SOUTH JORDAN CITY
CITY COUNCIL MEETING

December 4, 2018

Present: Mayor Pro Tempore Don Shelton, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, 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, City Engineer Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, 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 Pro Tempore Shelton welcomed everyone present. All members of the City Council were present. He excused Mayor Ramsey from the meeting. She is on another city assignment.

B. Invocation – *By CFO, Sunil Naidu*

CFO Naidu offered the invocation.

C. Pledge of Allegiance

Jakob Cole, Troop 1212, led the audience in the Pledge of Allegiance.

Mayor Pro Tempore Shelton recognized all of the scouts present.

D. Minute Approval

D.1. November 20, 2018 Council Study Meeting
D.2. November 20, 2018 City Council Meeting

Council Member Harris made a motion to approve the November 20, 2018 Council study meeting minutes and the November 20, 2018 City Council meeting minutes, as printed. Council Member Zander seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Rinda Clyde, 1477 W. 11150 S., read a prepared statement (Attachment B).

Chris Nelson, 11336 Green Grass Ct., read a prepared statement (Attachment C).

Paula Gordon, 11107 S. Woodfield Rd., read a prepared statement (Attachment D). She noted that she is a mortgage underwriter. She said the value of homes are effected by large power lines, and estimated it would be between $50,000-$150,000. She said they have a long list of concerns with this project.

Kish North, 1432 W. 11030 S. read a prepared statement (Attachment E).

F. Mayor and Council Reports

Council Member Zander reported on the Sounds of the Season concert last Saturday. It was a great event. Council Member Marlor concurred that both the choir and orchestra were great.

Council Member Harris gave a report on Mayor Ramsey's behalf. She attended a school board meeting and spoke on behalf of both the swim families and Merit Medical. The school board approved the Merit Medical EDA. She went with staff to a meeting where a pilot water project was discussed. They are working towards grant opportunities. She met with the southwest mayors and discussed their legislative priorities. She spoke at the Daybreak annual residents meeting. She met with residents, other groups, and landowners. She met with state legislators. She met with representatives from Salt Lake County. She filmed the next city jobs video. She attended Sounds of the Season. She went to NYC with the South Jordan Choral group and sang at Carnegie Hall. All travelers paid for their own trip – including Mayor Ramsey. It was noted that the South Jordan Choral group is a 501c3, and not associated with the city. CM Whatcott concurred that no tax dollars were used for that trip. Council Member Harris said Mayor Ramsey attended a Salt Lake County Regional Transportation meeting. They are working to get a grant application funded, at least partially. She attended a ULCT meeting, and went to a Salt Lake County meeting with Merit Medical, where the Merit Medical EDA was approved.

Mayor Pro Tempore Shelton said he attended the Seniors Committee meeting. They have a banquet this month. They continue to do great things. He attended a COG meeting. There were legislators there that spoke about land use issues. It is going to be a battle for the city to retain land use authority as it is. He attended the Sounds of the Season concert, which was phenomenal. He noted there are musicians from inside and outside the city in that group.

G. Presentations: Choral Arts Report (*By McKell Scanlan)*

CM Whatcott noted that the Director of the Choral Arts Group lives in his neighborhood. She does a phenomenal job, and directs more than one group.

McKell Scanlan, Executive Director for South Jordan Choral Arts, introduced other members of their group who were present. They just finished Sounds of the Season. Sterling Poulson, Director of the Choral Arts Society of Utah, came to their concert and indicated that he was impressed with their production. She expressed appreciation for support they have received from the city for the last 14 years. She reported on their recent trip to NYC where they sang at Carnegie Hall. They were able to work with Mark Hayes, which was an honor. With the success of Sounds of the Season, they need to decide if they need to extend the show by another night

next year. She said Mayor Ramsey attended their NYC trip this year. She is a terrific soprano. She said they feel their value as a group is in their rehearsals. She said she also represents another audition women's group. They are working to build a viable organization to pass the torch onto another person at some point. They are busy writing grants and fundraising. Their common denominator is music. They also built a community of musicians that care about the community and wish to give back. She noted several organizations that they give back to. They do it because they care. They are a non-denominational group. They are about bringing people in, rather than separating.

Council Member McGuire said the performances were amazing. He asked if there were any plans for a summer or spring program? Ms. Scanlan said possibly in the spring. Right now, they are working to build a foundation.

Council Members Zander, Marlor, and Mayor Pro Tempore Shelton concurred that it was a terrific concert. They expressed appreciation to the Choral Arts committee.

H. Public Hearing: <u>Ordinance 2018-16,</u> Daybreak Assessment Area No. 1 Amended and Restated Ordinance Confirming the Assessment List and Levying an Assessment Against Certain Properties in the Daybreak Assessment Area No. 1 to Finance the Costs of Acquiring, Constructing and Installing Road, Storm Water, Sewer, Culinary Water, Street lighting, Landscaping and related improvements, and to Complete said Improvements in a proper and workmanlike manner; Establishing a Reserve Fund; Providing for Certain Remedies upon Default in the Payment of Assessments; Establishing the Effective Date of this Ordinance; and Related Matters. *(By Strategic Services Director, Don Tingey)* **RCV**

Strategic Services Director Tingey reviewed the background information on this item. Staff's recommendation is to approve the Ordinance. He said this does not change the equivalent residential unit count in the original Ordinance, but it will help them reconcile each parcel.

CM Whatcott said this is very technical in nature. He said the special assessments are highly scrutinized and audited. It helps them keep track of the money. In the end, they want to make sure that when all of the parcels are developed, the bond is paid for.

Strategic Services Director Tingey said on page 1, first paragraph, they changed the meeting time from 4:00 pm to 6:30 p.m.

Mayor Pro Tempore Shelton opened the public hearing. There were no comments. He closed the public hearing.

Council Member Marlor asked if they think the amounts are off? CM Whatcott said no. City Attorney Loose said in the beginning, it is only an estimate. This reconciles what is built to what was projected. Mr. Tingey said the flexibility of the PC zone causes this to happen. If it was an R-2.5 zone, for example, they would know exactly what that number was from the beginning. City Attorney Loose said staff keeps track of this regularly.

Mayor Pro Tempore Shelton asked if the assessments for the roads and water are done separately or all in one assessment? Mr. Tingey said it is one combined assessment. He further noted that on a commercial property, they have the option of making assessments over time. For residential properties, it is paid by the builder or developer when the permit is pulled.

Finance Director Naidu said commercial properties have the option to prepay but they do not have to. There is a staff member that keeps track of these.

Council Member McGuire made a motion to approve Ordinance 2018-16. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.

I. Public Hearing: Ordinance 2018-24, vacating a portion of 1055 West Street Right-of-Way located close to and immediately to the North of the Jordan River Drive and 1055 West Intersection. *(By Planning Director, Steven Schaefermeyer)* **RCV**

Planning Director Steven Schaefermeyer reviewed the background information on this item. He reviewed a prepared presentation (Attachment F).

Greg Rindlisbacher (Bach Homes), said this has been a challenging property. They are working on this last item and then they will be presenting the plan next week to the Planning Commission.

Mayor Pro Tempore Shelton opened the public hearing. There were no comments. He closed the public hearing.

Council Member Zander said it appears both families being represented are in favor of this. It was noted that Mr. Rindlisbacher is not aware of any concerns with the neighbors.

Council Member Zander made a motion to approve Ordinance 2018-24. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member Harris made a motion to take a break. Council Member Zander seconded the motion. The vote was unanimous in favor.

J. Public Hearing: Ordinance 2018-26, Zone Text Amendment, amending City Code Sections 17.16.020.020 (Appeals), and 17.84.070 (City Council Review or Appeal) regarding appeal procedures and requirements for appeals of Land Use Decisions. *(By Planning Director, Steven Schaefermeyer)* **RCV**

Planning Director Schaefermeyer reviewed the background information on this item. He said it is recommended that the City Council not be the appeal authority. Appeal authority can't make a policy change and they can't listen to public clamor. They are required to review the record and decide if the decision making body made the decision correctly. In 2016, the city changed the appeal authority for land use applications. The Ordinance clarifies procedural issues with the hearing officer. It also makes the hearing officer the appeal authority for conditional use permit applications.

Mayor Pro Tempore Shelton opened the public hearing.

Paula Gordon, 11107 S. Woodfield Rd., she said she feels that this Ordinance would pertain to their fight with Rocky Mountain Power. She asked for an explanation if it does apply, why would it go to a hearing officer, why can't the City Council decide, and who is the hearing officer?

Chris Gepheart, 10868 Martindale Ln., said he didn't realize how infrequently this would be used. He supports the move. He said they should look at the high costs for citizens to bring forward land use amendments or code text amendments.

He closed the public hearing.

Council Member Zander asked how would this effect the group of residents working on the Rocky Mountain Power issue? City Attorney Loose said they have received outside legal opinion on this. An application is vested when it is filed. In the pending Rocky Mountain Power application, they have a hearing before the Planning Commission. If and when an appeal application is filed, that is when that application is vested. Whatever is the hearing authority at the time the appeal application is filed, that is who hears the appeal. If the change is made tonight, any appeal would go to the hearing officer. That would allow the City Council to have conversations regarding policy with the residents. Both their outside land use attorney and the ombudsman recommend a hearing officer.

Council Member Zander asked that staff look into the resident cost for land use or text amendments to the city. City Attorney Loose said that fee is based on staff time. He said residents can have the City Council ask staff to look at it, and that circumvents the cost. In the past, they have also had City Councils request for staff to waive or return the fee to the resident making the request. They are generally able to avoid the fees for the citizens. CM Whatcott said they can't just cut the fee because all fees are based on a similar analysis. He concurred with City Attorney Loose' comments.

Council Member Zander noted that Craig Hall is the hearing officer. He is a very forthright, excellent man.

City Attorney Loose explained the process of when a hearing officer is chosen. Last time, they had several planners and attorneys apply. CM Whatcott said they are not an employee of the city. They are under contract. City Attorney Loose said the only reason they would call on a contract is if the person was getting the decisions wrong. Overall, they have had a good experience with the hearing officer.

Mr. Schaefermeyer reiterated that most cities of this size use a hearing officer. They also handle conditional use permits. He said all cities are moving that way. He said the law was written in such a way to address the needs and finances of both large and small cities. He said having a hearing officer who is law trained saves them money in the long run, in his opinion.

Council Member Harris asked about the most recent conditional use permit appeals? They discussed a couple in recent years, including the gun vault and a pay day loan institution. This year, there was a subdivision in Daybreak that was appealed. They ultimately withdrew the appeal application.

City Attorney Loose said they try to help the applicants understand what evidence is and what to bring to the hearing.

Council Member Harris asked if a decision has been made regarding the Rocky Mountain Power lines where an appeal could be made? City Attorney Loose said no. If this change is approved, it would go to the hearing officer.

City Attorney Loose said conditional use permit approvals are administrative in South Jordan. Appeals that go to the hearing officer are administrative. The hearing officer would also hear variances, which is a quasi judicial decision. It was noted that legislative decisions are appealed to the district court. It is a separate appeal process. They can also ask the ombudsman for an opinion.

Council Member Marlor made a motion to approve Ordinance 2018-26. Council Member Zander seconded the motion.

Council Member Harris said he has full confidence in Mr. Hall. Because people feel these type of issues are a detriment to their neighborhood, it would be hard if the City Council voted for them to not represent the residents, but to pass it onto someone else.

Council Member Zander said in the past, they have been told that they can't engage the residents that could file an appeal because they are the appeal body. If they do engage the residents, they have to recuse themselves. She feels this does the opposite of what Council Member Harris said. She feels if this passes, they could advocate with the residents and not put the appeal body in jeopardy. City Attorney Loose said they could advocate on policy decisions. They can't interfere with the Planning Commission application. He said there are a lot of policy questions regarding utility lines. At present, it is hard to weigh in on this. It was noted that the City Council cannot lobby or persuade the hearing officer.

Council Member Harris said the timing on this is bad. The people that opposed the power lines did not know the impact it would have. There was no communication with them. City Attorney Loose said he was at a meeting last week that some of the power line residents were at. He told them about this change. Several of them knew about this. Council Member Harris said he understands they are not making this decision because of Rocky Mountain Power, but there will be some disappointed people. He said they have the ability to postpone the decision.

City Attorney Loose said he felt that several of the residents liked the change so the City Council members could have more access to the residents. The timing is somewhat related to the Rocky Mountain Power issue. The City Council members want to be able to talk to the residents, but they can't. He said regardless, staff always planned to propose this change. It is not solely

because of the Rocky Mountain Power issue. He said once the City Council is boxed into administrative authority, they don't like it.

Council Member Marlor said the issue has been advertised. Some of the Rocky Mountain Power residents are still present tonight and commented in the hearing. There has been communication from staff. If there was widespread concern, there would be more public present. He said he wants to be able to communicate with the residents on issues. If he can't because he is the hearing officer, this is the best resource for the public.

Council Member McGuire said he has mixed feelings about it. He can't decide at what point our voice may matter to the residents the most. When they get to an administrative application, they are limited in what they can look at and what they can truly consider. It was noted that with the appeal, there has to be substantial evidence of detrimental effect and they have to try to reasonably mitigate it. There is much the City Council can't consider in that case. It has to be evidence, not just discussion.

Mayor Pro Tempore Shelton said he has been the appeal authority on applications. It is difficult and frustrating when they are limited in what they can consider.

Council Member Harris said they are boxed in on the decision regardless if it is the City Council or the hearing officer.

City Attorney Loose said the hearing officer can only review the record. The City Council as an appeal authority can review the record or have a de novo hearing. He has seen in the past people try to gather more evidence between the two hearings.

Council Member Zander said if they pass this and Mr. Hall is the appeals officer, the City Council can advocate and help the constituents on a level that they can't right now. Currently, they can't engage. They have to sit back and wait. She is not in favor of side stepping any responsibility as an elected official. If this is passed, they can advocate for policy changes, which is also an obligation she has an elected official. She feels they have more opportunity to advocate for the residents if they are not the appeal body.

Roll call vote. The vote was 3-2 in favor, with Council Member McGuire and Council Member Harris opposed.

K. Action Item: Resolution R2018-61, authorizing the Mayor to sign an Interlocal Boundary Agreement with Salt Lake County for a Boundary Line generally located on the South side of the South Jordan Animal Shelter (10822 South Park Road) South Jordan. *(By Strategic Services Director, Don Tingey)*

Strategic Services Director Tingey reviewed the background information on this item. He showed an aerial photo of the property (Attachment G). CM Whatcott said it is essentially an equal property swap.

Council Member McGuire made a motion to approve Resolution R2018-61. Council Member Marlor seconded the motion. The vote was unanimous in favor.

L. Discussion Item: Merit Medical Campus Planning. *(By Ryan Berry, MHTN Architects)*

George Frioux, Merit Medical introduced Erin Berry (Merit Medical), Ryan Berry (MHTN), and Jed Nelson (MHTN). They reviewed Merit Medical's expansion plans over the next 7-8 years.

Ryan Berry, MHTN Architects, said they have been working with Merit Medical for a few years. They rezoned a property for the north campus. They also recently rezoned part of the south campus. The second phase of that is coming soon. There is another project planned on the main campus of Merit Medical. He reviewed a prepared presentation on their proposed expansion (Attachment H). Mr. Berry said they want to bring all of Merit Medical's property under one zone (MU R&D), and continue their growth in a consistent way. They are also proposing the PD overlay zone.

Mr. Berry said they have an immediate need for some temporary parking. They want to use the zones, as noted, because there are certain architectural standards that aren't amenable to what they want to develop. Because of the residential protection requirements, most of Merit Medical's property is unbuildable. He said their proposal is for most of the buildings to be 35 ft. There may be some that need to be slightly higher. They want the headquarters more than 2 stories. Another issue is that the current code on a commercial property does not allow a fence between the business and the right of way. For security and to meet some FDA requirements, they need to have a fence. He said with each project, they are doing additional landscape setbacks. They try to have the building setback behind the landscape barrier and parking.

Mr. Frioux said in a past project, they also gave each resident a $2,500 allowance for additional landscaping on their side of the fence.

CM Whatcott asked if the production building will have multiple shifts? Mr. Frioux said yes, 2 shifts.

It was noted that their plan includes an auditorium and surgical suites to train physicians on their equipment.

Mr. Berry reviewed the molding building expansion project. They are increasing capacity by 300 percent. It is a 3 story building. He indicated that Merit Medical is making a large investment over the next 5-7 years. He said they want a nice consistent plan, and to be able to roll out growth opportunities in a thoughtful way that preserves the quality of life for the neighbors while meeting the needs of Merit Medical now and in the future. He reviewed the plans for the future daycare.

Council Member McGuire asked what is the next phase? Mr. Berry said the highest priority is the second phase of the south campus. They will be applying for a rezone and site plan application for phase 2. The next thing will be the molding operation expansion and parking

garage. He reiterated that they want to do MU R & D for the entire property and then put the PD overlay on all of it so it is the same rules for all. They will have a few modifications for fencing and painted concrete. Their intent is to rezone every property and do the overlay at the same time. It will go to the Planning Commission and then City Council for final approval.

City Attorney Loose noted that a development agreement is required by this zone.

Mr. Frioux said they will have neighborhood meetings so when the neighbors get the notice, their concerns will have been addressed.

They discussed the plan to get the pedestrian traffic (Merit Medical employees) across 9800 South. Merit Medical would like to add a crosswalk signal. They will also have a small shuttle service.

Council Member Harris said the plan is well thought out.

Planning Director Schaefermeyer asked that the City Council let staff know of any issues or problems so they can get it addressed up front.

Mayor Pro Tempore Shelton said if they are rezoning that many properties at once, they could have a good crowd. Neighborhood outreach will be key.

Council Member Zander expressed her appreciation to Merit Medical and indicated that they are very grateful to have them in the community, providing employment, and taking care of their employees.

Mr. Frioux said they will bring in the neighbors and mitigate any concerns before it comes to the City Council. There will always be people who don't like to see change.

M. Staff Reports and Calendaring Items

CM Whatcott said Light the Night is Friday. Saturday at 10 is the tour of the new public safety building. The next City Council meeting is January 15, 2019. There are budget meetings scheduled for January 9, 2019 and January 23, 2019 from 5-7 p.m. They discussed possibly moving the public safety building ribbon cutting to right before the January 9th budget meeting. CM Whatcott said staff would see if that accommodation can be made.

ADJOURNMENT

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

The December 4, 2018 City Council meeting adjourned at 9:58 p.m.

This is a true and correct copy of the December 4, 2018 City Council Meeting Minutes, which were approved on January 15, 2019.

Anna M. West

South Jordan City Recorder

Attachment A
12-4-18 C.C. Mtg.

CITY COUNCIL MEETING

December 4, 2018
6:30 P.M.

ALL THOSE ATTENDING, PLEASE PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Paula Gordon	11107 So. Woodfield Rd,
Darrell Dowdson	11092 W. Jordan River DR
Rachell Johnson	1079 Ridgeside Ct.
CHRIS NELSON	11336 GREEN GRASS CT
Melissa Anderson	1493 W. 11150 S.
Howard Anderson	1493 W. 11150 So.
Teresa Parlin	4888 W. Black Twig Dr
Stan Page	2587 W 11255
Greg Rindlisbacher	11337 S. Carni Rim
Dwayne Woolley	10977 S. Columbation Dr
Nancy Jul	1600 W. Merit Parkway So. S.

Attachment B
12-4-18 C.C. Mtg

Date: December 4, 2018

Question #1

Hello, My name is:

Rinda Clyde

I live at:

1477 W. 11150 S., South Jordan

I represent a group of neighbors concerned about the proposed South Jordan/Draper power line enlargement. As such, I have come tonight to ask you, my city representatives, to exercise your privilege as stated in Utah Code Title 54 Chapter 14 section 202 and ask Rocky Mountain Power to provide the alternate routes they have explored to the one currently proposed. Please contact Rocky Mountain Power promptly and provide me with the requested information at least three weeks prior to your Planning Commission meeting scheduled for January 8, 2019 so that our group will be given adequate time to have those routes reviewed by professionals before the meeting.

Additionally, ~~we~~ I would like to know why you, who have been elected to represent us, have not already requested the alternate routes from Rocky Mountain Power?

Finally, thank you in advance for contacting Rocky Mountain Power and providing me with the alternate power line routes in a timely manner. I have included my contact information on this form for your convenience and will provide it to the recorder tonight.

Sincerely,

Rinda Clyde

Rinda Clyde
Phone: 801-860-7476
Email: theyardmarshall@hotmail.com

Attachment C
12-4-18 C.C. Mtg.

Date: December 4, 2018

Question #2

Hello, My name is:

CHRIS NELSON

I live at:

11336 GREEN GRASS CT

After reviewing the list of questions the city has sent to Rocky Mountain Power, we have become aware of several that were not submitted, to our knowledge, and would ask for the city to submit these questions to RMP and ensure adequate review time for their responses prior to the public hearing with the Planning Commission in January. The questions are as follows:

1) A side by side comparison of the alternative routes that RMP presented to determine if alternatives cross directly over homes, school property and elderly as was directed to AVOID per RMP's own handbook.
2) Request from RMP to see completed scorecards that would compare each route.
3) Request an EMF Mitigation design cost for this project
4) Request a Corona mitigation design cost to reduce noise nuisance for this project
5) What will be the exact easement that RMP will assume after this project is completed and what will be the impact on vegetation, structures and homes? (Referencing exact section and location in NESC code or detailed calculations they have done for each pole)
6) Provide the detailed NESC codes as to why a "new" 138kV line requires a 60 foot easement for safety and what is compromised when less than 60 feet clearance is assumed? (reference exact section and location in NESC code)
7) What exactly are the safety requirements RMP stated they maintain when in proximity to a school? (reference the section and location in NESC code).

Lastly, we would like to know HOW the city plans to do due diligence on RMP's adherence to the NESC code prior to approval of the conditional use permit? WHO in the city will take responsibility to verify compliance instead of passing off that responsibility to the applicant?

Please email me the answers to these questions in a timely manner prior to the January Planning Commission public hearing. I have provided my contact information on this form and will submit it to the recorder tonight. Thank you.

Name: CHRIS NELSON
Phone: (801) 842-7973
E-mail address: christopherawnelson@gmail.com

Attachment D
12-4-18 C.C. Mtg.

Date: December 4, 2018

Name: Paula Gordon / Underwriter

Address: 11107 South Woodfield Rd.
South Jordan, UT 84095

Question #3

I am also here tonight representing my neighborhood who stand in opposition to Rocky Mountain Power's proposed power line upgrades on the South Jordan/Draper line. I am aware that during the process of approving this project, detrimental impact will be reviewed in regard to the person's affected by it.

That being said, I am requesting that you, our local representatives, provide us with a carefully broken down definition of "detrimental impact" as it applies to this situation. Please submit this information to me promptly so that I may provide it to professionals and have them review it in order to make certain that we are all on the same page prior to the January 8, 2019 South Jordan City Planning Commission meeting. I have provided my contact information for your convenience on this form and will submit it to the recorder tonight. Thank you for your time.

Sincerely,

Name: Paula Gordon
Phone: (801) 572-4710
Email address: paulagordon32363@hotmail.com

Attachment E
12-4-18 C.C. Mtg.

Council members

My name is Kish North, my wife and I and two our boys live at 1432 W 11030 S South Jordan Utah

I appreciate your time this evening. I'm here also discuss the upcoming installation proposal of Rocky Mountain power in South Jordan within our neighborhood.

I'll be very specific with my questions and comments due to the limited amount of time everybody has.

My specific question is "In regards to **Impact Reports** "Has the city been provided and or requested from RMP impact reports for the following but not limited too .

a) EMF - has the city been given or asked for an impact report of the effects on of fields on the human body / EMF has been linked to Leukemia in Children – these **limits** are typically determined by 3rd party and not the power company themselves?
b) Has the city requested - impact report which shows they comply with exposure limits not just for what is proposed but what they claim "can be expanded too in the future"
c) Has the city asked for an impact report on how current proposal will affect immediate home values today as well as expanded future plans? Exhibit for review (article from **Home Guides** which states "values can be impacted as much as 30% on a home effected by large power lines" https://homeguides.sfgate.com/much-power-lines-lower-real-estate-value-2979.html
d) Impact report on EMF on Pacemakers. It is well known that EMF has had effects on those with pace makers. With the Senior facility right next door as well as Seniors within the immediate impacted area. Although it is farther away then the homes we live in, did the city ask for the impact report when the new lines went in recently and how it might affect those in our immediate community
e) Impact report for EMF on equipment. Some cars with Electronic control systems have been found to be susceptible to interference with power from frequency magnetic fields. With the evolution of Smart Cars this is cause for concern.
f) Has the city asked and or received the impact report on how the EMF increase and future increase will affect the water way almost directly under the new lines? This water is used by many locals as well as downstream for plants and potentially watering animals that one might consume.
g) Impact report on the hundreds of children that will be impacted with the current proposed and future expansion of said lines

In summary

I've been in the mortgage business since 1995 and I have been originating mortgages through the year 2008. From 2008 to present I've been working solely on the buying of distressed properties throughout US. I've had the opportunity to work with several large hedge funds to which we have purchased over $5 Billion dollars of distressed properties over the last 5 years. Within the space where I worked, I have become well read in the purchasing and selling of properties of single-family residence. Within in my scope of job description I was tasked in underwriting the properties and their values. Without a doubt and with much evidence and well known to the public there have been many **banks** and wall **street groups** that have made some very unsavory lending tactics over the years. One of them is called **Redlining**, this is when discrimination takes place in specific areas and neighborhoods and geography.

The geographic Redlining was practiced at times when a residence was A. too close to major freeway B. Too close in proximity to railroad tracks C. When a residence was impacted by large power lines D. Industrial influence but not limited to these 4.

I bring this matter up as evidence that Banks and Lenders look at homes that are impacted by "Geography and External Influences in values" as well as evidence that values of properties are impacted by that named above.

As a specific example when I was in practice of my mortgage company in the 2000s there was a specific lender that would NOT lend within a specific distance to the 5 freeway that ran up and down the whole state of CA. Reason, they knew the impact of the freeway on home values.

Now, freeways are not power lines but its just one example of how external functions like a freeway and high-power lines and industrial complex negatively impact our homes / values. This is not just my opinion, this is evidence that can be substantiated nationally.

I do speak from years of experience as I would bid properties, we would have to consider these external influences on the current value and future marketability of our homes.

* VA- If easement encroaches into the physical Brick + Mortar they will not lend / Zero value That That etc Limits Lending + Sales To Vets.

I would ask this

1. If you were driving North on 1300 with your spouse and there were two identical homes, one on the west side and one on the east side of 1300 – would you want the house with a 50-foot power line in your back yard or one that does not? And would you believe those two homes to be on the market for the same price?
2. Members, ~~if any if not~~ "if not" all of you were voted into office by those that believed you would do the best for our community. As you can tell we are a tight, strong and driven neighborhood. We look to this committee to review all of this with the position "if I lived where they lived, how would I feel, what would I do to preserve the community, my street, my safety.
3. I hope as a community and neighborhood we can look back on this when its time to vote and say "those members of city hall helped us in time of need "or will we look back and say " that group did nothing .

Thank you

12-04-18 CC Meeting - Attachment F

December 04, 2018

SOUTH JORDAN
UTAH

City Council Meeting

Ordinance 2018-24, vacating a portion of 1055 West Street Right-of-Way

Located close to and immediately to the North of the Jordan River Drive and 1055 West Intersection

Greg Rindlisbacher, Bach Homes



Legend

STREETS

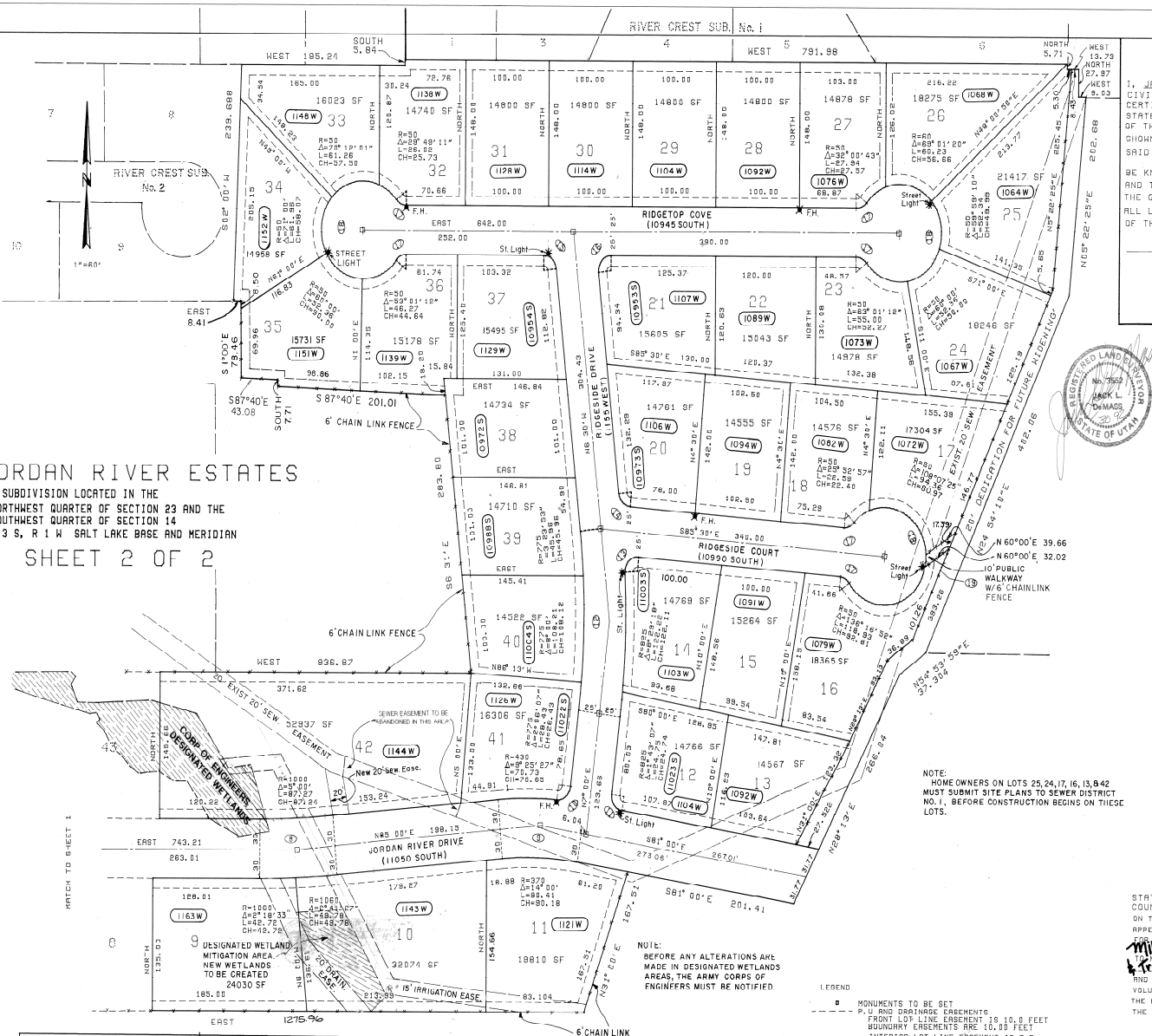
PARCELS

Location Map

City of South Jordan

0 105 210 420 630 840 Feet

Aerial Imagery
2018



JORDAN RIVER ESTATES

A SUBDIVISION LOCATED IN THE
NORTHWEST QUARTER OF SECTION 23 AND THE
SOUTHWEST QUARTER OF SECTION 14
T 3 S, R 1 W SALT LAKE BASE AND MERIDIAN

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, JACK L. DEMASS DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3552 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS JORDAN RIVER ESTATES AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND OWNERS DEDICATION

REGISTERED LAND SURVEYOR No. 3552 JACK L. DeMASS STATE OF UTAH

	⑧	⑨	⑩	⑪		⑫
△	5°00'00"	14°00'00"	87°25'27"	90°00'00"	△	13° 30' 00"
R	1038.00	400.00	13.00	13.00	R	800.00
L	89.88	97.74	22.89	23.04	L	188.49
T	44.97	49.11	14.34	14.49	T	94.68
C	89.86	97.50	20.73	20.84	C	188.00

	⑬	⑭	⑮	⑯		⑰
△	97°42'24"	79°00'00"	83°30'00"	96°30'00"	△	52°01'12"
R	13.00	15.00	15.00	15.00	R	15.00
L	25.38	20.68	21.86	25.26	L	13.62
T	17.17	12.37	13.39	16.81	T	7.32
C	22.59	19.08	19.98	22.38	C	13.16

	⑱	⑲
△	284°02'24"	13°45'10"
R	50.00	50.00
L	247.87	12.00
T	-----	6.03
C	-----	11.97

NOTE:
HOME OWNERS ON LOTS 25, 24, 17, 16, 13, & 42 MUST SUBMIT SITE PLANS TO SEWER DISTRICT NO. 1, BEFORE CONSTRUCTION BEGINS ON THESE LOTS.

NOTE:
BEFORE ANY ALTERATIONS ARE MADE IN DESIGNATED WETLANDS AREAS, THE ARMY CORPS OF ENGINEERS MUST BE NOTIFIED.

LEGEND
- ▫ MONUMENTS TO BE SET
- ----- P.U. AND DRAINAGE EASEMENTS FRONT LOT LINE EASEMENT IS 10.0 FEET BOUNDARY EASEMENTS ARE 10.00 FEET INTERIOR LOT LINE EASEMENT IS 7.5
- ✱ FIRE HYDRANTS TO BE INSTALLED
- ✱ STREET LIGHTS TO BE INSTALLED
- 5/8"X24" RE-BAR W/PLASTIC CAP SET ON OUTSIDE BOUNDARY CORNERS
- 1/2"X 24" RE-BAR W/ PLASTIC CAP TO BE SET AT INTERIOR CORNERS OR LEAD PLUG IN CURB TO BE SET TO REFERENCE INTERIOR PROPERTY CORNERS.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 5th DAY OF March A.D. 1992 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, Mike Platzke AND Ann Platzke WHO ARE BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE V.P. OF Valley Bank & Trust Co., A CORPORATION IN THE STATE OF UTAH AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME

MY COMMISSION EXPIRES: 3-20-94

Janae Okerlund
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

SEWER DISTRICT NO. 1	PLAT PREPARED BY	OWNER-DEVELOPER
APPROVED THIS 5th DAY OF March A.D. 1992	RALPH GOFF & ASSOCIATES 110 EAST VINE STREET MURRAY, UTAH 84107 262-8733	BACH DEVELOPMENT CORP. 9235 SO REDWOOD ROAD SUITE "A" WEST JORDAN, UTAH 566-224
DIRECTOR, S.L. CO. SEWER DIST. NO. 1		

PLANNING COMMISSION	BOARD OF HEALTH	FLOOD CONTROL DEPT.	CITY ENGINEER	CITY ATTORNEY	CITY APPROVAL
APPROVED THIS 2nd DAY OF March A.D. 1992 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.	APPROVED THIS 16TH DAY OF MARCH A.D. 1992	APPROVED THIS 16TH DAY OF MARCH A.D. 1992	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS 2nd DAY OF April A.D. 1992	PRESENTED TO SOUTH JORDAN CITY THIS 5th DAY OF April A.D. 1992 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CHAIRMAN, SOUTH JORDAN CITY PLANNING COMM.	S.L.CO. BOARD OF HEALTH	FLOOD CONTROL COORDINATOR	3/16/92 DATE	CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY
					ATTEST: SOUTH JORDAN CITY CLERK — SOUTH JORDAN CITY MAYOR

SHEET 2 OF 2

RECORDED # 5230163

STATE OF UTAH, COUNTY OF SALT LAKE. RECORDED AND FILED AT THE REQUEST OF BACH DEVELOPMENT
DATE 4-3-92 TIME 2:14 P.M. BOOK 92-4 PAGE 63
FEE $64.00 Mark A. Wiscombe
DEPUTY SALT LAKE COUNTY RECORDER

22-101-003,009,010,021
14-276-028,029

27-14-318-024, 064
27-23-111-012

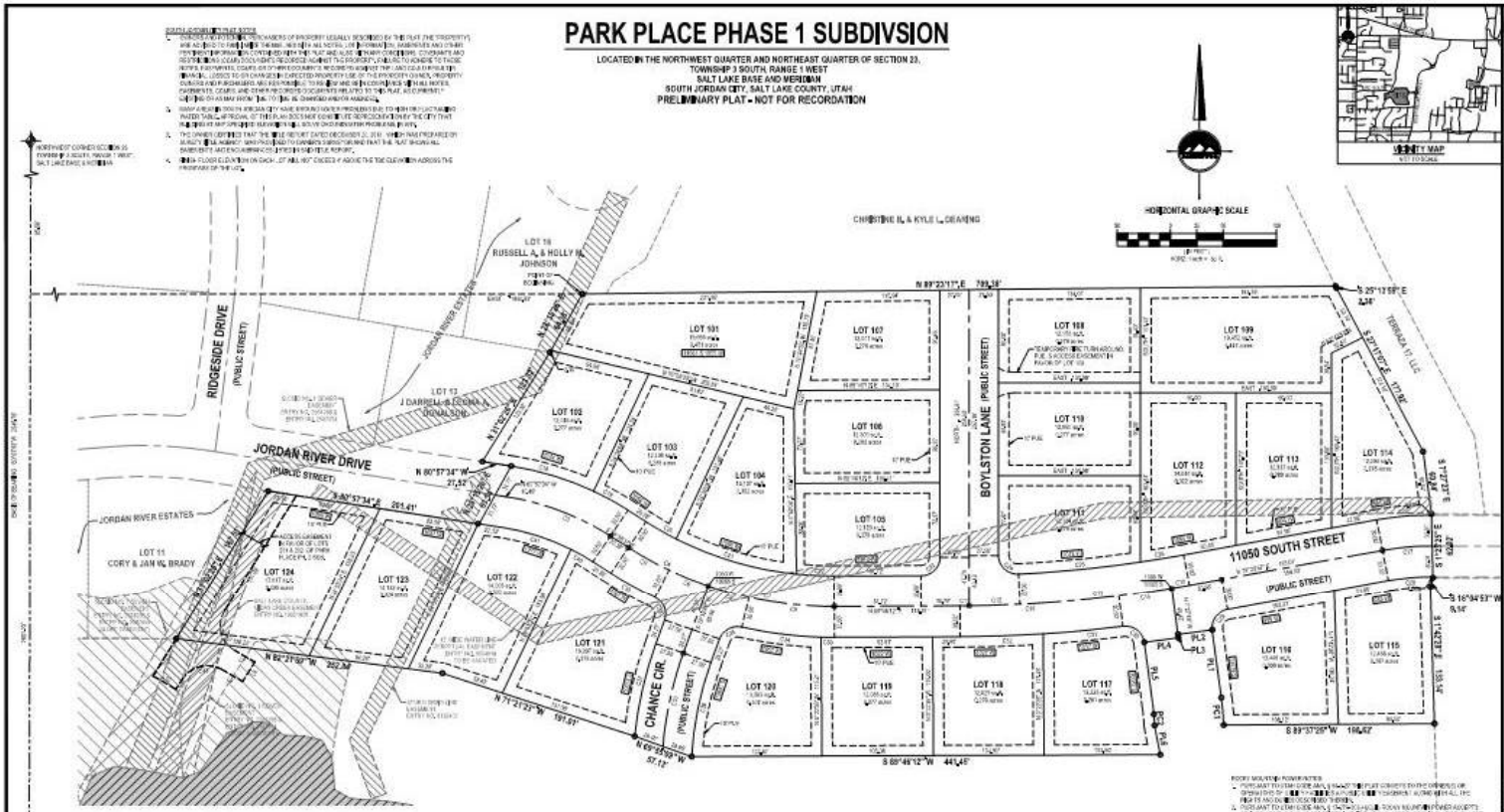
92-4-63

DRAWING NUMBER 92-4-63

2 of 2

PARK PLACE PHASE 1 SUBDIVSION

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT - NOT FOR RECORDATION



SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. _____ as prescribed by the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract into lots, blocks, streets and easements as shown on this plat. I further certify that all measurements have been made correctly on the ground and that the monuments have been located as shown and that the requirements of the Utah Code governing subdivisions have been complied with. I further certify that the information shown on this plat is sufficient to accurately establish on the ground all boundaries, streets and other lines shown thereon.

Date _____ PRINT FULL NAME
PLS #_____

BOUNDARY DESCRIPTION

Beginning at a point being South 89°23'17" West 43.00 feet along the north line and East 264.00 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 0°12'23" East 276.28 feet;
thence North 25°13'59" East 2.36 feet;
thence North 0°12'23" East 637.97 feet;
thence North 16°04'53" East 8.14 feet;
thence North 0°12'23" East 155.51 feet;
thence North 89°37'05" East 198.62 feet;
thence North 0°12'23" East 423.51 feet;
thence North 89°48'12" East 441.45 feet;
thence Northwesterly 39.25 feet along the arc of a 25.00 foot radius curve to the left (center bears South 0°39'01" West and the chord bears North 45°48'49" West 35.34 feet with a central angle of 89°57'09");
thence North 0°49'44" West 0.00 feet;
thence North 89°48'12" West 44.00 feet;
thence North 0°49'44" East 44.00 feet;
thence North 89°48'12" West 57.13 feet;
thence North 77°21'32" West 191.91 feet;
thence North 86°21'00" West 262.34 feet;
thence North 86°57'34" West 261.41 feet;
thence North 87°22'26" West 27.52 feet;
thence North 2°02'26" East 276.28 feet to the Southeastern corner of Lot 1 of Jordan River Estates Subdivision;
thence North 2°02'26" East 276.28 feet along the Eastern Boundary Line of said Lot 1 of Jordan River Estates Subdivision;
thence North 2°02'26" East 276.28 feet to the Northeastern corner of said Jordan River Estates Subdivision;
thence North 89°23'17" East 789.38 feet along the North Line of said Section 23 to the point of beginning.

Contains 464,595 Square Feet or 10.666 Acres and 24 Lots

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

PARK PLACE PHASE 1 SUBDIVSION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. Grantor(s) hereby agree to warrant and defend and save harmless the grantee against any easements or other encumbrances on a dedicated street which will interfere with the grantee's use, maintenance, or operation of the streets.

In witness whereof I / we have hereunto set our hand(s) this _____ day of _____, A.D., 20__.

By: _____
Its: _____

By: _____
Its: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
: S.S.
COUNTY OF SALT LAKE)

On the _____ day of _____, A.D., 20__ personally appeared before me _____ who being by me duly sworn, did say that he/she is the _____ of the foregoing instrument, and that said document was signed by him/her in behalf of said corporation by authority of a resolution of its board of directors, and he/she acknowledged to me that said corporation executed the same.

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY, _____

MY COMMISSION EXPIRES: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
: S.S.
County of Salt Lake)

On the _____ day of _____, A.D., 20__ personally appeared before me _____ who being by me duly sworn, did say that he/she is the _____ of the foregoing instrument, and that said document was signed by him/her in behalf of said limited liability company and he/she acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY, _____

MY COMMISSION EXPIRES: _____

FLOOD ZONE DESIGNATION

FLOOD ZONE "X", AS THE AREA IS REGULATORY FLOODWAY ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 49035C0139F, EFFECTIVE ON 9/25/2009.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'05"W	15.00'
L2	N0°12'23"E	15.00'
L3	S89°37'05"W	15.00'
L4	N0°12'23"E	15.00'
L5	S89°37'05"W	42.00'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N0°12'23"E	86.14'
PL2	N89°37'05"E	32.00'
PL3	S0°12'23"W	86.14'
PL4	S89°37'05"W	32.00'
PL5	S0°49'44"E	44.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	BEARING	CHORD
C1	25.00'	89°57'09"	N45°48'49"W	35.34'
C2	25.00'	90°02'51"	S44°11'11"W	35.36'
C3	25.00'	90°00'00"	S0°49'44"E	35.36'

CURVE TABLE																							
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	275.00'	39.27'	8°10'49"	N85°37'30"W	39.24'	C17	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C30	275.00'	39.27'	8°10'49"	S85°37'30"E	39.24'	C43	275.00'	39.27'	8°10'49"	N85°37'30"W	39.24'
C5	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C18	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C31	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C44	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'
C6	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C19	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C32	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C45	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'
C7	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C20	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C33	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C46	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'
C8	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C21	275.00'	39.27'	8°10'49"	S85°37'30"E	39.24'	C34	275.00'	39.27'	8°10'49"	N85°37'30"W	39.24'	C47	275.00'	39.27'	8°10'49"	N85°37'30"W	39.24'
C9	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C22	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C35	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C48	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'
C10	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C23	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C36	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C49	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'
C11	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C24	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C37	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C50	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'
C12	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C25	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C38	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C51	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'
C13	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C26	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C39	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C52	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'
C14	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C27	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'	C40	25.00'	39.27'	90°00'00"	N0°49'44"W	35.36'	C53	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'
C15	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C28	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'	C41	25.00'	39.27'	90°00'00"	N89°10'16"W	35.36'						
C16	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C29	25.00'	39.27'	90°00'00"	S89°10'16"E	35.36'	C42	25.00'	39.27'	90°00'00"	S0°49'44"E	35.36'						

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
PC1	25.00'	39.27'	90°00'00"	N0°49'44"W
PC2	25.00'	39.27'	90°00'00"	N89°10'16"W

NOTE: THE BOUNDARIES OF SOUTH VALLEY SEWER DISTRICT SHOWN ON THIS PLAT ARE BASED ON CURRENT ANNEXATION MAPS AND ARE SUBJECT TO CHANGE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE DISTRICT TO DETERMINE IF THE PROPERTY IS WITHIN THE DISTRICT BOUNDARIES AND SUBJECT TO SANITARY SEWER SERVICE. IF SO, IT IS THE DEVELOPER'S RESPONSIBILITY TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF [illegible] A NON-EXCLUSIVE [illegible] EASEMENT ALONG (E) ALL [illegible] AS SHOWN ON THIS PLAT AND DESIGNATED HEREIN.
2. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS PLAT GRANTS TO ROCKY MOUNTAIN POWER ASSOCIATED EASEMENTS ONLY IN THOSE AREAS ON THIS PLAT AND IN ANY AMENDMENTS TO THIS PLAT MADE BY THE PLAT'S SIGNATORIES FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING ELECTRIC FACILITIES. THE SIGNATORIES TO THIS PLAT DO NOT WARRANT TITLE TO ANY EASEMENT. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - A RECORDED EASEMENT OR RIGHT-OF-WAY;
   - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS;
   - THE TITLE 54, CHAPTER 8A, PUBLIC UTILITIES EASEMENTS; OR
   - ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTES:
1. DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER LAW, REGULATION, OR RIGHT. DOMINION ENERGY RETAINS ALL ITS RIGHTS, PRIVILEGES, AND EASEMENTS AS MAY BE GRANTED BY LAW, ANY RECORDED DOCUMENT OR ANY UNRECORDED EASEMENT OR RIGHT-OF-WAY. THIS PLAT MUST BE READ WITH ALL OTHER WRITTEN AGREEMENTS BETWEEN THE DEVELOPER AND DOMINION ENERGY. THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF ANY PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- REMOVE NOTE
- REMOVE REGULATORY FLOODWAY

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignutah.com

SHEET 1 OF 1
PROJECT NUMBER: 3402
SURVEYOR: RSE
DRAWN BY: JR
CHECKED BY: RSE
DATE: 06/2021

PARK PLACE PHASE 1 SUBDIVSION

LOCATED IN THE NORTHWEST QUARTER AND
NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

DEVELOPER
WRIGHT HOMES
P.O. BOX 1324
DRAPER, UTAH 84020
(801)553-8814

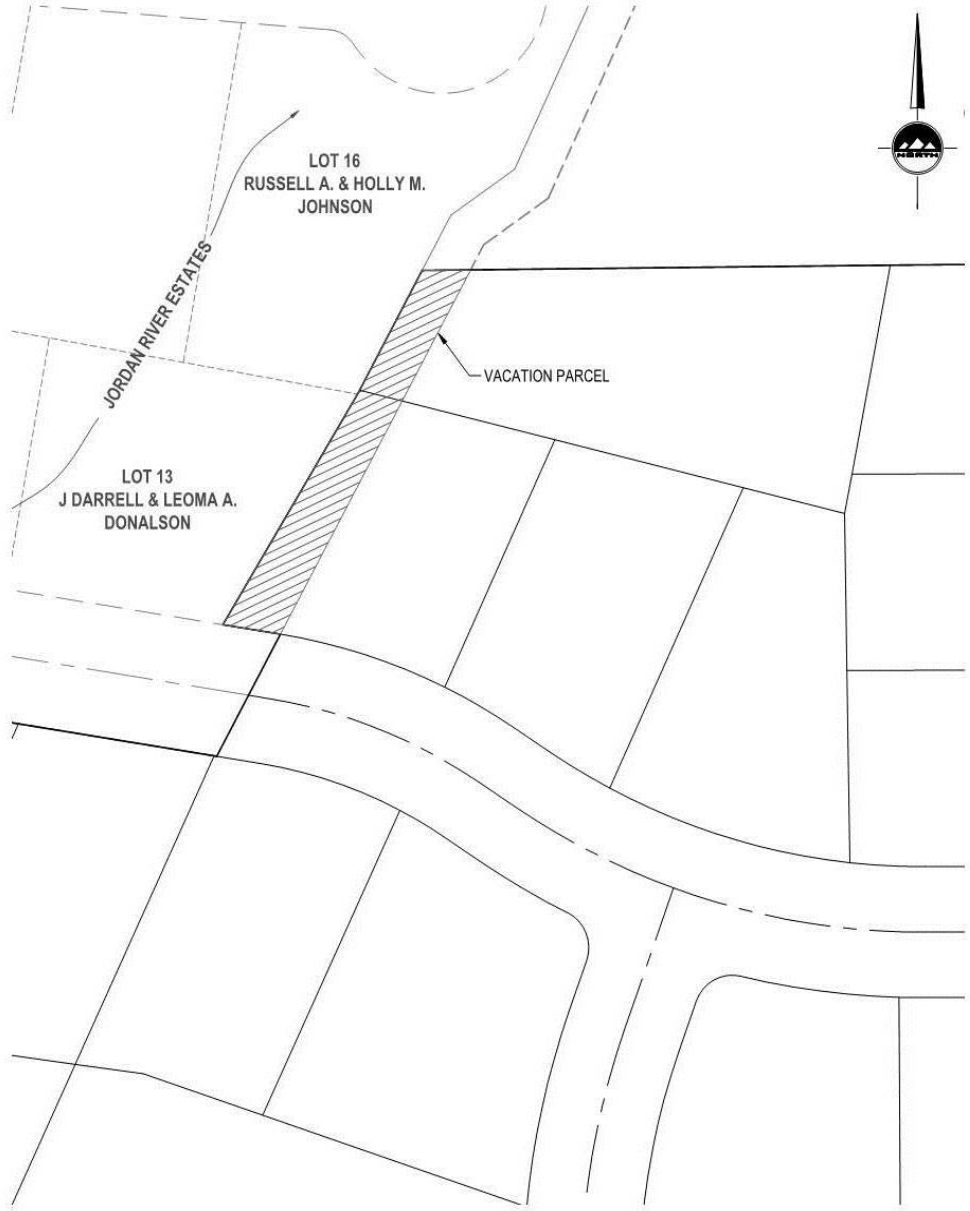
SOUTH VALLEY SEWER DISTRICT APPROVAL	BOARD OF HEALTH APPROVAL	CITY PLANNER	CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED THIS ____ DAY OF _____, 20__ BY THE SOUTH VALLEY SEWER DISTRICT.	APPROVED THIS ____ DAY OF _____, 20__ BY THE BOARD OF HEALTH.	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__	I HEREBY CERTIFY THAT THE OFFICE AND EQUIPMENT OF THE PLAT AND THE SURVEY DATA COMPLY WITH THE REQUIREMENTS OF THE CITY ENGINEER AND CITY CODES. APPROVED THIS ____ DAY OF _____, A.D., 20__	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__
SOUTH VALLEY SEWER DISTRICT MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT	CITY PLANNER	SOUTH JORDAN CITY ENGINEER — DATE	ATTORNEY FOR SOUTH JORDAN CITY	ATTEST: CITY CLERK — MAYOR

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

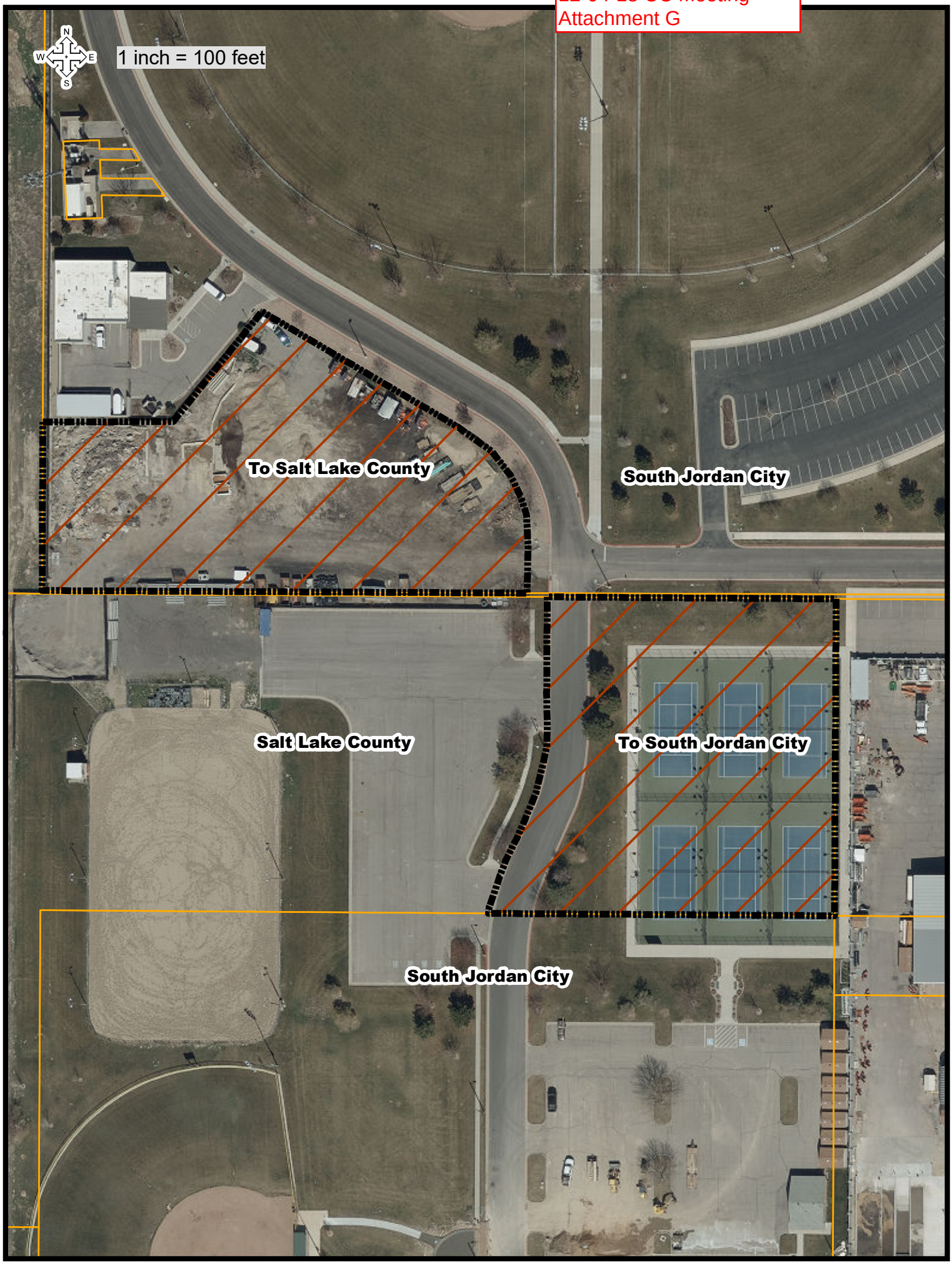
FEE _____ BY SALT LAKE COUNTY RECORDER



PROJECT # 8420 DATE 10/17/18 1 OF 1 FILE: ©D plat	**PARK PLACE SUBDIVISION** 11065 SOUTH 1055 WEST SOUTH JORDAN, UTAH VACATION PARCEL EXHIBIT	FOR: WRIGHT HOMES P.O. BOX 1324 DRAPER, UTAH 84020 PHONE: 801.523.9014	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 *www.ensigneng.com* ENSIGN

End Of Slide Show

12-04-18 CC Meeting - Attachment G



12-04-18 CC Meeting - Attachment H

SOUTH CAMPUS

WEST CAMPUS

REDWOOD ROAD

REUNION AVE.

9800 SOUTH

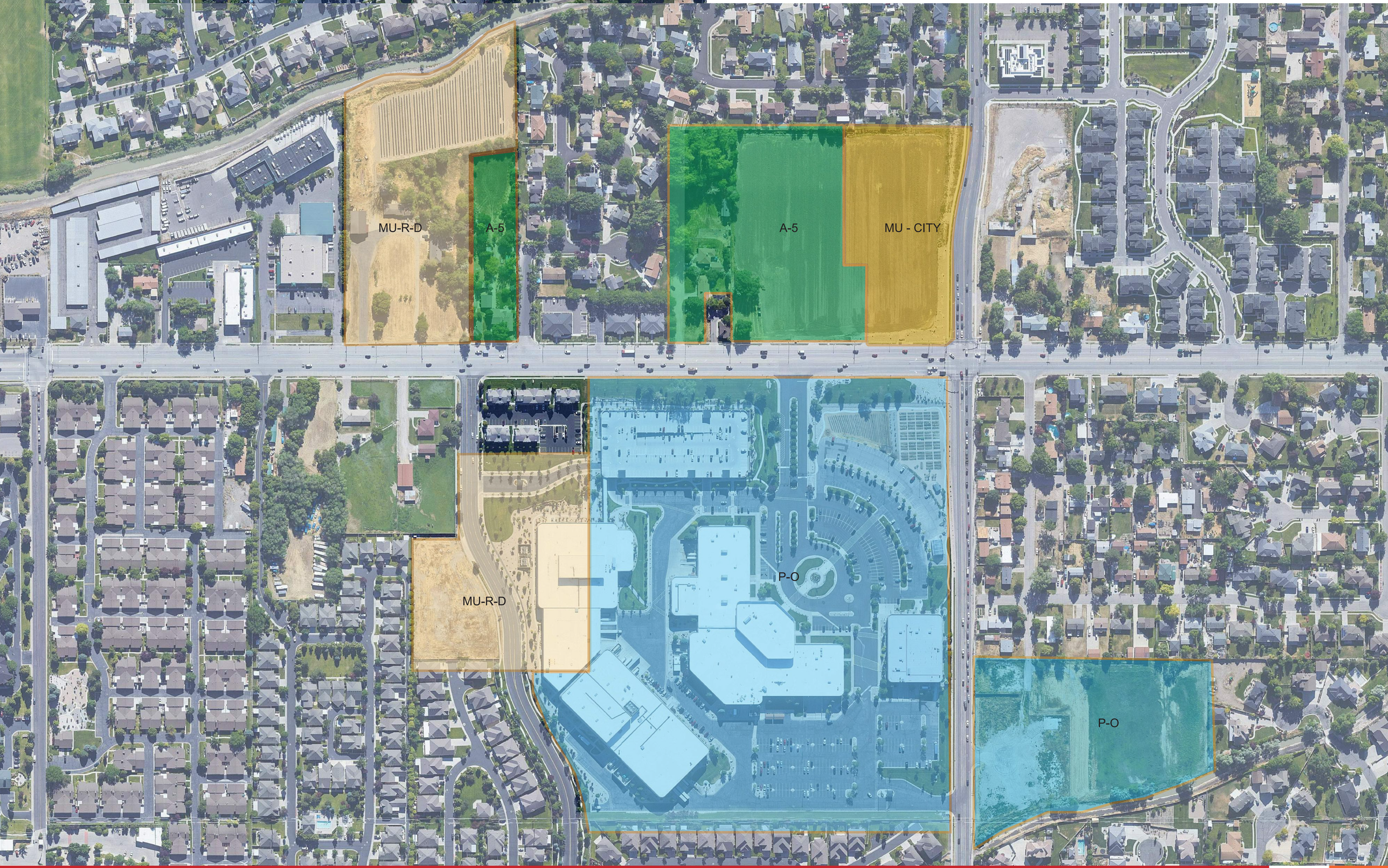
DAYCARE

MAIN CAMPUS

NORTH CAMPUS

MERIT MEDICAL EXISTING SITE CONDITION

04 DEC 2018



MERIT MEDICAL EXISTING ZONING MAP

04 DEC 2018



MERIT MEDICAL CONSTRUCTION PARKING MAP

04 DEC 2018

SOUTH CAMPUS

WEST CAMPUS

REDWOOD ROAD

RÉUNION AVE

9800 SOUTH

DAYCARE

MAIN CAMPUS

NORTH CAMPUS

MERIT MEDICAL FUTURE SITE MASTERPLAN

04 DEC 2018

MU-R-D

SOUTH CAMPUS

MU-R-D

WEST CAMPUS

REDWOOD ROAD

REUNION AVE.

9800 SOUTH

DAYCARE

MU-R-D

MAIN CAMPUS

MU-R-D

NORTH CAMPUS

MERIT MEDICAL FUTURE ZONING

04 DEC 2018

53 STALLS

23 STALLS

23 STALLS

15 STALLS

15 STALLS

8 STALLS

19 STALLS

SOUTH CAMPUS

22 STALLS

STALLS

STALLS

STALLS

MERIT MEDICAL SOUTH CAMPUS

04 DEC 2018

N



Project Details

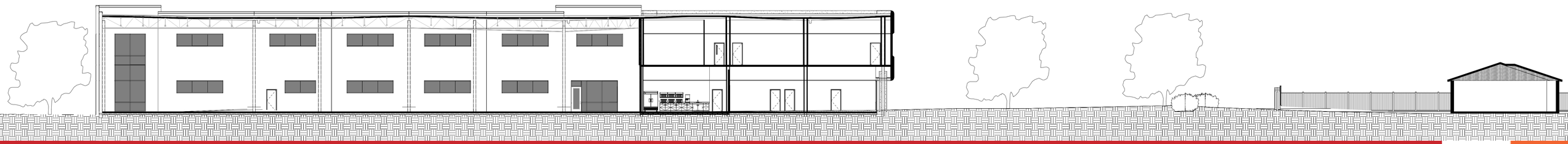
Total Building Area-	113,785 sq.ft.
Total Site Area-	385,457 sq.ft. / 8.8 Acres
Total Stalls Provided-	227
Total Landscaping Area-	106,146 sq.ft. / 2.44 Acres
Building Distance To North Lot Line-	130 feet
Building Distance From South Lot Line-	100 Feet

-NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
-MINIMUM 30’-0” LANDSCAPE BUFFER TO RESIDENTIAL
-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
-MECHANICAL UNITS SCREENED
-SECURITY PROVIDED











MERIT MEDICAL WEST CAMPUS

04 DEC 2018



Project Details

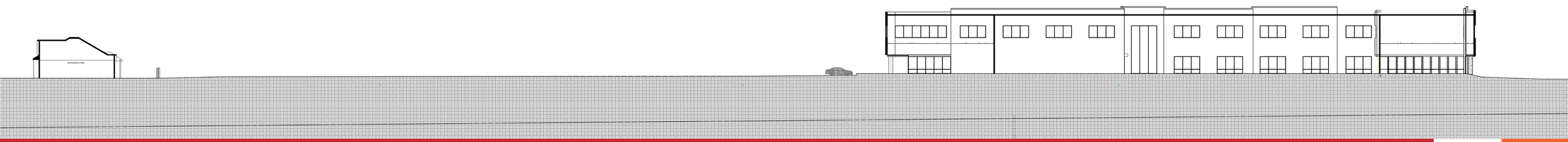
Total Building Area-	250,00 sq.ft.
Total Site Area-	1,600,958 sq.ft. / 11 Acres
Total Stalls Provided-	416
Total Landscaping Area-	175,748 sq.ft. / 4 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	400 Feet

-NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
-MINIMUM 30’-0” LANDSCAPE BUFFER TO RESIDENTIAL
-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
-MECHANICAL UNITS SCREENED
-SECURITY PROVIDED









ADMIN BUILDING

PARKING GARAGE

4 STALLS

14 STALLS

18 STALLS

18 STALLS

MERIT MEDICAL ADMINISTRATION

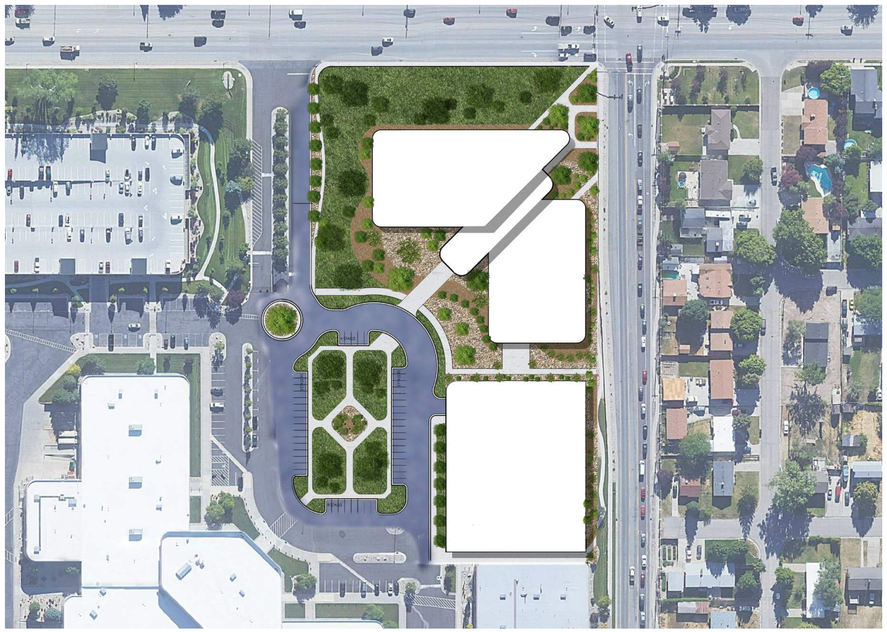
04 DEC 2018



Project Details

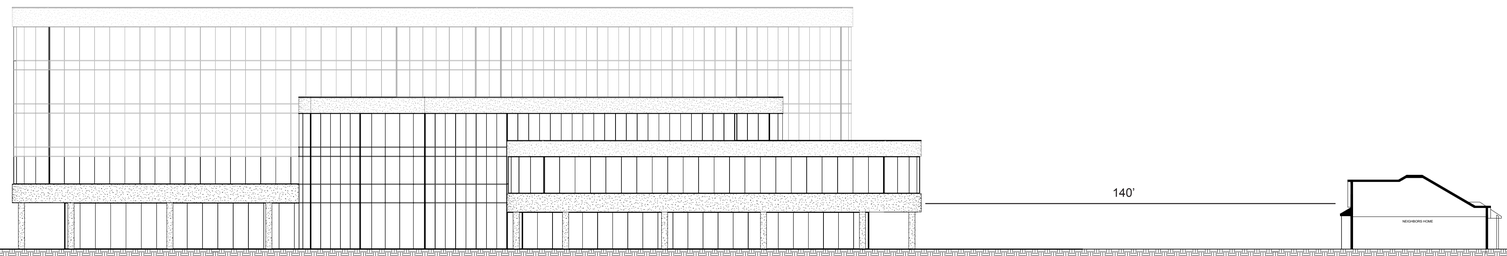
Total Building Area-	100,000 sq.ft.
Total Site Area-	200,000 sq.ft. / 4.5 Acres
Total Stalls Provided-	500
Total Landscaping Area-	90,000 sq.ft. / 2 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	100 Feet

-NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
-MECHANICAL UNITS SCREENED
-CAMPUS SECURITY
-GRADUATED BUILDING HEIGHT





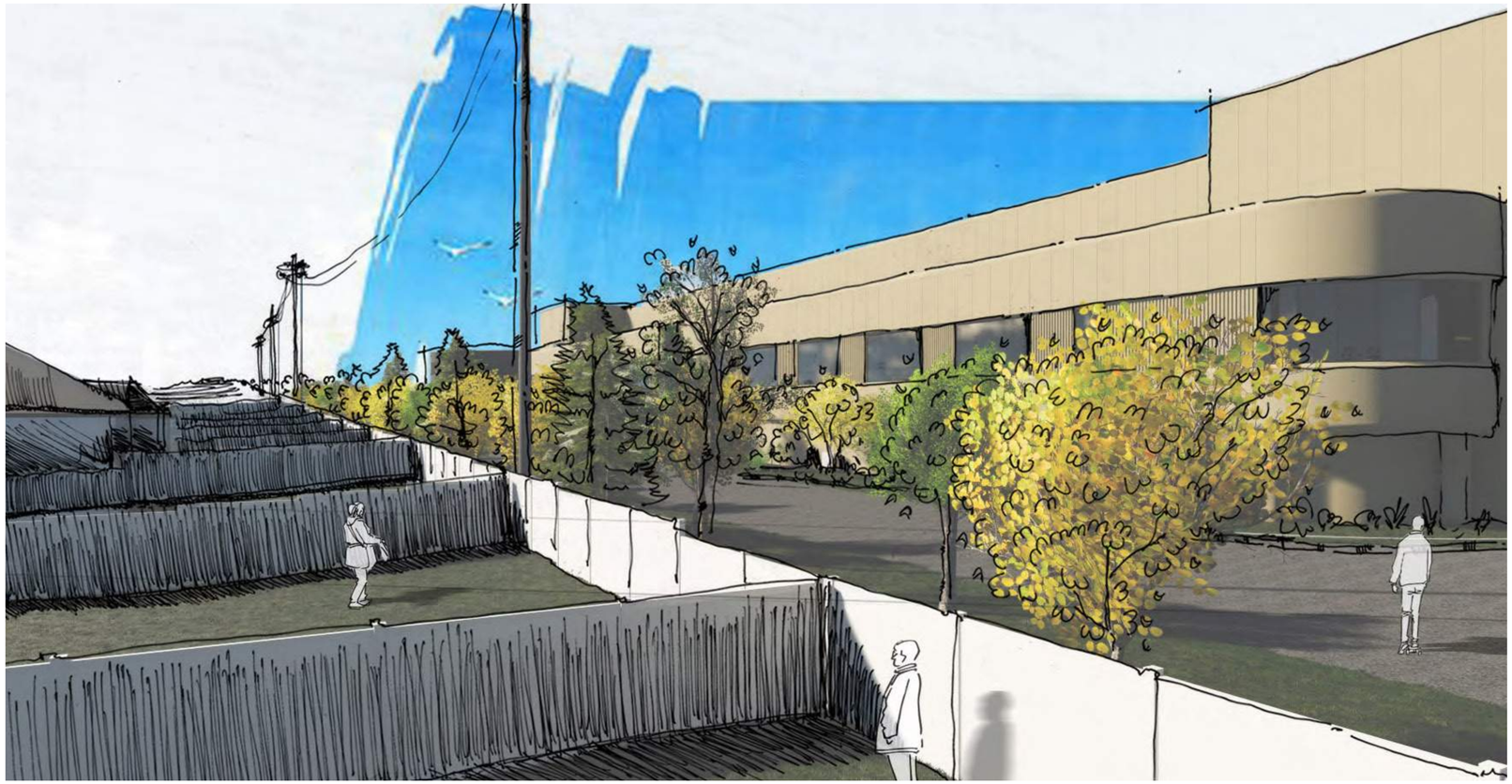






MERIT MEDICAL MOLDING EXPANSION

04 DEC 2018



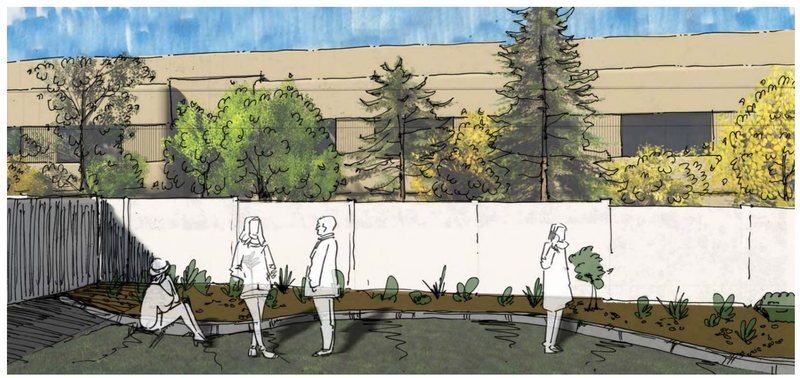
Project Details

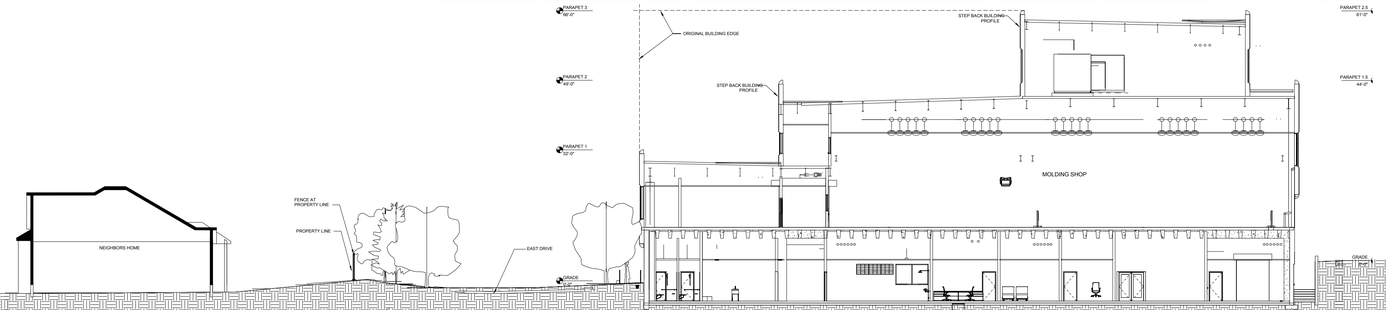
Total Building Area-	100,00 sq.ft.
Total Site Area-	200,000 sq.ft. / 4.5 Acres
Total Stalls Provided-	700
Total Landscaping Area-	40,000 sq.ft. / 1 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	70 Feet

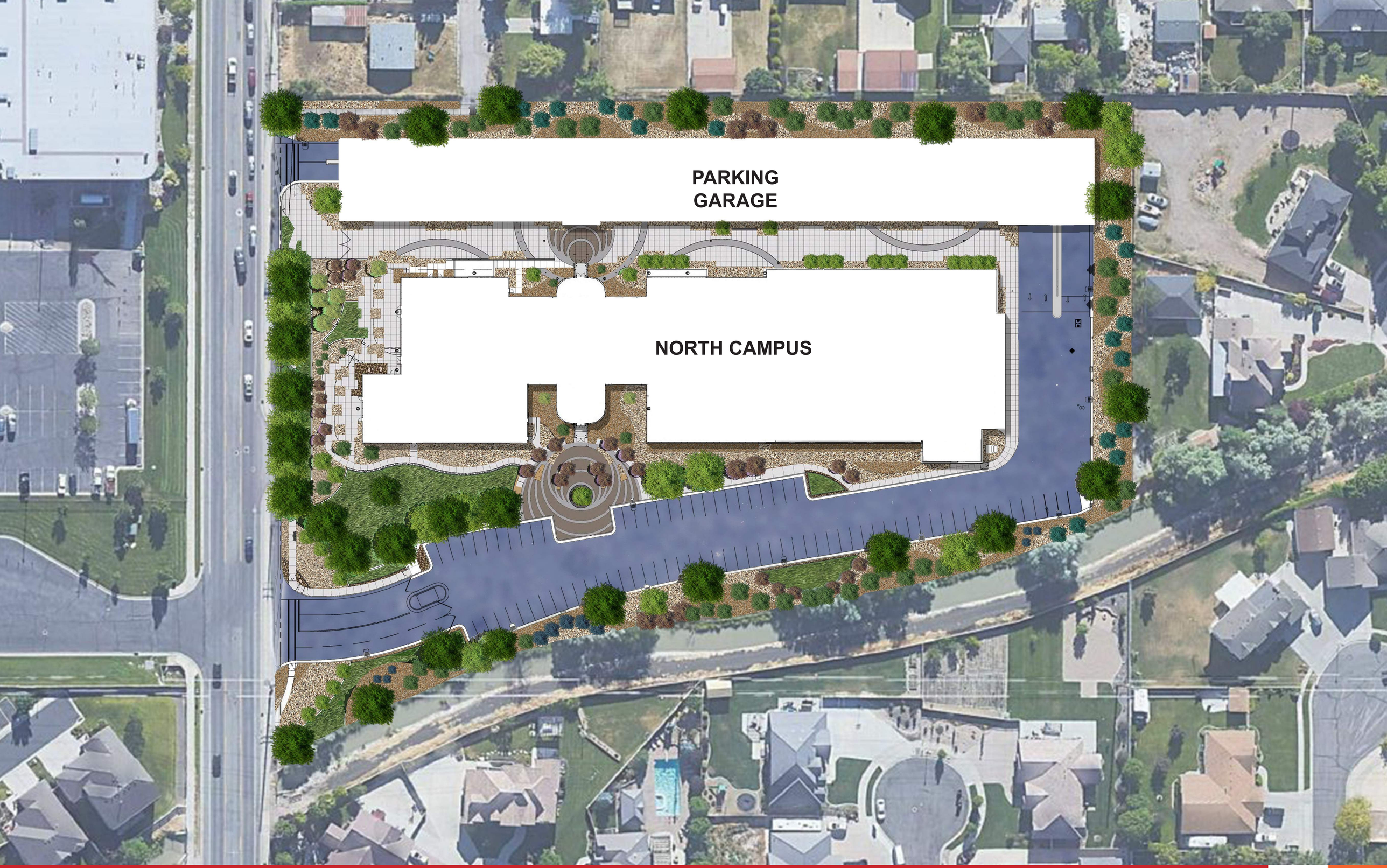
-NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
-MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
-MECHANICAL UNITS SCREENED
-SECURITY PROVIDED
-GRADUATED BUILDING HEIGHT











MERIT MEDICAL NORTH CAMPUS

04 DEC 2018



Project Details

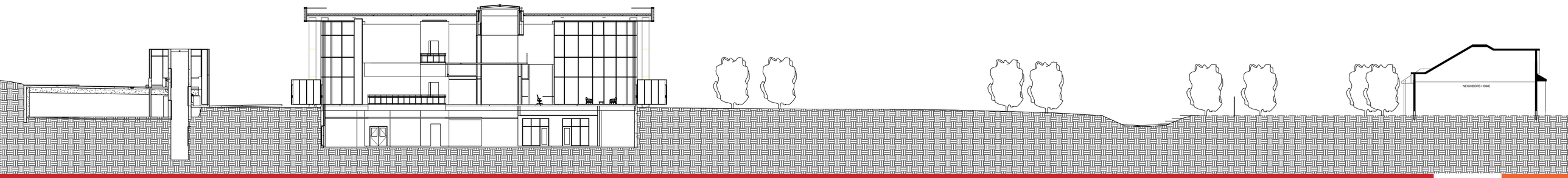
Total Building Area-	53195 sq.ft.
Total Site Area-	916,246 sq.ft. / 6 Acres
Total Stalls Provided-	416
Total Landscaping Area-	94,578 sq.ft. / 2.1 Acres
Building Distance To North Lot Line-	150 feet
Building Distance From South Lot Line-	30 Feet

-NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
-MINIMUM 30’-0” LANDSCAPE BUFFER TO RESIDENTIAL
-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
-MECHANICAL UNITS SCREENED
-SECURITY PROVIDED
-NO PLANNED CHANGES FROM PREVIOUS REZONE OF SITE











MERIT MEDICAL DAYCARE

04 DEC 2018



Project Details

Total Building Area-	11,385 sq.ft.
Total Site Area-	74,571 sq.ft. / 2 Acres
Total Stalls Provided-	58
Total Landscaping Area-	24,857 sq.ft. / 0.57 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	65 Feet

-MINIMUM 35’-0” LANDSCAPE BUFFER TO RESIDENTIAL
-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS







