

David L. Alvord, *Mayor*
Mark Seethaler, *Councilman*
Chuck Newton, *Councilman*
Donald J. Shelton, *Councilman*
Steve Barnes, *Councilman*
Christopher J. Rogers, *Councilman*



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

May 8, 2014

Ms. Connie Strang

VIA U.S. MAIL



RE: GRAMA REQUEST RECEIVED APRIL 28 2014.

Dear Ms. Strang,

The following response to your request for public records is based on the categories and numbering that you outlined in your request. As many of the records you requested are posted on the City's webpage the response below identifies where the record may be found rather than providing the record pursuant to UCA § 63G-2-201 (8) (v). Where possible, the City has tabbed records that are compiled and identified by tab where the specific record can be found. Further the compilations are generally searchable by key word. Other records, including meeting minutes, ordinances and resolutions, are maintained in a format available to search through search engine that the City has set up.

Where the City's response is that a record is "Granted," the grant of the record is only to the extent that the City still maintains the record, as generally the City retains records for the statutory required period, many records relating to your request are no longer retained by the City. The City's retention schedule follows the recommended retention schedule by the state which may be found at <http://archives.utah.gov/recordsmanagement/grs/mungrs-list.html>.

Request: "We request the following documents for the purchase and in conjunction with the Palmer property by South Jordan City. 2 parcel totally approximately 40 acres."

	Response	Record
1. Purchase Contracts between the City and the Palmers	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5.
2. All Closing Documents	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 2.
3. Applications including wet land studies, flood plain, sensitive land classification etc. included in application for preservation funds from the Federal Government,	No Known Record	

State Government, County Government. Complete application for preservation funds sought after by South Jordan City.

4. The preservation funds received for the purchase of the Palmer Property including what agency the funds came from, the amount of funds, and the contract/rules associated with the City of South Jordan receiving the funds – ALL DOCUMENTS ASSOCIATED WITH FUNDS

No Known Record

5. Minutes of the meetings that the City of South Jordan told the Developer of the Palmer Property (Palmer Vista Estates) that he could not develop because of the sensitive nature of the land in the River Bottom.

Granted

All Planning Commission and City Council meeting minutes are located online at:

<http://sire.sjc.utah.gov/sirepub/home.aspx>

Some meeting minutes are included the Mulligans History Research Book on the City's website.

Request: "In approximately 2003-2006 the City became a developer of the subject property in reference the Palmer 40 acres, now known as River Walk. We request the following for the Golf Course Development on the City Property acquired from by South Jordan City Developed by the City and known as the Palmer Property (sensitive land)".

	Response	Record
1. The Contract between the City and the Engineer hired to Engineer the project.	No Known Record	
2. The invoices from the Engineer to the City of South Jordan.	No Known Record	
3. All Drawings and renderings from the Engineer.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book". Renderings for Riverwalk are under tab 5.
4. The land planner contract.	No Known Record	
5. All invoices and payments to the land planners.	No Known Record	
6. All renderings, plans etc. for the project.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" (under tab 5 and 5a) or "South Jordan Gateway Study".
7. The City in Neighborhood meetings showed the community and golf course rendering on one 24"x36" please provide a copy.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a as a black and white rendering on 8 1/2" x 11" paper.

8.	The traffic Studies.	No Known Record	There are no specific traffic studies for Riverwalk or Mulligans. There are general City wide traffic studies available.
9.	All environmental studies.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 3.
10.	The application from the City of South Jordan including Land Use Change, Zone Change, Preliminary and Final Approvals.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a.
11.	The minutes for the corresponding items on line 10.	Granted	All Planning Commission and City Council meeting minutes are located online at: http://sire.sjc.utah.gov/sirepub/home.aspx
12.a	<u>The approvals preliminary, final etc.</u> all drawings including plat, engineered drawings.	Mulligan's – Granted Riverwalk – Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a.
12.b	The approvals preliminary, final etc. <u>all drawings including plat, engineered drawings.</u>	Mulligan's – Granted Riverwalk – Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a.
13.	The Traffic Study for the project.	See #8 above	
14.	City marketing literature for sale of Golf Course Community to Developers.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5.
15.	Contract with any adjoining property owners for access etc.	No Known Record	

Request: "The approved South Jordan City property that was developed/entitled as a golf course community was put up for sale around 2004. We request the following items".

		Response	Record
1.	Any marketing brochures, literature by the City of South Jordan for marketing.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5.
2.	Copy of any offers to the City for the purchase of the Golf Course Community approved by and owned by South Jordan City.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5.
3.	Copy of the Purchase Contract for the property with Arbor Gardner	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5.
4.	The complete package of closing documents with Arbor Gardner & South Jordan City.	Granted	Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5.

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| 5. | Any Zone change applications to the property with Arbor Gardner include owner affidavit from the owner South Jordan City. | Granted | Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a. |
| 6. | Any zone changes approved for the property by Arbor Gardner including corresponding Planning Commission and Council minutes, staff reports. | Granted | Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a. |
| 7. | Any Preliminary & final changes to the property including staff reports & corresponding Planning Commission and Council minutes. | Granted | Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 5a. |

All Planning Commission and City Council meeting minutes are located online at:
<http://sire.sjc.utah.gov/sirepub/home.aspx>

Request: "The City had numerous meetings with the Residents surrounding the South Jordan City Sensitive Property that the city now deemed able to develop and purchased with preservation funds. They told the residents the money would be used to purchase Mulligan's to preserve as the Gateway to South Jordan. The staff and Mayor even offered to put a conservation easement on Mulligan's for the support of higher density on the Palmer Property now being developed as River Walk & purchased with preservation funds. We request the following based on the purchase of Mulligan's"

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| 1. | The funds from the City selling sensitive land (acquired with preservation funds) known as the Riverwalk to Arbor Gardner. The City promised this money would go towards the purchase of Mulligans. How much was received from the sale to Arbor Gardner – where was the money used. Please show a complete accounting including documentation. | No Record Requested
Records containing the information requested may be online on the City's homepage under the link "Mulligan's History Research Book". Further, all City Budget and CAFR Reports since 2005 are found on the City's webpage under http://www.sjc.utah.gov/finance.asp . If you need Budget and CAFR Reports prior to 2005 you can contact the Finance Director to set up a time to view them. |
| 2.a | Purchase of Mulligan's please provide <u>any appraisals of the Mulligan's</u> , Operating income from Mulligan's provided by Jimmy Blair, Purchase Contract for Mulligan's, Closing docs including complete package for Mulligan's. | Granted
Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 4 and Tab 8. |
| 2.b | Purchase of Mulligan's please provide any appraisals of the Mulligan's, <u>Operating income from Mulligan's provided by Jimmy Blair</u> , Purchase Contract for Mulligan's, Closing docs including complete package for Mulligan's. | Granted
Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 4. |

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| 2.c | Purchase of Mulligan's please provide any appraisals of the Mulligan's, Operating income from Mulligan's provided by Jimmy Blair, <u>Purchase Contract for Mulligan's</u> , Closing docs including complete package for Mulligan's. | Granted | Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" under Tab 4. |
| 2.d | Purchase of Mulligan's please provide any appraisals of the Mulligan's, Operating income from Mulligan's provided by Jimmy Blair, Purchase Contract for Mulligan's, <u>Closing docs including complete package for Mulligan's</u> . | Granted | Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" Tab 4. |
| 3. | Purchase price of Mulligan's – complete accounting and documentation of where the funds came from to purchase Mulligan's. | No Record Requested | Records are currently maintained online on the City's homepage under the link "Mulligan's History Research Book" Tab 4. |
| 4. | Explanation of Mulligan's Water for the golf course (Beckstead ditch shares, pumped out of ponds etc.) | No Record Requested | For an explanation please contact the City Public Works Director Jason Rasmussen. |

You have the right to appeal any part of the response to your request to the chief administrative officer of the City; a notice of appeal must be submitted within 30 days from the date of denial. Your notice of appeal must include your name, mailing address, daytime telephone number, and explanation of what relief you are seeking. You may also include any supporting information with your notice of appeal. (UCA §§ 63G-2-205 & 63G-2-401). The notice of appeal should be submitted to the following:

ATTN: South Jordan City Manager
1600 W. Towne Center Drive
South Jordan, Utah 84095

Please let me know if you have any questions,

Sincerely,



Anna M. West, CMC
City Recorder

cc: Gary L. Whatcott – Interim City Manager
I. Robert Wall – City Attorney