANTS

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes.

No building shall be erected, altered, placed or permitted to remain on any lot other than detached single-family dwelling, not to exceed two stories in height, a private garage or carport for not more than three cars, and such other accessory buildings as are approved by the architectural control committee.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography, other residences and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved. Approval shall be as provided in part C (Architectural control committee).

3. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$45,000.00, including the lot, based upon the cost levels prevailing on the date of these covenants recording, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story.

4. BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat.

In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line.

(b) No building shall be located nearer than 8 feet to an interior lot line, except that a one foot yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum setback line.

(c) For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 90 feet at the minimum setback line.

6. EASEMENTS. Easements for installation and maintenance of utilities, drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, plating or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage or irrigation channels in the easements, or which may obstruct or retard the flow of water through channels in the easements. The easement area of each lot and all the improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(a) No clothes drying or storage of any articles is permitted in the carports unless in the enclosed areas designated for the purpose.

(b) No storage of any articles, material, equipment or vehicles of any nature is permitted in the front yard portion of any lot except that regularly used passenger cars and light pick-up trucks can be parked on driveway areas. Trailers, trucks, campers, boats and all types of accessory equipment are permitted to be stored or repaired only in garages, carports or on the rear yard areas of each lot.

(c) Each lot is to be developed and maintained by its owner in an attractive, safe and sanitary manner.

(d) Permitted pets, poultry and livestock are to be adequately housed or stabled in sanitary facilities to prevent offensive odors, insects and disease. Predatory and destructive animals or fowl are to be adequately restricted to prevent marauding nuisance or damage to other property owners.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

- 9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five sq. feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- 11. PETS, livestock and fowl which are generally associated with estate type living and which are kept only for family use and/or food production and not for any commercial purpose are permitted on all lots except that mink, swine are not permitted on any lot either temporarily or permanently. All permitted animals and fowl are to be adequately maintained in a sanitary and healthful manner.
- 12. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 13. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

(C) ARCHITECTURAL CONTROL COMMITTEE

- 1. MEMBERSHIP. The architectural control committee is composed of Joseph Rice, A.R., Perschon of Salt Lake City, Utah, and Golden R. Muir of Clover, Utah. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore it to any of its powers and duties.
- 2. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

- (D) TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
- 2. COVENANTS ENFORCED. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages. Enforcement may be by the architectural control committee or by any affected property owner or owners. The Town of West Jordan has full power to enforce these covenants in the event of failure of the committee to do so.
- 3. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

BOOK 4771 PAGE 198

STATE OF UTAH
COUNTY OF SALT LAKE

On this 15th day of September, A. D. 1978 personally appeared before me Golden R. Muir and Janice J. Muir, his wife, the signers of the within instrument, who duly acknowledged to me that said instrument was their free and voluntary act and deed.

Golden R. Muir
Janice J. Muir

Notary Public.

My commission expires May 15, 1981 Residing in Orang, Calif

NOV 14 1978

Recorded 1243

Request of Sally Murr

KATIE L. DIXON, Recorder
Salt Lake County, Utah

RECEIVED BY Patricia Robinson

DEC. 15 1978

Nov 15 Received from

Blower. with

84069

4649416
13 JULY 88 01:00 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
CRAIG R. ERICKSON
REC BY: REBECCA GRAY, DEPUTY

CHANGE OF ARCHITECTURAL CONTROL COMMITTEE

COMES NOW the owners of record of the:

Lawrence Estate Subdivision #1 Lots 1 through 35 according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah

and pursuant to that certain Covenant Agreement wherein Restrictive Covenants are provided on said lots, dated November 1, 1978, recorded December 14, 1978 as Entry #3196983 of Book 4771 at Page 197. This document represents a change in the membership of the Architectural Control Committee in accordance with the provisions of paragraph (C) of said document.

Attached hereto and by this reference made a part hereof are signatures of a majority of the property owners of the lots herein described. The new members of the Architectural Control Committee shall be:

- 1) Craig R. Erickson, 2037 Lawrence Circle, South Jordan
- 2) Bob Cowley, 2028 Lawrence Circle, South Jordan
- 3) Bert Kolman, 1787 Lawrence Circle, South Jordan

In executing the Agreement, and filing this change, it is the intent of the record homeowners' to keep all dwellings brick ramblers, in keeping with the harmony of the external design with existing structures as recorded in the covenants herein referred to.

Said Architectural Control Committee further wishes to correct an error originally filed with the Covenant Agreement known as entry #3196983. Paragraph (D)2 states as follows: Covenants enforced.

Endorsements shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.

BOOK 6046 PAGE 2272

4649416

-2-

Enforcement may be by the Architectural Control Committee or by any effected property owner or owners. The town of West Jordan has full power to enforce these covenants in the event of failure of the Committee to do so.

The real property known as the Lawrence Estates Subdivision #1 Lots 1 through 35 are situated in the City of South Jordan.

Therefore, paragraph (D)2 should read as follows:

Covenants enforced.

Endorsements shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages. Enforcement may be by the Architectural Control Committee or by any effected property owner or owners. The town of South Jordan has full power to enforce these covenants in the event of failure of the Committee to do so.

DATED this 1st day of June, 1988.

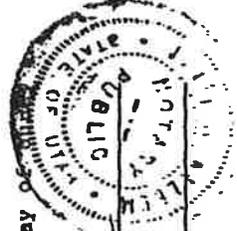
After first being duly sworn upon oath personally appeared before me Craig R. Erickson, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Craig R. Erickson further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 35, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.

Subscribed and sworn to before me this 1st day of June, 1988.

Craig Robert Erickson

My commission expires:

June 27, 1992



NOTARY PUBLIC
Residing at:
Salt Lake County

BOOK 6046 PAGE 2273

-3-

After first being duly sworn upon oath personally appeared before me Bob Cowley, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Bob Cowley further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 35, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.



Subscribed and sworn to before me this 30th day of June 1988.
Bob Cowley
My commission expires: 6/27/92
NOTARY PUBLIC
Residing at:
Salt Lake County

After first being duly sworn upon oath personally appeared before me Bert Kolman, and stated to me that he has read the foregoing document and that it is accurate to the best of his knowledge. Said Bert Kolman further represented to me that the attached list of record owners of the Lawrence Estates Subdivision #1 Lots 1 through 35, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah, represent a majority of those currently holding an interest in said real property, and that the signatures found on said documents were executed by the record owners therein named.

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Subscribed and sworn to before me this 30th day of June, 1988.
David M. Lawrence
My commission expires: 6/27/92
NOTARY PUBLIC
Residing at:
Salt Lake County

CHEY*LAURENCE.DOC

5/15/96

We the recorded owners of Lawrence Estates want to change the membership of the Architectural Control Committee to Craig R. Erickson, Bob Cowley & Bert Kolman all of Lawrence Estates in South Jordan City.

It is the intent of the recorded home owners to keep all dwellings brick ramblers, in keeping with the "harmony of external design with existing structures", as recorded in the covenants.

- ~~1767 W. Lawrence Circle~~
- ~~240 2040 W. 9580 So.~~
- 2062 W. 9580 So.
- 2105 Lawrence Circle
- 1813 W. Lawrence Circle
- 2102 W. Lawrence Circle
- 2013 W. Lawrence Circle
- 2008 W. Lawrence Circle
- 1954 " "
- 1911 W. 9580 S.
- 1863 W. 9580 So. "
- 1437 W. Lawrence Cir. "
- " " "
- 1986 Lawrence CR
- 1786 W. LAWRENCE CR
- 1869 Lawrence Cir.
- 1897 LAWRENCE CR
- 1912 Lawrence Circle
- 1934 Lawrence Circle
- 1913 Lawrence Cir.
- 1899 W. Lawrence Cir.
- 1845 Lawrence Cir.

Charles S. Beards
Frank J. Hartung
Robert T. Olavi
Charles S. Beards
Frank J. Hartung
Robert T. Olavi
Charles S. Beards
Frank J. Hartung
Robert T. Olavi
Craig R. Erickson 2037 Lawrence
Bob Cowley 2028 Lawrence
Bert Kolman 1797 Lawrence
Gregory S. Stenstrom 1826 W 9580 So

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Scott L. Osborne, Mayor
Mark Seethaler, Council Member
Chuck Newton, Council Member
Brian Butters, Council Member
Steve Barnes, Council Member
Larry Short, Council Member
John H. Geilmann, City Manager

(Attachment)
F



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

NOTICE OF PUBLIC MEETING

Aug. 27, 2012

Dear Property Owner:

Gavin Wenzel has filed an application for an **Accessory Living Unit permit** on property he owns located at **2084 W. Lawrence Circle**. Accessory Living Units are allowed in single-family zones by permit only. Accessory Living Units that involve changes to the exterior of the existing home (additions, guest houses, etc.) and/or exceed 35% of the floor area of the primary dwelling are required to be reviewed by the South Jordan City Planning Commission at a public meeting. The proposed application involves a guesthouse which exceeds 35% of the floor area of the home.

The proposal will be reviewed during a public meeting to be held before the South Jordan Planning Commission at **6:30 p.m., Tuesday, September 11, 2012** at the South Jordan City Offices, 1600 W. Towne Center Drive. All interested parties are invited to attend. Public meetings, as opposed to public hearings, do not necessarily allow the opportunity for the public to comment. **Any party desiring to provide input on this issue should contact City staff before September 11th.**

You are receiving this notice because Salt Lake County records indicate that you own property within 300 feet of the subject property or your agency may be affected by the proposal. You are invited to review the Planning Commission agenda at City Hall or at the City's web site, www.sjc.utah.gov. A copy of an aerial map for the subject property has been attached to this notice.

Should you desire further information, you may contact:

Project Applicant/Agent: **Gavin Wenzel** Phone: **801 333-8686**

or the Planning and Zoning Staff at the City offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,

S. Jacob Warner (Jake)
Planner II
Community Development Department
Email: jawarner@sjc.utah.gov



First in State

1600 WEST TOWNE CENTER DRIVE SOUTH JORDAN, UTAH 84095 WWW.SJC.UTAH.GOV

Attachment G.

search site



SONG LYRICS

search lyrics

» SONGS

- » Alphabetical Song List
- » Songs by Rating

» MUSIC

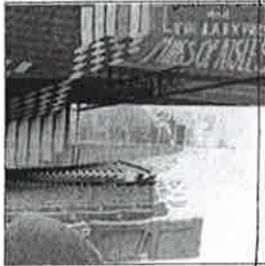
- » Joni Undercover
- » Guitar and piano transcriptions
- » Songs About Joni



▶ Big Yellow Taxi

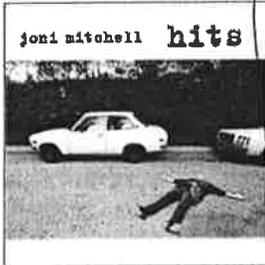
by Joni Mitchell

They paved paradise
 And put up a parking lot
 With a pink hotel *, a boutique
 And a swinging hot spot



Don't it always seem to go
 That you don't know what you've got
 Till it's gone
 They paved paradise
 And put up a parking lot

They took all the trees
 Put 'em in a tree museum *
 And they charged the people
 A dollar and a half just to see 'em



joni mitchell hits

Don't it always seem to go
 That you don't know what you've got
 Till it's gone
 They paved paradise
 And put up a parking lot

Hey farmer farmer
 Put away that DDT * now
 Give me spots on my apples
 But leave me the birds and the bees
 Please!



Don't it always seem to go
 That you don't know what you've got
 Till it's gone
 They paved paradise
 And put up a parking lot

this song has a
9.67 average rating
 (21 ratings)

Late last night
 I heard the screen door slam
 And a big yellow taxi
 Took away my old man

Log in to
 Rate this Song

**City of South Jordan
Fitness Center
For the Twelve Months Ending June 30, 2012**

Account Number	Description	11-12 Original Budget	11-12 Final Budget	11-12 YTD	Variance
Revenues					
35210	Membership Revenues	\$565,000	\$588,300	\$593,199	\$4,899
35220	Day Pass Revenues	280,000	253,000	248,827	(4,173)
35221	Silver Sneaker Revenues	24,000	38,000	36,776	(1,224)
35231	Day Care	12,000	15,200	15,254	54
35241	Aquatic Programs	110,000	82,500	118,591	36,091
35243	Adult Programs	14,000	9,500	11,512	2,012
35248	Camps	80,000	96,000	132,699	36,699
35249	Recreation Revenue	110,000	367,465	386,784	19,319
35250	Vending Revenues	18,000	19,100	17,710	(1,390)
35270	Pro Shop	4,000	3,100	3,054	(46)
35280	Outside Organization Revenue	0	31,770	35,397	3,627
35285	Room Rental	45,000	39,000	40,212	1,212
35460	Food & Beverages	4,000	3,100	3,565	465
38900	Other Miscellaneous	0	61,956	62,130	174
	Total Revenues	1,246,000	1,607,991	1,705,710	(97,719)
Transfer From Other Funds					
91000	Transfer from General Fund	180,000	130,000	130,000	0
92500	Transfer From Recreation Fund	0	0	220,999	220,999
94431	Transfer from MBA 2002 MBA Bonds	0	341,911	341,911	0
99999	Use of Fund Balance	0	81,000	0	(81,000)
	Total Trans From Other Funds	180,000	552,911	692,910	(139,999)
	Total Revenues and Transfers	1,426,000	2,160,902	2,398,620	(237,718)
Expenditures					
Employee Wages and Benefits					
41110	Full Time Salaries	241,853	207,503	173,416	34,087
41120	Part Time Salaries	330,000	330,000	369,710	(39,710)
41150	Overtime	0	0	208	(208)
41210	Retirement	83,072	74,172	64,630	9,542
41220	Insurance	95,906	90,006	53,647	36,359
41230	Worker's Compensation	11,288	10,438	10,966	(528)
	Total Wages and Benefits	762,119	712,119	672,577	39,542
Materials and Supplies					
42010	Books Subscriptions & Memberships	200	200	178	22
42030	Office Supplies	9,000	8,250	2,945	5,305
42080	Advertising	3,000	3,000	1,847	1,153
42230	Vending Supplies	0	0	19	(19)
42240	Recreation Supplies	68,000	246,676	261,710	(15,034)
42290	Facility Repair & Maintenance	60,000	67,400	71,207	(3,807)
42291	Custodial Supply & Repair	31,000	31,500	32,462	(962)
42310	Training	4,000	4,000	3,920	80
42330	Meeting Supplies	0	750	370	380
52110	Cost of Goods Sold - Merchandise	3,000	3,500	3,033	467
52120	Cost of Goods Sold - Food	7,000	8,000	8,193	(193)
	Total Materials and Supplies	185,200	373,276	385,884	(12,608)
Other Expenditures					
42430	Cell Phones & Pagers	900	1,800	1,771	29
42450	Telephones	2,800	2,800	2,220	580
42470	Natural Gas	100,000	100,000	76,172	23,828
42490	Electricity	104,000	104,000	102,480	1,520
42530	Sewer	4,000	4,000	4,019	(19)
43010	Professional & Technical Services	0	75,000	78,564	(3,564)
43170	Administrative Charges	84,771	119,771	119,771	0
44010	Uniforms	2,000	2,000	901	1,099
45010	Bank Service Charges	15,000	20,500	20,515	(15)
45400	Program Supplies	75,000	0	0	0
45420	Sport Supplies	0	0	1,479	(1,479)

**City of South Jordan
Fitness Center
For the Twelve Months Ending June 30, 2012**

Account Number	Description	11-12 Original Budget	11-12 Final Budget	11-12 YTD	Variance
45440	Camps Supplies	\$3,000	\$3,000	\$2,975	\$25
45460	Aquatic Supplies	32,000	31,600	35,499	(3,899)
45462	Aquatic Program Supplies	0	4,000	1,187	2,813
45490	Outside Organizations Program Expen	0	45,359	45,349	10
46900	Contingency	5,000	5,000	0	5,000
	Total Other Expenditures	428,471	518,830	492,902	25,928
	Capital Expenditures				
47300	Capital Expenditures	49,261	397,628	262,269	135,359
	Total Capital Expenditures	49,261	397,628	262,269	135,359
	Project Expenditures				
71276	Parks & Rec Equipment	0	43,000	28,606	14,394
	Total Project Expenditures	0	43,000	28,606	14,394
	Transfers Out				
82750	Transfer to Risk Management	949	949	949	0
89999	Contribution to Fund Balance	0	115,100	0	115,100
	Total Transfers Out	949	116,049	949	115,100
	Total Expenditures	1,426,000	2,160,902	1,843,187	317,715

**City of South Jordan
Fitness Center
For the Twelve Months Ending June 30, 2013**

Account Number	Description	12-13 Original Budget	12-13 Final Budget	12-13 YTD	Variance
Revenues					
33295	Grants	\$0	\$8,800	\$8,800	\$0
35210	Membership Revenues	565,000	615,000	608,806	(6,194)
35220	Day Pass Revenues	250,000	250,000	246,888	(3,112)
35221	Silver Sneaker Revenues	24,000	47,500	48,101	601
35231	Day Care	13,500	13,500	14,385	885
35241	Aquatic Programs	100,000	100,000	86,234	(13,766)
35243	Adult Programs	14,000	11,000	10,736	(264)
35248	Camps	95,000	95,000	134,682	39,682
35249	Recreation Revenue	310,000	350,000	412,803	62,803
35250	Vending Revenues	18,000	20,000	20,190	190
35270	Pro Shop	4,000	4,000	3,572	(428)
35280	Outside Organization Revenue	40,000	30,000	29,228	(772)
35285	Room Rental	43,500	38,000	38,143	143
35460	Food & Beverages	4,000	4,000	3,133	(867)
38900	Other Miscellaneous	0	25,725	25,881	156
39740	Sale of Surplus Property	0	0	7,688	7,688
	Total Revenues	1,481,000	1,612,525	1,699,270	(86,745)
Transfer From Other Funds					
91000	Transfer from General Fund	63,421	63,421	63,421	0
94431	Transfer from MBA 2002 MBA Bonds	293,645	293,645	293,645	0
	Total Trans From Other Funds	357,066	357,066	357,066	0
	Total Revenues and Transfers	1,838,066	1,969,591	2,056,336	(86,745)
Expenditures					
Employee Wages and Benefits					
41110	Full Time Salaries	175,381	211,381	210,311	1,070
41120	Part Time Salaries	362,611	362,611	399,402	(36,791)
41210	Retirement	79,510	79,510	80,175	(665)
41220	Insurance	68,779	68,779	63,691	5,088
41230	Worker's Compensation	10,341	13,841	13,769	72
	Total Wages and Benefits	696,622	736,122	767,348	(31,226)
Materials and Supplies					
42010	Books Subscriptions & Memberships	200	530	527	3
42030	Office Supplies	8,000	7,370	5,170	2,200
42080	Advertising	3,000	3,000	1,866	1,134
42240	Recreation Supplies	269,960	269,960	280,477	(10,517)
42290	Facility Repair & Maintenance	55,000	65,000	68,660	(3,660)
42291	Custodial Supply & Repair	26,000	26,000	24,804	1,196
42310	Training	4,000	4,000	4,367	(367)
42330	Meeting Supplies	750	1,050	1,037	13
52110	Cost of Goods Sold - Merchandise	3,000	3,368	4,293	(925)
52120	Cost of Goods Sold - Food	10,000	9,632	8,223	1,409
	Total Materials and Supplies	379,910	389,910	399,424	(9,514)
Other Expenditures					
42430	Cell Phones & Pagers	900	900	765	135
42450	Telephones	2,800	2,800	2,217	583
42470	Natural Gas	100,000	93,700	50,356	43,344
42490	Electricity	104,000	109,000	101,069	7,931
42530	Sewer	4,212	4,212	4,427	(215)
43010	Professional & Technical Services	93,000	91,800	84,976	6,824
44010	Uniforms	2,000	2,000	1,957	43
45010	Bank Service Charges	20,000	24,100	25,166	(1,066)
45440	Camps Supplies	3,000	3,000	2,875	125
45460	Aquatic Supplies	7,000	7,000	7,276	(276)
45462	Aquatic Program Supplies	4,000	4,000	4,014	(14)
45490	Outside Organizations Program Expen	4,000	1,500	2,167	(667)
46900	Contingency	6,000	1,000	523	477

**City of South Jordan
Fitness Center
For the Twelve Months Ending June 30, 2013**

Account Number	Description	12-13 Original Budget	12-13 Final Budget	12-13 YTD	Variance
	Total Other Expenditures	\$350,912	\$345,012	\$287,788	\$57,224
	Capital Expenditures				
47300	Capital Expenditures	293,645	293,645	340,137	(46,492)
	Total Capital Expenditures	293,645	293,645	340,137	(46,492)
	Project Expenditures				
71276	Parks & Rec Equipment	25,000	25,000	19,546	5,454
	Total Project Expenditures	25,000	25,000	19,546	5,454
	Transfers Out				
82750	Transfer to Risk Management	949	949	949	0
86700	Transfer to Mulligans	0	67,374	67,374	0
89999	Contribution to Fund Balance	91,028	111,579	0	111,579
	Total Transfers Out	91,977	179,902	68,323	111,579
	Total Expenditures	1,838,066	1,969,591	1,882,566	87,025



