

SOUTH JORDAN CITY
CITY COUNCIL SPECIAL STUDY MEETING

January 12, 2016

Present: Mayor David Alvord, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Don Shelton, Council Member Tamara Zander, Council Member Chris Rogers, CM Gary Whatcott, COS Paul Cunningham, City Attorney Ryan Loose, IS Director Jon Day, Administrative Services Director Dustin Lewis, Development Services Director Brad Klavano, CFO Sunil Naidu, City Commerce Director Brian Preece, Strategic Services Director Don Tingey, Public Works Director Jason Rasmussen, Police Chief Jeff Carr, Fire Chief Andy Butler, Finance Controller Bill Pyper, City Recorder Anna West

Others: Fred Philpot, Quin Monson, Kyrene Gibb, Ty McCutcheon, Rulon Dutson, Tina Brown, Deputy Chief Jason Knight, Nick Geer, Kim Wimmer, Jefferson Hyer, Ashley Curtis, Jeff Olson, Eric Thatcher, Jay Cobb

**SPECIAL STUDY MEETING – 4:00 PM
POLICE TRAINING ROOM**

Mayor Alvord welcomed everyone present and started the meeting at 4:10.

A. Invocation: By Council Member Chris Rogers

Council Member Rogers offered the invocation.

Mayor Alvord said our City Attorney has asked for a few minutes to do some training at some point in the meeting tonight. He then turned the time over to Fred Philpot from the office of Lewis Young Burningham. He said apparently Laura Lewis is out sick and could not be here tonight so we have Fred Philpot filling in for her.

B. Property Tax Revenues. (*By Laura Lewis*)

Fred Philpot, Lewis Young Burningham, said the city has asked us to provide some understanding of Revenues and Taxations for a Municipality, how the Revenues flow and some interesting components with regards to property tax. He said we have given this presentation to other communities recently.

Presentation: South Jordan, Utah Revenue and Taxation Review (Attachment A)

Page 2: Questions to Ponder

Mr. Philpot said through this presentation I want you to think about two questions:

- 1) how many of you are living on the income you made the first year when you started your full time job.
- 2) what if you don't go through the Truth in Taxation process.

Hopefully as we go through this presentation it will help address some of those questions and provide information you can ponder over. This is methodology and concepts we are presenting to you.

Presentation P.3: Agenda

Presentation P.4: Revenues – What are the Primary Revenues available to Municipalities

Presentation P.5: Revenues – 3/leg & 4/leg stool approach

Presentation P.6: Revenues – Example of GF Revenue fluctuations by type

Council Member Tamara Zander arrived at 4:15 pm

Presentation P.7: Property Taxes – Looked at as most stable source, rate controlled by City Council

Council Member Shelton asked about understanding the new growth concept. The understanding I have had in the past is the new growth is just the new development within the city but not the increase in the value of the properties.

Mr. Philpot said there is a difference between appreciation of property and new growth. When your property appraises based on market conditions, that is taken out of the equation and the values are adjusted to ensure that the tax rate remains. During the recession when property values declined, the certified tax rate goes up to ensure that the same revenues flow into the city as a result of declining property values within the community. That has nothing to do with new bricks and mortar that come into the city; that is looked at separately.

Council Member Rogers said he has same question. So it's not true revenue neutrality if you are adding new growth; is that correct. Mr. Philpot said yes; it is the revenue neutrality plus new growth.

Council Member Rogers asked how the new growth is determined and calculated and how that affects the rate. Mr. Philpot said the Tax Commissions definition of new growth is: "taking the comparison of two years' worth of data then take the prior year data of your original values, personal properties, and centrally assessed properties and take out the reappraisal value and compare it to the current. That is the calculated new growth."

Mr. Philpot referred to page 8 showing the Basic Budget Formula.

Council Member Rogers asked if we capture half-year growth. Mr. Philpot said the thing to understand is new growth is a calculation of a prior year values relative to the current year values and what the difference is between those two values. That is what is considered Calculated New Growth. If the equation goes into the negative then you would report -0- and say no new growth. Any new growth will not decrease the certified tax rate.

CM Whatcott said the centrally assessed properties are done at the state level.

Presentation P.8: Property Taxes – Basic Budget Formula

Presentation P.9: Property Taxes – New Growth Calculated

Mayor Alvord asked if this formula/technique where we say it is revenue neutral and these terms that we have just laid down; are they unique to Utah or is this a national norm for figuring municipal property taxes. Mr. Philpot said he did not know.

CFO Naidu said California has Prop 13 that states the value of the house when you buy it stays the same and you pay taxes on that value until the property is sold.

Mayor Alvord said my understanding is that Truth in Taxation is a Utah thing.

Don Tingey said I don't know what other states have but I do remember being told in my tax class, and it specifically brought out how Utah's form of Truth in Taxation is known to be the most transparent.

Presentation P.12: Property Tax General Fund Revenues & Expenditures

Mr. Philpot said the General Fund is the melting pot of all the revenues and levels of service that aren't in those enterprise funds. South Jordan is different because you did your Long Range Plan several years ago with regards to the planning of the General Fund and looking at that fund as you would an enterprise fund. Other communities have not done that. The idea is measuring and forecasting those revenue streams and then comparing that to the expenses or the costs which represent the level of service that the community wants to perpetuate in the future.

Mayor Alvord asked what the assumption was on revenues; are we talking about keeping the rate flat?
Mr. Philpot said yes. The property tax levy was considered flat.

Mayor Alvord asked if a community could base its budget on tying it to the rate of inflation. I have heard that cities become more expensive as time goes on above and beyond the rate of inflation.

Mr. Naidu said in a city sense you would project it to full growth. In the next 20 years we would be fully built out; then after that your mechanism changes.

Mr. Philpot said the key is the evaluation of it. What are expense assumptions and are we at a point where we see some plateauing of those expenses, what is our service buildout footprint, or are we seeing some expansion in that service footprint. That produces some pressure on your expense categories because not only do you have the inflation components on your expenses you also have the expansion of those. There are at least two variables that have to be considered in that discussion which is the inflation component as well as the expansion of your service area. You can add to that a third component, which is an actual conscious change to your level of service.

Presentation P.13: Property taxes – What if you don't go through truth in taxation

Mayor Alvord said I want to refer to a comment by Don a few minutes ago; he said if we don't do a truth in taxation, we are not even keeping up with inflation. Could you expand on that a bit?

Mr. Philpot said the Truth in Taxation process is a process. The issue of levels of service and whether we are getting behind or not is the evaluation of the revenue stream and forecasting that relative to your expenses. There are actually two separate issues. In order to change that equation you have to go through the Truth in Taxation process. The process is to help residents know that this is what we are doing with regards to tax rate and why. If we don't go through the process we are not being transparent. Mr. Philpot said not going through Truth in Taxation equates to a loss in buying power.

Presentation P.14: Understanding Proportionality – What portion of your property tax bill is related to municipal services?

Presentation P.15: Conclusions: Understanding where the revenues come from. Need to look at the sustainability of each revenue stream.

Mr. Philpot said understanding where the revenues come from, the primary sources of these revenues, property tax is a major component of that revenue distribution and it's very stable based on that certified tax rate calculation. The evaluation of that sustainability over the long term can be overlooked within the general fund. Ultimately the concept is to take the variables, project those out and look at that sustainability and then make decisions based that understanding of levels of service, revenue distribution and expense. The changes in the property tax levy are eternal with regards to the budget unless you go through the Truth in Taxation whether it is up or down.

Mayor Alvord asked, other than reducing debt, what other ways do cities end up coping with loss of revenue.

City Manager Whatcott said development fees pay for development people. You can't charge more fees than it costs to do the processing. They are not bringing in new money – development fees go towards paying the salaries of those people who do the job for the building department such as the reviewers, processors, clerical work, inspections. Impact fees are project specific.

Mr. Philpot said we are looking at cities that are a lot closer to buildout that you are. There is always more density and redevelopment that can happen after build-out. The relationship of "is the new taxable value of our new growth matching our service footprint." You have to make sure that is a true statement.

Mayor Alvord said we will amend the Agenda to add item B.1. to conduct some training.

B.1. City Attorney Training

City Attorney Ryan Loose distributed copies of Resolution R2012-24 (Attachment B) Amending the Code of Ethics for the City. He said there is a direct reason why I am doing an impromptu training and that is because we have word that tonight at the Planning Commission meeting the media already wants to talk to our Planning Commissioners to ask them their opinion on an item on their agenda. There are a couple of issues here. They get their training on this too about making decisions in an open and public after you hear discussion on a matter. They have the Public Hearing and give the public time to comment; you make your decision and don't talk to the media beforehand because you can conflict yourself out of commenting. In a like manner, you as a City Council are the appeal body for the Planning Commission and for other boards if they appeal, so any comment or predetermination of issues before that appeal time has run, if they do get appealed to you, could disqualify you from acting on it. I will bring one other thing to your attention. Item #15 in the Code of Ethics talks about your relationship with other boards. I agree with something Mr. Shelton said in the last meeting that the Planning Commission is an extension of the City Council and not independent. It doesn't say it is independent in the state statute or anywhere else, but when it has an application before them they act independently. In philosophy, they should know what your philosophy is and what direction you want to take the city and as they make recommendations to you on legislative items, they should make recommendations that are consistent. When they have an administrative item before them, something that you have already set forth the rules, the ordinances are in place. Does this application follow the set rules or not and while they are deliberating on it you should not influence the decision making process or unduly influence their deliberations. As you look at that, I would encourage you not to publicly discuss or to make decisions prior to something getting to you that the Planning Commission is deliberating on. If you know it's an agenda item, you should refrain from discussing it with the Planning Commission. You can't unduly influence their decision because you are the appeal body. In the end you guys have to act and make your decisions. At the same time, there is nothing that says an independent person, which you all are when you're not wearing your City Council

hats, can't have an opinion. But realize that when you talk, people don't always see the Council Member when you're talking. You have to balance that. You have your own opinions and you can express them in your personal and private lives but if you look at #13 you can't talk for the whole Council unless the whole Council has made a decision. I know there are a couple of issues that have come up and we are so new we haven't had time to do the training and I thought we needed to get this done now. I will be happy to talk with you about any specific questions.

Council Member Rogers asked if his concern was mostly for specific items on the Planning Commissions Agenda, because we all appoint someone to the Planning Commission and we communicate with them. I actually think it's a good idea that we have a good relationship with our Planning Commissioners.

City Attorney Loose said that is why I say philosophy, general things, yes; a specific application that is in front of them, no. The consequence of this is you could conflict yourself out and you could be found by the other members of the City Council, in violation of this Code and you sanction and regulate each other's behavior. This is your rule – it is not state statute. This has to do with Administrative items not Legislative items. Your thoughts don't matter when it comes to Administrative items.

Council Member Zander said I think I have totally erroneously done this; because I have called Council and Commission Members in the last 48 hours and specifically talked about an agenda item that is before them tonight.

City Attorney Loose said I encourage you to avoid doing that in the future. This is only our second meeting and it is a Special Meeting not a regular meeting and we go through training and can only go through so much. This is a City Council rule and you enforce it with each other; that is why I wanted to bring it to your attention to make sure you know as many of the rules that pertain to you and you will get more as we go along. You haven't even had the League training yet.

Council Member Zander said it just seems really odd that if they are an extension of the City Council and we are calling and saying hey, here are my thoughts on that.

City Attorney Loose said just remember that's an Administrative item they are dealing with not a Legislative one. Your thoughts were expressed by the ordinance that was adopted. So if you tell them I don't like this, but they say it meets the code, it meets the code. While your thoughts are very relevant, in two weeks when you bring forth the code amendment to change the code to what your thoughts reflect and what the Council's reflect, that is when your thoughts are extremely relevant.

Council Member Rogers asked if Mr. Loose was concerned about any potential litigation if a Council Member were to violate provision #15.

City Attorney Loose said I don't know that provision #15 gives anyone independent standing; I do think that if litigation was brought on other grounds it certainly could be incorporated that you are going into your own policy. The purpose for this was to educate you all because we have three new Council Members that have not had the training and this issue happens to arise in between your first meeting and your second meeting. This will take time and experience.

Council Member Zander said I want to understand moving forward, how our relationship can be with the Planning Commission.

City Attorney Loose said as we go through looking at text amendments for zones, Mr. Rogers has a great relationship with our Planning Staff and I am sure with the Planning Commission members, talking about some of the things he likes and doesn't like. Those are Legislative items. That is making a law. That is 100% appropriate. As it comes to them, they don't make the final decision on that. We are 100% more sensitive on Administrative items, because the undue influence could, for instance I read a post that someone put out today that said they were informed that "by packing the Planning Commission meeting, they could influence the vote." That is clearly 100% erroneous. Getting more people there does not change the fact of whether this application meets our code. All it does is frustrate more people. This is not a reprimand; I just want to make sure everyone is on the same playing field as I got questions on this throughout the day. It is improper for you to talk to the media about a decision that you are going to make; especially when you have not heard anything on it yet.

City Manager Whatcott introduced Quin Monson and Kyrene Gibb from Y2 Analytics.

C. Y2 Analytics Citizen Survey. *(By Quin Monson and Kyrene Gibb)*

CM Whatcott said we have been doing a longitudinal survey for at least 8 years. This year we changed the complete format. We felt like our demographics shifted a lot and we weren't getting all of our residents included in our polling so we revamped it to get a better distribution of our residents.

Quin Monson said Kyrene Gibb will present and I will interject as needed (Attachment C)

Ms. Gibb said our survey was done online by South Jordan residents. She said overall, residents are happy with the way the City is being run. The Cities Strategic Initiative target areas are important to residents, especially sustainable growth and development. Managing growth was a major concern for residents. A large majority of residents that have interacted with City Staff have had positive experiences.

- 6 things to remember
- Survey Methodology

Our sampling frame came primarily from the Utilities database of South Jordan residents. We emailed nearly 6,000 residents; about 1,000 of those bounced which made our deliverability rate of about 81% which is pretty good. Of the 4,500 delivered invitations, 618 responded by completing online surveys. That is about a 14% response rate which is also good.

- Survey Invitation Language

We had Gary's permission to use his signature here, so again, an email coming from a City Official gave us a better response. We had about 160 people unsubscribe from the email list.

- City's Direction & Perceptions
- Overall Direction

Majority of public felt like the City was headed in the right direction. 33% said don't know. A lot of that response comes from people who have not lived in the City very long.

- Quality of Life

Average of 80.5% is a great response.

- South Jordan Elected Officials

We asked residents how they felt about how the elected officials of South Jordan were doing. 79% approval is a good number. The survey was done two weeks after the election was over; mid-November.

- SJ then and now

About 30% believe that the City is better today than it was about 5 years ago. 20% say it is worse. 27% say they don't know. This is a function of a young growing community that has not been here long.

- What they Like most

Mr. Monson said I would encourage all of you to read all of the words representing what they like most. Lots of good things are listed about what they like about South Jordan.

- Would they recommend SJ as good place to live

61% very likely, 33% somewhat likely; 94 percent is a very nice number for you.

- Value for Tax Dollar

71% said excellent or good and 30% saying fair/poor. This is a standard for Utah.

- Strategic Priorities Ratings

We didn't use the strategic initiatives word for word because we wanted to break them down and dissect them so they were more acceptable for residents. The bulk of the responses for each initiative gets an excellent or good.

- Most Important Issues today as well as in the next 5 years

Growth, traffic, high density housing, population, schools, transportation, taxes, crime

CM Whatcott said you really need to read the verbatim responses because growth has been on every survey for eight years. A lot of them don't want to let any more people in.

- South Jordan City Services – identify priorities

Average satisfaction ratings received good ratings. Mulligans was under 60%

- Preferred Channel for City Information

City Newsletter came in at 41% as their preference to get city information. I believe that the preference for email will grow as more people are getting email and the quality of the email communication improves too.

- City Staff - personal experience with city staff

56% said no, they have not contacted the City for information; 44% said yes.

They had discussion about not doing these surveys by phone because most people under the age of 40 don't have a land line and Federal law requires that the cell phone numbers have to be hand dialed. That makes it cost prohibitive to do the survey by phone. This is both accurate and less expensive.

At 6:10 p.m. Mayor Alvord called for 10 minute recess for dinner

At 6:40 p.m. Mayor Alvord started the meeting again. He said before we invite our partners from Kennecott Land in I just wanted to find out if anyone has a particular format in mind. Council Member Shelton has some bullet points in an email that he would like to have discussed in the meeting (Attachment D). If everyone will check their emails you will see the list from Don.

D. Kennecott / Daybreak Development Discussion with Daybreak Representatives

CM Whatcott said we asked Kennecott to come here to present to us and talk about relationships.

Mayor Alvord said I will ask them what it is they are presenting, because if I feel like this is the elephant in the room we may want to ask them to hold off on that.

Ty McCutcheon and Rulon Dutson of Kennecott Land joined the meeting at this time.

Mayor Alvord said we understand that the Planning Commission is meeting upstairs on a subject very close to your hearts and ours as well. I wanted to first let you know that we have an item we would like to discuss and I wanted to get a feel for how much time you have prepared or if it is just a conversation or an actual presentation.

Mr. McCutcheon said our understanding of the genesis of the meeting was really stemming from a conversation that was taking place with the City Council and City Manager Whatcott a few weeks ago. A number of questions were coming up that I think he felt would benefit from us coming in and having a chat to answer those questions. We had quizzed some of the Council over the last two weeks to see what topics you might want to be discussed. We are certainly prepared to answer those questions. We also get the sense that perhaps there are other things that you would like to cover so we might leave it to you to say how best we can use this time. We recognize that at the beginning of any new Council term it is extremely helpful to spend a little bit of time orienting and discussing the history of the Master Plan and the Development Agreement and the PC Zone. Council Member Marlor would remember some of those things. We value our relationship over the last 11-12 years and always find it helpful to start out that way. We recognize that one sit down meeting doesn't suffice in covering the past so we historically had the Council out to the community to tour and dive deeper into the mechanics of how it all works and what is coming next. We welcome the chance to do that. If there are priorities you want to cover today we can do those.

Mayor Alvord said Mr. Shelton has prepared a few bullet points of things he would like to cover. We have invited you, so why don't you start the dialog with what topics are interesting or most pressing to you today.

Mr. McCutcheon said I think we understood from our prior dialog that some topics about the Home Owners Association and its function and operation were of interest. I think we heard there are some questions about some next planning areas and our development process. It takes us about 2-years to go from the initial research that goes into creating a community or neighborhood plan to the submittal that you see. There is a lot that we have been working on now for a year or more that is ready to come in and we are happy to talk about what those priorities are. We want to spend a few minutes talking about the lake and talk about the Mountain View Corridor and what we both are sensing is happening with respect to that critical piece of infrastructure and what opportunities that presents.

Rulon Dutson said one of the things that we are able to do in a setting like this is to dive into some of these issues in a little more detail. When we get out on the site tour for three or four hours it is pretty intense. Some of the issues that Ty touched on concerning the HOA and the Community Council is one. We have had some great work that we would describe as our planning continues with some of our community partners; Jordan School District is one example. We have a draft MOU with them to consider. We want to keep some of these items light so we don't steal the thunder of the site tour.

Mr. McCutcheon said we want to take the opportunity while we are here to spend a bit of time discussing the current submittal that is at the Planning Commission, which has generated a lot of interest. Despite us sharing quite a bit of information out with the community, we feel that some of the angst is based on presupposed information that probably isn't accurate and some things that we may have a difference of opinion with some folks on; but we would like to provide at least some context of where we're coming from so that is understood by the Council. Before we are judged as having done a certain thing or not done a certain thing, we would like the opportunity to discuss what those issues may be and why a difference of opinion may exist.

Mayor Alvord said one of the things that I feel I have been lacking in my understanding is, they have been on overhead projections but I have never been given a hard copy of some of the development plans along the Mountain View Corridor and more specifically the area that will be developed as part of the bond that was recently passed.

Mr. McCutcheon said we have stacks of stuff and the hard thing is knowing which pieces might be relevant. He said we can leave copies of all of this with you. I thought that all of the materials we projected on the overheads through the course of the last year, as we were discussing projects, I thought those materials were kept as part of the City record.

Mr. McCutcheon referred to the boundaries of the Daybreak Master Plan. He said it consists of approximately 4,200 acres. It was brought into the city and we agreed to the zone and the development agreement back in 2003. At that time, entitlement for the community was approximately 13,700 residential units and 9 million square feet of commercial space. There was a commitment at that time for approximately 25% of the community to be open space. The community was envisioned for a range of housing options focused around centers. Within that community structure plan we would be seeking to balance the employment and the housing in the community so that the economic balance of jobs and housing were there but also the tax base long term would create a sustainable platform. Development term was defined as 30 years at that point in time. A few years later, there was a significant amount of interest on the part of the City to ensure that a few things happen: 1) Concern that we might leave the City. The city at the time had gone in and created an RDA down at The District and I think there were a handful of homes that were declared as blight. They were pulled into an RDA so that The District could be built. 2) There was an effort to release the Kunkler property for development and there was some angst that we expressed about that process and what the impacts might be to the community. The City Manager and Council were very concerned that we might look at other options so there was an attempt to get some anchors in the Community that was civic. That prompted the amendment to the development agreement that addressed how we would deliver the open space in the community. There was a very strong push to get some immediate facilities dedicated to the City. That led us to the deeding of Calendar Square, Hillside Park and Sunrise Mountain Park to the City immediately. There was also an attempt to clarify how we would ultimately deliver that open space commitment. There are layers of the open space. Some of them are owned and maintained by the Community Association and some of them are owned and operated by the City long term. At that time in the Parks and Open Space Development Agreement, it was code 5 that the lake would be earmarked for Municipal governance and turnover, and that in addition to the lake amenity there would be roughly an 80 acre program of active park space that would predominantly be the amenity of the west villages and that we would commit to spending 100 thousand dollars an acre; 8 million dollars in total. As a result of those commitments there was an adjustment of entitlement from 13,600 units to 20,000 units. At the same time, there were also some discussions about attracting eBay to the Commerce Park so there was a further adjustment to the entitlement because we let so much go into the Commerce Park with the eBay facility. It is a ratio of units to gross acres. You multiply X units by X gross acres.

Mayor Alvord asked what is the percentage of Daybreak that is built out currently? Mr. McCutcheon said it's about 1/3; about 1700 acres; about 4,400 units.

Mr. Dutson said the increase in entitlement comes with the opportunity and the vision for the Town Center. If you look at the parts of Daybreak that have been developed so far, most of it is relatively low density. When we come into this area here (pointed out on map) it is what we consider to be approaching high density. This is what we call the Community Structure Plan; this is an Exhibit to the Development and to the zone. You will recognize the same perimeter and outline of the Community. The colors

represent the approximate land use placement and densities. The yellow is what we refer to as the neighborhoods and those are an average density of 5 up to 25 on a residential basis. When you get into the salmon color is where you start to see Commercial show up; neighborhood commercial and town center commercial. The purple is the light industrial. That's the Commerce Park where eBay are. The bulk of the intensity of the community is focused around the trax line and the Mountain View Corridor.

Mayor Alvord asked if there are any more Community Centers planned. Mr. McCutcheon asked if he was referring to the recreational component or the neighborhood centers that have church, a school and park amenities. Mayor Alvord said I think I am referring to some sort of gym or workout center. Mr. McCutcheon said there hasn't been one identified as of today.

Mayor Alvord referred to a map and stated that the two colors of brown are very close to one another where it says retail and high density. Mr. McCutcheon said with regard to the Master Plan concept, this is the evolution of our thinking as to how you start to create a more fine grain approach. You could build a hundred-unit per acre or million square foot office building and such in the salmon colored area. This is our current plan, more resolved in the eastern villages and less resolved in the western villages.

Mayor Alvord asked about the dark brown next to Sunstone; are those mostly retail or mostly high density? Mr. McCutcheon said most of the area has already been plated. There is a Smith's Marketplace and a neighborhood center that takes up the front 26 acres of this site.

Council Member Zander asked who is committed to be there besides Smiths. Mr. McCutcheon said we have just started the tenanting process so we have not announced any of the co-anchors yet. This site is under construction and Smiths is very eager to open this fall.

Council Member Zander asked have you considered talking to the residents and getting feedback on this?

Mr. McCutcheon said we do that on a regular basis in a variety of ways. We have surveys that go out each year both from the Community Association, on a variety of matters, as well as the developer. We try to get those both broadly and scientifically. A broad survey would be sent to everybody and you respond if you want to respond. Historically the HOA's every other year survey that goes out; we have been getting a 25-30% participation on those. When we do the scientific polling, we are trying to get a statistically relevant sample of feedback. We typically hire Dan Jones to do that work for us. Each time we do a neighborhood submittal, consistent with the City Ordinances for notices we send out invitations to the surrounding property owners to talk about plans. At least once a year we have a meet the developer night where folks can come in and we share what we are looking at for the next year. The Community Association over the last two years has empaneled three discrete topical groups to study and give direct feedback on an item. That may relate to where we are taking a particular plan, where we are with designing an amenity. That has occurred with respect to acquisition of the Daybreak Community Center; others are currently working on park improvements with specific emphasis on a dog park. Garden Park, recently there was a very good resident engagement process there about the buildout of the lot to the north of the Garden Park Community Center and what amenities would be included in the build out of that facility.

Mayor Alvord asked them to point out the boundaries of where the bond improvements would be.

Mr. McCutcheon pointed out the boundaries on a map. He said at this stage we will focus on office. We can start to attract additional employment center opportunities here. We would love to see 20,000 jobs to

go with the 20,000 houses. Today we've got about 1300 jobs to go with the 4000 houses which is a great start.

Mayor Alvord said I noticed on the right side of the Mountain View Corridor there is a lot of white dispersed with the purple; purple being mixed use. Mr. McCutcheon said the white is parking.

Mayor Alvord said mixed-use in our vernacular a lot of times means it could be residential or commercial or retail. Do you see that being residential and commercial with parking? Mr. McCutcheon said yes. Mayor Alvord said it looks like a lot of parking from here. Mr. McCutcheon said it is. He said if you think about parking ratios that office users would love to see, you are talking about 4 or 5 stalls per thousand square feet. If we build 2 million square feet of office space you're talking about quite a bit of office.

Mayor Alvord asked if they have any interested tenants in these commercial office spaces. Mr. McCutcheon said the challenge is in getting the first users committed. We have a few. We have the University of Utah that has the option to grow their campus with us over time. Their vision is to start to introduce a medical office so they can office more of their medical staff doctors adjacent to the existing facility. Their full vision for build-out is a Regional Medical Center and teaching facilities. They have their own funding. One of the reasons they came to South Jordan and this particular site was the ability to expand. That over the next decade will generate many new jobs for us. Rio Tinto would like to build its Regional Headquarters here. They were previously housed in a few buildings out in Magna and Copperton. We continue to work with EDCUtah and we are considered for multiple site selection processes each year. One of our strategies with the Lake Village has been to create executive housing opportunities. That is why we pushed that high-end housing opportunity.

Mayor Alvord said I have a few residents here and there is kind of an elephant in the room that we wanted to talk about if it is okay. The item that is on our minds and maybe it's because there is a big meeting upstairs; if you think about it in terms of a development the size that you are talking about, 20,000 units, it is almost strange that this group would worry about 15 or 16 units. For me it is a small piece of the city but it is almost a token of our relationship. I don't want to call it a test but maybe I will. There was an expectation given to many of our residents that certain things would occur around their community center. Whether it was a mistake in communication or worse, they feel that expectation has not been met. I have printed some copies of what I believe is your literature that shows that some of the land is labeled Community Center. I have a copy for every member of the Council as well as yourselves and staff (Attachment E). I hope I am not presenting this in the wrong tone. I have a home in Daybreak and just this summer I sent a picture to Gary and I thought what a gorgeous community. This is more of gaining feedback for a specific situation. If you were to look at these pictures, and envision that you are a home investor and you see green below Harvest Sun Lane (Exhibit E-1), and everything else has much detail of homes and condos. I would assume that it part of the green space. Today, looking at the Google map (Attachment E-2), we have residential in those areas. This is the parcel that is being considered upstairs for 15 town homes. The Community Center is a place that my wife attends one of the classes and the parking today is totally inadequate. If you were to compare this Community Center parking to that of a Life Time Fitness, the parking is totally inadequate at the Community Center. We have a big parking lot at our City Community Center on Redwood Road and that parking is almost full. There are no more than 50 stalls at the Daybreak Community Center and it is almost as though you are saying don't come use this facility because there really is not enough parking for it. I would just ask this Council and ask our guests today, is it too much to ask that when the residents have an expectation for a piece of land, and when it has been placed graphically in front of them, that we uphold that expectation.

Mr. McCutcheon said that is a good question. I think we should discuss where we have been with the subdivision over the years. With respect to this exhibit, you're asking it to do some things that it wasn't intended to do. I understand the perspective that we've consistently disagreed with and I understand why some folks continue to say this is my expectation. I understand that there is a different view and we've got some great feedback through the engagement process that I think lead to modifications in the plan. I think we have also discussed our willingness to engage. We received a letter yesterday and I think Rulon has already reached out to those folks. While we haven't heard anything new today, we are happy to sit down with a handful of folks and continue the dialog. I would like to take a minute and walk through the Master Plan with the plats that have followed for this area specifically, and then talk about what we have done in the marketing of the place and maybe where the divergence of expectation stem from.

Mr. McCutcheon said we started with this Community Structure Plan and I think this is an important foundation element of the vision for what we would call the Village Center/Community Center. Going back to the Community Structure Plan when we started the Community, at the south end and southeastern center of Founders Park there would be a Town Center of sorts there. That was part of the original Community Structure Plan (he refers to a map shown on an easel). He said Rulon and I have discussed how to pull all of this together in an index reference. He shows roundabouts, Country Crossing and the Glass House Information Center on the original plat dated October 2003. Over the next few months we worked with our builders to finalize the products we would be offering for sale in the Community on day 1. We also did some market assessment of what was possible, recognizing that you can have a great idea for something but if nobody wants to invest in it then it might not happen. At that time we processed an amendment to the plat that vacated those two 'M Parcels' and further subdivided the community center site to actually show the footprint of the community center itself. Then we designated this lot as M. This is the .96 acres that has recently been adjusted for lot line space to accommodate the community amenity and then the plat 8 which is currently upstairs. This was designated as retail multi-family and this was recorded about the time we recorded Daybreak. This is what we were using to promote the sale of phase 1.

Mayor Alvord said this is the actual document you used to promote the sale. I think you used these copies here to promote the sale.

Mr. McCutcheon said everyone who purchases a home in the plat receives a plat map and a title report as part of their property acquisition.

Mr. McCutcheon said subsequent to that time, we subdivided the former two M lots in the town home blocks. The only other additions or changes made since that time was the deed of the school site. More recently, based on work of a resident committee, we adjusted the lot line within that .96 acres to accommodate an additional amenity that can be built adjacent to the community center as the community is in the process of acquiring the community center from us. No other changes have been made to those areas. He showed the plat that is pending in the meeting upstairs. Since this was originally submitted we have committed to some additional adjustments which include the removal of an area for additional parking. I recognize that's a lot of paper but the important thing is that is really the history of the legal subdivision work that has taken place for the area. One of the big pieces of angst is over what amenities were promised. Every couple years the question comes up "I heard something about a pool, and I heard something about additional amenities at that location." There was early discussion within our team prior to opening about the appropriate uses that might go with that Community Center. We did evaluate whether a pool would make sense in that application. We studied indoor and outdoor pools back in 2003-04. When the decisions were finally reached about what we should construct at that location, we determined that the appropriate use would not include a pool there.

Council Member Harris asked how many people were told prior to that decision that a pool would be in the works.

Mr. McCutcheon said that was prior to us opening the community. He shows a picture of the model that was used on the sales floor at the Glass House about June 2004 (Attachment F). He said there was a smaller model of the school and rec center that sat to the side in its own case. That model has never represented a pool next door to that building. What we had planned and it is a fair criticism that we changed our approach. We had advertised, there was another facility that was being discussed at that time and it was called the beach club. The beach club was depicted on map that is in the background on the wall. It was fully described in our disclosure. Because there is so much material we have tried to, in each phase of the community, narrow down for the buyers and codify 'here is what you should be expecting from us as a developer.' This is a very large scale community with lots of attributes to it. He said Item 7 of (Attachment G) refers to and talks about the potential for a beach club, swim lagoon pool and wading pools that could be built here. The reason we had concluded prior to opening that that was probably not the right place was centrality and capability to hold a community wide pool event. At that point we were thinking about it as one central big pool that would serve everyone. Our plans were not well resolved so we were saying that we're thinking about it but we may have to hedge. I am telling you that yes, in the glossy brochure and the maps, yes, that was a commitment that was being discussed.

Council Member Zander asked if they have a picture of the big diorama that shows the DCC topographical view. Mr. McCutcheon said yes, we can get it for you but there was not a pool depicted there either. Council Member Zander asked if it was grass. Mr. McCutcheon said I don't recall.

Mr. McCutcheon said we wanted to be able to reflect the things that we were both committed to do and planning to do. There is a document that we asked every buyer to sign with their builder because we recognize that there is a very broad set of things being discussed. I would never accuse any realtor of doing this but sometimes things get brought up in the course of a sales discussion that probably aren't anticipated by the buyer or the seller so that it why we use the disclosure. If we haven't put it here, it isn't there.

Council Member Zander said I think the discussion was the residents. I have lived there from the beginning, 11 years, and my neighbors and I always heard that we were getting a pool. It was a point of we are waiting until there are enough roof tops to support that pool. You may not have it in your literature but it seems to me that you could recall that was the discussion and understanding of the community. You are putting the blame on realtors when I think it was a Glass House representative who purported this idea and the fact that you are giving us documentation that doesn't show a pool is fair. I think you need to recognize that it is very fair that there are hundreds of residents that understood; not rumors, not realtors, but the community understood there was an amenity coming and they patiently waited as I did that it would come. I think it is an integrity issue. You can continue to show your documentation, I appreciate that, but I think there is another component here that you are not touching on.

Mr. McCutcheon said I understand that and I certainly have heard it through the years that they fully believed this was the case. I have consistently said over my past 7 or 8 years that that is not the understanding that our company had and that is not what we were reporting or committing to do.

Council Member Harris said when you were hearing the rumors did you not want to let the residents know right away that this is not going to happen.

Mr. McCutcheon said there were a number of communications; I don't recall exactly the nature of each.

Daybreak resident, **Jeff Hyer**, said I understand what you are saying but you said surveys go out to determine what the best use is for it and we participated in that survey. I would like to know what the result of the resident surveys stated. That is a big concern. Upstairs there are at least a couple hundred people up there; the surveys go out and you say you're not in left field on this, but it's just you two.

Mr. McCutcheon said that is a great question, I'd like to answer that. When we had to move off of the beach club concept, for all the reasons you stated and others, we moved to a system where we would develop and construct neighborhood scale pools. At that time we indicated we would have X amount of budget that could facilitate pools in the going forward locations. There were a number of committees that were engaged within the community back in the 2007-08 time that were to look at alternative uses next to the community center. Going back, we started to form resident committees as early as 2007. This is back when we were starting to execute on the concept of the neighborhood pool. Subsequent to that we became convinced that the association might be nearing the point where it would have the financial ability to move something forward. We then engaged a formal committee in 2009. We did surveys of the community more broadly and the feedback we got at that point was, we don't need another splash pad, what they really liked was a lap pool. They felt that the east side pool was providing a really good family opportunity. The 5-9 person committee looked at this really hard and at that point we talked with them about creating two small lanes for town homes to the south of that pool. The project then was shelved based on the shared assessment between us as the developer and the committee residents due to the global financial crisis was tightening while the associations finances had got to a point where the amount of subsidy coming from the developer was very small. Prior to this time we had been subsidizing the community about a million dollars per year. We didn't want to put another amenity on the sheet for maintenance. We all decided to wait and get through the recession to see where we are. At the end of 2014 the recession had played out and we felt it was time to reconsider this issue. We had held the parcel off the market as we had committed to do back in 2009 to allow the course of the recession to play out. By then there was about 800,000 in reserves in the associations account. The operating budget was about 4 million dollars per year. To operate a pool facility like this is running about 100,000 per year so we thought it was pretty viable. Last December 2014, one of the objectives the board shared with the community was they wanted to re-empanel the pool committee and an amenity committee to evaluate, not only the acquisition of the community center, but the ability to acquire some additional land to the south of the community center for the expansion of an amenity.

Council Member Zander asked how did you choose who was on the committee? There are hundreds and hundreds of residents that never got word of your committee. The concern is, did you hand select that committee? I wish that would have been shared.

Council Member Rogers said I am looking at these two plat maps that have been recorded, the first one being recorded in October 2003. The first one identifies the parcel as being the future school and community center. It is interesting because if you think about it approximately 8 months later you filed the amended plat, but the only change to this particular parcel we are talking about on the map and you are identifying the retail multi-family and other use, what I am interested in in that 8 months there that is the only time where a resident would know that the community center was the option on this particular land. Did you conduct your resident input during that 8 month time frame? Mr. McCutcheon said no. Council Member Rogers said my other question is what changed during that 8 month period. Obviously when you first filed the map you were okay with it being a community center and 8 months later you want residential.

Mr. McCutcheon said there were two changes that were made during the course of those 8 months. The first change was the recognition that retail was not viable in that location. We concluded that a grocery use in that location was not viable. The potential uses that could be viable were daycare and we looked the potential for some townhomes that would be similar to the townhomes we were platting to the south. The differences that occurred during that time were the finish design of the school and community center. When we first did the plat we did not have the design for the school or community center so those were designed with some great architects and we then had to come back and plat the lot that was the school. Given the shared use of the facility we had to be able to have a separate legal part that would go to the school district for their portion to go there and the portion that would be retained by us.

Rulon Dutson said currently upstairs there is a plat review for the charter school. We know exactly where the charter school is going to go based on that design and based on the sale of that piece of property. We have not platted anything on the outside of that because it is still in our planning stages; however, based on the general maps and the uses are refined that will be platted as well. Platting things, as the picture becomes more defined, and as those uses become more obvious, we had with a great degree of confidence where we were headed with the residential product of where the parks should go with those other parcels; as Ty mentioned, as it relates to the school site and the community center, that was still up to question.

Mr. McCutcheon said this has been the evolution of the pool discussion over the years. Let me just finish by saying that the resident committee that was empaneled last year, came back with the following recommendation – that the community center should be acquired; there were three appraisals conducted and central estimate appraisal was selected. The price that was agreed was below the replacement cost of the building by half a million dollars. We said we will accept that. We also had the lot next door that was recommended for acquisition so the committee did some evaluation, they refer to this 2009 work and they did some cursory review of what would be needed to build a global facility. They said based on that we recommend acquiring 1/3 of an acre adjacent to the building at the same time. That was appraised as well and the appraisal value there was \$140,000. The three appraisals were conducted and the central estimate was picked for the community center and then we said because we want to foster good will, recognizing the history of this topic, we will include the lot next door. That brought us to the lot line adjustment that was processed so that we could then execute a purchase agreement between the developer and the community association. On the heels of that decision, we asked to empanel a couple of these new resident committees. One of them is currently operating and tasked with determining the program for that 1/3 acre. I suspect they will come back and say a pool but it is their process. The other thing that is worth noting, is we have a sister organization to the Home Owners Association that is known as the Community Council. It is funded through a fee on the sale of homes in the community. People who sell their property and exit, homebuilders who are selling to first time buyers pay into the Council. The Council has pledged a significant amount to cover the cost of the development of that site into a community pool if that is what the committee elects to do. In their 2016 budget they earmarked that amount of funds (\$500,000) to go to the construction of this facility. That then led us to the point of if a third of an acre is what was requested and contracted to purchase that allows us to then go ahead and look at development of the whole as we've been doing through the years. We felt it was important to put that out there now versus later for a couple of reasons; we thought if we waited a few years people might suggest we hid that back until later and the other concern is if a pool is determined to be the use of that site, we would like any adjacent development done before the pool is built.

Council Member Zander said it seems to me also that if you build those townhomes with the promise of a pool now those townhome people will pay a higher price because of that amenity. It sounds like a great development move to add a pool amenity next to a high density townhome so they go wow we got out

own private pool. This is not in the best interest of the whole community or the residents in Founders Park.

Mr. McCutcheon said sure someone could make that claim but that is not what has motivated us. We think it's the right use. I recognize that these maps are intended to be used as a way to finding maps for shoppers. By nature that makes them imprecise. One of the challenges in a map like this is we are trying to show the actively selling areas in the community today and trying to depict where home buying opportunities exist and we are just asking the map to do something that it is not intended to do. That is what led folks to believe that the other things we have expressed in our plats and our disclosures and materials is inaccurate and that was not our intent.

Resident Jeff Olson said my alleyway empties out where Oakmond and Harvest meet and I just wanted to express a concern for safety purposes. I've come out of that exit multiple times and nearly gotten into accidents. Part of it is the volume of traffic that comes out that exit. I am concerned with additional housing you are bringing in with additional cars in that area that is going to further increase traffic. That coupled with the fact that in Daybreak most homes don't have driveways so we park on the street and that creates site lines that are dangerous. When I moved in back in 2007 the pool talk was very much alive and that was our understanding as we decided to purchase.

Mayor Alvord said you told us you were sorry that you left this perception with people and maybe it wasn't your intent but we have to question how traffic flows. This is a real area and we already know that the parking is totally inadequate for a school and a rec center. To have these little tiny narrow bands of parking is not sufficient. We have concrete evidence that based on the travel patterns of our residents that there is not enough street parking and there is not enough parking in the little strips. It is an area that is a headache for many of our residents. Whether or not you have it in your fine print that by all legal rights you have done your due diligence and put it in your plat map that you can build condos there; I would ask you is it practical. The fact that we had an unintended consequence in a development that is going to have 21,000 units, are 15 units essential for your bottom line at the expense that you leave myself and some of my Council Members the impression that you are not going to respond to problems that are being created inadvertently. I think you need to make your graphic designers look at the plat's and mark them appropriately; if this is going to be residential it better be green and not brown. It happened and it happened partly due to your behavior. I would like to see a partner that recognizes problems as they come along, intended or not, and does a good faith effort in making them right.

Mr. McCutcheon said we received some very valid feedback in our open house last week. One of the things that some may remember when we first built the community center there are two parking fields to the west of the school and there is the parking field adjacent to this space that has been reserved for a pool or other amenity and the space designated to the north of the wing that houses the community center is another parking lot. When we first opened the community center the intent was that both parking lots would be available evenings and weekends when the bulk of the traffic using the amenity would be down. When we opened the community center, I don't think it was particularly Daybreak residents that had this feedback but some folks whose kids were assigned to Daybreak Elementary had concerns that pedophiles would be standing on the jogging track looking at their kids. So there were several procedures implemented back in those days. One procedure was a guard that sits at the end of the hallway between the school and the community center. The other was to lock the west doors which eliminated the viability of that second parking lot as a usable space. One of the conversations we had with our association management team, based on the feedback that we heard at the resident meeting last week was that we should look at the operational procedure there again and see if we aren't able to use that access again. The other thing that has happened we did learn something valuable out of the first phase of development that

the garages were too small. I we since then have increased the dimensions to where folks can fit a car and trash can. If you look at the town home development immediate south of here the predominant factor is that you have to choose one or the other. We don't see the discussions that are going on with the Planning Commission on whether or not the development meets the zone and we haven't had the opportunity yet to reconvene with the folks that we received the letter from. I know that Rulon has had a chat with them. We would love to find a way to bring to closure a decade of folks coming to me and saying I still don't have a community center or a pool and we are eager to see that come to conclusion. We are very close to the community owning its own facility and that should close in two weeks. The Committee that is reviewing the amenity plan will have a conclusion and recommendation for us before summer.

Council Member Zander said you just expressed that you would love to work with the group of residents that signed the letter that contacted you. There were about 250+ residents that signed that letter and some of them are here. I appreciate that you say you would love to meet with them so in good faith would you postpone this development and meet and talk and listen to them. I think that the gentleman that just left talked about safety as do most of the residents here tonight. My opinion is that there is concern about the townhomes and their concerns for safety. The principal of the school contacted me today. I know on paper you can justify what is going on and by code you can justify but that doesn't solve the problem. In good faith would you postpone this project and talk with the residents that are concerned and have dialogue with them.

Mr. McCutcheon said what I would be happy to commit to, obviously a preliminary plat is not the final plat nor is it the ability to build a subdivision. I think that we would like to see the conclusions of the Planning Commission process and we are more than happy before our final plat is completed to sit down with Jay and some of the representatives. We don't know what the feedback will be and if it is different than the feedback we have already heard; you have several hundred folks who liked your letter and the letter I understand is vague at this stage because it is let's talk about some of these concerns and we don't know what they are yet.

Resident Jay Cobb said we ask you to pull this from the Planning Commission tonight as a sign of good faith. You can always reapply. There is still time to go upstairs and do that. We would love to talk with you; will you in good faith do that?

Mr. McCutcheon said I would not want to pull it from the agenda but I will commit that before we proceed to a final plat that we will meet with you and discuss all you concerns and see if there is a way to resolve the issues.

Mr. Cobb said you just communicated to all residents your insincerity. I know you don't mean it that way but please pull it from the agenda. You can always reapply. Please as a sign of good faith, as a good will gesture, will you make that concession action for us?

Mr. McCutcheon said I can't make that commitment. My feeling is that by committing to not advancing to final plat, which the city would have to sign, we are committing to an engagement process that has a closed point to it. It does not give us the ability to wiggle out or not engage you or to not listen. It is a concrete commitment.

Mr. Cobb said I understand what you can do, but to us it would be interpreted as a huge step forward of repairing the wedge that has been created here. We want to work with you. You can always reapply; it will not slow it down permanently. Will you please pull it from tonight's agenda?

Mr. McCutcheon said what we are looking for a sign of good faith that yes, this does meet the letter of the law and we are more than happy to engage in discussion before we move forward with the project.

Mayor Alvord said I want to hear from one more resident and then from Council. I get the sense when a meeting starts going nowhere.

Eric Thatcher said what I am hearing is that you're not willing to work with the people upstairs. There is a lot of energy behind this organization with feelings about this situation with the townhouses. I just received a permit today to hold protests on Saturday and I don't see any reason why we shouldn't do that because we are not willing to deal with a very reasonable request.

Mr. McCutcheon said I am happy to calendar a meeting today. Let us know when and we can meet at the community center within the week. Pick a night that works and we'll do it. From our perspective we feel that the ill will that is on the topic stems from a great measure of misinformation. Clearly this is what we have been contemplating for 8-9 years now.

Mayor Alvord said I feel a little better about a few areas of our partnership with Rio Tinto because they have been diligent in their plans and this isn't a change according to the legal documents. Where I am disappointed is that it is holding to the letter of the law and not the spirit of the law as a community partner. A community partner will recognize traffic concerns and recognize expectations and if they hire a graphic designer to do a piece of documentation that could lead to someone being misled, they should take some responsibility for that. I want to hear from each of you and if you have a specific direction if you want to have Rio Tinto to have something to think about. We all knew we weren't going to solve all of these problems in one evening but part of this for us to negotiate with our partners it can be just the Mayor or one Council Member. It has to be a majority quorum vote.

Council Member Harris said I have heard the word miscommunication that has been used this evening and I think you have had opportunities over the years to clear up the miscommunication. The fact that this is all coming to a head right now concerns me. If people did have certain expectations and there were miscommunications, that should have been cleared up a long time ago. We have conflicting documents here that concerns me as well. I think you need to own up to some of those conflicting diagrams that are being published because people can look at those things and they believe that is the way it is going to be. I hear their concerns about safety and the principal is concerned about safety. I feel those things need to be thoroughly addressed.

Mayor Alvord asked Council Member Harris if he had a direction for Rio Tinto to take.

Council Member Harris said I think they need to have an adequate Community Center. I think the parking issue needs to be addressed. Safety would need to be addressed. There needs to be a coming together with all of the residents to make a decision on what the community center should look like. Parking on the street is a concern as well. I think this piece of land should have its own parking and not rely on street parking. 15 townhomes is absolutely unacceptable to me.

Council Member Rogers said I am not going to repeat everything that Mr. Harris said but I echo exactly what he said. To sum it up – I am not happy. I am very concerned about this parcel and concerned about this picture that is being circulated. I am also very concerned about the very general relationship of Daybreak with respect to the Council but also to the residents. I feel that the residents feel that they are not being heard and there is a lack of communication and I feel that that needs to be repaired and very quickly. I do think that Mr. Cobb's request was very reasonable and if I could echo that from a Council

Member I would suggest the same thing that you should pull it from the Planning Commission. It is your prerogative to do so; frankly I don't see how that would hurt you very much and it would be a great sign of good faith to them. It is just another drop in the bucket of an example of you giving them lip service which is the complaint that I have heard numerous times. I wasn't too happy with the bond discussion to begin with and I am still not happy about it. This gives me more concern about granting a bond that the Council did in December almost to the point that I want to revisit it again. For me, I don't want to see any townhomes there. I think it should be community center at most and vacant open space at least. I don't think the 15/16 townhomes is going to be a huge impact on your bottom line. I am not a fan of high density housing and I consider this townhomes extreme high density housing. If you are going to build them, I would like to see that you address more of the parking safety issues and put the parking as onsite as possible. I agree with the Mayor that the parking at this facility is woefully inadequate. I would strongly encourage you to not just pay lip service to either the council or the residents but to actually in good faith try to come up with a solution. We know you don't have to; unfortunately, in the wisdom of the Council a decade ago they decided to grant you enormous powers with your zoning and Master Development Agreement; which is something I am not pleased with. In doing so they granted you a lot of leeway to decide things on your own in terms of your planning. I would hope and encourage you to build this relationship down the road in the future that we come to some quick resolution to this parcel.

Council Member Marlor said the issue that probably is most difficult for me is the safety issue. If I were to give a suggestion I would say there should not be parking on the south side of that development by Harvest Sun. That seems like a real difficult place to be running buses and heavy traffic. If there is added development right there that would increase the problem. There need to be additional parking and not allow parking on that south side.

Council Member Shelton thanked Ty McCutcheon and Rulon Dutson for coming. He said I know you are under enormous pressure and I appreciate your courage coming. I also believe that your zoning entitles you to do exactly what you have proposed there. There is no doubt about it. The idea that it might not pass the Planning Commission, assuming they follow the line of the administrative way, is probably a silly thing because based on my information it fully meets the entitlement. The question is really your relationship with the residents and you have to appreciate that while you have a business relationship with the residents, we have a political relationship with the residents. If you have a bad relationship with your residents it is going to be reflected in this body. When you think about it, though you are entitled to do this, the question is should you do it just because you can. There isn't anybody that can legally prevent you from doing it but is it the right thing to do. There have been all kinds of reasons raised as to the issue. Personally I think if you develop there it has to fit the community better than what was initially proposed. Parking has to be retained on site. It is a big issue I have with Daybreak. There are so many things I love about Daybreak and there are things I don't like about Daybreak. The fact that your parking is not contained on site on most of your projects entirely is one of the issues that I have. I will ask you to think real hard about just because you can, should you. In my own business there are a lot of things that I could legally do but I do not do because of the relationship I need to maintain with my clients. I have a list of other things I wanted to talk with you about that we didn't get to. The handling of this issue quite frankly will set the tone for how I want to handle the other issues. Is it a handshake and I accept that on good faith or are we going to have to say the bond is back on the table and now we are negotiating again and I want these things in writing?

Council Member Zander said I echo that I am glad you came tonight because it does show your first step in good faith in trying to work with us. In no way do we want to villainize you or to make you look bad in front of residents; it's just an opportunity for them to come here and see what is going on. You know as well as I do that miscommunication happened but this can be fixed. I appreciate what these Council

Members have said, they are all very ethical men and they all feel very strongly about this. This is about having a trusting relationship where the Council and Kennecott work together for the betterment of the city. In this particular situation, I think you could take a couple of steps here and really throw a bone to this group. It would not hurt you significantly. I hope that you will meet with this group; I know there are 250 plus residents that signed that letter and I have heard from many of them by knocks on my door, emails, and texts. They are very passionate about this and angry and frustrated. As a representative of this body I think you feel that. They all can't speak so we are their voice tonight. We are trying to be very civil about this. I don't love the idea of the 15-16 townhomes and as was echoed here, we know you have the right to do it. You have the Master Plan that is sealed since 2003. The frustration is that people of the community feel that you are immovable. It would be really awesome if you were to show some mobility on this and some sensitivity. The biggest key here is safety. Whatever you decide to do there needs to be some more look into the safety of it. That road, Day Stone Drive, I just want to point out a couple of tiny details that I think are erroneous. I sat and talked to Steven James there at Kennecott and he was super eager to let me know how they changed that into diagonal parking. Just for the record, that wasn't changed by you it was changed by the residents. The ones that went to the DCC and couldn't get parking took it into their own hands to diagonally park. Right now on Harvest Sun Lane on the north side there is a no parking zone and the south side of this parcel. Both of those strips are no parking right now. That was done for a reason; so the people can pass down that road safely. Your proposal is to have parking on both sides of that street. That is a huge error. I live on Pale Moon, the opposite end of Daybreak Elementary, and as residents between Kestrel and Oakmont, all of the residents along that road minus one, met together in a town meeting about two months ago. We discussed what a frustration it is for us on that piece of land because of the soccer and football and everything else that happens, you can't get down that road safely. We had to go to the City to resolve the problem that Kennecott created with that narrow road there. It alarms me greatly that you are going to repeat that same thing only in a worse situation because of the proximity of the school.

Mr. McCutcheon said we heard that feedback very clearly and one of the adjustments that was made before the Planning Commission is the introduction of parking pockets on the north side of Harvest Sun.

Council Member Zander asked if the fix was made after the open house. Mr. McCutcheon said yes. Council Member Zander said thank you; that is a great step in the right direction. She said I also notice that in your follow-up map, you took out one of the units and you added parking. That was a great step in the right direction too. I just don't think it is adequate. When people attend the DCC it starts at 5:00 am and goes until they close. When children come to the school it starts a bit before 8am till about 8:45 am, so you have a huge chunk of time where you have the commuters walking, driving and on buses, all coming to this same location. If these residents at the townhomes each have two cars you have 30 more cars. We know full well that most people don't park 2 cars in their garage. That spillover is going onto this road. That is very alarming because of the safety of the children of the school and the residents want to use the DCC. Adding that extra parking space is a step in the right direction, reducing your density is a step in the right direction; I would encourage you strongly to keep stepping in the right direction and fix some of the problems that are inherent here. I encourage you to meet with the group who signed the letter and I encourage you to meet with the principal and I encourage you to meet with the Safety Committee at Daybreak Elementary. I don't think any of those things have happened. I am dissatisfied with this proposal. Obviously all I can do is express that to you. I encourage you to go back and see if you can give us something better. I'd love to see no townhomes on that piece. You need to continue to step in the right direction. The safety would be my first point to be addressed.

Mayor Alvord asked CM Whatcott would is the next available date for this Council to meet with our partners here. CM Whatcott asked if they could meet on a Thursday or Saturday; because all of our

Tuesdays are gone through March. We could do it as part of a work meeting or do it at the end of a regular meeting.

Mayor Alvord said what you are witnessing here is a completely united Council on this and it doesn't happen very often. I think what we would like to do is let you sleep on it and consult with some of your partners; I think the expectation is pretty clear from us, we would like you to come back to us with something better than what you presented tonight. My preference would be for you to find a new home for those 16 townhomes. It would mean so much to our partnership. We don't have to decide tonight but we will find a time to meet for another hour to revisit this. I would hope that you come back to us with something better.

CM Whatcott said I don't think that we ever got to the original review of why we had the meeting, which I think we still need to do. I know you were not there Mayor but this Council was all in attendance when they asked me to put this meeting together. It sounded like you wanted to have a different dialog than what we ended up with tonight. I will find a spot for the follow-up meeting.

Mayor thanked Ty and Rulon for coming. He said I am impressed with your professionalism and I hope we will be impressed with your decision.

Mr. McCutcheon said when we talked a few weeks ago and you were discussing the opportunity of accelerating the infrastructure through the town center for us, I think I shared with you one of our overarching concerns is the level of investment that has been to date in the community; the size of infrastructure that had to be done on the front end; the sizing of sewer pipe and roads and water systems and tanks. Those things were done within the context of the Master Development Agreement and the entitlement. I know that there has been publicly shared a distaste broadly in the community for density within the membership of the Council. One of our greatest concerns that you touched on earlier is that in some manor this is a proxy for that larger discussion. Our real concern is that if we continue to invest dollars in the community, if we don't have line of site how that comes back, the investment just can't be made. I am heartened to hear that there is a general and consistent recognition of what the development rights are and that recognition for us is really important. Whether it is the investment that we've already made in the hundreds of millions of dollars or the additional tens of millions that we would be committing to repay over time with the infrastructure bond, those investments are repaid through the entitlement essentially. To the extent that is under threat, we need to know that.

Mayor Alvord said what I think would come out of this discussion would be that you would come with better resolve that where the density is going to be located is very exclusive. A lot of these people have bought homes and townhomes without an expectation of density. As this unfolds I think that you are going to perform according to your expectation with better communication. I think this might be an opportunity to recognize that if you thought you were being explicit, you need to be more explicit. Then those that are investing in those areas have no confusion. I wouldn't assume that if you cave on this that the entire development you are going to get resistance. That is not my intent, and I don't think that is the intent of this entire Council. I don't think it is our legal right, but I do think this is a specific problem that has a very simple solution and that is upping your game in communication with the residents.

Mr. McCutcheon said thank you for that assurance; that is helpful.

Council Member Zander said along South Jordan Parkway you have those 4-story sego sky terrace buildings. They are fine, they are great and they fit there. The just don't fit next to the Community Center

on Harvest Sun Lane. I know you just reduced them to 3-story in response to the feedback at the open house. This was a piece that was assumed and understood by your residents to be something different.

Council Member Harris said you are asking for reassurances and this is a very difficult thing we are discussing here and to say that there will be no consequences at all would be inaccurate. I think there are consequences with the people who live in Daybreak; I think there could be consequences with the City Council. I feel you are threatening a little bit yourself in saying we may not invest if you guys push back on us on other things. You are in the driver seat here; you have the opportunity to correct us.

Mr. McCutcheon said as we engage in the dialog that we have committed to have and we are happy to schedule something today so we have it on the calendar; it's important to know that the Council remains committed to the partnership, to the zone, and to the entitlement. That is what I am speaking to. I have heard that and that is helpful to us.

Mayor Alvord said like any Mayor, sometimes we will have to give and sometimes you will have to give. I would say this is one of them. This is one of these moments that we are asking for something from you. In the two years I have been Mayor we have not asked anything of you guys. We have had a wonderful relationship and you have heard very little from me.

Council Member Marlor said I think it is important for residents who are not staff or on the Council to be here and hopefully to hear that there is dialog with developers, that we try to work out issues and problems and they are not always easy. If you think it is difficult to live there it is also difficult to live there and have to be here dealing with these issues across multitudes of developments. We really appreciate the fact that you are here and hopefully you know that we are very interested in working out these problems. It is also important for Kennecott Land to understand is that we feel like there is a partnership and there is with every development that goes into this community. I feel that there will be a longstanding partnership there and we want to make sure it is a great partnership and it is a great community because that is eventually what this becomes.

CM Whatcott spoke to the residents present. He said I saw some bewildered looks when they walked in here and seen two meetings going on. Just so you know this dialog tonight was not what was on the agenda. This meeting was held in advance and this was for a different topic; but because of what occurred, this meeting ended up becoming what it is. That is not typically how we would notice a public meeting. We would not have put it in a small room. If we anticipated the discussion to be on this level we would have put it in a larger room. I am sorry for the confusion, the meetings happen to fall on the same night. It was not planned that way. Before we dismiss we have two documents we want to hand out to you. One is preparing for the budget 2016-17 projections (Attachment J) and the Y2 Analytics Study (Attachment C). Please review this for our next budget meeting on the 26th.

Mayor Alvord said he would be out of town next week and won't be attending the Council meetings on January 19th so one of you will need to be elected Mayor Pro Tempore.

Council Member Shelton motioned to adjourn. Council Member Rogers seconded the motion. All were in favor.

ADJOURNMENT

The January 12, 2016 City Council Special Study Meeting adjourned at 8:50 p.m.

This is a true and correct copy of the January 12, 2016 Council Meeting minutes, which were approved on February 2, 2016.

Anna M. West
South Jordan City Recorder

SOUTH JORDAN, UTAH

REVENUE AND TAXATION REVIEW

JANUARY 2016

QUESTIONS TO PONDER

- How many of you are living on the income you made the first year you worked a full time job?
- What if you don't go through truth in taxation?

AGENDA

- ▣ Municipal Revenues
- ▣ Property Taxation
- ▣ Conclusions & Questions

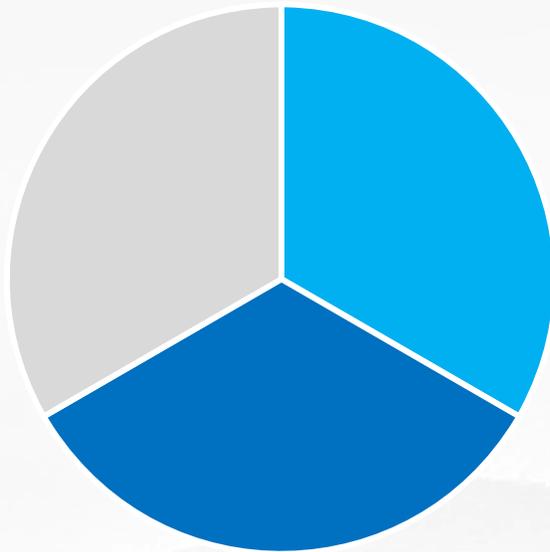
REVENUES

- ❑ WHAT ARE THE PRIMARY REVENUES AVAILABLE TO MUNICIPALITIES
 - ▣ **Property Tax** – Most stable source, rate controlled by City Council
 - ▣ **Sales Tax** – Fluctuates with economy, State Legislature controls the distribution formula
 - ▣ **Franchise Fees** – More stable than sales tax but not as stable as property tax. Limited to maximum of 6% on gas and electric, 3.5% on telecommunications
 - ▣ **Building and Development Fees** – Unpredictable and decrease near buildout, usually cover reimbursement of actual staff time and processing expense

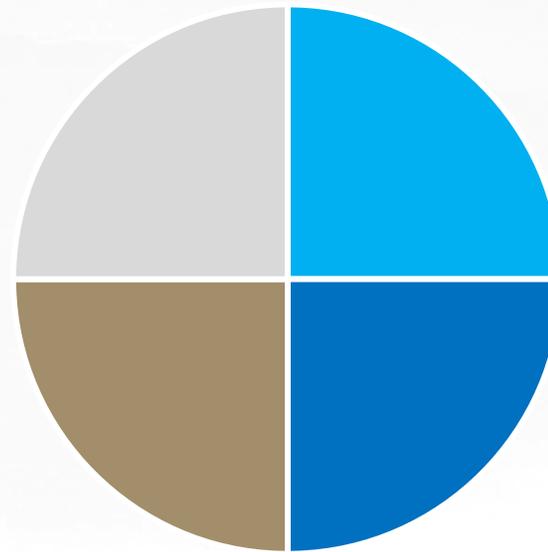
REVENUES

- Cities are the most financially stable over the long-term when they maintain a balanced revenue mix. We refer to this as a 3- or 4-legged stool approach to the revenue mix.

3-LEGGED IDEAL



4-LEGGED IDEAL



REVENUES

Example of GF Revenue Fluctuations by Type

(\$ in Millions)	FY2005	Y2006	FY2007	FY2008	Y2009	Y2010	Y2011	FY2012	Y2013	Y2014	FY2015	Max Swing	
Sales Taxes	\$11,977	\$12,939	\$14,492	\$14,351	\$12,764	\$11,838	\$12,087	\$13,110	\$13,711	\$14,210	\$14,860		
Percent increase / decrease year to year		8.03%	12.01%	0.97%	-11.06%	-7.25%	2.10%	8.47%	4.59%	3.64%	4.57%	23.06%	3 year period
Property Taxes	\$7,415	\$7,194	\$6,853	\$6,991	\$7,127	\$7,287	\$7,304	\$7,380	\$7,622	\$7,601	\$7,659		
Percent increase / decrease year to year		-2.97%	-4.73%	2.01%	1.94%	2.25%	0.22%	1.04%	3.28%	-0.27%	0.76%	8.01%	6 year period
Franchise Fees	\$6,908	\$7,651	\$7,826	\$8,032	\$8,111	\$8,004	\$7,877	\$7,857	\$8,385	\$8,641	\$8,456		
Percent increase / decrease year to year		10.76%	2.29%	2.62%	0.99%	-1.32%	-1.59%	-0.25%	6.72%	3.04%	-2.14%	12.90%	9 year period

Annual Change in Revenues



PROPERTY TAXES

- **Property Tax** – Most stable source, rate controlled by City Council
 - Rate can be controlled by Council but in most cases it is largely ignored and therefore controlled by Certified Tax Rate calculation
 - Based on Assessed Value of Real, Personal and Centrally Assessed Property in the City
 - Less Redevelopment Areas, Board of Equalization Adjustments and adjusted for 5-year average Collection Rate
 - Certified Tax Rate = Revenue Neutrality plus **New Growth**

PROPERTY TAXES

□ Basic Budget Formula:

Prior Year Budgeted Revenue

(Current Year Assessed Value – CY RDA – CY Adjustments –
New Growth)



Certified Rate

(Certified Rate X Certified Value)



(Certified Rate X New Growth)

PROPERTY TAXES

New Growth Calculated			
2015 New Growth Original Values:		2014 New Growth Year-End Values:	
Add:		Add:	
2015 Original Real	4,683,273,196	2014 Year-End Real	4,192,278,641
2014 Year-End Personal	436,226,564	2013 Personal Year-End	340,549,746
2015 Original CA	239,044,783	2014 Year-End CA	231,951,370
Sub-Total:	5,358,544,543	Sub-Total	4,764,779,757
Subtract:		Subtract:	
2015 CDRA Real / CA	761,742,324	2014 CDRA Real / CA Year-End	689,609,036
2015 CDRA Personal	297,066,390	2014 CDRA Personal	223,111,242
2014 scme Year-End	910,476	2013 SCME Year-End	898,928
Subtract:			
2015 Reappraisal	242,916,880		
2015 Factoring	0		
2015 Legislative Adj	-1,048,619		
-----		-----	
2015 New Growth Adj Value	4,056,957,092	2014 New Growth Adj Value	3,851,160,551
=====		=====	
		Calculation:	
		2015 New Growth Adj Value	4,056,957,092
		Subtract:	
		2014 New Growth Adj Value	3,851,160,551
		=====	=====
		Calculated New Growth Value	205,796,542

OK

PROPERTY TAXES

Positive New Growth

\$1 Million New Growth





PROPERTY TAXES

Positive New Growth

\$1 Million New Growth



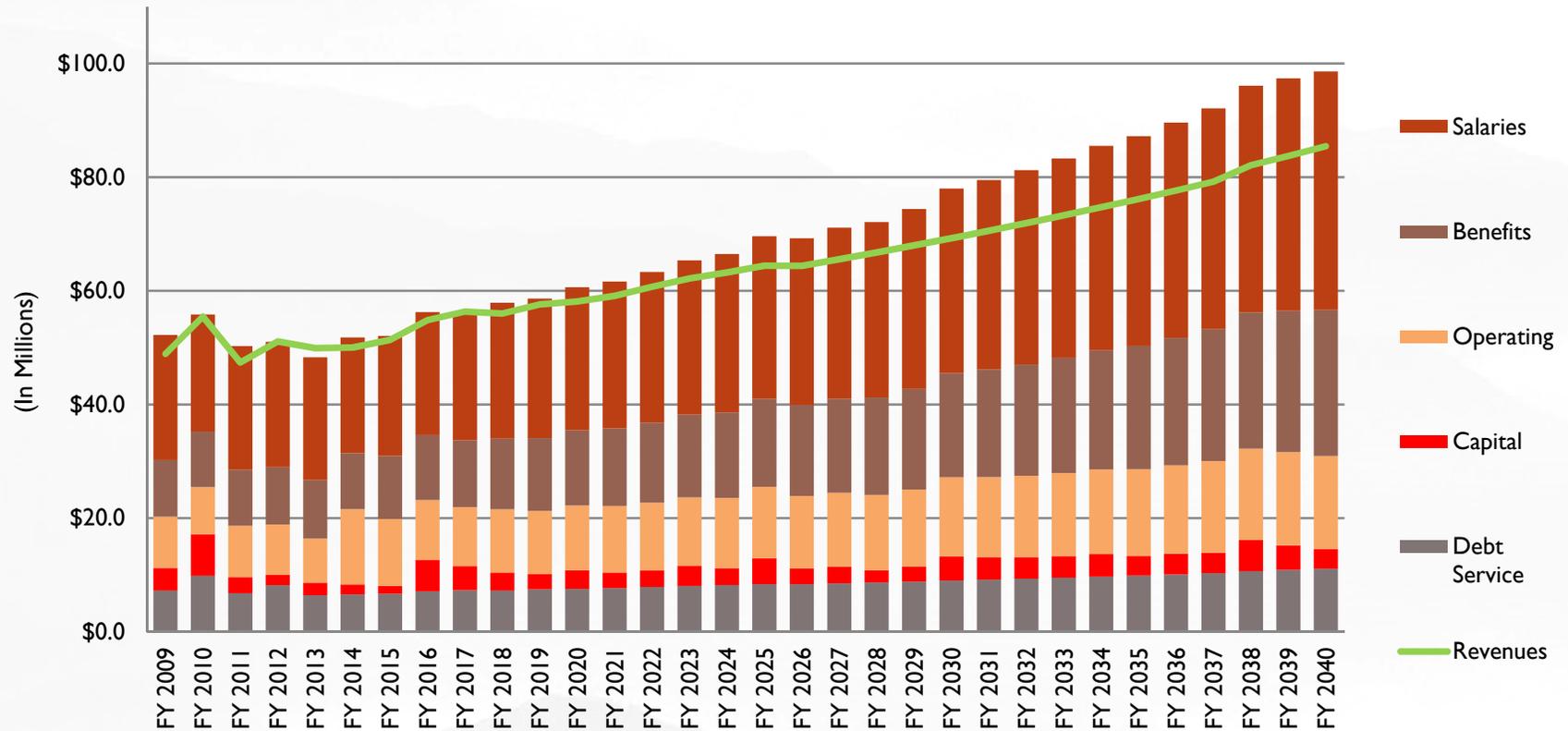
Negative Centrally Assessed Growth

\$1 Million Negative Growth

NEUTRAL
PROPERTY TAX
REVENUES

PROPERTY TAXES

General Fund Revenues and Expenditures



PROPERTY TAXES

- ▣ What if you don't go through truth in taxation?
 - ▣ Revenue Neutrality
 - ▣ Loss of Buying Power
 - ▣ Changes in LOS

UNDERSTANDING PROPORTIONALITY

■ What portion of your property tax bill is related to municipal services?

SOUTH JORDAN	RATE	% OF TOTAL
County	0.002819	21%
School District	0.006872	50%
Municipality	0.002082	15%
Mosquito Abatement	0.000019	0%
Water Conservancy	0.000400	3%
Sewer District	0.000354	3%
Central Utah Water	0.000405	3%
County Library	0.000683	5%
Total	0.013634	100%
Total Taxes on primary residence valued at \$325,000 =	\$2,437	
City Portion	\$372	

MURRAY	RATE	% OF TOTAL
County	0.002819	22%
School District	0.007086	56%
Municipality	0.002049	16%
Mosquito Abatement	0.000019	0%
Water Conservancy	-	0%
Sewer District	0.000336	3%
Central Utah Water	0.000405	3%
County Library	-	0%
Total	0.012714	100%
Total Taxes on primary residence valued at \$325,000 =	\$2,273	
City Portion	\$366	

CONCLUSIONS

- ▣ The primary sources of income for Utah Municipalities include:
 - ▣ **Property Tax** – Stable but overlooked
 - ▣ **Sales Tax** – Fluctuates with economy
 - ▣ **Franchise Fees** – Stable but limited
 - ▣ **Building and Development Fees** – Unpredictable and decrease near buildout

Need to look at the sustainability of each revenue stream

RESOLUTION R2012-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE CODE OF ETHICS REGARDING EX PARTE COMMUNICATIONS AND MAKING MINOR GRAMMATICAL CHANGES FOR CLARIFICATION PURPOSES.

WHEREAS, the Code of Ethics for Members of South Jordan City Council, Boards, Committees and Commissions adopted by the South Jordan City Council deals in part with ex parte communications; and

WHEREAS, currently ex parte communications by members of the South Jordan City Council, Boards, Committees and Commissions ("Members") are prohibited with developers or others having a financial interest in the City; and

WHEREAS, Members of the City Council have a fiduciary duty to be available to and communicate with the residents, business owners, developers, and others, who live or conduct business in the City; and

WHEREAS, the South Jordan City Council has determined that amending the Code of Ethics to clarify that ex parte communications relative to matters where Members act in a quasi-judicial capacity are those communications which are inappropriate and making minor grammatical changes, is in the best interest of the health, safety, and welfare of the residents of the City of South Jordan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SOUTH JORDAN CITY, STATE OF UTAH:

Section 1. Amendment. The Code of Ethics for Members of South Jordan City Council, Boards, Committees and Commissions Adopted by the South Jordan City Council is amended as shown in Exhibit A.

Section 2. Effective Date. This resolution will be effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, STATE OF UTAH, ON THIS 17th DAY OF April, 2012, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Mark Seethaler	X	—	—	—
Chuck Newton	X	—	—	—
Brian C. Butters	X	—	—	—
Steve Barnes	X	—	—	—
Larry Short	X	—	—	—



Mayor: Scott Osborne, Mayor

ATTEST: Anna M. Wiss, City Recorder

Approved as to form: Assistant City Attorney



CODE OF ETHICS

For Members of South Jordan City Council,
Boards, Committees and Commissions
Adopted by the South Jordan City Council

Preamble:

The Citizens and businesses of South Jordan City are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence and trust. In keeping with South Jordan City's Commitment to Excellence, the effective functioning of the government, therefore requires, that:

- Public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government;
- Public officials be independent, impartial and fair in their judgment and actions;
- Public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the South Jordan City Council has adopted a Code of Ethics for Members of the City Council and of the City's boards, committees and commissions to assure ensure public confidence in the integrity of local government and its effective and fair operation.

1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, Members will work for the common good of the people of South Jordan and not for any private or personal interest, and they will assure ensure fair and equal treatment to all persons, claims and transactions coming before the South Jordan City Council, boards, committees and commissions.

2. Comply with the Law

Members shall comply with the laws of the nation, the State of Utah and the City of South Jordan in the performance of their public duties. These laws include, but are

not limited to; the United States and Utah Constitutions; the South Jordan City Municipal Code; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City policies and procedures.

3. Conduct of Members

The professional and personal conduct of Members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other Members of Council, boards, committees and commissions, the staff or public.

4. Respect for Process

Members shall perform their duties in accordance with the processes and rules of order as established by the City Council, board, committees and commissions governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City Staff.

5. Conduct of Public Meetings

Members shall prepare themselves for public issues,; listen courteously and attentively to all public discussions before the body,; and focus on the business at hand. They shall refrain from interrupting other speakers,; making personal comments not germane to the business of the body,; or otherwise interfering with the orderly conduct of meetings.

6. Decisions Based on Merit

Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations.

7. Communication

Members shall publicly share substantive information that is relevant to a matter under consideration by the Council, boards, committees and commissions, which they may have received from sources outside of the public decision-making process. Ex parte communication dealing with matters that will be heard by Members in a quasi-judicial capacity with developers or others having a financial interest in the City is shall be deemed inappropriate. Members shall refrain from communication where all parties are not present, with any individual, group or business regarding matters that are pending before them in a quasi-judicial capacity.

8. Conflict of Interest

In order to ~~assure~~ ensure their independence and impartiality on behalf of the common good, Members shall not use their official positions to influence governmental decisions in which they have a material financial interest, or where they have an organizational responsibility or personal relationship, which may give the appearance of a conflict of interest.

In accordance with law, Members shall disclose investments, interest in real property, sources of income, and gifts; and they shall abstain from participating in deliberations and decision-making where conflicts may exist.

9. Gifts and Favors

Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office, that are not available to the public in general. They shall refrain from accepting gifts, favors or promises for future benefits, which might compromise their independence of judgment or action or give the appearance of such being compromised.

10. Confidential Information

Members shall respect the confidentiality of information concerning the property, personnel or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

11. Use of Public Resources

Unless otherwise approved by the City Council, Members shall not use public resources ~~not~~ unavailable to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

12. Representation of Private Interests

In keeping with their role as stewards of the public interest, Members of Council shall not appear on behalf of the private interest of third parties before the Council or any board, committee, commission or proceeding of the City, nor shall Members of boards, committees or commissions appear before their own bodies or before the Council on behalf of the private interest of third parties on matters related to the areas of service of their bodies.

13. Advocacy

Members shall represent the official policies or positions of the City Council, board, committee or commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, Members ~~should~~ shall explicitly state that they do not represent their body or South Jordan City, nor ~~with~~ will they allow the inference that they do.

14. Policy Role of Members

Members shall respect and adhere to the Council-manager structure as adopted by ordinance of the South Jordan City government. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, committees ~~and~~, commissions, and City staff.

15. Independence of Boards, Committees and Commissions

Because of the value of the independent advice of boards, committees, and commissions to the public decision-making process, Members of Council shall refrain from using their position to unduly influence the deliberations or outcomes of board, committee and commission proceedings.

16. Positive Work Place Environment

Members shall support the maintenance of a positive and constructive work place environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealing with City employees to in no way create the perception of inappropriate direction to staff.

17. Implementation

As an expression of the standards of conduct for Members expected by the City, the South Jordan City Code of Ethics is intended to be self-enforcing. It therefore becomes most effective when Members are thoroughly familiar with it and embrace its provisions.

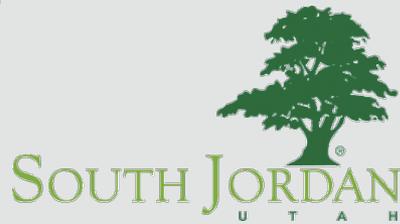
For this reason, ethical standards shall be included in the regular orientation for candidates for City Council, applicants to board, committee and commissions, and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the South Jordan City Code of Ethics. In addition, the Code of Ethics shall be annually reviewed by the City Council, boards, committees, and commissions, and the City Council shall consider recommendations from boards, ~~committees,~~ ~~and~~ commissions, and the staff to update it as necessary.

18. Compliance and Enforcement

The South Jordan City Code of Ethics expresses standards for ethical conduct expected ~~for~~ of Members of the South Jordan City Council, boards, committees, and commissions. Members themselves have the primary responsibility to ~~assure~~ ensure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government.

The chairs of boards, committees, and commissions and the Mayor, have the additional responsibility to intervene when actions of Members that appear to be in violation of the Code of Ethics are brought to their attention.

The City Council may impose sanctions on Members whose conduct does not comply with the City's ethical standards, such as reprimand, formal censure, loss of seniority or loss of committee assignment.



SOUTH JORDAN 2015 CITIZENS SURVEY

PUBLIC OPINION RESEARCH





- 1 We surveyed **South Jordan residents** via an online survey.
- 2 Overall, **city residents are happy with the way the city is being run.**
- 3 The city's **strategic initiatives** target areas that are important to residents - especially **sustainable growth and development.**
- 4 **Managing growth is a major concern** for residents now and looking toward the future.
- 5 **All city services receive average approval ratings above 50** on a 0-100 scale.
- 6 A **large majority** of residents who interact with city staff **have positive experiences.**

THINGS TO REMEMBER

SURVEY METHODOLOGY

MINIMIZING ERROR

SURVEY METHODOLOGY



Sampling frame of South Jordan residents consisted of a universe of email addresses from households in the South Jordan utilities accounts as well as additional names and email addresses obtained from the voter file.

81%

Duplicate email addresses were discarded. In total, we emailed 5,567 invitations. 1,048 bounced due to either incorrect email addresses or high spam filter settings, resulting in a deliverability rate of 81%.

14%

Of the 4,519 delivered invitations, 618 citizens responded by completing online surveys. This results in a response rate of approximately 14% overall. Each email address could respond only once.

+4
-

618 interviews among an estimated adult population of 37,632 results in a margin of error for the survey of plus or minus 3.92 percentage points. Responses were weighted to better approximate city demographic composition.

SURVEY INVITATION

Survey was introduced as an official city-sponsored survey with academic support.

Subject: Official South Jordan City Survey

-

Hello there,

We invite you to participate in a special citywide survey of South Jordan residents. The purpose of the survey is to ask for your input about important issues facing South Jordan. This survey includes questions about important upcoming policy decisions and the results will be used during official city deliberations.

Your participation is very important and will help make the survey accurate. This online survey takes about 15 minutes to complete and your answers are completely confidential.

To take the survey click on the link below:

[Take the survey](#)

Your participation is very important and will help to shape South Jordan's future.

Sincerely,

*Gary Whatcott, South Jordan City
Quin Monson, Ph.D., Y² Analytics*

SURVEY INVITATION

Citizens were offered details about the researchers & given option to unsubscribe.

Subject: Official South Jordan City Survey

-

**** Frequently Asked Questions ****

Who is Y² Analytics?

Y² Analytics is a research firm located in Salt Lake City. We are conducting the survey on behalf of the staff and elected officials of South Jordan City.

How did you get my email address?

Your name was taken from a list of South Jordan residents and matched to your email address by a third party vendor.

Can you take my name off this list and stop contacting me?

Yes. Click on the link below to opt out of any further contact about this survey.

Follow the link to opt out of future emails:

[Click here to unsubscribe](#)◆

◆ **160** invitees (or about 3.5%)
unsubscribed from the
survey email list

CITY DIRECTION & PERCEPTIONS

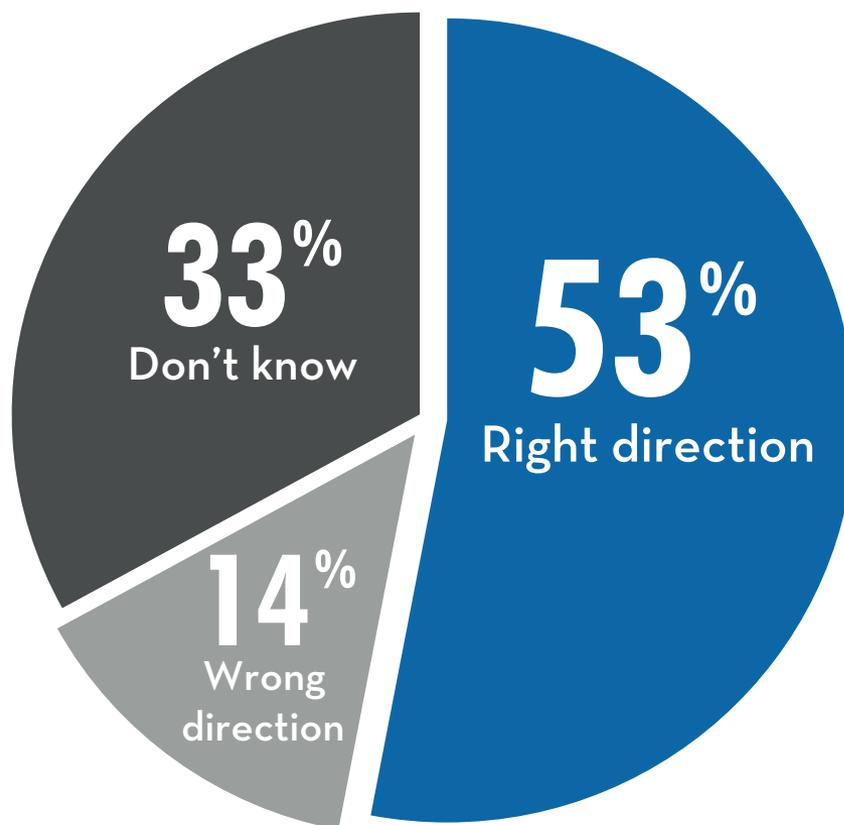
MAJORITY SATISFIED WITH SOUTH JORDAN

OVERALL DIRECTION

Majority of residents believe South Jordan is headed in the right direction.



Overall, would you say the *city of South Jordan is headed in the right direction or the wrong direction?*



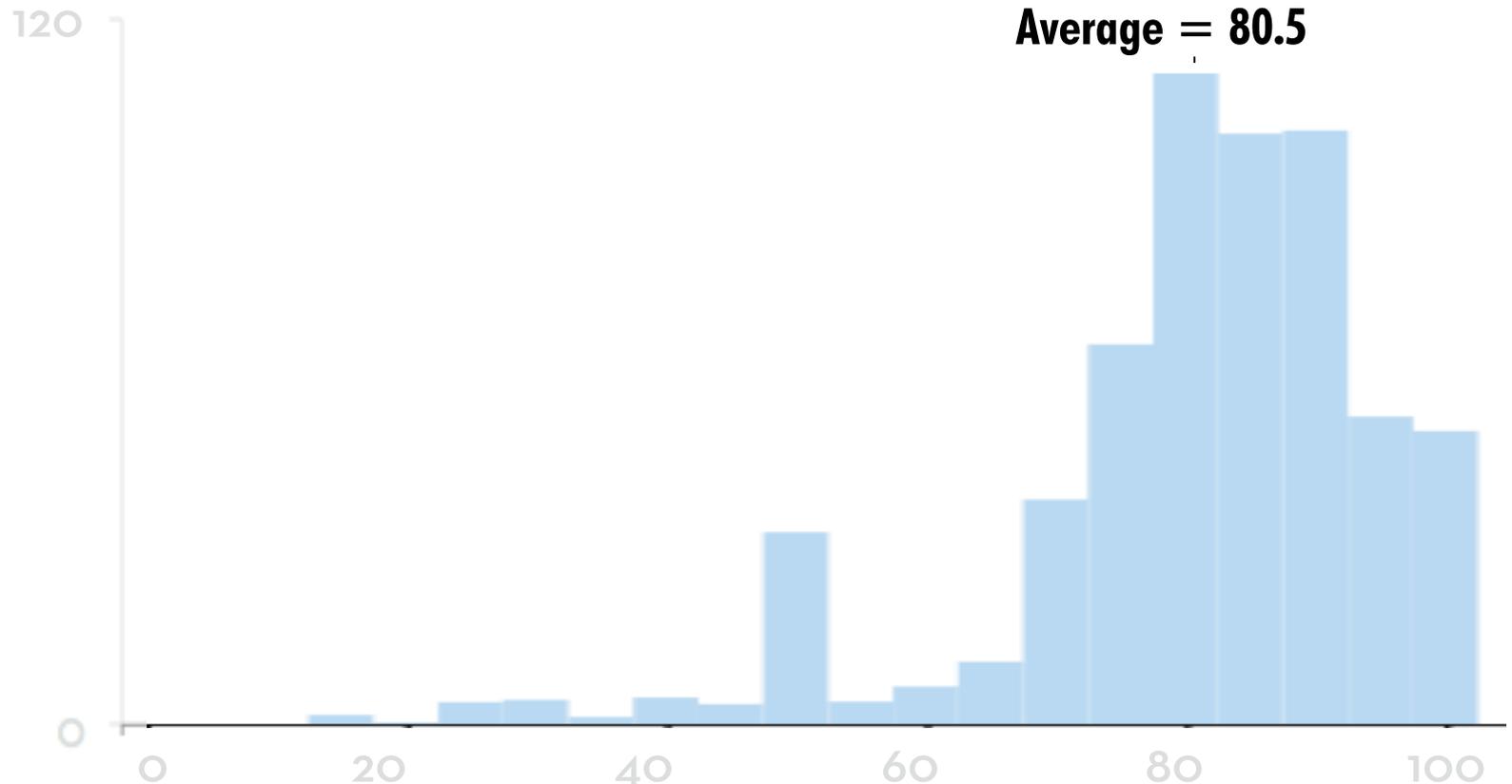
Of residents that express an opinion, 79% say South Jordan is headed in the right direction

OVERALL QUALITY OF LIFE

Average quality of life rating in South Jordan is about 81 on a 0-100 scale.



All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, **how would you rate your overall quality of life in South Jordan?**

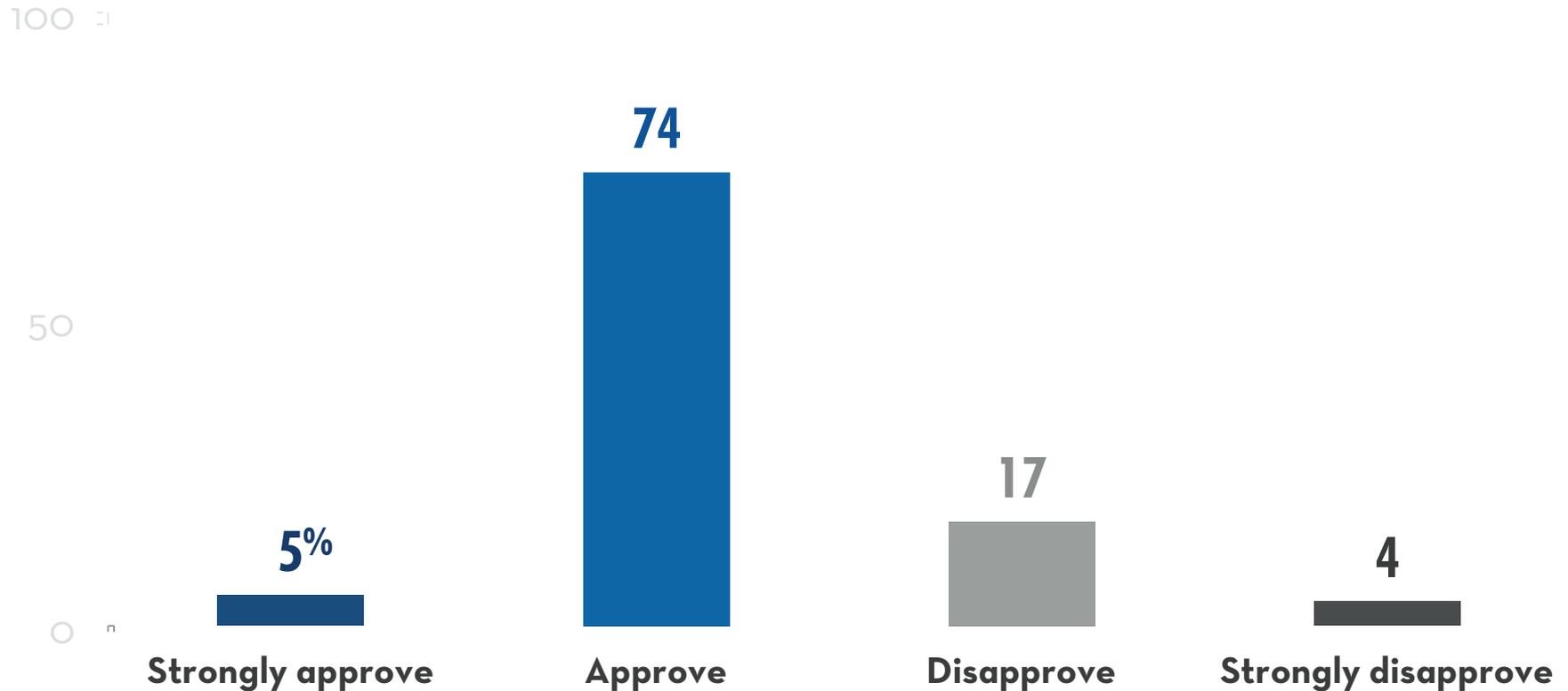


SOUTH JORDAN ELECTED OFFICIALS

Elected officials in South Jordan receive a strong majority approval rating.



Do you approve or disapprove of how the *South Jordan Mayor and City Council* are handling their jobs?



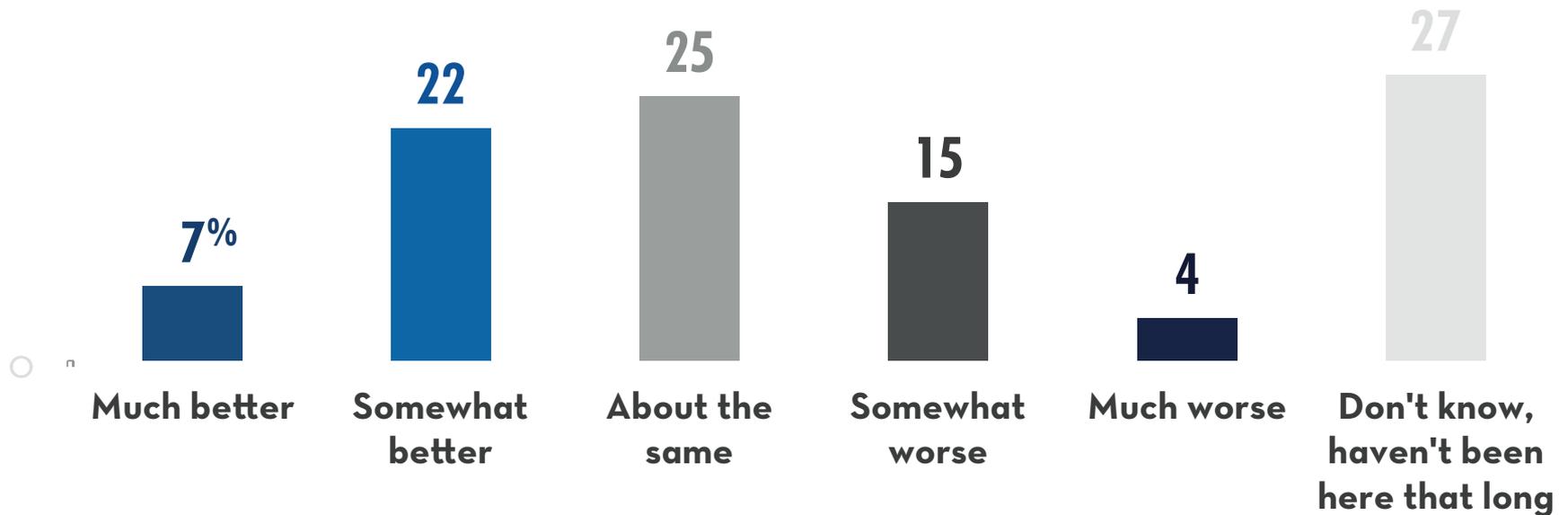
SOUTH JORDAN NOW AND THEN

About 30% of respondents believe South Jordan is better today than it was five years ago, while less than 20% say the city is worse.



How would you rate the City of *South Jordan* today compared to five years ago? Would you say it is...

50



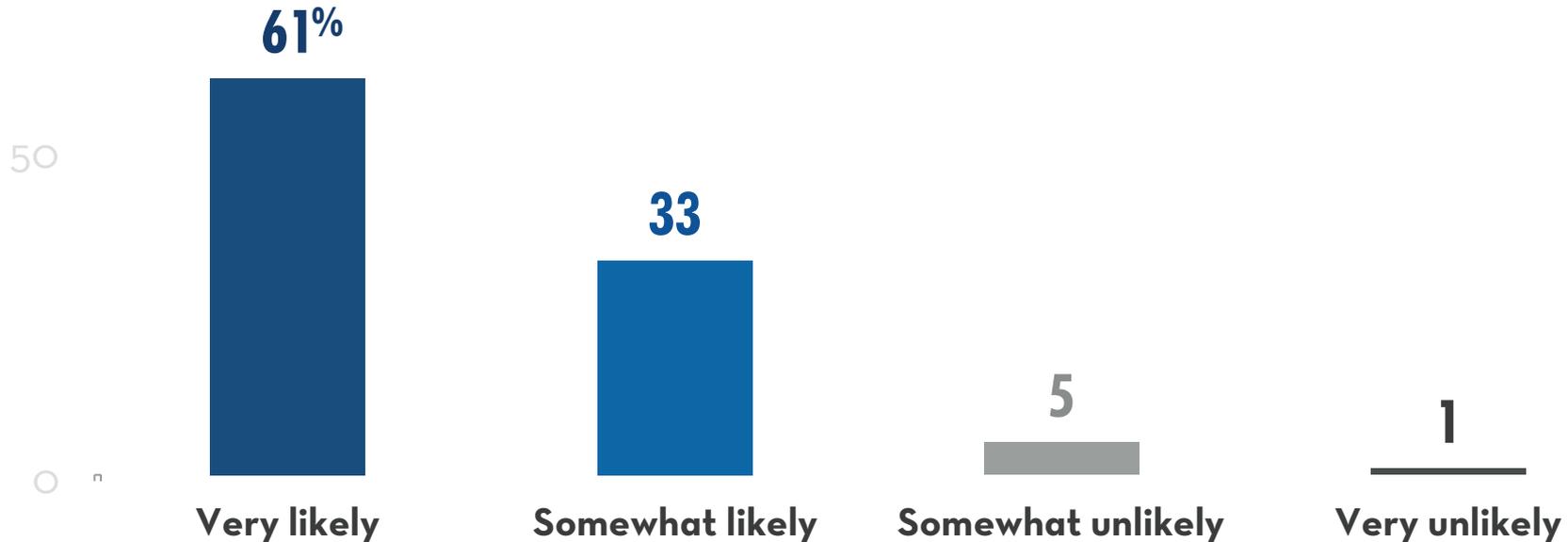
RECOMMENDING SOUTH JORDAN

An overwhelming majority of respondents are likely to recommend South Jordan to others as a good place to live.



*How likely are you to recommend the City of South Jordan to others as a **good place to live**?*

100 ▢



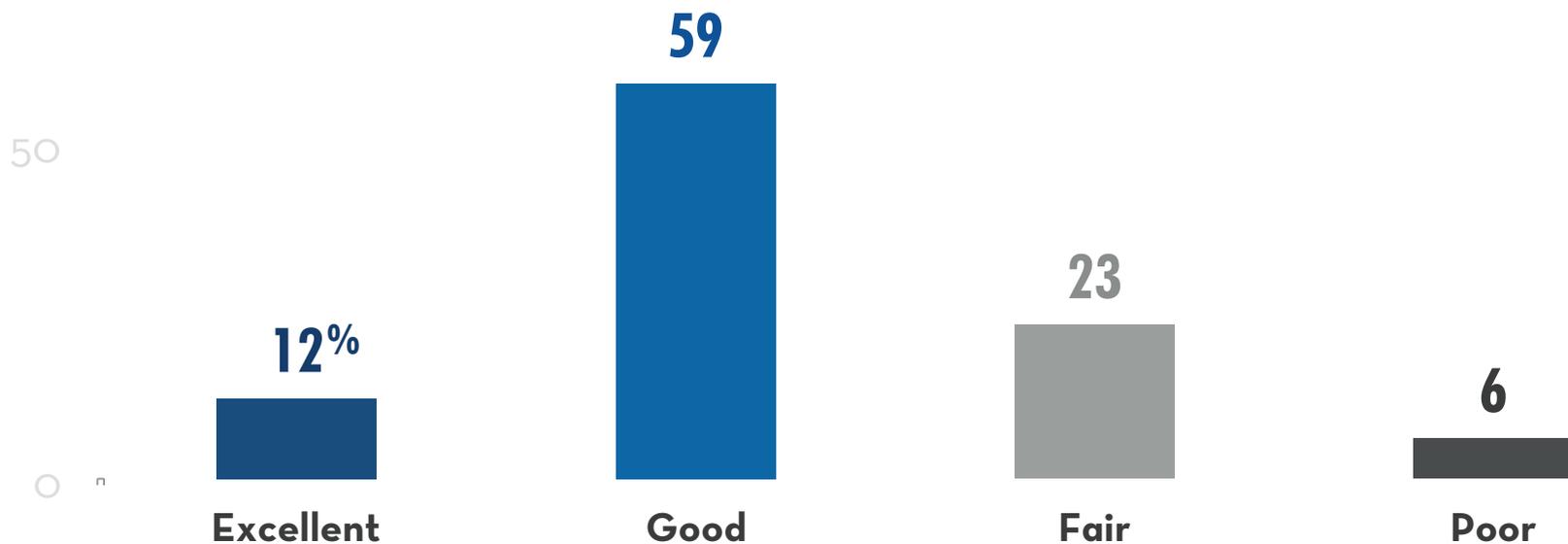
VALUE FOR TAX DOLLAR

Most respondents are satisfied with the service they receive for their tax dollar in South Jordan.



In general, how do you rate the service you receive from South Jordan for your tax dollar?

100 ▢



STRATEGIC PRIORITIES

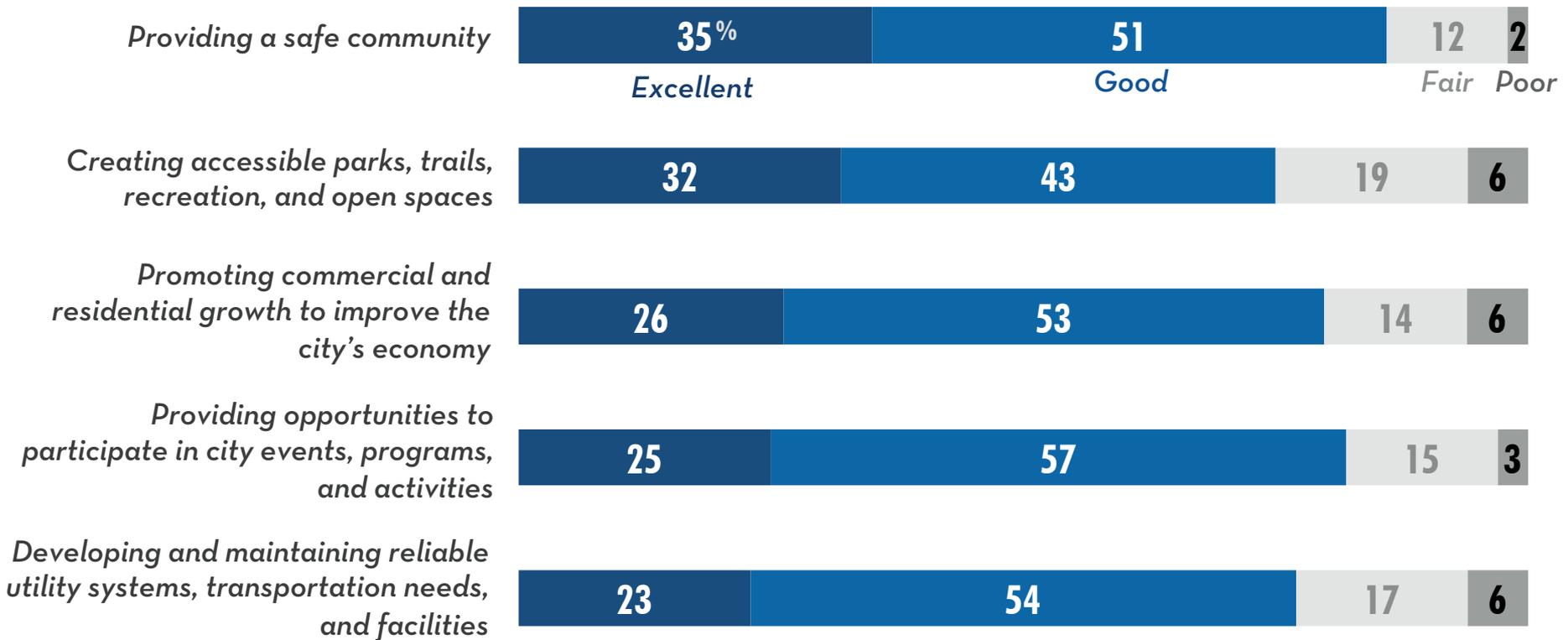
IDENTIFYING & ADDRESSING RESIDENT CONCERNS

STRATEGIC PRIORITY RATINGS

We asked residents to evaluate South Jordan's performance for each priority.



The elected officials of South Jordan have set priorities that they use to help them make decisions. While you may not know everything about what happens in the city, officials would like to know how well they are doing at meeting these priorities. **How would you rate South Jordan's performance in each of the following categories?**



STRATEGIC PRIORITY RATINGS

We asked residents to evaluate South Jordan's performance for each priority.



The elected officials of South Jordan have set priorities that they use to help them make decisions. While you may not know everything about what happens in the city, officials would like to know how well they are doing at meeting these priorities. **How would you rate South Jordan's performance in each of the following categories?**

Establishing laws that maintain an orderly community without being overly burdensome



Communicating effectively with residents



Planning for the long-term needs of a growing community



Implementing government policies to efficiently use city resources



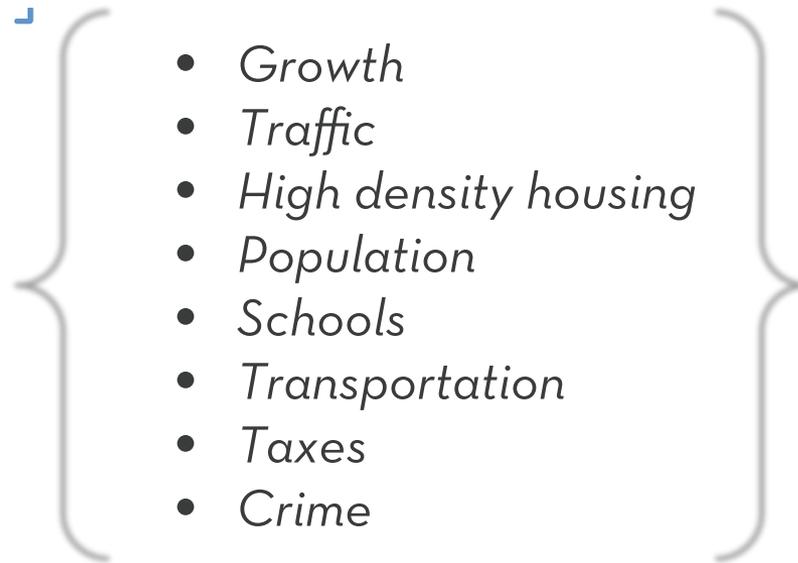
MOST IMPORTANT ISSUE

Respondents are most concerned about issues related to managing growth in the city - now and in the future.



*In your opinion, what is the most important issue facing South Jordan **today**?*

*In your opinion, what is the most important issue facing South Jordan **in the next 3-5 years**?*

- 
- A list of seven issues enclosed in a large, light grey curly bracket. The issues are: Growth, Traffic, High density housing, Population, Schools, Transportation, Taxes, and Crime.
- *Growth*
 - *Traffic*
 - *High density housing*
 - *Population*
 - *Schools*
 - *Transportation*
 - *Taxes*
 - *Crime*

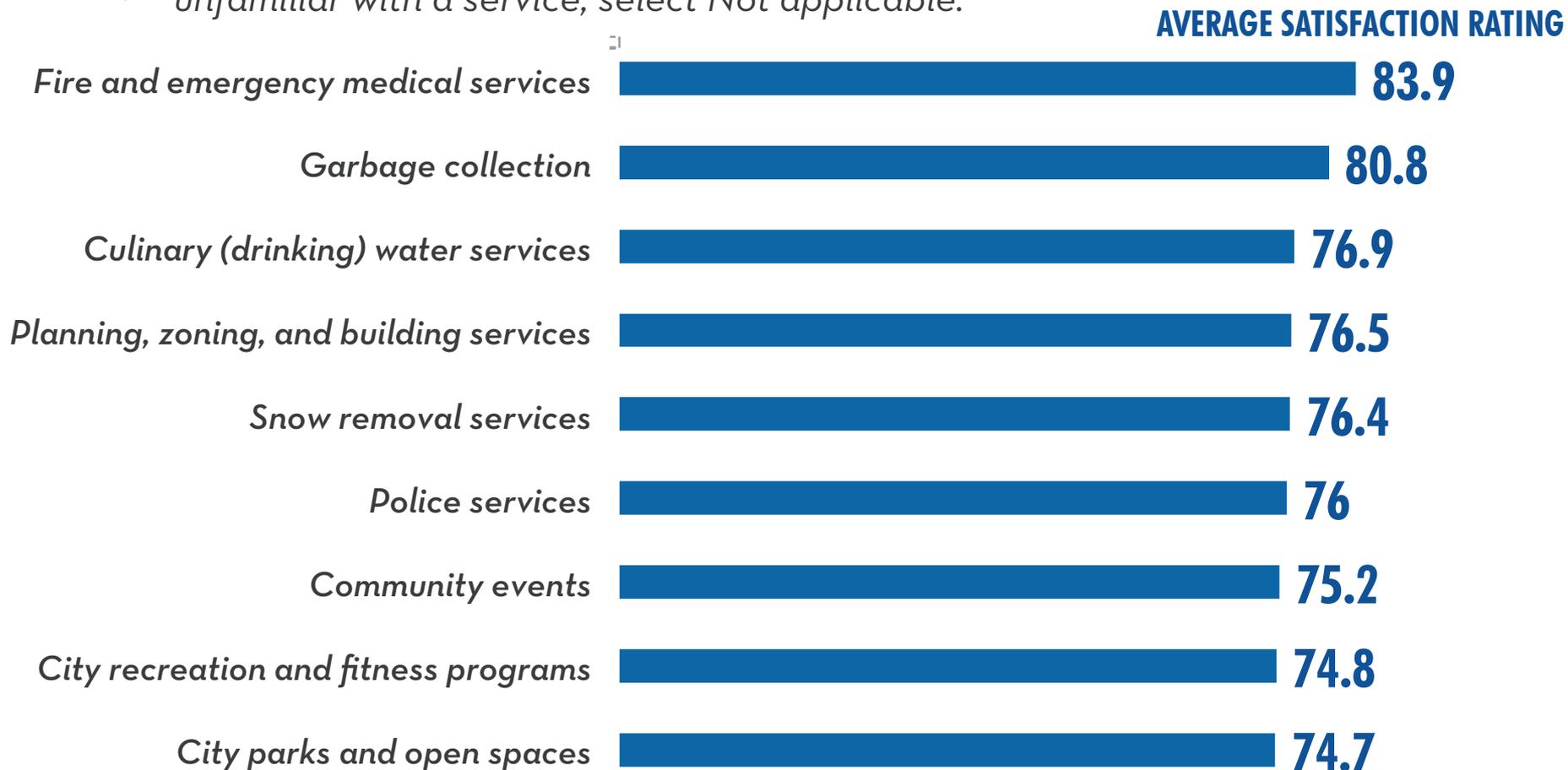
SOUTH JORDAN CITY SERVICES

SOUTH JORDAN CITY SERVICES

We asked residents to evaluate government services in South Jordan.



South Jordan provides a number of services to its residents. Please rate each of the following city services using a 0 to 100 scale, with **0 meaning you are completely dissatisfied and 100 meaning completely satisfied**. If you are unfamiliar with a service, select Not applicable.

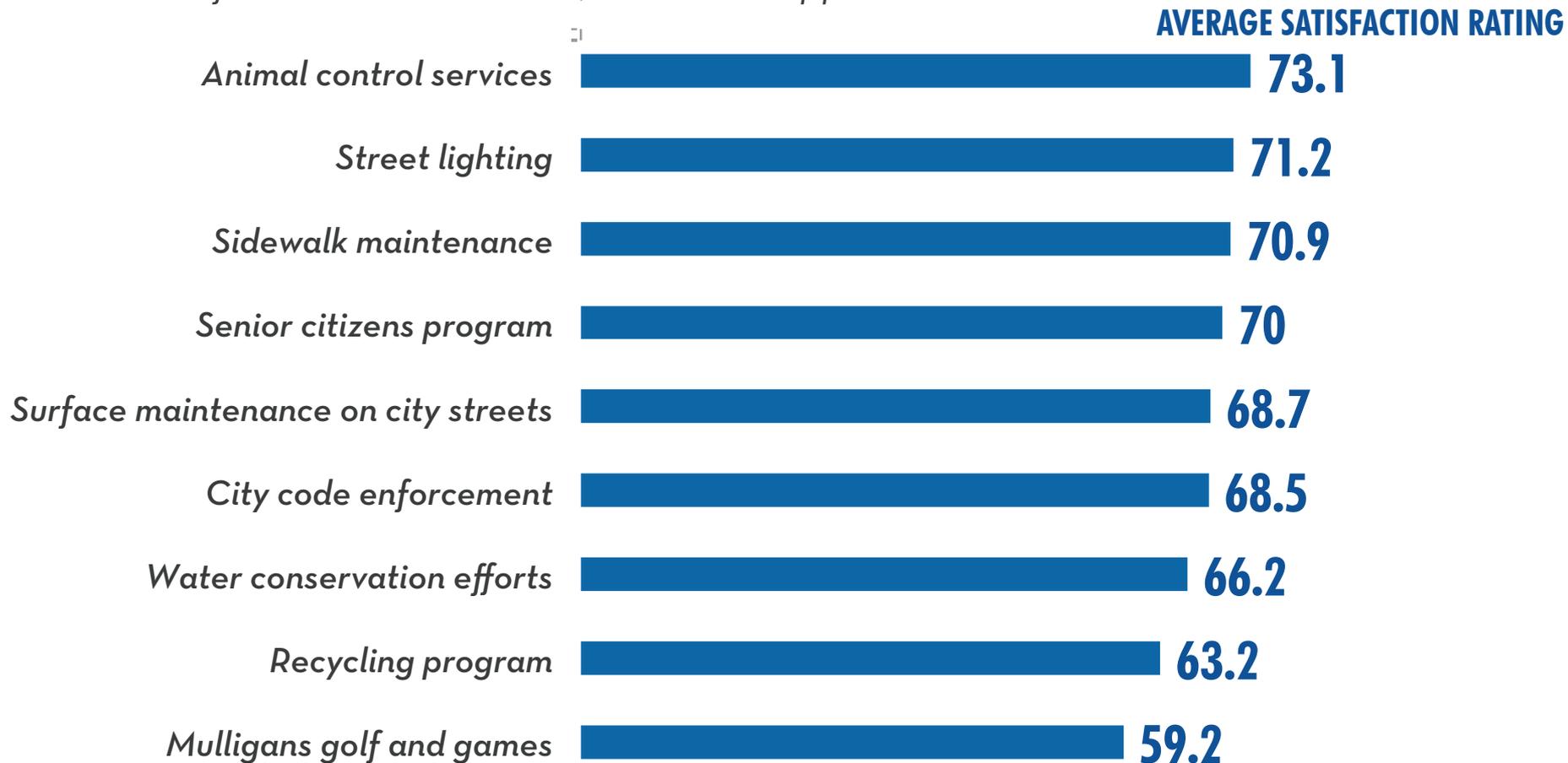


SOUTH JORDAN CITY SERVICES

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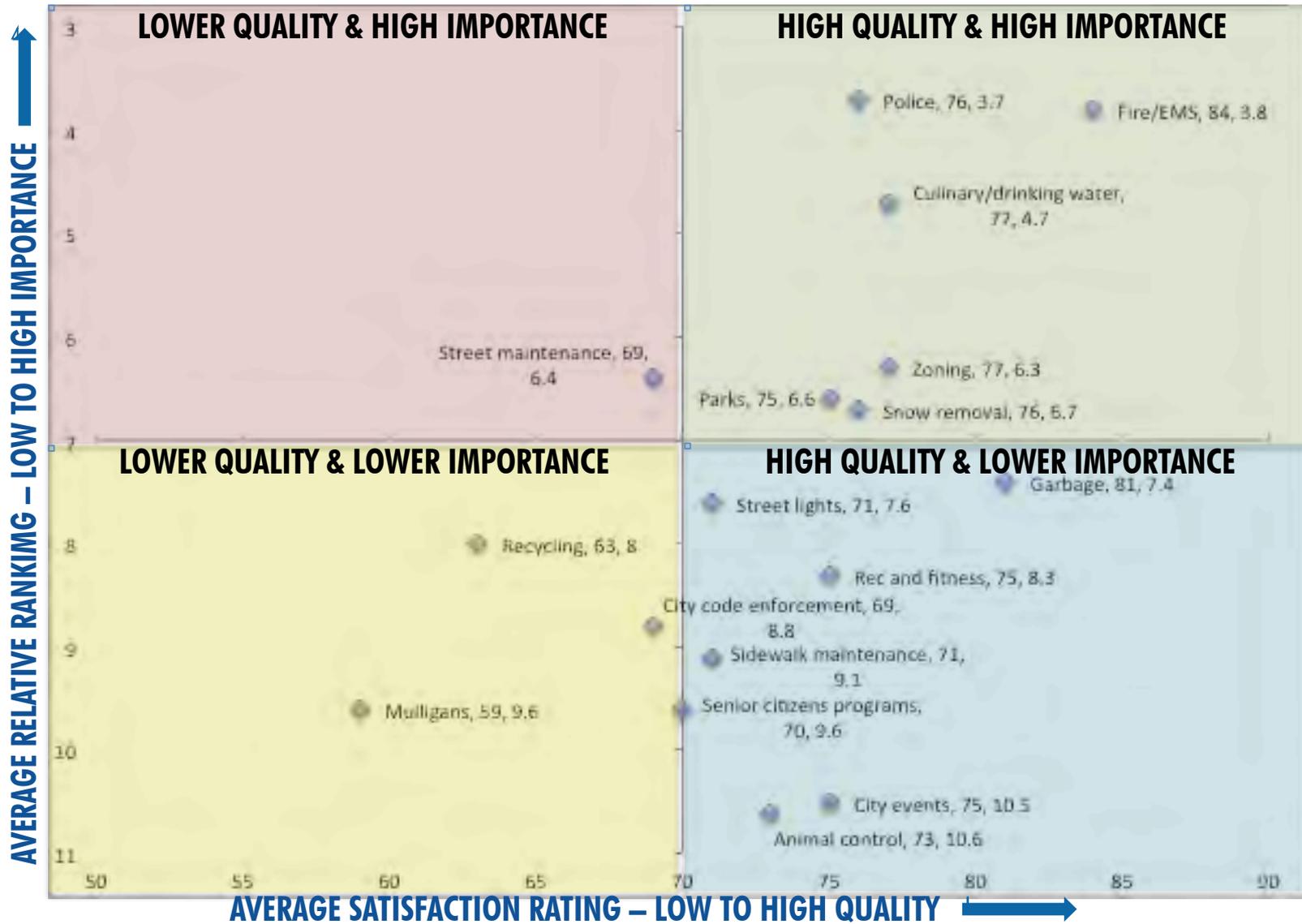


South Jordan provides a number of services to its residents. Please rate each of the following city services using a 0 to 100 scale, with **0 meaning you are completely dissatisfied and 100 meaning completely satisfied**. If you are unfamiliar with a service, select Not applicable.



SOUTH JORDAN CITY SERVICES

We also asked residents to rank government services in South Jordan. The plot below shows the average quality rating for each service and its average ranking relative to the others.



CITY COMMUNICATIONS

NEWSLETTER AND EMAILS ARE PREFERRED

PREFERRED CHANNEL FOR CITY INFORMATION

Most residents currently get their information from the city newsletter.



From which source do you **currently** receive most of your information about the City of South Jordan?



PREFERRED CHANNEL FOR CITY INFORMATION

Most residents currently get their information from the city newsletter.



*From which source would you **prefer** to receive most of your information about the City of South Jordan?*



CITY STAFF

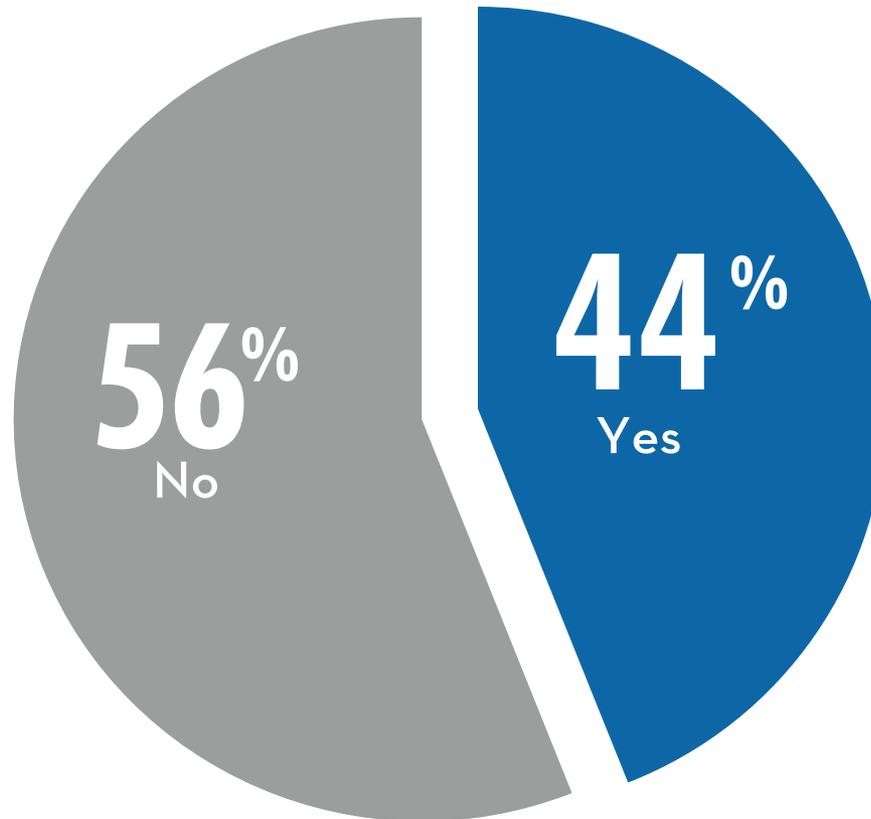
MAJORITY HAVE POSITIVE EXPERIENCES

PERSONAL EXPERIENCE WITH CITY STAFF

Less than half of respondents have contacted a city office in the past year.



During the past year have you contacted any South Jordan office to seek service, information, or to file a complaint?

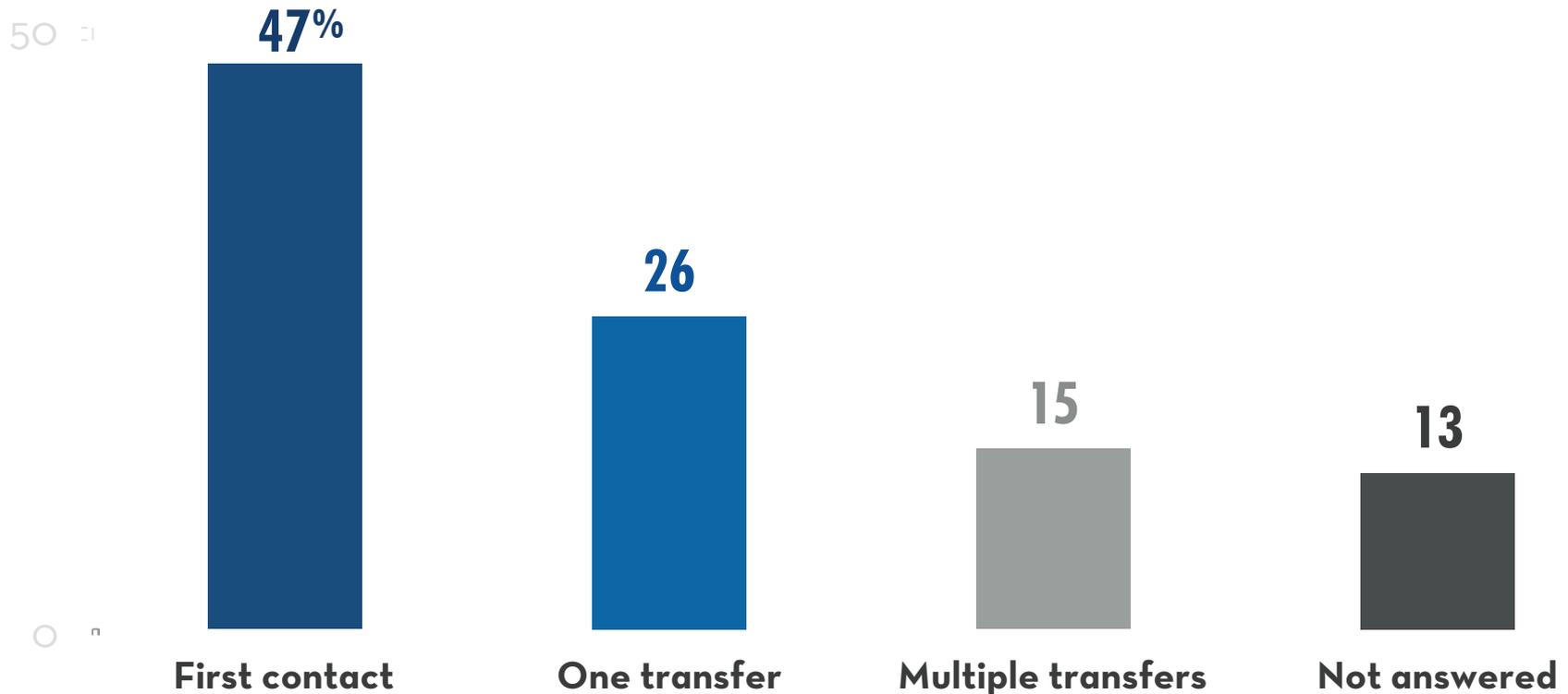


PERSONAL EXPERIENCE WITH CITY STAFF

Of the 44% of respondents who have contacted a city office within the past year, 47% had their requests answered by their first contact.



When you have contacted South Jordan offices to seek service, information, or to file a complaint, were you able to have your request answered on the first contact or did it require a transfer(s)?



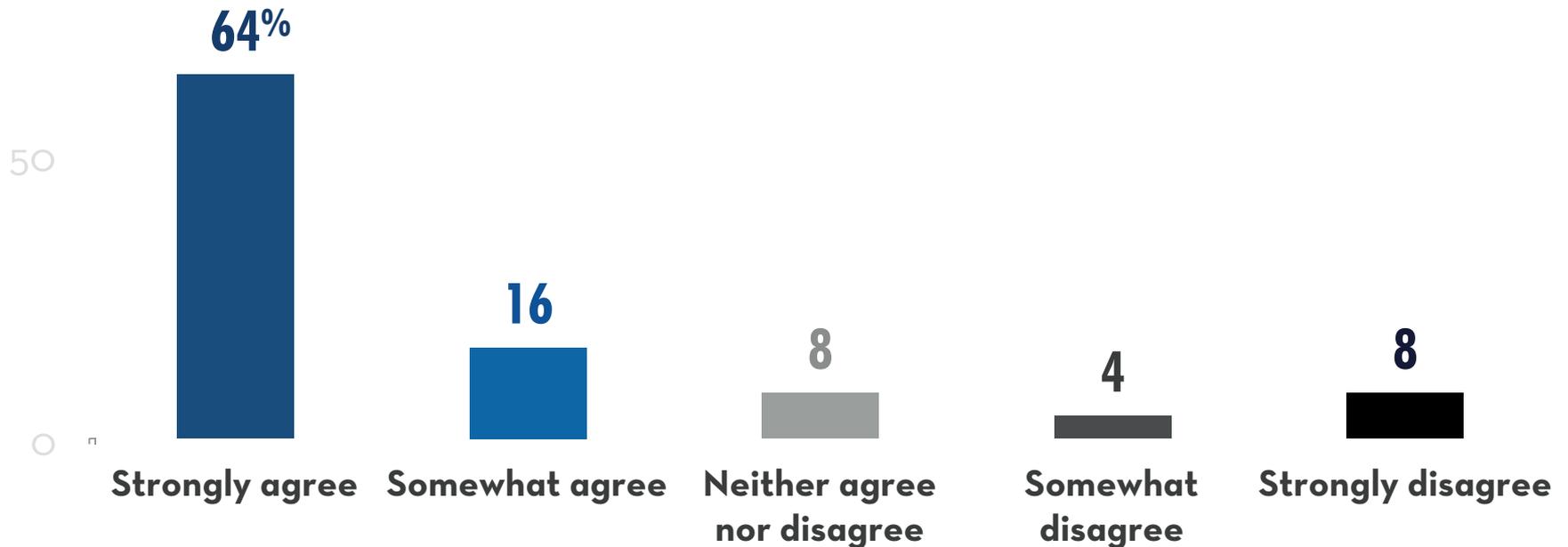
PERSONAL EXPERIENCE WITH CITY STAFF

Of the 44% of respondents who have contacted a city office within the past year, 80% agreed that they were treated with courtesy and professionalism.



To what extent do you agree or disagree with the following statement: *I was treated with courtesy and professionalism when I contacted the South Jordan offices?*

100 ▢





- 1 We surveyed **South Jordan residents** via an online survey.
- 2 Overall, **city residents are happy with the way the city is being run.**
- 3 The city's **strategic initiatives** target areas that are important to residents - especially **sustainable growth and development.**
- 4 **Managing growth is a major concern** for residents now and looking toward the future.
- 5 **All city services receive average approval ratings above 50** on a 0-100 scale.
- 6 A **large majority** of residents who interact with city staff **have positive experiences.**

THINGS TO REMEMBER

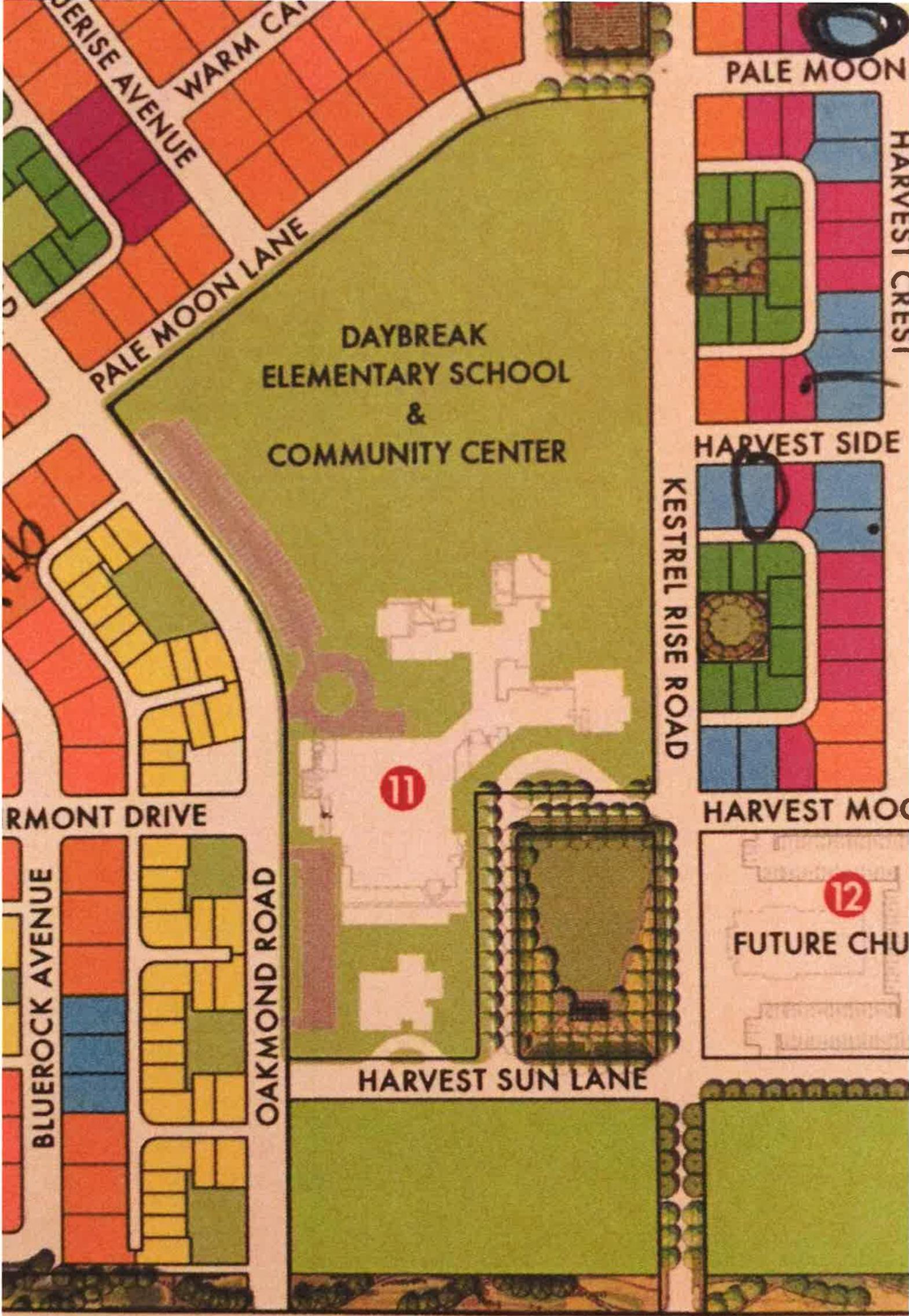


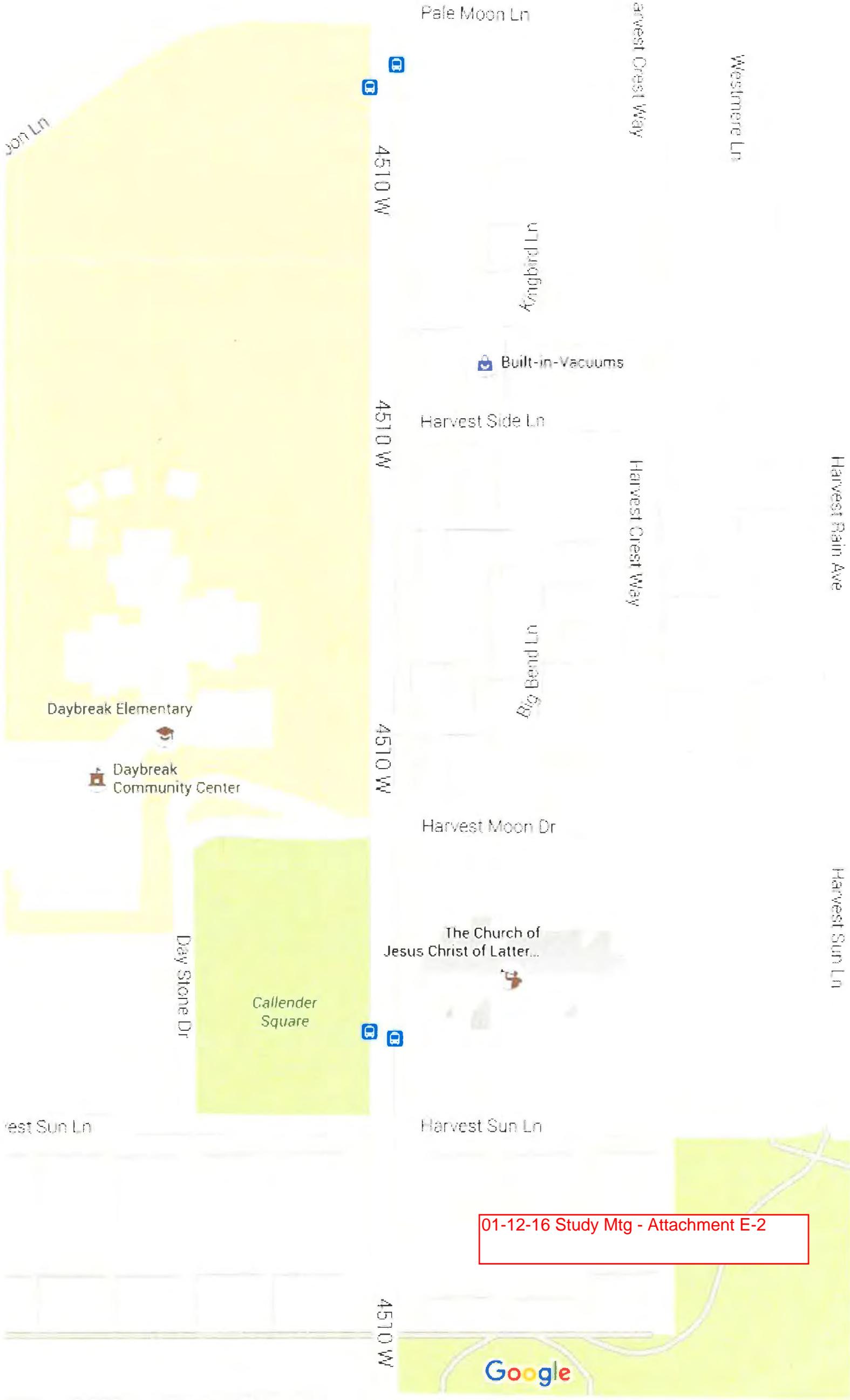
Scott Riding, Managing Partner
Quin Monson, PhD, Partner
Salt Lake City, UT
801.556.3204

January 12, 2016

Issues to discuss with Kennecott Land:

- Relationship with residents:
 - The better your relationship with your residents the better your relationship with the Council.
 - Infill project adjacent to DCC. Just because you can do something doesn't mean you should do it!
 - Parking in Daybreak
- Densities immediately adjacent to Sunstone:
 - Retention ponds
 - Kern River Pipeline Property
- Active Parks:
 - How many obligated to?
 - How many completed so far?
 - Only one on the horizon—as part of the bonding?
- Lack of commercial:
 - Could have done the District
 - Could have done a project similar to Kornwaser
 - What assurance do we have that any commercial will be completed as a result of bonding?





Pale Moon Ln

Harvest Crest Way

Westmere Ln



4510 W

Kingbird Ln

Built-in-Vacuums

4510 W

Harvest Side Ln

Harvest Crest Way

Harvest Rain Ave

4510 W

Daybreak Elementary

Daybreak Community Center

Big Bend Ln

Harvest Moon Dr

The Church of Jesus Christ of Latter...

Harvest Sun Ln



Callender Square

Day Stone Dr

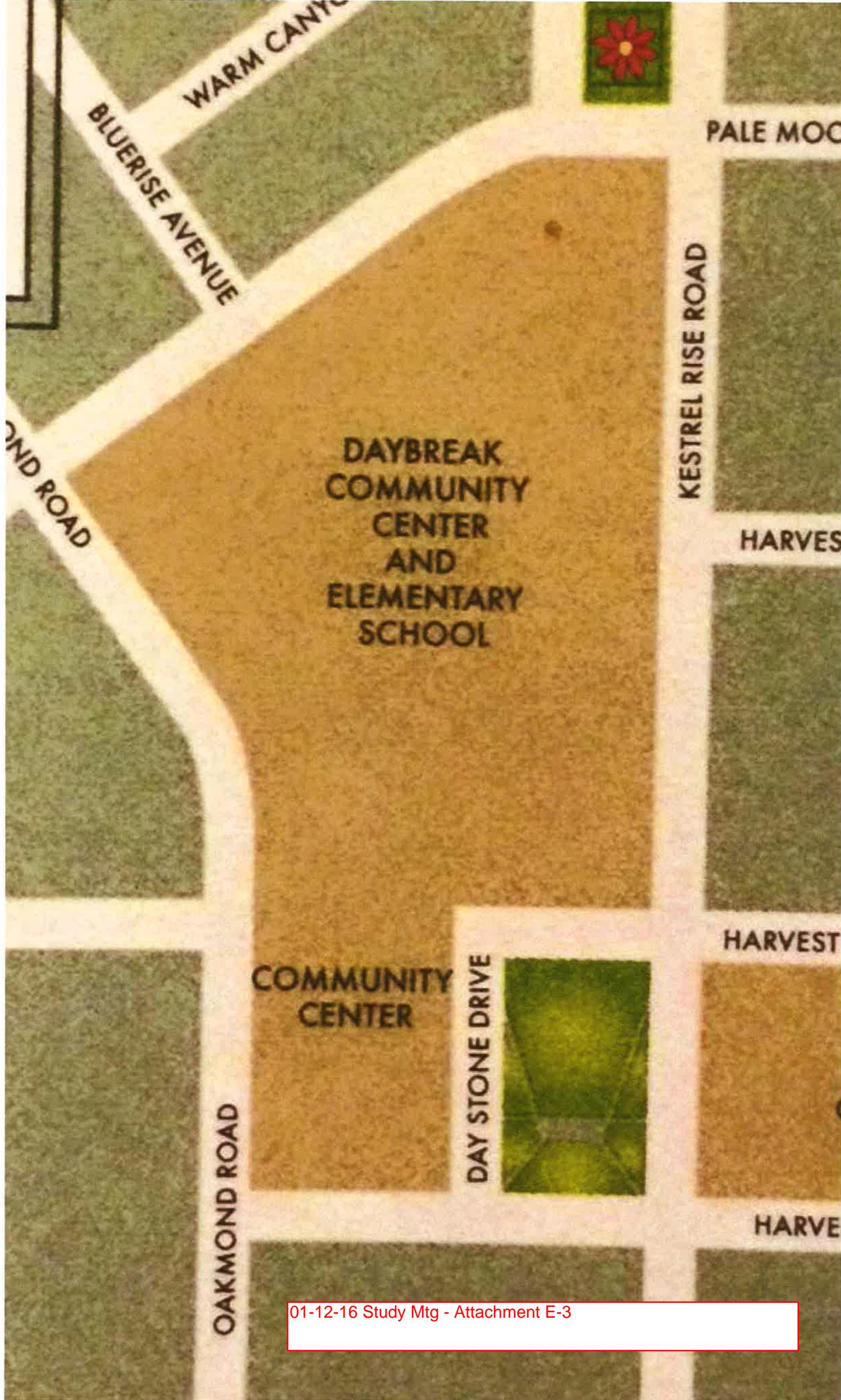
Harvest Sun Ln

Harvest Sun Ln

01-12-16 Study Mtg - Attachment E-2

4510 W

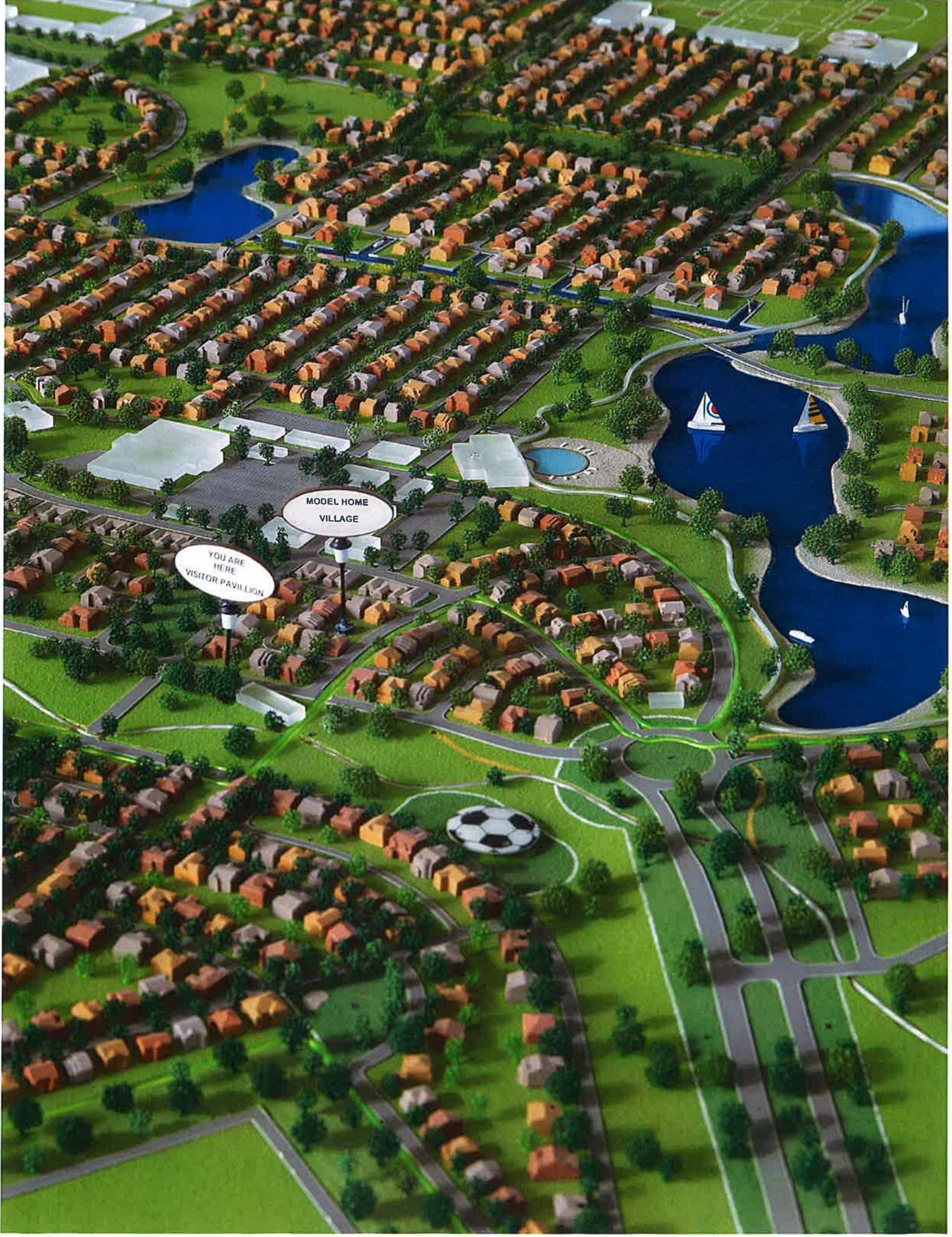
Google



01-12-16 Special Study Mtg
Attachment F







MODEL HOME
VILLAGE

YOU ARE
HERE
VISITOR PAVILLION

DAYBREAK

Acknowledgement of Receipt Form

Disclosure Statements for Homebuyers:

1. Development of Daybreak
2. Daybreak Community Organization and Associations
3. Environmental Issues
4. Road System Improvements and Access
5. Stormwater Runoff
6. Private and Public Parks, Trails and Open Space
7. Proposed Lake Feature
8. Aircraft Overflights
9. Nearby Agricultural Use
10. School Attendance Boundaries
11. Governmental Assessments and Charges
12. Water, Sewage and Utility Service
13. Power Lines and Natural Gas Transportation Lines
14. No Guarantee of View
15. Earthquake Faults

Buyer has read and understands the attached Disclosure Statements as listed above. Buyer acknowledges that Buyer's decision to purchase a residence in Daybreak is not based on any representation (other than those included in the Disclosure Statements) regarding the matters described therein, and Buyer has considered the possible effect of such matters in Buyer's decision to purchase. Buyer further acknowledges that no salesperson, employee, or agent of Kennecott Land Company (or any of its affiliates) has the authority to modify any representation included in the Disclosure Statements nor any authority to make any promise, representation, or agreement other than as contained therein with respect to the matters set forth in the Disclosure Statements. Buyer further acknowledges that it is purchasing a residence from and built by a builder and not from or by Kennecott Land Company (or any of its affiliates) and that no salesperson, employee, or agent of such builder has the authority to modify any representation included in the Disclosure Statements or to make any promise, representation or agreement other than as contained therein with respect to the matters set forth in the Disclosure Statements. Buyer further acknowledges it has been afforded adequate opportunities to ask all questions pertaining to the matters contained or referred to in the Disclosure Statements and that all such questions have been answered to Buyer's satisfaction.

In certain cases, the information contained in the Disclosure Statements briefly summarizes certain additional documents. Such summaries are not intended to limit the disclosures or information contained in any other documents and reports made available to Buyer, or to provide a complete list of the information contained in such reports and documents. Buyer should carefully review and consider the full text of any such documents prior to purchasing a residence.

You hereby acknowledge that you have read and understand the attached Disclosure Statements, including this Acknowledgement of Receipt Form, and that your decision to purchase a residence in the development known as "Daybreak" is not based on any representation concerning the matters described above other than as provided in these Disclosure Statements and hereby agree to the terms set forth herein.

Buyer(s)

Date: _____, 200__

Defined Terms Used in Disclosure Statements

"Master Developer" shall mean Kennecott Land Company, Kennecott Land Residential Development Company and OM Enterprises Company.

"Community Documents" shall mean collectively the Community Covenant, the Residential Covenant, the Commercial Covenant, and the articles, bylaws, resolutions, rules and regulations of the Community Council, the Residential Association and the Commercial Association.

"Community Council" shall mean Daybreak Community Council, Inc.

"Community Covenant" shall mean the Covenant for Community for Daybreak and the articles, bylaws, resolutions, rules and regulations of the Community Council.

"Residential Association" shall mean the Daybreak Community Association, Inc.

"Residential Covenant" shall mean collectively the Community Charter for Daybreak and the articles, bylaws, resolutions, rules and regulations of the Residential Association.

"Commercial Association" shall mean the Daybreak Village Association, Inc.

"Commercial Covenant" shall mean the Declaration of Covenants, Conditions and Restrictions for Daybreak Village and the articles, bylaws, resolutions, rules and regulations of the Commercial Association.

I (We), _____ (and _____), by initiating the Disclosure Statements contained herein indicate that I (we each) have read and understand each corresponding Disclosure Statement and acknowledge and agree that my (our) decision to purchase a residence in Daybreak is not based on any representation concerning the matters described herein other than as provided in these Disclosure Statements.

1. **Development of Daybreak.** Master Developer is in the process of developing approximately 4100 acres known as "Daybreak." As part of the development process, Master Developer will create and record final subdivision plats subdividing the phases of Daybreak into separate lots. Once a final subdivision plat is recorded, Master Developer may sell the lots in that plat to builders who will own the lots and construct residences thereon. Residential homebuyers, such as yourself, purchase these residences from the builders and not from the Master Developer. Daybreak is being developed in several different phases and the home you are considering is in the first recorded plat or Phase 1 of Daybreak. As of the date of this Disclosure, the Master Developer plans to develop up to 326 residential units within Phase 1 of Daybreak. As currently planned, Phase 1 and subsequent phases of Daybreak will contain significant numbers of single family and multi-family residential units. As development of Daybreak continues, Phase 1 and subsequent phases will also include a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Throughout the course of development, Master Developer's plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Therefore, the plans for subsequent phases may change over time as Daybreak evolves as a result of these and other factors. Although Master Developer plans to develop Daybreak as planned, because of the possibility of potential changes your decision to purchase a residence within Daybreak should not be based on any expectation that the proposed residential, recreational, or other planned portions of Daybreak will be developed as currently planned. No commitments can be made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. In connection with the future development of Daybreak there will be ongoing construction activities related to such development.

Acknowledged by: _____

2. **Daybreak Community Organization and Associations.** Daybreak is located in the City of South Jordan, which will politically govern Daybreak and will provide many typical municipal services to Daybreak residents. To help establish a unified, overall administration of Daybreak, Daybreak will also be governed by certain governing documents, councils and associations. Such documents include the Community Documents. Copies of these documents will be made available to you.

As the owner of a residence in Daybreak, you will automatically become a member of the Residential Association. The Residential Association may own, maintain and operate various common areas for the use and benefit of Daybreak residents. The Residential Association is also responsible for enforcing community-wide standards of use, maintenance and architecture and other design standards and protective covenants, conditions, restrictions, easements, liens, and charges as described in the Residential Covenant. The Residential Association is run by a board of directors and officers. The board of directors establishes the policies and rules and the officers implement those policies and perform other specific duties assigned by the board of directors. For an extended period of time during development of Daybreak, Master Developer will appoint a majority of the board members. Eventually, the entire board will be elected by and from the existing homeowners.

In order to maintain the high standards that make Daybreak a desirable place to live, the Residential Association has established rules and procedures, as set forth in the Residential Covenant, restricting certain uses of your property. These restrictions address such things as leasing, parking, pets, recreational uses, design guidelines, and landscaping limitations. A complete list of current rules and regulations will be made available to you.

Select commercial uses may be integrated with Daybreak's residential community. Such commercial uses, including retail, office, and industrial uses, will be governed by the Commercial Covenant, which has not yet been finalized. The Commercial Covenant will establish a governance structure and a system of standards and procedures for the development, expansion, administration, maintenance, and preservation of various commercial properties and common areas within Daybreak. Once it is finalized, the Commercial Covenant will also establish the Commercial Association to own, operate and/or maintain various common areas and community improvements in connection with the commercial development within Daybreak and to administer and enforce the Commercial Covenant.

The Community Covenant establishes the Community Council to administer the Community Covenant's provisions, to facilitate a sense of community within Daybreak, and to initiate programs, activities, and services. The Community Council may also own various common areas for the use and benefit of Daybreak property owners. The Community Council is run by board of directors and officers. For an extended period of time during development of Daybreak, Master Developer will appoint a majority of the board members. Eventually, the entire board will be elected by and from the existing Daybreak property owners.

Pursuant to the Community Documents, various fees and assessments may be imposed upon residential homeowners by the Residential Association and/or the Community Council. These fees may include base assessments, service area assessments, a working capital contribution, and an assessment upon transfer of a residence, which fees shall be in an amount sufficient to cover the services provided by the Residential

Association and/or the Community Council. The amount of such fees has not yet been determined. Generally these fees and assessments are payable to and collected by the Residential Association or the Community Council. These fees and assessments will be used to cover the Residential Association's and the Community Council's ongoing expenses associated with the ownership, maintenance and operation of various common areas throughout the development and other required or appropriate functions.

The Community Documents also set forth various design guidelines and architectural standards to maintain the aesthetic appeal of Daybreak. Such guidelines and standards may restrict your ability to make certain changes to your property and residence. The Community Documents contain more detail on these guidelines and standards.

For more information concerning the Residential Association or any information referred to in this Disclosure Statement, please refer to the Governing Documents, copies of which have been or will be made available to you.

Acknowledged by: _____

3. **Environmental Issues.** Phase 1 of Daybreak lies in the southeast corner of what is known as the "Kennecott Utah Copper South Jordan Evaporation Pond" area. Historically, these evaporation ponds were used to store and evaporate storm water runoff, lime treated waters, and mine waters originating from the Bingham Canyon Copper Mine and the surrounding watershed. In 1989, Kennecott Utah Copper was purchased by Rio Tinto, a worldwide leader in the mining industry. Following completion of certain studies, clean-up activities for the ponds began in June 1994 and were completed in late 1994 pursuant to a plan approved by the Environmental Protection Agency. At that time the "ponds" were dry and consisted of settled sediment. As part of the clean-up, Kennecott Utah Copper removed some of the pond sediments to an off-site repository and consolidated the remaining material into a "North" consolidated area and a "South" consolidated area. The South consolidated area extended into the northwest corner of Phase 1 of Daybreak. After this consolidation was completed, the entire South Jordan Evaporation Pond area was capped with between 1 and 5 feet of fill material and 10 inches of topsoil. Upon its own initiative, Master Developer is now moving the consolidated sediments from the North and South consolidated areas to an off-site repository. Such work will likely continue through at least 2005.

The 1994 South Jordan Evaporation Pond consolidation activities, which affected Phase 1, were performed pursuant to an EPA approved plan. Upon completion of the clean-up project, in 2001 the EPA issued a Record of Decision that recognized the proposed future use of the area for construction of a planned community with low and high density residential, commercial and industrial development. The Record of Decision stated that no further action at the ponds is needed or required. Testing conducted on the remaining site soils after the pond sediments were removed detected metals concentrations on Phase 1 well below EPA-approved project clean-up goals, below commonly established clean up levels for residential settings in the Salt Lake Valley, and within, or only slightly above, levels typically considered "background" for the Salt Lake Valley. "Background" describes the range of concentrations of a particular substance that naturally occurs in a particular region.

Testing conducted on pond sediments collected prior to the clean-up detected some concentrations of lead and arsenic that were within or slightly above regional "background" concentrations of such elements, and were below typical clean-up goals for similar residential settings in the Salt Lake Valley.

Additionally, elevated concentrations of sulfate were identified in pond sediments prior to clean-up efforts. Sulfates and metals migrated into the groundwater lying 100 feet or more beneath portions of Daybreak. While such sulfate and metals in the groundwater may render the underground water undrinkable, it does not pose a health or safety concern or threat to individuals who may work, live, or recreate in Daybreak. Kennecott Utah Copper, the State of Utah, and the Environmental Protection Agency have proposed a plan to pump and treat groundwater from the impacted area. The treated water could potentially be used as a drinking water source and for other purposes. This plan is currently under consideration by state and federal agencies.

Due to the presence of elevated sulfate concentrations, it is possible that some of the soils may be corrosive and/or conductive, which means the affected soils could cause damage to metal objects and/or certain types of concrete located in the ground. Further, the sulfates may make it difficult for certain types of plants to grow in the affected soils. To help reduce these effects, Master Developer has or will propose guidelines for construction materials and procedures and landscaping activities at Daybreak.

Acknowledged by: _____

4. **Road System Improvements and Access.** Phase 1 of Daybreak can be accessed by an extension of 11400 South Street, west of Bangarter Highway. Phase 1 of Daybreak may also be accessed from 11800 South Street. In addition, the area near Daybreak is being studied by governmental authorities for the construction of a major north-south transportation facility or facilities in the west Salt Lake Valley, commonly referred to as the Mountain View Transportation Corridor. As currently proposed, the Mountain View Transportation Corridor runs approximately a mile west of Phase 1 of Daybreak. The Mountain View Transportation Corridor may include a freeway, other north-south facilities, east-west arterials, rail based transit, bus rapid transit and other public transportation systems. An Environmental Impact Statement relating to the Mountain View Transportation Corridor is scheduled to be completed sometime in 2006. Funding for the facilities in the Mountain View Transportation Corridor has not yet been obtained.

As a result, these improvements may not be constructed for a number of years, and the nature of the facilities may change from those currently contemplated by transportation agencies. The Utah Transit Authority is considering plans for a light rail extension that would service the Daybreak area. The extension has not yet been approved and funding has not yet been obtained. As a result, construction of this potential extension may not occur for a number of years, and may not occur at all.

Acknowledged by: _____

5. **Stormwater Runoff.** Daybreak has a stormwater drainage system designed to retain and discharge into the ground all stormwater drainage resulting from up to a 100-year storm. To allow efficient stormwater drainage and to facilitate the development's stormwater system, some lots (as denoted on the Phase 1 subdivision plat) are required to utilize certain types of fencing to allow adequate stormwater drainage across the rear section of such lots.

Acknowledged by: _____

6. **Private and Public Parks, Trails and Open Space.** As currently planned, Daybreak will offer a variety of public and private parks, trails and open space areas totaling up to approximately 25% to 30% of Daybreak. These areas may include streetscapes, school fields, university or college campus open spaces, water amenities, etc. Some of these areas, including the major trails, the proposed lake, and certain parks, may be open to the general public, while others may be limited to use by Daybreak residents. Construction of parks and trails facilities within Daybreak will be phased in conjunction with residential development or as required by agreements with public agencies. The existence, size, location and nature of proposed amenities, such as parks, trails, and open space areas, may change over the course of development depending on certain factors such as market factors, governmental approvals and the results of ongoing studies and planning. Ultimate ownership, use, operation and maintenance of the various parks, amenities, trails and open spaces is yet to be determined and such areas may be owned, operated and/or maintained by South Jordan City, the Residential Association, the Community Council or a special service district (which is a type of local governmental agency). The cost of operating and maintaining any such areas or facilities may be borne by, and/or shared among, South Jordan City, the Residential Association, the Community Council or a special service district, and may be paid for by the homeowners through fees and assessments paid to the Residential Association, the Community Council and/or the special service district.

Acknowledged by: _____

7. **Proposed Lake Feature and Water Amenities.** As currently planned, there will be a man-made lake immediately to the north and west of Phase 1 of Daybreak. The lake is intended to cover approximately 100 acres of water surface with approximately 50-60 acres of land surrounding it, and may be used for fishing, non-motorized boating, and other recreation around its shoreline. Swimming will not be permitted in the lake. The lake shoreline will vary in appearance from developed/urban to natural. The lake will be lined with a high density polyethylene liner and will vary in depth from 8-12 feet. Costs associated with the water used to operate and maintain the proposed lake feature and related amenities, including landscaping, will likely be borne by the Residential Association or Community Council and be included as part of their fees and assessments. Other planned water amenities include a beach club, a "swim lagoon" type swimming pool and wading pools. Through the course of development, the proposed existence, design and uses of the lake and such other water amenities may change.

Acknowledged by: _____

8. **Aircraft Overflights.** Daybreak is located approximately 14 miles south of the Salt Lake International Airport. The Salt Lake International Airport's airfield currently consists of three air carrier runways and a general aviation runway. One of the Salt Lake International Airport's flight paths is located above Daybreak and planes routinely fly in the airspace above Daybreak as they descend and ascend to and from the airport. In addition, Daybreak may be subject to overflights from private planes and helicopters from "Airport No. 2," located approximately 3 miles north of Daybreak.

Acknowledged by: _____

9. **Nearby Agricultural Use.** Land adjacent to Daybreak is currently wet and dry farmed with wheat and grains. Such farming may continue in the undeveloped areas surrounding Daybreak until such time as development occurs.

Acknowledged by: _____

- 10. **School Attendance Boundaries.** Phase 1 of Daybreak is currently located within the boundaries of the Jordan School District. As of the date of this Disclosure Statement, children residing within Phase 1 of Daybreak may attend the following schools:

Elementary (K-6):	Daybreak Elementary School 4544 Harvest Moon Drive South Jordan, Utah 84095
Middle (7-9):	Elk Ridge Middle School 3659 West 9800 South South Jordan, Utah 84095
High (10-12):	Bingham High School 2160 West 10400 South South Jordan, Utah 84095

School districts establish school attendance boundaries, which are subject to change at the district’s discretion. New or different schools may be assigned in the future. For the most current information regarding Jordan School District and the schools that children residing within Daybreak may attend, please contact the Jordan School District.

In addition, plans are currently being developed to construct an elementary school within Phase 1 of Daybreak. Children of Phase 1 residents will likely attend such elementary school after completion. It is planned that the elementary school will contain and/or share certain community facilities with a community recreation center, including a gymnasium, a cafeteria and a stage. Ownership, operation, use and maintenance of the community recreational center and the shared facilities with the elementary school have not yet been determined and through the course of planning and development the existence and nature of these facilities may change.

Acknowledged by: _____

- 11. **Governmental Assessments and Charges.** In addition to county property taxes, assessments, and other special taxes affecting your residence, your property tax bill may also contain other assessments and charges imposed by state and local governmental agencies from time to time. No representation is made as to the extent to which any assessment or charge may be imposed, or increased, in the future. Each residence owner and builder will be responsible for confirming the amounts applicable to their property by contacting the applicable entities.

Acknowledged by: _____

- 12. **Water, Sewage and Utility Service.** Initially, water service to Daybreak will be provided by South Jordan City, which purchases the water from the Jordan Valley Water Conservancy District. In the future, water service to Daybreak (including Phase 1) may be provided by a special service district controlled by South Jordan City. All or a portion of Daybreak’s parks, open spaces and streetscapes may be served by a secondary water system. Homeowners may directly or indirectly pay for capital and/or maintenance costs related to the secondary water and its delivery or distribution, through assessments or fees charged by the Residential Association, Community Council, a special service district and/or another utility provider. The sewer treatment facility servicing Daybreak is the South Valley Sewer District, located approximately 4 miles east and 4 miles north of Daybreak at 7495 South 1300 West. The South Valley Water Reclamation Facility is owned and operated by five agencies including West Jordan City, Midvale City, Sandy Suburban Sewer District, Salt Lake County Sewer District #2, and South Valley Sewer District. Snow removal on city streets in Phase 1 of Daybreak will be performed by South Jordan City. Electricity, natural gas, telephone, and other typical utility services will be provided by utility companies or other service providers presently serving or expanding to provide services to Daybreak.

Acknowledged by: _____

- 13. **Power Lines and Natural Gas Transportation Lines.** Two major high voltage power lines are located approximately a mile west of Phase 1 of Daybreak and run side by side. These power lines enter the Daybreak area on the north at approximately 5900 West and 10200 South and run south to approximately 10800 South where they then run diagonally south-southeast to approximately 5100 West and 11800 South. The larger line is a 345,000 volt steel tower line and the smaller line is a 138,000 volt wood pole line. Additional and larger power lines could be built within this same easement area, described above, in the future. Additionally, an electrical substation is located approximately one mile west of Phase 1. This substation is used to transform power from the large power lines described above for use in residential neighborhoods. For further information regarding the power lines, substation, or regarding electromagnetic fields generated by electric power lines, please contact Utah Power, which owns and operates the power lines and substation. Additionally, there are two large 36” diameter gas transportation pipelines that run side by side and are located approximately one mile west of Phase 1. These lines are contained within existing easements, are generally below ground, and are located in or near the power line corridor described above and the proposed Mountain View Transportation Corridor.

15. **Earthquake Faults.** Land within Salt Lake Valley (including Daybreak) is subject to earthquake hazards of varying degrees depending on the nature, proximity and activity of nearby earthquake faults and/or liquefaction zones, and has the potential for strong ground motion due to fault activity, particularly from the Wasatch Fault, which runs along the eastern portion of the Salt Lake Valley.

Acknowledged by: _____

14. **No Guarantee of View.** Although any individual lot may enjoy some view potential, Master Developer makes no representations whatsoever concerning the view, if any, a particular lot may enjoy. There are no express or implied easements appurtenant to any lot for view purposes, or for the passage of light and air over another lot. Furthermore, the payment of any "premium" for a lot is based solely on the location of the lot and does not create a representation, express or implied, concerning the view the lot may enjoy. Any view that a lot may enjoy as of the date of purchase may be impaired or affected by the installation or removal of trees and other landscaping, the growth of landscaping, and the construction of homes or other buildings, fences, walls and other improvements in Daybreak.

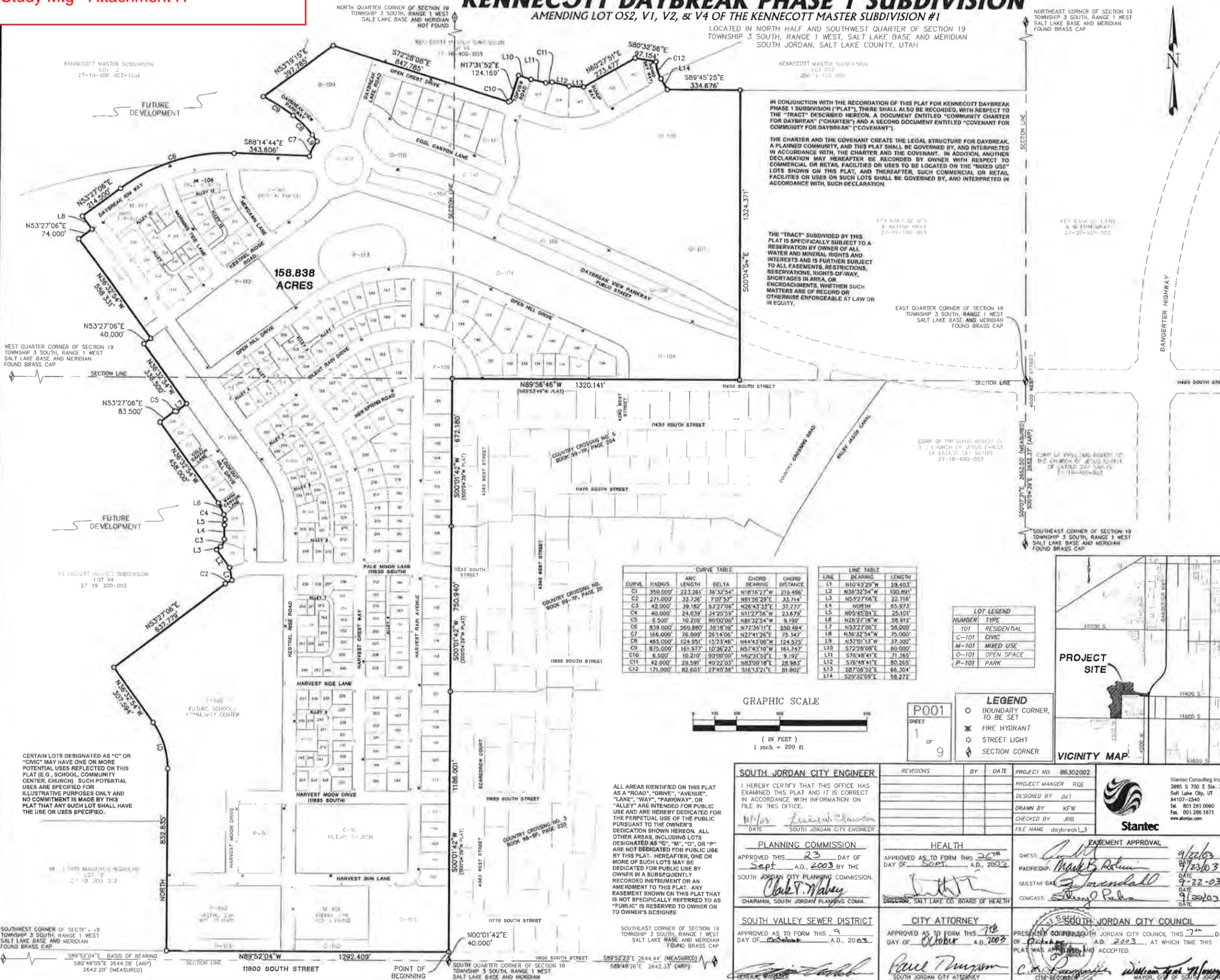
Acknowledged by: _____

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

LOCATED IN NORTH HALF AND SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

NORTHEAST CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

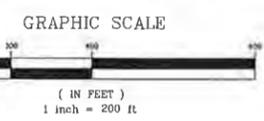


IN CONJUNCTION WITH THE RECORDATION OF THIS PLAT FOR KENNECOTT DAYBREAK PHASE 1 SUBDIVISION ("PLAT"), THERE SHALL ALSO BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, A DOCUMENT ENTITLED "COMMUNITY CHARTER FOR DAYBREAK" ("CHARTER") AND A SECOND DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR DAYBREAK" ("COVENANT").

THE CHARTER AND THE COVENANT CREATE THE LEGAL STRUCTURE FOR DAYBREAK, A PLANNED COMMUNITY, AND THIS PLAT SHALL BE GOVERNED BY, AND INTERPRETED IN ACCORDANCE WITH, THE CHARTER AND THE COVENANT. IN ADDITION, ANOTHER DECLARATION MAY HEREAFTER BE RECORDED BY OWNER WITH RESPECT TO COMMERCIAL OR RETAIL FACILITIES OR USES TO BE LOCATED ON THE "RESERVED USE" LOTS SHOWN ON THIS PLAT, AND THEREAFTER, SUCH COMMERCIAL OR RETAIL FACILITIES OR USES ON SUCH LOTS SHALL BE GOVERNED BY, AND INTERPRETED IN ACCORDANCE WITH, SUCH DECLARATION.

THE "TRACT" SUBDIVIDED BY THIS PLAT IS SPECIFICALLY SUBJECT TO A RESERVATION BY OWNER OF ALL WATER AND MINERAL RIGHTS AND INTERESTS AND IS FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, SHORTAGES IN AREA, OR ENCROACHMENTS, WHETHER SUCH MATTERS ARE OF RECORD OR OTHERWISE ENFORCEABLE AT LAW OR IN EQUITY.

CURVE TABLE				LINE TABLE	
CURVE	RADIUS	ARC LENGTH	DELTA	LINE BEARING	LENGTH
C1	350.000'	223.261'	36°32'54"	N18°16'27"W	219.496'
C2	271.000'	33.736'	7°07'57"	N81°56'29"E	33.714'
C3	42.000'	39.182'	5°27'08"	N26°43'33"E	37.777'
C4	40.000'	24.029'	34°29'59"	N112°28'56"W	23.679'
C5	5.500'	10.210'	90°00'00"	N83°32'54"W	9.192'
C6	839.000'	560.880'	38°18'10"	N72°36'11"E	550.494'
C7	166.000'	76.009'	26°14'06"	N27°41'26"E	75.347'
C8	485.000'	124.951'	15°23'46"	N44°43'08"W	124.575'
C9	875.000'	161.977'	10°36'23"	N57°43'10"W	161.747'
C10	6.500'	10.210'	90°00'00"	N62°31'52"E	9.192'
C11	42.000'	39.182'	5°27'08"	N83°09'18"E	38.855'
C12	171.000'	82.601'	27°40'34"	S16°13'21"E	81.802'



LOT LEGEND	
NUMBER	TYPE
101	RESIDENTIAL
C-101	CIVIC
M-101	MIXED USE
O-101	OPEN SPACE
P-101	PARK

LEGEND	
○	BOUNDARY CORNER, TO BE SET
✱	FIRE HYDRANT
☆	STREET LIGHT
◆	SECTION CORNER



CERTAIN LOTS DESIGNATED AS "C" OR "CIVIC" MAY HAVE ONE OR MORE POTENTIAL USES REFLECTED ON THIS PLAT (E.G. SCHOOL, COMMUNITY CENTER, CHURCH). SUCH POTENTIAL USES ARE SPECIFIED FOR ILLUSTRATIVE PURPOSES ONLY AND NO COMMITMENT IS MADE BY THIS PLAT THAT ANY SUCH LOT SHALL HAVE THE USE OR USES SPECIFIED.

ALL AREAS IDENTIFIED ON THIS PLAT AS "ROAD", "DRIVE", "AVENUE", "LANE", "WAY", "PARKWAY", OR "ALLEY" ARE INTENDED FOR PUBLIC USE AND ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC PURSUANT TO THE OWNER'S DEDICATION SHOWN HEREON. ALL OTHER AREAS, INCLUDING LOTS DESIGNATED AS "R", "M", "O", OR "P" ARE NOT DEDICATED FOR PUBLIC USE BY THIS PLAT. HEREAFTER, ONE OR MORE OF SUCH LOTS MAY BE DEDICATED FOR PUBLIC USE BY OWNER IN A SUBSEQUENTLY RECORDED INSTRUMENT OR AN AMENDMENT TO THIS PLAT. ANY EASEMENT SHOWN ON THIS PLAT THAT IS NOT SPECIFICALLY REFERRED TO AS "PUBLIC" IS RESERVED TO OWNER OR TO OWNER'S DESIGNEE.

SOUTHWEST CORNER OF SECTION 19 TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP

SURVEYOR'S CERTIFICATE

I, John R. Berry, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 172483 as prescribed under the laws of the State of Utah. I have surveyed and certify that by authority of the Board of Surveyors of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Lot 307 of Country Crossing No. 3 Subdivision recorded as Entry No. 7055976, in Book 98-89, at Page 220 in the Office of the Salt Lake County Recorder; said point beginning N00°01'42"E, 40,000 feet from the South Quarter Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°52'04"W, 1292.409 feet; thence North, 832.835 feet; thence Northwesterly, 223.261 feet along the arc of a 350,000 foot radius curve to the left, (chord bears N18°16'27"W, 219.496 feet); thence N36°32'54"W, 307.594 feet; thence N53°27'06"E, 637.779 feet; thence Northeastly, 33.736 feet along the arc of a 271,000 foot radius curve to the right, (chord bears N61°56'29"E, 33.714 feet); thence N10°43'29"W, 59.403 feet; thence N36°32'54"W, 100.891 feet; thence N53°27'06"E, 27.716 feet; thence Northeastly, 39.182 feet along the arc of a 42,000 foot radius curve to the left, (chord bears N26°43'33"E, 37.777 feet); thence North, 65.973 feet; thence N05°45'04"E, 25.101 feet; thence Northwesterly, 24.039 feet along the arc of a 40,000 foot radius curve to the left, (chord bears N11°27'56"W, 23.679 feet); thence N26°27'18"W, 58.912 feet; thence N36°32'54"W, 458.000 feet; thence N53°27'06"E, 83.500 feet; thence Southeastly, 10.210 feet along the arc of a 6,500 foot radius curve to the right, (chord bears S81°32'54"E, 9.192 feet); thence N53°27'06"E, 58.000 feet; thence N36°32'54"W, 336.500 feet; thence N53°27'06"E, 40,000 feet; thence N36°32'54"W, 558.331 feet; thence N53°27'06"E, 74.000 feet; thence N36°32'54"W, 75.000 feet; thence N53°27'06"E, 214.500 feet; thence Northeastly, 560.880 feet along the arc of a 839,000 foot radius curve to the right, (chord bears N72°36'11"E, 550.494 feet); thence S28°14'42"E, 343.606 feet; thence Northeastly, 76.009 feet along the arc of a 166,000 foot radius curve to the right, (chord bears N27°41'26"E, 75.347 feet); thence N37°01'13"W, 57.302 feet; thence Northwesterly, 124.951 feet along the arc of a 465.000 foot radius curve to the left, (chord bears N44°43'08"W, 124.575 feet); thence Northwesterly, 161.977 feet along the arc of a 875,000 foot radius curve to the left, (chord bears N57°43'10"W, 161.747 feet); thence N53°19'15"E, 397.785 feet; thence S72°28'08"E, 847.785 feet; thence Northeastly, 10,210 feet along the arc of a 6,500 foot radius curve to the left, (chord bears N62°31'52"E, 9.192 feet); thence N17°31'52"E, 124.169 feet; thence S72°28'08"E, 60.000 feet; thence S76°48'41"E, 71.385 feet; thence Northeastly, 29.591 feet along the arc of a 42,000 foot radius curve to the left, (chord bears N83°09'18"E, 28.983 feet); thence S76°49'41"E, 80.265 feet; thence S87°06'52"E, 66.304 feet; thence N60°27'51"E, 273.477 feet; thence S80°32'56"E, 97.154 feet; thence Southeastly, 82.603 feet along the arc of a 171,000 foot radius curve to the left, (chord bears S16°13'21"E, 81.802 feet); thence S29°32'09"E, 58.272 feet; thence S89°45'29"E, 334.676 feet; thence S00°04'34"E, 1324.371 feet to the Southeastly corner of the extension of the Northern Boundary Line of Country Crossing No. 5 recorded as Entry No. 7425489, in Book 99-79, at Page 204 in the Office of the Salt Lake County Recorder; thence N89°53'49"W per plat along said Section Line and said Northern Boundary Line, 1320.141 feet to the Northwest Corner of said Country Crossing No. 5; thence S00°01'42"W (S00°04'39"W per plat) along the Western Boundary Line of said Country Crossing No. 5, 672.180 feet to the common corner of Lot 501 of said Country Crossing No. 5 and Lot 416 of Country Crossing No. 4 recorded as Entry No. 7422488, in Book 99-79, at Page 203 in the Office of the Salt Lake County Recorder; thence S00°01'42"W (S00°04'39"W per plat) along the Western Boundary Line of said Country Crossing No. 4, 750.940 feet to the common corner of Lot 410 of said Country Crossing No. 4 and Lot 316 of said Country Crossing No. 3; thence S00°01'42"W (S00°04'39"W per plat) along the Western Boundary Line of said Country Crossing No. 3, 1186.001 feet to the point of beginning.

John R. Berry
P.L.S. No. 172483
Date: 9/19/03
OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereinafter known as

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

do hereby dedicate for perpetual use as the public use parcels of land and easements as shown on this plat as intended for public use.

In witness whereof, I have hereunto set my hand and seal this 19th day of September, A.D., 2003.

John Potts
Vice President of Development

CORPORATE ACKNOWLEDGMENT

On the 19th day of September, A.D., 2003, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake State of Utah, John Potts, who after being duly sworn, acknowledged to me that he is Vice President of Development of Kennecott Land Dev. Co., a Delaware Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 2/27/05

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

LOCATED IN NORTH HALF AND SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: KENNECOTT LAND CO

DATE: 10-9-03 TIME: 3:11 PM BOOK: 2003P PAGE: 325
FEE: \$508.00
SALT LAKE COUNTY RECORDER

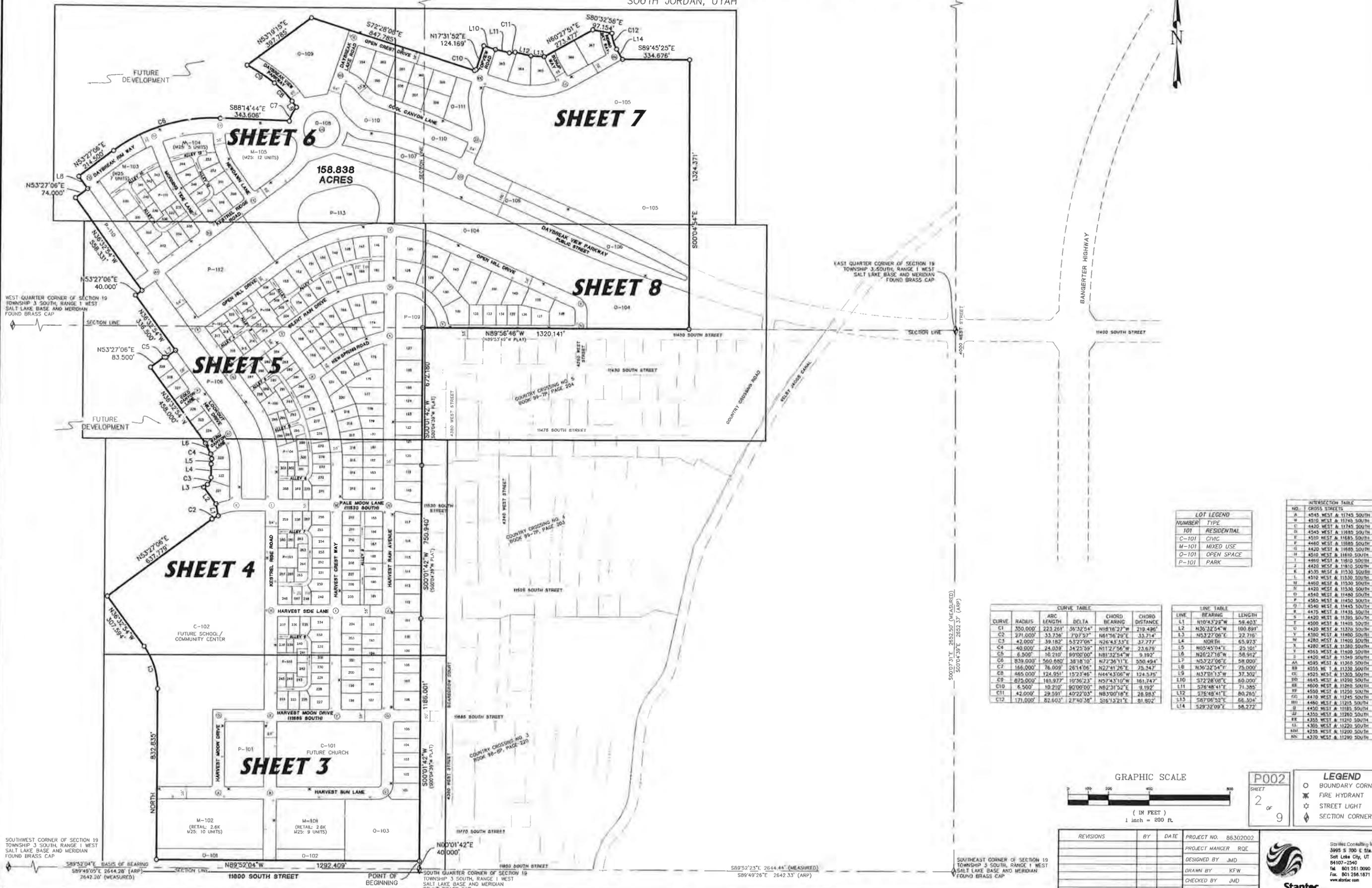
<p>SOUTH JORDAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>10/1/03 DATE SOUTH JORDAN CITY ENGINEER</p>	<p>REVISIONS</p> <p>BY DATE</p> <p>PROJECT NO. 86302002</p> <p>PROJECT MANGER RQE</p> <p>DESIGNED BY JMT</p> <p>DRAWN BY KFW</p> <p>CHECKED BY JRB</p> <p>FILE NAME daybreak_1</p>	<p>Stantec</p> <p>Stantec Consulting Inc 3995 S 700 E Ste. 300 Salt Lake City, UT 84107-2540 Tel. 801.261.0060 Fax. 801.266.1671 www.stantec.com</p>
<p>PLANNING COMMISSION</p> <p>APPROVED THIS 23 DAY OF Sept A.D., 2003 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.</p> <p>Chairman, South Jordan Planning Comm.</p>	<p>HEALTH</p> <p>APPROVED AS TO FORM THIS 26th DAY OF Sept A.D., 2003</p> <p>Chairman, Salt Lake Co. Board of Health</p>	<p>EASEMENT APPROVAL</p> <p>QUEST: [Signature]</p> <p>PACKET/PROP: [Signature]</p> <p>QUESTAR: [Signature]</p> <p>COMCAST: [Signature]</p>
<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED AS TO FORM THIS 9 DAY OF October A.D., 2003</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS 7th DAY OF October A.D., 2003</p> <p>Presented to South Jordan City Council this 7th day of October, A.D., 2003, at which time this plat was approved and accepted.</p>	<p>SOUTH JORDAN CITY COUNCIL</p> <p>Presented to South Jordan City Council this 7th day of October, A.D., 2003, at which time this plat was approved and accepted.</p>

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1
SOUTH JORDAN, UTAH

NORTH QUARTER CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

NORTHEAST CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP



LOT LEGEND

NUMBER	TYPE
101	RESIDENTIAL
C-101	CIVIC
M-101	MIXED USE
O-101	OPEN SPACE
P-101	PARK

INTERSECTION TABLE

NO.	CROSS STREET
A	4545 WEST & 11745 SOUTH
B	4515 WEST & 11745 SOUTH
C	4420 WEST & 11745 SOUTH
D	4545 WEST & 11885 SOUTH
E	4510 WEST & 11885 SOUTH
F	4440 WEST & 11885 SOUTH
G	4510 WEST & 11845 SOUTH
H	4510 WEST & 11810 SOUTH
I	4480 WEST & 11810 SOUTH
J	4440 WEST & 11810 SOUTH
K	4510 WEST & 11530 SOUTH
L	4510 WEST & 11530 SOUTH
M	4440 WEST & 11530 SOUTH
N	4510 WEST & 11530 SOUTH
O	4540 WEST & 11440 SOUTH
P	4560 WEST & 11450 SOUTH
Q	4540 WEST & 11450 SOUTH
R	4475 WEST & 11450 SOUTH
S	4420 WEST & 11395 SOUTH
T	4500 WEST & 11420 SOUTH
U	4420 WEST & 11270 SOUTH
V	4380 WEST & 11800 SOUTH
W	4480 WEST & 11800 SOUTH
X	4260 WEST & 11880 SOUTH
Y	4510 WEST & 11800 SOUTH
Z	4420 WEST & 11540 SOUTH
AA	4545 WEST & 11360 SOUTH
AB	4515 WEST & 11330 SOUTH
AC	4525 WEST & 11300 SOUTH
AD	4445 WEST & 11290 SOUTH
AE	4560 WEST & 11260 SOUTH
AF	4550 WEST & 11250 SOUTH
AG	4470 WEST & 11215 SOUTH
AH	4460 WEST & 11215 SOUTH
AI	4450 WEST & 11180 SOUTH
AJ	4350 WEST & 11180 SOUTH
AK	4360 WEST & 11220 SOUTH
AL	4230 WEST & 11200 SOUTH
AM	4320 WEST & 11200 SOUTH

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	350.000'	223.261'	36.3254°	N181°18'27"W	219.486'
C2	271.000'	53.236'	7.9257°	N81°36'24"E	33.214'
C3	42.000'	39.182'	5.5270°	N26°43'53"E	37.277'
C4	40.000'	24.038'	34.2259°	N117°2'56"W	23.679'
C5	6.500'	10.210'	89.0000°	N181°32'54"W	9.192'
C6	838.000'	560.080'	38.1810°	N77°38'11"E	508.494'
C7	166.000'	76.099'	26.1404°	S22°41'26"E	75.000'
C8	465.000'	124.951'	15.2346°	N44°43'06"W	124.575'
C9	870.000'	181.977'	10.2623°	N57°43'10"W	181.747'
C10	6.500'	10.210'	90.0000°	S82°31'52"E	9.192'
C11	42.000'	29.591'	40.2203°	N83°00'18"E	28.283'
C12	171.000'	87.602'	27.4038°	S39°13'21"E	81.862'

LINE TABLE

LINE	BEARING	LENGTH
L1	N10°43'28"W	58.403'
L2	N26°32'54"W	109.891'
L3	N53°27'06"E	22.210'
L4	NORTH	65.973'
L5	N89°45'04"E	29.101'
L6	N26°27'16"W	58.912'
L7	N53°27'06"E	48.000'
L8	N10°43'28"W	75.000'
L9	N37°01'13"W	37.302'
L10	S72°28'08"E	60.000'
L11	S78°48'41"E	71.305'
L12	S78°48'41"E	80.785'
L13	S89°08'25"E	88.394'
L14	S28°52'09"E	98.272'



P002
SHEET
2 of 9

LEGEND

- BOUNDARY CORNER
- ⊗ FIRE HYDRANT
- ⊛ STREET LIGHT
- ⬮ SECTION CORNER

REVISIONS

NO.	REVISION	BY	DATE

PROJECT NO. B6302002
PROJECT MANAGER RJC
DESIGNED BY JMD
DRAWN BY KFW
CHECKED BY JMD
FILE NAME daybreak_1_2

Stantec
3945 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel: 801.261.0000
Fax: 801.261.0711
www.stantec.com

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 kwhic

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

S89°52'04"E BASIS OF BEARING
S89°49'05"E 2644.28' (ARP)
2642.30' (MEASURED)

POINT OF BEGINNING

SOUTH QUARTER CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

S89°52'23"E 2644.44' (MEASURED)
S89°49'26"E 2642.33' (ARP)

SOUTHEAST CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

REVISIONS	BY	DATE	PROJECT NO.
			B6302002
			PROJECT MANGER RQE
			DESIGNED BY JMD
			DRAWN BY KFW
			CHECKED BY JRB
			FILE NAME daybreak1_4

Stantec Consulting Inc
3995 S 700 E Ste 300
Salt Lake City, UT
84107-2540
Tel 801 281 0090
Fax 801 286 1671
www.stantec.com

P004
SHEET
4
OF
9

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

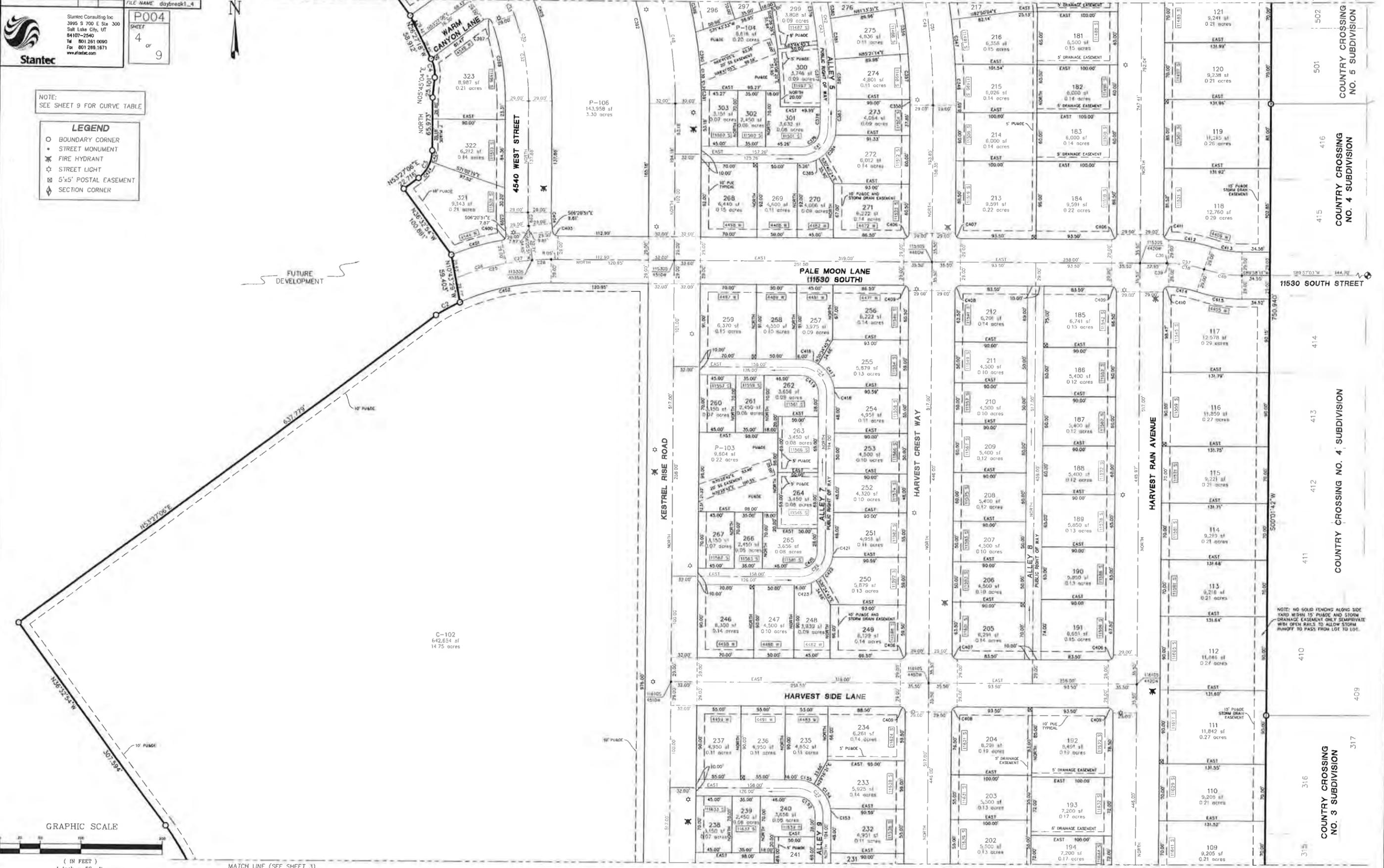
SOUTH JORDAN, UTAH

NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ✱ FIRE HYDRANT
 - ⊙ STREET LIGHT
 - ⊞ 5'x5' POSTAL EASEMENT
 - ◊ SECTION CORNER

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 5)



NOTE: NO SOLID FENCING ALONG SIDE YARD WITHIN 15' PUE AND STORM DRAINAGE EASEMENT. ONLY SHAPED WITH OPEN RAILS TO ALLOW STORM RUNOFF TO PASS FROM LOT TO LOT.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 3)

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1
SOUTH JORDAN, UTAH

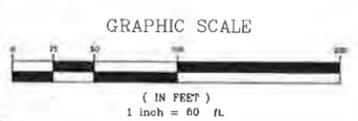


NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ✱ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊠ 5'x5' POSTAL EASEMENT
 - ◆ SECTION CORNER



Stantec Consulting Inc
3995 S 700 E Ste 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0060
Fax. 801.286.1871
www.stantec.com



REVISIONS	BY	DATE	PROJECT NO.	PROJECT MGR	DESIGNED BY	DRAWN BY	CHECKED BY	FILE NAME
			86302002	RQE	JMD	KFW	JRB	daybreak_5

NOTE: NO SOLID FENCING
ALONG SIDE YARD WITHIN 15'
PUBLIC AND STORM DRAINAGE
EASEMENT ONLY DEMONSTRATE
WITH OPEN PAIS TO ALLOW
STORM RUNOFF TO PASS
FROM LOT TO LOT.

NOTE: 15' PUBLIC
STORM DRAIN
EASEMENT

REVISIONS	BY	DATE	PROJECT NO.
			B6302002
			PROJECT MANGER RQE
			DESIGNED BY JMD
			DRAWN BY KFW
			CHECKED BY JRB
			FILE NAME daybreak1_B

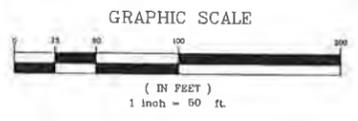
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Salt Lake City, UT
84107-2540
Tel. 801 281 0090
Fax 801 286 1871
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P006
SHEET
6
OF
9



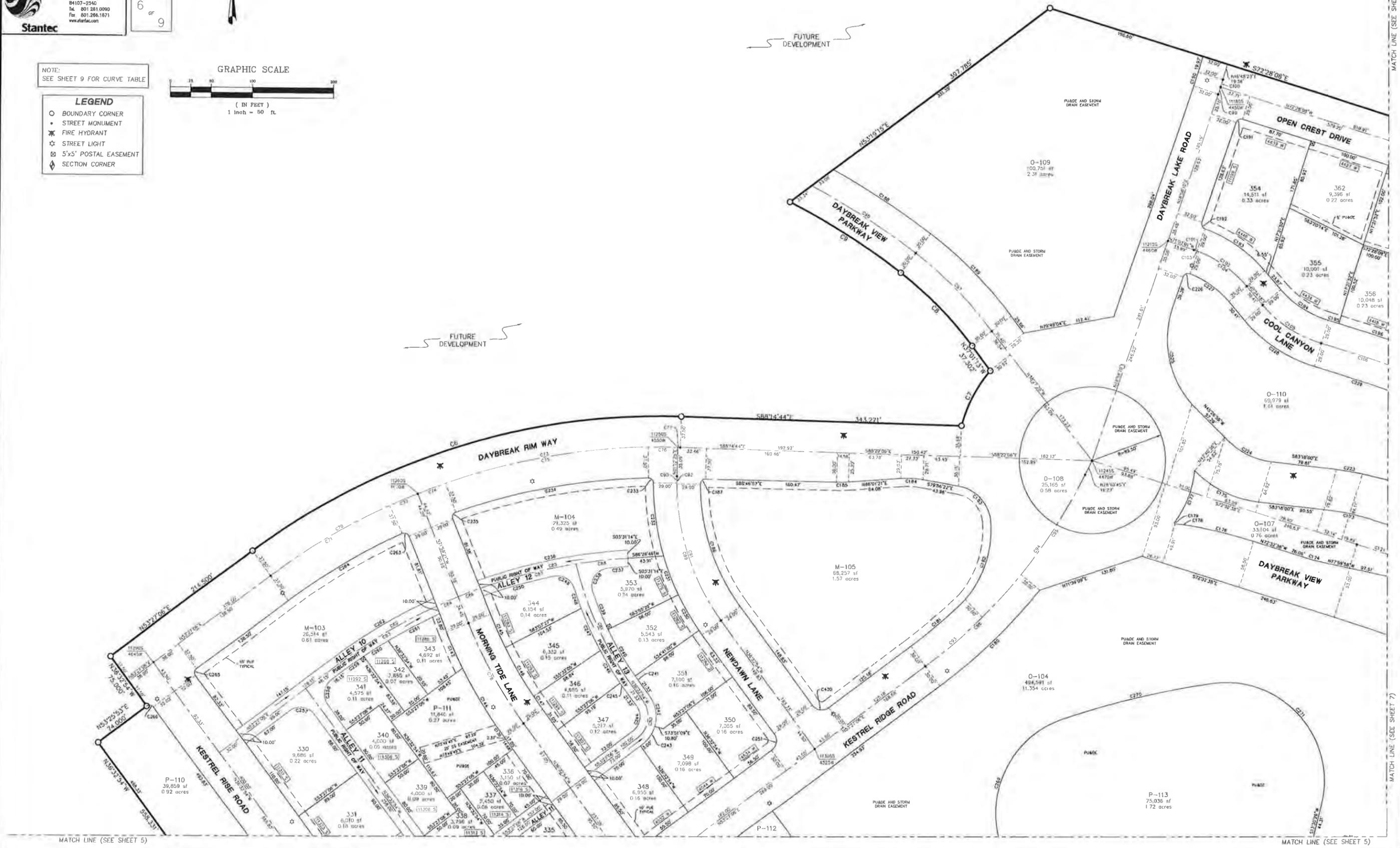
KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1
SOUTH JORDAN, UTAH



NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ✱ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊠ 5'x5' POSTAL EASEMENT
 - ◊ SECTION CORNER



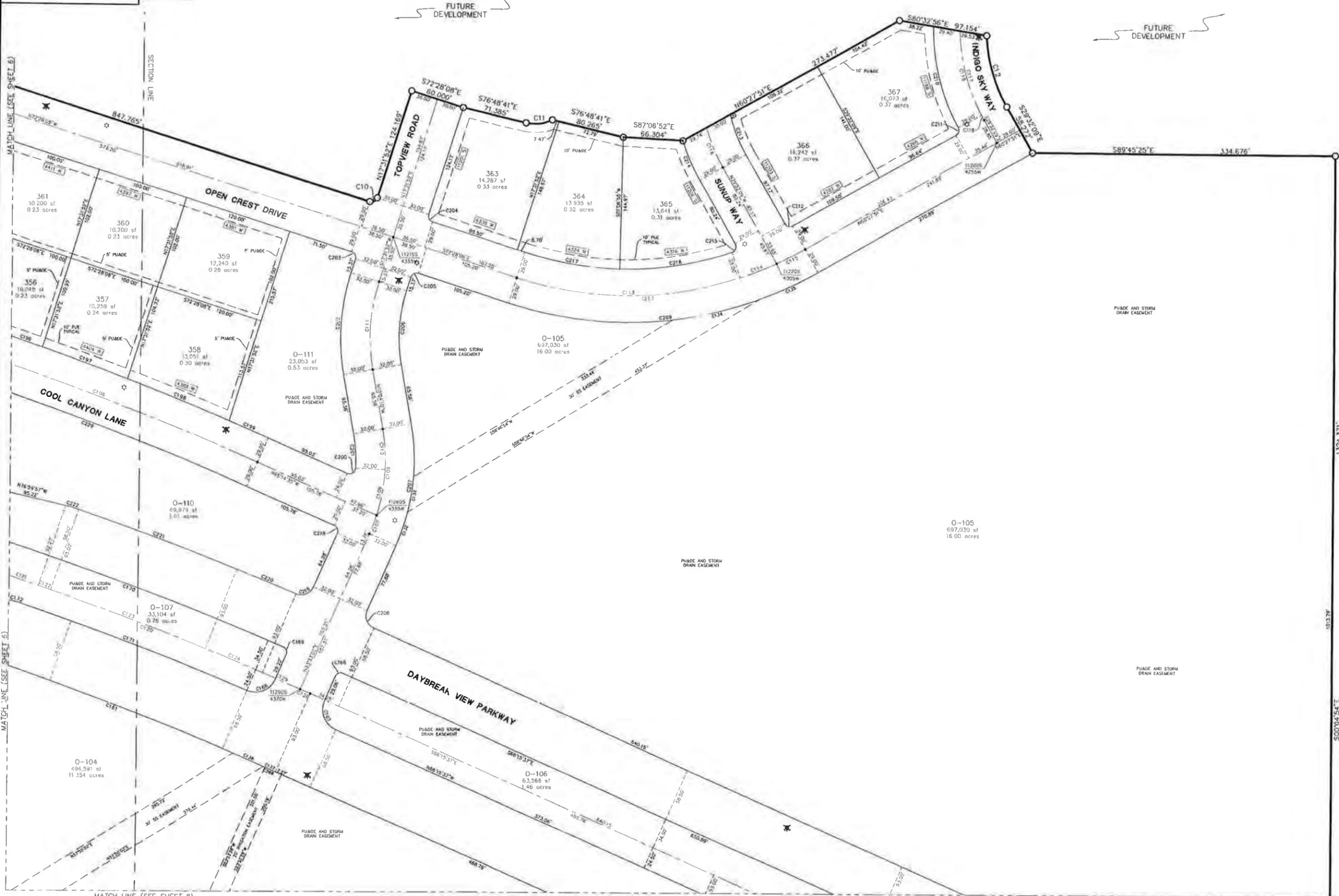
REVISIONS	BY	DATE	PROJECT NO. 86302002
			PROJECT MANGER RGE
			DESIGNED BY JMD
			DRAWN BY KFW
			CHECKED BY JRB
			FILE NAME daybreak1_7

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1
SOUTH JORDAN, UTAH



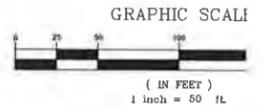
P007
SHEET
7
OF
9



KEY BANK OF UT
& WILLIAM WRA
27-19-200-00.

NOTE:
SEE SHEET 9 FOR CURVE TABLE

LEGEND	
○	BOUNDARY CORNER
■	STREET MONUMENT
★	FIRE HYDRANT
☆	STREET LIGHT
⊞	5'x5' POSTAL EASEMENT
◊	SECTION CORNER



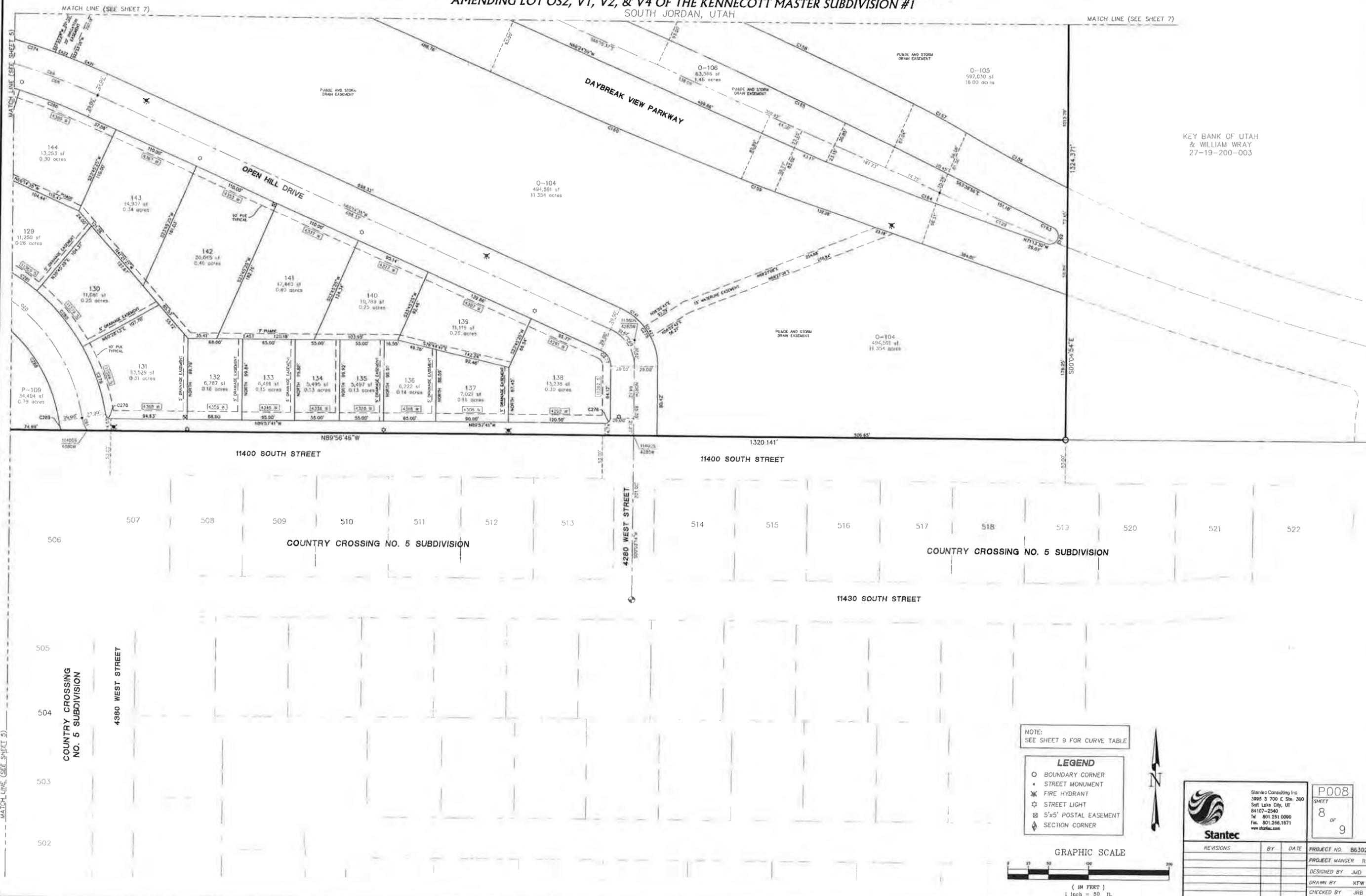
MATCH LINE (SEE SHEET 8)

MATCH LINE (S)

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

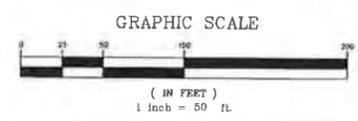
SOUTH JORDAN, UTAH



KEY BANK OF UTAH
& WILLIAM WRAY
27-19-200-003

NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ✱ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊠ 5'x5' POSTAL EASEMENT
 - ⬇ SECTION CORNER



<p>Stantec Consulting Inc 3995 S 700 E Ste. 300 Salt Lake City, UT 84107-2540 Tel: 801.261.0090 Fax: 801.266.1671 www.stantec.com</p>		<p>P008</p> <p>8 of 9</p>								
			<p>PROJECT NO. B6302002</p> <p>PROJECT MANGER RDE</p> <p>DESIGNED BY JMD</p> <p>DRAWN BY KFW</p> <p>CHECKED BY JRB</p> <p>FILE NAME daybreak1_B</p>							
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE					<p>BY</p> <p>DATE</p>	
NO.	DESCRIPTION	BY	DATE							

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 2008-05-21 11:42:47 AM
 JMD

MATCH LINE (SEE SHEET 5)

COUNTRY CROSSING NO. 5 SUBDIVISION

4380 WEST STREET

4280 WEST STREET

5000 1/2 EAST STREET

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 7)

KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

AMENDING LOT OS2, V1, V2, & V4 OF THE KENNECOTT MASTER SUBDIVISION #1

SOUTH JORDAN, UTAH

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	350.000'	223.261'	35°32'54"	N18°16'27"W	219.496'
C2	271.000'	33.736'	7°07'57"	N61°56'29"E	33.714'
C3	42.000'	39.182'	53°27'06"	N26°43'33"E	37.777'
C4	40.000'	24.038'	34°25'59"	N11°27'56"W	23.679'
C5	6.500'	10.210'	90°00'00"	N81°32'54"W	9.192'
C6	839.000'	560.880'	38°18'10"	N72°36'11"E	550.494'
C7	166.000'	76.009'	26°14'06"	N27°41'26"E	75.347'
C8	465.000'	124.951'	15°23'46"	N44°43'06"W	124.575'
C9	875.000'	161.977'	10°36'23"	N57°43'10"W	161.747'
C10	6.500'	10.210'	90°00'00"	N62°31'52"E	9.192'
C11	42.000'	29.591'	40°22'03"	N83°00'18"E	28.983'
C12	171.000'	82.603'	27°49'38"	S16°13'21"E	81.802'
C20	43.500'	68.333'	90°00'00"	N45°00'00"E	61.525'
C21	32.000'	50.272'	90°00'00"	N45°00'00"E	45.252'
C22	32.000'	50.272'	90°00'00"	N45°00'00"E	45.252'
C23	32.000'	50.272'	90°00'00"	N45°00'00"E	45.252'
C24	32.000'	50.272'	90°00'00"	N45°00'00"E	45.252'
C25	300.000'	97.511'	18°37'20"	S76°10'20"W	97.608'
C26	300.000'	64.722'	12°21'40"	S73°02'30"W	64.600'
C27	300.000'	32.361'	6°15'40"	S82°21'10"W	32.277'
C28	300.000'	23.655'	4°31'00"	S87°44'30"W	23.644'
C29	150.000'	16.622'	6°20'51"	S03°10'25"E	16.611'
C30	319.000'	156.027'	28°01'22"	N14°00'41"W	154.477'
C31	319.000'	47.477'	6°31'35"	N32°17'08"W	47.442'
C32	319.000'	108.955'	19°34'07"	N09°47'03"W	108.422'
C33	319.000'	47.477'	6°31'35"	N32°17'08"W	47.442'
C34	319.000'	34.190'	6°08'30"	N31°05'37"W	34.188'
C35	319.000'	13.277'	2°23'02"	N35°21'23"W	13.277'
C36	150.000'	2.066'	0°47'11"	N89°36'25"W	2.066'
C37	150.000'	45.366'	17°19'37"	N80°33'01"W	45.191'
C38	150.000'	44.093'	16°50'22"	N80°18'23"W	43.933'
C39	150.000'	3.344'	1°16'26"	N89°21'47"W	3.344'
C40	150.000'	47.500'	18°08'37"	S90°57'30"E	47.500'
C41	32.000'	48.755'	87°17'01"	N48°21'30"E	44.177'
C42	690.000'	472.866'	39°15'54"	N16°54'58"W	463.666'
C43	690.000'	252.797'	20°59'26"	N07°46'44"W	251.377'
C44	690.000'	220.077'	18°16'27"	N27°24'41"W	219.144'
C45	32.000'	50.272'	90°00'00"	N81°32'54"W	45.252'
C46	500.000'	318.955'	36°32'54"	N18°16'27"W	313.577'
C47	500.000'	159.477'	18°16'27"	N02°08'14"W	158.800'
C48	500.000'	159.477'	18°16'27"	N02°08'14"W	158.800'
C49	820.000'	455.377'	31°49'06"	N15°54'33"W	449.544'
C50	820.000'	67.700'	4°43'49"	N34°11'00"W	67.688'
C51	820.000'	423.997'	29°37'31"	N14°48'45"W	419.266'
C52	897.911'	31.399'	2°00'10"	N30°40'42"W	31.399'
C53	863.999'	36.900'	2°26'49"	N33°08'40"W	36.900'
C54	820.000'	30.800'	2°09'07"	N35°28'21"W	30.799'
C55	671.000'	270.497'	23°05'50"	S65°00'00"W	268.677'
C56	671.000'	27.888'	2°22'50"	S77°44'20"W	27.888'
C57	671.000'	252.500'	21°33'39"	S64°13'55"W	251.022'
C58	671.000'	17.999'	1°32'10"	S75°46'50"W	17.999'
C59	615.000'	328.511'	36°32'54"	S71°43'33"W	322.977'
C60	220.000'	309.944'	80°43'10"	N49°38'25"W	284.944'
C61	35.500'	16.788'	27°04'45"	S22°49'12"E	16.622'
C62	600.000'	382.733'	36°32'54"	S71°43'33"W	376.288'
C63	801.000'	556.900'	39°50'06"	S73°22'08"W	545.755'
C64	801.000'	521.855'	37°19'42"	S79°06'57"W	512.677'
C65	801.000'	35.044'	2°30'24"	N87°58'00"W	35.044'
C66	801.000'	286.188'	20°28'41"	N76°28'42"W	284.666'
C67	801.000'	39.411'	2°49'09"	N85°18'14"W	39.411'
C68	801.000'	246.777'	17°39'05"	N75°04'07"W	245.799'
C69	50.000'	57.811'	66°14'35"	N33°07'17"W	54.644'
C70	801.000'	206.077'	14°43'51"	S60°49'01"W	205.500'
C71	801.000'	169.255'	12°05'57"	S59°30'04"W	168.944'
C72	801.000'	36.811'	2°37'54"	S66°51'58"W	36.811'
C73	801.000'	326.733'	23°21'23"	S79°51'38"W	324.477'
C74	801.000'	37.166'	2°39'33"	S69°30'38"W	37.166'
C75	801.000'	252.888'	18°04'37"	S79°52'37"W	251.833'
C76	801.000'	36.699'	2°37'23"	N89°46'23"W	36.699'
C77	801.000'	3.022'	0°12'57"	N88°21'13"W	3.022'
C78	550.000'	139.766'	14°33'33"	S29°16'08"E	139.388'
C79	32.000'	50.272'	90°00'00"	S81°32'54"E	45.252'
C80	32.000'	50.272'	90°00'00"	S81°32'54"E	45.252'
C81	416.000'	165.699'	22°49'15"	S25°00'17"E	164.600'
C82	665.000'	168.988'	14°33'33"	S60°43'52"W	168.533'
C83	665.000'	139.977'	12°03'35"	S59°28'53"W	139.711'
C84	665.000'	29.011'	2°29'58"	S66°45'40"W	29.011'
C85	665.000'	214.366'	18°28'07"	S77°14'42"W	213.433'
C86	665.000'	29.011'	2°29'58"	S66°45'40"W	29.011'
C87	665.000'	121.588'	10°28'31"	S75°44'52"W	121.411'
C88	665.000'	63.777'	5°29'39"	S83°43'57"W	63.744'
C89	281.000'	179.322'	36°33'50"	S18°15'56"E	176.300'
C90	281.000'	8.433'	14°31'00"	S00°52'31"W	8.433'
C91	281.000'	178.311'	36°21'29"	S18°22'10"E	175.344'
C92	281.000'	9.444'	1°55'32"	S00°46'20"W	9.444'
C93	645.000'	91.300'	8°06'37"	N49°23'47"E	91.222'
C94	645.000'	215.722'	19°09'44"	N35°45'37"E	214.711'
C95	645.000'	145.366'	12°54'45"	N32°38'08"E	145.055'
C96	645.000'	161.655'	14°21'33"	N45°16'18"E	161.233'
C97	495.000'	133.011'	15°23'46"	N44°43'06"W	132.611'
C98	905.000'	152.744'	9°40'11"	N57°15'04"W	152.555'
C99	500.000'	9.444'	1°04'54"	N18°25'44"E	9.444'
C100	500.000'	9.444'	1°04'54"	N17°20'50"E	9.444'
C101	150.000'	3.744'	1°25'43"	N70°20'10"W	3.744'
C102	150.000'	76.055'	29°03'01"	N55°05'48"W	75.244'
C103	150.000'	6.033'	2°18'08"	N63°53'57"W	6.033'
C104	150.000'	73.277'	28°10'35"	N54°39'35"W	73.022'
C105	150.000'	85.955'	32°49'44"	S56°59'10"E	84.788'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C106	3024.000'	377.777'	7°09'27"	N69°49'18"W	377.522'
C107	200.000'	21.655'	6°12'06"	N20°26'59"E	21.644'
C108	200.000'	95.711'	27°25'06"	N03°38'22"E	94.800'
C109	200.000'	50.866'	14°34'16"	N10°33'47"E	50.733'
C110	200.000'	44.844'	12°50'49"	N03°38'46"W	44.755'
C111	200.000'	96.344'	27°36'02"	S03°43'51"W	95.422'
C112	400.000'	293.333'	42°01'01"	N86°31'21"E	286.811'
C113	400.000'	250.500'	35°52'53"	N89°35'26"E	246.433'
C114	400.000'	42.844'	6°08'09"	N68°34'55"E	42.822'
C115	400.000'	35.266'	5°03'00"	N62°58'21"E	35.244'
C116	200.000'	47.799'	14°15'24"	S22°41'27"E	47.677'
C117	200.000'	109.833'	29°27'27"	S15°22'37"E	101.700'
C118	200.000'	5.955'	1°42'14"	S29°15'14"E	5.955'
C119	200.000'	96.888'	27°45'13"	S14°31'30"E	95.933'
C120	3600.000'	382.933'	6°05'40"	N69°29'48"W	382.177'
C121	3600.000'	73.188'	1°09'53"	N71°57'42"W	73.177'
C122	3600.000'	14.566'	0°13'54"	N71°15'48"W	14.566'
C123	3600.000'	181.211'	2°53'02"	N69°42'20"W	181.199'
C124	3600.000'	68.477'	1°05'15"	N67°43'10"W	68.466'
C125	3617.833'	45.511'	0°43'15"	N66°48'39"W	45.511'
C126	3600.000'	11.900'	0°11'22"	N68°21'17"W	11.900'
C127	532.000'	20.477'	2°12'51"	N28°29'52"W	20.466'
C128	532.000'	4.399'	0°28'22"	N27°09'34"W	4.399'
C129	3600.000'	171.622'	2°43'53"	N67°37'33"E	171.600'
C130	532.000'	21.322'	2°17'48"	N03°59'51"W	21.322'
C131	532.000'	9.644'	1°02'17"	N02°19'49"W	9.644'
C132	232.000'	38.644'	9°32'34"	N18°46'45"E	38.600'
C133	232.000'	39.422'	9°44'05"	N09°08'25"E	39.377'
C134	429.000'	99.311'	13°15'42"	N76°24'21"E	99.088'
C135	429.000'	69.711'	9°18'36"	N65°07'09"E	69.633'
C136	579.000'	18.855'	1°51'56"	S35°36'56"E	18.855'
C137	3507.000'	14.800'	0°14'30"	N66°22'59"W	14.800'
C138	3507.000'	36.466'	0°35'44"	N66°47'59"W	36.466'
C139	830.000'	87.277'	6°01'29"	N88°33'22"W	87.233'
C140	830.000'	48.422'	3°20'33"	N83°52'21"W	48.411'
C141	79.000'	38.166'	27°40'26"	N52°24'22"W	37.799'
C142	79.000'	15.022'	10°53'43"	N33°07'17"W	15.000'
C143	579.000'	48.066'	4°45'21"	S24°22'02"E	48.055'
C144	579.000'	99.077'	9°48'12"	S31°38'48"E	98.955'
C145	521.000'	44.444'	4°53'12"	S24°25'57"E	44.444'
C146	521.000'	69.000'	7°15'17"	S30°40'12"E	68.955'
C147	521.000'	18.955'	2°05'04"	S35°30'23"E	18.955'
C148	42.000'	7.033'	9°35'39"	N04°44'49"E	7.022'
C149	42.000'	38.233'	52°09'22"	N35°40'20"E	36.933'
C150	42.000'	20.711'	28°14'59"	N75°52'30"E	20.500'
C151	22.000'	34.566'	90°00'00"	N45°00'00"E	31.111'
C152	22.000'	34.566'	90°00'00"	N45°00'00"E	31.111'
C153	42.000'	7.033'	9°35'39"	N04°44'49"E	7.022'
C154	42.000'	37.488'	51°07'50"	N35°09'34"W	36.255'
C155	42.000'	21.444'	29°16'31"	N75°21'40"W	21.233'
C156	1966.000'	142.800'	4°09'42"	S61°50'33"E	142.777'
C157	1000.000'	74.933'	4°17'35"	N61°54'30"W	74.911'
C158	8041.000'	309.500'	2°12'19"	N65°09'27"W	309.488'
C159	1000.000'	44.999'	2°33'18"	S69°56'51"E	44.999'
C160	8041.000'	338.188'	2°24'35"	S67°27'54"E	338.166'
C161	3507.000'	384.633'	6°17'07"	N69°24'07"W	384.433'
C162	10.500'	31.688'	17°52'38"	N22°20'11"W	20.966'
C163	2017.500'	15.955'	0°27'12"	S63°52'32"E	15.955'
C164	7982.500'	265.744'	1°54'27"	S70°16'16"E	265.733'
C165	7982.500'	363.811'	2°36'41"	N64°57'16"W	363.788'
C166	6.000'	9.444'	90°11'22"	S68°38'43"W	8.500'
C167	24.000'	37.622'	89°48'38"	S21°21'17"E	33.888'
C168	24.000'	37.344'	89°08'54"	N68°07'29"E	33.699'
C169	6.000'	9.444'	90°33'38"	N21°43'47"W	8.533'
C170	3634.500'	347.799'	5°28'58"	N69°45'05"W	347.666'
C171	3575.500'	269.688'	4°19'17"	N69°27'43"W</	

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

NORTH QUARTER CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

VACATING LOTS M-101, M-102, M-103 & AMENDING LOTS 321, C-102, O-101, O-102, O-103, O-108, O-109, O-110
SOUTH JORDAN, UTAH

NORTHEAST CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, David S. Bailey who after being duly sworn, acknowledged to me that Destination Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 4/1/07
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, David S. Bailey who after being duly sworn, acknowledged to me that Gold Medallion Homes Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 9-18-2007
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, David S. Bailey who after being duly sworn, acknowledged to me that Liberty Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 4/1/2006
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

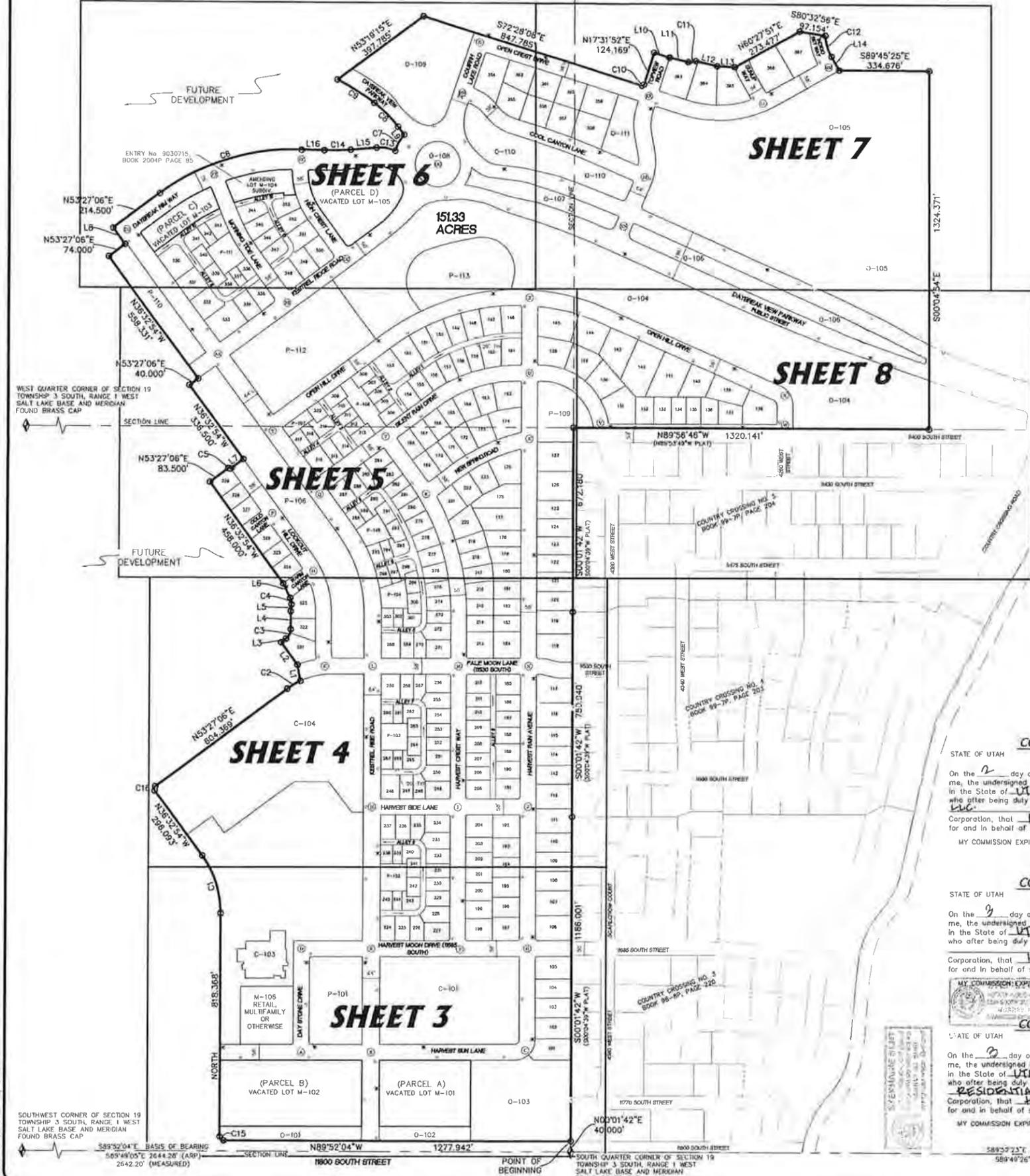
STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, David S. Bailey who after being duly sworn, acknowledged to me that Liberty Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 6-3-07
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, David S. Bailey who after being duly sworn, acknowledged to me that Destination Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-07
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, David S. Bailey who after being duly sworn, acknowledged to me that Destination Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-07
NOTARY PUBLIC
RESIDING IN Salt Lake County



LOT LEGEND

NUMBER	TYPE
101	RESIDENTIAL
M-101	MIXED USE
O-101	OPEN SPACE
P-101	PARK

INTERSECTION TABLE

NO.	CROSS STREET
A	4543 WEST & 11745 SOUTH
B	4510 WEST & 11745 SOUTH
C	4479 WEST & 11745 SOUTH
D	4448 WEST & 11685 SOUTH
E	4417 WEST & 11685 SOUTH
F	4386 WEST & 11685 SOUTH
G	4355 WEST & 11685 SOUTH
H	4324 WEST & 11685 SOUTH
I	4293 WEST & 11685 SOUTH
J	4262 WEST & 11685 SOUTH
K	4231 WEST & 11685 SOUTH
L	4200 WEST & 11685 SOUTH
M	4169 WEST & 11685 SOUTH
N	4138 WEST & 11685 SOUTH
O	4107 WEST & 11685 SOUTH
P	4076 WEST & 11685 SOUTH
Q	4045 WEST & 11685 SOUTH
R	4014 WEST & 11685 SOUTH
S	3983 WEST & 11685 SOUTH
T	3952 WEST & 11685 SOUTH
U	3921 WEST & 11685 SOUTH
V	3890 WEST & 11685 SOUTH
W	3859 WEST & 11685 SOUTH
X	3828 WEST & 11685 SOUTH
Y	3797 WEST & 11685 SOUTH
Z	3766 WEST & 11685 SOUTH
AA	3735 WEST & 11685 SOUTH
AB	3704 WEST & 11685 SOUTH
AC	3673 WEST & 11685 SOUTH
AD	3642 WEST & 11685 SOUTH
AE	3611 WEST & 11685 SOUTH
AF	3580 WEST & 11685 SOUTH
AG	3549 WEST & 11685 SOUTH
AH	3518 WEST & 11685 SOUTH
AI	3487 WEST & 11685 SOUTH
AJ	3456 WEST & 11685 SOUTH
AK	3425 WEST & 11685 SOUTH
AL	3394 WEST & 11685 SOUTH
AM	3363 WEST & 11685 SOUTH
AN	3332 WEST & 11685 SOUTH
AO	3301 WEST & 11685 SOUTH
AP	3270 WEST & 11685 SOUTH
AQ	3239 WEST & 11685 SOUTH
AR	3208 WEST & 11685 SOUTH
AS	3177 WEST & 11685 SOUTH
AT	3146 WEST & 11685 SOUTH
AU	3115 WEST & 11685 SOUTH
AV	3084 WEST & 11685 SOUTH
AW	3053 WEST & 11685 SOUTH
AX	3022 WEST & 11685 SOUTH
AY	2991 WEST & 11685 SOUTH
AZ	2960 WEST & 11685 SOUTH
BA	2929 WEST & 11685 SOUTH
BB	2898 WEST & 11685 SOUTH
BC	2867 WEST & 11685 SOUTH
BD	2836 WEST & 11685 SOUTH
BE	2805 WEST & 11685 SOUTH
BF	2774 WEST & 11685 SOUTH
BG	2743 WEST & 11685 SOUTH
BH	2712 WEST & 11685 SOUTH
BI	2681 WEST & 11685 SOUTH
BJ	2650 WEST & 11685 SOUTH
BK	2619 WEST & 11685 SOUTH
BL	2588 WEST & 11685 SOUTH
BM	2557 WEST & 11685 SOUTH
BN	2526 WEST & 11685 SOUTH
BO	2495 WEST & 11685 SOUTH

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	350.000	224.261	36.3256°	N86°16'27"W	219.496'
C2	271.000	35.818	11.4537°	N59°19'52"E	25.330'
C3	42.000	39.187	53.2256°	N26°43'37"E	37.227'
C4	40.000	24.038	54.2558°	N11°27'56"W	23.679'
C5	6.500	10.210	90.0000°	N81°36'54"W	9.192'
C6	839.000	560.880	38.1810°	N72°26'11"E	550.494'
C7	168.000	67.906	23.2617°	S29°02'20"W	67.433'
C8	465.000	124.951	15.2746°	N44°43'08"W	124.575'
C9	875.000	161.921	10.2623°	N52°43'07"W	161.747'
C10	6.000	10.210	90.0000°	N82°15'52"E	9.192'
C11	42.000	39.591	49.2203°	N83°06'18"E	20.983'
C12	171.000	82.603	27.4038°	S16°13'21"E	81.802'
C13	142.500	70.446	28.1928°	N86°42'48"W	69.240'
C14	839.255	97.845	6.4048°	N88°24'52"E	97.791'
C15	14.500	22.243	87.9204°	S44°52'02"W	20.492'
C16	11.500	18.064	90.0000°	N82°26'06"E	16.263'

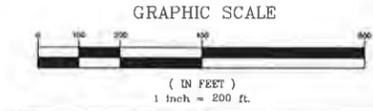
LINE TABLE

LINE	BEARING	LENGTH
L1	N10°43'29"W	59.485'
L2	N36°32'54"W	101.545'
L3	N53°27'09"E	22.716'
L4	N0°00'00"W	65.921'
L5	N05°45'04"E	25.101'
L6	N26°27'18"W	58.912'
L7	N52°27'06"E	38.000'
L8	N36°32'54"W	75.000'
L9	N57°03'17"W	37.000'
L10	S72°28'08"E	60.000'
L11	S78°48'41"E	71.358'
L12	S76°48'41"E	80.265'
L13	S82°06'52"E	86.304'
L14	S29°32'09"E	59.272'
L15	N82°34'28"E	36.605'
L16	S88°14'44"E	82.897'

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH JSS
On the 2nd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, Jordan Sanchez who after being duly sworn, acknowledged to me that Destination Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-07
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH JSS
On the 9th day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, John A. Rainey who after being duly sworn, acknowledged to me that Destination Homes, Inc. Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-07
NOTARY PUBLIC
RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH JSS
On the 3rd day of June A.D. 2004 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, John T. Potts who after being duly sworn, acknowledged to me that KenneCott Land Residential Development Company, Delaware Corporation, that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-07
NOTARY PUBLIC
RESIDING IN Salt Lake County



LEGEND

- BOUNDARY CORNER
- ✱ FIRE HYDRANT
- ☆ STREET LIGHT
- ◆ SECTION CORNER

REVISIONS

REVISIONS	BY	DATE	PROJECT NO.
MATCH PL2 & COUNTY COM	JRB	3/12/04	86302002
LESS & EXCEPT PARCEL A	JRB	5/17/04	PROJECT MANGER RGE
SCHOOL SITE LOTS	JRB	5/23/04	DESIGNED BY JMD
PLAT NAME CHANGES	JRB	6/17/04	DRAWN BY KFW
			CHECKED BY JMD
			FILE NAME daybreak1_2

P002
SHEET
2
of
9

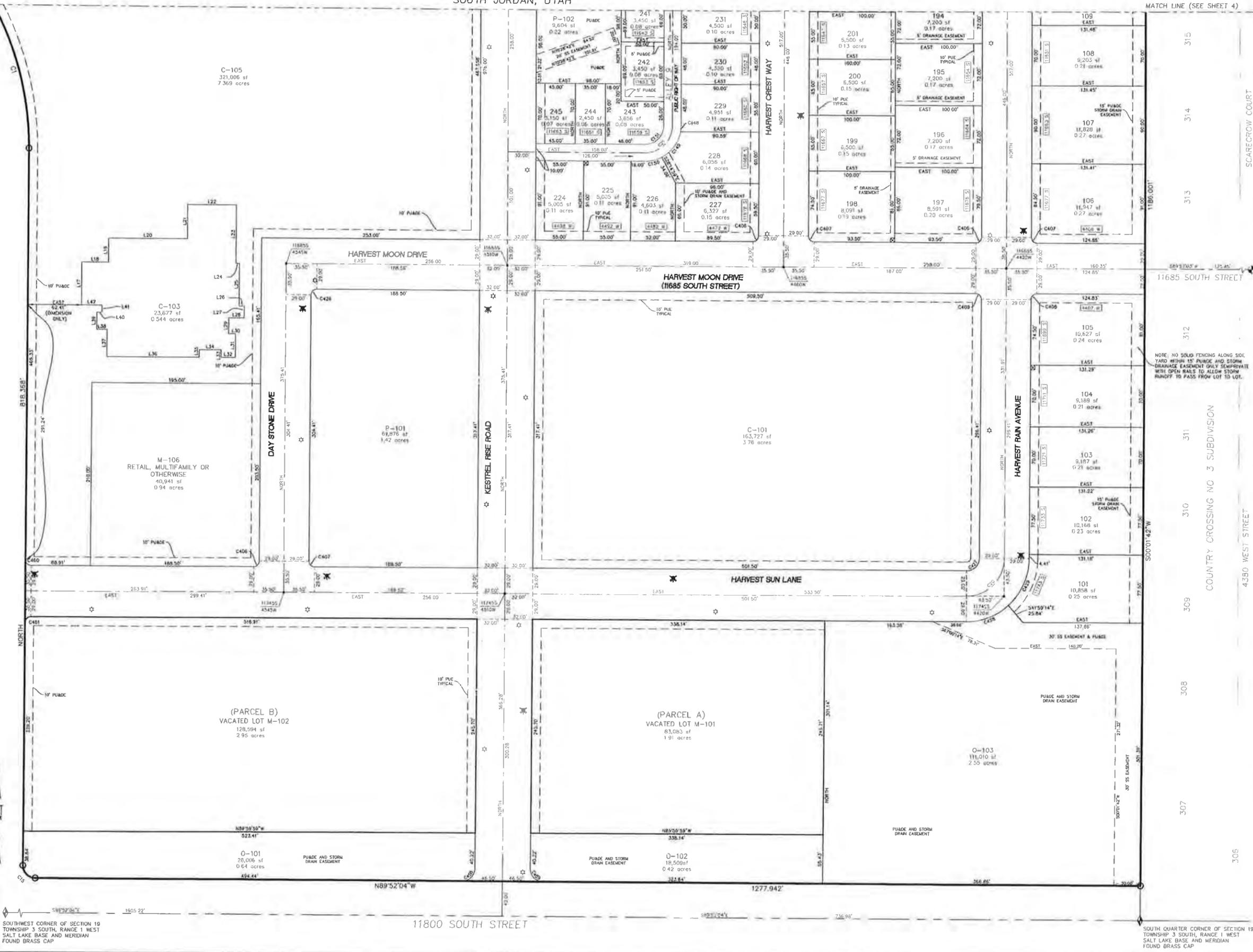
Stantec
Stantec Consulting Inc.
3025 S 700 E Ste. 300
Salt Lake City, UT
84177-2540
Tel. 801.261.0000
Fax. 801.788.1671
www.stantec.com

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

VACATING LOTS M-101, M-102, M-103 & M-105 & AMENDING LOTS 321, C-102, O-101, O-102, O-104, O-108, O-109, O-110
SOUTH JORDAN, UTAH

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 4)

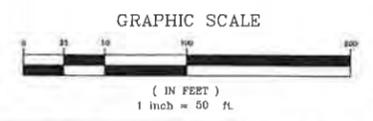


FUTURE DEVELOPMENT



NOTE:
SEE SHEET 9 FOR LINE AND CURVE TABLES

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ⊗ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊞ 5'x5' POSTAL EASEMENT
 - ◆ SECTION CORNER



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REVISIONS		BY	DATE
MATCH #12 & COUNTY COM.		JRB	3/12/04
LESS & EXCEPT PARCEL A-O.		JRB	5/17/04
SCHOOL SITE LOTS		JRB	5/23/04
PLAT NAME CHANGE		JRB	6/18/04
PROJECT NO. 86302002		PROJECT MANGER ROE	
DESIGNED BY JMD		DRAWN BY KFW	
CHECKED BY JRB		FILE NAME daybreak1_3	

P003
SHEET
3
OF
9

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

SOUTH QUARTER CORNER OF SECTION 19
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP

SCARECROW COURT

COUNTRY CROSSING NO. 3 SUBDIVISION

4380 WEST STREET

11800 SOUTH STREET

11685 SOUTH STREET

11850 001'

500'01'42" N

50' 00" 00"

50' 00" 00"

50' 00" 00"

315

314

313

312

311

310

309

308

307

306

305

REVISIONS	BY	DATE	PROJECT NO.	86.302002
MATCH PR. 2 & COUNTY COM	JRB	3/12/04	PROJECT MANGER	ROE
LESS & EXCEPT PARCEL A-0	JRB	5/17/04	DESIGNED BY	JMD
SCHOOL SITE LOTS	JRB	5/23/04	DRAWN BY	KFW/TEJ
PLAT NAME CHANGE	JRB	6/18/04	CHECKED BY	JRB
			FILE NAME	daybreak_4



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P004
SHEET
4 OF
9

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

VACATING LOTS M-101, M-102, M-103 & M-105 & AMENDING LOTS 321, C-102, O-101, O-102, O-104, O-108, O-109, O-110

SOUTH JORDAN, UTAH

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 5)

NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ★ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊠ 5'x5' POSTAL EASEMENT
 - ◊ SECTION CORNER



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

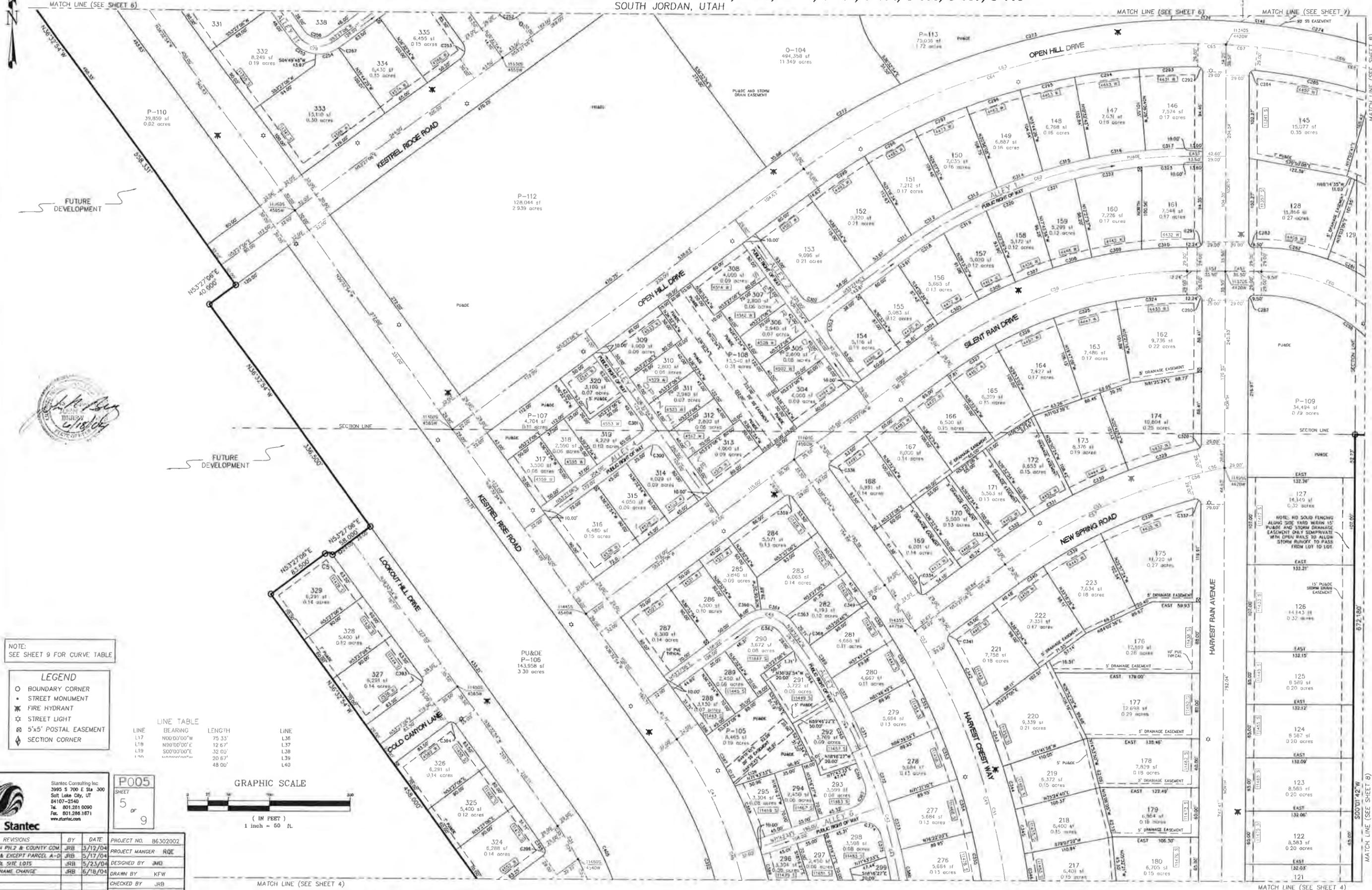
MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 5)

NOTE: NO SOLID FENCING ALONG SIDE YARD WITHIN 15' PUADE AND STORM DRAINAGE EASEMENT ONLY SEMIPRIVATE WITH OPEN RAILS TO ALLOW STORM RUNOFF TO PASS FROM LOT TO LOT.

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

VACATING LOTS M-101, M-102, M-103 & M-105 & AMENDING LOTS 321, C-102, O-101, O-102, O-104, O-108, O-109, O-110
SOUTH JORDAN, UTAH

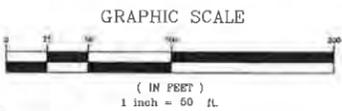


NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ✱ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊠ 5'x5' POSTAL EASEMENT
 - ◆ SECTION CORNER

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L17	N00°00'00"W	75.33'	L36		
L18	N80°00'00"E	12.67'	L37		
L19	S00°00'00"E	32.00'	L38		
L20		20.67'	L39		
		48.00'	L40		



PO05
SHEET
5
OF
9

REVISIONS	BY	DATE	PROJECT NO.
MATCH P12 & COUNTY COM	JRB	5/12/04	86302002
LESS & EXCEPT PARCEL A-D	JRB	5/17/04	PROJECT MANGER RQE
SCHOOL SITE LOTS	JRB	5/23/04	DESIGNED BY JMD
PLAT NAME CHANGE	JRB	6/18/04	DRAWN BY KFW
			CHECKED BY JRB
			FILE NAME daybreak1_5

ALL RIGHTS RESERVED. UNLESS OTHERWISE NOTED, DIMENSIONS (AS SHOWN) GOVERN OVER DIMENSIONS (AS SHOWN) IN THIS PLAN.

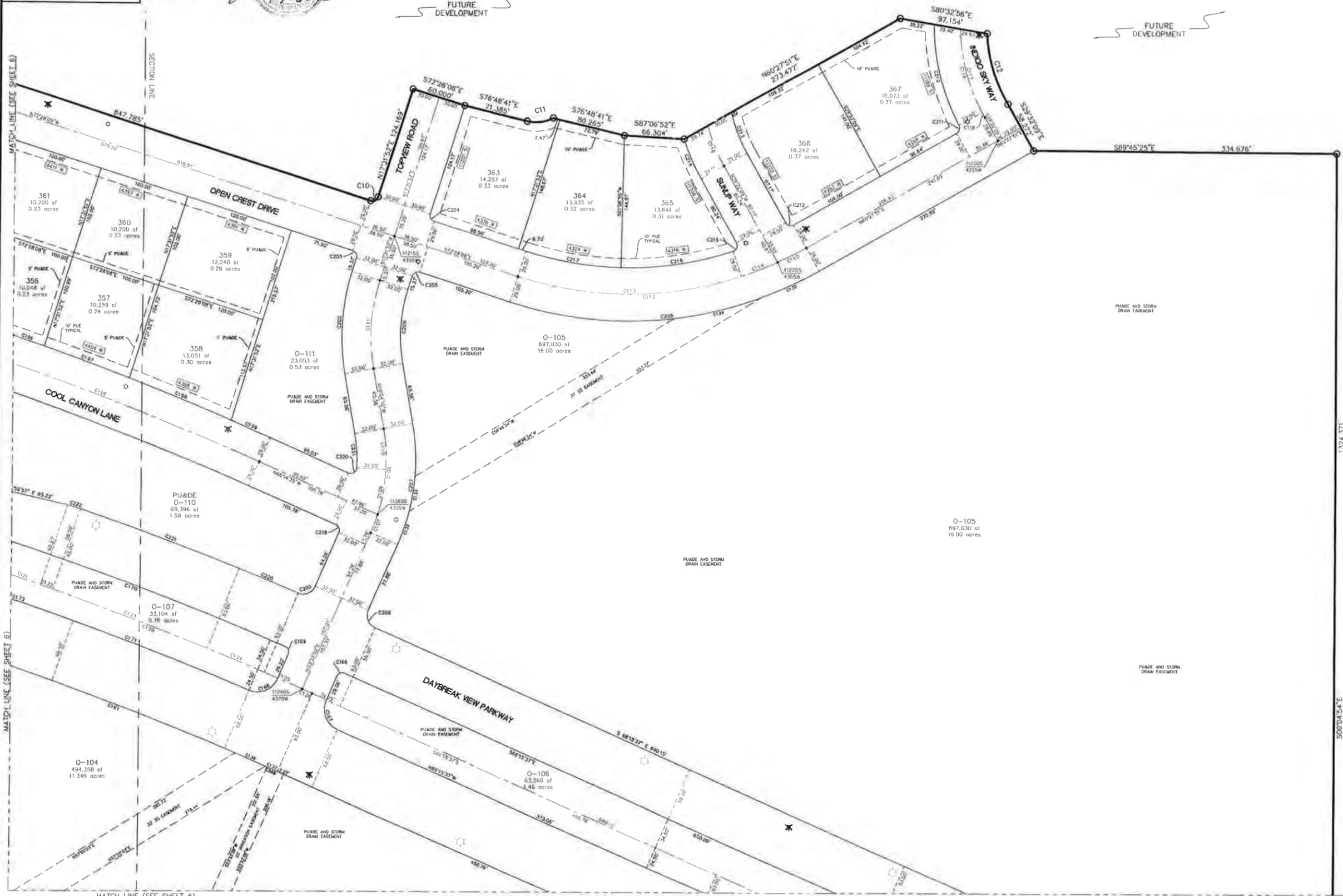
REVISIONS	BY	DATE	PROJECT NO.
MATCH PH 2 & COUNTY COM	JRB	5/17/04	86302002
LESS & EXCEPT PARCEL A-B	JRB	5/17/04	PROJECT MANGER RQE
SCHOOL SITE LOTS	JRB	5/23/04	DESIGNED BY JMD
PLAT NAME CHANGE	JRB	6/18/04	DRAWN BY KFW/TEJ
			CHECKED BY JRB
			FILE NAME daybreak_7

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

VACATING LOTS M-101, M-102, M-103 & M-105 & AMENDING LOTS 321, C-102, O-101, O-102, O-104, O-108, O-109, O-110
SOUTH JORDAN, UTAH

Stantec
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84107-2540
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P007
SHEET
7
OF
9

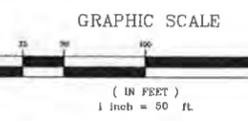


KEY BANK OF UTAH
& WILLIAM WRAY
27-19-200-003

NOTE:
SEE SHEET 9 FOR CURVE TABLE

LEGEND

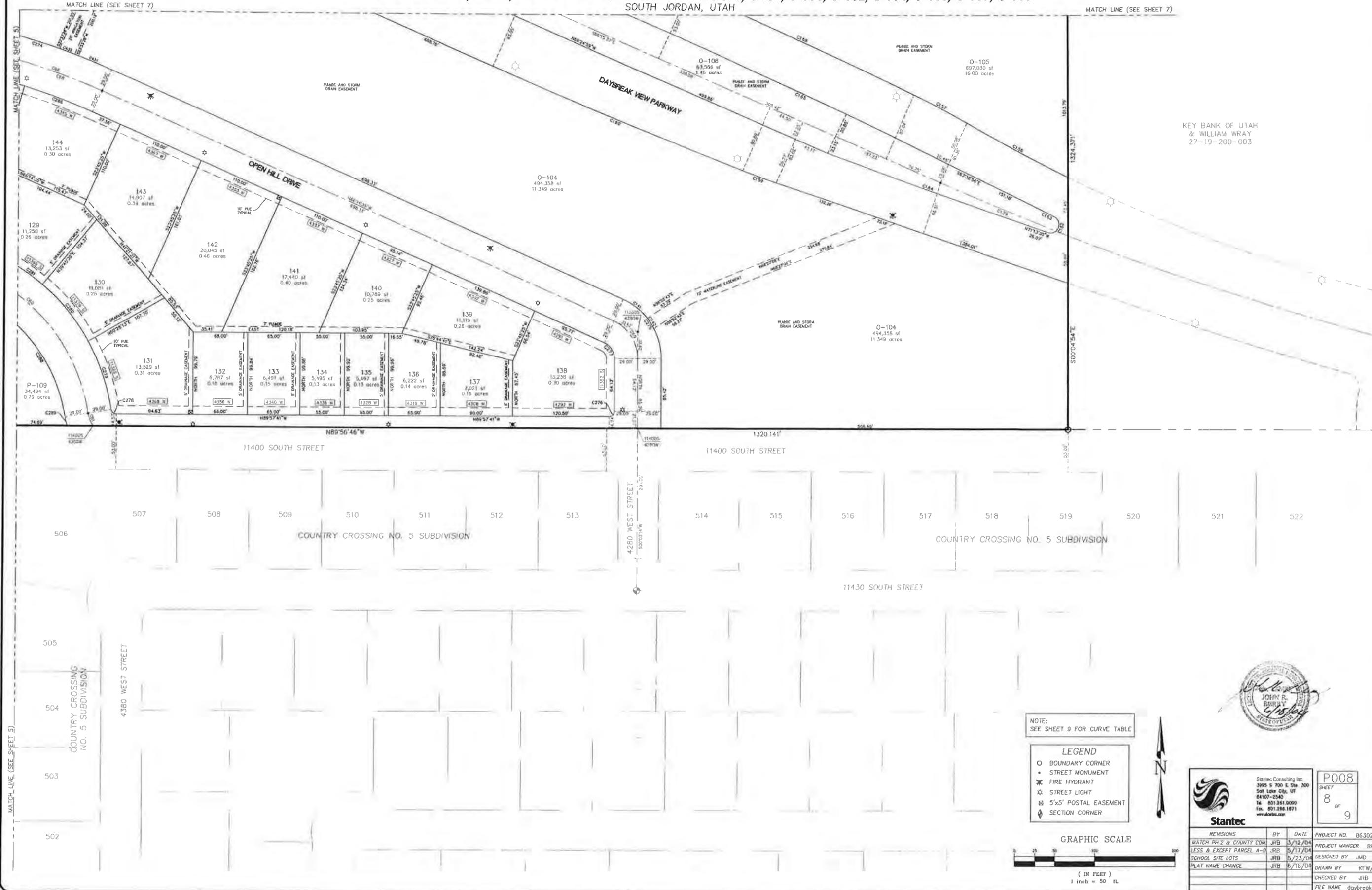
- BOUNDARY CORNER
- STREET MONUMENT
- ✱ FIRE HYDRANT
- ☆ STREET LIGHT
- ⊞ 5'x5' POSTAL EASEMENT
- ◇ SECTION CORNER



MATCH LINE (SEE SHEET 6) MATCH LINE (SEE SHEET 7) MATCH LINE (SEE SHEET 8)

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

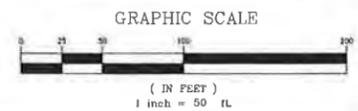
VACATING LOTS M-101, M-102, M-103 & M-105 & AMENDING LOTS 321, C-102, O-101, O-102, O-104, O-108, O-109, O-110
SOUTH JORDAN, UTAH



KEY BANK OF UTAH
& WILLIAM WRAY
27-19-200-003

NOTE:
SEE SHEET 9 FOR CURVE TABLE

- LEGEND**
- BOUNDARY CORNER
 - STREET MONUMENT
 - ✱ FIRE HYDRANT
 - ☆ STREET LIGHT
 - ⊠ 5'x5' POSTAL EASEMENT
 - ◊ SECTION CORNER



		Stantec Consulting Inc. 3995 S 700 E Ste. 300 Salt Lake City, UT 84107-2040 Tel. 801.961.0099 Fax. 801.966.1671 www.stantec.com		P008 SHEET 8 of 9
REVISIONS MATCH P/L2 & COUNTY COM LESS & EXCEPT PARCEL A-D SCHOOL SITE LOTS PLAT NAME CHANGE	BY JRB JRB JRB JRB	DATE 3/12/04 5/17/04 5/23/04 6/18/04	PROJECT NO. B6302002 PROJECT MANGER RGE DESIGNED BY JMD DRAWN BY KTW/TEJ CHECKED BY JRB FILE NAME daybreak1_B	

5/23/04 11:58 AM P:\PROJECTS\04\04\000\AMENDED DAYBREAK PHASE 1\AMENDED1.dwg
 2004/05/23 11:58 AM JRB

AMENDED KENNECOTT DAYBREAK PHASE 1 SUBDIVISION

VACATING LOTS M-101, M-102, M-103 & M-105 & AMENDING LOTS 321, C-102, O-101, O-102, O-104, O-108, O-109, O-110
SOUTH JORDAN, UTAH

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	350.000'	22.261'	36.3254°	N18°16'27"W	219.496'
C2	271.000'	33.236'	7.0757°	N61°56'29"E	33.714'
C3	42.000'	39.182'	53.2706°	N26°43'33"E	37.777'
C4	40.000'	24.039'	34.2559°	N11°27'56"W	23.679'
C5	6.500'	10.210'	90°00'00"	N81°32'54"W	9.192'
C6	539.000'	560.800'	38.1810°	N72°36'11"E	550.494'
C7	166.000'	76.009'	26.1406°	N27°41'26"E	75.347'
C8	465.000'	124.951'	15.2346°	N44°43'06"W	124.975'
C9	875.000'	161.977'	10.3623°	N57°43'10"W	161.747'
C10	6.500'	10.210'	90°00'00"	N62°31'52"E	9.192'
C11	42.000'	29.591'	40.2203°	N83°00'18"E	28.983'
C12	171.000'	82.603'	27.4038°	S16°13'21"E	81.802'
C20	43.50'	68.33'	90°00'00"	N45°00'00"E	61.52'
C21	32.00'	50.27'	90°00'00"	N45°00'00"E	45.25'
C22	32.00'	50.27'	90°00'00"	N45°00'00"W	45.25'
C23	32.00'	50.27'	90°00'00"	N45°00'00"E	45.25'
C24	32.00'	50.27'	90°00'00"	N45°00'00"W	45.25'
C25	300.00'	97.23'	18.3413°	S25°52'39"W	96.81'
C26	300.00'	64.48'	12.1853°	N72°44'59"E	64.36'
C27	300.00'	32.26'	6.1521°	S82°02'09"W	32.74'
C28	300.00'	23.64'	4.3054°	S87°25'13"W	23.64'
C29	150.00'	16.62'	6.2051°	S03°10'25"E	16.61'
C30	319.00'	156.02'	28.0122°	N14°00'41"W	154.47'
C31	319.00'	47.47'	8.3132°	N32°17'08"W	47.42'
C32	319.00'	108.95'	19.3407°	N09°47'03"W	108.42'
C33	319.00'	47.07'	8.2715°	N23°47'45"W	47.03'
C34	319.00'	34.19'	8.0830°	N31°05'37"W	34.18'
C35	319.00'	13.27'	2.2302°	N35°21'23"W	13.27'
C36	150.00'	2.06'	0.4711°	N89°36'25"W	2.06'
C37	150.00'	45.36'	17.1937°	N80°33'01"W	45.19'
C38	150.00'	44.09'	16.5022°	N80°18'23"W	43.93'
C39	150.00'	3.34'	1.1526°	N89°21'47"W	3.34'
C40	150.00'	47.50'	18.0837°	S80°57'30"E	47.30'
C41	32.00'	48.75'	87.1701°	N46°21'30"E	44.17'
C42	690.00'	472.86'	39.1594°	N16°54'58"W	463.66'
C43	690.00'	292.79'	20.5926°	N07°46'44"W	251.37'
C44	690.00'	220.07'	18.1627°	N27°24'41"W	219.14'
C45	32.00'	50.27'	90°00'00"	N81°32'54"W	45.25'
C46	500.00'	318.95'	36.3254°	N18°16'27"W	313.57'
C47	500.00'	159.47'	18.1627°	N09°08'14"W	158.80'
C48	500.00'	159.47'	18.1627°	N09°08'14"W	158.80'
C49	820.00'	455.37'	31.4906°	N15°54'33"W	449.54'
C50	820.00'	67.70'	4.4349°	N34°11'00"W	67.68'
C51	820.00'	423.99'	29.3731°	N14°48'45"W	419.28'
C52	897.91'	31.39'	2.0010°	N30°40'42"W	31.39'
C53	863.99'	36.90'	2.2649°	N33°08'40"W	36.90'
C54	820.00'	30.80'	2.0907°	N35°28'21"W	30.79'
C55	671.00'	270.49'	23.0550°	S65°00'00"W	268.67'
C56	671.00'	27.88'	2.2250°	S77°44'30"W	27.88'
C57	671.00'	252.90'	21.3339°	S64°13'55"W	251.02'
C58	671.00'	17.99'	1.3210°	S75°46'50"W	17.99'
C59	515.00'	328.51'	36.3254°	S71°43'33"W	322.97'
C60	220.00'	309.94'	80.4310°	N49°38'25"W	284.94'
C61	35.50'	16.78'	27.0445°	S22°49'12"E	16.62'
C62	600.00'	382.73'	36.3254°	S71°43'33"W	376.28'
C63	801.00'	556.90'	39.5006°	S73°22'08"W	545.75'
C64	801.00'	521.85'	37.1942°	S72°06'57"W	512.67'
C65	801.00'	35.04'	2.3024°	N87°58'00"W	35.04'
C66	801.00'	286.18'	20.2814°	N78°28'42"W	284.65'
C67	801.00'	39.41'	2.4909°	N85°18'14"W	39.41'
C68	801.00'	246.77'	17.3905°	N75°04'07"W	245.79'
C69	50.00'	57.81'	66.1435°	N33°07'17"W	54.64'
C70	801.00'	206.07'	14.4351°	S80°49'01"W	205.50'
C71	801.00'	169.25'	12.0587°	S89°30'04"W	168.94'
C72	801.00'	36.81'	2.3754°	S66°51'59"W	36.81'
C73	801.00'	326.73'	23.2123°	S79°51'38"W	324.47'
C74	801.00'	37.16'	2.3923°	S69°30'38"W	37.16'
C75	801.00'	252.88'	18.0437°	S79°42'37"W	251.83'
C76	801.00'	36.69'	2.3723°	N89°46'23"W	36.69'
C77	801.00'	3.02'	0.1257°	N88°21'13"W	3.02'
C78	550.00'	139.76'	14.3333°	S29°16'08"E	139.38'
C79	32.00'	50.27'	90°00'00"	S81°32'54"E	45.25'
C80	32.00'	50.27'	90°00'00"	N08°27'06"E	45.25'
C81	416.00'	165.69'	22.4915°	S25°08'17"E	164.60'
C82	669.00'	168.98'	14.3333°	S60°43'52"W	168.53'
C83	665.00'	139.97'	12.0335°	S59°28'53"W	139.71'
C84	665.00'	29.01'	2.2958°	S86°45'40"W	29.01'
C85	665.00'	214.36'	18.2807°	S77°14'42"W	213.43'
C86	665.00'	29.01'	2.2958°	S69°15'38"W	29.01'
C87	665.00'	121.58'	10.2831°	S75°44'52"W	121.41'
C88	665.00'	63.77'	5.2936°	S83°43'57"W	63.74'
C89	281.00'	179.32'	36.3350°	S18°15'59"E	176.30'
C90	281.00'	8.43'	1.4310°	S00°52'31"W	8.43'
C91	281.00'	128.31'	36.2129°	S18°22'10"E	125.34'
C92	281.00'	9.44'	1.5532°	S00°46'20"W	9.44'
C93	645.00'	144.40'	12.4938°	N47°02'17"E	144.10'
C94	645.00'	162.62'	14.2643°	N33°24'06"E	161.71'
C95	645.00'	132.94'	11.4833°	N33°54'39"E	132.71'
C96	645.00'	174.08'	15.2747°	N47°32'49"E	173.55'
C97	500.00'	42.60'	4.7552°	N54°26'12"W	42.58'
C98	91.61'	80.56'	5.0407°	N59°24'42"W	80.53'
C99	500.00'	9.44'	1.0454°	N18°25'44"E	9.44'
C100	500.00'	9.44'	1.0454°	N17°26'00"E	9.44'
C101	150.00'	3.74'	1.2543°	N70°20'01"W	3.74'
C102	150.00'	76.05'	29.0301°	N55°05'48"W	75.24'
C103	150.00'	6.03'	2.1808°	N69°53'57"E	6.03'
C104	150.00'	73.77'	28.1035°	N54°39'35"W	73.02'
C105	150.00'	69.95'	32.4944°	S58°59'10"E	64.78'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C106	3024.00'	377.77'	7.0927°	N69°49'18"W	377.52'
C107	200.00'	21.65'	6.1206°	N20°26'59"E	21.64'
C108	200.00'	95.71'	27.2506°	N03°38'22"E	94.80'
C109	200.00'	50.86'	14.3416°	N10°03'47"E	50.73'
C110	200.00'	44.84'	12.5040°	N03°38'46"W	44.75'
C111	200.00'	96.34'	27.3602°	S03°43'51"W	95.42'
C112	400.00'	293.33'	42.0101°	N86°31'21"E	285.81'
C113	400.00'	250.50'	35.5253°	N89°35'26"E	245.43'
C114	400.00'	42.84'	6.0809°	N68°34'55"E	42.82'
C115	400.00'	35.26'	5.0300°	N62°59'21"E	35.24'
C116	200.00'	47.79'	13.4124°	S22°41'22"E	47.67'
C117	200.00'	102.83'	29.2727°	S15°22'37"E	101.70'
C118	200.00'	5.95'	1.4214°	S29°15'14"E	5.95'
C119	200.00'	96.88'	27.4513°	S14°31'30"E	95.93'
C120	3600.00'	382.93'	5.9540°	N69°29'48"W	382.74'
C121	3600.00'	73.18'	1.0853°	N71°57'42"W	73.17'
C122	3600.00'	14.56'	0.1354°	N71°57'42"W	14.56'
C123	3600.00'	181.21'	2.5302°	N69°42'20"W	181.19'
C124	3600.00'	66.47'	1.0515°	N67°43'10"W	66.46'
C125	3612.83'	45.51'	0.4315°	N66°48'39"W	45.51'
C126	3600.00'	11.90'	0.1122°	N66°21'17"W	11.90'
C127	532.00'	20.47'	2.1215°	N28°29'52"W	20.46'
C128	532.00'	4.39'	0.2822°	N27°02'34"W	4.39'
C129	3600.00'	171.62'	2.4353°	S67°53'37"E	171.60'
C130	532.00'	21.32'	2.1217°	N03°39'51"W	21.32'
C131	532.00'	9.64'	1.0217°	N02°19'49"W	9.64'
C132	232.00'	38.64'	9.3234°	N18°46'45"E	38.60'
C133	232.00'	39.42'	9.4405°	N09°08'25"E	39.37'
C134	429.00'	99.31'	13.7537°	N76°24'21"E	99.08'
C135	429.00'	69.71'	9.1836°	N65°07'09"E	69.63'
C136	579.00'	18.85'	1.5156°	S35°36'56"E	18.85'
C137	3507.00'	14.80'	0.1430°	N66°22'52"W	14.80'
C138	3507.00'	36.46'	0.3544°	N66°47'59"W	36.46'
C139	800.00'	87.27'	6.0129°	N88°33'22"W	87.23'
C140	830.00'	48.42'	3.2033°	N83°52'21"W	48.41'
C141	79.00'	38.16'	27.4038°	N52°24'22"W	37.79'
C142	79.00'	15.02'	10.5343°	N33°07'17"W	15.00'
C143	579.00'	48.06'	4.4521°	S24°22'02"E	48.05'
C144	579.00'	99.07'	9.4812°	S31°38'48"E	98.95'
C145	521.00'	44.44'	4.5612°	S24°25'57"E	44.42'
C146	521.00'	69.00'	7.3517°	S30°40'12"E	68.95'
C147	521.00'	18.95'	2.0504°	S35°30'18"E	18.95'
C148	42.00'	7.03'	9.3539°	N04°47'49"E	7.02'
C149	42.00'	38.23'	5.2092°	N35°40'20"E	36.93'
C150	42.00'	20.71'	2.8145°	N45°52'30"E	20.50'
C151	22.00'	34.56'	90°00'00"	N45°00'00"E	31.11'
C152	22.00'	34.56'	90°00'00"	N45°00'00"W	31.11'
C153	42.00'	7.03'	9.3539°	N04°47'49"W	7.02'
C154	42.00'	37.48'	5.1075°	N35°09'45"W	36.25'
C155	42.00'	21.46'	2.8151°	N75°21'45"W	21.23'
C156	1966.00'	142.80'	4.0942°	S61°50'33"E	142.77'
C157	1000.00'	74.83'	4.1735°	N61°54'30"W	74.91'
C158	804.00'	309.50'	27.121°	N65°09'27"W	309.48'
C159	1000.00'	44.59'	2.3318°	S69°56'51"E	44.59'
C160	804.00'	338.18'	2.2435°	S67°27'54"E	338.16'
C161	3507.00'	384.63'	6.1702°	N69°24'07"W	384.43'
C162	10.50'	31.68'	17.2523°	N22°01'17"E	20.96'
C163	2017.50'	15.96'	0.2712°	S63°32'32"E	15.96'
C164	7982.50'	265.74'	1.5427°	S70°16'16"E	265.73'
C165	7982.50'	363.81'	2.3641°	N64°57'16"W	363.78'
C166	6.00'	9.44'	90°11'22"	S68°38'43"W	8.50'
C167	24.00'	37.82'	89.4838°	S21°21'17"E	33.88'
C168	24.00'	37.34'	89.0854°	N68°07'29"E	33.69'
C169	6.00'	9.44'	90°33'38"	N21°43'47"W	8.53'
C170	3634.50'	347.79'	5.2858°	N69°45'05"W	347.66'
C171	3575.50'	269.68'	4.1917°	N66°27'43"W	269.61'
C172	35.50'	3.95'	6.2236°	N74°48'39"W	3.95'
C173	244.50'	4.612'	10.4826°	N77°53'47"W	4.605'
C174	24.50'	2.33'	5.2719°	N75°18'18"E	2.33'
C175	130.50'	88.40'	38.4849°	S63°53'35"E	86.72'
C176	616.36'	82.14'	7.3807°	N76°52'45"E	82.08'
C177	126.00'	69.13'	31.2612°	N21°06'13"E	68

Projects Summary

2016-2017

Infrastructure Improvement & Maintenance and Operation Program



Executive Staff

Gary Whatcott, *City Manager*
Sunil Naidu, *Chief Financial Officer*
Paul Cunningham, *Chief of Staff*
Don Tingey, *Strategic Services Director*
Brad Klavano, *City Engineer*
Dustin Lewis, *Director of Administrative Services*

II&MO Technical Committee

Ken Short, *Engineering Division*
Gene Foval, *Facilities Division*
Colby Hill, *Public Works Department*
Jason Knight, *Police Department*
Reed Thompson, *Fire Department*
Matt Jarman, *IT Division*
Jeff Robb, *Finance Division*
Corinne Cowdell, *Executive Assistant*

Infrastructure Improvement Projects

Fiscal Year 2016-2017

Funding Source: "General Fund"

Fire Station 63 Fixtures, Furnishings and Equipment <i>Acquire fixtures, furnishings and equipment to outfit the fire station (includes station alerting system)</i> Location: 10451 South 1055 West	\$175,000
Median on 11800 South at 6000 West <i>Install a raised median on 11800 South at (Herriman High School) 6000 West – joint project with Herriman City</i> Location: 11800 South 6000 West	\$10,000
11010 South Intersection <i>Complete intersection on 11010 South Redwood Road due to unforeseen conditions in FY 2016 project</i> Location: 11010 South Redwood Road	\$60,000
Public Works Facility Projects <i>Complete projects identified by priority upon completed public works facilities concept plan</i> Location: Public Works (10996 South Redwood Road & Daybreak (future site TBD))	\$150,000
Hawk Signal <i>Install HAWK pedestrian signal on 4000 West at Foxview Drive</i> Location: 4000 West Foxview Drive	\$80,000
Cemetery Landscaping & Improvements Phase II <i>Complete landscaping and cremation garden on the west side of cemetery according to the master plan</i> Location: City Cemetery (10630 South 1055 West)	\$250,000
Utah Lake Canal Lining <i>Line canal with concrete and construct fence for safety purposes</i> Location: 11400 South 3200 West	\$22,000
Wasatch Meadows Stairs to Bingham Creek Trail Phase II <i>Install stairs to connect Bingham Creek Trail to Wasatch Meadows Subdivision</i> Location: Wasatch Meadows Subdivision & Bingham Creek (Skye Drive & 4000 West)	\$125,000
Construction Drawings of City Hall Expansion <i>Design and construction drawings for City Hall expansion for the police department</i> Location: City Hall (1600 West Towne Center Drive)	\$500,000
Redwood Road Streetlights <i>Add new streetlights south from 10400 South to city boundary (62 new streetlights)</i> Location: Redwood Road south of 10400 South	\$300,000
Openspace Beautification <i>Landscape openspace area east of bridge along north side of 11400 South</i> Location: 11400 South 700 West (Northside)	\$60,000

Total \$1,722,000

Maintenance & Operation Projects

Fiscal Year 2016-2017

Funding Source: "General Fund"

Self-Contained Breathing Apparatus (SCBA) Replacement <i>Replace SCBAs for the Fire Department</i>	\$195,000
Towne Center Paver Replacement <i>Replace Towne Center Pavers</i> Location: Towne Center Drive	\$250,000
City Park Tennis Court Resurfacing <i>Resurface six tennis courts in City Park</i> Location: City Park	\$36,000
Skye Park Basketball Resurfacing <i>Resurface basketball court</i> Location: Skye Park	\$10,000
Baseball Fields- Remodel Restrooms <i>Install concrete countertops with sinks, new toilets, partitions, etc.</i> Location: Baseball Fields (11010 South Redwood Road)	\$120,000
Gale Center- Remodel Restrooms <i>Remodel existing restrooms with new flooring, sinks, toilets, partitions, etc.</i> Location: Gale Center (10300 South Redwood Road)	\$85,000
VAV Box Actuator Valve <i>Replace VAV box actuator valve (life expectancy of 10-15 years)</i> Location: City Hall (1600 West Towne Center Drive)	\$20,000
City Wall/Fence Repair <i>Repair city collector street walls</i> Location: Various locations	\$200,000
Country Crossing - Playground Improvement <i>Replace the playground and add new play surface material</i> Location: Country Crossing Park (11685 South 4260 West)	\$75,000
Facility Parking Lot Maintenance <i>Resurface the Gale Center and parks parking lots (This project is to be done for the next five years. 5 acres of city parking lots will be resurfaced each year)</i> Location: Various locations	\$30,000
City Hall Carpet Replacement <i>Replace existing carpet on the 2nd floor of City Hall in offices, hallways, and cubicle areas</i> Location: City Hall (1600 West Towne Center Drive)	\$250,000
Ice Sheet Rental <i>Rent an ice sheet to enhance recreational opportunities during the winter at Mulligans</i> Location: Mulligans (692 West 10600 South)	\$250,000
Replace Traffic Signals <i>Upgrade and replace traffic signals on 9800 South 3200 West & Jordan Gateway 11000 South</i> Location: 9800 South 3200 West & Jordan Gateway 11000 South	\$300,000
Replace Back Plate on Signals <i>Upgrade signal back plates to reflective</i> Location: City Wide	\$30,000

Total \$1,851,373

Infrastructure Improvement Projects

Fiscal Year 2016-2017

Funding Source: "Park Impact Fees"

Park Impact Fee Study	\$15,000
<i>Update park impact fee study upon the completion of Parks Master Plan Study.</i>	
Midas Creek Trail	\$250,000
<i>Construct a trail adjacent to the Midas Creek in the Midas Creek Subdivision (per development agreement)</i>	
Location: Approx. 11600 South to 11800 South from 2700 West to Utah Lake Distribution Canal	
Welby Park Construction Phase I	\$1,500,000
<i>Construct Phase I acres of active park space as part of the SLCO Regional Welby Park*</i>	
Location: 4800 West 10200 South	
Sub-Total	\$1,765,000

Funding Source: "Secondary Water"

Shelbrooke Secondary Weir	\$50,000
<i>Install check dam and weir screen</i>	
Location: Shelbrooke Subdivision	
Secondary Flow Meters	\$50,000
<i>Install flow meters on weirs</i>	
Location: Welby Jacob Canal	
Bison Ridge Pump Station	\$120,000
<i>Replace/upgrade the pump station.</i>	
Location: Bison Ridge Subdivision	
Sub-Total	\$220,000

Funding Source: "Storm Drain"

Sediment Bins	\$142,000
<i>Install new sediment bins at Public Works in compliance with the Division of Environmental Quality</i>	
Location: Public Works (10996 South Redwood Road)	
Koridine Drive Storm Drain Replacement	\$100,000
<i>Install a new storm drain system on Koridine Drive in coordination with the transite replacement</i>	
Location: Koridine Drive	
Florence Way Drainage Improvements	\$635,000
<i>Complete storm drain installation and rebuild</i>	
Location: Florence Way & 9950 South	
Irrigation Connection to Storm Drain	\$50,000
<i>Install and connect irrigation to existing storm drain inlet</i>	
Location: 1300 West 9950 South	
Sub-Total	\$927,000

Funding Source: "Transportation"

2700 West Improvements (ROW)	\$220,000
<i>Acquire right of way for the sidewalk improvements on 2700 West.†</i>	
Location: 2700 West 11400 South to 11555 South	
Traffic Signal Head	\$20,000
<i>Install new traffic signal head to allow turn signal</i>	
Location: Carriage Place, Estates at Country Crossing, West Riverfront	
Sub-Total	\$240,000

* An additional \$3,000,000 will come from Kennecott Land

† The construction of this project is scheduled in fiscal year 2017-2018

Funding Source: "Culinary Water"

Tank Mixers

Install tank mixers for tanks 2 and 1B (\$80,000 each) \$160,000

Location: Tank 2 and 1B

Jordan Ridge Park

Convert parks to secondary water system \$135,405

Location: Jordan Ridge Park

Prospector Park

Convert parks to secondary water system \$145,500

Location: Prospector Park

Riverfront Park

Convert parks to secondary water system \$850,300

Location: Riverfront Park

Zone 6 Storage

Purchase City's portion of Zone 6 storage for Sunstone Development \$1,215,665†

Location: 2700 West 11400 South to 11555 South

Park Strip Master Plan

Design concept to reduce and minimize both electrical and culinary water connections for future and existing infrastructure. \$50,000

Location: City Wide

Sub-Total \$2,556,870

Total **\$5,708,870**

† This cost is an estimate and may change

Maintenance & Operation Projects

Fiscal Year 2016-2017

Funding Source: "Class C" (includes additional gas tax funding)

Mill & Overlay

Repair roads that are in poor condition and a less expensive road treatment will not work. \$867,600
 Location: Various Locations

Mill & Overlay[§]

Repair roads that are in poor condition and a less expensive road treatment will not work. This project will cover a section of the 11800 South 2700 West to Mountain View Corridor project. Only 4000 West to Kestrel Rise Road will be done. The 9500 South 2600 West project will also be completed \$320,000
 Location: 11800 South (4000 West to Kestrel Rise Road) & 9500 South 2600 West

Chip Seal

Preventative maintenance that is needed to preserve the road service life. \$241,500
 Location: Various Locations

Type II Slurry Seal

Preventative maintenance that is needed to preserve the road service life. \$44,000
 Location: Various Locations

Crack Seal

Preventative maintenance that is needed to preserve the road service life. \$32,600
 Location: Various Locations

HA-5 Treatment

Preventative maintenance that is needed to preserve the road service life. \$9,200
 Location: Various Locations

GSB-88 Treatment

Preventative maintenance that is needed to preserve the road service life. \$48,800
 Location: Various Locations

Sub-Total \$1,563,700

Funding Source: "Culinary Water"

Transite Replacement

Replace transite pipe in a variety of locations. \$1,000,000
 Location: 1055 West, 1155 West, 10610 South, 1260 West, 10875 South, Charlotte Drive, Florence Drive

Koridine Drive Transite Replacement

Replace transite pipe on Koridine Drive in coordination with the storm drain replacement. \$300,000
 Location: Koridine Drive

Supervisory Control & Data Acquisition (SCADA) System Upgrades

Change out old radios and control panels. \$100,000
 Location: All Culinary Water Sites

10400 South Waterline Relocation

Replacement of waterline at the intersection of 10400 South and Redwood Road \$600,000
 Location: Various Locations

Fixed Network Installation Phase III

Complete phase III of the fixed network installation \$1,300,000
 Location: Various Locations

Upgrade Park Strips to Central Control

Install needed components to allow park strip controllers to communicate with City's central control irrigation system \$65,000
 Location: City Wide

Sub-Total \$3,365,000

[§] Project funded by additional "Class C" gas tax

Funding Source: "Mulligans"

Repair Double Decker

Repair west corner of double decker block wall due to structural safety reasons.

\$65,000

Location: 692 West 10600 South (Mulligans)

Sub-Total \$65,000

Funding Source: "Secondary Water"

Secondary Water Pump Stations Supervisory Control & Data Acquisition (SCADA)

Retrofit existing pump stations with a cellular based SCADA system

\$20,000

Location: Carriage Place, Estates at Country Crossing, West Riverfront

Sub-Total \$20,000

Total \$5,013,700

Technology Plan

Fiscal Year 2016-2017

Funding Source: "General"

Hardware Replacements <i>Phone switch</i>	\$200,000
Hardware Replacements <i>Body camera data storage</i>	\$160,000
Hardware Replacements <i>Compellent data storage controllers</i>	\$60,000
Hardware Replacements <i>GIS server replacement</i>	\$22,460
Hardware Replacements <i>NAS (Network Access Storage) Replacement</i>	\$17,930
Hardware Replacements <i>Terminal server hardware</i>	\$12,950
Sub-Total	473,340
PCI Complaint <i>PCI (Payment Card Industry) Compliance</i>	\$78,435
Sub-Total	\$78,435
Software Licenses <i>Microsoft desktop office</i>	\$171,500
Software Licenses <i>Microsoft Windows server 2012</i>	\$46,760
Software Licenses <i>Terminal Server Licenses</i>	\$17,000
Sub-Total	\$235,260
Total	\$726,035

Optional Projects

Fiscal Year 2016-2017

City Plaza Reconstruction (Option 1)

Design and reconstruct the plaza area according to the recent master plan of this area (\$1,300,000 for demo)

\$2,700,000

Location: Plaza area between the County Library and The Pie

City Plaza Repair (Option 2)

Repair and make minor modifications at the plaza.

\$1,000,000

Location: Plaza area between the County Library and The Pie

City Park Pavilion

Design and construct a new, larger, and more functional pavilion in City Park as recommended in the City Park Master Plan

\$2,500,000

Location: City Park (11010 South Redwood Road)

Remodel Courts Space

*Remodel court area in City Hall and renovate the lease space for courts on Towne Center Drive***

\$500,000

Location: Towne Center Drive

Fitness Center Expansion

*Adding pool (25 meter) and expanding gym (another option would be a 50 meter pool for \$17,065,000**)*

\$12,500,000

Location: Fitness Center (10866 South Redwood Road)

** Price is an estimate and is contingent upon the scope of work

** This project would need to be bonded for

