

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

**Wednesday, September 23, 2015**

**6:00 p.m.**

**Council Chambers**

**8000 South Redwood Road**

**West Jordan, Utah 84088**

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**COUNCIL:** Mayor Kim V. Rolfe, and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, Chad Nichols, Sophie Rice. Council Member Ben Southworth arrived at 6:23 p.m.

**STAFF:** Mark R. Palesh, City Manager, Bryce Haderlie, Assistant City Manager; Darien Alcorn, Acting City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Brian Clegg, Parks Director; Ryan Bradshaw, Finance Manager; Justin Stoker, Deputy Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Scott Langford, City Planner; Ray McCandless, Senior Planner; Jim Riding, CIP/Facilities Project Manager; Julie Brown, Events Coordinator; Tim Heyrend, Engineer; Kyle Shepherd, Deputy Police Chief; Richard Davis, Deputy Police Chief, and Betty Naylor, Utilities.

**I. CALL TO ORDER**

Mayor Rolfe called the meeting to order at 5:00 p.m.

**II. CLOSED SESSION**

**STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY  
IMMINENT LITIGATION; STRATEGY SESSION TO DISCUSS THE  
PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY,  
INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES.**

**COUNCIL:** Mayor Kim V. Rolfe, and Council Members Jeff Haaga, Chris M. McConnehey, and Sophie Rice. Council Member Judy Hansen arrived at 5:05 p.m., Council Member Nichols arrived at 5:14 p.m., and Ben Southworth arrived at 6:23 p.m.

**STAFF:** Mark R. Palesh, City Manager, Bryce Haderlie, Assistant City Manager, Tracy Cowdell, Contracted Attorney, and Chad Woolley, Contracted Attorney.

**MOTION:** Councilmember Rice moved to go into a Closed Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

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

**The motion passed 4-0.**

The Council convened into a Closed Session to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property, including any form of a water right or water shares at 5:02 p.m.

Councilmember Hansen arrived at 5:05 p.m.

Councilmember Nichols arrived at 5:14 p.m.

The Council recessed the Closed Session at 6:01 p.m.

The meeting reconvened at 6:03 p.m.

### ***III. PLEDGE OF ALLEGIANCE***

The Pledge of Allegiance was led by Kevin Mertin.

### ***IV. PRESENTATION***

#### **UPDATE REGARDING THE OSMOND'S PIONEER DAY CELEBRATION HELD JULY 23-24, 2015.**

Justin Osmond provided a brief update on the Celebration that was held over the summer. He expressed his families' appreciation for the City allowing the event to take place in the City Park. He presented a brief video to those in attendance.

### ***V. COMMUNICATIONS***

#### **CITY MANAGER COMMENTS/REPORTS**

Mark R Palesh –

- Addressed the final budget and what the Council could expect it to contain in the future.
- Stated there would be both monthly and quarterly financial reports to the Council in a different format.

- Addressed the proposed parking changes at City Hall as well as plans to replant trees in the area. He stated that he would be bringing forth a budget amendment with further details.

### **STAFF COMMENTS/REPORTS**

Bryce Haderlie –

- Addressed upcoming City events
- Announced that he would be leaving West Jordan as he had accepted a position with Cottonwood Heights. He expressed his appreciation to the Council, staff, and the residents of the City.

Brian Clegg-

- Work had begun on the first of nine playgrounds that would be replaced in the City.
- Tennis courts at Teton Estates and Jordan Meadows Park were being resurfaced.

Ryan Bradshaw-

- Annual audit would be starting on October 5
- Hoped to have the Comprehensive Annual Financial Report (CAFR) to the Council sooner than in the past

Justin Stoker-

- Close out on 5600 West had begun (between 7000 South and 6300 South). Budget preparations were underway for the next phase of the project—between 7800 South and 5600 South.
- Sink hole problems had recently developed in the area of 7800 South 3200 West. A pipe in the area was found to be in very poor condition. They would soon be bringing forth a request for an expedited repair project.
- A leak had been found in Bateman Pond. Staff had been drawing down the dam in order to investigate the cause of the leak.
- Regarding the LED street lights project, there had been a number of unforeseen delays. A selection committee would be meeting the following week to review the final proposals.

Councilmember McConnehey inquired when the dam at Bateman Pond had been constructed. He also wished to know the cost of repair.

Justin Stoker explained that the dam had been built in 2012 and that without understanding what caused the failure, it was not yet possible to estimate repair costs. An investigation was set to begin the following week.

Marc McElreath –

- He was recently elected to serve on the executive board of the Utah State Fire Chiefs Association. Therefore he would have the opportunity to represent the City at the state level.

Doug Diamond-

- Utah Police Officers Association recently held K-9 trials. West Jordan was represented by three teams at the competition and won a total of sixteen trophies.

Councilmember Southworth arrived at 6:23 p.m.

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

Councilmember Hansen –

- Was recently honored to attend an award ceremony at West Jordan Elementary as they received the Lighthouse Award for excellence. She had been very impressed with the students and teachers that she met
- Had been contacted by several staff regarding the recent I.T. problems. Suggested it might be time to hire a consultant to help identify the problem

Councilmember Nichols –

- Stated he would save his comments until the end of the meeting

Councilmember Rice –

- Had heard from citizens who felt there was a need for additional traffic signaling or signage at the intersections of 5600 W 8200 South and also where Jordan Landing Boulevard met Center View Way.
- Wished to renew discussions regarding open space and improvements in the Stone Creek area
- Residents of Loneview had inquired as to what options they had in order to bring about improved amenities in their special assessment area.

Mayor Rolfe-

- He and the City Manager had made a presentation earlier in the day to the Salt Lake Board of Realtors. He expressed his appreciation to the many staff members, specifically Kim Wells and Michael Oliver, who made the presentation possible. He indicated that it was far superior to presentations made by other cities.

### **VI. CITIZEN COMMENTS**

Alexandra Eframo, West Jordan resident, asked the group to pause to reflect upon common goals before beginning the business of the meeting. Indicated she continued to wait for an apology from a particular councilmember. A psychologist had told her that perhaps the person had such a big ego...

Councilmember Nichols raised a point of order, stating that the Council had heard this speech repeatedly and that it had become a personal attack. If it was brought up again he would make a motion to have Ms. Eframo removed from the meeting.

Councilmember Haaga expressed his disagreement and stated that Ms. Eframo had a right to speak.

Councilmember Nichols responded that she was free to speak but could not personally attack others.

Alexandra Eframo continued by saying it was how she felt and that she would continue. If she was dismissed, so be it. She spoke in opposition to political candidates posting signs in an illegal manner.

Betty Naylor, West Jordan resident, stated that she was recently appointed by the Governor to serve as Vice Chairperson on the Utah Safe Drinking Water Board. She indicated that she was pleased to serve both the City of West Jordan and Utah as a whole.

Hugie Lugen, a Salt Lake resident and former employee of Jordan School District felt he had been wrongfully terminated by the district. He requested that the Council use their influence with the district and the Utah Board of Education on his behalf.

There was no one else who wished to speak.

**VII. CONSENT ITEMS**

- a. Approve Resolution 15-181, authorizing the Mayor to execute an Interlocal Cooperation Agreement with Salt Lake County for the Way Finding Signage project along the Jordan River**
- b. Approve Resolution 15-182, authorizing the Mayor to execute an Interlocal Cooperation Agreement between the City of West Jordan and the Jordan River Commission, amending the 2010 agreement**
- c. Approve Resolution 15-183, authorizing the Mayor to execute an Amendment to the Historical Museum Lease Agreement**
- d. Approve Resolution 15-184, authorizing the Mayor to execute an Interlocal Cooperation Agreement regarding a Mutual Aid Agreement**
- e. Approve Resolution 15-185, authorizing the Mayor to execute an Interlocal Cooperation Agreement regarding the formation of a Task Force for officer-involved critical incidents**

Councilmember Rice pulled Consent Item 7b to a future date.

**MOTION:** Councilmember Southworth moved to approve all the Consent Items except 7b. The motion was seconded by Councilmember Rice.

A roll call vote was taken

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

**The motion passed 7-0.**

#### ***VIII. PUBLIC HEARINGS***

##### **RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 15-28, REGARDING A REZONE OF APPROXIMATELY 738.694 ACRES FROM P-F (PUBLIC FACILITIES) TO A-SP (AIRPORT – SPECIAL PURPOSE) ZONE, FOR SOUTH VALLEY REGIONAL AIRPORT PROPERTY LOCATED AT 6200 SOUTH – 7800 SOUTH AIRPORT ROAD, CITY OF WEST JORDAN, APPLICANT**

David Oka explained that on October 22, 2014, the City Council adopted the Airport Special Purpose (A-SP) zoning district in anticipation of rezoning the South Valley Regional Airport from its current Public Facilities (P-F) zoning to a zoning district specific to airport operations and related facilities. The A-SP zoning district was designed to accommodate airport related support and service industries.

The Salt Lake Department of Airports Planning division worked with West Jordan City in developing the A-SP ordinance and supported rezoning the property to the A-SP zoning district as noted in the attached letter (Exhibit D).

On August 18, 2015, the Planning Commission reviewed this item and in a 5-0 vote, recommended approval of the rezoning request.

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

Prior to approving an amendment to the Zoning Map, the City Council should make the following findings:

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

**Discussion:** The 2012 Comprehensive General Plan contains several goals and polices that support the request as follows:

Policy 1. Work in close cooperation with the Salt Lake Airport Authority to develop South Valley Regional Airport to its highest potential and establish an environment surrounding the airport that is attractive to airport related service and support industries. Public Facilities: (page 52)

Opportunities for increasing employment in the city are located near transit stations, interchanges along the Mountain View Corridor, Redwood Road, and the South Valley Regional Airport. Economic Development: (page 148)

The General Plan is supportive of developing the airport to its highest potential and zoning the airport to an A-SP zoning district facilitates this goal.

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

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

**Discussion:** The proposed amendment will not adversely affect adjacent properties. It simply changes the zoning on the property that is more consistent with the existing land use.

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

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

**Discussion:** The proposed amendment does not adversely affect public health or safety. General welfare of the citizens of the city is improved as the proposed rezone supports development of the airport to its highest potential which benefits the city.

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

**Criteria 4:** *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change,*

*such as, but not limited to, police and fire protection, water, sewer and roadways.*

**Discussion:** Police, fire, water, sewer and roadway public services and infrastructure will not be affected by the proposed Zoning Map Amendment.

**Finding:** The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

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

**Discussion:** The property is located within the Airport Overlay zone which will not be affected by rezoning the property.

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

The proposed Zoning Map Amendment to rezone the South Valley Regional Airport property to the A-SP zoning district was warranted and was not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Ordinance) of the Municipal Code.

There was no anticipated fiscal impact.

Staff recommended that the City Council approve the proposed rezone as recommended by the Planning Commission.

Mayor Rolfe opened the public hearing.

Madison Taylor, West Jordan resident, inquired as to how residents on the east side of the airport would be affected.

David Oka explained that there should be no effect to area residents.

Mark Panos, West Jordan resident, asked for the reasoning behind the rezone.

Scott Langford, City Planner, gave a brief synopsis of the information contained in the staff report.

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

**MOTION: Councilmember McConnehey moved to approve Ordinance 15-28, rezoning the South Valley Regional Airport property located at approximately 7001 South Airport Road from a P-F (Public Facilities) Zone to an A-SP (Airport Special Purpose) Zone. The motion was seconded by Councilmember Rice.**

A roll call vote was taken

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

**The motion passed 7-0.**

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 15-29, REGARDING A REZONE OF APPROXIMATELY 0.3 ACRES FROM RR-1A (RURAL RESIDENTIAL) TO SC-1 (NEIGHBORHOOD COMMERCIAL) AND 0.7 ACRES FROM RR-1A TO R-1-10D (SINGLE FAMILY RESIDENTIAL, 10,000 SQUARE FOOT MINIMUM LOTS), KIT ERICKSON, APPLICANT**

David Oka turned the time over to Ray McCandless who explained that the subject property was currently zoned RR-1A, Rural Residential 1 acre minimum lot size. It was also in the RWO, Redwood Road Overlay which allowed limited commercial land uses. There was an existing single-family dwelling on the property that the applicant was in the process of converting to an insurance office. The applicant was requesting to rezone the front portion of the property (approximately 175') to SC-1 (Neighborhood Commercial) and the rear portion of the lot (approximately 434') to R-1-10D to make the property consistent with the Future Land Use Map of the General Plan. The rezoning was also being requested in part to accommodate a larger monument sign in front of the insurance office than would be allowed in the RR-1A zone.

Surrounding zoning and land uses:

	<b>Existing Land Use</b>	<b>Zoning</b>	<b>Land Use Designation</b>
<b>North</b>	Residential	R-1-10D/SC-1	Medium Density Residential/Neighborhood Commercial
<b>South</b>	Residential	R-1-10F	Medium Density Residential
<b>East</b>	Professional Office	P-O	Professional Office
<b>West</b>	Residential	R-1-10F	Medium Density Residential

On September 1, 2015, the Planning Commission reviewed this item and in a 6-1 vote, recommended approval of the rezoning request (Exhibit E).

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

Prior to amending the Zoning Map, the City Council shall make the following findings:

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

**Discussion:** The 2012 Comprehensive General Plan contains goals and polices that support the request as follows:

Goal 2. Continually and consistently update the Future Land Use Map, Zoning Map and Zoning Ordinance for ease of reference and administration. (page 19)

Policy 2. The Zoning Map should accurately depict actual or intended land uses and the Zoning Ordinance shall incorporate any new or modified zoning classifications and the requirements therein when they are proposed. (page 19)

Rezoning the property will make the zoning consistent with the land use designation shown on the Future Land Use Map and will better reflect the proposed use of the property as a business.

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

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

**Discussion:** The proposed rezoning will not adversely affect adjacent properties. The R-1-10D zoning will be consistent with the R-1-10F zoning to the south and the R-1-10D zoning to the north. The SC-1 zoning on Redwood Road will be consistent with the SC-1 zoning on the property to the north as shown on the attached Proposed Zoning map (Exhibit D).

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

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

**Discussion:** The proposed amendment does not adversely affect public health, safety, or general welfare of the citizens of the City.

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

**Criteria 4:** *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

**Discussion:** Police, fire, water, sewer and roadway public services and infrastructure will not be affected by the proposed Zoning Map Amendment.

**Finding:** The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

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

**Discussion:** The property is located within the Redwood Road Corridor Overlay (RWO). The area to be zoned R-1-10D is currently vacant but may be developed as single-family residential or another allowed use as permitted by the RWO overlay sometime in the future.

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

The proposed Zoning Map Amendment to rezone the property from RR-1D to the SC-1 and R-1-10D zoning districts was warranted and was not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Ordinance) of the Municipal Code.

There was no anticipated fiscal impact.

Staff recommended that the City Council approve the proposed rezone as recommended by the Planning Commission.

Councilmember Haaga disclosed that the property in question was adjacent to his home and that he would be voting on the issue.

Councilmember Nichols disclosed that he was a friend of the applicant but felt he would have no difficulty remaining objective on the issue.

Councilmember Hansen explained that although she initially had some concerns about this rezone, she had since met with Mr. McCandless who explained that the property would remain vacant until it was combined with other parcels and then subdivided.

Mayor Rolfe opened the public hearing.

Kit Erickson, applicant, explained that when he purchased the property, he was told that it was zoned for commercial. Also, the Future Land Use map listed it as commercially zoned. They set up their business with that understanding and their business license was currently pending.

Councilmember Nichols confirmed with Mr. Erickson that he had a West Jordan business license for the previous twelve years at a different address within the City.

Councilmember Haaga expressed a concern about what Mr. Erickson might do to the rear portion of the property.

Mr. Erickson indicated that he had no plans for that portion and expected to leave it alone for the foreseeable future.

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

**MOTION: Councilmember Southworth moved to approve Ordinance 15-29, amending the Zoning map for property located at approximately 8732 South Redwood Road from a RR-1A (Rural Residential 1-acre lots) zone to a SC-1 (Neighborhood Commercial) and R-1-10D (Single family residential 10,000 square foot minimum lots) zone. The motion was seconded by Councilmember Hansen.**

Councilmember Haaga wished to attach a conditional use amendment as it pertained to future use of the property.

Councilmember Southworth declined to amend his motion, stating this property was a residential island amid a commercial zone and the rezone made sense. He also pointed out that there was an extensive public process in place should the property-owner wish to further develop the land.

Councilmember Haaga spoke against the motion.

Mayor Rolfe pointed out to the public that the Council was unable to make a change that was immune from modification by a future Council.

A roll call vote was taken

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

**The motion passed 6-1.**

***IX. BUSINESS ITEM***

**DISCUSSION AND POSSIBLE ACTION REGARDING THE  
STORMWATER DRAINAGE MASTER PLAN**

Justin Stoker turned the time over to Greg Poole of the engineering firm Hansen, Allen & Luce, Inc. He explained that the Annual Stormwater Report for the 2014-2015 Fiscal Year showed continuing efforts by staff to comply with the City's Utah Pollution Discharge and Elimination System (UPDES) permit. The City sought to remain in compliance with the UPDES permit by maintaining and cleaning pipes, detention basin inspections and cleaning, inspections of construction sites, review of new developments for hydrology and hydraulic compliance, and dry weather screening of storm drains for illicit discharge detection. The City was required to implement increased inspections of permanent Stormwater facilities such as detention basins, and separators including those privately operated. In addition, system cleaning and maintenance of pipelines was required yearly.

Recent additions of a TV video truck, Vactor truck, and additional operators had helped operations to clean additional pipelines this year. There was also an increase in contractor compliance with Stormwater pollution prevention plans, and reductions in sediment discharges to the Stormwater system. Also, a project was completed by the construction division and the capital projects group to install storm pipe in a neighborhood that experienced flooding in the past. This project had alleviated the flooding to date. Additional capital storm projects were currently underway to address shortcomings of the existing storm drainage system.

Councilmember Haaga left the meeting at 6:57 p.m.

The Council asked clarifying questions.

Councilmember Haaga returned at 7:04 p.m.

**MOTION:** Councilmember McConnehey moved to direct staff to prepare for the public open house to receive public comments on the Draft Storm Drainage Master Plan and to have staff work with the consultant to prepare an updated Storm Drain Capital Facility Plan. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

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

**The motion passed 7-0.**

#### **DISCUSSION AND POSSIBLE ACTION REGARDING THE SECONDARY WATER MASTER PLAN UPDATE**

Justin Stoker explained that in 2006, the City prepared a Secondary Water Master Plan and evaluated the feasibility of a secondary water system. To date, the City only operated a system that provided secondary water to residential or commercial areas of the City. Some residential developments located west of 4800 West contained secondary water system piping throughout the development (dry pipes). The engineering consulting firm of Hansen, Allen and Luce, Inc. (HAL) was contracted to update the City's Secondary Water Master Plan, outline several options to provide secondary water to portions of the City and evaluate the feasibility of implementing a secondary water system that would serve undeveloped, low-density areas, parks and schools west of 5600 West including existing subdivisions west of 4800 West that had existing "dry pipe" systems installed.

This presentation was for informational purposes and for preliminary acceptance of the Master Plan. As part of the master planning process, following Council acceptance the plan must be presented to the public in an open house to receive comments. Currently the open house was scheduled to happen between the end of September and the beginning of October at Sunset Ridge Middle School. We were waiting for the school district to give final approval on one of several proposed dates.

Following the open house, the Master Plan would be brought back to Council for final discussion, approval and implementation.

A hard copy of the Secondary Water Master Plan Update was available for review at the City Clerk's office or digitally on the Global drive – G:\Free Space\Council PPT Presentations\Secondary Water MP.

Councilmember McConnehey inquired about whether or not there could be some cost savings by coordinating the 7000 South work since it was already torn up for Stormwater improvements.

Councilmember Hansen left the meeting at 7:10 p.m.

Justin Stoker responded that the plan included such a coordination of work. To do otherwise would add approximately \$20 million to the cost.

Mayor Rolfe expressed his belief that Option 1/Alternate 1 should *not* be an option and that a hybrid of Option 2 would be best. He also stated that all new construction on the upper west side should be addressed in the plan.

Councilmember Nichols pointed out that Utah's population—and therefore our water usage-- was projected to double by the year 2060. It was also projected that by 2035, Jordan Valley Water Conservancy District would need a new water supply beyond what was currently available. The District and the State had come up with a solution that would cost \$1.7 billion and the communities on the west side of Salt Lake County—including West Jordan-- would be responsible for \$386 million of that. The cost of Option 1 was comparable to that figure. Therefore it might be unwise to dismiss that Option completely.

Councilmember Hansen returned to the meeting at 7:15 p.m.

**MOTION: Councilmember Nichols moved to accept the draft version of the West Jordan Secondary Water Master Plan and direct staff to hold the necessary public open house, to finalize the plan, and return the final Master Plan for Council approval and adoption. The motion was seconded by Councilmember McConnehey.**

A roll call vote was taken

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

**The motion passed 7-0.**

## **DISCUSSION AND POSSIBLE ACTION REGARDING THE “OLD LIBRARY”**

The Old Library Facility (OLF) that the City owned at approximately 1950 West 7800 South was being used by a number of groups affiliated with the City. They had asked if the building could be given a name and if the sign in front of the building could be fit with a sign to assist people in finding it and putting the name on documents, etc.

Some names that had been suggested include:

- West Jordan Community Arts Center
- West Jordan Community Center
- West Jordan Theater and Orchestra Facility
- West Jordan Arts Facility

The Council was encouraged to select a name to assist with wayfinding.

The second item was to confirm that the facility was being used in accordance with the Council’s intent and recommendations of the staff by the provisions in the Fire and Building Codes. The attached plan review provided parameters of the use per the code.

Mark Palesh suggested that this item should be tabled as it appeared that there was still a question as to how the building would be used and by whom. Additionally it was not currently in compliance with all fire codes. A funding source for the necessary improvements had yet to be identified.

Councilmember Haaga stated it was important to give the facility a new name which would be helpful in the pursuit of grant funds. He recommended that the building be known as the West Jordan Cultural Center.

Councilmember McConnehey spoke in favor of tabling the issue since it had not been the Council’s intent to permanently retain the building. He also did not wish to limit use strictly to the arts.

Councilmember Southworth agreed that the plan had been to raise money for a future facility—not specific to any existing building. He asked for further clarification.

Councilmember Haaga explained that Salt Lake County had grant funds available for the cultural arts and that it was necessary to have a “cultural facility” in order to obtain those funds.

Councilmember McConnehey pointed out that the City’s grant request was for funding to design a *new* facility. There were other grants available for existing facilities but it seemed to him that they were not so much awarded to buildings as they were to groups.

Councilmember Southworth cautioned that any signage should identify the facility as “**temporary** home of...”

Councilmember Haaga explained that a city the size of West Jordan needed to have a cultural facility. He felt that the City needed to have better use policies and do a better job of enforcing them.

Councilmember Hansen agreed that it should be made very clear to residents that this was only a temporary facility.

**MOTION: Mayor Rolfe moved to table the item to a date uncertain but to direct staff to immediately address the fire code violations with the Council contingency funds if needed. The motion was seconded by Councilmember Haaga.**

Councilmember Nichols pointed out that although he had previously indicated that he did not wish to have any funds spent on this temporary facility, he would vote in favor of this motion due to public safety issues.

Councilmember Southworth inquired of Chief McElreath if there were other issues that had not yet been listed.

Chief McElreath pointed out that the building had most recently been inspected the previous day and that information from that inspection was still enroute to the Council. He indicated that some of the small issues had already been addressed but the biggest question was how the building was to be used.

Mayor Rolfe stated that the Council had clearly stated previously that the building was to be used for storage and practicing only—there were not to be performances at this point. That decision stood. He wished to have further discussion at the January Council retreat but felt the issue should be tabled for now.

Councilmember Haaga pointed out that the groups currently using the building needed direction.

A roll call vote was taken

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

**The motion passed 7-0.**

**X. REMARKS**

Councilmember Nichols extended his congratulations to Bryce Haderlie for his new opportunity and wished him the best. He felt that West Jordan had lost a good leader.

Mark Palesh expressed a similar sentiment.

Councilmember Southworth also thanked Bryce for his service to the City, saying his absence would certainly be felt.

There were no additional remarks.

**XI. ADJOURN**

**MOTION: Councilmember Hansen moved to reconvene the closed session and adjourn from there. The motion was seconded by Councilmember McConnehey.**

A roll call vote was taken

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

**The motion passed 7-0.**

The closed session reconvened at 7:40 p.m. The meeting adjourned at 9:15 p.m.

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

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

**ATTEST:**

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

Approved this 14th day of October 2015