

SOUTH JORDAN CITY
COMBINED CITY COUNCIL AND
REDEVELOPMENT AGENCY MEETING

August 18, 2015

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, Battalion Chief Reed Thompson, 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, IS Director John 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.

B. Invocation – *By Mayor David Alvord*

Mayor Alvord offered the invocation.

C. Pledge of Allegiance

Parker Strang, Troop 3939, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized all of the scouts that were present.

D. Minute Approval

1. August 4, 2015 Study Meeting
2. August 4, 2015 Regular Meeting

Councilman Seethaler made a motion to approve the August 4, 2015 study meeting minutes, as printed, and the August 4, 2015 regular meeting minutes, as printed. Councilman Rogers seconded the motion. The vote was unanimous in favor.

Councilman Rogers made a motion to amend the agenda, striking item K, and amending item M to read Action Item: McKee Farms. Councilman Barnes seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Susan Pulsipher, Jordan School District School Board President, and Kayleen Whitelock, School Board member, were recognized. Ms. Pulsipher said as part of their Interlocal agreement, they have an obligation to present a 5 year plan. She reviewed the 5 year construction plan (Attachment B). She said it is a 5 year plan, but it is reviewed annually and it will change based on people's needs.

Councilman Newton noted that the original 5 year plan was for 6 schools. It has now expanded. Ms. Pulsipher said that is correct. Councilman Newton asked about the remodel of the school in Riverton. Ms. Pulsipher said the remodel is very close to completion. School will start there on Monday. Ms. Pulsipher noted that Davis Demographics helped them do an extensive plan that gave them a better understanding of their needs.

Councilman Newton asked about an additional elementary or an expansion of the elementary on 1300 West. Ms. Pulsipher said they still feel that there is a need, but they need property. They are hoping to be able to acquire some land.

Mayor Alvord expressed appreciation to the School District for their positive working relationship. Ms. Pulsipher concurred.

KD Price, said almost a year ago, she addressed concerns about traffic on her street. She was directed to an employee that she could contact. The decision was made to stripe her street. She was happy something was being done. The next day, her neighbors were complaining that it looked like a thoroughfare. There was a letter drawn up with her name that she was promoting something. That letter was sent to the Mayor, City Council, and City Manager. The letter was published on a public Facebook page. She said she never asked for lines to be put on her street. It has created a lot of heartache and frustration for her. She has been yelled at. She would like the city to consider a policy about posting private letters or correspondence on Facebook.

Councilman Barnes apologized. He said he wanted the residents in the area to have answers about what was happening. He feels bad her name was out there. He said it was his bad decision to publish the letter.

Curtis Newman, said he would like to provide support to amend the city ordinances that allow for roosters in agricultural zones and residential zones. He said he lives in a residential zone, adjacent to a 1 acre lot. He said there are a number of roosters in the area and they are a nuisance. They crow almost 24 hours a day. He said 3:30 am is their most active period.

Jake Burns, 3766 Elk Park Ct., said they live west of the neighborhood Walmart. He said the roosters have been a nuisance to him and his family. They get woken up between 3:30-5:30 a.m. It has affected their sleep which affects them at work and at school. There is a double standard for agricultural animals versus domestic animals. If dogs bark in the night, police would be called. In their case, the neighbors have been called and they received a negative response. No one wants to touch the roosters because they are in an agricultural area. The people in the

residential areas should have the same right as those in agricultural areas. He asked that the issue be re-addressed.

Councilman Newton asked staff to put this on an upcoming work session.

Shawn Matheson, said the roosters are a nuisance, crowing at night. The city is more urbanized. Dogs can be trained not to bark, roosters can't. He does not feel roosters should be allowed in the city. Hens have a great place in personal preparedness. Roosters are for breeding. There are some great regulations that have been passed in Herriman and Riverton. He asked that the City Council use their best practices.

Tiffany Brande, said she is not adjacent to agricultural lots, but is still woken up by the roosters as early as 2 something in the morning. The noise is carried. There are no laws or regulations to enforce the nuisance. She is not sure if changing the zoning is the way to go about it because the existing roosters might be grandfathered. It would be better to write the regulations so the nuisance clause is enforceable. She noted that the people speaking tonight represent a larger group of people.

Justin Brande, read a list of times that he has been woken up by the roosters in the last couple months. Every time he is woken up, he cannot go back to sleep. He said he works long days and when his family does not get sleep, there is a large impact. He said animal control responded to a dog that barked 3 nights in a row. Those regulations don't exist for roosters. He asked that the City Council please consider changes. This is an urbanized area.

Brady Haider, 10787 Lees Dream, said he appreciates the help they received from Councilman Rogers. When the McKee Farms subdivision was drawn up, it was originally in 2 phases, east and west of the canal. Then they determined to make an access over the canal. There will be a lot of traffic going through there. They would like an additional access point to 2700 West. He said the subdivision to the south has been very vocal. Tonight, they have concerned residents from all sides of McKee Farms.

Terry Lutz, 3427 W. 10305 S., said he lives in the neighborhood behind Walmart. There is a gas station that wants to go in. It would be a high, heavy use gas station that would be serving diesels. The pumps would be 20 ft. from their back yard. It would be open 24 hours a day. He has concerns with safety from potential explosions. He also has health concerns having a gas station so close. They should have at least 150 ft. between residents and gas stations; 300 ft. would be preferred. He said banks don't want to loan to gas stations because the tanks leak, rust, and get exposed. It goes into the water supply, and costs millions to clean up. He asked that they look at the data on this issue, the impact, health and safety concerns, not to mention traffic issues.

Wallace Jensen, 3482 W. 10235 S. in the Jones Farm subdivision. He said if this gas station is not approved, no one will go wanting for fuel or have to travel far to find it. He said everyone in their HOA is opposed to the gas station. It will directly impact the property values of the homes abutting the gas station, and because of that, it will have a ripple effect to the entire community.

If approval comes to the City Council as a recommendation from the Planning Commission, the City Council should take thought if they would want this in their back yard. There are other uses for the property. He hopes the City Council declines the approval of the gas station.

Tyler Wilson, 3574 W. 10235 S., said he is opposed to the gas station so close to a residential neighborhood. He asked what are the true setback requirements for the tanks? A representative for the gas station admitted that according the NFPA, they have to be 100 ft. from the property line. He said they need to make sure they get that setback set at a reasonable amount. He said he is President of the HOA. He asked the City Council to also consider a traffic study on River Heights Drive. Traffic continues to be a problem and increases year to year.

Andrew Petersen, said he attended a meeting with representatives from Murphy Express. People of Jones Farm expressed their concern. Allowing a gas station will impact their quality of life. He echoed the previous statements, and hopes a solution will be considered. He said he hopes they can have a satisfactory outcome and not pay a price for a zoning issue they had nothing to do with.

Manjinder Singh, echoed the previous comments regarding the gas station in their back yard. He expressed concern about the impact it could have to landscaping, leaking storage tanks, and public health. He said even the smallest spill would have a lasting impact because of the harmful chemicals. He submitted a handout with background information outlining his concerns (Attachment C).

It was noted that item I addresses issues relative to the gas station.

F. Presentations:

1. Utah Chiefs Association Police Department Accreditation. *(By Frank Budd)*

Tom Ross, President of the Utah Chiefs Association, and Bountiful City Police Chief introduced himself. He presented current Police Chief Carr, and retired Police Chief Shepherd with a plaque noting their accreditation achievement.

Mr. Shepherd said this started as a goal in the Police Department. All of the staff was involved in the process. He recognized Lt. Rob Hansen and Deputy Chief Knight, as well as Kevin Tingey. It was a very time consuming process. They put forward effort to get the job done. He expressed his support for the new Police Chief.

Mayor Alvord awarded former Police Chief Shepherd with the Distinguished Career Citation.

2. Jordan Valley Water Conservancy District Board Update. *(By Scott Osborne)*

Scott Osborne, recognized JWVCD representatives. He reviewed a prepared presentation (Attachment D). He invited the city to link to the JWVCD page, or make their data part of the city page so people know the advised water schedule.

Councilman Rogers noted the chart with dates and amounts of upcoming projects. He noted the significant increase in the base rate. He asked when is that increase anticipated? Mr. Osborne said that is the cost of water for that project only, not the cost for general deliverability.

Councilman Newton noted the additional RO plants proposed. He asked where is it anticipated the water supply will come from? Mr. Osborne said the new plant will be housed inside the same facility. The piping is sufficient. The 3rd one is for shallow ground water. That is closer to direct reuse. Councilman Newton asked about the treated water that is wasted and goes to the Great Salt Lake, and making that part of the shallow system? Mr. Osborne said that is effectively where it will come from.

G. **Action Item:** Resolution R2015-55, appointing Luane Jensen, Lindsay McMullin and Carol Rees to the Historical Committee for a 2-year term. *(By Councilman Rogers)*

Councilman Rogers made a motion to approve Resolution R2015-55, with the amendment that they appoint Don Rees also. Councilman Newton seconded the motion. The vote was unanimous in favor.

H. **Action Item:** Appointment of Pat Vogt to the Seniors Advisory Committee for a 2-year term. *(By Councilman Don Shelton)*

Councilman Shelton indicated that Mr. Vogt is present. All members of the Seniors Advisory Committee are recommending him to serve.

Councilman Shelton made a motion to appoint Pat Vogt to the Seniors Advisory Committee for a 2-year term. Councilman Barnes seconded the motion. The vote was unanimous in favor.

The City Council took a brief recess.

I. **Action Item:** Resolution R2015-59, providing notice of a pending Planning and Land Use Ordinance Amendment regarding the regulation of all Commercial and Industrial Zone Designations. *(By Community Development Director, Brad Klavano)*

Community Development Director Klavano reviewed the background information on this item. He said they wanted to make sure everyone was put on notice for the restrictions that will be coming forth. The proposal from staff is that there be a 100 ft. distance for gas stations from residents.

City Attorney Loose said there is also clarification needed that the term structure includes gas tanks. He said they have 6 months to act or not act on this Ordinance. He said the City Council can consider a larger distance requirement for structures, such as 300 ft.

Councilman Rogers asked if the 100 ft. recommendation is from staff or in the code? Mr. Klavano said both. Councilman Rogers asked if it would make it impossible for this developer to build the gas station in the proposed location if they change the distance requirement to 300 ft.? Mr. Loose said he doesn't know. He would have to see a site plan. Mr. Klavano said it would be difficult. He does not know if it would make it impossible. Mr. Loose said they have greater deference because this is an ordinance. He noted that there are gas stations in the city closer than 100 ft. from a residential lot.

Councilman Rogers asked how big is the parcel proposed for the gas station? Mr. Klavano said he believes it is 1/3 acre.

Councilman Shelton asked how staff came up with the 100 ft. recommendation? Mr. Klavano said it is the standard in the area. It was noted that there are many gas stations further than 100 ft. from a residential lot as well.

Councilman Barnes asked if it is possible that the restriction would cause unintended consequences? Mr. Loose said it is still the C-C zone. They don't know of all of the consequences. He said they can pass the notice of pending ordinance with the 300 ft. restriction, and then change it to 100 ft. after staff has had time to research it.

Councilman Newton said they also need to consider the traffic issues in this area. It is a growing problem.

Councilman Newton made a motion to approve Resolution R2015-59, clarifying that gas tanks are structures, and that they make the restriction that structures be 300 ft. from a residential lot. Councilman Rogers seconded the motion. The vote was unanimous in favor.

CM Whatcott said there is no pending application for anything on the parcel that has been discussed tonight.

- J. **Public Hearing:** Subdivision Amendment SUB-AMEND-2015.42, Wasatch Meadows South Phase 4 Subdivision, to allow for modification of the pedestrian access easement and to vacate certain portions of easements on properties located at 4349 W. Lennox Drive (Lot 411) and 4353 West Lennox Drive (Lot 412). (*By Development Services Director, Brad Klavano*)

Development Services Director Klavano reviewed the background information on this item.

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

Councilman Shelton made a motion to approve the Subdivision Amendment SUB-AMEND-2015.42. Councilman Newton seconded the motion. Roll call vote. The vote was unanimous in favor.

REDEVELOPMENT AGENCY MEETING

- K. RDA Action Item:** Redevelopment Agency Board Resolution RDA 2015-08, reallocating \$220,000 from the Redevelopment Agency Fund for the Town Center Drive/City Hall Project. *(By Development Services Director, Brad Klavano)*

This item was pulled from the agenda.

Councilman Barnes made a motion to adjourn the City Council meeting and go into a King Benjamin/Holland Park Board Meeting. Councilman Seethaler seconded the motion. The vote was unanimous in favor.

KING BENJAMIN/HOLLAND PARK BOARD MEETING

- L. Discussion Item:** King Benjamin/Holland Park SSD. *(By CFO, Sunil Naidu)*

Finance Director Naidu said when the SSD was created, they determined that the assessment collection would be done through levying taxes. The city never received the payment as expected this year. The County is now saying that in order to collect the taxes, the Board needs to hold a truth in taxation meeting and set a tax rate. Another option is to collect the assessment by way of fees. The residents will continue to be billed for however long the gate exists, for both the purchase and maintenance of the gate. Either way they determine to collect the assessment, the neighborhood will be noticed. Another option is to have the city pay for the gate, or remove the gate.

Finance Director Naidu reviewed the cost of the fence per resident, as well as the ongoing maintenance costs. It was noted that the developer paid for the Holland Park portion. The residents will be charged a maintenance fee going forward. The total cost of the gate is a little over \$30,000 plus ongoing maintenance.

Mr. Newton said at one time, they discussed putting the assessment on the water bill. He asked how the truth in taxation requirement was missed? City Attorney Loose said they believe they have an argument that they followed the right process, but the County disagrees. They would have to sue the County to force their interpretation.

Chairman Alvord said he thinks putting the fee for the gate on the water bill is confusing. It's the wrong label. Mr. Newton expressed concern about the residents having to pay 2 years' worth of assessments the first year. City Attorney Loose said they could re-amortize the assessment.

Staff will make sure that the assessment from Holland Park has already been paid so those residents are not charged twice.

Mr. Seethaler said more than half of this neighborhood had no vote in the gate other than buying their house. He said this may not have been properly noticed for the homebuyers. Mr. Loose said this is a truth in taxation issue, not a noticing issue. He believes the assessment was on the plat

and in the title reports. It is the same notice as anyone purchasing in the King Benjamin subdivision after the gate was installed. He said the gate was installed before the Holland Park homes were built.

Mr. Seethaler said they need to determine the cost. They need to reexamine the apportionment. They need to recoup their costs. He does not think this should be done in the water bill; it would be more efficient to do it through the property tax. He asked if they hold a truth in taxation hearing, and people say they are not paying for the gate, what are the options?

Mr. Loose said if it is determined that they don't want the gate any longer, they can pull it. There are ways to close out the fund balance on the SSD, if it is terminated. They would still have to decide if they would pay for it through taxes or fees.

Mr. Seethaler said they need to figure out the accounting, establish the proper protocol for the truth in taxation, and then hear the residents and determine if the gate stays. If it stays, they need to be charged through the property taxes. If not, they need to determine the legal options in terminating the SSD.

Mr. Newton said the city up fronted the money because they demanded the gate. Would they make the rest of the taxpayers pay for it or collect it from the neighborhood anyway? That could delay the termination of the SSD. If they go forward with the gate, they need to determine if they delay implementation for a year and bump the payback period 1 year, or collect 2 years at once. Mr. Seethaler said once they determine if they want the gate, then they can determine the payback period.

Chairman Alvord said he feels they should take the removal of the gate off the table. Mr. Seethaler said the people in Holland Park didn't have a vote for the gate.

Mr. Seethaler made a motion to notice the truth in taxation hearing, make sure the book keeping is straight so they have the proper amounts to present to all residents, and pending the outcome of the truth in taxation hearing, they take further actions as a Board.

If they still want the gate, they will charge them through the taxes and determine the payback period.

Mr. Newton seconded the motion. The vote was unanimous in favor.

ADJOURN KING BENJAMIN/HOLLAND PARK BOARD MEETING RETURN TO CITY COUNCIL MEETING

Mr. Seethaler made a motion to come out of the King Benjamin/Holland Park Board meeting and return to the City Council meeting. Mr. Shelton seconded the motion. The vote was unanimous in favor.

M. Action Item: McKee Farms

Councilman Rogers said he met with the residents in Palomino Cove subdivision regarding the proposed McKee Farms development. The City Council engaged in conversation about what to do with the concerns presented. The largest concern is about the volume of traffic anticipated. There are concerns with the access points. He said the developer already has his application approved. This issue is not before the City Council to review if the application is good or not. The City Council has been trying to come up with options to address the traffic concerns. The developer can move forward with his plan with no negotiations; all negotiations are voluntary on his part. Councilman Rogers said he agrees that they need an additional access to 2700 West. It is unfortunate that a second access isn't required. One solution is to continue the road to connect to the private road, but condemning the private road would be difficult, involve litigation, and there is the risk that there isn't sufficient evidence that the condemnation would be justified as a public use. If that road were a public road, it would go through that way. Legally, the condemnation option is the most difficult.

The City Council looked at purchasing 2 lots to continue the road to 2700 West. The total purchase for the land and road improvements is estimated to be \$1 million. That is a significant amount of money and not economically feasible. Another option is to just keep the wall. He noted that part of the wall has to come down. If they keep the wall, it makes the road in Palomino Cove too long. It is 1500 ft. and is very dangerous without another access. One option is an emergency or crash gate. Another option is an automatic gate that could only be used by city vehicles to plow streets, police, fire, the garbage collection, and post office. He said one solution is to wait on the gate, and evaluate its necessity. They are evaluating traffic restrictions for parents dropping off and picking up their kids from school. He is recommending they add some stop signs and pointed out on a map where those are proposed. They are looking at traffic calming measures in McKee Farms such as reducing lane lines and possibly adding rumble strips so when people are coming from the canal, they don't want to turn right. He is also proposing that at 75 percent build out of McKee Farms, they evaluate the traffic to determine if they want to go forward with putting in the gate. They can give the residents a set time, and have a hearing if they want the gate.

Mayor Alvord said the proposal outlined by Councilman Rogers is the only one that they have a consensus and a political will for. He said there is still the option of an appeal on this issue.

Councilman Seethaler said this is a way forward, but not the final solution. The problem is that the current layout is all legal. There is no legal means by which they can condemn the property or require a redesign of the subdivision. The price tag for putting the road through and destroying a home is not in the city's best interest.

Councilman Rogers said in this case, it was difficult to tell that the stub road was temporary because of the cement wall. The residents didn't expect it to be torn down. In the future, they should consider signs indicating that it was temporary so there is an expectation that the road will continue.

Councilman Rogers made a motion to 1-direct staff to consider and implement traffic calming measures including but not limited to bump outs, stop signs, rumble strips, and restriping on the public road that connects to the Palomino Cove subdivision. 2-staff should continue to monitor the school parking issues in the Palomino Cove neighborhood. 3-at 75 percent buildout of the McKee Farms development, city staff shall evaluate traffic on all roads in the development and the impact on adjacent communities. 4-that the City Council in a study session or regular session held within one year of the 75 percent buildout of McKee Farms, shall evaluate and determine based on the levels of service for residential streets used by the city traffic committee, and based on any other evidence that the City Council deems relevant, determine whether a gate, wall, or other traffic blockage is necessary at the connection to the Palomino Cove area. Councilman Barnes seconded the motion. The vote was unanimous in favor.

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

Mayor Alvord said he was invited to serve on the Federal Funds Committee for the State of Utah.

Councilman Shelton reviewed the upcoming activities for the Arts Council.

Councilman Shelton said there has been some criminal activity through the Bingham Creek trail and they are not policing it at all. He asked that they start patrolling that trail. He also suggested having a time that the trails close, and treat them the same as parks. He said there is an access out of the Wasatch Meadows subdivision that is falling apart. CM Whatcott said it would need to be put on the CIP list for next year. He said there is access to the Bingham Creek trail on the south side that is similar. They should explore all repairs that are needed before they put it on the CIP list.

Councilman Newton noted the grand opening of CVS pharmacy. He said CVS is interested in exploring other opportunities in the city. He noted that Sportsman Warehouse is proceeding and should be done by Christmas.

Councilman Newton noted that the health and safety fair was well attended. He has heard positive comments about it and noted the police had a more active role this year.

Councilman Newton said a question has been raised about doing another traffic study for Jones Farm. Mr. Klavano said they would study it again. He likes to keep it consistent with the time of year and if school is in or not.

Councilman Barnes said South Jordan is only the 6th police department in the state to receive that accreditation. He expressed appreciation to and congratulated the police department.

Councilman Barnes noted that the Jordan River Commission will be meeting this week. It was noted that Nielson's Frozen Custard just started construction.

Councilman Barnes said there are some concerns about the crosswalk across 4000 West. He asked if there is anything that they can consider to make the crosswalk safer? Mr. Klavano said the only safe system costs \$80,000. He said the flags are problematic. He said the speeds are high on that road and he would not recommend flags in that location. If the pedestrian traffic is high enough, they should consider a traffic signal or a hawk signal. It is expensive and they would have to do it as a CIP project going forward.

Councilman Barnes thanked staff for the health and safety fair.

Councilman Rogers said the historical committee has been approached by the McKee family about donating a stone with the McKee name on it for the park. He said it would be a large rock with a name and horse pulling. There will also be a QR code on the back that they can scan and get more information about the family.

Councilman Rogers said in Founders Park, there are initial discussions about creating a monument to the Fullmer brothers and putting the monument in Heritage Park.

Councilman Rogers said they also discussed doing a map for a self guided tour. Do they need to come up with a list of important places? He asked if staff can explore options for costs to do a cartoon type map that was shown to the Historical Committee? Administrative Services Director Lewis said he would explore what the process would be. Councilman Rogers said the map could be used as a self guided tour and a good promotional item for South Jordan. The Historical Committee is interested in pursuing the map. City Commerce Director Preece said the Chamber of Commerce is working on a similar map; maybe they can do a joint venture. Staff will contact the Chamber of Commerce and pursue that option.

Councilman Seethaler referred to a handout (Attachment E) from the Legislative Policy Committee meeting of the Utah League of Cities and Towns. He said one thing they discussed is what public officials/entities can and can't do relative to the local option property tax. The city can provide a brief statement about their position on the local option property tax that will be on the next ballot. Whether or not they should do that is a different question. He reviewed the handout. He asked if they want to establish a public statement that identifies the city's position and reason for their position regarding the local sales tax option for road funding?

Councilman Rogers asked what is the ULCT's position? Councilman Seethaler said they didn't advocate for municipalities to get behind it. They did identify the Counties that were already on board.

Councilman Rogers said when they make a statement, they are opening a forum for anyone. Do they want to open up the forum? Mr. Loose said if they accept a statement on one side, they should accept them all. The question is how to open the forum in a fair way.

Councilman Seethaler said he feels they should acknowledge the issue. He said one option is to provide a brief statement on the city's position, and that would not require an equal access posting. They can neutrally encourage the voters to vote.

Councilman Shelton said he likes the idea of doing a statement, but he does not want a big open forum. City Attorney Loose said they can look at drafting language for the City Council to review. It was noted that the city supported placing this on the ballot with a 3-0 vote.

Mayor Alvord said he does not support the local option sales tax.

City Attorney Loose said in their personal capacities, they have opinions and nothing stops them from using that free speech right. He said the City Council's vote was just to put the issue on the ballot and support the public deciding on the issue. He said staff will circulate a draft letter.

Mayor Alvord asked that the City Council appoint a Mayor Pro Tempore to sign the letter. Councilman Newton said the Mayor's responsibility is to sign Resolutions representing what the City Council has passed. Councilman Rogers said it is the Mayor's prerogative to not sign the letter. City Attorney Loose said they can't force anyone. Councilman Seethaler said whatever is in the letter would be in line with the language that was passed in the Resolution to let the voters decide.

Councilman Newton said if the tax is voted down, there will still be a tax increase in later years.

Councilman Rogers said he thinks if they do a letter, it should be done in a future City Council meeting.

Councilman Seethaler said they could make the residents aware of the issue and outline the language in the Resolution that was previously passed, without taking a political position.

City Attorney Loose said any vote to approve a letter, official statement, etc. would have to be done in a meeting.

Councilman Newton said the residents want to know why this was put on the ballot. He said they can provide information on both sides of the issue. Councilman Rogers said that opens the forum.

It was determined that this item will be placed on a future agenda.

City Commerce Director Preece said regarding the trees on Towne Center Drive, the business owners would like the trees trimmed until they can ultimately solve the funding issue on this project. The City Council was okay to trim the north side trees.

ADJOURNMENT

The August 18, 2015 City Council meeting adjourned at 10:08 p.m.

This is a true and correct copy of the August 18, 2015 Council Study Session minutes, which were approved on September 1, 2015. *Anna M. West* South Jordan City Recorder

SOUTH JORDAN CITY
City Council and RDA Combined Meeting
August 18, 2015
6:00 P.M.

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

PRINT NAME	PRINT ADDRESS
Lisa Probst	2807 W. Provest Ln S.J. 84095
Dannielle Wilson	3574 W 10235 S
Tyler Wilson	3574 W 10235 S
MANWINDER SINGH	3443 W 10305 S
KD Price	11641 So Country Crossing Rd
Nolland & Betty Tingey	177 N. 101 E Farmington 2lt.
Justin Brande	3748 W. Elk Park Ct
Tiffany Brande	3748 W. Elk Park Ct
Shawn Matheson	3910 Leicester Bay
Jake Burns	3766 Elk Park Ct
Patricia Sosa	3367 W. 10235 S. South Jordan
DAVE BARNES	11024 S. Amie City
Gene PaskeTT	2855 W Prodest Lane
WALLACE JENSEN	3482 W 10235 So
RONALDO BECIL	3356 W. SNOW MOON PL.
Paul PaskeTT	2855 West Prodest Ln.
Brady Haidel	10787 Lees Dream Drive
Julie Thompson	2968 W 10755 S.
Alan Paehlund	8215 So. 1300 W (Juwad)
Terry Lutz	3427 W 10235 S
Jeff Smith	2855 West Prodest Ln
Michelle Smith	" " "
Natalie Muferspaugh	3534 W. 10305 S.
chris Muferspaugh	"
Matt & Elisa Dall	11007 S. Amie Way
KIRK AND ANGELA REESE	2839 W PRODEST LANE
Paul Nieseel	10770 S. Thomas View Cir.
Torres	4353 LENOX Ln
Mr/Mrs. Rick Fuller	3507 W 10305 S

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ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Naryl McBune	10523 South River Heights
Amy Dans	2864 Amiri Way So. Jo.
Donner Dans	↓
Sydney Dans	
Sami Dans	
Jason Butterfield	
Jodie Pach	11466 S. 2950 W
Sherrin Warner	3359 W 10305 S.
Mike Sorensen	11044 Amiri Way
Becca Sorensen	↓
Caleb Sorensen	
Mitchell Sorensen	
Grant Sorensen	
Jenna Sorensen	
Michael Davis	285 W. Amiri Way So Jordark
Tamara Wood	2844 W. Amiri Way S.J. Utah
Tom Moon	3277 W 10305 So
Mabelle Leatherwood	3289 W. 10305S.
Carter Bagley	2852 W Amiri Way
Lynette Bagley	2852 W. Amiri Way
Justin Kephram	2783 W Amiri Way
Andrew Jensen	3231 W Hunters Moon
Gene Shawcroft	CUWCA
Chris Hansen	"
Jane & Steve Brown	2572 winding way So Jo.
Rob Edginton Valda Edginton	3367 w. Snowmoon Place
David & Kerri Carr	3523 W 10305 So. S.J.
Rachel & Corbin Haider	10787 Lees Dream Dr. So J.

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August 18, 2015
6:00 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Cassia Romney	3286 Harvest Grove Way
Cameo Lutz	3427 W 10305 S
Jacob Luce	10924 So. Springland Ln
Kayleen Whitlock	8367 S 3850 W
Michael Paskeoff	2855 W - Proudest Lane
Diane Fuate	17138 S. 5400 W.
Wason Haskett	2855 W. Proudest Lane
Kip Nelson	10778 Lees Drom Dr
Chelsea Nelson	10778 Lees Drom Dr
Jana Ruesch	3384 W. 10305 So.
Dan Allison	11039 S. PRODEST LN ST
Glise Black	2818 W. Ammi Way ST
Irish Kirkham	2783 W. AMMI WAY ST
Kendall Kirkham	
Erin Kirkham	
Tate Kirkham	
Ryan Price	11641 Country Crossing Rd.
SOE + AMEE LIMBLEY	11002 AMMI WAY
Pat Vogt	4321 Act Henox
Tom + Krystle Sims	3411 W. 10305 S.
Susan + Roland Adair	2792 W 10755 So.
Mike Johnson	2807 W. 10755 S.
Chuki Norman	3761 Elk Park Ct.

LANDON + BROOKE ADAIR 2810 W 10755 S.
 Julie Gedge
 Nate S.
 Josh Collings
 PA [unclear] Luke
 James
 Debbie + Jonathan
 Bennie

5-Year Building Construction Plan²

Summary Points

- Requires bonding with at least one bond November 2016
- 4 New Elementary Schools, 2 New Middle Schools, 1 New High School
- 1 Rebuilt Middle School

DRAFT

Construction/ Financing Timeline	School Opening	Type	Location	Funding	Construction Cost*	Furniture, Fixture & Equipment and Instructional Items Cost
2016-2017	2017-18	Elementary School	South Jordan	Capital Reserve	\$14.5 - 17.5 million	\$973,000
		Elementary School	Herriman		\$14.5 - 17.5 million	\$973,000
2017-2019	2019-20	Middle School	South Jordan	Capital / Bond November 2016	\$32.5 - 38.5 million	\$2,061,000
2017-2019		Middle School	West Jordan		\$32.5 - 38.5 million	\$2,061,000
2018-2019		Elementary School	Bluffdale		\$16.1 - 19.1 million	\$1,032,000
2018-2019		Elementary School	Herriman		\$16.1 - 19.1 million	\$1,032,000
2017-2020	2020-21	High School	Herriman		\$75.0 - 90.0 million	\$5,851,000
2019-2021	2021-22	Middle School	Herriman		\$36.0 - 42.0 million	\$2,187,000

Implications

- Schools would be built in every area of the District.
- Bond money may be requested beyond five-year plan.
- Construction is less expensive with more lead time.
- Funding would still be available for some capital projects.
- 7th periods and portables needed at middle and high schools.
- Domino boundary changes may be needed for middle and high schools.

Considerations

- Plans beyond the first year, 2015-16, are tentative and will be reviewed annually.
- Magnet programs and other educational opportunities are under consideration by the Board but are not included in this plan. The implementation of future programs may affect the five-year plan.

* *Cost estimates will be revised after designs and bids are received. Cost estimates are based on the District's hopes to reduce costs from last constructed schools with annual cost construction inflation of 4.5%. Construction costs include site upgrades, architectural, engineering and impact fees.*

Interlocal Agreement – Section 1. Rolling Five-year Plan: “The Board will provide the Cities with a five-year plan describing school buildings and administration facilities to be constructed or remodeled within the District.”

Would YOU allow a gas station in YOUR backyard/neighborhood?

At least 150 dead after gas station explosion in Ghana capital

Published June 04, 2015
FoxNews.com
Facebook0 Twitter0 livefyre Email Print

At least 150 people are dead following an explosion at a gas station in Ghana's capital where many people were taking shelter from torrential rain and flooding, President John Dramani Mahama said Thursday.

Mahama told journalists Thursday evening that the country would observe three days of mourning for the victims and that the government would allocate about \$12 million for relief operations and to repair damaged infrastructure.

Billy Anaglate, a spokesman for Ghana Fire Service, said crews were recovering charred bodies at the scene Thursday morning.

Lightning blamed for fuel tank explosion at Ohio gas station

Published August 04, 2015
Associated Press
Facebook0 Twitter0 Email Print

FAIRFIELD, Ohio – Investigators say lightning has sparked a fuel tank explosion that left a crater 40 feet wide at an Ohio gas station.

The blast and fire Monday evening prompted a temporary evacuation near the Gas Depot in Fairfield, about 15 miles north of Cincinnati. People nearby described seeing a flash of lightning and then a fireball higher than the trees.

Leaking Underground Storage Tanks: A Threat to Public Health & Environment

<http://www.csu.edu/cerc/documents/LUSTThreattoPublicHealth.pdf>

This report details the threats to public health from leaking underground storage tanks (UST) and key facts on federal and state UST programs. Leaking USTs are a grave threat to America's groundwater. Gas stations, industries and other entities use USTs to hold toxic material such as gasoline and oil that contain dangerous substances, including benzene, toluene and heavy metals that can cause cancer and harm developing children. USTs can threaten communities as their walls corrode by silently leaking toxins into our drinking water supplies, homes and businesses. **There are 680,000 USTs and a backlog of 130,000 cleanups; 9,000 new leaks are discovered annually.** (story continued further at online link)

October 7, 2014

Small Spills at Gas Stations Could Cause Significant Public Health Risks Over Time

Soil and groundwater may be imperiled more than previously understood

A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.

Few studies have considered the potential environmental impact of routine gasoline spills and instead have focused on problems associated with large-scale leaks. Researchers with the Johns Hopkins Bloomberg School of Public Health, publishing online Sept. 19 in the *Journal of Contaminant Hydrology*, developed a mathematical model and conducted experiments suggesting these small spills may be a larger issue than previously thought. Continued.....

<http://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html>

LEAKING UNDERGROUND STORAGE TANK LEAK DANGERS FROM E.P.A. WEB SITE

EPA's federal underground storage tank (UST) regulations require that leaking underground storage tank (LUST) sites must be cleaned up to restore and protect groundwater resources and create a safe environment for those who live or work around these sites. These sites were found to be contaminated not just from leaking underground storage tanks, but also from spills and overfills.

USTs leak for a variety of reasons. Some tanks are made of steel, which is likely to corrode over time, causing tank contents to leak into nearby soils and groundwater. Faulty installation, negligence, or inadequate operation and maintenance of UST systems also can cause a leak or a spill.

N.Y. ATTORNEY GENERAL ERIC SCHNEDERMAN: The dangers of leaking underground storage tanks

Oil spills from leaking underground storage tanks at homes and gas stations are the largest single threat to groundwater quality in the United States today.¹⁰ An estimated 1.2 million tanks nationwide, many of which were installed prior to new regulations in 1988, are a concern because tanks corrode quickly when buried unprotected in the soil. Corrosion, and other factors such as improper installation, spills during product delivery, and piping failures, have already caused more than 400,000 confirmed underground storage tank leaks nationwide.¹¹

Petroleum products can contaminate water with chemicals that are very difficult to clean to drinking water standards. Gasoline spills are particularly troublesome. A 1998 survey by the DEC found that gasoline spills contaminated more than 800 private wells. Forty-seven public water supply wells in New York State were contaminated with the gasoline additive MTBE. This additive generally travels through groundwater faster than the rest of the gasoline components and is therefore an early indicator of contamination. The presence of MTBE at a site is estimated to increase cleanup costs by 20%-50%.¹²

The EPA estimates that cleanup of petroleum spilled underground could cost upwards of \$32 billion. In New York State alone, DEC reports that in fiscal year 1999-2000 there were oil spills at more than 3,500 private homes, 1,000 gasoline stations and 1,200 other businesses.¹³ The Oil Spill Fund, administered by the Office of the State Comptroller, pays for cleanups and relocations in New York State. Since 1995, the Fund spent nearly twenty million dollars each year to clean up spills where a responsible party failed to perform the necessary cleanup. DEC estimates that these amounts represent only 5 to 10 percent of actual clean up costs for all spills statewide, since the majority of spills are cleaned up by the responsible parties, whose costs are not included in the total. Thus, oil spills in New York State probably cost over \$200 million per year in cleanup costs alone. No one has tried to calculate the cost of potential human health or ecological injuries.

Living near a petrol station is 'bad for your health' as fuel pollutants found to travel 100m

By DAILY MAIL REPORTER

UPDATED: 20:38 EST, 7 February 2011

Dangerous airborne organic compounds can travel as far as 100m from petrol stations

They found dangerous airborne pollutants from garages could contaminate buildings as far as 100m away.

The scientists said a 'minimum' distance of 50 metres should therefore be maintained between petrol stations and housing, and 100 metres for 'especially vulnerable' facilities such as hospitals, health centres, schools and old people's homes.

Study co author Marta Doval, said: 'Some airborne organic compounds - such as benzene, which increases the risk of cancer - have been recorded at petrol stations at levels above the average levels for urban areas where traffic is the primary source of emission.'

The study, published in the Journal of Environmental Management, shows the air at petrol stations and in their immediate surroundings is especially affected by emissions stemming from evaporated vehicle fuels. This includes unburnt fuel from fuel loading and unloading operations, refuelling and liquid spillages.

The research team measured the levels of 'typical traffic' pollutants in different parts of the urban area of Murcia. They then calculated the quotients for the levels of an aromatic compound (benzene) and a hydrocarbon (n-hexane) at three Murcia petrol stations - near the petrol pumps and surrounding areas - to find the distance at which the service stations stop having an impact.

In the three cases studied a maximum distances of influence of close to 100 metres was found although the average distance of contamination was around 50 metres.

Is It Safe to Live Near a Gas Station?

<http://www.scientificamerican.com/article/is-it-safe-to-live-near-gas-station/>

The health concerns for you or your family with living by the pump

April 14, 2009

Getty Images

Dear EarthTalk: I am looking at possibly buying a house that is very close to a gasoline station. Is it safe to live so close to a gas station? What concerns should I have? I have toddler and infant babies.

-- Ranjeeta, Houston, TX

Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground, and exposure hazards from other chemicals that might be used at the station if it's also a repair shop.

Ozone pollution is caused by a mixture of volatile organic compounds, some of which are found in gasoline vapors, and others, like carbon monoxide, that come from car exhaust. Most gas pumps today must have government-regulated vapor-recovery boots on their nozzles, which limit the release of gas vapors while you're refueling your car. A similar system is used by the station when a tanker arrives to refill the underground tanks. But if those boots aren't working properly, the nearly odorless hydrocarbon fumes, which contain harmful chemicals like benzene, can be released into the air.

Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer-causing chemical, according to the National Institutes of Health (NIH). The quest to reduce ozone levels has led the state of California to implement a more stringent vapor-recovery law, effective April 1, 2009, which requires that all gasoline pumps have a new, more effective vapor-recovery nozzle.

Underground gasoline storage tanks can also be a problem. The U.S. Environmental Protection Agency (EPA) estimates that there are some 660,000 of them from coast-to-coast. Many a lawsuit has been filed against oil firms in communities across the country by people whose soil and groundwater were fouled by a gas station's leaking underground storage tank. In the past, most tanks were made of uncoated steel, which will rust over time. Also, pipes leading to the tanks can be accidentally ruptured.

When thousands of gallons of gasoline enter the soil, chemicals travel to groundwater, which the EPA says is the source of drinking water for nearly half the U.S. If buying a home, consider its potential loss in value if a nearby underground storage tank were to leak. Gasoline additives such as methyl tertiary-butyl ether (MTBE), which has been outlawed in some states, make the water undrinkable—and that is only one of 150 chemicals in gasoline. Repeated high exposure to gasoline, whether in liquid or vapor form, can cause lung, brain and kidney damage, according to the NIH's National Library of Medicine.

Spilled or vaporized gasoline is not the only chemical hazard if the station is also a repair shop. Mechanics use solvents, antifreeze and lead products, and may work on vehicles that have asbestos in brakes or clutches. Auto refinishers and paint shops use even more potentially harmful chemicals.

In today's car-centric world, we can't escape exposure completely, because these chemicals are in our air just about everywhere. But by choosing where we live, keeping an eye out for spills, and pressuring the oil companies to do the right thing for the communities they occupy, we can minimize our exposures. **CONTACTS:** U.S. EPA, www.epa.gov; National Institutes of Health, www.nih.gov.

ROWE APPRAISAL GROUP

Location or Neighborhood: The neighborhood you live in can have a drastic effect on your properties value. Your home's proximity to public transportation (CTA or Metra stations) as well as restaurants, shopping, grocery

stores, quality schools, parks, etc all affect value. Conversely, **having a location with noise pollution can have an adverse effect on your home's value** (directly across from train tracks, on a busy street, next to a gas station, etc.)

FIRES AT U.S. SERVICE STATIONS

NFPA members

NFPA members can download free PDF copies of One-Stop Data Shop reports. All reports are also available for sale. To order, e-mail [Nancy Schwartz](mailto:Nancy.Schwartz@nfpa.org) or call +1 617 984-7450. Not an NFPA member? [Join today.](#)

Executive Summary

During the five-year period of 2004-2008, **NFPA estimates that U.S. fire departments responded to an average of 5,020 in service or gas station properties per year. These fires caused an annual average of two civilian deaths, 48 civilian fire injuries, and \$20 million in direct property damage.** The majority of the fires in this category were vehicle fires. Reported fires in this occupancy group fell 46% from 7,860 in 1980 to 4,280 in 2008.

According to the U.S. Census Bureau, there were 117,000 gasoline stations in the United States in 2007¹. Fires in these occupancies represent a variety of incidents, including structure fires, vehicle fires, outdoor fires and other fires. The majority of incidents are vehicle fires (61%), but the majority of the property damage (59%), results from structure fires. Outside trash or rubbish fires account for 12% of the fires reported to local fire departments at this type of property.

Twelve percent of fires reported to local fire departments in these properties were structure fires. The most common items first ignited in structure fires at service stations were flammable and combustible liquids and gases, piping or filter (22% of structure fires), followed by rubbish, trash, or waste (18%) and electrical wire or cable insulation (13%).

Most vehicle fires (82%) occurred in passenger vehicles, these fires accounted for nearly half of the total number of civilian injuries that occurred in service station fires of any kind (structure, vehicle, outside, other). The most common type of material first ignited in a vehicle fire was gasoline (28%).

Outside and other fires accounted for 15% of incidents at service stations. Natural vegetation fires accounted for 42% of these incidents. The most common heat source for outside fires was smoking materials (21%).

- See more at: <http://www.nfpa.org/research/reports-and-statistics/fires-by-property-type/business-and-mercantile/fires-at-us-service-stations#sthash.oJb9ceRI.dpuf>

Halt gas stations near neighborhoods, Indy planners say



John Russell, john.russell@indystar.com 8:11 p.m. EST March 4, 2015

Too many gas stations are popping up near residential areas, and it's time to put a halt to it, city development officials say. The Indianapolis Metropolitan Development Commission is recommending that the City-County Council impose a moratorium on new gas stations in commercial areas alongside neighborhoods.

Those areas, zoned as C-3, typically contain restaurants, shopping centers and office buildings.

The commission voted 8-1 Wednesday to recommend that the city prohibit any more gas stations in such areas.

SUMMARY: In other states around the country, health officials and legislators are realizing the dangerous effects on health and welfare from allowing large gas stations to be so close to residential housing. 100 feet is a bare minimum standard in many places and 300 feet distance is gaining ground in places where they have examined more recent data as details on the harmful health effects and risks of gas stations so close to residents emerge. We ask that South Jordan also take notice of these harmful health effects to their citizens in addition to the detrimental effect from the increased traffic, fire/explosion, environmental/ground water risk and significantly lowered property values from allowing these mega gas stations so close to residents homes and children.

Low Likelihood of Future Development

The construction of a gas station will impact the landscape for generations, as gas stations are not easily converted into other uses. The biggest challenge is the removal of underground storage tanks and cleanup of any contamination caused by leaks. It is a very involved and expensive process that will make that site undesirable for future development.

7-Eleven planned for old Shell station near Jockey's Ridge

THE SERVICE STATION HAS BEEN CLOSED FOR FIVE YEARS. (ROB MORRIS)

A SPRUCED-UP 7-11 WITH PORCH CEDAR SHAKE SIDING AND A PITCHED ROOF IS SLATED TO TAKE OVER THE DILAPIDATED SHELL STATION SITE JUST NORTH OF JOCKEY'S RIDGE, NC A PARCEL THAT HAS BEEN LEFT VACANT AND IN DISREPAIR FOR MORE THAN FIVE YEARS.



Building Size: 4,700 SF, Property Type: Service/Gas Station,
Property Use Type: Vacant/Owner-User over 2 years ago

Description Former Sinclair Branded C-Store 3 - 10,000 gallon gas tanks 1 - 6,000 gallon gas tank.
All 3 are above ground with leak sensors 4,700 SF | Retail
Sinclair Gas Station 70 Highway 95, Hanksville, UT 84734



Abandoned gas station in Utah

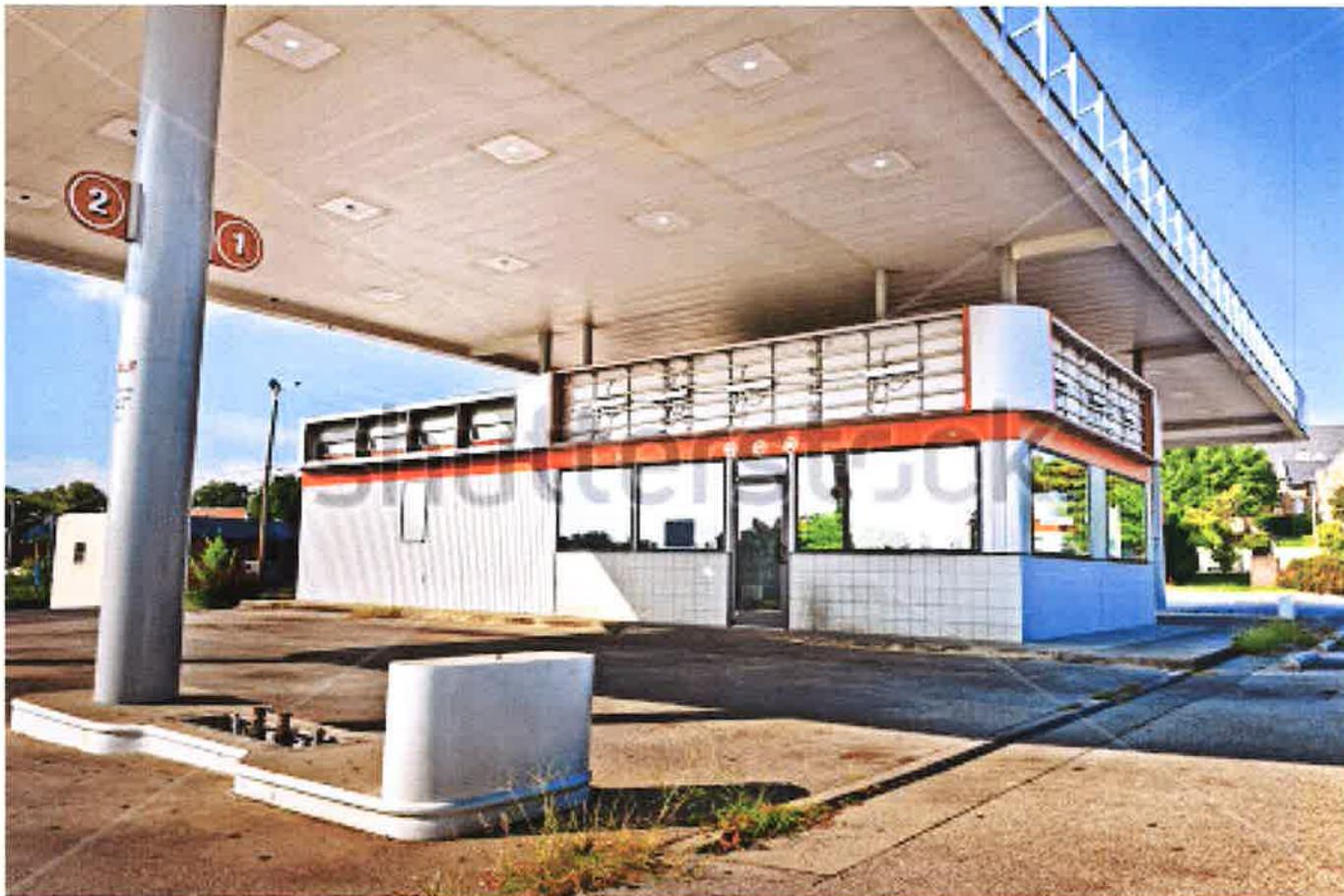


www.shutterstock.com - 140901073

Shell Abandoned Out Of Business Gasoline Station/ Gas Station Closed



Unidentifiable Abandoned Out Of Business Gasoline Station/ Gas Station Closed



www.shutterstock.com - 265954511

Old abandoned gas station



[Johns Hopkins Bloomberg School of Public Health](http://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html)

<http://www.jhsph.edu/news/news-releases/2014/small-spills-at-gas-stations-could-cause-significant-public-health-risks-over-time.html>

- October 7, 2014
- **Small Spills at Gas Stations Could Cause Significant Public Health Risks Over Time**
- **Soil and groundwater may be imperiled more than previously understood**
- A new study suggests that drops of fuel spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.
- Few studies have considered the potential environmental impact of routine gasoline spills and instead have focused on problems associated with large-scale leaks. Researchers with the Johns Hopkins Bloomberg School of Public Health, publishing online Sept. 19 in the *Journal of Contaminant Hydrology*, developed a mathematical model and conducted experiments suggesting these small spills may be a larger issue than previously thought.
- "Gas station owners have worked very hard to prevent gasoline from leaking out of underground storage tanks," says study leader Markus Hilpert, PhD, a senior scientist in the Department of Environmental Health Sciences in the Johns Hopkins Bloomberg School of Public Health. "But our research shows we should also be paying attention to the small spills that routinely occur when you refill your vehicle's tank."
- Over the lifespan of a gas station, Hilpert says, concrete pads underneath the pumps can accumulate significant amounts of gasoline, which can eventually penetrate the concrete and escape into underlying soil and groundwater, potentially impacting the health of those who use wells as a water source. Conservatively, the researchers estimate, roughly 1,500 liters of gasoline are spilled at a typical gas station each decade.
- "Even if only a small percentage reaches the ground, this could be problematic because gasoline contains harmful chemicals including benzene, a known human carcinogen," Hilpert says.
- Hilpert and Patrick N. Breyse, PhD, a professor in the Department of Environmental Health Sciences, developed a mathematical model to measure the amount of gasoline that permeates through the concrete of the gas-dispensing stations and the amount of gasoline that vaporizes into the air.
- The model demonstrates that spilled gasoline droplets remain on concrete surfaces for minutes or longer, and a significant fraction of spilled gasoline droplets infiltrate into the pavement, as concrete is not impervious.
- "When gasoline spills onto concrete, the droplet will eventually disappear from the surface. If no stain is left behind, there has been a belief that no gasoline infiltrated the pavement, and all of it evaporated," Hilpert says. "According to our laboratory-based research and supported by our mathematical model, this assumption is incorrect. Our experiments suggest that even the smallest gasoline spills can have a lasting impact."
- Since the health effects of living near gasoline stations have not been well studied, Breyse says there is an urgency to look more closely, especially since the new trend is to build larger filling stations with many more pumps. These stations continue to be located near residential areas where soil and groundwater could be affected.
- "The environmental and public health impacts of chronic gasoline spills are poorly understood," says Breyse. "Chronic gasoline spills could well become significant public health issues since the gas station industry is currently trending away from small-scale service stations that typically dispense around 100,000 gallons per month to high-volume retailers that dispense more than 10 times this amount."
- "In a perfect world, it would be ideal to avoid chronic spills," Hilpert says. "However, if these spills do occur, it is also important to prevent rainwater from flowing over the concrete pads underneath the pumps. Otherwise, storm runoff gets contaminated with benzene and other harmful chemicals and can infiltrate into adjacent soil patches or form storm water that may end up in natural bodies of water."
- "[Infiltration and Evaporation of Small Hydrocarbon Spills at Gas Stations](#)" was written by Markus Hilpert and Patrick N. Breyse.

THE BALTIMORE SUN “Concrete is not a barrier -- it’s not impermeable.” Fuel drips at gas stations may add up to big problem, study says

<http://www.baltimoresun.com/health/bs-hs-gasoline-drips-20141031-story.html>

- Little things can become a big deal, especially if they happen over and over again. A recently published study suggests that may be true of the many small spills that occur when motorists refuel their vehicles at service stations.
- Maybe no more than a few drops of gasoline fall to the pavement during any one fill-up as a fuel nozzle is returned to the pump. But Markus Hilpert and Patrick N. Breyse, researchers with the Johns Hopkins Bloomberg School of Public Health, figure those drips could add up over the years to significant contamination of soil and groundwater at a busy service station near a residential area.
- Hilpert and Breyse, faculty members in the Department of Environmental Health Sciences, developed a mathematical model to simulate what happens to the gasoline routinely dribbled out while refueling.
- In their study, published online in the Journal of Contaminant Hydrology, they estimate that roughly 1,500 liters of gas are spilled at a typical gas station over a decade, where as many as 10,000 vehicles refuel in a month. At the newer mega-stations that have been built in recent years, the fuel loss — and impacts — could be even greater over time, they suggest.
- "We need to take a closer look at this problem," said Hilpert, lead author of the study.
- Over the years, there have been some headline-grabbing fuel leaks and spills, including the contamination of dozens of household wells in the Jacksonville community of northern Baltimore County by a 25,000-gallon leak under an ExxonMobil station there. Under pressure from government regulators and the threat of lawsuits, gas station owners have taken steps to prevent such leaks and spills.
- But Hilpert and Breyse say these tiny spills also deserve scrutiny, even if they might seem too small to worry about individually. Gasoline that drips out of the nozzle during refueling can be washed off the concrete pad by rainfall, they note. What doesn't wash away or evaporate into the air can soak into the pavement around the pumps, and over time it may infiltrate down into the ground. Research indicates gasoline can seep through concrete, probably in vapor form, Hilpert said.
- "Concrete is not a barrier — it's not impermeable," he said.
- State officials haven't reviewed the study but say Maryland's regulations on gas stations are among the most stringent in the nation, stricter than federal requirements. Jay Apperson, spokesman for the Department of the Environment, said the state requires groundwater monitoring in certain high-risk areas that officials believe are likely to pick up contamination of the type the study projects.
- Kirk McCauley, government affairs director for the WMDA Service Station and Automotive Repair Association, notes that stations today are highly regulated, subject to reporting and testing requirements and inspections.
- But it, along with some other research, suggests the issue deserves a closer look, he said. A 2002 study in North Carolina, for instance, did find higher levels of gasoline components — including benzene, a carcinogen, and toluene, which is also toxic — in storm water sampled near service stations or in groundwater discharged from a former leaking underground storage tank.
- And spill-prevention technology is not fail-safe, Hilpert contended. He recalled how, during a recent fill-up of his own vehicle, the fuel pump's automatic shut-off device failed to work, and "gas just gushed out."
- Hopkins researchers have approached state regulators about making a closer study of the issue at selected service stations, Apperson said. State officials are weighing the proposal.



South Jordan City Council

Water Reuse Overview

Scott Osborne

August 18, 2015

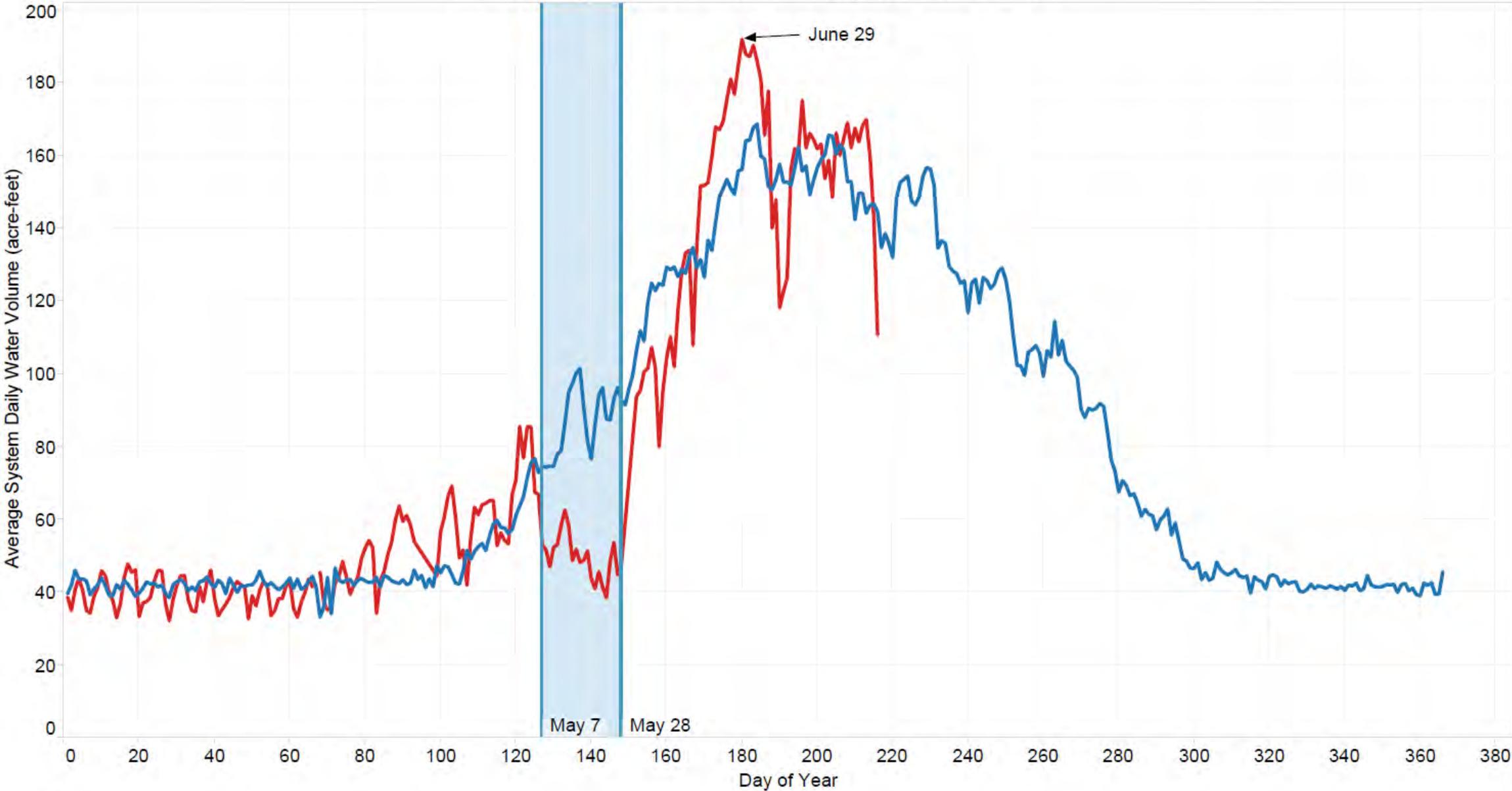


JORDAN VALLEY WATER
CONSERVANCY DISTRICT

Water Supply Situation



Jordan Valley Water Conservancy District Average Daily Water Volume Delivered, 2010-2014 vs 2015



Time Period
■ 2010-2014 Daily Average
■ 2015 Daily Average



OUTDOOR WATERING ADVISORY

Jordan Valley Water recommends the following conservation practices

ONLY 2 TO 3 WATERING DAYS NEEDED THIS WEEK

Conditions this week include temperatures around 90 degrees and there is no rain in the forecast. Only 2 or 3 watering days should be necessary to keep lawns green through the weekend. Watch for weather changes and opportunities to reduce outdoor water use. This advisory is for all outdoor watering, including from secondary water sources.

i Updated: Monday, August 17, 2015 (Recommendations are in effect until the next update)

GENERAL SUMMER WATERING RECOMMENDATIONS

WATER DRY AREAS WITH HOSE

Targeting dry areas in the lawn with a hose is a much more efficient use of water than using sprinkler systems to resolve the problem.

SPRINKLER CONTROLLERS

It's reasonable to set your controllers to automatic mode, but you should watch the weather for storms and make frequent (at least weekly) adjustments to your controllers as necessary.

WATER IN THE DARK

Optimal watering time is early morning, but anytime between 8 PM and 8 AM is good.

WAYS TO KNOW IF YOUR LAWN NEEDS WATER



CONTACT US



Our main contact information can be found below and other options can be found on the contact page.

Headquarters

Phone: 801-565-4300

Fax: 801-565-4399

Mailing Address

8215 South 1300 West

West Jordan, UT 84088

i More Contact Information

ADDITIONAL RESOURCES



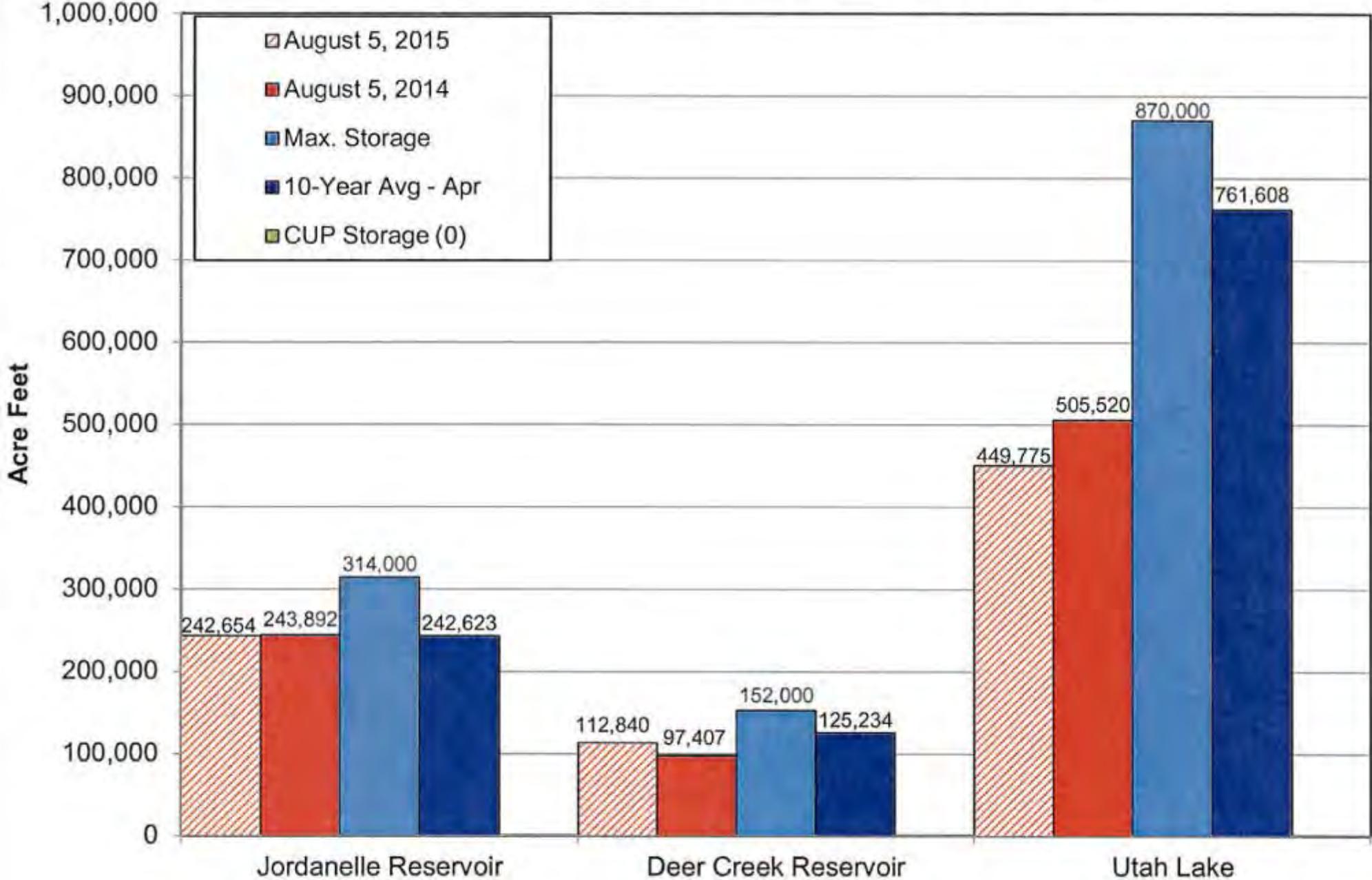
The Utah Division of Water Resources Lawn Guide

Water Efficient Landscaping (CWEL) Watering Guides

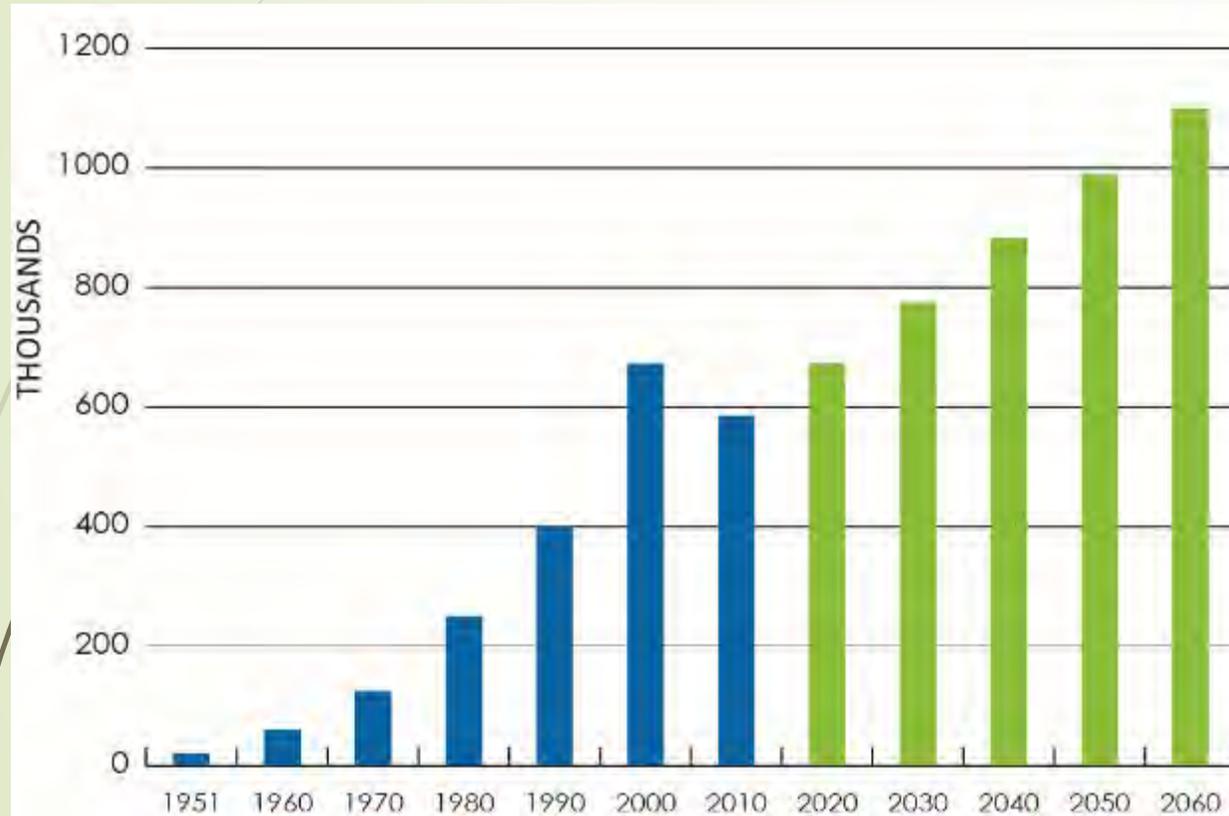
Slow the Flow Water Check Sign-up

Waterwise Utah

Provo River Reservoirs Update

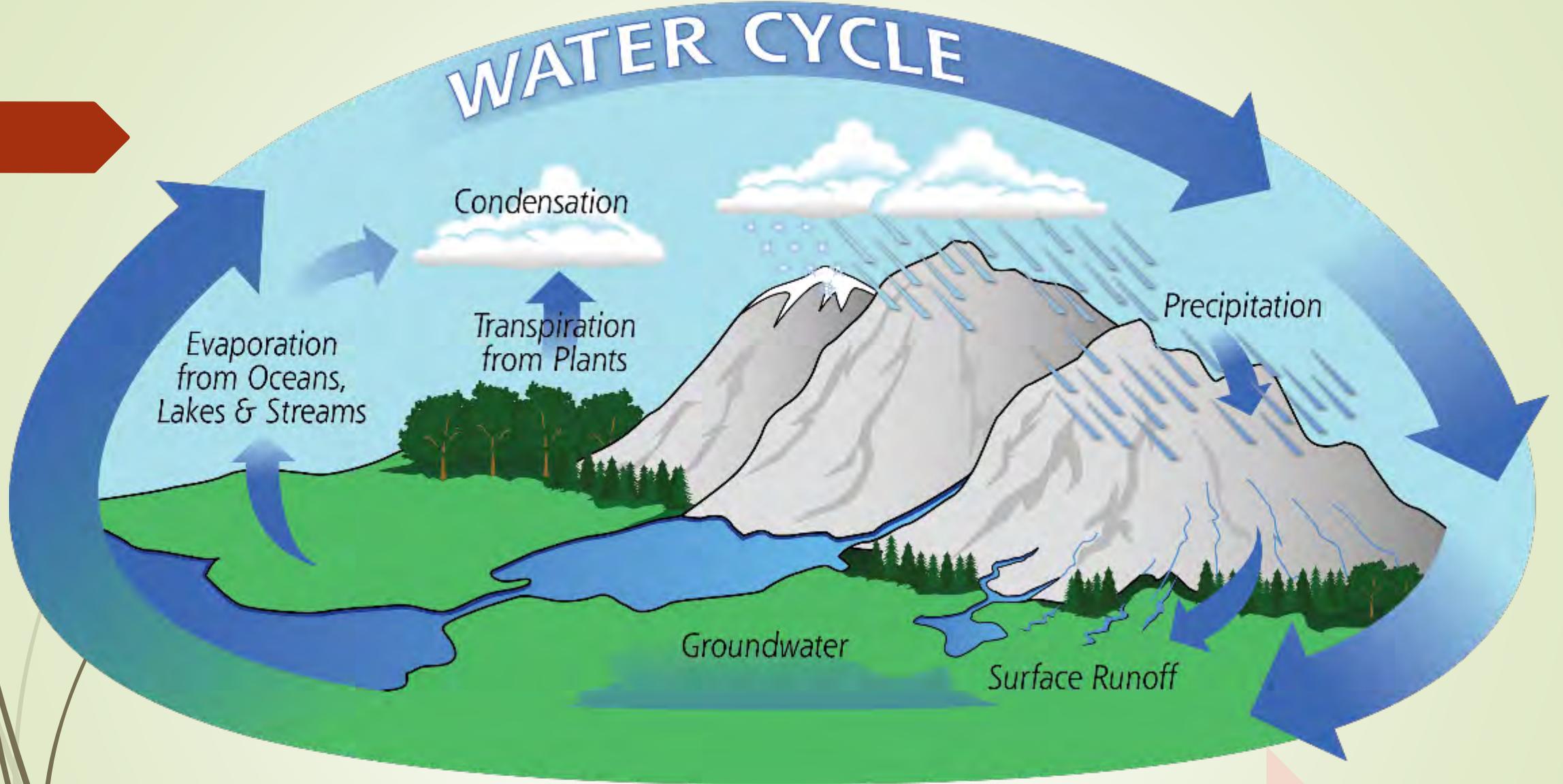


Preparing for the future



- Protect
- Conserve
- Provide
- Water Reuse

JWWCD's population growth & projection



Precipitation

Collection/Use

Evaporation

Every drop of water on the planet has been recycled at one time or another



Water Reuse

1. Secondary Reuse

- ▶ Treating wastewater for reuse in non-potable, secondary irrigation systems.
- ▶ Potential projects are being evaluated.

2. Indirect Potable Reuse

- ▶ Treating wastewater, followed by an environmental buffer (aquifer or reservoir) between treated wastewater and drinking water treatment.

3. Direct Potable Reuse

- ▶ Treating wastewater to drinkable standards using advanced treatment technology, without the use of an environmental buffer.



1. Secondary Reuse

- Widespread practice in United States, limited practice in Utah
 - Jordan Valley Water is overseeing preliminary feasibility studies of potential projects utilizing the Jordan Basin Water Reclamation Facility (JBWRF) and/or the South Valley Water Reclamation Facility (SVWRF)
- 

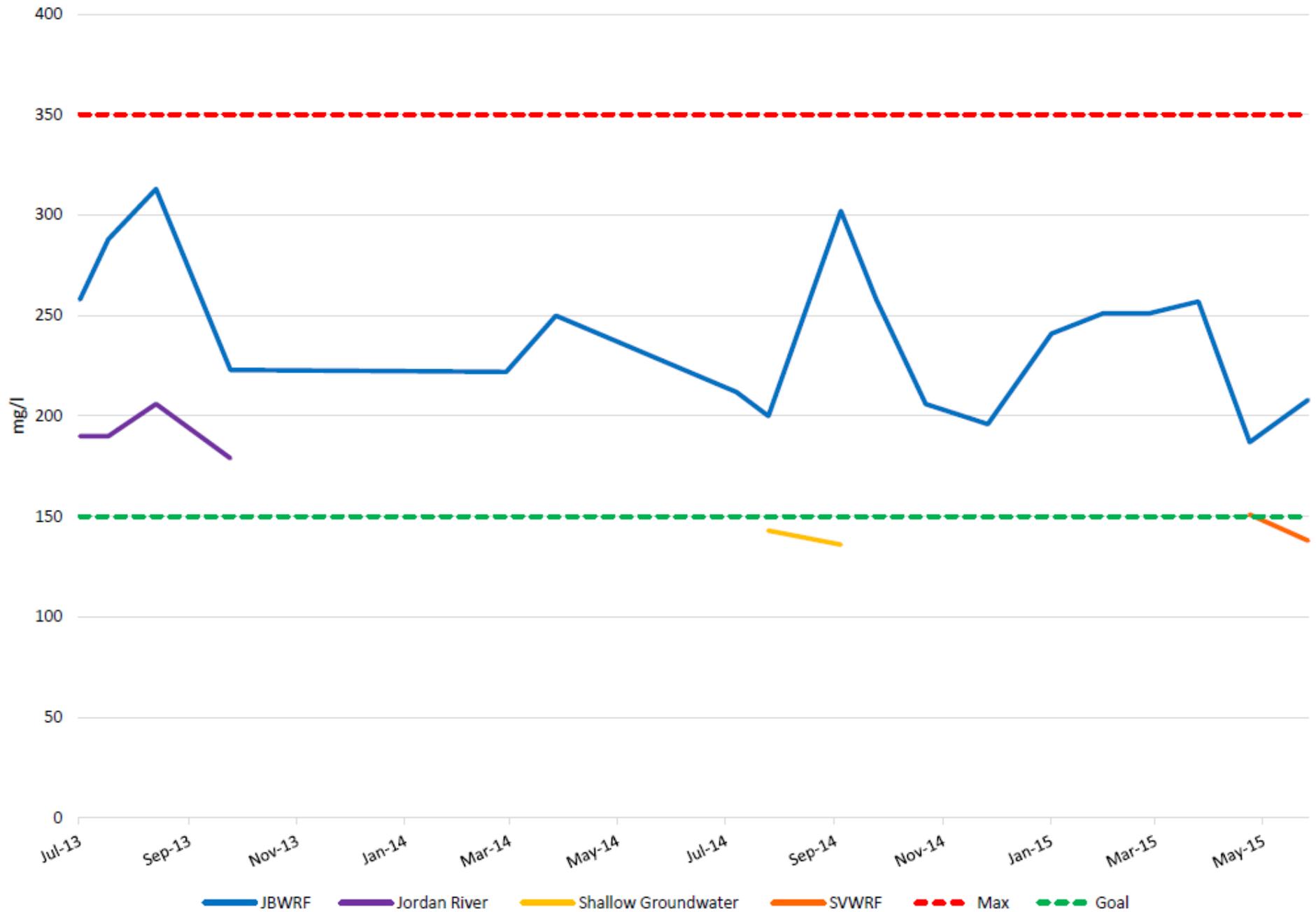
1. Secondary Reuse

- Water quality issues related to secondary reuse

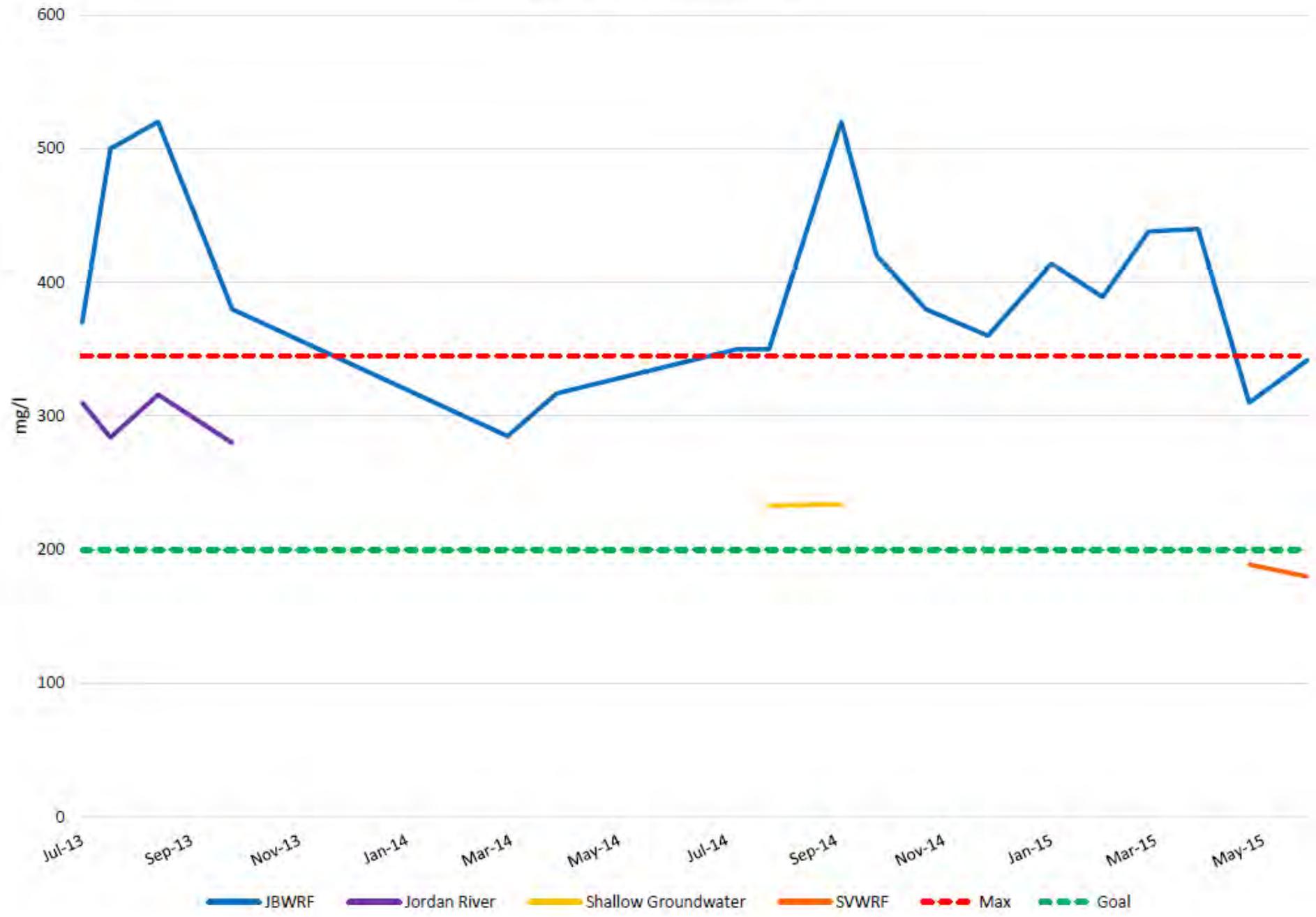


Jordan Basin Water Reclamation Facility

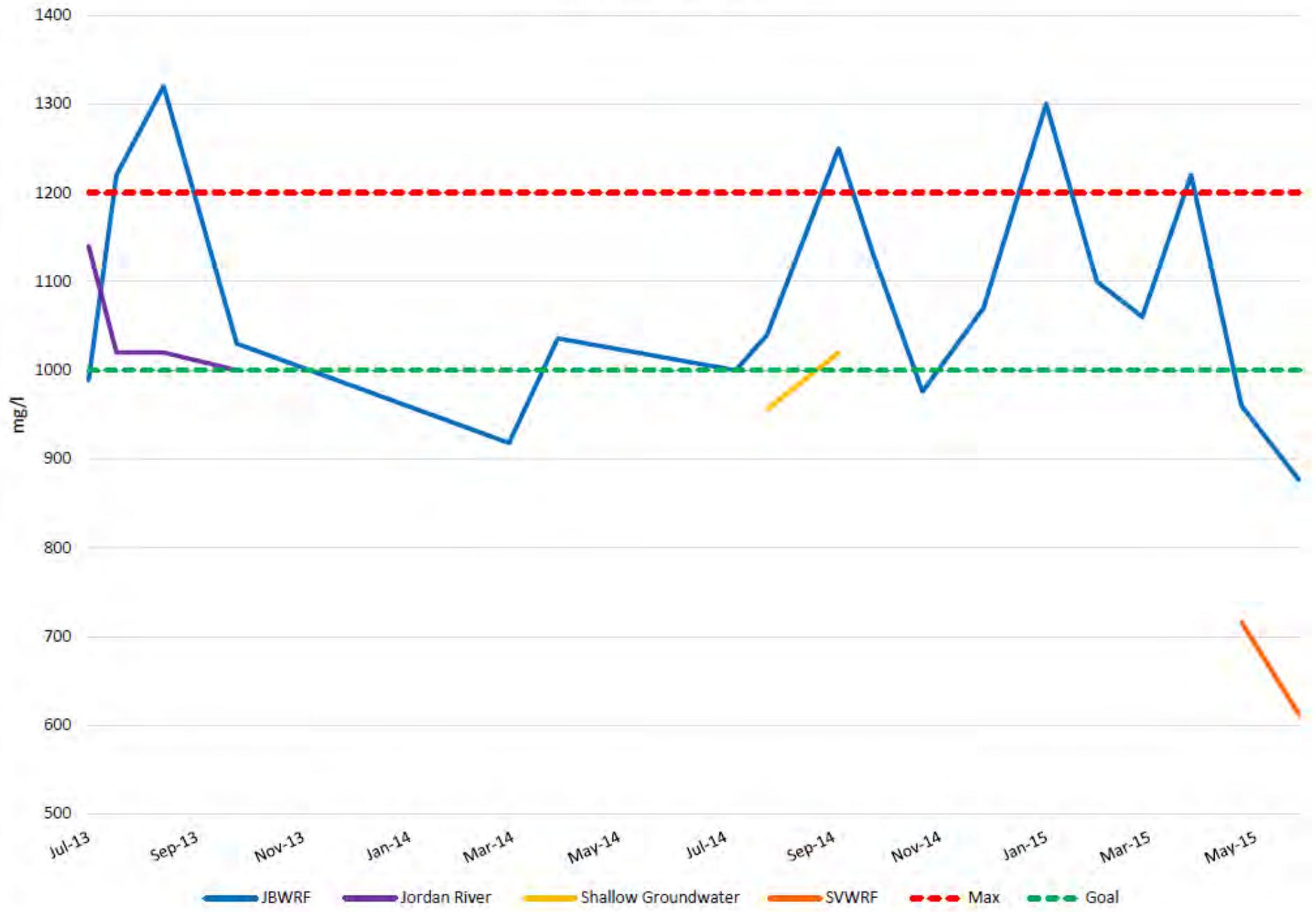
Sodium Concentration



Chloride Concentration



TDS Concentration





2. Indirect Potable Reuse

- ▶ Orange County, California:
 - ▶ A groundwater replenishment project has been operated since 2008. 35 MGD^(a) injected through wells, 35 MGD applied to percolation basins.
- ▶ San Diego, California:
 - ▶ A 1 MGD advanced wastewater treatment facility operated as a demonstration project 2009-2013. Treated water is discharged to a large reservoir for about one year detention time. Water then receives conventional treatment for drinking water supplies. Now awaiting indirect and direct potable reuse regulations by the California Division of Drinking Water.
- ▶ Big Spring, Texas and Wichita Falls, Texas:
 - ▶ Wastewater receives advanced treatment and is blended with a raw water supply. Blended water then receives conventional treatment for drinking water supply.
- ▶ Others:
 - ▶ Clayton County, Georgia and Cloudcroft, New Mexico

(a) million gallons per day

3. Direct Potable Reuse

- ▶ Denver Water:
 - ▶ Completed a demonstration project in 2002. Has made significant investments in non-potable (secondary) reuse facilities, but is not currently pursuing potable reuse.
- ▶ Big Spring, Texas and Wichita Falls, Texas:
 - ▶ Some consider to be direct potable reuse because the treated wastewater doesn't go through an environmental buffer before treatment for drinking.
 - ▶ Big Spring, Texas treats up to 2.5 MGD of secondary effluent with membrane filtration, reverse osmosis and advanced oxidation.



JVWCD Future Water Supply Projects

Estimated Capital and O&M Costs (updated July 2015)

Supply Project	Planned Operation Start Date	Project Annual Yield - drought year (AF)	PV (2015) Capital Costs	Unit Capital Costs (\$/AF)	Annualized Unit Capital Costs (a) (\$/AF)	Estimated O&M Costs (2015 \$/AF)	Total Project Costs (2015 \$/AF)	
Central Water Project (22 MGD)	2016	11,680	\$88,000,000	\$7,534	\$463	\$400 - \$450	\$863 - \$913	
			CWP Capital Assessment: \$68 million, JVWCD pipeline: \$20 million					
Strawberry Water & Provo sources using Provo River Aqueduct (45 MGD) (b)	2027	24,000	\$374,000,000	\$15,583	\$957	\$100 - \$150	\$1057 - \$1107	
			Capital Repayment to CUWCD: \$121 million - future annual payments					
			PRCEP & acquire contained shares: \$39 million - making debt payments					
			Expand JVWTP & construct Southwest Aqueduct: \$12 million already spent, \$183 million future expense					
			Acquired other Provo River rights: \$11 million already spent, \$8 million future expense					
Expand SWGWTP (7MGD)	2034	6,500	\$30,000,000	\$4,615	\$283	\$350 - \$400	\$633 - \$683	
New Jordan River RO treatment plant (7 MGD)	2040	6,500	\$75,000,000	\$11,538	\$708	\$350 - \$400	\$1058 - \$1108	
Bear River Project (100 MGD)	2045	50,000	\$717,000,000	\$14,340	\$880	\$200 - \$250	\$1080 - \$1130	

Notes:

a) N=30, i=4.5%

b) Strawberry Water (aka ULS), West Union Canal shares, other Provo Reservoir Water Users Company shares will all utilize the Provo River Aqueduct, and the JVWTP expansion project so these various supplies using the same raw water conveyance and treatment facilities are grouped together.



Central Utah Water Conservancy District (CUWCD)

- ▶ Administers program to fund water reuse/recycling projects
 - ▶ Up to \$1,000,000 per 1,000 acre-feet recycled per year in one-time capital funding
- ▶ Committed to support feasible and environmentally sustainable water reuse/recycling projects.

“Water reuse/recycling of CUP water is an important objective of the water project. Initial NEPA compliance has been done, and project-specific NEPA compliance would need to be completed. Both the U.S. Department of Interior and CUWCD are motivated to support and facilitate water reuse/recycling of CUP water.”

– Gene Shawcroft, General Manager, CUWCD



JVWCD is Supportive of Water Reuse Projects

- JVWCD is monitoring wastewater quality with JBWRF and SVWRF
- JVWCD is funding a feasibility study for a regional secondary reuse project
- JVWCD's future water supply plan assumes 13,000 AF per year of water reuse by its member cities and districts
- JVWCD is demonstrating advanced water treatment technology with a full-scale reverse osmosis water treatment plant

Southwest Groundwater Treatment Plant





Questions and Discussion

Public Entities: What can and can't be done¹⁰

* Consult with your city attorney and see the *Public entity and public official involvement memo* available on ULCT website for more details

CAN: provide a "brief statement" about the public entity's position & reason for the position¹¹

CAN: provide "factual information" as long as the public entity grants "equal access" to opponents of the ballot proposition¹²

CAN: provide "factual information" that is consistent with the TBPA—up to 500 word arguments & 250 word rebuttals—for publicizing arguments & rebuttals¹³

CAN: neutrally encourage voters to vote regardless of whether the city/town provides a "brief statement" or "factual information"¹⁴

CANNOT: make an expenditure from public funds to influence a ballot proposition¹⁵

CANNOT: spend public money or provide anything of value to campaign or advocate for or against the ballot proposition¹⁶

CANNOT: Provide services at less than fair market value for a political issues committee¹⁷

Public Officials & Public Employees: What can and can't be done

CAN: advocate for or against the ballot proposition by speaking independently of the public entity, using your personal email account, and without using public funds¹⁸

CAN: advocate for or against the ballot proposition by providing campaign contributions from personal resources¹⁹

CANNOT: use your public email account to send emails that advocate for or against the ballot proposition²⁰

CANNOT: approve expenditures from public funds to influence the ballot proposition²¹

¹⁰ Transparency of Ballot Propositions Act, Utah Code Ann. § 20A-1-1602; Political Activities of Public Entities Act, § 20A-11-1201

¹¹ Utah Code Ann. § 20A-11-1202(6)(a),(b)

¹² Utah Code Ann. § 20A-11-1206(2),(3)

¹³ Utah Code Ann. § 59-1-1604

¹⁴ Utah Code Ann. § 20A-11-1206(3)

¹⁵ Utah Code Ann. § 20A-11-1203(1)

¹⁶ *Id.*; Utah Code Ann. § 20A-11-1202(4)(a)

¹⁷ Utah Code Ann. § 20A-11-1202(4)(e)

¹⁸ Utah Code Ann. § 20A-11-1206(1)

¹⁹ *Id.*

²⁰ Utah Code Ann. § 20A-11-1205(1)

²¹ Utah Code Ann. § 20A-11-1203(1)



HB 362 Local Option: County Requirements ¹

A county must follow these steps if the county submits the ballot proposition to voters in 2015:

AS SOON AS THE COUNTY ACTS: The county clerk must prepare an election notice of the election either 100 days prior to the election OR as soon as possible before the local election to use in conjunction with a federal write-in absentee ballot²

- The notice must include the ballot propositions and other offices as well as instructions for how to use the federal write-in absentee ballot
- The county clerk must post the notice on the county website & provide it upon request³
- Once the ballot is certified, then the county clerk must update & publish the notice

AUG 30 (LAST DATE FOR 2015 ACTION): The county governing body must submit the certified ballot title of the ballot proposition to the county clerk 65 days prior to the election⁴

AUG 30: The county clerk must receive petitions from supporters and opponents to prepare arguments for and against the ballot proposition for the local voter information pamphlet⁵

- If more than one person files a request to prepare arguments for or against the ballot proposition in the local voter information pamphlet, then the governing body must make the final designation⁶ and give priority to members of the governing body. The voter information pamphlet arguments may not exceed 500 words in length and not list more than five names as sponsors.⁷

SEP 4: Per the TBPA, the county clerk must provide the ballot proposition title, number, and text, the county legislative vote, and other factual information to the lieutenant governor for the Statewide Electronic Voter Information Website⁸

- The county governing body must provide a 500 word argument in favor of the ballot proposition to the county clerk per the TBPA to later publish on the county website, state website, and county newsletter (if applicable) by Sep 4
- The county clerk must receive the 500 word opposing argument by Sep 4 as well
- If multiple opposing arguments arrive, then the county clerk designates one as "official"

SEP 14: The authors of the 500 word arguments for the voter information pamphlet must submit their arguments to the county clerk⁹

SEP 24: The county governing body may provide a 250 word rebuttal per the TBPA to the opposing argument

- The opponents may provide a 250 word rebuttal to the county rebuttal by Sep 24 too

OCT 4-NOV 3: The county per the TBPA must post the argument, opposing argument, and rebuttals on the county website, state website, & the county newsletter (if applicable) until Election Day

OCT 20-30: The county governing body per the TBPA must publicize and hold one public meeting after 6 pm during this time frame and present both supporting and opposing arguments

¹ Transparency of Ballot Propositions Act, Utah Code Ann. § 20A-1-1602; voter information pamphlet, § 20A-7-402

² Utah Code Ann. § 20A-16-502(1),(2)

³ Utah Code Ann. § 20A-16-502(5)

⁴ Utah Code Ann. § 20A-6-106

⁵ Utah Code Ann. § 20A-7-402(1),(2)(a)(i)

⁶ Utah Code Ann. § 20A-7-402(2)(a)(ii)

⁷ Utah Code Ann. § 20A-7-402(2)(a)(v)

⁸ Utah Code Ann. § 20A-7-801(4)(iii)

⁹ Utah Code Ann. § 20A-7-801(2)(a)(vi)