

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

Wednesday, October 14, 2015

6:00 p.m.

Council Chambers

8000 South Redwood Road

West Jordan, Utah 84088

COUNCIL: Mayor Kim V. Rolfe, and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, and Sophie Rice. Council Members Chad Nichols and Ben Southworth were excused.

STAFF: Mark Palesh, City Manager; Darien Alcorn, Acting City Attorney; Melanie Briggs, City Clerk; David Oka, Economic and Community Development Director; Brian Clegg, Parks Director; Ryan Bradshaw, Finance Manager; Wendell Rigby, Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Scott Langford, City Planner; Larry Gardner, Senior Planner; Julie Brown, Events Coordinator; Reed Scharman, Deputy Fire Chief; Dave Murphy, CIP Engineering Manager; Tim Heyrend, Utilities Engineer, and Steve Glain, Assistant to the City Manager.

I. CALL TO ORDER

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

II. CLOSED SESSION

DISCUSSION OF THE CHARACTER PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION, AND STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

COUNCIL: Mayor Kim V. Rolfe, and Council Members Jeff Haaga, Judy Hansen, Chris McConnehey, and Sophie Rice. Council Members Chad Nichols and Ben Southworth were excused.

STAFF: Mark Palesh, City Manager, and Tracy Cowdell, Contracted Attorney.

MOTION: Councilmember Hansen moved to go into a Closed Session to discuss the character professional competence, or physical or mental health of an individual; Strategy Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

The Council convened into a Closed Session to discuss the character professional competence or physical or mental health of an individual; Strategy Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares at 5:01 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 West Jordan Stake, 11-year-old Boy Scouts.

Mayor Rolfe presented a video that was created by City staff, and shown to the Salt Lake Board of Realtors on September 24, 2015:

The video showcased some of the areas of West Jordan where there are projects in the works or underway. West Jordan has more than 110,000 residents and was the fourth-largest city in the state. With about 6,000 acres of untapped potential, the possibilities were exciting. Project areas included:

- West Jordan Civic Center – Viridian Library 3rd District Courthouse, Veterans Memorial Park, Arena, Rec Center, Salt Lake County Health Department
- City Center Redevelopment Project – over 13 acres, redevelop into a mixed used, Mid-Jordan Trax line
- Jordan Valley Transit Oriented Development – Residential living, office buildings, Mid-Jordan Trax line, Bangerter Highway
- Jordan Landing – near South Valley Regional Airport and a youth soccer complex
- 5600 West / Smiths – Rapidly growing area anchored by the Smith's Marketplace
- Ron Wood Park – Recreational amenities
- West Bench – views, residential, available acres

- West Jordan's Prime Industrial Area – Boeing, SME Steel, Oracle, Sysco, Snugz, Dannon, and the Roderick Industrial Building. The area includes power, water, and sewer and was near Mountain View Corridor

Mayor Rolfe expressed his appreciation to City staff for all their hard work on the video. He also said the Salt Lake Board of Realtors was very impressed with the video.

IV. PRESENTATION

PRESENTATION OF CHECK FROM COMCAST FOR 'COMCAST CARES DAY'

Julie Brown said this was the second time 'Comcast Cares' came to West Jordan City to work on multiple projects within the City. The money donated by 'Comcast Cares' was dispersed depending on the number of volunteers provided by the various groups.

She addressed the volunteer groups and presented the following checks:

- West Jordan Exchange Club - \$1,000 check
- South Valley Sanctuary - \$5,502.00 check
- Copper Hills High School - \$10,036.03 check

Julie Brown said 'Comcast Cares' wanted the City of West Jordan to be a recipient for the third year in a row for the next 'Comcast Cares Day' April 23, 2016.

The Council expressed their appreciation to 'Comcast Cares' and all the volunteers.

V. COMMUNICATIONS

CITY MANAGER COMMENTS/REPORTS STAFF COMMENTS/REPORTS

David Oka –

- Kim Dabb, new Building Inspection was on board

Ryan Bradshaw –

- Update on the ERP/Munis system
- Quarterly report emailed, and would be presented to the City Council on October 28, 2015
- Audit should be completed by November, and the Comprehensive Annual Financial Report (CAFR) shortly thereafter
- Hired the new Financial Analyst

Marc McElreath –

- October 10, 2015 - West Jordan Fire Fighters participated in the '3rd Annual Chili Cook Off' fund raiser for the University of Utah Burn Camp, and took home two First Place awards

- October – ‘Breast Cancer Awareness Week’ for West Jordan Employees. Breast Cancer t-shirts were available for purchase at the Fire Department with a portion of the proceeds being donated.

Doug Diamond –

- New Police Officer started on Monday, October 12, 2015
- Anticipated five new Police Officers to start November/December

CITY COUNCIL COMMENTS/REPORTS

Councilmember Rice –

- Expressed appreciation to the Fire Department for her Pink Breast Cancer t-shirt

Councilmember Hansen –

- Also expressed her appreciation for the Pink Breast Cancer t-shirt.

Councilmember McConnehey

- Expressed his appreciation to the Boy Scouts for presenting the colors. He gave a special thanks to Roger Allen and Mike Christensen who were there approximately 22 years ago, when he received his Eagle Scout. He said what a great influence this program had on young men. He encouraged the boys to enjoy this time of their lives.

VI. CITIZEN COMMENTS

Steve Jones, West Jordan resident, commented on his good and respectful experiences he had dealing with the Mayor, Council, and City staff. He expressed his appreciation to all.

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

She commented on the following items:

- Complimented the Boy Scouts for their presentation earlier in the meeting
- Still waiting for an apology from one of the City Councilmembers for their behavior during the April 29, 2015, City Council meeting
- She commented on the illegal campaign signs placed on Utah Department of Transportation (UDOT) property

Scott Hagerman, National Parents Organization, addressed the lack of prosecution of custodial interference/parental kidnappings. He commented on one of West Jordan’s cases that had 37 reports. He asked for the Council and City Manager’s help.

Lynn Rasband, West Jordan resident, said she was disappointed with the publicity that had been placed on the City, by Councilmembers.

She commented on the good things addressed by Councilmember McConnehey and Steve Jones.

She also commented on the outstanding job performed by Melanie Briggs. She said Melanie Briggs was always in attendance at the meetings, available to answer questions, and meet the citizen's needs. She said it was outstanding to have Melanie Briggs as an employee of our City.

Zack Wilkes, West Jordan resident, said he decided to attend this meeting in light of the comments made to the media regarding sexual harassment. "He said in June of 2013, my family and I were asked by Mayor Rolfe to campaign with him during the parade. He asked me if this would interfere with any of our family activities for the Fourth of July. Then on a later date, I was asked to campaign for him door to door, and again I was asked if this would have any negative impact on my family. Then all throughout the campaign he continued to make sure that the demands of the campaign weren't interfering with our family life. Though the whole thing, I never thought of this question to be anything but concern for my time or the time with my family."

Scott Rice, West Jordan resident, thanked Councilmember Rice for having the courage to come forward. He said he knew what was said in the media was brought on by a document that was released, that should not have been released. The issues at hand, no one knows until everything is brought to light, exactly what is going on. He urged everyone if there were things that were being said, if there were things that were being accused, and there was proof it was not happening, then stand up for yourselves. He was tired of the Council not working together, and nothing getting done. He said what was said in the news and what was said in the media was not the whole story, it is part of the story. Councilmember Haaga tell your side of the story. Mayor Rolfe tell your side of the story.

JayLynn Thomas, West Jordan resident, addressed a document released by the City in response to a Request for Records. She also commented on a question asked of Councilmember Rice by Mayor Rolfe. She said that she had been asked that same question by City Council Members, citizens, and friends. She felt that being in politics was worth it.

There was no one else who wished to speak.

VII. CONSENT ITEMS

- a. Approve the minutes of August 25, 2015, September 9, 2015, and September 23, 2015**
- 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 15-188, declaring items from various City Departments that are no longer of any value or use as surplus property, and authorize the disposition**
- d. **Approve Resolution 15-189, approve the Election Day Vote Centers and Poll Workers for the 2015 Municipal Election**
- e. **Approve Resolution 15-190, approving the recertification of the City of West Jordan Justice Court**
- f. **Approve Resolution 15-191, authorizing the Mayor to execute an Interlocal Cooperation Agreement between the City of West Jordan and Salt Lake County for the disbursement of corridor preservation funds which would allow the City to purchase the Ivory Homes property**
- g. **Approve Resolution 15-192, authorizing the Mayor to execute an Interlocal Cooperation Agreement and Easement Agreement between the City of West Jordan and Salt Lake County and not require payment from Salt Lake County**

Councilmember Rice pulled Consent Item 7.e for further discussion.

MOTION: Councilmember Hansen moved to approve all the Consent Items except Consent Item 7.e. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

VIII. PUBLIC HEARINGS

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL OF A CONTRIBUTION OF POLICE SERVICES AND AN ENCROACHMENT PERMIT FOR JOYFUL WELCOME, A NONPROFIT ENTITY VALUED AT \$1,460

Darien Alcorn said that pursuant to City Code Section 3-4-1, the City Council may waive fees otherwise due to the City, and may otherwise provide financial and nonfinancial support to a nonprofit entity providing services to the citizens of the City, if the City complies with Section 10-8-2 of the Utah Code, Section 10-8-2 limits the charitable contribution to a nonmonetary contribution, such as fee waivers and City services. It also limits the total charitable contributions for the fiscal year to 1% of the City's budget for that fiscal year and required a public hearing prior to approval.

Joyful Welcome was a nonprofit corporation and requesting nonmonetary contribution for the Joyful Welcome Hocus Pocus 5K & Stroller Roll on October 24, 2015 valued at \$1,460.00 as follows:

- 6-8 police officers to secure the course and maintain safety - \$1,200.00
- Encroachment permit = \$260.00

TOTAL: \$1,460.00

This item was brought up in the August 9, 2015, City Council meeting by Councilmember Judy Hansen. Council agreed to have the item come back to Council for approval. Because of the design of the event it could not come back as a consent item but rather as a noticed public hearing for a roll call vote.

Mayor Rolfe opened the public hearing.

Kathy Newbold, Joyful Welcome Board Member, said their non-profit organization benefitted mainly new mothers and their babies at Jordan Valley Medical Center. Approximately 15% of mothers at the hospital needed assistance for the first week of life for their newborn baby. Since May 2015, over 86 layettes had been provided. She was hoping for sponsorship from the City to assist them with making their funds go further.

Rachel Lewis, Joyful Welcome Board Member, said she grew up in West Jordan but had since moved, however, she still cared about the community. She spoke of the difficulties of having children especially when there was no support to assist you. She hoped the Joyful Welcome Hocus Pocus 5K & Stroller Roll on October 24, 2015, would raise funds to further assist more mothers and their babies. She asked the Council to consider this non-monetary donation as being very important to the City of West Jordan.

Kathy Edwards, Joyful Welcome Secretary, agreed with the comments made by Councilmember McConnehey regarding the Boy Scouts. She also expressed her appreciation to Mayor Rolfe for his dedication to the City of West Jordan.

She hoped the Hocus Pocus 5K & Stroller Roll would become an annual event. She stated that various donations were provided by businesses. She asked West Jordan City to sponsor the Hocus Pocus 5K & Stroller Roll Silent Auction on Saturday, October 24, 2015, 8:30 a.m. at Jordan Landing.

Alexandra Eframo, West Jordan resident, said Joyful Welcome was started by Joye Rolfe. She complemented Joye Rolfe for her work and indicated that this non-profit organization was growing. She encouraged Joyful Welcome to continue with their great work.

Steve Jones, West Jordan resident, agreed that this was a worthwhile organization and encouraged the Council to support their efforts.

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

Councilmember McConnehey disclosed that his wife was a seated board member of this non-profit organization, but felt this was not a conflict of interest for him.

MOTION: Councilmember McConnehey moved to approve the non-monetary donation not to exceed \$1,460,000 and for staff to budget appropriately for the Joyful Welcome Hocus Pocus 5k & Stroller Roll on October 24, 2015; and furthermore, direct staff to work them so the event was properly advertised through the means that the City had available. The motion was seconded by Councilmember Hansen.

Councilmember Haaga said previously he had been involved with foundations. He challenged staff to sign up for the Hocus Pocus 5k & Stroller Roll. He supported the motion.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL RESOLUTION 15-193, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT FOR SOUTH VALLEY SERVICES, A NONPROFIT ENTITY, RECEIVE PUBLIC COMMENT PRIOR TO CONSIDERING APPROVING A CONTRIBUTION OF RENTAL FEES FOR SOUTH VALLEY SANCTUARY, A NONPROFIT ENTITY VALUED AT \$5,100

Darien Alcorn said that pursuant to City Code Section 3-4-1, the City Council may waive fees otherwise due to the City and may otherwise provide nonfinancial support to a

nonprofit entity providing services to the citizens of the City, if the City complied with Section 10-8-2 of the Utah Code. Section 10-8-2 limited the charitable contribution to a nonmonetary contribution such as fee waivers and City services. It also limited the total charitable contributions for the fiscal year to 1% of the City's budget for that fiscal year and required a public hearing prior to approval.

South Valley Sanctuary, Inc. was a nonprofit corporation, and the requested nonmonetary contribution for approximately 300 square feet of office space on the first floor of West Jordan City Hall was valued at \$5,100.00 calculated at a rate of \$425.00 per month.

The proposed Lease Agreement between West Jordan and South Valley Sanctuary, Inc. identified the location of the office space and set forth the terms and conditions of the Lease. It was proposed that the lease period be from July 1, 2015 to June 30, 2016 in order to continue occupancy when the current Lease ends and match the City's fiscal year. If the lease term was changed the amount of the charitable contribution needed to be prorated accordingly.

There were no proposed changes from the current lease.

The South Valley Sanctuary had a history of being a good tenant in City Hall. The City and South Valley Sanctuary have had no problems or concerns. City staff supported the issuance of a new Lease.

The fiscal impact would be the nonmonetary contribution of office space within West Jordan City Hall valued in the amount of \$5,100.00.

Staff recommended consideration of the Lease Agreement and nonmonetary contribution to South Valley Sanctuary, Inc.

Mayor Rolfe opened the public hearing.

Steve Jones, West Jordan resident, encouraged the Council to extend the South Valley Sanctuary lease.

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

MOTION: Councilmember McConnehey moved to approve Resolution 15-193, a nonmonetary contribution of \$5,100.00 to the South Valley Sanctuary, Inc., and to approve and authorize the Mayor to execute the Lease Agreement with South Valley Sanctuary, Inc. The motion was seconded by Councilmember Rice.

Councilmember Hansen indicated that she had contributed to South Valley Sanctuary and Joyful Welcome and hoped others would do the same. She supported the motion.

Mayor Rolfe also supported both of these organizations. He felt the work they did was amazing. Having both of these organizations in West Jordan was an asset to the City.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL
ORDINANCE 15-30, RATIFICATION OF THE PLANNING COMMISSION
APPROVAL OF PRELIMINARY DEVELOPMENT PLAN
ESTABLISHING A DENSITY OF 8.5 UNITS PER ACRE IN THE MFR
ZONE AND 16.7 UNITS PER ACRE IN THE HFR ZONE FOR THE VIEW
AT 5600 WEST, LOCATED AT 5600 WEST 8200 SOUTH, UINTA LAND
COMPANY, APPLICANT**

Larry Gardner said this item was for the proposed ratification of the Planning Commission approval of a Preliminary Development Plan establishing a density of 8.5 units per acre in the Medium Density Multi-Family Residential zone and 16.7 units per acre High Density Multi-family Residential zone.

He said the Planning Commission on September 1, 2015 granted preliminary approval of the development plan for The View at 5600 located at 8200 South 5600 West in the MFR Zone, 51 units on 6.01 acres with a residential density of 8.50 units per acre, and in the HFR Zone, 480 units on 28.79 acres with a residential density of 16.7 units per acre, subject to the following conditions:

1. The Final Development Plan shall be updated to reflect the buy up points and densities approved by the Planning Commission and City Council.
2. The Final Development Plan shall be updated to show all other requirements as approved by the Planning Commission.
3. Approval of the Preliminary Subdivision plan and Preliminary Site Plan shall be subject to City Council Approval of the Preliminary Development Plan. The project density shall be approved by the City Council as part of the Preliminary Development Plan approval.
4. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to The View at 5600 Development Plan.

5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
6. The development shall be designed according to City Standards and shall have the approval of the City Engineer before final approval is granted; notwithstanding the design concepts as shown in the preliminary development plan.
7. A HAWK signal shall be required at the location where the trail crosses 5600 West to protect the health, safety and welfare of residents.

BACKGROUND:

The View at 5600 was a large multi-family development located in the Highlands Master Planned area (“the Highlands”) at approximately 5600 West 8200 South. The Highlands was a 418 acre planned development which contained a mix of single family dwellings, multifamily dwellings and commercial uses. The Highlands were governed by the West Side Planning Area (WSPA) ordinance. The property where The View at 5600 would be developed was vacant.

GENERAL INFORMATION & ANALYSIS:

The applicant was requesting approval of the sub-area development plan and ratification of the density established by the Planning Commission for a proposed 531 unit multifamily residential development located at approximately 5600 West 8200 South. The property is west of the Island Park subdivision, north of Ascent Academy School and east of the Mountain View Corridor as shown on the Aerial Map (Exhibit A) included in the Council’s agenda packet. The property was currently vacant but had been used for agricultural purposes in the past.

The View would consist of 531 multi-family dwelling units as well as a number of amenities. The development would be constructed in 5 phases. The number and type of dwelling units for each phase was as follows:

Phase	Building type	Units	1BR	2BR	3BR
Phase 1	Three - 3 Story Multi-Family Dwellings, Clubhouse, Pool, 7 carports	51	12	24	15
Phase 2	Five - 3 Story Multi-Family Dwellings, 20 Garages, 21 carports	141	36	72	33
Phase 3	Four - 3 Story Multi-family Dwellings, 23 carports	111	48	24	39
Phase 4	Four - 3 Story Multi-family Dwellings, 60 Garages, 11 Carports	111	48	48	15
Phase 5	Three - 3 Story Multi-family Dwellings, 66 Garages, 18 Carports	117	36	72	9
	Totals	531	180	240	111

The development would be under single ownership and would be managed as such. The site consisted of 34.80 acres of land. 6.01 acres was located in the MFR (Medium Density

Multi- Family Residential Zone) and 28.79 acres was located in the HFR (High Density Multi-Family Residential Zone). The densities in the MFR and HFR zones, assuming all proposed buy ups are granted would be 8.5 units per acre in the MFR zone and 16.7 units per acre in the HFR zone. A total of 17.72 acres (51%) would be common open space and landscaping which included six “active recreation areas” a large open walking/recreation/Par Core course area, two basketball courts, a club house, swimming pool and lazy river. Clay Hollow Wash would be piped and used for a combination storm water detention area and active open space. A regional trail would also be constructed through the wash and be connected to existing trails to the east and west.

FINDINGS OF FACT PRELIMINARY DEVELOPMENT PLAN

There were no specific findings of fact for development plans; however, there were other code requirements applicable to this request that need consideration by the City Council.

The WSPA zoning districts allow density increases subject to providing certain required amenities or design elements that are intended to improve the overall project. The density range in the MFR zoning district was between 4.51 and 9.0 dwelling units per acre. In this zone, applicants were entitled to 4.51 dwelling units per acre (which was considered the base density) but can ‘buy up’ to 9.0 dwelling units per acre if all optional bonus density elements were provided and integrated into the development. The density range in the HFR zoning district was between 9.01 and 18 dwelling units per acre. In this zone, applicants were entitled to 9.01 dwelling units per acre (which was considered the base density) but can ‘buy up’ to 18.0 dwelling units per acre if all optional bonus density elements were provided and integrated into the development. The density ‘buy up’ was determined using the table contained in the 2009 City Code, Section 13-5J-5C and Section 13-5J-6 which further clarified how percentage points were achieved.

Table 1.0 was derived from the table in Section 13-5J-5C. It contained both the applicant’s and staff’s analysis of total percentage points earned.

WSPA STANDARDS AND INCENTIVE CHART

Table 1.0

Amenity/Improvement	Weighted Value	Required vs. Optional	Applicant Score	Staff Score
Trails and open space:				
<i>Improvement: Dedication of open space, trail (drainage) corridors or "in lieu fees" and installation of trails in accordance with the comprehensive general plan and the "Parks, Recreation, Trails And Open Space Handbook"</i>		Required	0%	0%
Discussion: The area along Clay Hollow wash will be a dedicated open space area that will				

<p>remain open and usable to residents and non-residents of The View. The open area will be installed and maintained by the developments owners through a development agreement. The two open space areas along the wash will be connected by a trail and bridge and will appear as one large open area when constructed. The applicant will dedicate an open space easement to the City through the wash area and will then maintain the open space. The applicant will also install a trail through the open space area and a bridge across the wash.</p>				
<p>Improvement: <i>Installation of enhanced open space/recreational amenities and/or landscaping/irrigation in excess of that required per city standards.</i></p>	<p>Up to 22%</p>	<p>Optional</p>	<p>22%</p>	<p>22%</p>
<p>Discussion: Swimming Pool (2%) Lazy River (1%) Two Basketball Courts (2%) Three playgrounds with equipment (2%) Three Tot Lots (2%) Forecourts with seating (2%) Fitness Center (2%) Parkour Course (2%) Multiple Playing Fields (4%) Picnic area (2%) Common Greens (1%) Courtyard (1%) Landscape Buffers (2%) Landscaped Tree Colonnade (2%) Forecourts w/o seating (1%)</p>				
<p>Improvement: <i>Improvement of trail corridors and installation of trail amenities in excess of that required per city standards.</i></p>	<p>Up to 15%</p>	<p>Optional</p>	<p>15%</p>	<p>15%</p>
<p>Discussion: The plan shows the installation of 1.81 acres of active open space (5%) and the installation of benches and trash receptacles every 1000 feet (4%). The installation of fences along the trail corridor (4%) and the installation of landscaping and irrigation along the trail corridor (4%).</p>				
<p>Improvement: <i>Dedication of additional property for trails beyond that required per city standards along creeks/washes.</i></p>	<p>Up to 15%</p>	<p>Optional</p>	<p>15%</p>	<p>15%</p>
<p>Discussion: The code requires a minimum 100 feet of dedicated open space (50 feet open space dedication on both sides of drainage corridors.) The applicant will also be piping the wash to make the area usable and to be able to install landscaping. The open area beyond the wash averages 60 feet. This would give additional common open area for 800 feet. (entire length of the wash) The applicant will also construct the trail system through the project that will connect to the City's trail system.</p>				
<p>Street design:</p>				
<p>Improvement: <i>Pedestrian scale development and consistent, architectural street lighting</i></p>		<p>Required</p>	<p>0%</p>	<p>0%</p>
<p>Discussion: All street lights will conform to West Jordan City standards for residential street lights. The street lights will be no taller than 12 feet tall with aluminum shaft with fluted finish direct burial pole with 3 inch tenon top and will be consistent with other lighting throughout the Highlands. The lighting within the project will be installed to provide safety for the residents. The lighting will be an attractive theme base design for the development.</p>				

Traffic calming		Required	0%	0%
<i>Discussion: Traffic calming measures will be incorporated into the project and will be reviewed during the final subdivision and site plan review.</i>				
Street design		Required	0%	0%
<i>Discussion: The project has internal private driveways that serve garages. This configuration must be approved by the Engineering and Fire Departments.</i>				
<i>Improvement: Entryway monument or gateway feature.</i>	Up to 10%	Optional	10%	10%
Discussion: The development plan shows three entryway monuments.				
<i>Improvement: Provision of a landscape buffer on major rights of way</i>	Up to 22%	Optional	8%	8%
Discussion: The development will have a 32 foot wide 800 foot landscape buffer along 5600 West and will incorporate berms, plantings and a 3 foot split rail fence.				
Smart growth:				
<i>Improvement: Pedestrian friendly and walkable neighborhood design.</i>		Required	0%	0%
Discussion: Five foot sidewalks are placed along all exterior streets and adjacent to buildings. There will also be three trail connections for pedestrian access.				
<i>Improvement: Alternative load garage configuration (if single-family)</i>	Up to 18%	Optional	4%	0%
Discussion: Not applicable to this design.				
<i>Improvement: Clustered subdivision design</i>	Up to 10%	Optional	0%	0%
Discussion: Not applicable to this design.				
Building design:				
<i>Improvement: Attractive, theme based and consistent architecture on all structures.</i>		Required	0%	0%
Discussion: The Design Review Committee recommends approval of building architecture. (See attached minutes of meeting)				

Improvement: <i>Installation of covered porches throughout 50% of subdivision</i>	Up to 14%	Optional	14%	0%
Discussion: Not applicable to this design.				
Improvement: <i>Enhanced door, window, eave and roofing treatment</i>	Up to 12%	Optional	12%	12%
Discussion: The applicant has installed enhanced door and window and roof treatments throughout.				
Improvement: <i>Equal dispersion and use of high quality building materials</i>	Up to 12%	Optional	12%	12%
Discussion: The development will incorporate stucco, stone, brick, composite board siding and shingles and other high grade materials. Interior upgrades include 9 foot ceilings, granite counter tops, stainless steel appliances, high quality windows and doors.				
Improvement: <i>Discretionary buy up</i>	Up to 12%	Optional	0%	4%
Discussion: The installation of 144 detached garages will be included in the development.				
Total			112%	98%

Based on the total percentage in the table above, the following calculation was used to find out the maximum allowed density of a project:

$$[(\text{Base Density}) \times (\text{Bonus Density Percent})] + (\text{Base Density}) = \text{Max Allowed Net Density}$$

As staff calculated the maximum allowed net density in the MFR zone, $(4.51 \times .98) = 4.42$; $4.42 + 4.51 = 8.93$ du/ac; therefore, 8.93 dwelling units per net acre were possible. The proposed development included 51 units on 6.01 acres for a proposed residential density of 8.48 dwelling units per acre (gross).

The maximum allowed net density in the HFR zone, $(9.01 \times .98) = 8.83$; $8.83 + 9.01 = 17.84$ du/ac; therefore, 17.84 dwelling units per net acre were possible. The proposed development included 480 units on 28.79 acres for a proposed residential density of 16.67 dwelling units per acre (gross). *(16.67*28.79=479.929 units rounding up gives 480 units total.)*

Based on the requirements listed in the Zoning Ordinance, staff recommended that the City Council ratify the Planning Commission's approval of The View at 5600 Sub-area Preliminary Development Plan located at approximately 8200 South 5600 West with a residential density of 8.5 units per acre MFR zone and 16.7 units per acre HFR zone; for a total of 531 multi-family units on 34.8 acres, subject to the conditions listed in the City's Council agenda packet.

Dennis Hepworth and Gardner Crane, Uinta Land applicants, provided a power point presentation. Listed below were some of the details:

The View at 5600 – A Community at the Highlands

Location and Zoning

Highland Conceptual Site Plan

- MFR
 - Base Density of 4.5.1 DU/Acre
 - Maximum Buy-up to 9.0 DU/Arce
- HFR
 - Base Density of 9.01 DU/Acre
 - Maximum Buy-up to 18.0 DU/Acre
- Part of the Highlands (approved, planned development)
- WSPA standards
- Well-buffered
- Traffic channels access
- Commercial growth

Scope

Site Plan / MFR

- 6.01 /Acres
- 51 /Units
- 8.5 DU/acres

Site Plan / HFR

- 28.79/Acres
- 480/Units
- 16.7 DU/acres

Site Plan Phase I		Site Plan Phase II		Site Plan Phase III		Site Plan Phase IV		Site Plan Phase V		Site Plan All Phase	
39-unit Bldg A		39-unit Bldg A	3	39-unit Bldg A	1	39-unit Bldg A	1	39-unit Bldg A	3	39-unit Bldg A	8
12-unit Bldg B		12-unit Bldg B	2	12-unit Bldg B		12-unit Bldg B		12-unit Bldg B		12-unit Bldg B	2
24-unit Bldg C	1	24-unit Bldg C		24-unit Bldg C	3	24-unit Bldg C	1	24-unit Bldg C		24-unit Bldg C	5
24-unit Bldg D		24-unit Bldg D		24-unit Bldg D		24-unit Bldg D	2	24-unit Bldg D		24-unit Bldg D	2
27-unit Bldg E	1	27-unit Bldg E		27-unit Bldg E		27-unit Bldg E		27-unit Bldg E		27-unit Bldg E	1
Clubhouse	1	Clubhouse		Clubhouse		Clubhouse		Clubhouse		Clubhouse	1
Swimming Pool	1	Swimming Pool		Swimming Pool		Swimming Pool		Swimming Pool		Swimming Pool	1
Spa	1	Spa		Spa		Spa		Spa		Spa	1

Lazy River	1	Lazy River		Lazy River		Lazy River		Lazy River		Lazy River	1
Garages	0	Garages	20	Garages	0	Garages	58	Garages	66	Garages	144
Carports	51	Carports	141	Carports	111	Carports	111	Carports	117	Carports	531

- Two zones divided by Clay Hollow wash
- Not subject to annual cap (vested request)

Building & Structures

Materials

Stucco

Hardie Lap Siding

Hardie Board and Batten

Brick Veneer

Stone Veneer

Additional information was provided regarding: the Club House North, South, East, and West; Garage Plan, and Garage Elevations

- Positive DRC recommendation
- Architectural character & consistency
- Screened parking
- No structures within flood plain

Landscaping

- Overall site plan
- Proposed density buy-up/buffered area
- Tree colonnade and courtyard
- Clubhouse, Pool, Lazy River
- Turfed Clay Hollow Wash
- Park Area

Proposed Land Use with Proposed Density Buy-up Percentage

Proposed Density Buy-up (Trails & Open Space)

Proposed Density Buy-up (Street Design) (Building Design) Smart Growth

Total Buy-up – 112%

Highlights

- Lazy River (first-ever)
- Parkour Course (first-ever)
- Pedestrian traffic channels access
- Fenced & beautifully landscaped trail system

- Clay Hollow useable open space (excellent trail connectivity)
- Public open space maintenance (privately or SAA)
- Discretionary density buy-up

Gardner Crane, Uinta Land Company, expressed their excitement and enthusiasm towards the project. He said the units would be very nice, with lots of amenities. Their goal was to make this the nicest apartment project in the State of Utah.

Councilmember Haaga asked clarifying questions regarding the open space.

Dennis Hepworth informed him that there would be two areas of open space that would be available to the public.

Councilmember McConnehey commented on the architectural features and possible changes.

Councilmember Haaga suggested soccer fields for some of the open space area.

Mayor Rolfe opened the public hearing.

June Christiansen, West Jordan resident, spoke against increasing the density in an already crowded area of the City. In the past, she had toured areas of West Valley City with high crime. She felt increasing the density in this area would increase the crime, and she did not want West Jordan to end up with the same high crime as West Valley City. She reported that density statistics rated West Jordan as one of the highest density cities.

Gardner Crane, Uinta Land applicant, said under 30-acres there would be approximately 531 families; it would take approximately 200-acres to place those same families in single-family housing. He said this development would benefit the entire City.

Alexandra Eframo, West Jordan resident, stated again she was against high-density. She commented on detached garages, which she hated. She said previously the Council was against high-density.

Lisa Larsen, West Jordan resident, said she had one of the last five-acre parcels out west. She believed that the Council should stick with the Master Plan. She felt the City should remain with single-family homes.

Don Moss, West Jordan resident, was also concerned with high-density and the burden it placed on City service demands. He commented on Phase 1, and said the buffer zones being created were next to Mountain View Corridor. He felt they should be placed next to the single-family homes for privacy.

Chad Barnett, West Jordan resident, provided the following two objections to high density:

- 1) "Traffic Safety – Before school commute at 8200 South and 5600 West has much traffic and poses a major safety issue for children walking in area who are attending Fox Hollow Elementary, Ascent Academy and West Hills. There has already been one death at this intersection a few years ago.
- 2) My wife and I are neighborhood watch coordinators for Island Park Subdivision and are concerned about increase crime in our neighborhood. The apartments at 7800 South and 5600 West had led to increased crime in Island Park more high-density housing will lead to increased crime in our neighborhood."

Eric Hanna, West Jordan resident, commented on the surrounding area. He said there was a lot of development going on and was concerned with 5600 West. He said the buffer zone did not exist, and considering a four-lane road was off-base. He asked the Council to consider the current land use map. He reported that the last traffic study was performed in 2013, and traffic had changed since then. He felt this was a public safety issue. He opposed high density.

Steve Jones, West Jordan resident, commented on the building design. He questioned why these buildings were being made better than the base design/criteria. He felt most monuments, later become eyesores and did not add value. Traffic was also of concern for him.

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

Councilmember Rice indicated that most of the complaints she received were about the intersection at 5600 West and 8200 South. She voiced her concerns regarding piping washes. She also agreed with Eric Hanna's remarks regarding buffering. She spoke against the proposed ratification of the Planning Commission's Preliminary Development Plan.

Councilmember McConnehey reminded residents that this and other projects were still in the transitional phase and fell into the previous West Side Planning Area requirements. He said this public hearing was not to address the zoning, just the density.

He disagreed with the following staff findings/conditions:

2) the proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,

6) the architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,

He questioned the buffering being placed against the highway, and felt the architectural character was similar to buildings already in West Jordan. He preferred to have this item tabled.

Mayor Rolfe said currently the City had a ‘cap and grade’ system. However, this project was grandfathered-in, since it was started prior to the cap and grade requirement. He reminded the Council that this property was previously zoned for multi-family housing. However, he did not agree with the way the proposed project transitioned from single-family. He agreed this should be tabled.

Councilmember Hansen agreed with the comments made by the Mayor and Councilmember McConnehey. She commented on the buffering on 5600 West. She also would like this item tabled.

MOTION: Councilmember McConnehey moved to table Ordinance 15-30, to a date uncertain. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

Councilmember McConnehey would like to see the following addressed:

- Different transitional effect – similar to Gardner Village (various heights, setback, etc.)
- No cookie cutter apartment building looks (architectural different, unique)

Councilmember Haaga said communication was the key, and would like to see residents involved in the areas of concern.

Mayor Rolfe voiced his concerns regarding the buy-up criteria. He opposed the density buy-up in this plan.

CONTINUE UNTIL OCTOBER 28, 2015 – MOTION REQUIRED - RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL AN ORDINANCE AMENDING THE 2009 WEST JORDAN MUNICIPAL CODE 13-5B-7, TO ALLOW SWINE (PIGS) IN RURAL RESIDENTIAL ZONES SUBJECT TO THE LIMITATIONS OF THE ANIMAL POINT SYSTEM, CITY-WIDE APPLICABILITY; CITY OF WEST JORDAN, APPLICANT

MOTION: Councilmember Hansen moved to continue this Public Hearing until October 28, 2015. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 5-0.

MOTION: Councilmember Haaga moved to take a five-minute recess. The motion was seconded by Mayor Rolfe and passed 5-0 in favor.

Councilmember Rice left the meeting at 8:05 p.m.

The Council recessed at 8:05 p.m. and reconvened at 8:11 p.m.

IX. BUSINESS ITEM

DISCUSSION AND POSSIBLE ACTION REGARDING A REPORT ON A 'RAIN BARREL PROGRAM' FROM THE UTAH RIVERS COUNCIL

Wendell Rigby said in April 2015, the Utah Rivers Council (URC) began a program where the URC purchased rain barrels at a discounted price and offered them to Utah residents for a reduced price of \$75. At the launch of the program, the city of Murray and Salt Lake County had partnered with URC to further subsidize the rain barrels for utility customers within their communities where the communities would pay a portion of the price of the barrels so that the residents could purchase them for the price of \$40.

On July 21, 2015 the program expanded to add the cities of Sandy, Park City, Ogden, and Summit County to the list of those providing subsidies to its residents. The media event surrounding the second launch on July 21, 2015 update caught the attention of many residents within the City of West Jordan.

There were a number of benefits that rain barrel use could provide the City. As a simple summary of benefits, residents see:

- Lower use of culinary water for irrigation needs
- Reduces rainfall runoff from property and into the public storm drain system
- Reduces the level of contaminants that get washed off of the property and through the storm drain system, enter the creeks, rivers, and lakes (of particular note was

EPA interest in the excessive buildup of Nitrates and Phosphates that were a result of fertilizer use).

- According to the Utah Rivers Council, rain barrels serve as an educational tool and people that participate were more aware of water use and other municipal conservation efforts.

The rain barrels that the URC had begun purchasing were 50-gallons in size, could be connected together, and included screens to prevent insect use. They were ideal use for vegetable gardens, flower gardens, and other low flow or drips systems. While they were not meant to completely replace irrigation systems, especially those that use pressure spray heads to cover areas of sod, they were effective in achieving the benefits listed above.

Utah Water Law

As a brief summary of what was allowed by law, current state law allows for property owners to store and reuse rainwater on their property. The law allowed storage of up to 2,500 gallons worth of storage (if the property owner uses more than one container, then the aggregate size cannot exceed 2,500 gallons). A person may store rain water in up to two covered containers, no larger than 100-gallons each without registration. Any more than two containers or larger than 100-gallon containers required registration with the State Division of Water Rights (registration was free). Under these rules, anyone purchasing more than two rain barrels would need to register with the State. Typically those that use the full 2,500 gallons were building underground tanks and were registering their system with the State. Storage of more than 2,500 gallons required the use of specific water rights along with registration.

West Jordan followed the State law and allowed the same storage at the same limits detailed in 73-3-1.5 of the State Code.

With a partnership with the Utah Rivers Council and the program, the City would pay for \$35 towards the cost of each rain barrel purchased by a West Jordan resident (proof of utility bill customer was required for customer to receive lowest rate). The City can set a cap or limit on the number of rain barrels that the City was willing to help pay to control costs.

Currently the City of West Jordan had no money budgeted for a program such as this one. New allocation would be required. To help with estimated costs, the following table was provided to demonstrate the amount of money that it would cost to subsidize the various amounts of barrels.

Number of Rain Barrels	Cost to the City of West Jordan to provide discount
200	\$7,000
400	\$14,000
600	\$21,000

The Utah Rivers Council was excited about a potential partnership with the City of West Jordan and the potential expansion of the rain barrel program west of the Jordan River. With West Jordan's participation, not only would the City be the first on the west side of the valley to participate, but would become the largest city in the state to participate.

West Jordan had an opportunity to build upon other sustainable efforts made in green waste, blue bin recycling, and LED streetlight use as examples, to continue being a leader in responsible managers of natural and financial resources.

While staff agreed that there were a number of benefits to participate in the program, fiscal constraints in the stormwater fund challenged the ability of the City to participate.

Councilmember Haaga asked clarifying questions regarding:

- The law on collecting rain water
- Liability

Nick Schow, Conservation Director Utah Rivers Council, said previously it was illegal to collect rain water; however, this was changed in 2010, when the Utah State Legislature approved the collection of certain amounts per parcel.

Darien Alcorn commented on the liability.

Nick Schow commented on the following:

- Set-up of rain barrels
- Mosquito abatement
- Child safety
- Water conservation
- 2,300 rain barrels already distributed in six municipalities
- Helps improve water quality

Councilmember McConnehey liked the project, but was concerned with the funding aspect of this program. He commented on the pros and cons of having the rain barrels. He suggested waiting to see how effective this was for other cities. He suggested that maybe the Sustainability Committee should see if this was a program that should be included in next year's budget.

Mayor Rolfe agreed with most of what was stated by Councilmember McConnehey. He felt this was a good program; however, he did not feel the City should be subsidizing the barrels.

MOTION: Councilmember Haaga moved to table this item. The motion was seconded by Mayor Rolfe.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Absent
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 4-0.

DISCUSSION AND POSSIBLE DIRECTION TO PREPARE A CODE AMENDMENT TO SECTION 13-8-23 “ANNUAL CAP ON MULTI-FAMILY DEVELOPMENT APPLICATIONS” JF CAPITAL/COLIN WRIGHT, WOULD LIKE TO DISCUSS THE CURRENT “CAP AND GRADE” ORDINANCE AS IT PERTAINS TO THEIR POTENTIAL 200 ACRE MASTER PLANNED DEVELOPMENT ON PROPERTY OWNED BY CRAIG JENSEN

Scott Langford reported that Mr. Colin Wright was present to provide an update on the Jensen Development. He said that Colin Wright was here to speak on the project, and not the ‘cap and grade.’

Colin Wright, representing JF Capital Land Company, said his intent was not to request that the Council remove the ‘cap and grade’ amendment. He said they took pride in being a great Master Plan Developer and wanted to build neighborhoods and communities where people would want to live. He said they had met with Urban Design Associates, and held a design workshop. He reviewed their proposed plan, which included Day Break type architecture. He addressed the school in the area and said in the future Jordan School District would like to build a middle school on the adjacent property.

He requested direction on process and input on their plan, so they could move forward.

Included in the Council’s agenda packet was the draft copy of the Concept Master Plan – Jensen Property.

Mayor Rolfe commented on the forward thinking on this project by JF Capital Land Company. He was looking forward to them getting started.

Councilmember Haaga agreed with the Mayor.

Mayor Rolfe said staff would be willing to work them.

DISCUSSION AND POSSIBLE DIRECTION TO PREPARE A REQUEST FOR PROPOSAL (RFP) FOR A SOLAR ENERGY CONSULTANT

Steve Glain reported that the West Jordan Sustainability Committee was made up of nine (9) citizen volunteers, three (3) City Council liaisons (Council Member Hansen, with alternates Council Members McConnehey and Southworth), and one (1) staff liaison (Stephen Glain). The committee's purpose was to research and recommend specific initiatives that promote financial and environmental sustainability for West Jordan City government, its residents, and businesses.

In recent years, the Sustainability Committee had researched and recommended initiatives including water conservation projects, natural gas/hybrid vehicles, LED street lights, and solar energy projects.

On May 13, 2015, City Council heard a presentation from a representative of Kearns Olympic Oval Solar Parking Canopy project. At this meeting, City Council directed staff to continue researching opportunities for solar energy.

The committee had since researched other local solar photovoltaic (PV) projects, including a recent tour with two Councilmembers (McConnehey and Rice) at Rio Tinto Soccer Stadium Solar Parking Canopy project. The Utah National Guard had also installed solar parking canopy at the West Jordan airport, and several other locations in Utah.

As West Jordan begins installing LED street lights, which would use about 50% less energy, we have an opportunity to invest in a solar power project that offsets all of the energy required for these more efficient street lights through a net metering agreement with Rocky Mountain Power, and receive incentives from the power company to help fund the project.

The City could consider installing solar parking canopies above the upcoming re-designed City Hall parking lot, or any other parking lot. These canopies would extend the life of the asphalt, protect vehicles from sun and weather, and generate power. Or, we might consider rooftop solar panels on one or more city-owned buildings. Another option could be a larger ground-mounted solar array on city-owned property which was currently unused or unsuitable for other uses.

To this point, City staff and the Sustainability Committee had learned of several different funding mechanisms, rebates/incentives, potential sponsorships, and ownership vs. leasing options. Further research would require analysis of specific financial data, energy rates, and somewhat complex ownership vs. leasing options. If the City intended to seriously consider a solar power project, the help of a professional consultant was highly recommended. Informal discussions with one consultant suggested that a typical fee for an initial analysis at this stage would be about \$10,000. This initial analysis would help the city understand approximate costs, energy production, and payback after considering all rebates and incentives.

The fiscal budget would be approximately \$10,000 from the Street Light budget.

Staff recommended using a Request for Proposal (RFP) to contract with a consultant specializing in solar project funding and cost/payback analysis.

Mayor Rolfe asked if any of the Council had a problem with proceeding with an RFP.

Councilmember McConnehey expressed his appreciation to staff and the Sustainability Committee for trying to make the City more sustainable. He felt the City should be looking at any ideas for current and future projects.

The Council gave direction for staff to proceed with a Request for Proposal (RFP).

DISCUSSION AND POSSIBLE ACTION REGARDING THE DRAFT DRINKING WATER SYSTEM MASTER PLAN, AND PREPARE AN UPDATED DRINKING WATER SYSTEM CAPITAL FACILITY PLAN

Wendell Rigby said the City's Master Drinking Water System Plan was last updated in 2007, which included the assessment and recommendations for future water reservoirs, pipelines, pump stations, pressure reducing stations, system modeling, and a capital projects list. Since that time, the City contracted with Hansen, Allen and Luce, Inc., to complete a new Drinking Water System Master Plan.

The new Drinking Water System Plan used water modeling software to evaluate the City's infrastructure. The Master Plan recommended new reservoirs and pumping stations as the City expands to the West. A cost analysis study was completed to determine if building water storage reservoirs in the Zone 5 pressure area, instead of pumping up to Zone 6 and trickling down was a cost-effective proposal. The study of the City's supervisory control and data acquisition (SCADA) remote communication system was conducted with recommendations to upgrade some of the electronic equipment. The Capital Improvement Plan was shown in Chapter 8, Table 1-8 and Figure 5-4. The total cost for the Drinking Water System improvements was \$105,297,000 of which \$74,012,000 was eligible for impact fee reimbursement.

The City had scheduled a public open house for November 12, 2015, to discuss the proposed Master Plan. After comments were received, the Final Drinking Water System Master Plan would be brought before the City Council for final approval.

Staff said the report addressed recommended future Drinking Water System projects which would impact the Drinking Water budget.

Staff recommended the City Council review the 2015 Draft Final Drinking Water System Master Plan.

Steve Jensen, Hansen, Allen & Luce, Inc., said they had taken a sustainable approach to the Master Plan, not only looking at the system performance, but energy efficiency, and water quality. He reported on how the City used water, and what the projected increases would be in the future. He reviewed the differences between the last Master Plan and the updated Master Plan (pipeline, storage tank(s), water delivery to zones served being more energy efficient). He said an update to the SCADA system was recommended.

Mayor Rolfe asked whether there was an estimated cost to update the SCADA system.

Steve Jensen was unsure, but estimated less than \$20,000.

Wendell Rigby said that he thought the cost would be higher. He reported that an updated system would be of great assistance to public works. Currently the system was just monitored by staff.

Mayor Rolfe agreed that updating the system would benefit the City greatly.

The Council and staff discussed clarifying questions.

Mayor Rolfe wanted to make sure that the impact fee schedule was set up, so the cost of the new tanks would not be subsidized by existing residents.

CONSENT ITEM 7.E

**APPROVE RESOLUTION 15-190, APPROVING THE
RECERTIFICATION OF THE CITY OF WEST JORDAN JUSTICE
COURT**

Darien Alcorn said every four years the Utah Judicial Council required that Justice Courts within the State of Utah affirm that they were operating in compliance with Utah Code and standards set forth by the Judicial Council. The term of the Justice Court for the City of West Jordan would expire on or about February 1, 2016, and the Judicial Council had requested a Resolution Requesting Recertification, along with other required recertification information, including: Court Certification Affidavit completed and signed by the Justice Court Judge; a copy of a written opinion from the City Attorney directed to the appropriate sponsoring governmental entity, advising that entity of all requirements for the operation of the Justice Court and the feasibility of maintaining the court; a copy of the Justice Court security plan, which had minor revisions since it was last submitted.

Staff recommended adoption of the proposed Resolution Requesting Recertification of the West Jordan Justice Court.

The Council questioned whether this item could be continued until a later date.

Darien Alcorn explained that the commencement date of the next four year period would be February 1, 2016; however, the Judicial Council requested the City have all of the documentation returned earlier than that date.

Melanie Briggs read a letter which stated that all three components of the recertification application were due at the Administration Office of the Courts by October 30, 2015.

MOTION: Mayor Rolfe moved to approve Consent Item 7.E, the recertification of the City of West Jordan Justice Court. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Absent
Councilmember Southworth	Absent
Mayor Rolfe	Yes

The motion passed 4-0.

X. REMARKS

There were no remarks.

XI. ADJOURN

MOTION: Councilmember Hansen moved to adjourn. The motion was seconded by Councilmember Haaga.

The meeting adjourned at 8:56 p.m.

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

KIM V ROLFE
Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 28th day of October 2015