

REQUEST FOR COUNCIL ACTION

SUBJECT: Lamar Jones Family Rezone

SUMMARY: Rezone – Rezone 230.69 acres located at U-111 Old Bingham Highway from A-20 (Agricultural; 20 acre minimum lot size) Zone to M-1 (Light Manufacturing) Zone; Bob Burns (applicant) [Scott Langford #ZC201600009; parcels 26-103-00003, 26-104-00001]

FISCAL IMPACT AND/OR ASSET IMPACT: None.

STAFF RECOMMENDATION: Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council amend the rezone the property as addressed in this report.

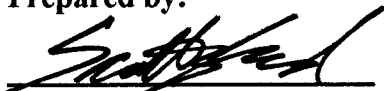
PLANNING COMMISSION RECOMMENDATION: On May 17, 2016 the Planning Commission, in a 7 to 0 vote, recommended that the City Council approve the requested rezone.

MOTION RECOMMENDED: Staff recommends that the City Council hold a public hearing and take public comment regarding this item, but hold off on final action on this rezone request until a future date.

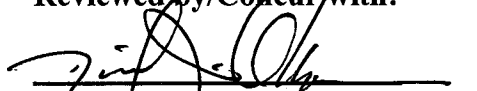
Public Hearing Required – Completed May 18, 2016

Roll Call vote required


Prepared by:


Scott Langford, City Planner

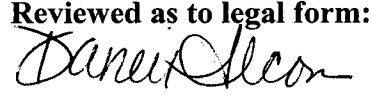
Reviewed by/Concur with:


David Oka, Development Director

Recommended by:


Mark Palesh, City Manager

Reviewed as to legal form:


Darien Alcorn, Deputy City Attorney

I. BACKGROUND/ANALYSIS

The subject property is currently zoned A-20 (Agricultural; 20 acre minimum lot size). The property has never been developed and has been used for dry farming for decades.

The subject property's surrounding zoning and land uses are as follows:

	Existing Land Use	Future Land Use Designation	Zoning
North	Dry farm	Medium Density Res./Public Facilities	A-20
South	Industrial/Vacant	Industrial (South Jordan)	A-20
East	Vacant	Industrial	M-1
West	Dry farm	Medium Density Res./Public Facilities	A-20 (across U-111)

The applicant is seeking approval to rezone the property from A-20 to M-1 (Light Manufacturing) to accommodate a new data center facility on the property.

***Please note that the owners of the property have requested that final action, by the City Council, for this item be continued to a date uncertain after a public hearing has been held. The Jones family does not want to rezone the property until they have finalized the terms with the company looking to purchase and build at this location.

II. FINDINGS OF FACT

Section 13-7D-7(A): Amendments to the Zoning Map

Prior to making a positive recommendation to the City Council for an amendment to the Zoning Map, the Planning Commission made the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The subject property has a Light Industrial Land Use designation on the General Plan's Future Land Use Map. The Light Industrial designation is applied to areas suited to general manufacturing, assembly, repair, and storage (page 48). This land use designation was designed to facilitate the more intensive industrial uses within the city. The M-1 zone is consistent with this definition.

Industrial uses are commonly found along major arterial streets such as U-111 and Old Bingham Highway which both directly abut the subject property.

Finding: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: The proposed rezoning is compatible with adjacent properties. The table shown on page #1 indicates that there is potential housing that may be built in the future to the north and west of the site; however, in both cases the future residential development will be separated from this property by significant transportation corridors (U-111 and Wells Park Road). The attached zoning map, Exhibit B shows the current and proposed zoning on the subject property and neighboring properties.

Finding: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

Discussion: Industrial uses are often symbiotic in nature, and therefore are frequently found in groupings or “parks”. The proposed amendment to the M-1 zone will allow the property to be utilized in a more like manner to that of most industrial properties in the surrounding area. Coordinating supportive uses serves to enhance the public health, safety, or general welfare of the citizens of the City.

Finding: The proposed amendment furthers the public health, safety and general welfare of the citizens of the City.

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: Any new services required for the new data center will be reviewed as part of the site plan review process. However, the city’s engineers have been highly involved in determining water, sewer, and storm water needs for this proposed data center and they have determined that the needed public services can be provided to the site.

Finding: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: Approximately 18.8 acres of the site is located within the 15 year recharge area of the Drinking Water Source Protection Overlay Zone. Based on the proposed location and use of the property shown on the concept plan, there is no need to require a Conditional Use Permit.

Finding: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Conclusion:

The proposed Zoning Map Amendment to rezone the property to the M-1 zoning district is warranted and is not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Code) of the 2009 City Code.

VII. ATTACHMENT:

- Exhibit A – Aerial Map
- Exhibit B – Zoning Map
- Exhibit C – Future Land Use Map
- Exhibit D – Concept Site Plan



Melanie S. Briggs, MMC
City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5117
Fax 801-563-4716

May 13, 2016

Northwest Farms & Ranch
Bob Burns
PO Box 1068
Pendleton OR 97801

The City of West Jordan City Council will hold a public hearing on **Wednesday, May 25, 2016, at 6:00 p.m.** at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering a Rezone of 230.69 acres from A-20 (Agricultural; 20-acre minimum lot size) Zone to M-1 (Light Manufacturing) Zone; Lamar and Vickie Jones Family Rezone; located at U -111 Old Bingham Highway; Bob Burns, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the [City Council Agenda](#) webpage the Friday prior to the meeting.

You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. Items may be moved on the agenda or tabled by the City Council.

If you have any questions, please feel free to call me at 801-569-5117.

Sincerely,

Melanie S Briggs, MMC
City Clerk

Cc: Planning Department
File



300' mailing

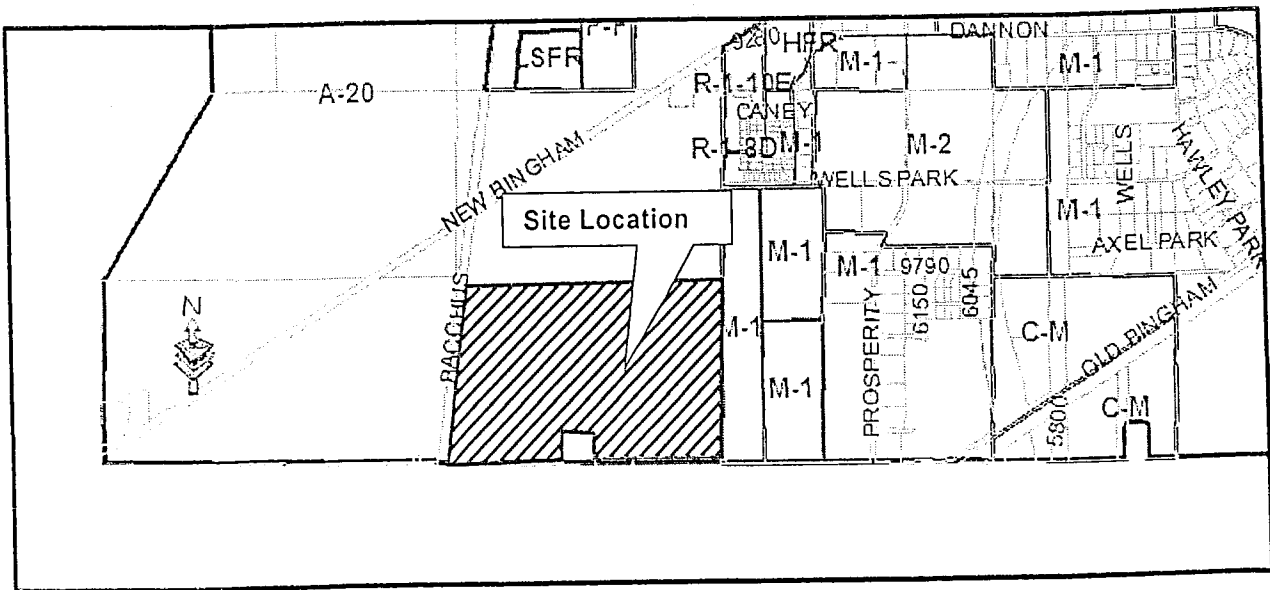
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THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

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Published this 15th day of May 2016
Melanie S Briggs, MMC
City Clerk



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, should contact the City Clerk at (801) 569-5117, at least three working days prior to the meeting.



Utility & Entities
mailing

Melanie S. Briggs, MMC
City Clerk

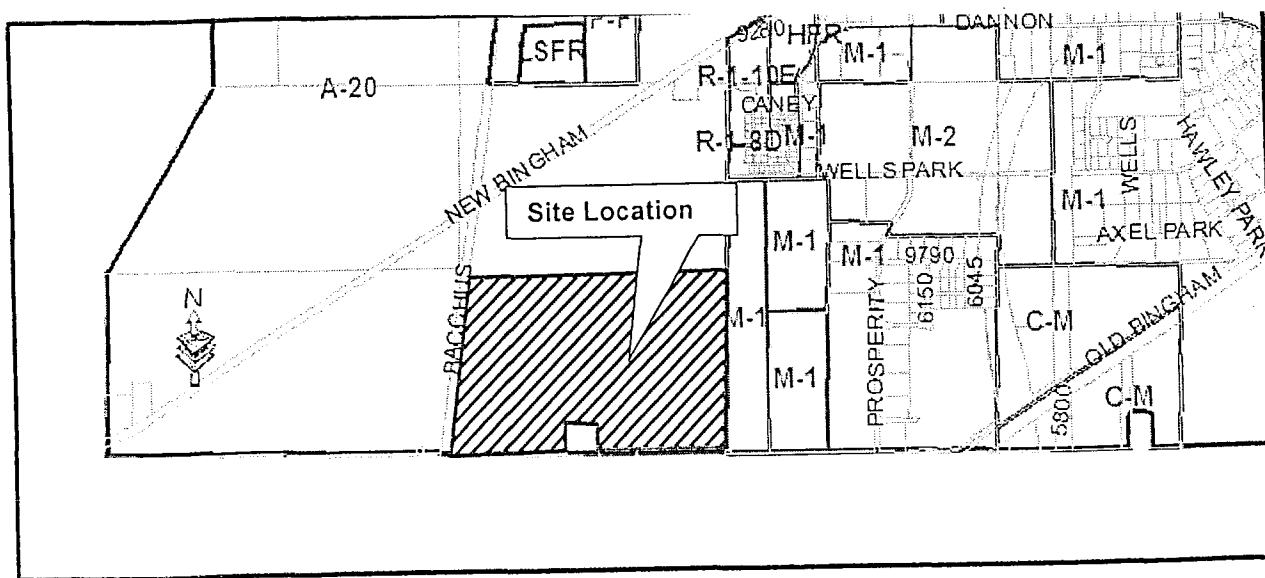
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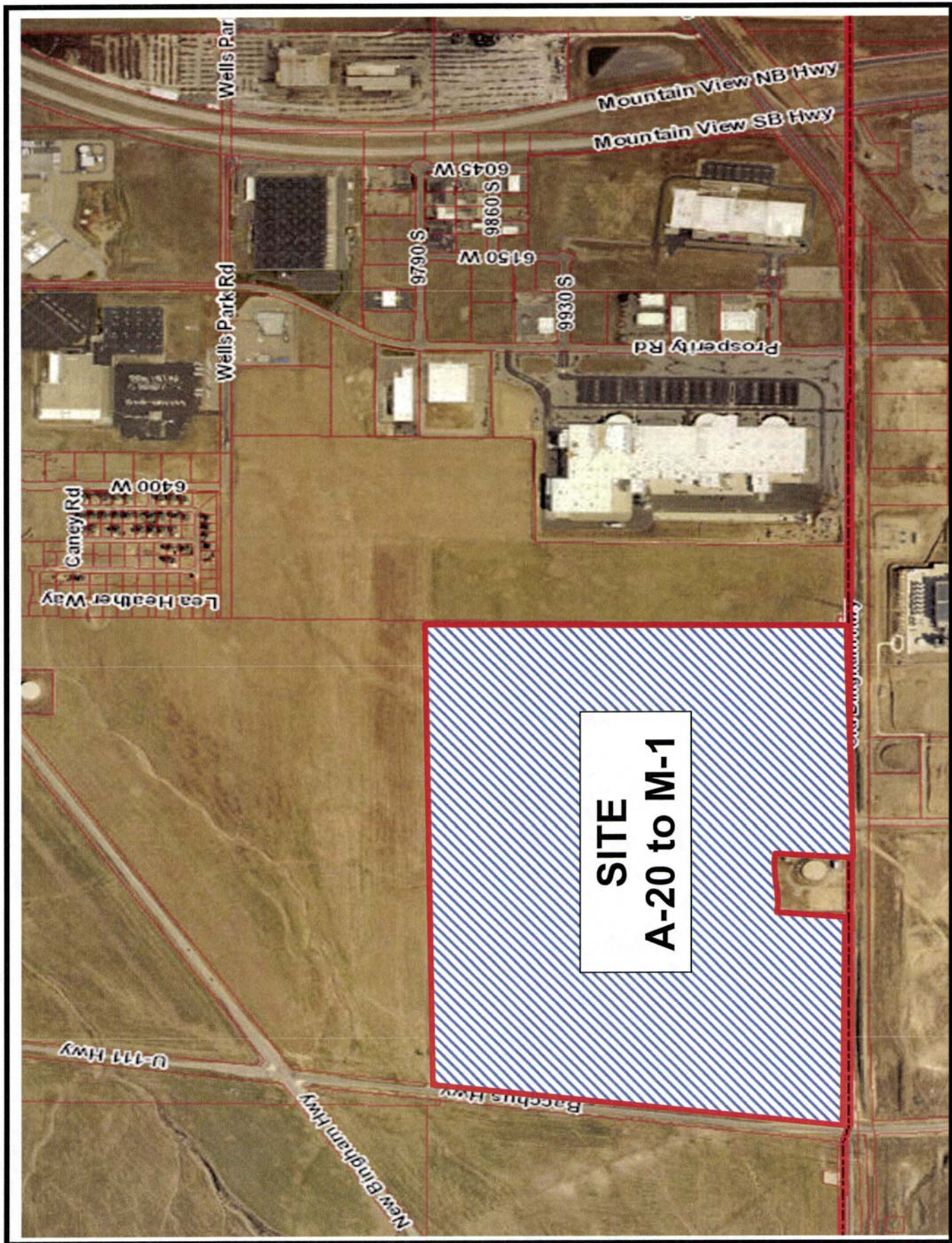
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Published this 15th day of May 2016

Melanie S Briggs, MMC
City Clerk



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Aerial Map

Exhibit A

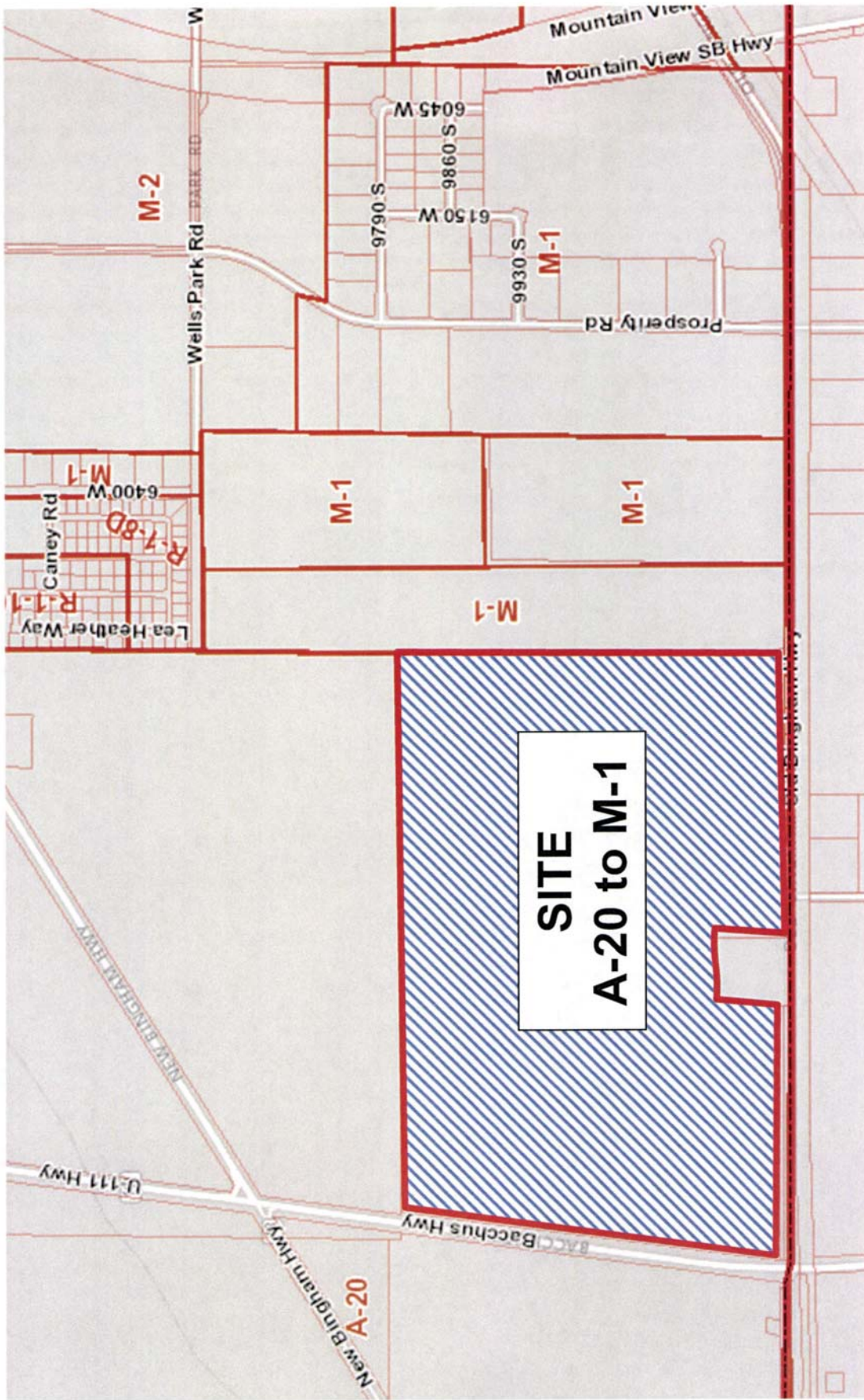


Exhibit B Zoning Map

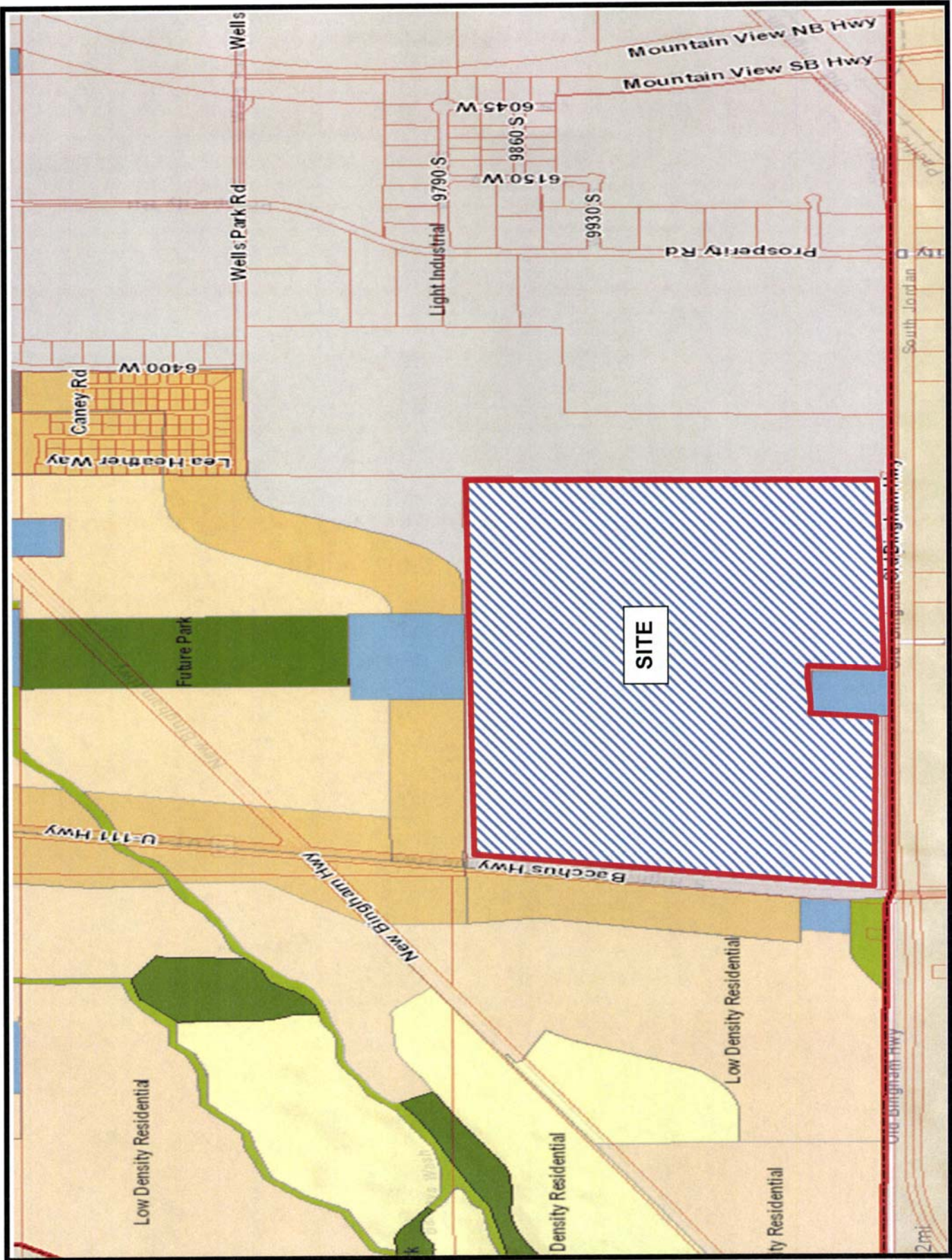


Exhibit C Future Land Use Map

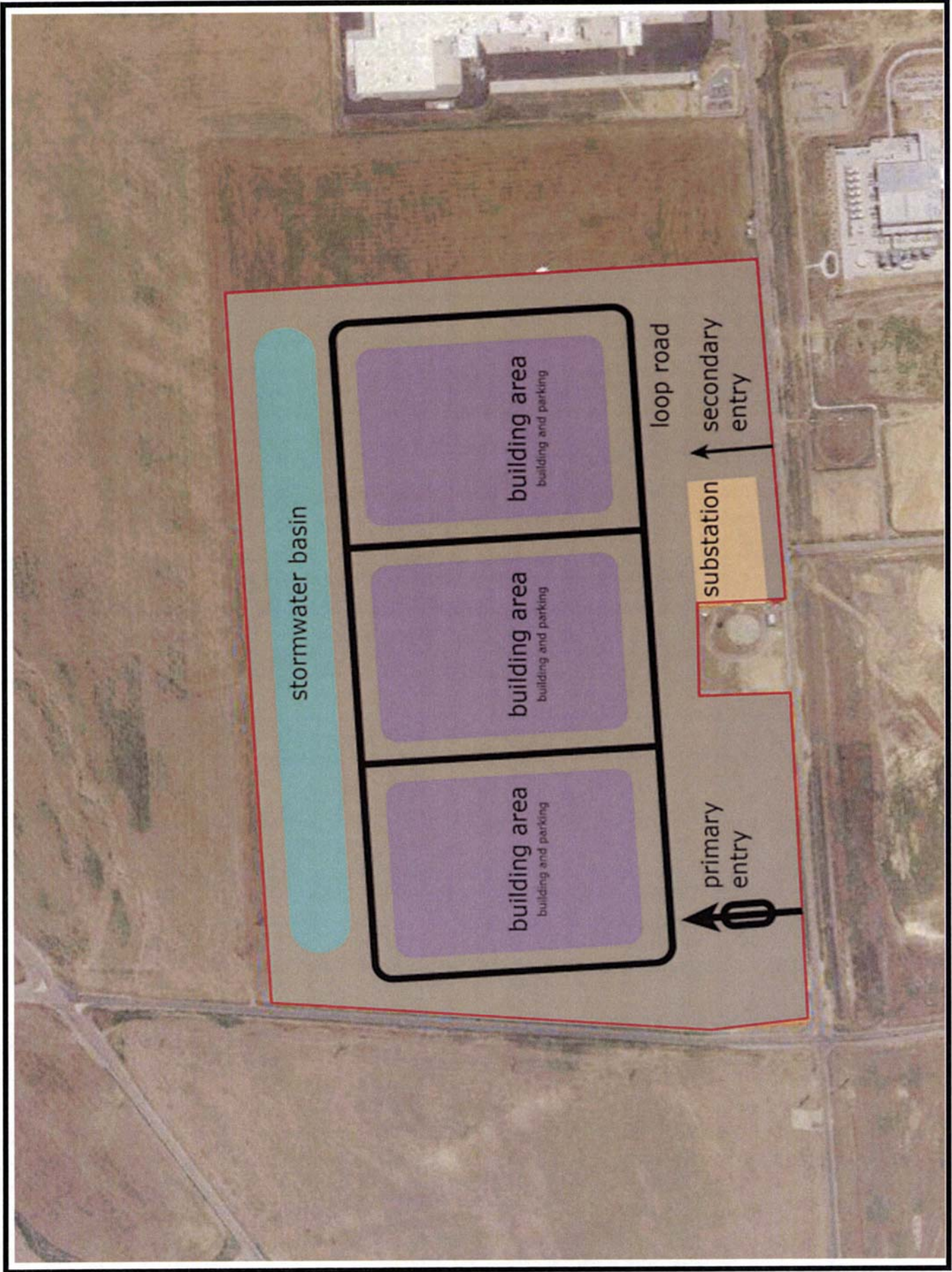


Exhibit D Concept Site Plan