

SOUTH JORDAN CITY
CITY COUNCIL MEETING

June 19, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: Attachment A

REGULAR MEETING

A. Welcome and Roll Call – *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present.

B. Invocation – *By Mayor Dawn Ramsey*

Mayor Ramsey offered the invocation.

C. Pledge of Allegiance

Blake Discol, Troop 1586, led the audience in the Pledge of Allegiance.

Mayor Ramsey recognized all of the scouts present.

Council Member Zander made a motion to amend the agenda to remove item L. from the agenda, and to amend item J. to hold two separate public hearings, one for exhibits A-E, and one for exhibit F. Council Member Marlor seconded the motion. The vote was unanimous in favor.

D. Minute Approval

- D.1. June 5, 2018 Council Study Meeting
- D.2. June 5, 2018 City Council Meeting

Council Member Harris asked for some of his comments in the June 5, 2018 City Council meeting minutes to be transcribed verbatim.

Council Member Harris made a motion to approve the June 5, 2018 Council study meeting minutes, as printed, and the June 5, 2018 City Council meeting minutes, as amended. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Luane Jensen, 11186 S. 2700 W., thanked the Council for coming to the Memorial Day program and for Mayor Ramsey's speech. The citizens appreciated the City Council's attendance. She said she was able to tour some of the nation's historical sites recently, and she expressed appreciation for the great land in which we live.

F. Presentations:

F.1. UDOT Update on 10600 South Construction Project

Bryan Chamberlain, UDOT Project Manager, and Leo Florence, UDOT, reviewed a prepared presentation (Attachment B) on the 10600 South construction project. They addressed concerns with the landscaping in front of the Red Dragon restaurant. UDOT is working with the manager of the facility to coordinate that.

Council Member Zander asked UDOT to talk to Dr. Pat Garcia in regards to how close the road will be to his building.

F.2. UDOT Update on 10400 South Bangerter Interchange (*UDOT Representative*)

Brian Atkinson, consultant for UDOT with Horrocks Engineers. He introduced the Project Director (Marwan Farah) for all Bangerter projects. Mr. Atkinson gave an update on the 11400 South Bangerter project. The left turn closure from northbound Bangerter to west bound on 11400 South will remain closed until end of July. They are placing the last piece of the bridge tonight. They anticipate in late July, they will have mainline traffic going under 114th South. There will be some intermittent closures along 114th through August. They will continue to coordinate with businesses. The project is on schedule, and should be complete by the end of October.

Mr. Atkinson said on 10400 South, they are just getting started with some planning on 104th and Bangerter. They have kicked off the environmental study for the intersection. They have been studying the alternatives. Their preferred alternative is a west shift of Bangerter 100 ft., and they are proposing to take Bangerter over 10400 South. They will continue to work with staff on that. The main concerns are cost and safety. It does not preclude the road going under. They will meet with the businesses next Monday at City Hall to show them the preferred alternative. On Tuesday, June 26th, there will be a public hearing from 6-8 pm at South Jordan Middle School. After that, there will be a public comment period. The project is not funded until 2022. They are trying to get the environmental approvals done so they can preserve any needed right of way.

Development Services Director Klavano said the environmental document will show all alternatives, with the intersection going both over and under. That is UDOT's chosen preferred

alternative, but that is not necessarily what will be built. It was noted that the right of way is the same, regardless if the intersection goes over or under. There are a lot of utilities that need to be moved at 10400 South that they did not have at 11400 South. The cost is between \$5-10 million more to go under at 10400 South because of the utilities. There are also some drainage issues at 10400 South.

Council Member McGuire asked what is the impact to the homes in the area? Mr. Atkinson said it will impact 11 residential homes. To shift the road east will have a significant impact on Costco, their gas pumps, and Walmart's parking and loading facility. Shifting east is much more costly.

Council Member McGuire said he is completely against Bangerter going over. It creates visual pollution and causes a great divide. There is already a division in the city between the east and west side. He feels going under is the best route.

Mayor Ramsey recognized Board of Education representative Tracy Miller.

G. Discussion Item: Certified Tax Rate *(By CFO, Sunil Naidu)*

Finance Director Naidu reviewed the background information on this item. He showed a property tax comparison (Attachment C). He said South Jordan will remain in the same spot after this year's proposal. He reviewed a graph showing South Jordan's Certified Tax Rate (CTR) Comparison (Attachment C). Their CTR has decreased every year. To fund Fire Station 64, and to take advantage of current construction costs and interest rates, they are proposing for the rate to go up. It is still a net decrease of -1% over last year's rate. He said he is unsure if West Jordan is proposing an increase. Murray is increasing their rate by 45 percent.

H. Summary Action Items:

- H.1. Proclamation – Independents Week 2018 *(By Mayor Ramsey)*
- H.2. Resolution R2018-30, authorizing users of the Public Treasurers Investment Fund (PTIF). *(By CFO, Sunil Naidu)*
- H.3. Resolution R2018-32, authorizing the execution of an Interlocal Cooperation Agreement between Salt Lake County and The City of South Jordan for creation of an inclusive Playground located at 10900 South Riverfront Parkway. *(By Associate Director – Parks & Recreation Colby Hill)*
- H.4. Resolution R2018-33, authorizing the Mayor to sign an Interlocal Participation Agreement to participate in the Salt Lake Area Gang Project. *(By Chief Carr)*
- H.5. Resolution R2018-34, approving an Interlocal Cooperation Agreement between the City of South Jordan and Herriman City for the 11800 South Street Asphalt Overlay Construction from 5600 West and 6000 West, and authorize the Mayor to sign said agreement. *(By Development Services Director, Brad Klavano)*
- H.6. Resolution R2018-35, prohibiting the use of an ignition source including fireworks, lighters, and matches in certain areas. *(By Fire Chief Andy Butler)*

Council Member Marlor made a motion to approve the Summary Action Calendar, items H.1. – H.6. Council Member Shelton seconded the motion.

Council Member Shelton said regarding item H.4., is the gang activity increasing in the city? Police Chief Carr said the gangs are more covert in the last 15 years. The activity is still increasing based on growth. There is a strong influence that comes from California. It is not at epidemic proportions in the City. It is still important for the City to participate in the gang task force. They do work directly on cases in the city. They submit a report to the city annually. Council Member Shelton said it would be good if the police department provided a summary of the gang task force activities to the City Council.

Council Member Shelton said regarding H.6., the backside of his home is not 200 ft. from his property line. Would his use of a barbeque grill be against the law? Fire Chief Butler said yes, technically. Staff can look at the Resolution and be more specific about devices that are appropriate.

Council Member Shelton noted that there is no buffer required next to the future Welby Park. Fire Chief Butler said Bingham Creek and the Jordan River Trail are higher risk areas. That is determined because of urban/wild land interface and heavier fuel in those areas. There are other areas with dry grass. Access into some of those areas is better than in the Jordan River Trail and Bingham Creek.

Council Member Shelton said an end date for the Resolution was not specified. Fire Chief Butler said it is the last day that fireworks can be sold, which is July 25th.

CM Whatcott said the intent of the Resolution is about fireworks, not grills. He does not believe residents would be cited for the barbeque grills, within their own yard use. In next year's Resolution, they will spell it out more clearly. They are concerned about open fires, even in fire pits, in their backyards.

The vote was unanimous in favor.

- I. Public Hearing:** Resolution R2018-21, amending the FY 2017-18 Budget for South Jordan City. The appropriation authority shall apply to the fiscal year ending June 30, 2018. *(By CFO, Sunil Naidu). (RCV)*

Finance Director Naidu reviewed the background information on this item.

Mayor Ramsey opened the public hearing. There were no comments. She closed the public hearing.

Council Member Shelton made a motion to approve Resolution R2018-21. Council Member Marlor seconded the motion.

Council Member Shelton said it appears they spent \$399,000 less on street light projects than planned. Mr. Naidu said that amount was transferred to capital projects and spent on street lights

there. The LED light project is a 5-year project. This was the first year. The second year will start in July.

Council Member Shelton asked about the \$410,000 reimbursement amount on betterments. Mr. Naidu said they sold some right of way to UDOT, and they will use those funds for betterments.

They discussed the improvements made with the baseball field project, totaling \$174,000.

Council Member Shelton asked about the \$543,000 transfer for public safety vehicles. Mr. Naidu said they had a loan from the bank to buy the vehicles. The timing sometimes overlaps fiscal years, and they pull from that fund.

Council Member Shelton noted an amendment for almost \$15 million for the Daybreak Special Assessment area. As the developer makes the improvements, the city pays the developer for that.

It was noted that tonight they are voting on the amended items in red. The rest of the budget was previously approved.

Roll call vote. The vote was unanimous in favor.

It was noted that there were no changes to the MBA or RDA budgets.

J. Public Hearing: *Ordinance 2018-11*, enacting Chapter 5.38, and amending Sections 5.04, 17.18, and 17.54, and deleting Chapter 17.98 of the South Jordan City Municipal Code regarding Home Occupations; further, amending Chapter 5.12 regarding Alcoholic Beverage Licenses. *(By City Commerce, Director, Brian Preece) (RCV)*

Mayor Ramsey noted that this item was amended earlier in tonight's meeting to have two separate hearings.

City Commerce Director Preece reviewed the background information regarding the Home Occupations portion of this Ordinance.

Mayor Ramsey opened the public hearing regarding the Home Occupations changes. There were no comments. She closed the public hearing.

City Commerce Director Preece reviewed the background information regarding the change to chapter 5.12 regarding Alcoholic Beverage Licenses. City Attorney Loose said the commitment was made to the restaurants, by the Legislature, that they could choose to be a bar or a restaurant once the dining club use was removed. They are grandfathering in 2 dining clubs and allowing them to have their choice; both have chosen to become bars. They need to create a license to allow that. The licenses are not transferrable in the city.

Mayor Ramsey opened the public hearing regarding 5.12 regarding Alcoholic Beverage Licenses. There were no comments. She closed the public hearing.

It was noted that if the business entity does not change hands, they would be allowed to keep their bar license. They will not allow a transfer of the license if it is a new business entity.

Council Member Zander said she would like two votes on this issue because she feels the Home Occupation issue is different than the Alcohol Beverage License issue.

Council Member Zander made a motion to amend Ordinance 2018-11, removing exhibits A-E, and to continue with the vote on exhibit F related to alcohol beverage licensing. Council Member Shelton seconded the motion. The vote was unanimous in favor.

Council Member Shelton made a motion to approve Ordinance 2018-11, as amended. Council Member McGuire seconded the motion.

Council Member Zander said she feels the alcohol beverage licensing needs to be a stand alone issue. She appreciates staff accommodating what the state has handed them. Staff and the Mayor have tried to advocate for the city. If they vote no, she understands it could cause more problems for the city.

City Attorney Loose said if the commitments made by the Legislature are not honored, the city will be forced and the Legislature will take away their ability to determine these things.

CM Whatcott said he is not in favor of this at all. They have taken the most conservative approach possible. They are not allowing any more bars to come. City Attorney Loose said they did what they felt fit South Jordan best.

The vote was 5-0 in favor.

CM Whatcott noted that Market Street has been responsible in the way they have handled the issue. They appreciate them as a business partner. Mayor Ramsey concurred.

K. Public Hearing: Merit Medical South Campus Development Agreement and Rezone; 10052 South Redwood Road; Resolution R2018-25, Development Agreement (RCV); and Rezone Ordinance 2018-03-Z, rezoning the property from Village Mixed Use (MU-V) to Redwood Road Mixed Use Research and Development (MU-R&D). (RCV) (*By Planning Director Steven Schaefermeyer*)

Planning Director Steven Schaefermeyer reviewed the background information on this item. (See Attachment D).

Mayor Ramsey opened the public hearing on the rezone. There were no comments. She closed the public hearing.

George Frioux, Merit Medical and Ryan Berry, MHTN Architects, indicated that this proposed building will not be a high production area. There is a good percentage of the building that will be dedicated to five (5) people. They are developing devices that will take Merit Medical to the next level.

Council Member Zander asked if this is replacing the proposal for the land on 9800 South? Mr. Frioux said no; this is a different purpose than the project on 9800 South. This project has taken priority because it is a technology that Merit Medical has acquired.

Council Member McGuire made a motion to approve Resolution R2018-25, Development Agreement. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member Shelton made a motion to approve Rezone Ordinance 2018-03-Z. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

L. Discussion Item: Discussion of SoJo Station Project, Building #2 (*By Brian Preece/Laura Lewis*)

This item was pulled from the agenda.

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

Council Member Shelton reported on the Senior Committee meeting. They have seen huge increases in their various activities. He reported on the Association of Municipal Council's meeting. One topic discussed was the proposed Olympia Development in Herriman. He said he went to the hearing in Herriman regarding their development. The County Council's disconnect with the community is where they got that development wrong. He said he recommended that legislation involving land use decisions be made at a city level, rather than a County level. Senator Harper told him that is how it is handled in every other County in the State. Council Member Marlor said he feels there could be ramifications if the County property was not contiguous to the city, in rural areas. That policy does make sense when it is contiguous to a city.

Council Member Shelton reported on the LPC meeting. There was a lot of discussion about affordable housing. They are urging cities to reduce their fees, but the biggest costs are land, labor, and materials. CM Whatcott said the city's impact fees have been going down. They have to do a study to justify their impact fees. The city also has to do studies to justify their development review fees.

Council Member Shelton reported on the Junior League Golf Tournament at Glenmoor golf course.

Council Member Harris noted the EDCUtah golf tournament. He said there is high expectations of what is coming to Utah. They should have high expectations of their land in South Jordan. They can hold out to get the best thing for the city. The economy in Utah is bright. He said he was surprised at the number of youth that are part of the Jr. PGA group that played at Glenmoor. There were a lot of people that wanted to talk about the future of the golf course, and they would love to see the golf course remain. Many people said they would like the city to buy the golf course.

Council Member Marlor reported on the Architectural Review Committee meeting. He has received many emails regarding Glenmoor. He has responded to and read every one. He expressed appreciation for staff putting together a fact sheet on Glenmoor.

Council Member McGuire asked if there is a city drone ordinance? CM Whatcott said they adopted a Resolution of internal policy of how the city uses drones. They do not have an ordinance nor do they intend to create an ordinance. The majority of the policy says that they will follow the FAA regulations.

Council Member McGuire said he has received complaints about the maintenance of Mulligans. Administrative Services Director Kyle asked that concerns be forwarded to him. He said the miniature golf course was in good condition except weeds. Staff is spraying the weeds this week. CM Whatcott said any brown spots are usually due to a sprinkler break. No maintenance issues are due to upcoming renovations at Mulligans.

Council Member McGuire said he also attended the youth PGA event. He is also trying to personally respond to every email he received regarding Glenmoor and he is trying to share the facts. The website with the Glenmoor documents has been enlightening to the residents. He said he also attended the Olympia Hills development hearing. The County Council is upholding the Mayor's veto. He also attended LPC, where they discussed the housing gap crisis.

Mayor Ramsey said she attended the Sewer Board meeting, and that is going well. She attended the Olympia Hills town hall meeting. She also met with all of the Mayors in the area, along with Mayor McAdams. They were close to having an agreement that everyone felt good about that they could have presented to the County Council, but it did not come to that. The veto ended up being the only option. She appreciates the County Council upholding the veto. She has talked with several Legislators the last couple of weeks about a variety of issues. She attended the EDCUtah event. She attended a second grade program at South Jordan Elementary. She reported on some meetings with the Western Growth coalition and the Wasatch Front Regional Council active transportation committee. She interviewed prospective UTA board members representing Salt Lake County. She attended the junior PGA event. She attended the ULCT LPC meeting and the Jordan School District Board of Education meeting. She was asked to accept an appointment to the Point of the Mountain Commission. Having a seat at the table will be great for the city.

The City Council discussed the vote on HB 136. Tonight, Draper and Sandy passed the Resolution and that puts the number at 68 percent, so the County will implement the tax. It is on the agenda for Riverton, Herriman, and West Jordan this week as well. Mayor Ramsey said there is a need for road projects and this is the tool that the cities have to work with.

CM Whatcott said they pulled the SoJo Station project building #2 from the agenda. There will be another 6-story building in that location. The project is moving forward. He noted that the South Jordan Police Department was featured on a show on Channel 13 called The Place. It is a creative way of reaching out and trying to attract people to work here.

CM Whatcott said staff needs direction on how to move forward regarding Glenmoor. They have heard all possible solutions. The options to take it to the public are an open house forum or a

public hearing forum. They need to know in what form to take this to the public as well as the timeframe.

Mayor Ramsey said she would like as much public input as possible. She said they could have public open houses, one in each Council district. She said they could maybe have Y2 help them handle those. She would like honest feedback.

CM Whatcott said with the open house format, it is an educational tool. Many people do not have all of the facts. They can have an exit poll sheet at the open houses. It is a fair and rational way to receive feedback.

Council Member Zander said she wants the public to understand the financial ramifications. She said the people that would take the time to go to an open house are passionate about the issue.

CM Whatcott said a survey is another option. Mayor Ramsey said she would like a way for everyone to weigh in.

There was concern expressed that one group that felt passionately about the issue will flood every open house. With a Y2 analytics poll, the city is more represented. They could have a survey go to every house. They could also do a utility bill mailer. CM Whatcott estimated the cost of a utility bill mailer at \$7000.

Council Member Shelton said he feels Y2 has a way of figuring out the opinions without the ballot boxes getting stuffed. He also likes the idea of open houses because the average person does not understand the options. He feels they should engage Y2 and figure out the best way to present the complex issue and receive feedback that is not tainted.

Council Member Harris asked about putting it on the ballot as a bond question? City Attorney Loose said they are running out of time to do that, if they haven't run out already. CM Whatcott said the cost to put it on the ballot would be \$60,000 plus. He said there are also three different bond types that could be used and they haven't flushed those options out. They would already have to know what type of bond and for how much. There is also a timing issue that the receiver is required to give the information to a judge.

Council Member Harris said he would be in favor of some sort of vote. Council Member Marlor said he feels this purchase is one that should go to the residents to decide. He believes it would be a general bond. Council Member Zander said they would need a dollar amount.

CM Whatcott said if they put the issue on the ballot, it takes all other options off the table.

Council Member Marlor recommended they poll the public, after they have all of the information. They could do open houses and a Y2 analytic survey of some sort.

Council Member Harris said if they can't make the November ballot, they can do another voting mechanism and tell the residents that the City Council will be accepting the results of the survey.

Mayor Ramsey said she does not want to raise taxes without a vote.

City Attorney Loose asked if the timing for the ballot in November does not work out, would the City Council accept the survey results as a vote? Council Member Marlor said it would be sent to all houses, not just registered voters.

City Attorney Loose asked if they prefer putting it on the November ballot, if the receiver is ok with that? Council Member Shelton said no, he wants the answer sooner. Council Member Harris said no because they can get the same wording to the same people with a different format. Council Member Marlor said if they had to do a general obligation bond and raise the taxes then yes. If they determine that there isn't support for it, he doesn't want to take that next step and put it to a vote. Mayor Ramsey said the education piece in the open houses is critical. There is a lot people don't know. Council Member Shelton said he can think of 3 other ways to buy it, without using a general obligation bond, two of which wouldn't raise taxes. Mayor Ramsey said those figures have yet to be proven. Council Member Zander said her concern is the low percentage of the residents that vote. If they send it to the households as a survey, as long as they have the educational information with it, they may get a more thorough response. Council Member McGuire said he is okay having it go out before the November ballot because it will still give every household the opportunity to weigh in. It will include unregistered voters.

Mayor Ramsey said they should do the open house format and get some feedback, and then consider sending out an unofficial ballot.

There was discussion about people answering the survey only if they have a strong opinion on it. Mayor Ramsey said they can't control that. They can only give everyone the opportunity. City Attorney Loose said they will work with Y2.

Council Member Zander said they can gather as a Council after the open houses once they have a sense of people's opinions and then determine if the Y2 survey is warranted. There will be passionate people on both sides of the issue.

City Attorney Loose said they will get the alternatives from the receiver to take to the public. The City Council will be informed of those alternatives. CM Whatcott said they will talk to the receiver and coordinate the open houses with the City Council's availability.

Mayor Ramsey said they want to take this to the public as soon as they are able and they want to hear from everyone that has an opinion on this.

Council Member Harris said if it gets to the point that they are polling the residents for a decision, can they do a Resolution that states that the City Council will accept the results of the poll? City Attorney Loose said once the plan is laid out, staff can bring that Resolution back. Council Member Marlor said they have to publicize to the residents that the information from the poll will be the basis of the City Council's decision.

Mayor Ramsey said if it comes back overwhelmingly or the majority one way or the other, that is the decision.

ADJOURNMENT

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

The June 19, 2018 City Council meeting adjourned at 9:45 p.m.

This is a true and correct copy of the June 19, 2018 City Council Meeting Minutes, which were approved on July 17, 2018.

Auna M. West
South Jordan City Recorder

SOUTH JORDAN CITY COUNCIL MEETING

June 19, 2018

6:30 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME

PRINT ADDRESS

Tracy Miller

Alice BLEAK

LEO FLORENCE

MARWAN FARAH

Blair Bland

Caleb Somers

Caden Cottle

Cj Donham

Brody Needham

Davin and Angie Lindahl

James & Peggy Bodamer

Lane Larkin JR

~~George Friou~~

George Friou

Ryan Berry

3050 W. Snow Peak Ln, S.J

2818 W Amiri Way; SJ

986 W. 9000 SO.

12569 Crossing Rd, Riverton

2734 West LIZZY COV.

11044 Amiri way SJP

?

2776 LIZZIE COVE

South Jordan

10972 S Big Meadow DR

3723 W. Grass Meadow DR

10673 S Big Meadow Dr

1600 W. Merit Parkway

2683 E. WANDAWAY

South Jordan City Council Presentation

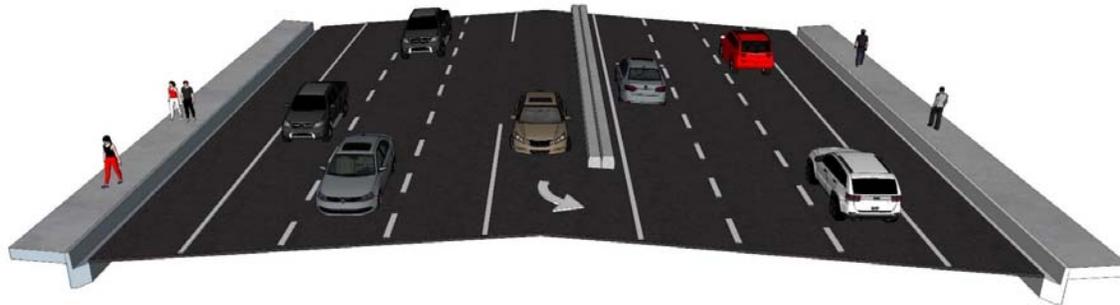
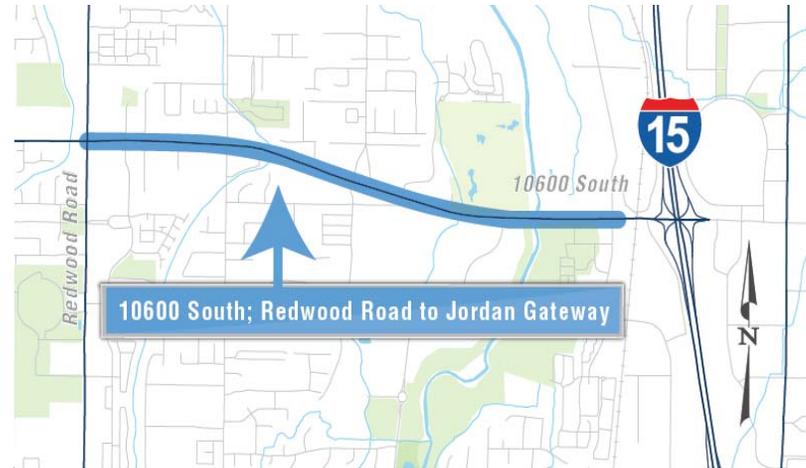
Bryan Chamberlain, UDOT Project Manager
Phil Nordquist, Geneva Rock Project Manager

June 19, 2018

Project Overview

- An additional lane in each direction
- Bike shoulders
- Intersection improvements
- Sidewalks, curb and gutter
- New pavement surface

10600 South
WIDENING
Redwood Road to Jordan Gateway



South Side Improvements

10600 South
WIDENING

Redwood Road to Jordan Gateway

Roadway Widening

20,000 cubic yards of roadway excavation
8,000 cubic yards of granular borrow
4,000 cubic yards of roadway base

Concrete

40 ADA ramps
18 new driveways
20,000 feet of new concrete curbing
74,000 square feet of new sidewalk

Storm Drain System

30 drainage box reconstructions
125 new drainage boxes installed
3,000 feet of new pipe installed

Utility Relocations and Upgrades

Rocky Mountain Power - upgraded direct-bury underground lines to new high voltage, new transformers & switch gears
Dominion Gas - installed 140 feet of gas line
Century Link - relocated 52 pedestals, 10 vaults & installed 1000 feet of new wire
Comcast & Verizon - installed new fiber optic cable, conduits and vaults
South Jordan City Public Works - relocated or replaced 28 fire hydrants and 20 water valves
South Jordan Canal / Utah and Salt Lake Canal - replaced canal screw and slide gates

Other Improvements

- Installed new street lighting system along the corridor
- Upgraded traffic signals at seven intersections
- Repaired Jordan River bridge structure
- Constructed two new retaining walls
- Constructed one new landscape wall

South Side Challenges

- Over 62 utility conflicts
- Landscape walls
- Driveway tie-ins



Traffic Switch

- Implemented June 8 & 10
- In two phases for traveling public
- 1600 West to Baxter Dr.
- Old striping covered, new paint striping installed
- Temporary signal heads at Baxter Drive and 1055 W
- Switch to permanent signal heads in place at 1300 W

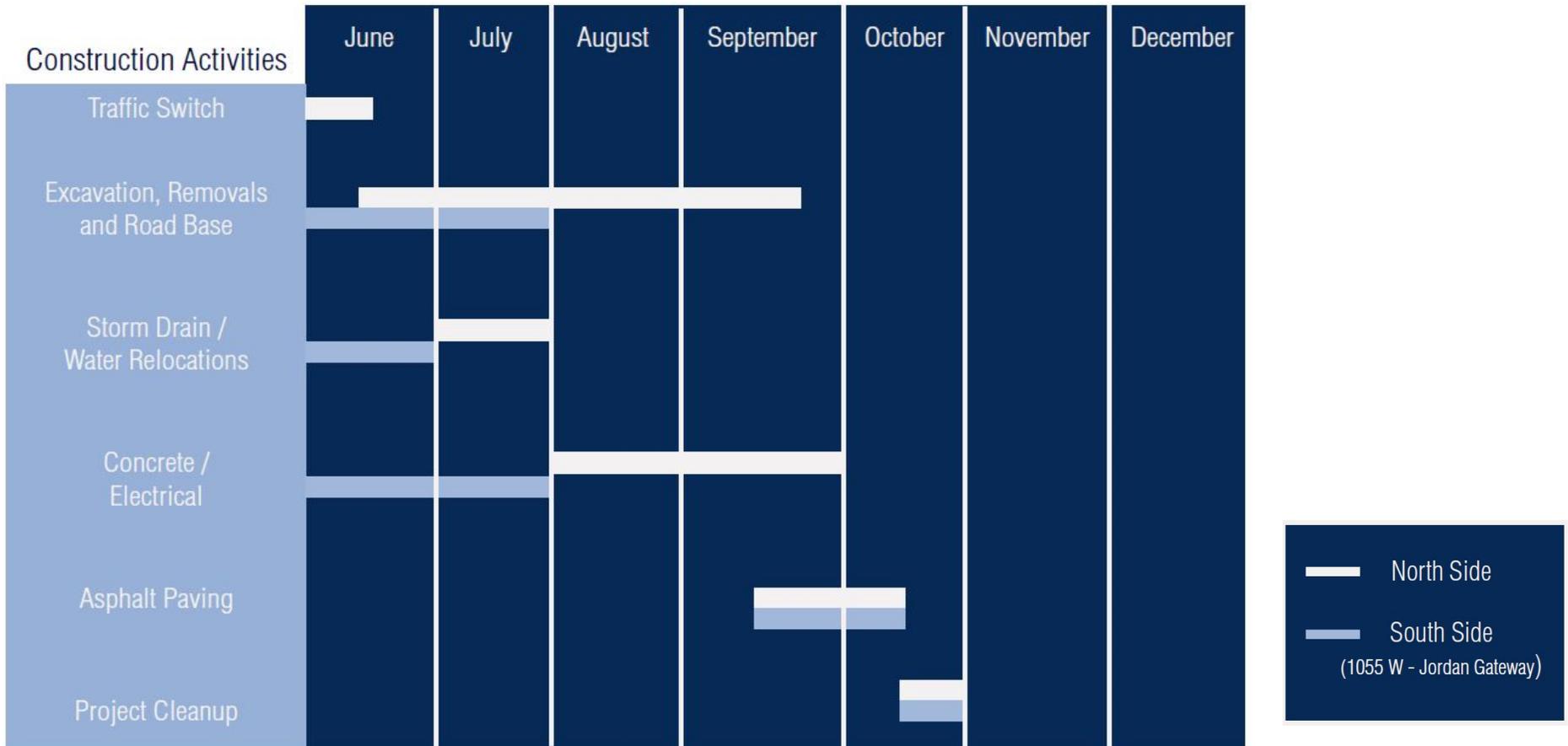


Schedule to Completion

10600 South

WIDENING

Redwood Road to Jordan Gateway



North Side
 South Side
 (1055 W - Jordan Gateway)

Contact Information

Email: 10600south@utah.gov

Hotline: 801-303-6270

Website: udot.utah.gov/10600south

10600 South
WIDENING
Redwood Road to Jordan Gateway

NOTICE OF PROPOSED TAX INCREASE CITY OF SOUTH JORDAN

The CITY OF SOUTH JORDAN is proposing to increase its property tax revenue.

- The CITY OF SOUTH JORDAN tax on a \$350,000 residence would increase from \$345.15 to \$361.96, which is \$16.81 per year.

- The CITY OF SOUTH JORDAN tax on a \$350,000 business would increase from \$627.55 to \$658.11, which is \$30.56 per year.

- If the proposed budget is approved, CITY OF SOUTH JORDAN would increase its property tax budgeted revenue by 4.89% above last year's property tax budgeted revenue excluding new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 8/7/2018 6:30 pm

Location: South Jordan City Hall City Council
Chambers
1600 W Towne Center Dr
South Jordan, UT 84095

To obtain more information regarding the tax increase, citizens may contact CITY OF SOUTH JORDAN at 801-254-3742.

Tax Rate Increase Advertisement Requirements

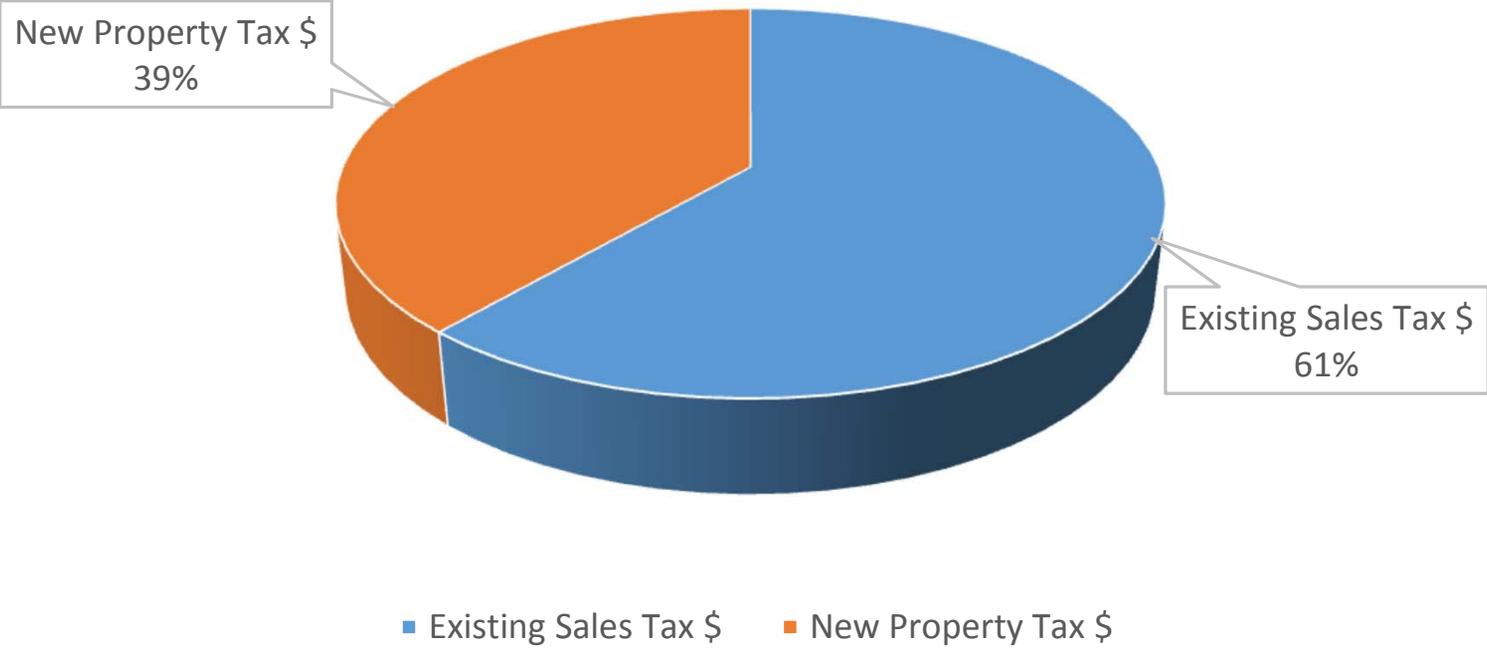
Instructions for newspaper publication:

- The advertisement shall be no less than 1/4 page in size
- The type used shall be no less than 18 point
- A 1/4 inch border shall surround the advertisement
- The advertisement may not be placed in that portion of the newspaper where legal notices and classified advertisements appear

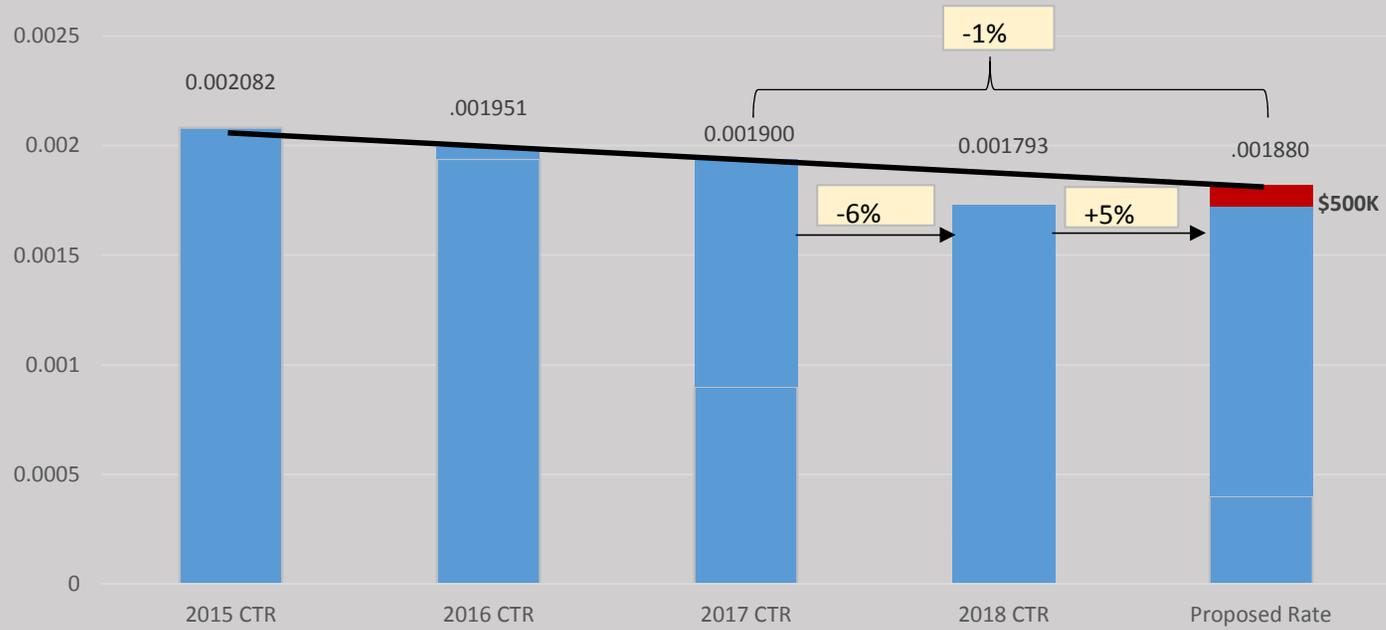
Instructions for the taxing entity:

- The advertisement shall be published in:
 - 1) a newspaper or combination of newspapers of general circulation in the taxing entity
 - 2) Electronically in accordance with Section 41-1-101: on a website established by the collective efforts of Utah newspapers www.utahlegals.com
 - 3) On the Utah Public Notice Website created in Section 63F-1-701 www.utah.gov/pmn/index.html
- It is the legislative intent that whenever possible the advertisement should appear in a newspaper that is published at least one day per week
- The newspaper or combination of newspapers selected shall be of general interest and readership in the taxing entity and not of limited subject matter
- The advertisement shall run once each week for two weeks preceding the hearing.
- If the taxing entity is in a county that is required to publish a list (59-2-919.2), the taxing entity is only required to published one advertisement, one week before the public hearing
- The advertisement shall state that the taxing entity will meet on a certain day, time, and place fixed in the advertisement. The exact wording for the advertisement can be found in 59-2-919
- The scheduled hearing shall not be held less than ten (10) days after the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor
- The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget
- The scheduled meeting shall begin at or after 6:00 P.M.

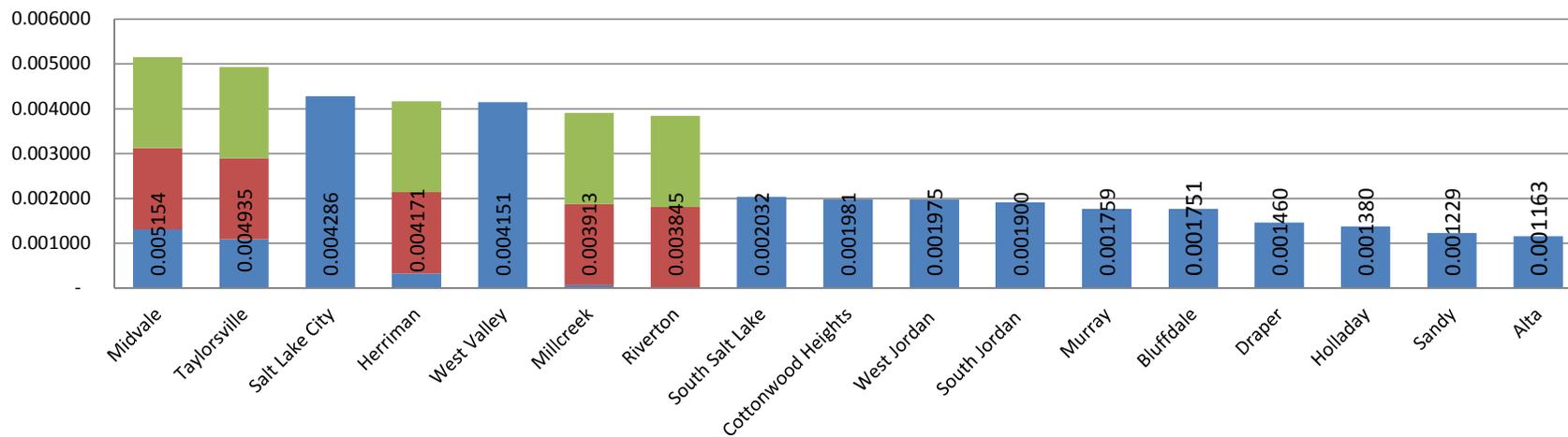
2019 Sales Tax Bond Funding Source



South Jordan Certified Tax Rate (CTR) Comparison



Property Tax Comparison - Tax Year 2017



Comparative Rates Based on the Total Cost of Providing Municipal Services

Data Provided by Utah Tax Commission

Municipal Rate

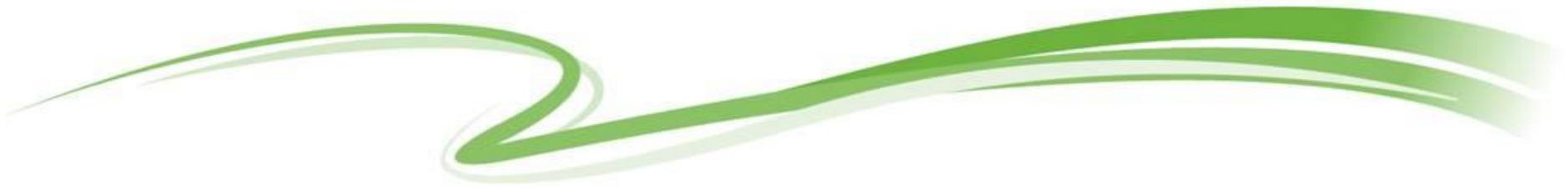
UFA (.001812)

UPD (.002033)

June 19, 2018



SOUTH JORDAN
U T A H



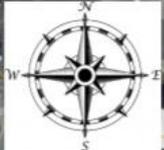
City Council
Meeting

MERIT MEDICAL SOUTH CAMPUS

REZONE

10052 S. Redwood Road

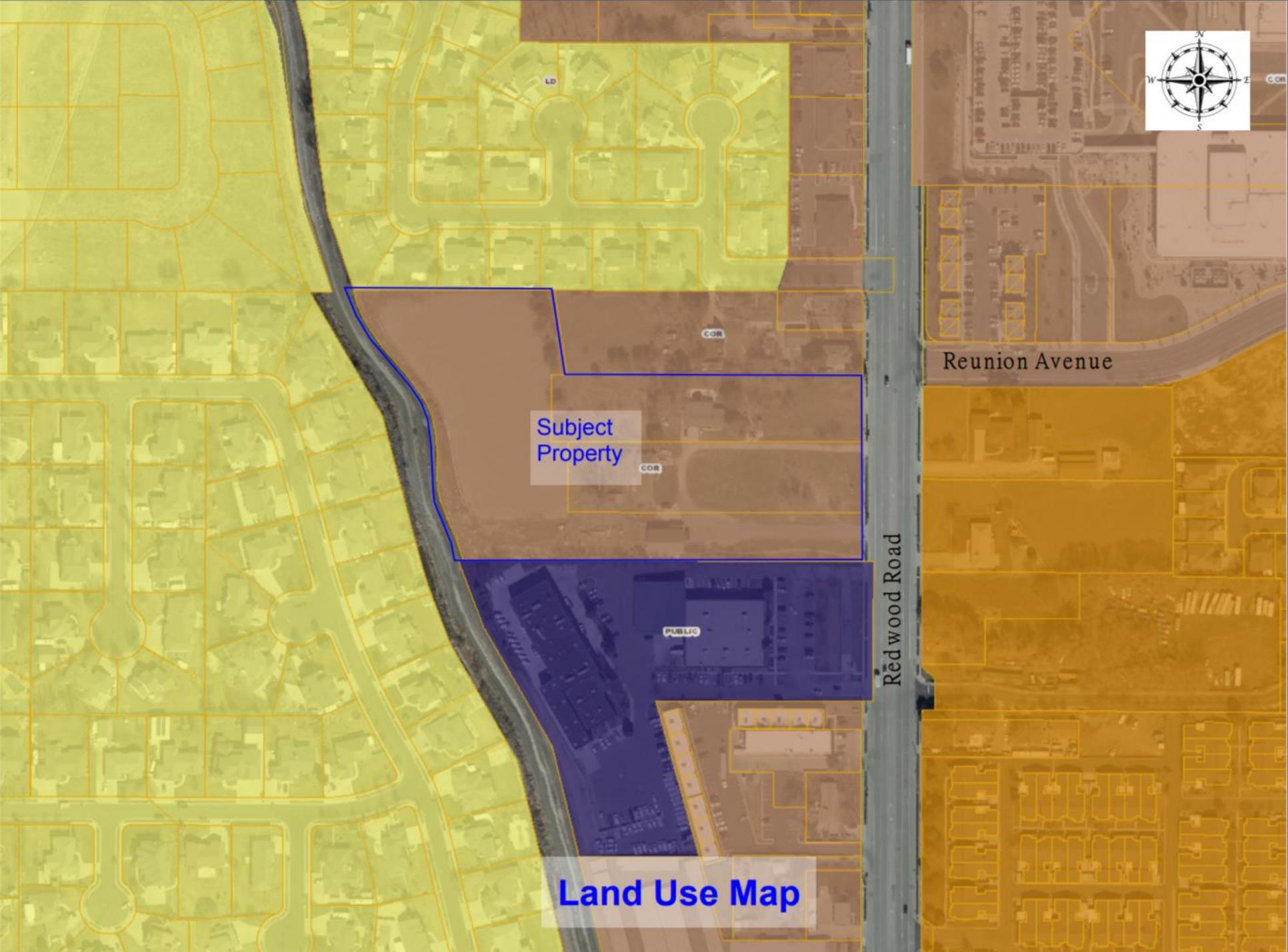
Ryan Berry, MHTN Architects



Subject Property

Redwood Road





Subject Property

COR

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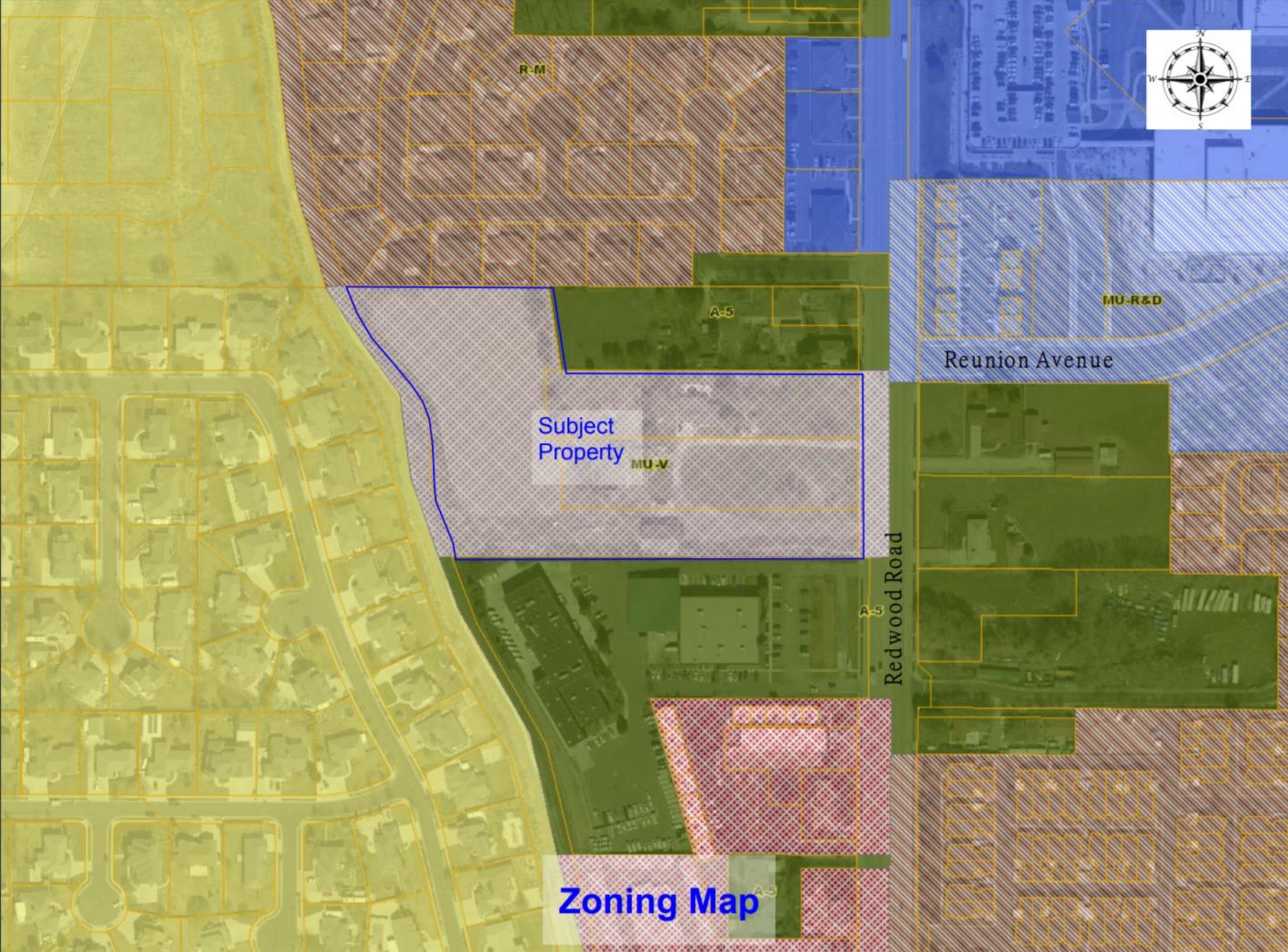
PUBLIC

Land Use Map

Redwood Road

Reunion Avenue

LD



R-M

A-5

MU-R&D

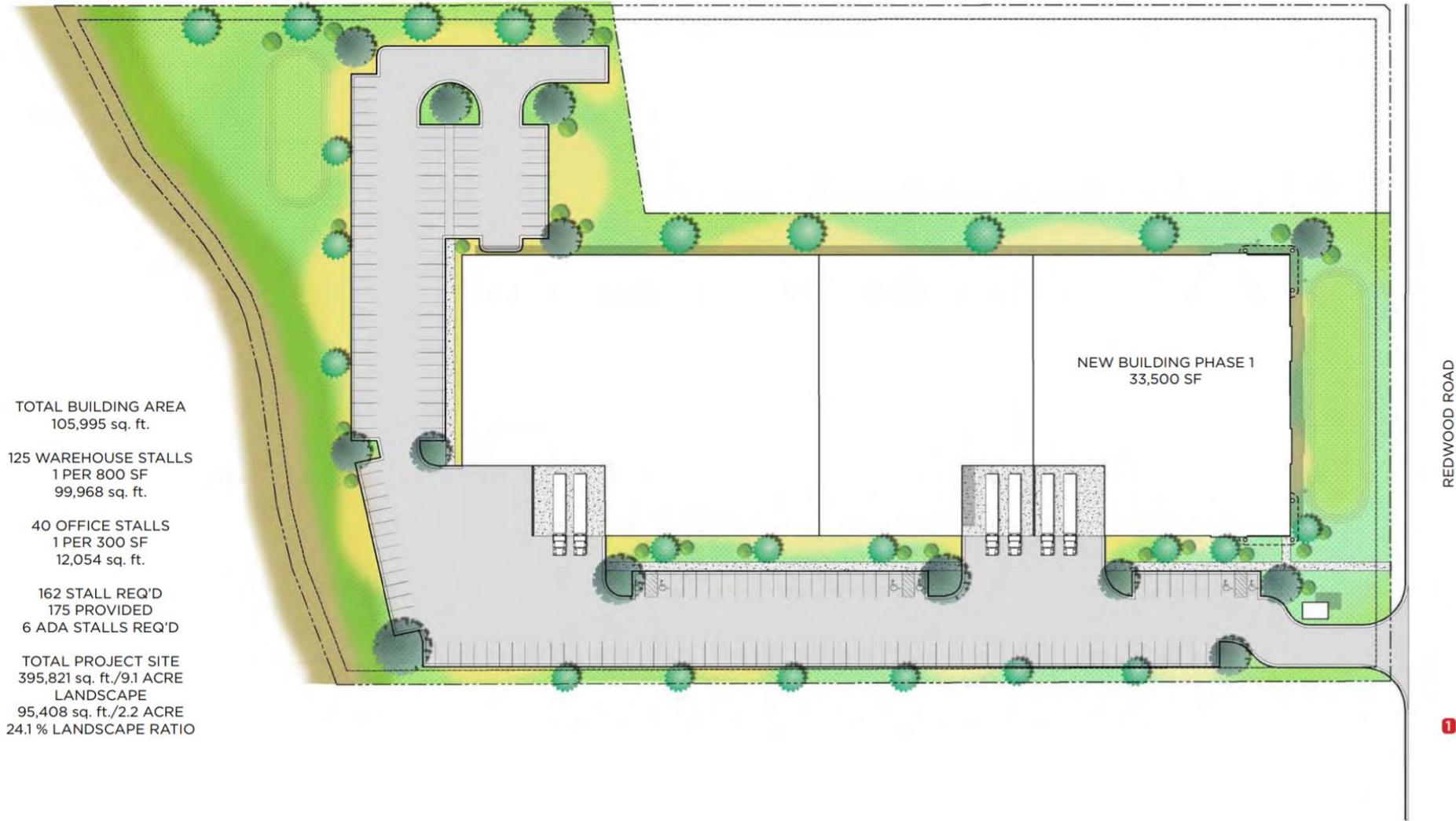
Subject
Property
MU-V

A-5

Reunion Avenue

Redwood Road

Zoning Map



TOTAL BUILDING AREA
105,995 sq. ft.

125 WAREHOUSE STALLS
1 PER 800 SF
99,968 sq. ft.

40 OFFICE STALLS
1 PER 300 SF
12,054 sq. ft.

162 STALL REQ'D
175 PROVIDED
6 ADA STALLS REQ'D

TOTAL PROJECT SITE
395,821 sq. ft./9.1 ACRE
LANDSCAPE
95,408 sq. ft./2.2 ACRE
24.1 % LANDSCAPE RATIO

NEW BUILDING PHASE 1
33,500 SF

REDWOOD ROAD

SITE PLAN WITH 3D VIEW LOCATIONS



VIEW 1 - AERIAL VIEW

South Campus | Merit Medical

11 April 2018





VIEW 2 - NORTH VIEW REDWOOD ROAD

End Of Slide Show