



Survey Questions for Municipal Candidates - 2019

Candidate Name: Kelvin Green

Running for the Office of: West Jordan City Council (At Large Position)

Please answer all 10 questions by marking the answer closest to your opinion and how you would act if elected.

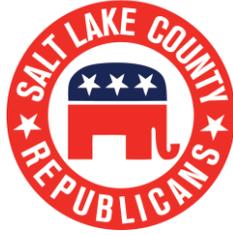
1. With regards to improving our air quality, municipal governments should be
 - a. Very involved.
 - b. Involved.
 - c. Somewhat involved.
 - d. Minimally or not involved.

Not sure what “involved” here means. The statutory requirements for clean air belong to Utah DEQ and the US EPA. West Jordan can do their part by using alternative energy sources or LEED designs for new city structures. The City can look at reduced carbon emissions from fleet vehicles where cost effective through hybrid vehicles, natural gas vehicles, or electric vehicles. The City can work on transportation infrastructure issues to decrease wait times in traffic. Other than that, not sure what “involved” means.

2. My municipal government
 - a. Should put significantly more funding into affordable housing.
 - b. Should put more funding into affordable housing.
 - c. Should put less funding into affordable housing.
 - d. Should put significantly less funding into affordable housing.

This question presupposes that the city currently funds affordable housing projects. As far as I know West Jordan does not fund any affordable housing. I’m not sure why the City would be involved in funding. The State has the Olene Walker Housing Fund, Private Activity Bond Authority, and the County administers other housing funds. In the four years

I have been on the planning commission we have not had any proposed “affordable housing projects” come before the commission. Developers are more interested in market rate housing (at least in West Jordan). Much of West Jordan is already considered “affordable housing” under current definitions. West Jordan City is looking at statutory requirements created by the Legislature to increasing affordable housing. This includes the use of accessory dwelling units



and other policy issues to help. The proper role of est Jordan City government is to ensure we have the appropriate land use policies in place/

3. My municipal government

- a. ____ Should put significantly more funding into cultural arts activities.
- b. ____ Should put slightly more funding into cultural arts activities.
- c. ____ Should put slightly less funding into cultural arts activities.
- d. ____ Should put significantly less funding into cultural arts activities.

This answer presupposes that we need more or less funding for cultural art activities. This offers no answer that the City has already struck a balance on what it can afford for cultural arts activities and that it could remain the same. The community should have cultural arts programs, but these should not only rely on government funding but on the community members, community businesses, other arts patrons, etc.

4. I feel that municipal government should put

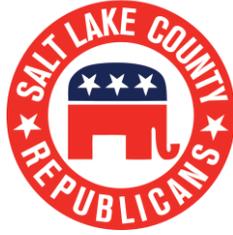
- a. ____ Many resources towards attracting large businesses to my community.
- b. ____ Some resources towards attracting large businesses to my community.
- c. ____ A few resources towards attracting large businesses to my community.
- d. ____ Little if any resources towards attracting large businesses to my community.

Without definitions this is difficult to answer. There are economic incentives and redevelopment activities hat are appropriate and there are those that are not. Economic incentives with the right cost benefit ratio can make sense. There are other economic incentives that can make no sense whether they be large or small. West Jordan needs economic development and each incentive is looked at on a case by case basis with the appropriate analysis.

5. When it comes to higher density housing

- a. ____ I feel that the benefits to members of my community significantly outweigh the costs.
- b. ____ I feel that the benefits to members of my community slightly outweigh the costs.
- c. ____ I feel that the costs to members of my community slightly outweigh the benefits.
- d. ____ I feel that the costs to members of my community significantly outweigh the benefits.

Again, without definitions, this question is extremely difficult to answer. What is a cost and what is a benefit? What is higher density mean here? 5 units to an acre? 8 units per acre? 20 units per acre? West Jordan City has not been proactive in density issues. Several years ago, there were



multiple projects that were approved that did not support the General Plan. The City enacted the cap and grade ordinance and has slowed multi-family projects down dramatically so we can get a handle on how “higher density projects” fit into the plan. There may be areas of the city where “higher density” may be appropriate, there are other places where it is absolutely not appropriate, West Jordan must decide on what our definitions of density are to be proactive in this area

6. When it comes to helping those in poverty, I feel that
 - a. ____ Attracting businesses to my community is significantly more effective than providing government aid.
 - b. ____ Attracting businesses to my community is slightly more effective than providing government aid.
 - c. ____ Attracting businesses to my community is slightly less effective than providing government aid.
 - d. ____ Attracting businesses to my community is significantly less effective than providing government aid.

This question seems to presuppose that government aid is provided by the community. West Jordan City has no government aid programs for those in poverty except for the programs we support through the Community Development Block Program that West Jordan participates in. All other government aid is provided by the County, State, and or Federal Government.

This question also correlates new business and the poverty rate. Looking to neighboring states Arizona has a high poverty rate while touting it businesses. Utah has a low unemployment rate and yet people still rely on government aid. So, this may or may not be true.

If a business is attracted to the area (Let’s say something like an Adobe that requires technical computing skills) This business does not hire low skilled employees. The ancillary effects of a business like this may help increase other businesses in the area, but they may not be skilled employee positions. These entry level employees may still require government aid to be successful and is always a good start to get more individuals employed. But this also presupposes that there is transportation infrastructure, etc. Poverty may exist due to disability, mental health issues, lack of appropriate education. Is purpose of this question to say that we can eliminate government aid programs by just having businesses? I think that all cities need a vibrant business community and I will work to support that.

7. I feel that municipal government should put
 - a. ____ Many resources towards attracting small businesses to my community.
 - b. ____ Some resources towards attracting small businesses to my community.
 - c. ____ A few resources towards attracting small businesses to my community.
 - d. ____ Little if any resources towards attracting small businesses to my community.



Again, what is the definition of small business? What is the definition of resources? I think we need to have a business-friendly environment in West Jordan City. Nearly 50% of small businesses fail in the first five years. We need to be able to work with business to help them succeed but that may not be monetary assistance. So where does this fall on the resource spectrum of this question? I don't know.

8. In considering what businesses to allow in my municipal boundaries, I believe that considerations for our water supply should:
- Almost always preempt tax revenue for my community.
 - Usually preempt tax revenue for my community.
 - Sometimes preempt tax revenue for my community.
 - Rarely preempt tax revenue for my community.

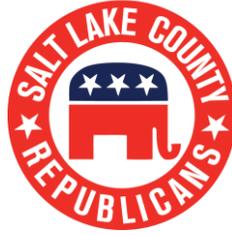
Sorry but this question confuses me. If a business wants to build in the city and the property is zoned for the business, I think we have to allow them. This seems more along the line of property ownership, alienability of property, and other constitutional issues. I don't think the city can tell the business that they are not "allowed". I don't see this as a tax revenue v. water question and more of land ownership issues.

9. If projections indicated that my area's water infrastructure would be in need of extensive improvements within the next ten years, I would:
- Be very likely to approve a tax increase now.
 - Be likely to approve a tax increase now.
 - Be somewhat likely to approve a tax increase now.
 - Be unlikely to approve a tax increase now.

West Jordan City does have water infrastructure issues. West Jordan did not raise taxes but raised water rates. The City kicked the can down the road a few years ago. If I had to vote for an increase I probably would, I'd be reluctant but not before exploring every alternative to fund such a project as partnering with the EPA, Utah DEQ, or other entities that offer grants etc for building systems or other alternative ways of raising the revenue.

10. I feel that school district bond initiatives are
- A significantly better alternative to educational impact fees for new homes.
 - A slightly better alternative to educational impact fees for new homes.
 - A slightly worse alternative to educational impact fees for new homes.
 - A significantly worse alternative to educational impact fees for new homes.

Municipal governments are not involved in school board decisions. I'm not sure what the underlying question to this is? Is this one where someone thinks impact fees are affecting the cost of a home while a bond spreads it out over every property owner? This is a discussion for



school boards and the Legislature. This is not a discussion for a City Council that is not involved in this process.

Use this area to include other information you want voters to consider:

I have the necessary skills as West Jordan City transitions to a new form of government. I have a proven track record on the Planning Commission and as a member of the military who has been awarded a Bronze Star and Legion of Merit. I have the legal and analytical skills to try and get what we do right.