

SOUTH JORDAN CITY
CITY COUNCIL MEETING

February 16, 2016

Present: Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Chris Rogers, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Burton, Administrative Services Director Dustin Lewis, Police Chief Jeff Carr, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, COS Paul Cunningham, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call – *Mayor David Alvord*

Mayor Alvord welcomed everyone present. All members of the City Council were present, as listed.

B. Invocation – *By Council Member Brad Marlor*

Council Member Brad Marlor offered the invocation.

C. Pledge Of Allegiance

Henry Anderson, Scout from troop 991, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized all scouts that were present.

It was noted that Council Member Zander was invited to offer the Pledge of Allegiance at the state capital today, and Council Member Marlor offered the invocation.

D. Minute Approval

1. January 26, 2016 Special Budget Meeting
2. February 1, 2016 Special Work Meeting
3. February 2, 2016 City Council Meeting

Council Member Rogers made a motion to approve the January 26, 2016 special budget meeting minutes, as printed, the February 1, 2016 special work meeting minutes, as printed, the February 2, 2016 City Council meeting minutes, as printed. Council Member Marlor seconded the motion. The vote was unanimous in favor.

Council Member Harris made a motion to amend the agenda to add a closed meeting to discuss potential litigation after item J on the agenda. Council Member Rogers seconded the motion. The vote was unanimous in favor.

Mayor Alvord said they will add the closed meeting as item K.

E. Public Comment

Jeff Hyer, said he has concerns with the bond that was voted to move forward last year with Kennecott. He has looked into the bond deeply, and has three real problems with it. He has yet to see a single benefit. He said it is not in the best interest of the City. He said the majority of the residents, and the platform of many of the elected officials, has been a desire for lower density. This bond guarantees Kennecott's plan for high density. Their plan is for 10,000 high density units, and only 1700 homes. The bond is a pivotal change in the future of South Jordan. Kennecott will move forward regardless; the bond will just help get them there 4-7 years faster. If they want to do it, let them do it. He doesn't see a reason to help Kennecott. He said it is common for cities to revoke bonds. There is time before the bonds are issued that they can revoke. He asked the City to revoke the bond in this case. He said Kennecott Land and Rio Tinto are at a higher risk for default with the recent news of their \$800 million lost revenue last year. He said that steps up their risk and it could hurt the credit of the residents. He expressed concern with how Kennecott has behaved in the last year on several issues. What they have presented has not come to fruition.

It was noted that the 10,000 high density units and 1700 homes figure came from the March 17th presentation to the City Council when Kennecott initially requested the bond.

Jill and Eric Thatcher, presented a petition to the City Council (Attachment B), as well as photo examples of some of their safety concerns regarding traffic and parking (Attachment C).

Jill Tucker read a prepared statement (Attachment D).

Eric Thatcher, said there is \$38 million in the bond, \$8-10 million is going toward infrastructure. The rest of the funds support Kennecott's development. They could treat a bond for infrastructure separately. The bond should be used to maintain the city's infrastructure and provide for the city's growth. It also takes Kennecott out of the normal scrutiny of a bank, which would include marketing details, and letters of intent from tenants. This process may result in unoccupied commercial space. Kennecott should seek their own funding and compete with other developers. That growth will help the city and the competition will make sure that the development is aligned with the needs of the market, and will ensure that the building that occurs is sustainable.

Daniel Payne said he approves of the bond. They love living in South Jordan. They love their neighbors, sense of community, and the concept of Daybreak. There is a need to develop the south end of the valley with a balance of commercial and residential. With the newly announced

development in Riverton, he feels they have missed out on some potential businesses. He said South Jordan should pass Kennecott's bond and help them accelerate development in the area.

Katie McDermott, said she is a county and State delegate for the republican party. She said in Mayor Alvord's email, it says that the money from the bond will lead to more high density housing. She said it will not lead to more high density; Kennecott Land has already entitled that land. It will already be built. She said she studies master planned communities all over the country. Daybreak is beautiful. Kennecott has built one of the most sought after master planned communities in the country. She is currently building her second home in Daybreak. She said the bond was already passed. She questions the decision to revoke something that will lead to growth. She said she is not in favor of high density housing that is not smart. She said Kennecott has proven that their development is smart growth, and is planned. She said their research process is extensive, and Kennecott has done an amazing job.

Michael Ainsworth, Daybreak resident for 10 years, and said they live on Far View Lane. Oakmond Road is a street in question with the development that is proposed that the bond is linked to. He said Oakmond Road is crowded. The traffic growth is undesirable. He said he questions the integrity of a Kennecott funded traffic study. He said Kennecott has done things that are bait and switch. He said when they bought the home on Far View lane, the lots behind them were supposed to be additional neighborhoods. There are now 3 blocks of townhomes there. It has had a permanent negative value on their home value. They need to encourage people to have integrity in executing the long term plans, in communicating with residents, and in using their resources especially if it is public bond money.

Jill Spackman, said she is a 10 year resident of Daybreak as well. She noted the petition that was put together. The space that the townhomes are proposed has been marketed as green space, a park area, or a possible pool. She submitted 11 maps over the past years that have been shown by Kennecott to home buyers as they invested in one of the biggest investments of their lives (Attachment E). The maps show green spaces and baseball diamonds where condos were built, green space/park areas that are now townhomes, and those townhomes were built near 100 more units of townhomes. There is bottle necking happening on Oakmond, Top Crest, Open View, and down to Daybreak Elementary. There is parking on both sides of the street. The petition has been signed by over 450 individuals who would like Kennecott to back up their word and end their unethical marketing practices. The signatures are also a plea to the city. Kennecott is abusing its power and relationship with the community. Please listen to their concerns that they have voiced for years. Everywhere they turn, people's hands are tied because of a landowner with too much power. She said the bond was approved in a rushed manner and there are concerns with how that was passed. Please consider the integrity of the landowner. She asked that the city request a list of commercial tenants; Kennecott's commercial track record isn't the best. Please listen to the voices in the petition.

Mayor Alvord said he appreciates the work that has gone into the comments tonight. He said they have over 400 people that have spoken about the townhomes; he is not sure that all 400+ support bond revocation. He said he will be proposing a middle ground option regarding the bond under item J.

- F. **Public Hearing:** Spratling Woods Future Land Use Amendment and Rezone – 9640 South 2200 West. Resolution R2016-08 Amending Future Land Use from Rural to Low Density Residential; and Rezone Ordinance 2016-01-Z Rezoning property from A-5 (Agricultural, min. 5 acre lot) to R-2.5 (Single-Family Residential, 2.5 lots per acre). Tina Franco, GLH Family Limited Partnership – Applicant. (*By Planner Drozdek*)

Planner Drozdek reviewed the background information on this item.

Mayor Alvord opened the public hearing.

Brett Elsmore, 2229 Hobbs Dr., said he lives directly north of this property, and has lived there for 20 years. He didn't realize they were proposing such a high density. He said this property contains a lot of wildlife and trees in the area. If they remove the trees, what does that do to the wildlife? Has anyone contacted the US Fish and Wildlife said see if the tree removal will cause any migratory bird issues? He enjoys the current landscape and it provides privacy with his yard. He is concerned that removal of the trees will affect the value of his home.

Mayor Alvord said 1/3 acre lots are proposed. Council Member Marlor said it is the same size lots as the adjacent property. Mr. Elsmore said it still seems like a lot. He said they may consider leaving some of the trees as they do the subdivision. Some have been there 80 years. He said they should check with US Fish and Wildlife to see if the birds will be affected.

Mayor Alvord closed the public hearing.

Council Member Shelton said he sent an email regarding secondary water. He said secondary water should be required with this subdivision. Development Services Director Brad Klavano said secondary water is reviewed when the subdivision plat comes in. He said there is irrigation water on the property now; the issue is getting it connected to the city's secondary water system. Council Member Marlor said there is secondary water there, and he would like that connected to the city's system. Mr. Klavano said that is staff's desire as well, if it is possible.

Mayor Alvord asked if it is a right of the property owner to determine landscaping? City Attorney Loose said there are landscape guidelines in the zoning code. If the zoning is approved, and if the applicant meets the landscape guidelines, the city has to approve it. Regarding wildlife, there is only protection for endangered species. He is not aware of any endangered species common to this area.

Council Member Rogers asked if there are any federal regulations or laws that they have to comply with regarding trees or birds? City Attorney Loose said only with endangered species. They have never had an endangered species identified local to this area that he is aware of.

Council Member Marlor said he is a neighbor to this development and will miss the trees as well.

Council Member Marlor made a motion to approve Resolution R2016-08. Council Member Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member Marlor made a motion to approve Rezone Ordinance 2016-01-Z. Council Member Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

- G. **Action Item:** Ultradent Parking Appeal AP-2016.01, Appeal of City Code 16.26.030.N Parking Standards, specifically by allowing parking stalls to be located more than 400 feet from the associated use, and divided from the associated use by a public street. *(By Planner Damir Drozdek)*

Planner Drozdek reviewed the background information on this item.

Council Member Shelton made a motion to approve Appeal AP-2016.01. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

- H. **Public Hearing:** Ordinance 2016-01, making clarifications to Chapter 2.76 of the South Jordan Municipal Code. *(By City Attorney, Ryan Loose)*

City Attorney Loose reviewed the background information on both items H. and I.

Council Member Rogers asked if this alters any provisions with respect to the Planning Commission? City Attorney Loose said no. They will be bringing forward changes to the Planning Commission, as directed, on an upcoming agenda. Those changes include giving the Mayor the ability to appoint the alternate position to the Planning Commission and to run their terms consistent with the City Council member that nominated them. He said the appointments will be reset. The appointments nominated by Council Member Rogers and Council Member Shelton have two more years. They will also be recommending that the Planning Commission elect their own chair.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Council Member Rogers made a motion to approve Ordinance 2016-01. Council Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

- I. **Action Item:** Resolution R2016-16, amending the Policy and Procedural Guide for City Council Created Boards/Committees. *(By City Attorney, Ryan Loose)*

Council Member Rogers made a motion to approve Resolution R2016-16. Council Member Shelton seconded the motion. The vote was unanimous in favor.

- J. **Reports and Comments:** *(Mayor, City Council, City Manager, and City Attorney)*

Mayor Alvord said the concept of bond revocation has never been placed on an agenda. It has just been a concept referred to from time to time. He said it's fairly clear that there may not be the votes to begin that conversation. He said there are some unresolved issues with Kennecott Land. They have been given a petition with concerns about the community center and town homes. Those signatures equate to almost 10 percent of the residents in Daybreak; that is not an insignificant number. He said it isn't clear how those residents feel about the bond. He said they need to acknowledge those individuals that signed the petition. He said another issue is with the buffer next to Sunstone. There is some indication that Kennecott is going to put high density next to single family homes. Council Member Shelton said he is concerned about the east side of Sunstone particularly. Mayor Alvord said there is also a concern when people park on both sides of the street. There is a concern with emergency vehicles being able to get through. The question is if they could update the code to require 2 parking stalls per townhome unit. He has asked City Attorney Loose to research that. Because of the action taken December 22nd, it has initiated a process in which bonds will be issued next month. He said the City Council does not feel strongly wanting to revoke the bond. He said Daybreak is a beautiful community. He clarified that his email didn't say it would create more high density, but rather that it would accelerate more high density. He said his proposal is to give staff direction to hold the bond. He said there is one month until the bonds are approved. He said if the bonds are approved, the city has lost 100 percent of their leverage on the town homes. There are still a few issues to work out. The residents would appreciate that they don't stamp the efforts of Kennecott until some of those issues are worked through. If the issues can be worked through before mid March, he'll drop it. He feels it would be disingenuous to issue the bonds before some of those loose ends have been tied up.

Council Member Zander indicated that she also lives in Daybreak and is aware of the concerns of the residents. She appreciates the efforts of the residents regarding the petitions. She said she does not feel all 400 people would oppose the bond. She feels they are taking one issue and transferring it to another issue. She feels the bond is separate from the DCC. She likes the Mayor's idea to hold on the bond. She is not willing to use the bond as collateral. She feels the City should keep their word and she feels Kennecott should do the same. If there was a way to modify the parking code, she would be in favor of that. Parking is a big issue in Daybreak. Daybreak has narrow streets, and there are traffic congestion issues. If they could get Kennecott to fix that problem, she would be okay to postpone or pause on the bond. She would also love to see progress made on the DCC parcel. Kennecott has made efforts, and she hopes that continues. She expressed appreciation for the residents that are meeting with Kennecott. On the DCC parcels, they have promised 2 stalls per townhome, but she still feels that is insufficient because the area is adjacent to a school and is already crowded.

Council Member Harris asked what would they do during the pause period? Mayor Alvord said they would have to have a meeting for the City Council to outline the reasonable requests that have to be met before the bonds can be issued. They would discuss Council Member Shelton, Council Member Zander, and the residents' concerns.

Council Member Harris said he feels they have adequate time to address those issues in the next month. The City Council needs to decide to continue or revoke the bond. He does not see a need

to postpone the bond unless things are left undone. He feels they can get all the answers they need before the bonds are issued.

Council Member Shelton said the issues regarding the townhomes and the meeting with the residents will take more than a month. He estimated that it could take 6 months and he does not think it is a good idea to delay the bonding that long. He asked if there is protection in the MDA for the residents around Sunstone? City Attorney Loose said it talks about buffering generally; he hasn't found anything specific yet. There has been a commitment for protection on the west and north sides. Council Member Shelton said that needs to be an add onto the agreement.

Mr. Dutson said the list is getting longer. Council Member Shelton said they need to do what is best for the residents. The parcel adjacent to the DCC needs to be addressed. Council Member Shelton said he feels that will take several months to resolve.

Mayor Alvord said when the Thackaray bond was issued, they had letters of intent from commercial tenants. They could say that the Kennecott bond will be issued when they have letters of intent from the commercial users. He said that is harder because it could delay the bond longer, but it wouldn't be in the worst interest of the residents. A delay would not be the end of the world. That would also show good faith because they would get commercial. He said if that is too steep of a requirement, they can take it off the list and do what the Council can all agree to.

Council Member Shelton said he would like to see them resolve issues that can be resolved by mid March. He feels they are already behind the curve because of the announced developments on the Mountain View Corridor. They need to accelerate to get back in the game. It would be a mistake to delay with that premise in mind, and miss the construction season. He would like to see the DCC issue resolved and see a third alternative proposed. It would be a mistake to hold the bond hostage on that issue. It will take time and he does not want to miss this construction season.

Council Member Marlor said there are several issues that need to be talked about with Kennecott, such as parking, buffering around Sunstone, etc. He said he feels those issues have no connectivity with the bond. He said either they are going to move forward and ratify the bond done by this Council, or they are going to revoke the bond. He said they need to let the residents know, let the developer know, and state clearly where we are sitting. He said he is not in favor of revoking the bonds. He agreed that there are some issues to discuss, and hopefully resolve, but they are not connected to the bond. He hopes they can make it clear what they are going to do no later than March 1st. They owe it to the residents and the developer.

Council Member Rogers said he agrees with Council Member Harris. He is concerned about what they would do during the pause period. They should just decide the issues and get them done before March 1st. He said if they were going to revoke the bond, that should have been done 2 months ago. If they are going to do it, they should do it.

Mayor Alvord said it gives them a reasonable amount of time for us to see if any of the issues are resolved. He feels the bond is a gift to a private company, and they are putting the taxpayers on

the line. He said it is low risk to the city. He said it is not too much to give a period of time to see if Kennecott can resolve some of their issues. If the bond is for sure, they are just begging Kennecott to address the issues. If Kennecott said no, then what are they going to do?

Council Member Rogers said he is not a fan of the bond or the townhomes. He asked if the pause would be longer than 6 months? Every day that goes on since the bond was approved makes it harder to revoke. Mayor Alvord said Ty McCutcheon could write a letter in a day and resolve it by stating that there would be no townhomes at the community center, they won't place high density east of Sunstone, and they will change the requirement to 2 parking stalls per townhome. If Kennecott is interested, things could happen quickly. Council Member Rogers asked what could the City do to facilitate that meeting and discussions before March 1st? He said it could be done before March 1st. They could set up a meeting with the residents and Kennecott and try to come up with a compromise. If they don't then it is up to us to decide what to do from there.

Council Member Harris said the pause creates more work for the residents in Daybreak. If certain Council Members already have their mind made up and if there is not the majority in favor to revoke the bond, it is futile to have the residents put forth the energy.

Council Member Marlor said some of the issues will take time.

Council Member Zander asked if they could schedule a meeting with Rulon Dutson and Ty McCutcheon and discuss the three things that are most concerning to them? The residents would be welcome to attend the meeting.

Mayor Alvord said if they give Kennecott the bond, and then they don't agree to resolve any of the issues, then what does the city do? He hates to have a meeting where Kennecott has nothing to lose by telling the City no. Council Member Rogers said it would be a bad sign to the City Council if Kennecott is not making a good faith effort. He said he feels Kennecott does have an incentive to work well with the residents. The city would not look too kindly on a developer that is not treating the residents fairly.

Council Member Harris said the meeting is okay, if the City Council is willing to change their opinion on the bond, based on what happens at the meeting on what is agreed to and what is not agreed to.

Mayor Alvord said he doesn't want to put a bond revocation on the agenda without the votes, but he wants the residents to feel represented in City Hall. He said it is the residents' name and credit that are being leveraged.

Council Member Rogers said he is supportive of the pause, but he questions if they can accomplish the same thing without doing the pause. If they pause too long, they may effectively revoke the bond.

Council Member Harris said if Kennecott turns down all of their concerns, are there City Council members willing to revoke the bond? Otherwise, the meeting has no point.

Council Member Shelton and Council Member Marlor both spoke in favor of the meeting. Council Member Marlor requested a Resolution on the agenda that night to ratify the bond. Unless something changes at that meeting, or in the next couple of weeks, they need to ratify the bond and move on. He said this is costing every tax payer a lot of money because they are moving forward. If they are going to revoke the bond, that needs to be done quickly before any other damage is done relative to cost and the relationship with the developer as well as everyone else that has put time, effort and money towards this.

Mayor Alvord said he would like it resolved sooner, but doesn't want to come up empty handed for the residents.

Mr. Dutson said if you could give us a couple alternative dates we would accommodate the meeting. He said they would appreciate this issue being noticed as a formal item on the agenda. He asked that the City Council give them a couple of dates and they will try to accommodate the meeting.

Council Member Rogers asked if Kennecott is going to meet with the residents before the meeting with the City Council? Mr. Dutson said they made a commitment to the Council that they would hold advancing the townhomes to final plat until they fully engaged the residents. They started an outreach effort with the Daybreak residents. He said they will be bringing in a professional consulting firm. He said he does not know when they will be meeting with the residents. The process will move forward regardless. If the City Council gives them a couple of dates, he will see when Mr. McCutcheon is available to meet. A meeting with the residents will be part of the formal process. One question to address is what will happen with the property south of the DCC. That is not an easy question to answer. The second question speaks to better communication between Kennecott as the developer and the Daybreak residents. That is a process that they anticipate will take some time. He said Kennecott is approaching this as a good faith effort between partners that have been working together for years. They recognize their entitlement and the MDA. He said they are fine with the 2 parking stalls per townhome for the DCC property. He said they will have to discuss it to see if they can make it effective for the entire development. The 1 parking stall per townhome is a city requirement. He said they committed through the parks open space agreement that they will have uses adjacent to Sunstone that are compatible. He said two things that they took out of the meeting that didn't make it on the list tonight is the Welby Pit commitment and the commitment to the 20 acre park. They want to make sure they get the list and solve what they both feel would be equitable and responsible.

Council Member Marlor agreed that the meeting should be a regularly scheduled City Council meeting and it ought to be on the Agenda. They determined to do it as the first item on the March 1st City Council agenda. The item would be a public hearing. Council Member Marlor said he would also propose a Resolution at the meeting to ratify the bonds.

Council Member Shelton said there was significant talk about education funding at the Salt Lake County caucus. Next Thursday, they will be discussing health care. On Saturday at 8 am, there is

the western growth coalition meeting. It will be held in South Jordan at the University Health Center. He encouraged the City Council to attend.

Council Member Shelton said he met with the Arts Council this week. They approved a grant to South Pointe Ballet Company for their upcoming production of Gisele.

Council Member Marlor said he and Council Member Zander participated in the opening prayer and pledge of allegiance today at the State Capital. He noted that Representative Cunningham recently had a town hall meeting in the Council chambers. It was well attended.

Council Member Marlor said he attended an ARC meeting, and they determined that a developer should not put up a certain type of panel, and then he saw it being installed.

Council Member Harris said the King Benjamin/Holland park gate has been getting a lot of discussion. He understands that they may be gathering signatures to get the gate removed. CM Whatcott said he would put that issue on a future agenda. He said people are now saying that they didn't want the gate and they were forced to sign the petition initially. He said they will let the residents do a presentation, and then the Board will decide what to do with the gate.

City Attorney Loose said at the time the gate was installed, there was no Holland Park, but the developer signed off for 100 percent of that side. They also had 70 percent of the residents in King Benjamin Court sign the petition in favor of the gate. CM Whatcott said currently, both neighborhoods are working together to get rid of the gate. He said they will notify the HOA president. City Attorney Loose said it does not require a public hearing. As a board, they would hold a general discussion. The board would need to determine the criteria they feel is enough to dissolve the assessment area. Once it's created, the board determines when to dissolve it, not the residents.

Council Member Harris said he feels all of the residents in the neighborhood should be notified that they are looking to make that change. CM Whatcott said he feels there will be people on both sides of the issue. He said they are currently doing a petition. Mayor Alvord said they could place it as a hearing. Council Member Harris said they can give direction to organize their ideas together and have a representative from each side. He said they shouldn't restrict people from speaking.

City Attorney Loose said they can either request a spokesperson from each side, or they can notice a public hearing but limit the time. If they are going to put limits on the comments, it should be clear in the notice. He said they are acting as the Board of the assessment in that case, not the City Council.

Council Member Zander said Senator Hatch was at the capital today and spoke to the House and the Senate. She said they also honored Officer Barney's wife. Council Member Zander said her family received a tour of the capital from Chip Dawson.

Mayor Alvord said if they have a vote for ratification of the Kennecott bond, they also need a vote for bond revocation, in case the ratification fails.

Mayor Alvord noted the upcoming chamber visioning dinner.

Council Member Shelton made a motion to go into a closed meeting to discuss potential litigation. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

K. Closed Meeting to discuss potential litigation

Council Member Shelton made a motion to come out of closed session. Council Member Marlor seconded the motion. The vote was unanimous in favor.

Council Member Rogers was excused from the meeting at this time.

* Item J., Reports and Comments continued.

Council Member Marlor said to benefit the residents, particularly the Daybreak residents, so they understand who is paying for the bonds and what the city's role is, it would be helpful for Council Member Whatcott's talking points to be put on the website. CM Whatcott said they are facts, but they are supportive of the bond. He said there are always counter arguments. Mayor Alvord said he doesn't have any heartburn putting the talking points on the website. Council Member Marlor said when trying to make a decision, he wants good reliable facts. He said some of the comments made tonight were not right. He said he would like to provide information that would be helpful to the residents to understand the bonds.

Mayor Alvord said it is a fact that residents don't have high exposure to risk, but do they also include the fact that the developer has to build the infrastructure regardless of the bond? He said he is okay with CM Whatcott's talking points.

Council Member Marlor said he is okay stating that the developer could continue with their development. That is a fact.

Mayor Alvord said the list will be put on the website and on Facebook. He said he wants the best thing to happen for the city. He wants the residents to have all of the truth. Council Member Harris said he feels the average Daybreak resident has little understanding of the bond. Some information out there would be helpful. They should just ensure that it is unbiased or not exaggerated.

Council Member Marlor said members of the Council needed those points to fully understand what they are doing; that speaks volumes for helping the residents give them the information to help them understand what is going on.

Mayor Alvord asked if the City Council would be okay if he put out the official statement, and then gave his opinion response? Council Member Harris said he would not be opposed to that. Mayor Alvord said that would only be part of his personal communication.

Council Member Marlor said there was already a statement presented from Mayor Alvord's email that said this will increase the high density. Mayor Alvord said that was a mischaracterization. It will accelerate the high density; it will not create more high density.

Council Member Marlor said the talking points would just give people information that want to have more understanding. Council Member Shelton said he is okay putting out CM Whatcott's talking points. Mayor Alvord said he is okay with the talking points. There should be nothing misleading in the statements. Council Member Zander asked where will this be located on the website? CM Whatcott said he would put it on the front page.

Council Member Marlor said residential development is not the only purpose for the bond. Mayor Alvord said it is disappointing that Kennecott has no commercial tenants.

ADJOURNMENT

Council Member Harris made a motion to adjourn. Council Member Zander seconded the motion. The vote was unanimous in favor.

The February 16, 2016 City Council meeting adjourned at 8:51 p.m.

This is a true and correct copy of the February 16, 2016 Council Meeting minutes, which were approved on March 1, 2016.


South Jordan City Recorder

**SOUTH JORDAN CITY
CITY COUNCIL MEETING**

February 16, 2016

6:00 P.M.

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

PRINT NAME	PRINT ADDRESS
Marcus Walker	2273 Canterwood Pr.
Paul Gustin	2221 W 10755 S
Ethan Beckman	2417 W Canterwood BK
Katie McDermott	5099 W Beartrap Dr.
Michael Anderson	4756 Foxview Ln
DANIEL PAYNE	10659 Logan Canyon Rd
W. Lynn Anderson	10909 S. 2420 W.
BRETT & RUBY ELSMORE	2224 HOBBS DR.
Perry & Sandy Jones	9665 S 2200 W
Kristine Oak	11542 S Blue Rise Ave
LEE BROWN	11090 Cynthia Lee Way
ANNAN JOHN	4329 PATRICK LN
Sherry & Quinton Meyer	3887 W Rose June Dr.
Taylor Tarrink	9200 Sandlotail Circle
Rick BISHAW	10501 S. 3010 W.
Jacob Hughes	9445 S SILVER SPRING
Rulon Dutton	9700 W. Joseph Pkwy
BILL WHITNEY	MURRAY, UT
Randy Geringe	Sandy, UT
Jim Farrow	7410 S. 7th Street
4075 - 4750 only	
Jay & Doyle Sant	10500 S. 3010 W.
Ashlyn Smith	10459 S. 1440 W.

Recipient: Ty McCutcheon (Kennecott Land), Dave Alvord, Gary Langston, Brad Marlor, Don Shelton, Patrick Harris, Tamara Zander, City Councilmember Chris Rogers, Rulon Dutson, and Wayne Corbridge

Letter: Greetings,

KEEP THE DCC GREEN! Please do not develop town homes in the field south of the DCC.

Signatures

Name	Location	Date
Eric Thatcher	, United States	2016-01-14
Evan Lurker	South Jordan, UT, United States	2016-01-14
Stacey Anderson	South Jordan, UT, United States	2016-01-14
Eric Thatcher	South Jordan, UT, United States	2016-01-14
Emily Corliss	South Jordan, UT, United States	2016-01-14
Michelle Speckman	South Jordan, UT, United States	2016-01-14
Carissa Hoffman	South Jordan, UT, United States	2016-01-14
Roger Kirkman	South Jordan, UT, United States	2016-01-14
Craig Janis	South Jordan, UT, United States	2016-01-14
Ashley Curtis	South Jordan, UT, United States	2016-01-14
Amy Jones	South Jordan, UT, United States	2016-01-14
Courtney Shorr	South Jordan, UT, United States	2016-01-14
Brit Quarnberg	South Jordan, UT, United States	2016-01-14
Kristina Ferrin	South Jordan, UT, United States	2016-01-14
CLINT PAULSON	South Jordan, UT, United States	2016-01-14
Jenny Knecht	South Jordan, UT, United States	2016-01-14
Timothy Hurst	Bonanza, UT, United States	2016-01-14
Elise Norwood	South Jordan, UT, United States	2016-01-14
Jeremy Weiss	South Jordan, UT, United States	2016-01-14
Whitney Burrows	South Jordan, UT, United States	2016-01-14
Mandy Mackintosh	South Jordan, UT, United States	2016-01-14
tracy wilson	south jordan, UT, United States	2016-01-14
Shelley and Nyman Brooks	South Jordan, UT, United States	2016-01-14
Malissa Nazzal	South Jordan, UT, United States	2016-01-14
Kenneth Howard	South Jordan, UT, United States	2016-01-14
Lauren Williams	South Jordan, UT, United States	2016-01-14
A Fackrell	South Jordan, UT, United States	2016-01-14
Chiara Fronce	South Jordan, UT, United States	2016-01-14
Thomas Strasters	South Jordan, UT, United States	2016-01-14
Ashlee Leatham	South Jordan, UT, United States	2016-01-14

Name	Location	Date
Jacque Strasters	South Jordan, UT, United States	2016-01-14
michelle peterson	South Jordan, UT, United States	2016-01-14
Roma Jones	South Jordan, UT, United States	2016-01-14
Jamie Howard	South Jordan, UT, United States	2016-01-14
Heather Chesley	South Jordan, UT, United States	2016-01-14
Adrian Brown	South Jordan, UT, United States	2016-01-14
Janeil Jones	South Jordan, UT, United States	2016-01-14
Andrea Sam	South Jordan, UT, United States	2016-01-14
Chris Gee	South Jordan, UT, United States	2016-01-14
Heather Robbins	South Jordan, UT, United States	2016-01-14
Jan Baker	South Jordan, UT, United States	2016-01-14
Scott Schauss	South Jordan, UT, United States	2016-01-14
Jessica Fullmer	South Jordan, UT, United States	2016-01-14
Chris Blake	South Jordan, UT, United States	2016-01-14
Mariko Homer	South Jordan, UT, United States	2016-01-14
anna parker	university place, WA, United States	2016-01-14
Adam Weber	Hood River, OR, United States	2016-01-14
Braydon Lapeyrouse	Provo, UT, United States	2016-01-14
Britta Bruderer	South Jordan, UT, United States	2016-01-14
Spencer Criddle	South Jordan, UT, United States	2016-01-14
Ashley Harder	South Jordan, UT, United States	2016-01-14
Heather Gelder	South Jordan, UT, United States	2016-01-14
Jay Heath Holverson	Midvale, UT, United States	2016-01-14
Nikki Mantyla	South Jordan, UT, United States	2016-01-14
Ana Maria Richards	South Jordan, UT, United States	2016-01-14
Curtis Andrews	South Jordan, UT, United States	2016-01-14
Danny Soulier	South Jordan, UT, United States	2016-01-14
Angilyn Mathews	South Jordan, UT, United States	2016-01-14
Andrea Sollis	South Jordan, UT, United States	2016-01-14
Shiloh Wilsted	South Jordan, UT, United States	2016-01-14
Alison Canar	South Jordan, UT, United States	2016-01-14
Blair Williams	South Jordan, UT, United States	2016-01-14

Name	Location	Date
Timothy Young	South Jordan, UT, United States	2016-01-14
Richard Underwood	South Jordan, UT, United States	2016-01-15
Jody Treu	South Jordan, UT, United States	2016-01-15
Ann Marie Kenney	South Jordan, UT, United States	2016-01-15
April Hansen	South Jordan, UT, United States	2016-01-15
Breanna Tinsley	South Jordan, UT, United States	2016-01-15
Elizabeth Briscoe	South Jordan, UT, United States	2016-01-15
Jill Spackman	South Jordan, UT, United States	2016-01-15
Kristen Ford	South Jordan, UT, United States	2016-01-15
Danny Loewen	South Jordan, UT, United States	2016-01-15
Brooke Sanderson	South Jordan, UT, United States	2016-01-15
Rachel Ludlow	South Jordan, UT, United States	2016-01-15
Heidi Loewen	South Jordan, UT, United States	2016-01-15
Cheri Ford	South Jordan, UT, United States	2016-01-15
Brandon Spackman	South Jordan, UT, United States	2016-01-15
Tiffnie Barlow	South Jordan, UT, United States	2016-01-15
Shannon Watt	South Jordan, UT, United States	2016-01-15
Rachel Gee	South Jordan, UT, United States	2016-01-15
Lee-ann Cannon	South jordan, UT, United States	2016-01-15
dino watt	South Jordan, UT, United States	2016-01-15
Vince Stinson	South Jordan, UT, United States	2016-01-15
Kellie Thayne	Bonanza, UT, United States	2016-01-15
Becky Petrey	South Jordan, UT, United States	2016-01-15
Ryan Isaac	South Jordan, UT, United States	2016-01-15
Suzanne Mcdougal	South Jordan, UT, United States	2016-01-15
Bethany Williams	South Jordan, UT, United States	2016-01-15
Dana McDonald	South Jordan, UT, United States	2016-01-15
Michael Sanderson	South Jordan, UT, United States	2016-01-15
Whitney Dawson	South Jordan, UT, United States	2016-01-15
Stephanie Farwell	South Jordan, UT, United States	2016-01-15
Kreg Koford	South Jordan, UT, United States	2016-01-15
Kevin Swiss	South Jordan, UT, United States	2016-01-15

Name	Location	Date
Katie Olson	South Jordan, UT, United States	2016-01-15
Kristin Kassing	South Jordan, UT, United States	2016-01-15
Miguel Pelayo	South jordan, UT, United States	2016-01-15
Natalie Platt	South Jordan, UT, United States	2016-01-15
Lindy Davis	South Jordan, UT, United States	2016-01-15
Jon Ashton	South Jordan, UT, United States	2016-01-15
Debbie Robbins	South Jordan, UT, United States	2016-01-15
Mike Ainsworth	South Jordan, UT, United States	2016-01-15
Suzanne Bake	South Jordan, UT, United States	2016-01-15
Lisa newman	South Jordan, UT, United States	2016-01-15
Dean Bake	South Jordan, UT, United States	2016-01-15
Richard Watson	South Jordan, UT, United States	2016-01-15
Paul Geller	South Jordan, UT, United States	2016-01-15
Greg Stevens	South Jordan, UT, United States	2016-01-15
Heather Anderson	South Jordan, UT, United States	2016-01-15
Shawnda Bishop	South Jordan, UT, United States	2016-01-15
Peter Anderson	South Jordan, UT, United States	2016-01-15
Kathy Hitz	South Jordan, UT, United States	2016-01-15
Emily Holverson	South Jordan, UT, United States	2016-01-15
Sonya Lybarger	South Jordan, UT, United States	2016-01-16
David Young	South Jordan, UT, United States	2016-01-16
Tom Jager	South Jordan, UT, United States	2016-01-16
Darcy stinson	Castaic, CA, United States	2016-01-16
Jason Schlenz	South Jordan, UT, United States	2016-01-16
corbin hoenes	south jordan, UT, United States	2016-01-16
Shayna Swiss	South Jordan, UT, United States	2016-01-16
Kjersten Troxel	South Jordan, UT, United States	2016-01-16
Concerned Citizen	New City, NY, United States	2016-01-17
Michael Walsman	South Jordan, UT, United States	2016-01-17
Karen Gatzemeier	South Jordan, UT, United States	2016-01-18
Julie Weiss	South Jordan, UT, United States	2016-01-18
Paul Herrick	South Jordan, UT, United States	2016-01-18

Name	Location	Date
Staci Moore	South Jordan, UT, United States	2016-01-18
Elango Elangovan	South Jordan, UT, United States	2016-01-18
Patricia Vidal Galvez	South Jordan, UT, United States	2016-01-18
Mark Clark	South Jordan, UT, United States	2016-01-18
Leisa Switzer	South Jordan, UT, United States	2016-01-18
Ruth Dorius	South Jordan, UT, United States	2016-01-18
Emily Jones	South Jordan, UT, United States	2016-01-18
David Udy	South Jordan, UT, United States	2016-01-19
Emily Harenberg	South Jordan, UT, United States	2016-01-20
Michele Simpson	South Jordan, UT, United States	2016-01-20
Hyrum McDonald	South Jordan, UT, United States	2016-01-20
Amy Ward	South Jordan, UT, United States	2016-01-20
Chad Kjar	South Jordan, UT, United States	2016-01-20
Marcus James	South Jordan, UT, United States	2016-01-20
Ashlry Legg	South Jordan, UT, United States	2016-01-20
Lisa Morgan	South Jordan, UT, United States	2016-01-20
Ann Wilson	South Jordan, UT, United States	2016-01-20
Alicia Schindewolf	south jordan, UT, United States	2016-01-20
Heather Allen	South Jordan, UT, United States	2016-01-20
Amanda Brossette	South Jordan, UT, United States	2016-01-20
Jane Brog	South Jordan, UT, United States	2016-01-20
Jennifer Kearney	South Jordan, UT, United States	2016-01-20
Liana Kinikini	South Jordan, UT, United States	2016-01-20
Courtney thatcher	South Jordan, UT, United States	2016-01-20
Lou Srey	South Jordan, UT, United States	2016-01-20
Weston Blaney	South Jordan, UT, United States	2016-01-20
Sydney Merlette	South Jordan, UT, United States	2016-01-20
melanie McCune	South jordan, UT, United States	2016-01-20
Dannon Philbrook	South Jordan, UT, United States	2016-01-20
Kathleen Preslar	Bonanza, UT, United States	2016-01-20
Dieter Uchtdorf	Salt Lake City, UT, United States	2016-01-20
Janna Martin	South Jordan, UT, United States	2016-01-20

Name	Location	Date
Tony Duncombe	South Jordan, UT, United States	2016-01-20
Erica Sandoval	South Jordan, UT, United States	2016-01-20
Colleen English	South Jordan, UT, United States	2016-01-20
Deserae Cumpton	South Jordan, UT, United States	2016-01-20
Ben alexander	Midway, UT, United States	2016-01-20
Susan Buchanan	South Jordan, UT, United States	2016-01-20
Suzanne Riddle	South Jordan, UT, United States	2016-01-20
Mike George	South Jordan, UT, United States	2016-01-20
Hayley Haskins	South Jordan, UT, United States	2016-01-20
Tamara kistler	South Jordan, UT, United States	2016-01-20
Alexis Carr	South Jordan, UT, United States	2016-01-20
Ben Dickerson	South Jordan, UT, United States	2016-01-20
Erin Blackmun	South Jordan, UT, United States	2016-01-20
Ronald Matthews	South Jordan, UT, United States	2016-01-20
Paula Anderson	Salt Lake city, UT, United States	2016-01-20
Claudia Pelayo	South Jordan, UT, United States	2016-01-20
Brooke Gordon	South Jordan, UT, United States	2016-01-20
Amy Brevil	South Jordan, UT, United States	2016-01-20
Caisa Brown	South Jordan, UT, United States	2016-01-20
Kalyn Gourley	South Jordan, UT, United States	2016-01-20
Jamie Smith	South Jordan, UT, United States	2016-01-20
Brittany griffin	South Jordan, UT, United States	2016-01-20
Cathy Hedgepeth	South Jordan, UT, United States	2016-01-20
Carly Sharp	South Jordan, UT, United States	2016-01-20
Russell Thelin	South Jordan, UT, United States	2016-01-20
Kristie Averett	South Jordan, UT, United States	2016-01-20
Cassie Newman	South Jordan, UT, United States	2016-01-20
Rebecca Browne	South Jordan, UT, United States	2016-01-20
Jen Stinson	South Jordan, UT, United States	2016-01-20
Bree Ponce	South Jordan, UT, United States	2016-01-20
Jessica Wright	South Jordan, UT, United States	2016-01-20
Christina Herrmann	South Jordan, UT, United States	2016-01-20

Name	Location	Date
Shari Hales	South Jordan, UT, United States	2016-01-20
David Henderson	South Jordan, UT, United States	2016-01-21
Andrea Santander	South Jordan, UT, United States	2016-01-21
Crystal Garner	South Jordan, UT, United States	2016-01-21
emily wilcox	Bonanza, UT, United States	2016-01-21
Nicholas Pemberton	Saint Paul, MN, United States	2016-01-21
Danni hall	Salt Lake City, UT, United States	2016-01-21
Miriam Bastian	South Jordan, UT, United States	2016-01-21
Hope Orton	South Jordan, UT, United States	2016-01-21
Dixie Heath	South Jordan, UT, United States	2016-01-21
Jennifer Westover	South Jordan, UT, United States	2016-01-21
Stacy Tucker	South Jordan, UT, United States	2016-01-21
Sam Abujebarah	South Jordan, UT, United States	2016-01-21
Somer Christensen	South Jordan, UT, United States	2016-01-21
Rob Scranton	South Jordan, UT, United States	2016-01-21
Eric Diaz	South Jordan, UT, United States	2016-01-21
Andrea Johnson	South Jordan, UT, United States	2016-01-21
Ashley Heaton	South Jordan, UT, United States	2016-01-21
Brandon Bitter	South Jordan, UT, United States	2016-01-21
Laura Isanga	South Jordan, UT, United States	2016-01-21
Laurie Meredith	South Jordan, UT, United States	2016-01-21
Kathina Allen	South Jordan, UT, United States	2016-01-21
Chelsea Owens	South Jordan, UT, United States	2016-01-21
Mark Hilgenberg	South Jordan, UT, United States	2016-01-21
Daryl Sam	South Jordan, UT, United States	2016-01-21
Heidi Clayton	South Jordan, UT, United States	2016-01-21
Iris Freitas	South Jordan, UT, United States	2016-01-21
Kelsi Jones	South Jordan, UT, United States	2016-01-21
Kari Wood	Orem, UT, United States	2016-01-21
Julie Cottle	South Jordan, UT, United States	2016-01-21
Silvana Hoggan	South Jordan, UT, United States	2016-01-21
Danielle Fleszar-Ball	South Jordan, UT, United States	2016-01-21

Name	Location	Date
Christopher Kirkland	South Jordan, UT, United States	2016-01-21
Jay Wilson	South Jordan, UT, United States	2016-01-21
Libby Lewis	Lindon, UT, United States	2016-01-21
Mary Anderson	South Jordan, UT, United States	2016-01-21
Brandon Hawker	South Jordan, UT, United States	2016-01-21
Marc Seliger	South Jordan, UT, United States	2016-01-21
Ryan Williams	South Jordan, UT, United States	2016-01-21
Kathy Nguyen	South Jordan, UT, United States	2016-01-21
Kristine Oar	South Jordan, UT, United States	2016-01-21
Mary Cones	Salt Lake City, UT, United States	2016-01-21
Cherity Nielsen	South Jordan, UT, United States	2016-01-21
Aaron Harker	South Jordan, UT, United States	2016-01-21
Jessica Gomez	South Jordan, UT, United States	2016-01-21
Jaclyn Gadd	South Jordan, UT, United States	2016-01-21
Jeff Carter	South Jordan, UT, United States	2016-01-21
Erin McMullin	South Jordan, UT, United States	2016-01-21
Jenny Thompson	South Jordan, UT, United States	2016-01-21
MATT GADD	South Jordan, UT, United States	2016-01-21
Kelli Rasmussen	South Jordan, UT, United States	2016-01-21
Suzanna Miller	South Jordan, UT, United States	2016-01-21
Sara Henderson	South Jordan, UT, United States	2016-01-21
David Bonnemort	Salt Lake City, UT, United States	2016-01-21
Patti Garcia	South Jordan, UT, United States	2016-01-21
Adrian Paschal	South Jordan, UT, United States	2016-01-21
Jay Wimmer	South Jordan, UT, United States	2016-01-21
Sue Blackburn	South Jordan, UT, United States	2016-01-22
Melissa Larson	South Jordan, UT, United States	2016-01-22
Katie Bitter	South Jordan, UT, United States	2016-01-22
Tricia Kamp	South Jordan, UT, United States	2016-01-22
Jessica Welch	South Jordan, UT, United States	2016-01-22
Marnie Spackman	South Jordan, UT, United States	2016-01-22
Rubén Rocha	South Jordan, UT, United States	2016-01-22

Name	Location	Date
Mike Cornella	South Jordan, UT, United States	2016-01-22
Mark Decker	South Jordan, UT, United States	2016-01-22
Rebecca Decker	South Jordan, UT, United States	2016-01-22
Scott Goff	South Jordan, UT, United States	2016-01-22
James Bradt	South Jordan, UT, United States	2016-01-22
Denise Thomas	South Jordan, UT, United States	2016-01-22
Angela Sandberg	South Jordan, UT, United States	2016-01-22
Brenda Whitney	South Jordan, UT, United States	2016-01-22
Karen Hastings	South Jordan, UT, United States	2016-01-22
Kelly Meiners	Lehi, UT, United States	2016-01-22
Suzie Applegate	So. jordan, UT, United States	2016-01-22
Jan Holland	South Jordan, UT, United States	2016-01-22
Megan Johnson	South Jordan, UT, United States	2016-01-22
Jannette Maxfield	South Jordan, UT, United States	2016-01-22
Loren Harbaugh	South Jordan, UT, United States	2016-01-22
Holly McBride	South Jordan, UT, United States	2016-01-22
Rachel Nevin	South Jordan, UT, United States	2016-01-22
Vianna Tran	South Jordan, UT, United States	2016-01-22
Maryann Clark	South Jordan, UT, United States	2016-01-22
Sheila Martindale	South Jordan, UT, United States	2016-01-22
Amy Dillon	South Jordan, UT, United States	2016-01-22
Shane Harder	South Jordan, UT, United States	2016-01-22
Helen Cali	South Jordan, UT, United States	2016-01-22
Cheyenne Durrant	South Jordan, UT, United States	2016-01-22
Matt Gallacher	South Jordan, UT, United States	2016-01-22
Carla Fobbs	South Jordan, UT, United States	2016-01-23
Shannon Fox	South Jordan, UT, United States	2016-01-23
Michele Smith	West Jordan, UT, United States	2016-01-23
Michael Piggott	South Jordan, UT, United States	2016-01-23
Paola Anderson	South Jordan, UT, United States	2016-01-23
Myra Lurker	South Jordan, UT, United States	2016-01-23
Susan Seegmiller	Layton, UT, United States	2016-01-23

Name	Location	Date
Brooke Hyer	South Jordan, UT, United States	2016-01-23
Merret Powers	South Jordan, UT, United States	2016-01-23
Jo-Lynn Hatch	South Jordan, UT, United States	2016-01-23
Stephanie Mears	Riverton, UT, United States	2016-01-23
Mindi Powers	South Jordan, UT, United States	2016-01-23
Barb Kluger	South Jordan, UT, United States	2016-01-23
Kim Wilson	South Jordan, UT, United States	2016-01-23
Meridyth Watters	South Jordan, UT, United States	2016-01-23
Justin Watters	South Jordan, UT, United States	2016-01-23
Heather Austin	South Jordan, UT, United States	2016-01-23
Ashley Perry	South Jordan, UT, United States	2016-01-23
carmen cieslak	South Jordan, UT, United States	2016-01-23
Erin Padilla	South Jordan, UT, United States	2016-01-23
Teri Luna	South Jordan, UT, United States	2016-01-23
Ray Luna	South Jordan, UT, United States	2016-01-23
Heidi Campbell	Bonanza, UT, United States	2016-01-23
Ann Rachel Colton	South Jordan, UT, United States	2016-01-23
Ashley Hansen	Herriman, UT, United States	2016-01-23
Brooklynn Ellis	Salt Lake City, UT, United States	2016-01-24
Barbara Butterfield	Henderson, NV, United States	2016-01-24
palmira lopez	South Jordan, UT, United States	2016-01-24
Heather Gates	Riverton, UT, United States	2016-01-24
Ty Weston	North Salt Lake, UT, United States	2016-01-24
Katie Bachman	American Fork, UT, United States	2016-01-24
Sara Treu	South Jordan, UT, United States	2016-01-24
Courtney Petersen	Maricopa, AZ, United States	2016-01-25
Courtney Gormus	South Jordan, UT, United States	2016-01-25
Kalisi Uluave	South Jordan, UT, United States	2016-01-25
Kristie Remington	South Jordan, UT, United States	2016-01-25
Matthew Swensen	South Jordan, UT, United States	2016-01-25
Ryan Thelin	South Jordan, UT, United States	2016-01-25
Karla Stirling	South Jordan, UT, United States	2016-01-26

Name	Location	Date
Jeremy Thorne	South Jordan, UT, United States	2016-01-26
Tye Carlile	South Jordan, UT, United States	2016-01-26
Kristi Guinness	South Jordan, UT, United States	2016-01-26
Shanda Nuila	South Jordan, UT, United States	2016-01-26
Sara Walkenhorst	South Jordan, UT, United States	2016-01-26
Kelly Elggren	Phoenix, AZ, United States	2016-01-26
Tammy Campbell	South Jordan, UT, United States	2016-01-26
Rosanna Kerr	South Jordan, UT, United States	2016-01-26
Cody Smith	South Jordan, UT, United States	2016-01-26
Emily Rock	South Jordan, UT, United States	2016-01-26
Tamara Kenick	South Jordan, UT, United States	2016-01-26
Jessica Worthen	South Jordan, UT, United States	2016-01-26
Elisha Gonzalez	South Jordan, UT, United States	2016-01-26
Jeannette Stark	South Jordan, UT, United States	2016-01-26
Tracie Fletcher	South Jordan, UT, United States	2016-01-26
Pamela Smith	South Jordan, UT, United States	2016-01-26
Elizabeth Romeike	South Jordan, UT, United States	2016-01-26
Shaun Nielsen	South Jordan, UT, United States	2016-01-26
Jessica Paradise	south jordan, UT, United States	2016-01-26
Jennifer Pilling	South Jordan, UT, United States	2016-01-26
Ben Petersen	South Jordan, UT, United States	2016-01-26
Danny Norr	South Jordan, UT, United States	2016-01-26
Sharon & Steven Hansen	South Jordan, UT, United States	2016-01-26
Sean Anguiano	South Jordan, UT, United States	2016-01-26
Andrea Martin	South Jordan, UT, United States	2016-01-26
Laura Mammano	South Jordan, UT, United States	2016-01-26
Steven Kerr	South Jordan, UT, United States	2016-01-26
Tatiana Doolin	South Jordan, UT, United States	2016-01-26
Diana Baker	South Jordan, UT, United States	2016-01-26
Debbie Darger	South Jordan, UT, United States	2016-01-26
Ryan Rock	South Jordan, UT, United States	2016-01-26
Natalie Hawker	South Jordan, UT, United States	2016-01-26

Name	Location	Date
Vicki Alder	South Jordan, UT, United States	2016-01-26
Jade Ming	South Jordan, UT, United States	2016-01-26
Kathy Miller	South Jordan, UT, United States	2016-01-26
Wesley Gormus	South Jordan, UT, United States	2016-01-26
Nikki Taylor	South Jordan, UT, United States	2016-01-26
Laura Alvord	South Jordan, UT, United States	2016-01-26
Angela Eschler	South Jordan, UT, United States	2016-01-26
Bruce Eschler	South Jordan, UT, United States	2016-01-26
Janae Stephenson	South Jordan, UT, United States	2016-01-26
Nicole Frank	South Jordan, UT, United States	2016-01-26
Seth Greeno	South Jordan, UT, United States	2016-01-27
Kent Larsen	South Jordan, UT, United States	2016-01-27
Emily Farrer	South Jordan, UT, United States	2016-01-27
Tracy Flores	South Jordan, UT, United States	2016-01-27
Alison Neeley	South Jordan, UT, United States	2016-01-27
Annalee Ellis	South Jordan, UT, United States	2016-01-27
Anaika Hoenes	South Jordan, UT, United States	2016-01-27
Jodi Bennett	South Jordan, UT, United States	2016-01-27
Yuliya Aukschun	South Jordan, UT, United States	2016-01-28
Kira Cook	South Jordan, UT, United States	2016-01-28
Mark Ellermeier	South Jordan, UT, United States	2016-01-28
Justin Deputy	South Jordan, UT, United States	2016-01-28
NOEL KLAWE	South Jordan, UT, United States	2016-01-28
Michael Canar	South Jordan, UT, United States	2016-01-28
Claudia Griffeth	South Jordan, UT, United States	2016-01-28
Anna Leggett	South Jordan, UT, United States	2016-01-28
Marla Clearwater	South Jordan, UT, United States	2016-01-29
Meng Lu	South Jordan, UT, United States	2016-01-29
Misty Jessup	South Jordan, UT, United States	2016-01-30
Megan Ockey	Eagle Mountain, UT, United States	2016-01-30
Shelly Snell	South Jordan, UT, United States	2016-01-31
Holly Marrott	South Jordan, UT, United States	2016-01-31

Name	Location	Date
Jason Merrill	South Jordan, UT, United States	2016-02-02
Fadwa Lawrence	South Jordan, UT, United States	2016-02-02
Josh Garner	South Jordan, UT, United States	2016-02-02
Lynn Schatteles	Woodland Hills, CA, United States	2016-02-02
Michael Conger	South Jordan, UT, United States	2016-02-02
J Jones	South Jordan, UT, United States	2016-02-02
Brian Davis	South Jordan, UT, United States	2016-02-02
Catherine Douglass	South Jordan, UT, United States	2016-02-02
Jeffrey Blackmun	South Jordan, UT, United States	2016-02-02
Lance Homer	South Jordan, UT, United States	2016-02-02
Mark Jones	South Jordan, UT, United States	2016-02-02
Angie Jones	South Jordan, UT, United States	2016-02-02
Duane Bishop	South Jordan, UT, United States	2016-02-02
brent sheneman	South Jordan, UT, United States	2016-02-02
Colette Uptain	South Jordan, UT, United States	2016-02-02
Laird Johnson	South Jordan, UT, United States	2016-02-02
Claudia Erickson	South Jordan, UT, United States	2016-02-02
Peter Fay	Los Altos, CA, United States	2016-02-02
Maureen Seliger	South Jordan, UT, United States	2016-02-02
Leta Greene	South Jordan, UT, United States	2016-02-02
Michael Curtis	South Jordan, UT, United States	2016-02-02
Francisco Losada	South Jordan, UT, United States	2016-02-02
Linda Andersen	South Jordan, UT, United States	2016-02-02
Ryan Hobbs	South Jordan, UT, United States	2016-02-02
Michelle Gonzales	Salt Lake City, UT, United States	2016-02-02
Kent Madsen	South Jordan, UT, United States	2016-02-02
Jennifer Russell	South Jordan, UT, United States	2016-02-02
Doug Kofford	South Jordan, UT, United States	2016-02-02
Heather Maddox	South Jordan, UT, United States	2016-02-02
Lamont Maughan	South Jordan, UT, United States	2016-02-02
Adam Freebairn	South Jordan, UT, United States	2016-02-02
Daniel Coburn	South Jordan, UT, United States	2016-02-02

Name	Location	Date
Candice Randall	South Jordan, UT, United States	2016-02-02
Haley Lichtie	South Jordan, UT, United States	2016-02-02
Jennifer Hurlbutt	South Jordan, UT, United States	2016-02-02
jimi ponce	South Jordan, UT, United States	2016-02-02
Kierstin Ballard	South Jordan, UT, United States	2016-02-02
Jeff Hyer	South Jordan, UT, United States	2016-02-02
Mariette Evans	South Jordan, UT, United States	2016-02-03
Marilyn Bickley	South Jordan, UT, United States	2016-02-03
Katie Bond	South Jordan, UT, United States	2016-02-03
Nickoles Bond	South Jordan, UT, United States	2016-02-03
Barney Martinez	South Jordan, UT, United States	2016-02-03
Nicholas Trujillo	South Jordan, UT, United States	2016-02-03
James Thomas	South Jordan, UT, United States	2016-02-03
Tam Khong	South Jordan, UT, United States	2016-02-03
Stephanie Rust	South Jordan, UT, United States	2016-02-03
Candice Kugler	South Jordan, UT, United States	2016-02-03
Tami Hewlett	South Jordan, UT, United States	2016-02-03
Lauriann Shell	South Jordan, UT, United States	2016-02-03
Candace Roberts	West Jordan, UT, United States	2016-02-03
Rob Suman	South Jordan, UT, United States	2016-02-03
Kindra Uluave	South Jordan, UT, United States	2016-02-04
Teresa Homola	South Jordan, UT, United States	2016-02-04
Dakota Osborn	Duenweg, MO, United States	2016-02-04
Traci Suman	South Jordan, UT, United States	2016-02-04
Vanessa Smith	South Jordan, UT, United States	2016-02-04
Sandra Smith	South Jordan, UT, United States	2016-02-04
Courtney Carlson	South Jordan, UT, United States	2016-02-04
Jaquel Jorgensen	South Jordan, UT, United States	2016-02-04
Tabitha Villagomez	South Jordan, UT, United States	2016-02-05
Laurel Parkinson	South Jordan, UT, United States	2016-02-05
Tyson Hamilton	South Jordan, UT, United States	2016-02-05
Chalyce Valgardson	Orem, UT, United States	2016-02-06

Name	Location	Date
Monica Hambleton	South Jordan, UT, United States	2016-02-07
Vianey Escobar	South Jordan, UT, United States	2016-02-07
Ruth Cook	South Jordan, UT, United States	2016-02-09
Jodi Wood	South Jordan, UT, United States	2016-02-09
Paul McGillis	South Jordan, UT, United States	2016-02-10
Andrea Wootton	West Bountiful, UT, United States	2016-02-10
Natalie Gray	South Jordan, UT, United States	2016-02-11



**Daybreak Founders Park
Traffic and Parking
Photo Examples**



Jan 27th 9:20am Daybreak Elementary parking lot completely full as well as one side of Oakmond Dr. lined with cars almost back to the next street intersection.



Jan 27th East parking at DCC at about 5or 6pm completely full. Parking in front of the school where buses circle was full as well.



Jan 27th same time as above pic. This is in front where busses drop off.



Same night and time as above pics



Feb 4th 7:30pm DCC east parking lot



Same night as above. Parking in front of school completely full.



Feb 4th, 7:30pm West parking lot of DCC almost completely full.



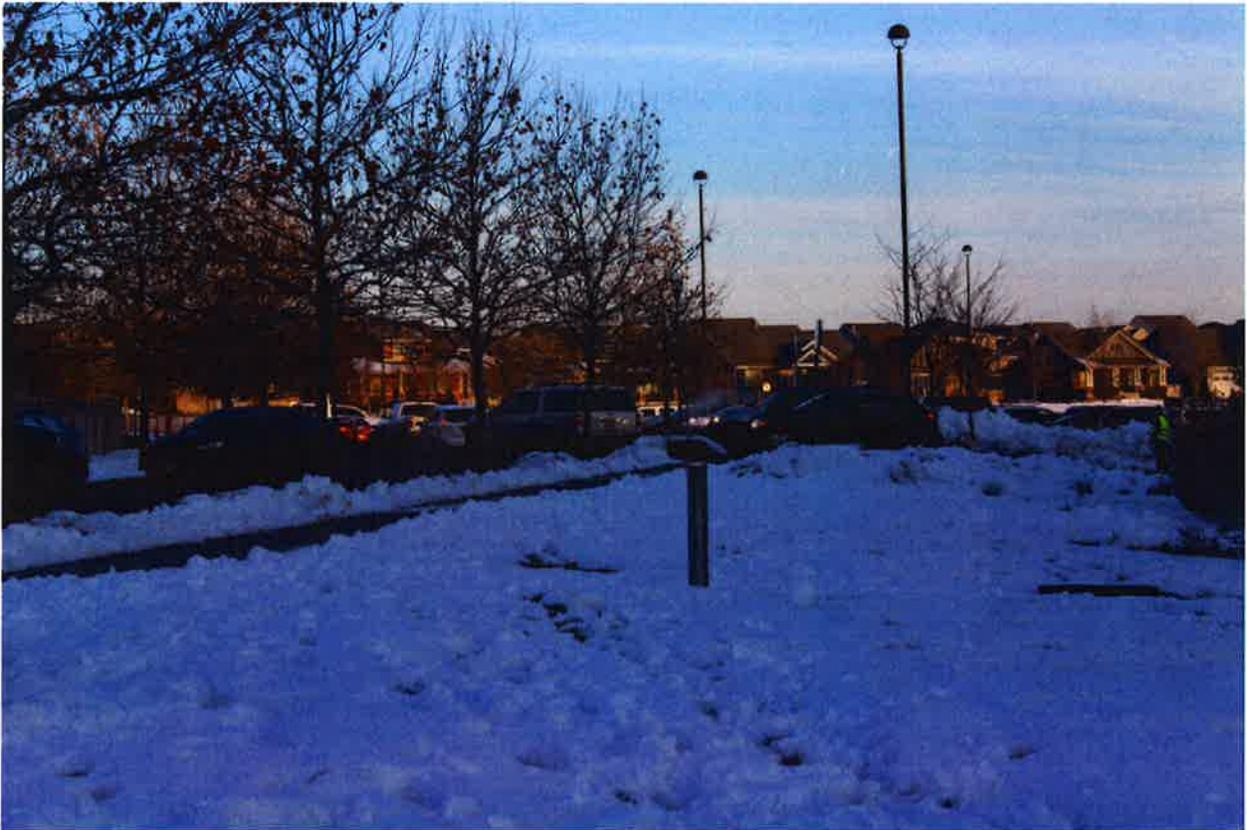
Same night Feb 4th different angle.



Feb 5th 10:30am going north on Oakmond between Fairview and Daybreak Parkway round about, where new 3 story Segoe townhomes were built in place of green space/park marketed on Kennecott's maps. Excess parking on both sides of streets where it used to be parking allowed only on one side of street. Now only one lane of traffic can get through where there should be enough room for two lanes of traffic.



8:15am School parking lot 100% full



8:15am both sides of street filled with parked cars



8:20 foot traffic with elementary age students walking to school



Cars in both lanes going the same direction because road is too narrow



Oncoming traffic has nowhere to go



View facing south on Oakmond



Oakmond heading north, approaching roundabout at Daybreak Parkway where new 3 story Segro townhomes were built. Feb 15th, 5:30pm. Parking on both sides where it used to be parking on one side.



Same view as above, roughly same time with one car moving through and the oncoming white truck in the top left of pic having to wait to get through the other way.



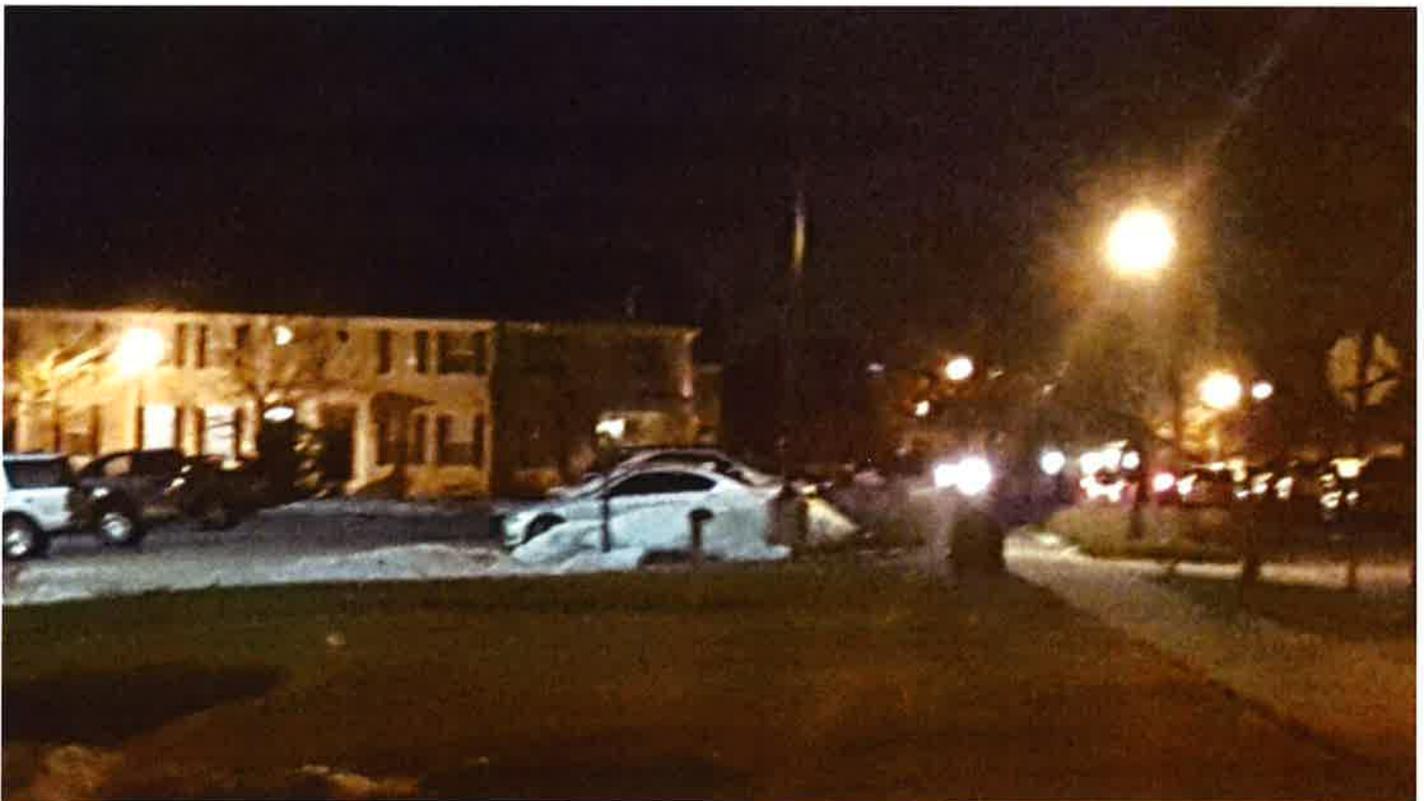
Oakmond Road going south approaching Daybreak Elementary Feb 15th, 5:45pm



Same street as above 5 minutes later now from opposite view (looking north). Only one car can fit through.



Same place but looking south toward Elementary with one car being able to move through.



7:30pm Feb 15th west parking lot next to DCC along Oakmond Road. Notice parking all along right side of Oakmond Road all the way to 11800 South is bumper to bumper.



Opposite view from above pic same date and time (looking north) from south side of DCC



Roughly same date and time as above pics now on looking north from southeast side of DCC. Notice parking almost completely full even lining the front of the school where buses drop off.



Harvest Sun lane 7:40 Feb 15 south street next to parcel next to DCC (looking west) where townhomes are proposed.
Left side of street half full.



Same street as above, same time and date now looking east. Cars are bumper to bumper.



Now we are on the east side of DCC and Elementary on Kestrel Rise Road 7:45pm, Feb 15th. This road is slightly wider than the other surrounding roads, but notice again the excess parking on both sides of the road.

In summary, we know from speaking with city officials and Kennecott Land management that the roads are designed in accordance with other areas within South Jordan, using average street widths, meeting codes etc. on paper. But the practical real world application of this design is not working as intended. Perhaps in the other average areas of South Jordan there is more distance between houses, allowing more street parking per dwelling. Perhaps the unique arrangements in Daybreak of narrow alleyways, short driveways, no driveways, small garages, garages with too tight of an approach to easily drive cars into them, requirements to keep two trash cans in part of the garage, etc. combine to increase on street parking more than usual. But there is a problem. It needs to be addressed. We feel it would be a good idea to make changes now when there are only 4000 units, before the Daybreak community is built out to the full 20,000 units.

I would like to begin by thanking Mayor Alvord for his support on this issue. Without his support I believe we really would be facing taxation without representation.

Some may question why the bond is relevant to ^{the townhouse} ~~this~~ issue. I find it relevant, because the bond is paid for with **my** tax dollars. Those dollars are hard earned and carefully spent in our household, and I hope the elected officials of South Jordan will respect that, and spend our cities available bond dollars very carefully. We elected you because we felt we could trust you, and I hope the trust we have placed in you will be honored.

My husband ^{will} ~~has~~ outlined the reasons both he and I disagree with the bond. We realize we are conservative spenders, but we don't apologize for that. As much as I would like to see this bond revoked, I will offer my opinion in the event you do not respect our wishes.

I am asking you to WAIT and to not actually issue the bond to Kennecott until or unless Kennecott officially takes the townhouse project off the table. They have committed to the residents that within 3 to 6 months they will present alternative plans to the townhouse project, and we feel that same time frame is reasonable for proper consideration of bond. We have repeatedly expressed our concerns about Kennecott and their dishonesty with the residents of Daybreak. To ask us to support Kennecott in the bond process quite frankly seems ludicrous.

This bond was passed 3 days before Christmas in a meeting that was not normally scheduled. There was unnecessary urgency attached to its passing **Before** the new council was in place. There is also a rumor that one of the previous councilman who voted **for** the bond, has a relative that will benefit financially from the passage of the bond. If this is actually a good bond for the city, **if it is ethical**, it should hold up under closer scrutiny and the passage of time.

I am also asking you to not release the bond money without requiring Kennecott to address our concerns by making amends to the master agreement, to make our neighborhood safer, and to hold them to tighter specifications on land use, ~~in~~ ~~the development~~. The master agreement has been presented to us as an iron

clad. However, in 2007 an amendment was made to the master agreement in Kennecott's favor. It is apparently only iron clad when residents have concerns. It is especially disturbing when those concerns are about safety, an issue we should be able to receive support from the city on. Honestly if the citizens of South Jordan cannot come to the city with concerns about safety, I am not sure what it is we can come to you for.

Many of us reject and find there to be a conflict of interest by allowing Kennecott to sub contract out the traffic study. Remember, we have had major issues with honesty with Kennecott. We have no way to know what kind of relationship there is between Kennecott and the traffic study group, or how much work Kennecott sends their way, or how many times they are taken to lunch. It is also NOT reassuring to know that the city stands behind the traffic study, when we know that Kennecott has sued the city in the past.....why are we giving bond money to a developer that has sued the city in the past????

I would like to make one final plea for the concerns about safety in our neighborhood and around the school. The road width is something that is continually brought up. The city attorney has assured me empathically that our road widths meet the state average and he will defend them even if there is an instance when emergency vehicles **cannot** get through. I will not argue the road width point, but what I will say is that, I believe that to be a very sad state of affairs. When the city will not insure that every road in our city has adequate room to reach our residents in the event of an emergency, and when an incident has already occurred, to be dismissive on this subject is extremely disheartening and is not acceptable.

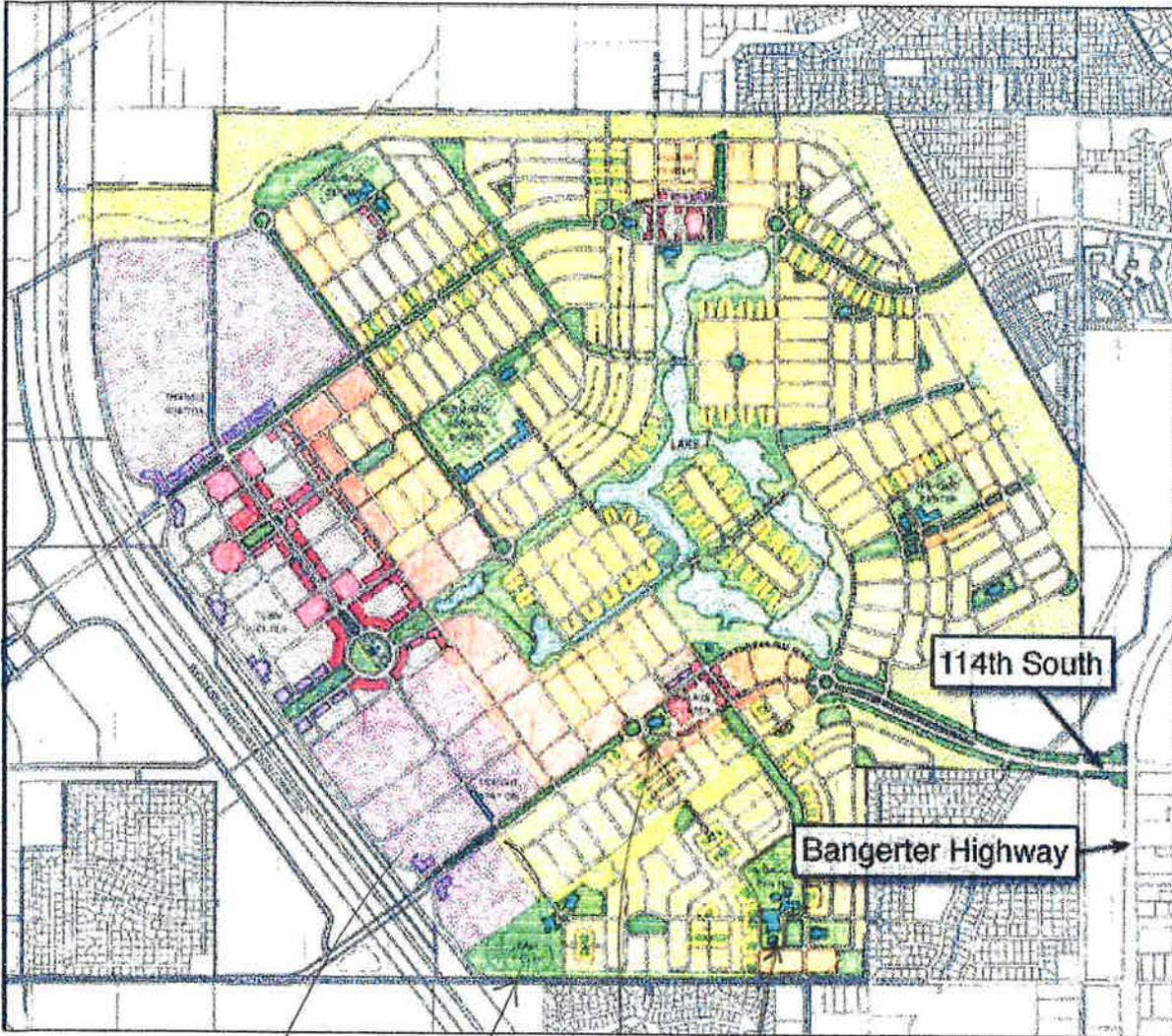
Mr. Langston stated in his presentation to the planning commission that our roads compare to freeway lanes. That sounds impressive, but the truth is, freeway lanes do not operate with cars parked on either side, leaving a narrow band of space to traverse in. This is exactly the type of thing that needs to be examined in the master agreement. Our roads are too narrow because of the parking issues, and parking issues are directly linked to the garage sizes and the code that allows Kennecott to only issue one parking space per townhome. To

say they exceed code by providing 1 space instead of two, shows the inadequacy of the master agreement, and it is for this reason and others like it, that I believe it needs serious review.

I am asking you to seriously consider revoking the bond, and at the minimum to use this as an opportunity to correct problems in the master agreement that we the residents feel are threatening the safety of our residents and children.

We elected you because we trusted you to do the right thing on our behalf. **Listen really listen** to your constituents. **Reconsider** this bond, and make the changes necessary to ensure the safety of our neighborhood, Help us protect the investment we have made in our homes and in the city of South Jordan.

**EAST SIDE
 MASTER PLAN**



Legend

Red	Retail
Pink	Mixed Use
Light Pink	Mixed Use with Residential
Blue	Employment
Light Blue	Civic
Yellow	Standard Density Residential
Light Green	Green Courts
Orange	Live Work Townhouse
Light Orange	Medium Density Residential
Dark Orange	High Density Residential
Green	Parks
Light Yellow	Open Space
Blue	Water

Note:
 Due to a color calibration error across most monitors in this image

Daybreak
 South Jordan, Utah
 11/17/2011



- off Grandville Dr.
 green = Parks
 blue = Civic

*(Now)

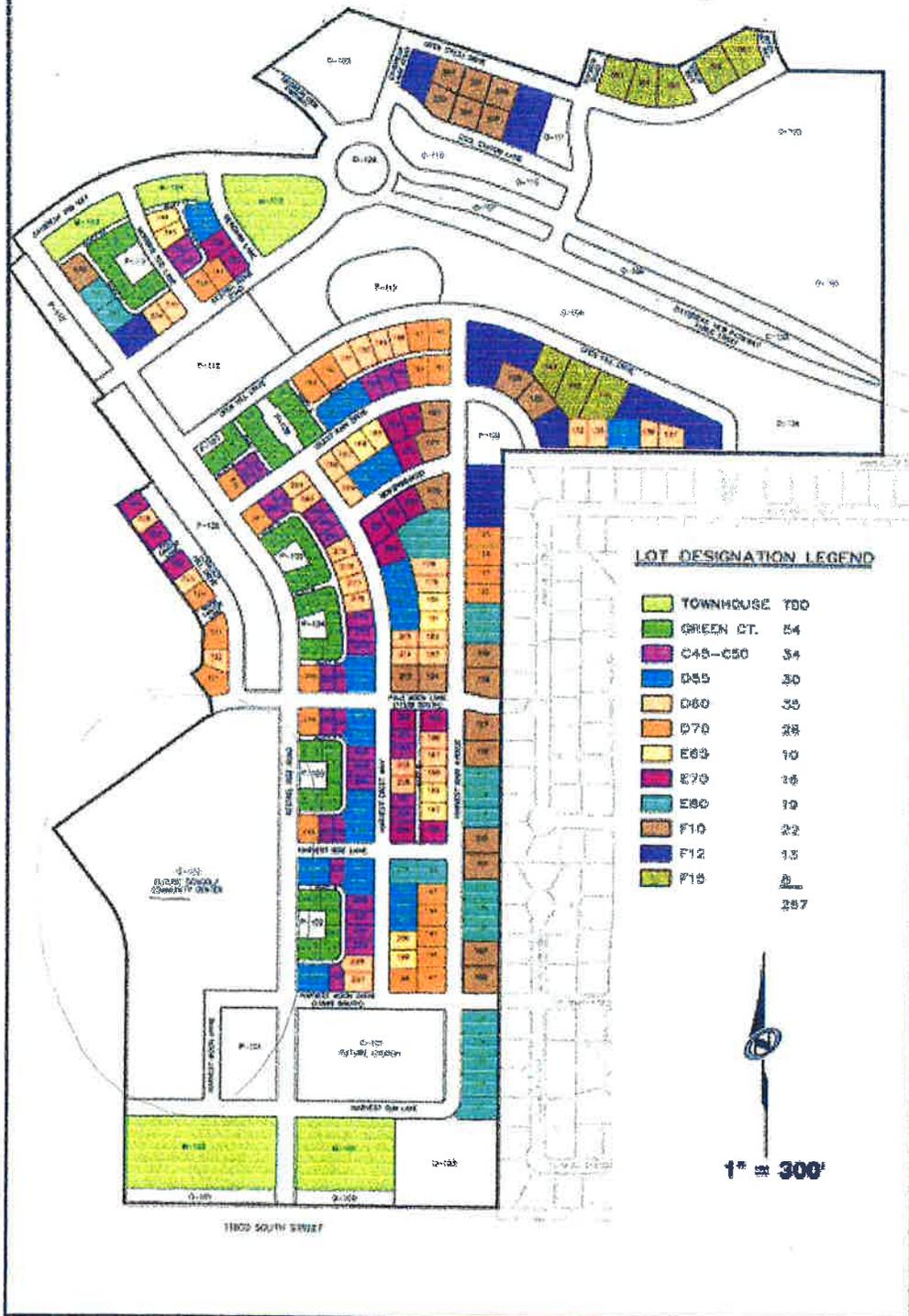
- off Grandville Dr.
 purple Employment
 *(Now townhomes)

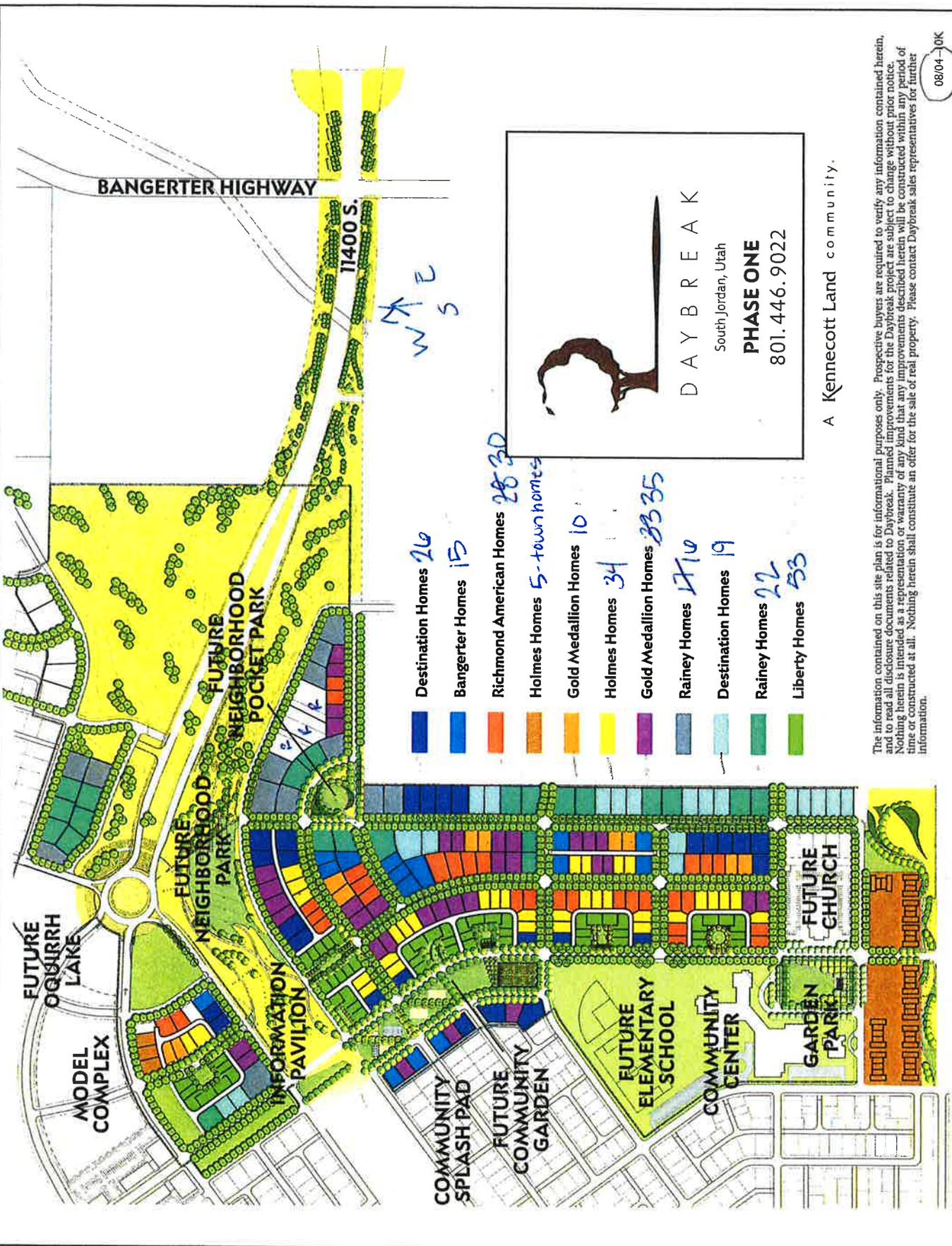
- Harvest Ln. Parcel - green = Parks
 Next to DCC - blue = civic/community

- Round about at Oakwood Rd + Daybreak parkway
 - green = Parks
 - blue = Civic

*(now 3-4 story townhomes)

Kennecott Land Daybreak Phase 1 Lot Designations



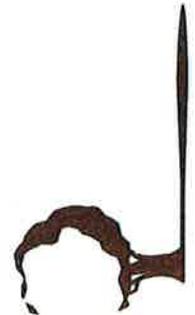


BANGERTER HIGHWAY

11400 S.

W
E
S

- Destination Homes 26
- Bangarter Homes 15
- Richmond American Homes 2830
- Holmes Homes 5-town homes
- Gold Medallion Homes 10
- Holmes Homes 34
- Gold Medallion Homes 3335
- Rainey Homes 1710
- Destination Homes 19
- Rainey Homes 22
- Liberty Homes 53



DAYBREAK

South Jordan, Utah

PHASE ONE

801.446.9022

A Kennecott Land community.

The information contained on this site plan is for informational purposes only. Prospective buyers are required to verify any information contained herein, and to read all disclosure documents related to Daybreak. Planned improvements for the Daybreak project are subject to change without prior notice. Nothing herein is intended as a representation or warranty of any kind that any improvements described herein will be constructed within any period of time or constructed at all. Nothing herein shall constitute an offer for the sale of real property. Please contact Daybreak sales representatives for further information.

08/04 - DK



DAYBREAK LOT DESIGNATION LEGEND

LOT DESIG.	BLDG. TYPE	PL. 1	PL. 2	PL. 3	PL. 4	TOTAL
UNION TERRANOVA	THRU	0	0	0	0	0
UNION TERRANOVA	HOUSES	87	0	48	48	197
UNION TERRANOVA	HOUSES	0	80	0	0	80
UNION TERRANOVA	LIBERTY	54	32	6	27	123
UNION TERRANOVA	HOUSES	0	23	0	0	23
UNION TERRANOVA	THRU	0	0	0	0	0
UNION TERRANOVA	HOUSES	24	7	54	8	103
UNION TERRANOVA	HOUSES	20	12	22	20	84
UNION TERRANOVA	HOUSES	25	14	27	15	81
UNION TERRANOVA	HOUSES	10	9	3	8	30
UNION TERRANOVA	HOUSES	26	54	4	14	104
UNION TERRANOVA	HOUSES	18	8	4	21	51
UNION TERRANOVA	HOUSES	19	11	0	0	30
UNION TERRANOVA	HOUSES	23	5	6	17	51
UNION TERRANOVA	HOUSES	13	11	0	0	24
UNION TERRANOVA	THRU	0	2	0	0	2
UNION TERRANOVA	THRU	24	278	248	200	1000

NO. 100'S S
 1/4 SECTION
 27/20'S
 27/20'S
 27/20'S



DAYBREAK PLATS 1-4
 OVERALL LOT DESIGN
 EXHIBIT *May 2005*

NO.	BY	DATE	REVISION

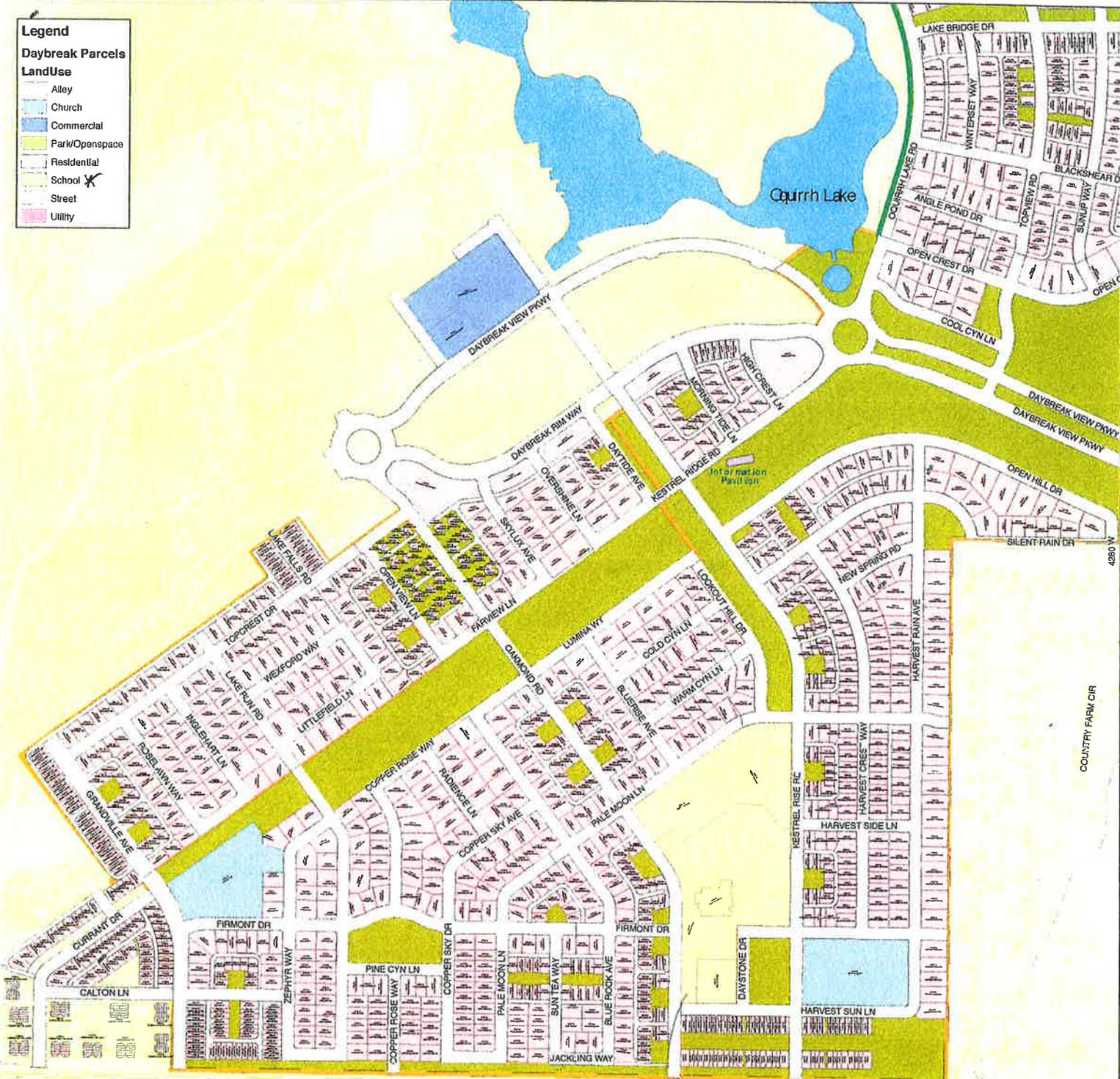
Daybreak Roads and Parcels Village 1

Legend

Daybreak Parcels

LandUse

- Alley
- Church
- Commercial
- Park/OpenSpace
- Residential
- School
- Street
- Utility



Yellow = School

All information on this map is based on the most current information available to Kennecott Land and should be used for planning purposes only. No warranty is made regarding the accuracy or reliability of this data for general or scientific purposes, nor shall the act of distribution constitute any warranty.

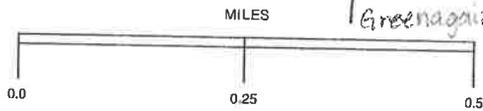
Kennecott Land

Live Daybreak



8/12/2006

TRAIL MAP



Green again with

Walking/running/biking circuits

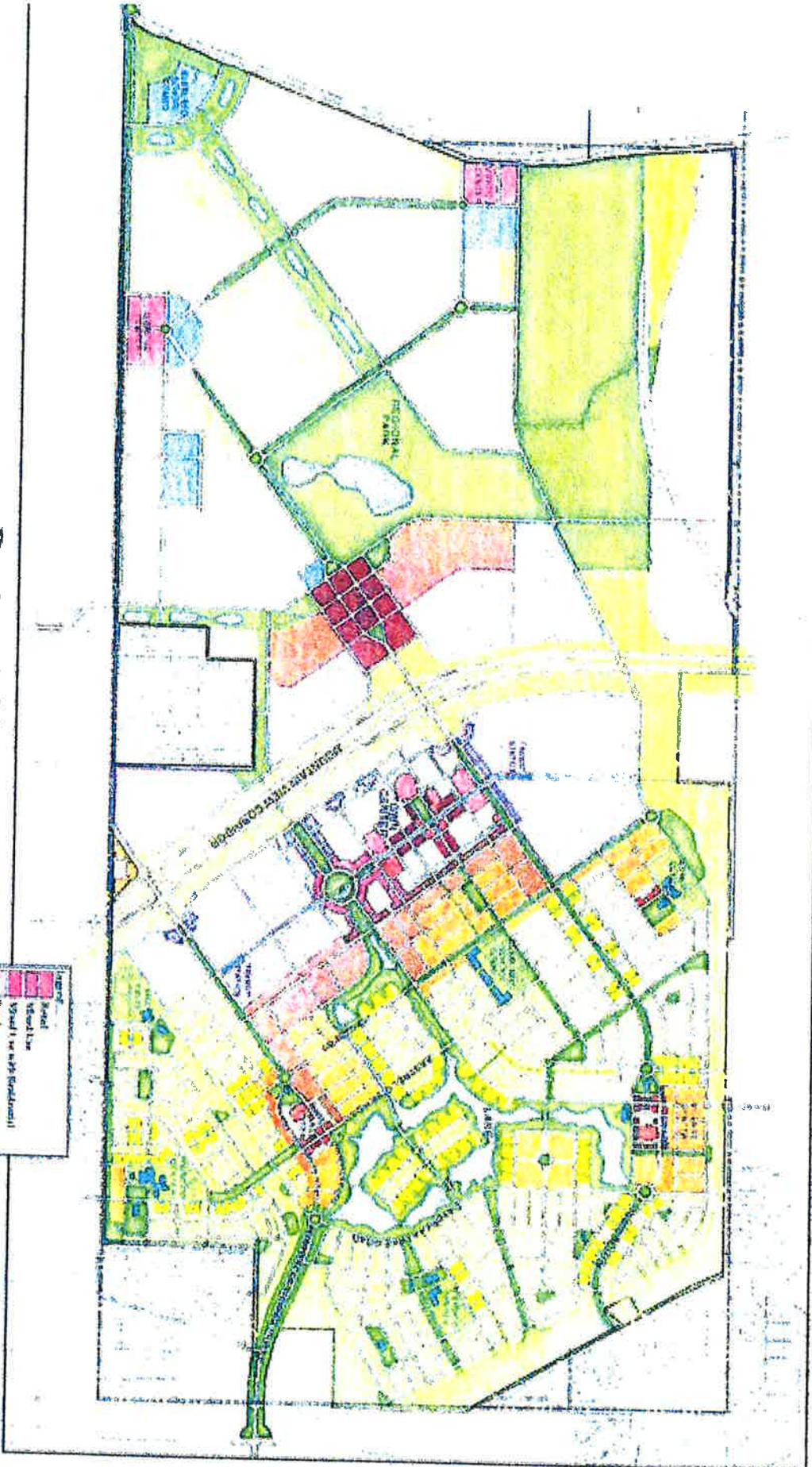
How long and where to park:

- **FOUNDERS PARK LOOP** (2 mi) Start at Daybreak Elementary School parking lot, Oakmond Road and Harvest Sun Lane.
- **ENTRY LOOP** (1.7 mi) Start at Sunrise parking lot, Sunup Way and Open Crest Drive.
- **OQUIRRH LAKE LOOP** (3.4 mi) Start at North Shore Village temporary parking lot, South Jordan Parkway and Flubicon Road.
- **OQUIRRH LAKE SOUTH LOOP** (.8 mi) Start at SoDa Row temporary parking lot, Daybreak Parkway.
- **EASTLAKE NORTH LOOP** (1.85 mi) Start at Eastlake Elementary School parking lot, Topview Road and Isla Daybreak Road.
- **EASTLAKE SOUTH LOOP** (1.5 mi) Start at SoDa Row temporary parking lot, Daybreak Parkway.
- SUGGESTED PARKING**
- ★ **On-street parking options:**
DAYBREAK INFORMATION PAVILION Not only parking, but bathrooms, water and did someone mention cookies?
- **OQUIRRH LAKE ROAD** You can park on both sides of the street close to both the lake and a new park at the intersection of Oquirrh Lake and Isla Daybreak.

DaybreakUtah.com



live internet, online



Daybreak Master Plan

Daybreak
South Jordan, Utah

1995 June 2000

Color	Use
Yellow	Residential
Red	Commercial
Green	Park & Recreation
Blue	Water
Pink	School
Orange	Community Development
Light Green	Open Space
Light Blue	Public Works
Light Yellow	High Density Residential
Light Orange	Public