

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC MEETING

June 16, 2020

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, Public Works Director Jason Rasmussen, Engineering Director Brad Klavano, City Recorder Anna Crookston, City Commerce Director Brian Preece, Fire Chief Chris Dawson, Strategic Services Director Don Tingey, Deputy Police Chief Jason Knight, Communications Manager Rachel VanCleave, Administrative Services Director Spencer Kyle, Planning Director Steven Schaefermeyer, CFO Sunil Naidu, Planner Brad Sanderson, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attendance electronically via Zoom

REGULAR MEETING

A. Welcome, Roll Call and Introduction to Electronic Meeting – *Mayor Ramsey*

Mayor Ramsey called the meeting to order at 6:53 p.m. She welcomed everyone present. All members of the City Council were present as listed. She reviewed the protocol for the electronic meeting.

B. Invocation – *By Council Member, Brad Marlor.*

Council Member Marlor offered the invocation.

C. Pledge of Allegiance – *By Public Works Director, Jason Rasmussen*

Public Works Director Rasmussen led the audience in the Pledge of Allegiance.

Council Member Harris made a motion to add an executive closed session at the end of the agenda. Council Member Shelton seconded the motion. The vote was unanimous in favor.

D. Minute Approval

- D.1. June 2, 2020 Council Study Meeting
- D.2. June 2, 2020 City Council Meeting

Council Member Zander made a motion to approve the June 2, 2020 Council study meeting minutes, and the June 2, 2020 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Mayor and Council Reports

Council Member Zander said she met with the Salt Lake County mosquito abatement district board through Zoom. That is going well. She also noted that she was able to participate in the city's summerfest activities. She was able to participate by handing out root beer floats. She said they handed out 2500 root beer floats, and had probably 1000 that didn't get them. She was surprised by how many attended and trusted the city to have a worthwhile event. She said she hopes next time, if it is ever done again, that they have more floats for the residents to view. She said she was able to be a judge for the South Jordan pet contest. She was also able to judge the chalk art contest. She asked that next year, staff put up signs to not step on the chalk art.

Council Member McGuire concurred with Council Member Zander's comments regarding summerfest. This was his 3rd year judging the chalk art contest. He thanked staff for the activity boxes. He reported on an Arts Council meeting that he attended. He said they are doing a second round of entries for the light pole banner contest. He said he met with CFO Naidu regarding the budget. He also spoke with Police Chief Carr and is grateful for the work the police do to make South Jordan a safe place. He also met with a developer for a proposed development in his district. He also met with a candidate for the House of Representatives District 42.

Council Member Marlor said he attended the floats in floats event. He also participated in the chalk art. He said he would like to see those type of activities continue in the future. He said there was no architectural review committee meeting since the last City Council meeting. He attended a zoom call on June 11th regarding a real estate issue. He said he is appreciative of the letter sent by the Police Chief. He thanked the police and other emergency service employees for all that is being done to protect them.

Council Member Harris thanked the efforts of the police department. He said not all police departments are equal. They have a fabulous police chief that runs a tight ship. He has confidence that they have the right people protecting the city. He said he is glad that the city took a support role regarding Covid 19; the residents are better off because of that stance. He said the historical committee continues to hold off on those meetings at this time. He thanked staff for their efforts on the virtual summerfest.

Council Member Shelton noted that he participated in the virtual summerfest. He also went to the chalk art event. He said he talked to a resident regarding a march planned in Daybreak tomorrow. He appreciated staff's efforts to help him be informed on that issue.

Mayor Ramsey said the Governor's order to allow electronic meetings that they have been holding will end June 30th. It is on tap to be discussed in the special session. If it is determined that they can continue to hold anchorless electronic meetings and the cities can make that determination for themselves, they plan on holding the July City Council meetings electronically. City Attorney Loose asked if that is the same for the Planning Commission? Mayor Ramsey said yes.

Mayor Ramsey reported on the Point of the Mountain State Land Authority workshop. She also received some training with the IHC Board of Trustees. She said she loved the high school graduation festivities. She loved the summerfest activities. She was able to do the awards for the

city's virtual pet show; there were 125 participants. She loved the floats and floats event. She noted that she attended the Jordan Education Foundation Executive Board meeting. They were able to award 2 scholarships to 2 individuals. She reported on the Jordan Valley Water Conservancy District Conservation Committee meeting and the Jordan Valley Water Conservancy District Board of Trustees meeting. She said South Jordan was awarded a grant. She said she met with the police leadership and executive staff. She said there is a lot of legislation being considered. She said they want to ensure that the legislation is appropriate and they want to have the best policies during this transformational time in law enforcement. She indicated that she had a site tour of the thermal drying unit with the Sewer District. She attended the school board meeting. They determined to move the ALPS program in a couple of years. That change will allow South Jordan Elementary to be able to go on a traditional schedule in 2 years. They have not determined where they are moving the ALPS program at this time. The intent is to allow for stability in that area. She said she attended a meeting of the EDCUtah Board of Trustees. The number of new businesses in Utah has increased. She has met with ULCT several times. Tomorrow, she will be testifying to a legislative committee on the impacts of Covid 19. She thanked the police department. They have had some unique situations for South Jordan in the last several weeks. She said they have no plans to defund the South Jordan Police Department. She appreciates their efforts to keep us safe.

F. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting. She said there is not a public hearing on item H.2.. If there are comments on this item, they should do that at this time.

Reed Stallings and Allen Stallings, members of 6S company, introduced themselves. They are part of the Resolution for H.2.

Reed Stallings said 6S stands for 6 Stallings, which is his father and 5 kids. They sold the land to Boyer, but Boyer did not want a commercial piece. Their family will own the commercial piece and their intent is to own it forever. He said they know 11400 South will be developed further in the future. They have been told that can happen with the present footprint, if not, UDOT will buy the land necessary for the road. He said on the road developed on the west side of the Starbucks building, the road at their driveway will be 5 ft. above the back of the parking for Starbucks. He said they will have to do some retaining walls. They will still be 1 ft. above the sidewalk with the drive through and a 4 ft. berm is required. He said that can't fit into the 20 ft. space. He said they want to make this development nice.

Allen Stallings, 4106 S. Cumberland Road, indicated that he is part owner of property. He said they want the most square footage of the building possible. The most viable square footage they have is the retail which requires more parking. Reed said they anticipate that they will be close to the 25,000 sq. ft.. Allen said they want the maximum square footage possible. He said tenants want drive through windows. He said the parking is substantial. Having less of a setback does not increase the parking, but makes it unmanageable in the back. He said they had no say in the original development agreement; it was mandated by the planning department. He said they are trying to make this make sense for the city and them.

Reed Stallings said on the plot map, the majority of the buildings will be within the 35 ft. The exception is the Starbucks building because they demand a narrow footprint. They are also trying to have a normal size patio.

G. Presentation: Auditors Risk Assessment and Report. *(By CFO, Sunil Naidu)*

CFO Naidu introduced Ron Stewart, who did the auditors risk assessment report.

Mr. Stewart said they did the fraud risk assessment for South Jordan City. He reviewed the audit report. He said the city received 300 out of 385, which is a moderate level of fraud risk. He reviewed the findings and recommendations of change. This is not an indication of a risk of fraud in the city, but it is always good to look how they can protect the city moving forward.

Council Member Harris asked if this will be an ongoing audit done annually? Mr. Stewart said the audit for the County was a one time audit. He said he could foresee this becoming an annual evaluation.

CFO Naidu said they received a letter from the state auditor that said this was an annual fraud risk assessment. This is the first one that was done.

Council Member Harris asked how the city scored compared to other cities? CFO Naidu said they do not have that information yet. He assumes that when all of the reports are done, the State Auditors will do a state audit report.

Council Member Harris asked if they are able to comply with the recommendations in the report? Mr. Naidu reviewed the 4 recommendations. He said 1- regarding a formal internal audit function, that would require them to hire a separate employee. Another option is to hire an external auditor to do the same function. He said they can engage the existing external auditors and give them specific areas that they could audit every year. He said 2- regarding a fraud hotline. He needs to discuss that with CM Whatcott. The auditor's office said if someone reports an issue from a certain department, that department cannot handle the issue. He said it is complex how it is laid out. He said 3- regarding the annual ethical behavior, they can come up with a form or letter to be routed to all employees and elected officials, just like the conflict of interest form. He said 4- regarding fraud risk policies, they need to put a policy in place. He said for the elected officials training, they can address that during the strategic planning meeting. The City Council would be required to watch some videos put out by the state.

Council Member Shelton asked how this will change the auditing process? CFO Naidu said it would be in addition to the current auditing process. Mr. Stewart said there will be a little overlap.

Council Member Shelton asked if this requirement was passed by the legislature or the state auditor's office? Mr. Stewart said he believes it was done by the state auditor's office.

Mayor Ramsey asked if other government bodies, such as special districts, need to do similar training? Mr. Stewart said they all have set training; it is geared differently to each group.

Council Member Zander asked what is the cost to run this audit? Mr. Naidu said Mr. Stewart is the city's auditor. He said the internal audit is also done during the year; they will re-direct the audit committee for this audit requirement. He does not anticipate a large expense.

Council Member Shelton asked if the state auditor has the authority to impose these rules without legislation? CFO Naidu said the state auditor can't enforce them to do this, but they have the authority to publish what we don't do. If it comes out that the city is a high risk, it could cause concern for residents and could affect the city's bond rating.

Council Member Shelton said he does not like this, and feels this is a political stunt. Council Member Zander asked if they should send a message to the state auditor? Council Member Marlor said he sees this as another unfunded state mandate. He said this is being required by a state department, not even the legislature. He appreciates Mr. Naidu being willing to do this. City Attorney Loose said the local government likes more transparency, but they have to balance how much that costs the taxpayers.

Mr. Stewart said they can choose not to take the recommendations. He said there is a wide range of criteria. If they feel they are already doing what they need to be doing regarding fraud risk, that is up to the City Council.

Mayor Ramsey said if they make a statement to the state auditor's office, they should see if any other entity feels the same way and collaborate.

CM Whatcott said the city likes to be proactive in looking at fraud assessments and risk, but he concurred that this is politics. He said it might be easier for staff to address concerns on the back end.

Council Member Harris said they already went through the process. Being protected from fraud is a good thing. He concurred that they should be compliant and move on.

Council Member McGuire concurred that it is a political game, but feels it would be better to address it behind the scenes. Council Member Zander said she is comfortable with that.

H. Consent Action Items:

H.1. Resolution R2020-20, authorizing the City Manager to sign Utah Risk Management Mutual Association Amended Interlocal Agreement (URMMA). *(By ACM, Dustin Lewis)*

H.2. Resolution R2020-38, authorizing the Mayor to sign an Amendment to the Ridgepoint Development Agreement *(By Planning Director, Steven Schaefermeyer)*

H.3. Resolution R2020-46, approving Interim Emergency Successor List for 2020-21 *(By ACM, Dustin Lewis)*

H.4. Resolution R2020-47, authorizing the Mayor to sign CARES Act Funding Agreement for Governmental Entities with Salt Lake County. *(By City Attorney, Ryan Loose)*

H.5. Resolution R2020-48, approving Bid Exception for City Water System Risk and Resiliency Plan. *(By Public Works Director, Jason Rasmussen)*

Council Member McGuire made a motion to approve consent action items H.1., H.3., H.4., and H.5. Council Member Zander seconded the motion. The vote was unanimous in favor.

H.2. Resolution R2020-38, authorizing the Mayor to sign an Amendment to the Ridgepoint Development Agreement *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer said he was involved in many discussions with the developers on this; there were months of negotiations. He said this was not a “take it or leave it” from staff. He said staff is okay with the setbacks, but has a harder time compromising on the square footage of the building.

Planner Brad Sanderson reviewed a prepared presentation (Attachment A).

Council Member Zander concurred that there were months of negotiations. She asked why they would be concerned about a wider setback, in case they widen 11400 South? Mr. Sanderson said they were willing to go with a 30 ft. setback. The concern is that increasing the setback limits the ability to maximize the square footage of the building.

Development Services Director Schaefermeyer said they want to create an attractive street front. They also want some uniformity in setbacks.

It was noted that a 20 ft. setback was agreed upon in the development agreement. The developer is currently asking for a 45 ft. setback. Council Member Zander asked if the 20 ft. setbacks will be enough when 11400 South is widened? She noted an area near The District development (Mo Bettas restaurant) where the buildings are too close to the street. Mr. Sanderson said the setback on that building is 5 ft.; that was part of that zone’s requirements. Mr. Schaefermeyer said that building was part of the VMU zone that has been repealed. No current zone has that setback requirement. Mr. Sanderson said most commercial buildings have a 20 ft. setback.

Allen Stallings said they want to maximize their development. Less setback would equate to less landscaping and more of a parking lot. Reed Stallings said the business has requested to be set further back. He said the proposed buildings are within a 35 ft. setback, except for Starbucks, which they have requested a 45 ft. setback.

Council Member McGuire said the Wasatch Choice 2050 plan does not show 11400 South being widened. Engineering Director Klavano said when staff did the traffic master plan update, it showed 11400 South being widened to 3 lanes in each direction. He said they are looking at other options, but they may have to widen 11400 South in the future.

Mayor Ramsey clarified that there is no plan at this point to widen 11400 South. If a plan happens decades down the road, it would be done by UDOT.

Council Member McGuire asked if they are only going to be able to fill the building with drive throughs? Allen Stallings said they could fill all of the drive through uses tomorrow. He said the spaces without a drive through are a tough lease at this time. The plans for this area are mostly fast food uses and a dry cleaner.

Council Member McGuire said when they put the buildings closer to the road, it frames the road and gives the center a sense of identity.

They discussed various buildings in the city with setbacks that were 20 ft. off the road.

City Attorney Loose noted that there was one previous amendment to this development agreement to allow dual frontage households. He said any agreement is a negotiation of the parties. This would be a new contractual deal based on the setback and allowed square footage of the commercial space. The applicants are asking that they move the setbacks from 20 ft. to 45 ft. and decrease the commercial square footage requirement from 25,000 to 20,000.

Council Member Harris said the Stallings understand the needs of the business tenants. He feels they should heed their request, as it is the request of the business owner. Council Member Zander concurred. She said they are trying to get more commercial development in the city. She asked how does the 20,000 sq. ft. minimum help them? Allen Stallings said for the square footage on the end buildings, it will be hard to get the full 25,000 sq. ft. Reed Stallings said they believe it will be close. He said they want to get as much square footage as they can.

Council Member Zander asked why does the 30 ft. setback not work? Reed Stallings said it would make the berm steeper and harder to manage.

Council Member Zander said she appreciates staff's efforts on this item. She said the business owner will do their best to make this successful. She would like to give the Stallings more latitude, but asked that they make it in line as much as possible with what the staff wants.

Council Member McGuire said he has concerns about planning several fast food places in a row, and is concerned about the long term success of that type of commercial plaza. Council Member Zander said they have commercial buildings sitting empty in the city. She doesn't feel it is the role of government who they choose as tenants. They should encourage the business owners to thrive.

Council Member Zander made a motion to allow the 20,000 sq. ft. minimum building, and allow the 35 ft. setback.

The Stallings indicated that the 35 ft. setback would work except for the Starbucks building that needs 45 ft.

Council Member Zander amended her motion to approve Resolution R2020-38, as written. Council Member Harris seconded the motion.

Council Member Marlor indicated that he would love to see the 35 ft. setback; 45 ft. is a lot more than staff is recommending and he highly regards the recommendations by staff. He said he is okay with a 45 ft. setback for the one business.

Council Member Zander amended her motion to include that there be a 35 ft. setback for all buildings, but to allow plat b, the furthest west building in the site plan, to go to a 45 ft. setback. Council Member Harris seconded the motion. The vote was 4-1 in favor, with Council Member McGuire opposed.

I. Public Hearing: Resolution R2020-43, amending FY2019-20 Final Budget (By CFO Sunil Naidu)

CFO 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 R2020-43. Council Member McGuire seconded the motion.

CFO Naidu clarified that in the RDA budget, there is a percentage set aside for infrastructure maintenance within the CDA area.

Roll call vote. The vote was unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)

Council Member McGuire made a motion to recess the City Council meeting and move to a Redevelopment Agency meeting. Council Member Shelton seconded the motion. The vote was unanimous in favor.

J. Public Hearing: Resolution RDA 2020-05, amending FY2019-20 Final Budget for the Redevelopment Agency. (By CFO, Sunil Naidu)

CFO Naidu reviewed the background information on this item.

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

Board Member Marlor made a motion to approve Resolution RDA 2020-05. Board Member Shelton seconded the motion. Roll call vote. The vote was unanimous in favor.

ADJOURN REDEVELOPMENT AGENCY MEETING (RDA) AND RETURN TO CITY COUNCIL MEETING

Board Member Zander made a motion to adjourn the RDA meeting and return to the City Council meeting. Board Member Harris seconded the motion. The vote was unanimous in favor.

CM Whatcott was excused from the meeting at this time.

K. Staff Reports and Calendaring Items

City Attorney Loose said in the interim meetings, there is a lot of use of force discussions with law enforcement. He asked that if the City Council sees anything or has any concerns, let staff know.

Council Member McGuire made a motion to take a break, and then recess the City Council meeting to go into an executive closed session to discuss the purchase, exchange, or lease of real property. Council Member Marlor seconded the motion. The vote was unanimous in favor.

L. Executive Closed Session: Discussion of the purchase, exchange, or lease of real property

Council Member Zander made a motion to go back into an open meeting. Council Member McGuire seconded the motion. The vote was unanimous in favor.

ADJOURNMENT

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

The June 16, 2020 City Council meeting adjourned at 11:09 p.m.

This is a true and correct copy of the June 16, 2020 City Council Meeting Minutes, which were approved on July 21, 2020.

Anna Crookston

South Jordan City Recorder

June 16, 2020



SOUTH JORDAN
U T A H

City Council Meeting

RIDGEPOINT DEVELOPMENT AGREEMENT 2ND AMENDMENT

**Amending Commercial Property
Setbacks and Square Footage**

Reed Stallings, Six S Company



11400 South

Subject Property
(3.71 acres)

Sparta Way

Cedar Drive

Andover Road

Redwood Road

Concept Plan - Ridgeview @ South Jordan (Master Development Plan)



GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.

DATA TABLE

LOCATED IN:	SOUTH JORDAN CITY, SALT LAKE COUNTY
ORIGINAL PROPERTY	35.96 ACRES
RESIDENTIAL PROPERTY	30.91 ACRES
SINGLE FAMILY AREA	21.25 ACRES
TOWNHOME AREA	9.31 ACRES
COMMERCIAL PROPERTY	5.08 ACRES
COMMERCIAL PADS	51,608 SF - 59,015 SF
OPEN SPACE	APPROX 6.06 ACRES
USABLE OPEN SPACE	APPROX 3.93 ACRES
UNUSABLE OPEN SPACE	2.13 ACRES
TOWNHOME OPEN SPACE	1.55 ACRES (6.0% OF TOTAL TOWNHOME AREA)
SINGLE FAMILY LOTS	88
DATA LOTS (1-27)	27
CARRIAGE LOTS (28-51)	24
COFFAGE LOTS (52-81)	37
TOWNHOME UNITS	112
FRONT LOAD	52
REAR LOAD	60
TOTAL RESIDENTIAL UNITS	209
SINGLE FAMILY DENSITY	4.14 UNITS/ACRE
TOWNHOME DENSITY	12.00 UNITS/ACRE
TOTAL RESIDENTIAL DENSITY	6.47 UNITS/ACRE

CITY REQUIREMENTS

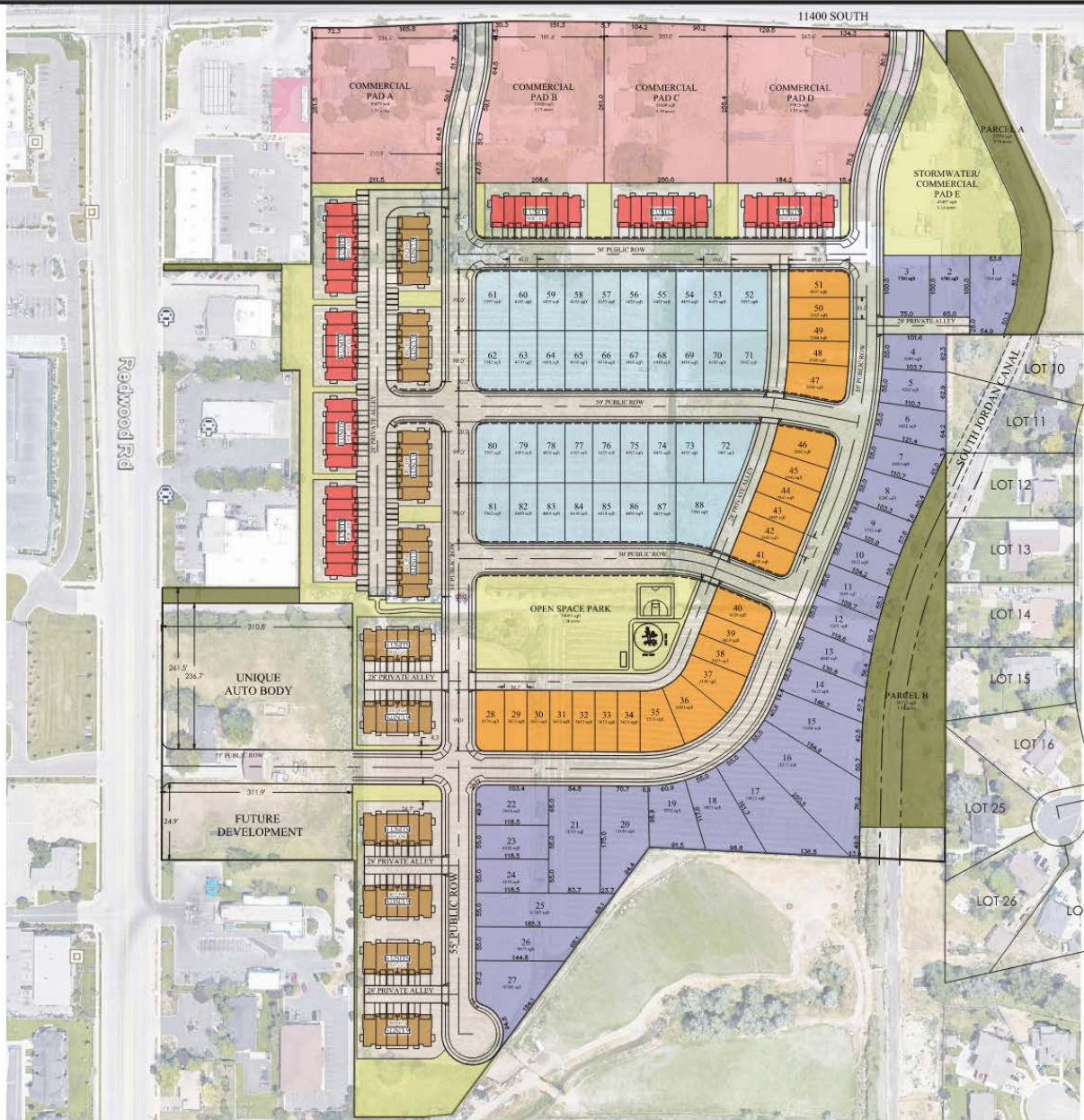
ZONE	PLANNED DEVELOPMENT FLOATING ZONE
CU1-DE-SAC RADUS	50'
ROW WIDTH	50' - 55'
TOTAL PUBLIC ROW LENGTH	5305.1 LINEAR FT
PRIVATE ALLEY WIDTH	20'
TOTAL ALLEY LENGTH	1,356.8 LINEAR FT

LIST OF AMENITIES

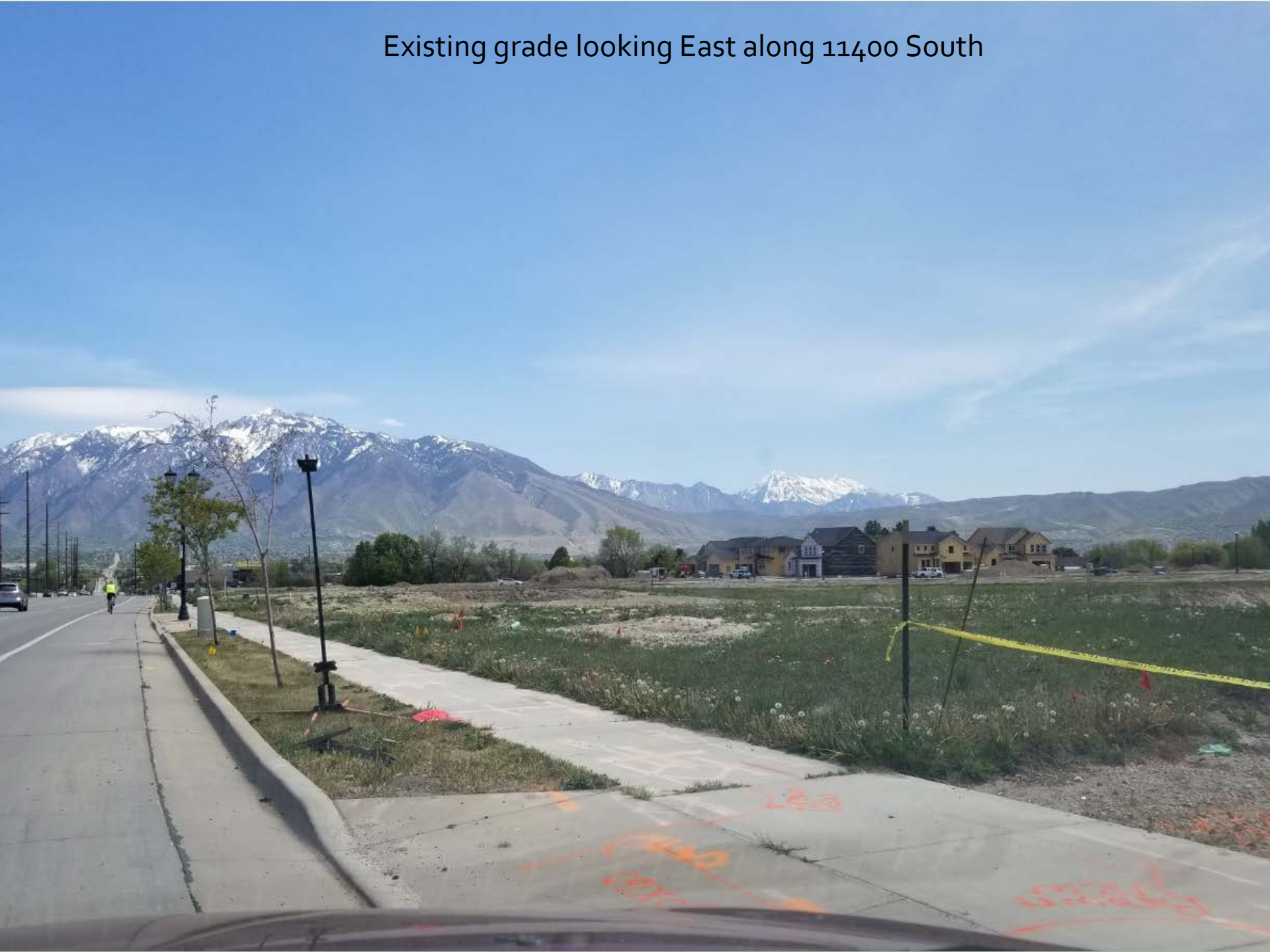
MINIMUM 250 SF PAVILION
BENTLEY SPENT TABLES
PLAYGROUND AREA
SPORTS COURT

GENERAL NOTE:

- 1) INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
- 2) RESIDENTIAL AREA ACREAGE EXCLUDES COMMERCIAL AREA BUT INCLUDES OPEN SPACE



Existing grade looking East along 11400 South



Ridgeview Development Agreement

masonry material and be six feet tall.

e. A storm water maintenance agreement shall be required for all storm water facilities located within the Project.

f. The Developer shall include traffic calming measures throughout the Project as determined by the City Engineer

g. The Developer shall work with both the City and the City of Riverton to produce and record the necessary documents in order to adjust property lines and City boundary lines along the south side of the Property.

3. Development Plan and Architectural Standards.

a. The Project shall be developed in accordance with the Ridgeview MDP.

b. The architectural standards for the Project shall be those outlined in the "Ridgeview @ South Jordan Design Guidelines (the "Design Guidelines"), a copy of which are attached hereto as **Exhibit F**. The Project shall be developed in accordance with the Design Guidelines.

c. In addition to the MDP and the Design Guidelines, at least 50% of the townhomes must have two-vehicle garages and the remaining townhomes must have at least a one-vehicle garage.

4. Minimum Commercial Development Square Footage.

a. Developer shall have the right and obligation to develop or cause to be developed not less than 25,000 rentable square feet of indoor permitted or conditional commercial uses on Commercial Pads A-D (the "**Commercial Development Minimum**"). City acknowledges that the timing or phasing of such commercial development is subject to market demand, and therefore such timing or phasing shall be in the sole discretion of the Developer.

b. The Commercial Development Minimum shall be calculated in the aggregate, meaning that such calculation shall take into account the rentable indoor square footage of all buildings developed on all of Commercial Pads A-D.

c. Development of more than 50,000 rentable square feet of indoor permitted or conditional commercial uses on Commercial Pads A-D will require an amended traffic study and separate City Council approval prior to the commencement of construction of any building on Commercial Pads A-D that will cause the aggregate indoor square footage on Commercial Pads A-D to exceed 50,000 square feet.

F. **Minor Changes.**

1. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Developer Obligations in Sections E.1, E.2, and E.4

Ridgeview Commercial Architectural Design Guidelines

Building Types: Retail and Office

Orientation: The front entrance of the buildings may be on any side of the building. The facades facing 11400 South Street shall be clad with storefronts, or entrance doors similar to those shown in the Example Elevations. If a drive-thru is approved, no storefronts or entrance doors shall be required on the 11400 South Street side of the building, and glazing shall be required in customer seating and service areas only, and not in kitchens. Parking is allowed in the rear or side. Parking between buildings and 11400 South Street is prohibited.

Entrance: Front, rear or side entrances are acceptable

Setbacks: Front setbacks (along 11400 South Street) shall be zero to ten feet, except that building with drive thru between building and 11400 South Street shall have a maximum 20 foot setback with a minimum three foot tall bermed landscape area between the right-of-way and the drive aisle. A rock or block wall may be constructed on the drive side of the berm, below the apex of the berm, to control slope and increase drive aisle width. Rear yard setback shall be 25 feet and no side yard setback.

Building Facades: Each building shall have the same character and use the same materials, colors, features, forms, and design elements appropriate to the scale of the various building sizes and depths, as illustrated by the Example Elevations.

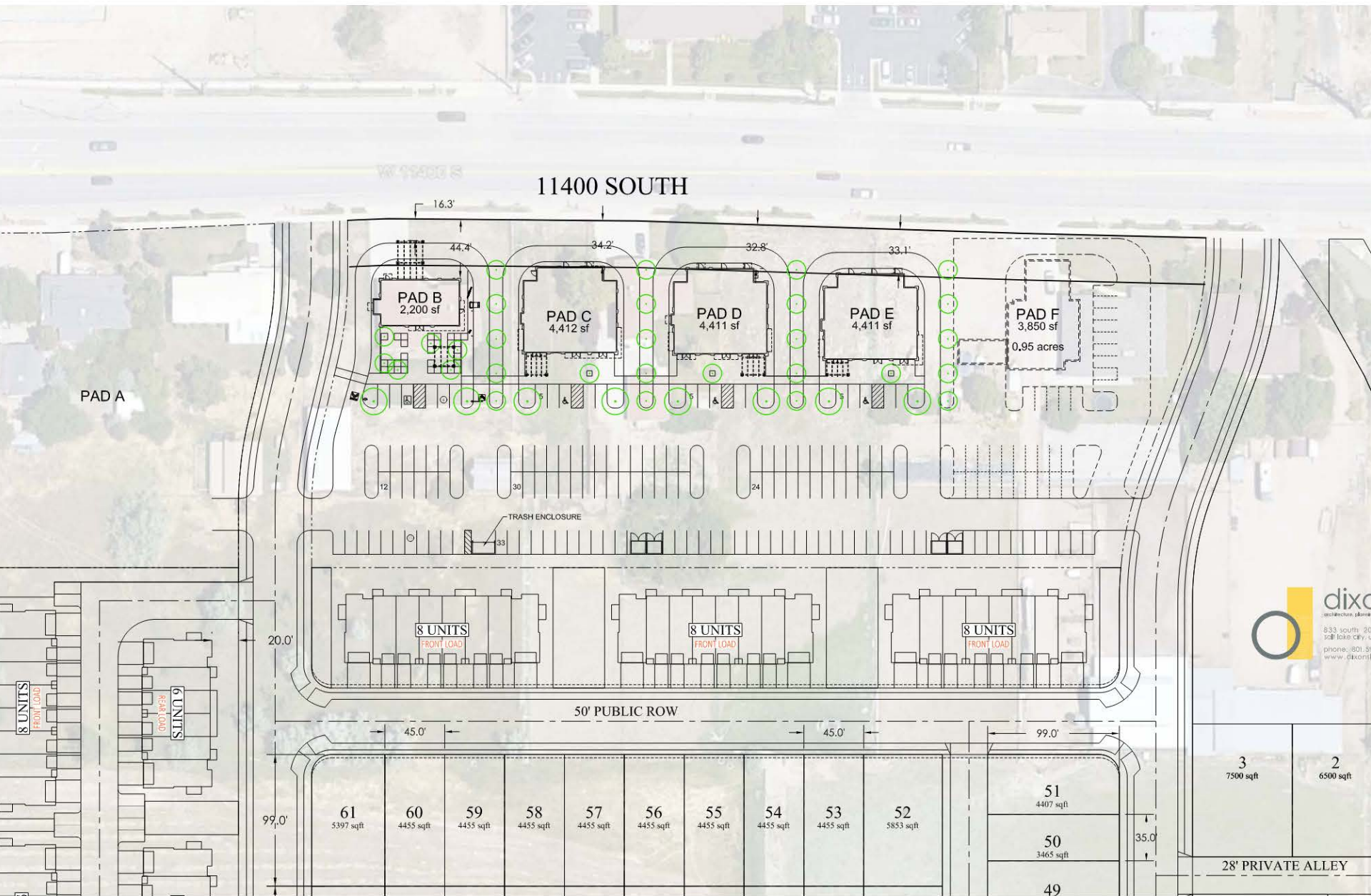
Building Materials: Primary building primary materials shall consist of granite, metal, composite metal panel, stone, integrally colored EFIS, integrally colored concrete, integrally colored GFRC, tile or other similar material as approved by South Jordan City Staff. More than one material shall be required on all building facades. Buildings shall use a minimum of 50% primary building material.

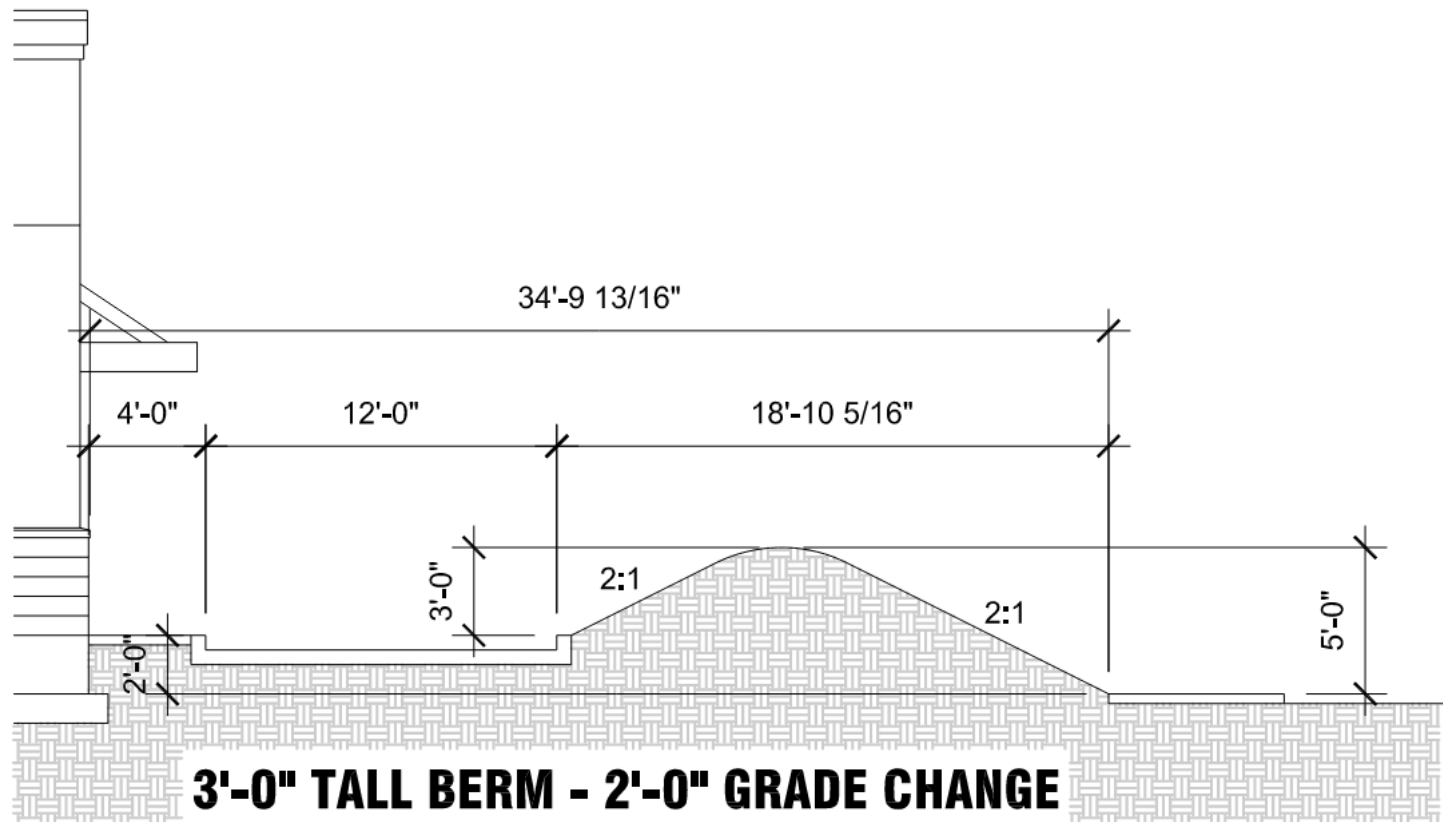
Glazing: Buildings shall have a minimum of 35% high-efficiency double or triple commercial glazing.

Prominent Entry: Buildings shall have notable entry features which could include an arch or canopy over entry doors, colors or materials that highlight the entry, or entry doors and lobby that extend beyond or are recessed behind the main footprint of the building.

Building Height: No building shall be shorter than 20 feet or taller than forty five feet 45 feet (approximately three floors) as measured from top back of curb, not including the mechanical penthouse.

Screened Mechanical: All mechanical equipment shall be screened from view, either by enclosure, parapet wall, or line of sight.





End of Presentation