

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

August 20, 2019

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, ACM Dustin Lewis, City Attorney Ryan Loose, Engineering Director Brad Klavano, City Council Secretary MaryAnn Dean

Others: Attachment A

STUDY MEETING

A. Invocation: *By City Commerce Director Brian Preece*

City Commerce Director Preece offered the invocation.

B. Mayor and Council Coordination

Council Member Zander asked who was attending the Utah League of Cities and Towns pre conference meetings. Council Member Harris signed up for the leadership meeting. Council Member Zander indicated that she was going to do the planning meeting. Council Member McGuire said he may do the planning one as well. Council Member Marlor indicated that he would be out of town and would not be able to attend the ULCT conference.

Council Member Marlor asked about a zone called “corridor”. Planning Director Schaefermeyer said that refers to the Redwood Road corridor. He said it is broad and includes Redwood Road mixed use, professional office, and commercial zones.

Council Member Zander said in the Merit Medical packet, a letter was referenced but not included. Staff submitted that letter to the City Council (Attachment B).

Mayor Ramsey said there is an email forthcoming with times and details for VP Pence’s visit to Merit Medical. He will be speaking about trade to Mexico and Canada. It is a rare opportunity that the local officials are invited. She indicated that they have a gift from the city to give to the VP.

Mayor Ramsey said the southwest visioning kickoff went well. It was well attended.

The City Council had a brief dinner break.

Council Member Shelton made a motion to amend the agenda to discuss item D. and then item C. Council Member Zander seconded the motion. The vote was unanimous in favor.

C. Discussion/Review of Regular Council Meeting

This item was discussed later.

D. Discussion Item: eBay Updates. (By City Commerce Director, Brian Preece)

City Commerce Director Preece introduced representatives of eBay: Luke Matiasevich, Jeff Cabalan, Charlie Hill, and Adam Englebright.

Mr. Matiasevich said the city leaders and staff have been open, honest, fair, and firm. He said the city moved on the project faster than eBay when the building was under construction. He said their company has grown significantly.

Mr. Hill said the South Jordan data center is unique. He said it is the only data center that is owned by eBay. He said they converted some of their contract labor force to full time employees, at an average income of \$135,000. He said the Facebook development has hurt them. They have lost contractors, but not full time employees. He expressed an interest in working with the Jordan School District, especially for kids that aren't going to college. He said at eBay, people with either trade school or no experience are making \$75,000-\$85,000 annually.

They discussed setting up a tour of eBay for the City Council. Mr. Hill said they are looking at making the data center more energy efficient. Council Member Zander asked about water consumption to run the data center. That was a concern with another proposed data center in the city. Mr. Hill said they raised the chilled water temperature. Mr. Englebright said the new technology they have only uses water a couple months a year. They are working to reduce both power and water costs.

Mr. Hill said regarding the program with the Jordan School District, that would take a partnership with the city. He said he would like to let them know about a similar program they did in North Carolina and show how successful it was. Mr. Englebright said their candidate pool is lean.

Mayor Ramsey said she needs to put together an economic development update to use at a summit. She asked if she could come to eBay and do a video, talking about the company and their relationship with the city. She also expressed support for the idea of working with the young people and making an impact in the Jordan School District.

C. Discussion/Review of Regular Council Meeting

CM Whatcott reviewed the consent items. He said for the water board, they are recommending Mayor Ramsey. He said Scott Osborne has served the city well for 8 years. He said the city fought hard to get a seat on the water board. And they wanted an elected official to serve. Scott Osborne was the Mayor at the time. He then filled a second term when the former Mayor was unavailable to serve on that board. He feels the seat should be filled by an elected official.

They discussed the makeup of the board. It is a mix of elected and appointed officials. The percentage is called out in state statute.

City Attorney Loose said Senator Filmore ran a bill to get more elected officials to serve on boards that can raise taxes. Council Member Zander said elected officials approach issues differently. She said some of the board members, on boards she serves on, have served for a long time and have more knowledge on issues.

Council Member Harris asked if Mr. Osborne coordinates with staff and asks for opinions for voting? CM Whatcott said Mr. Osborne has done a good job representing the city. He reports to the City Council, but does not ask for recommendations regarding rate increases.

CM Whatcott said they will recognize Mr. Osborne later in the year.

Council Member Marlor said they fought to have a Mayor fill that position. It was great to have Mr. Osborne continue serving when Mayor Alvord was unavailable. Unless Mayor Ramsey is unable to fill that position, that is the representation that the city deserves.

It was noted that Mayor Ramsey will receive training prior to serving on the board.

Council Member Marlor asked that Mayor Ramsey try to influence some change on the water board so more of the board members are elected officials.

Mayor Ramsey concurred that they have been happy with Scott Osborne's service, but they are just getting back to the original intent to fill the seat with an elected official.

The City Council discussed the Merit Medical application on tonight's agenda. CM Whatcott said there has been discussion about putting in a road with an additional access in the Peach Blossom subdivision. CM Whatcott said some of the neighbors want the road and want the zoning contingent on building an exit to the north. Some don't want the road. He said the zoning can still go through; they will work out the road design during the site plan design phase.

Council Member Shelton said without another exit, it would be a disaster, from a public safety and risk management point of view.

City Attorney Loose said there is a possibility that someone will ask that they make the road part of the development agreement.

CM Whatcott said the road issue is the only concern that he is aware of relative to the Merit Medical application.

ADJOURNMENT

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

The August 20, 2019 City Council study meeting adjourned at 6:25 p.m.

This is a true and correct copy of the August 20, 2019 City Council Study Meeting Minutes, which were approved on September 3, 2019.

Auna M. West

South Jordan City Recorder

Attachment B
8-20-19 c.c. study mtg.
8-20-19 c.c. mtg

05.20.2019



MHTN
ARCHITECTS

Merit Medical Planned Development Floating Zone

Merit Medical wants to continue to develop its worldwide headquarters in South Jordan City. Merit has developed over the last two years a masterplan for how it would like to develop its South Jordan Campus over the next decade. In developing the master plan a few core principles has come to the forefront. First and foremost, Merit wants to be a good neighbor by limiting any negative impacts that its development and operations may incur. Second, due to the dynamic nature of the business world, Merit needs to bring new projects on line quickly. Finally, As Merit develops new parts of its campus a certain flexibility is need to meet current and future business needs.

Below are items in the Redwood Road Mixed Use R&D Zone and other ordinances that we want to modify in our development agreement:

17.54.170: ARCHITECTURAL STANDARDS

C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

As a large corporate campus Merit will have an ongoing need to perform remodels and refacing for its older buildings. Seeking approval from the Planning Commission would cause an undue burden if it chooses to remodel or reface any of its existing properties. This should be administered through typical building permit processes only.

17.54.170: ARCHITECTURAL STANDARDS

D. All masonry and concrete materials, except minimal foundations, shall be integrally colored.

The city has interpreted this section to mean that Merit may not build a concrete structure and paint it. Merit wants to be free to use painted concrete as an exterior building material. New buildings that are designed with in the campus will have to be reviewed by the Architectural Review Board as well as the Planning Commission. We feel that this is sufficient oversight to ensure that Merit's building materials are of sufficient quality.

17.54.170: ARCHITECTURAL STANDARDS

E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.

This rule exists to ensure a street scape with visual interest. Merit wants to provide well designed buildings with architectural forms consistent with its existing designs but without strict dimensional requirements. New buildings that are designed with in the campus will have to be reviewed by the Architectural Review Board as well as the Planning Commission. We feel that this is sufficient oversight to ensure that Merit's buildings are of sufficient quality in design.

17.54.170: ARCHITECTURAL STANDARDS

G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').

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Merit needs to be free to build two story buildings that may exceed 35' in height. Additionally, some plans for the main campus may include a building up to 6 stories in height. The main campus is currently zoned for 6 stories or 70'. Merit does want to be a good neighbor and has no interest in overshadowing residential neighbors with tall buildings. Typically, we have used expanded setbacks, and where needed graduated building heights to ensure this. Proposed language is shown below:

Buffer Standards For Proposed Development Abutting Residential Property Not In The Redwood Road Mixed Use R&D Zone:

1. *Building height shall not exceed the "graduated height envelope" as defined in subsection a of this section.*
 - a. *The "graduated height envelope" is defined by projecting a vertical plane from the property line to a height of sixt feet (6') and then slanting upward and toward the interior of the Redwood Road Mixed Use R&D Zone property at a forty five degree (45°) angle.*
 - b. *The graduated height envelope applies to properties within the Redwood Road Mixed Use R&D Zone that abut residentially zoned properties not in the Redwood Road Mixed Use R&D Zone.*

16.04.200: FENCING:

D. Commercial And Office Uses Abutting A Public Right-Of-Way: No fencing shall be allowed for commercial and/or office uses abutting a public right-of-way or between similar and adjacent commercial or office uses.

For reasons of Safety and Security Merit needs to have a perimeter fence between the building façade and the public right of way. Typically, this is set in an expanded landscaped setback to provide a desirable pedestrian experience.

Buffer Standards For Proposed Development Abutting Residential Property Not In The Redwood Road Mixed Use R&D Zone Zone:

1. The minimum building setback for any building is twenty feet (20') from any point on an abutting non- Redwood Road Mixed Use R&D Zone zone property line.
2. Building height shall not exceed the "graduated height envelope" as defined in subsection 2a of this section.
 - a. The "graduated height envelope" is defined by projecting a vertical plane from the property line to a height of eight feet (8') and then slanting upward and toward the interior of the Redwood Road Mixed Use R&D Zone property at a forty five degree (45°) angle.
 - b. The graduated height envelope applies to properties within the Redwood Road Mixed Use R&D Zone that abut residentially zoned properties not in the Redwood Road Mixed Use R&D Zone.