

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Satterfield Land Use Map amendment and Rezone

**SUMMARY:** Satterfield General Plan Future Land Use Map Amendment and Rezone; General Plan Future Land Use Map from Professional Office and Low Density Residential to Medium Density Residential and Zoning Map Amendment from A-20 to R-1-8C for 54.98 acres located at approximately 7101 West 8200 South.

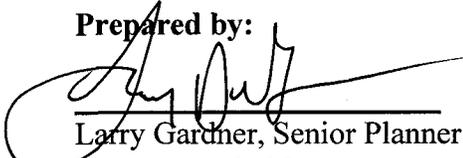
**FISCAL IMPACT:** None.

**STAFF RECOMMENDATION:** Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council amend the General Plan Future Land Use Map for 54.98 acres located at approximately 7101 West 8200 South from Professional Office and Low Density Residential to Medium Density Residential and Rezone 54.98 acres located at approximately 7101 West 8200 South from A-20(Agriculture 20 acre lot minimum) to R-1-8C zone (Single-family Residential 8,000 square foot lots; house size C).

**PLANNING COMMISSION RECOMMENDATION:** On December 16, 2014 the Planning Commission by a 6-1 vote recommends that the City Council approve the request to amend the General Plan Future Land Use Map for 54.98 acres located at approximately 7101 West 8200 South from Professional Office and Low Density Residential to Medium Density Residential. On January 20, 2015 the Planning Commission recommended that the City Council approve the request to amend the zoning Map for 54.98 acres located at approximately 7101 West 8200 South from A-20 (Agriculture 20 acre lot minimum) to R-1-8C zone (Single-family Residential 8,000 square foot lots; house size C).

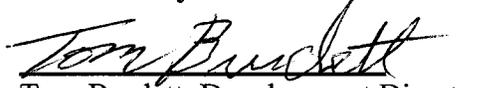
**MOTION RECOMMENDED:** "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council amend the General Plan Future Land Use Map for 54.98 acres located at approximately 7101 West 8200 South from Professional Office and Low Density Residential to Medium Density Residential and Rezone 54.98 acres located at approximately 7101 West 8200 South from A-20(Agriculture 20 acre lot minimum) to R-1-8C zone (Single-family Residential 8,000 square foot lots; house size C). *Roll Call vote required*

**Prepared by:**

  
Larry Gardner, Senior Planner  
**Recommended by:**

  
Bryce Haderlie, Interim City Manager

**Reviewed by/Concur with:**

  
Tom Burdett, Development Director  
**Reviewed as to legal form:**

  
Robert Thorup, Deputy City Attorney

## II. BACKGROUND:

The applicant is requesting two map amendments. The first is an amendment to the Future Land Use Map from Professional Office and Low Density Residential to Medium Density Residential; the second change is an amendment to the Zoning Map from A-20 (Agriculture 20 acre lot minimum) to R-1-8C (Single Family Residential 8,000 square foot lot minimum, house size C). Both amendments occupy the same 54.98 acre piece of property, on the southwest corner of 8200 south and SR-111. The land use map shows the Professional Office designation to occupy approximately 11 acres of the northeast portion of the site. The remainder of the site is designated Low Density Residential on the Land Use Map. The entire 54.98 acres is zoned A-20 at present. The property is currently owned by Lamar Jones but is under contract to be purchased by Jake Satterfield.

The land use amendment application was heard by the Planning Commission on December 16, 2014 requesting an amendment to the Future Land Use Map from Professional Office and Low Density Residential to Medium Density Residential, which received a positive recommendation. The Medium Density land use map designation supports R-1-8 zoning. If the land use map amendment and rezone are approved, the applicant is proposing to subdivide the property and construct single family dwellings. A concept plan showing how the development may be constructed is attached as Exhibit C, but is for reference purposes only. The Medium-Density Residential Land Use designation according to the General Plan has a density range of 3.1 to 5.0 dwelling units per acre. The applicant's Letter of Intent states that 182 single family lots will be developed on 54.98 acres of property. The concept plan as provided (Exhibit C) shows the proposed roadway design and lot configuration. This plan is conceptual and does not bind the developer or City. The average lot size is expected to be 9,189 sq. ft. in area with the smallest lot being 8,000 sq. ft., for a total of 3.31 gross units per acre. The site is rectangular in shape and slopes from west to east. The property has historically been used for dry-farming. An approximate 75 foot wide by 1500 foot wash runs along the North border of the site. This wash area will have to remain and be dedicated and improved as part of the City's trail system as the subdivision moves forward.

## III. GENERAL INFORMATION & ANALYSIS

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

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Neighborhood Commercial and Medium Density Residential	PC	Convenience Store and Single Family Residential
<b>South</b>	Low Density Residential	A-20	Farm Ground/Gravel Pit
<b>East</b>	Public Facility and Medium Density Residential	PF, R-1-6 and R-1-8	School, Single Family Residential
<b>West</b>	Very Low and Low Density Residential	VLSFR & LSFR	Gravel Pit, Farm Ground

## IV. FINDINGS OF FACT

### Section 13-7C-6: Amendments to the Land Use Map

According to City Code, Section 13-7C-6), any amendments to the general plan, including maps, shall be approved only if the following are met.

**Finding A:** *The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

**Discussion:** The applicant is proposing to amend the Future Land Use Map from Professional Office and Low Density Residential to Medium Density Residential.

The description of “Low Density Residential” as found in the General Plan:

*“Low Density Residential will include development providing for low intensity single-family detached residential uses typically found in suburban and traditional neighborhoods.”*

The applicant is proposing to construct all single family homes with no multi-family or twin homes and has submitted an application to change the zoning designation from A-20 to R-1-8C. The General Plan states: *“lower density single-family residential uses are most preferred in West Jordan.”*

The description of “Medium Density Residential” in the General Plan is:

*“Medium Density Residential will include development providing for moderate intensity single-family attached/detached units as well as twin and town homes. Areas that should be designated as medium density residential uses should be preferred for infill developments that are well buffered from commercial and industrial uses.”*

The majority of the residential land use designation abutting SR-111 is of the “Medium Density” land use designation, with the proposed site the only one along the SR-111 arterial having the “Low Density” designation. The General Plan Land Use Map amendment to “Medium Density” is consistent with the goals of the plan in that the developer is proposing to construct all single family homes at this time. The density range on the Low Density designation is 1 to 3 units per acre while the Medium Density designation is 3.1 to 5 units per acre. This development conceptually is at 3.31 gross dwelling units per acre, which is at the low end of the density scale for “Medium Density” developments but could go as high as 4.3 gross dwelling units per acre. Gross calculations over the entire 55 acre site comparing R-1-8 zoning (allowed in Medium Density) and R-1-12(allowed in Low Density) could result in a 33% increase in home density.

The amendment from “Professional Office” to Medium Density residential is not in conflict with the General Plan. The Plan’s goals support locating office complexes close to residential areas and close to arterials and transit stops. While the site does meet two of the criteria, an office park at this location would be in the middle of a residential area and directly across the street from a school. There

are more appropriate sites along the SR-111 corridor at the nodes of 7800 South or 9000 South, for example, than in an area that vastly residential development.

**Finding:** The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

**Finding B:** *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

**Discussion:** At present there is approximately 506 acres of undeveloped land designated as “Medium Density” residential west of 5600 West (excluding the Highlands). There is approximately 1516 acres of “Low Density” designated property west of 5600 West (excluding the Highlands). There is approximately 99 acres of undeveloped “Professional Office” designated property located throughout the City with 38 acres in the Jordan Landing development.

The most appropriate optional site that is designated Medium Density is south and east of the proposed site, however the parcel is nearly 150 acres and is currently not for sale. The remainder of medium density sites would require “leap frog” development which is discouraged by the General Plan.

The 11 acre area that is designated “Professional Office” on the land use map is the most remote site to have the Professional Office designation in the City. The Professional Office site is also adjacent to single family housing and across the street from a middle school. There are more adequate and appropriate sites in the City for Professional Office type uses.

**Finding:** The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

**Finding C:** *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.*

**Discussion:** The proposed land use amendment will be compatible with the uses surrounding the site. The land use map is not changing from residential use, but will be removing potential office uses and increasing the residential density. The uses to the North are single family and a convenience store is located at the corner of SR-111 and 8200 south. The uses to the East are single family and a school. To the South is open farm ground and to the West a gravel extraction operation exists (50 acres in area) 400 feet from the boundary of the site. It is unknown to staff what the scope of the gravel pit is or how long the operation will continue. As the housing development commences appropriate fencing and other reasonable measures to mitigate any detrimental impacts from the gravel pit should be implemented.

**Finding:** The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

**Finding D:** *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*

**Discussion:** The applicant will directly benefit from approval of the proposed amendment; however, the amendment will be consistent with the apparent practice of placing Medium Density and High Density along major arterial roads.

**Finding:** The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

**Finding E:** *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

**Discussion:** The amendment will not adversely impact the neighborhood by allowing an increase in residential density of single family dwellings. The possibility of a 1/3 increase in density when comparing R-1-12 to R-1-8 (75 to 100 homes) on the 55 acre site should not negatively impact the infrastructure in the area. New roads will not connect to existing neighborhoods; as the new development will be connected to collector and arterial streets. The area is planned for single family uses already. Roads, water, storm water, sewer and public safety should not be adversely affected by the amendment and the subsequent development. A traffic study will be required with the subdivision application. The developer will be required to install any infrastructure required for this development.

**Finding:** The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

**Finding F:** *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

**Discussion:** The proposed amendment is not adverse to any other existing adopted plans, city codes or ordinances.

**Finding:** The proposed amendment is consistent with other adopted plans, codes and ordinances.

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

According to City Code, Section 13-7D-7(A), the following shall be met in approving any amendments to the Zoning Map.

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

**Discussion:** The subject property is proposed to be located within the Medium-Density Residential land use designation. This designation was created for those residential uses which fall between 3.1 and 5.0 dwelling units per acre. The applicant is proposing to change the zoning designation on 54.98 acres of land currently zoned as A-20 to R-1-8C with a density of 3.31 du per acre, which is consistent with the Medium Density Land Use designation of the General Plan.

Furthermore, Goal 4 Policy 2 states: “Single-family housing should be the primary residential development type in the city.” The applicant’s intent is to construct single family homes on the property. The concept plan shows a street system stubbed to neighboring vacant property, the development does not have any cul-de-sacs and the lot sizes are slightly larger in size than those in the developments to the north and east. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan.

**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 concept plan shows single-family lots which average 9,189 sq. ft. in area. This lot size is somewhat larger than the developments to the North and East but smaller than the lots in the Sycamores development to the Northwest. The zoning of the development to the north is PC (Planned Community) with 7,000 square foot lots and the development to the east is zoned R-1-6 and R-1-8.

The proposed subzone for home size will be a “C” which relates to the following minimum living areas:

- 1 level dwelling (rambler/split entry) -2,400 sq. ft. minimum living space;
- Split level dwelling – 2,100 sq. ft. minimum living space; and,
- Multi-story dwelling (2 or more) – 2,400 sq. ft. living space.

Conceptually the development is proposing an average lot size of 9,189 square feet which will accommodate “D” size homes, if the lot sizes remain constant. Any home size above a C or D will limit home types because of setback requirements. The home size chart is included as an attachment.

The lot sizes and housing sizes are similar to what exists around the site. The property slopes from West to East. If this property is developed it will not be interconnected to any existing developments in the area.

The City Engineering Department has indicated that the City does have the ability to service the project with water and sewer. The storm drain system is adequate to handle flows from the development and will be designed to meet the specific needs of the development and to protect any existing washes or natural drainage areas.

**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:** The R-1-8C zoning district has specific standards which will be met when the property is subdivided and developed. The R-1-8C zone is compatible with the existing zones and housing densities found in surrounding neighborhoods and will not harm the public health, safety or welfare of the city as a whole.

**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:** The Engineering Department has determined that the City has the ability to service any proposed development with water, sewer, streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. Garbage collection will be provided to any proposed development as part of the normal City garbage collection service. The Fire Department will review the proposed development at the time of subdivision application to ensure full serviceability. The concept plan of the proposed development will have two road connections to 8200 South Street. There will not be any direct access from the property to SR-111, an arterial roadway. The majority of the traffic from any proposed development will empty onto 8200 South, which is a collector street. As the property is developed stub streets will be installed to the vacant undeveloped property to the South and West, to provide access for future development. The addition of 182 homes should not change the traffic level of service for 8200 South or SR-111 but a traffic impact study will be required as part of the subdivision submittal to determine if any and what measures actually need to be taken.

**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:** The property is not located within any overlay zone.

**Finding:** This criterion does not apply.

## V. SUMMARY OR CONCLUSION:

Staff supports the proposed General Plan Future Land Use Map and Zoning Map amendments associated with this request, believing that the resulting residential development will be compatible with the General Plan, adjoining land uses and with the neighborhood.

## VI. STAFF RECOMMENDATIONS:

Based on the findings set forth in this staff report, staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the 54.98 acres of property from A-20 (Agricultural 20-acre lots) to a R-1-8C (Single-family Residential, 8,000 square foot minimum lots) for the property generally located at 7101 West 8200 South.

## VII. RECOMMENDED MOTION:

### Future Land Use Map and Zoning Map Amendment Motion:

“Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council amend the General Plan Future Land Use Map for 54.98 acres located at approximately 7101 West 8200 South from Professional Office and Low Density Residential to Medium Density Residential and Rezone 54.98 acres located at approximately 7101 West 8200 South from A-20(Agriculture 20 acre lot minimum) to R-1-8C (Single-family Residential 8,000 square foot lots) Zone.

*If the moving Council Member disagrees with the staff’s findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:*

“Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council deny the request to amend the General Plan Future Land Use Map for 54.98 acres located at approximately 7101 West 8200 South from Professional Office and Low Density Residential to Medium Density Residential and Rezone 54.98 acres located at approximately 7101 West 8200 South from A-20(Agriculture 20 acre lot minimum) to R-1-8C (Single-family Residential 8,000 square foot lots) Zone. Specifically, I disagree with Staff and find that the following required criterion for a Future Land Use Map and/or Zoning Map Amendments have not been met:

**Future Land Use Map Amendment Findings:**

- A. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.
- B. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.
- C. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.
- D. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.
- E. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.
- F. The proposed amendment is consistent with other adopted plans, codes and ordinances.

**Zoning Map Amendment Findings:**

- 1. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan.
- 2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.
- 3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.
- 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.
- 5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Which criteria has been met or not met? Why?

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*Note: All applicable criteria must be met to support a positive action by the City Council.*

## **VIII. ATTACHMENTS:**

- Exhibit A – Current Land Use Map
- Exhibit B – Proposed Land Use Map
- Exhibit C – Proposed Rezone Area
- Exhibit D - Aerial
- Exhibit E – GP Change Application
- Exhibit F – Zone Change Application
- Exhibit G – General Plan Narrative
- Exhibit H –Zone Change Narrative
- Exhibit I – Impact Analysis
- Exhibit J – Concept Development
- Exhibit K – Engineering Analysis
- Exhibit M – Planning Commission Minutes
- Exhibit N – House size spreadsheet
- Exhibit O – Draft Ordinance

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PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF WEST JORDAN, MELANIE BRIGGS 8000 S. REDWOOD RD.  WEST JORDAN, UT 84088	9001403739	1/9/2015

ACCOUNT NAME	
CITY OF WEST JORDAN,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8015695115	0001004005 /
SCHEDULE	
Start 01/09/2015	End 01/09/2015
CUST. REF. NO.	
Rezone a-20 to R-1-8D	
CAPTION	
CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the	
SIZE	
46 Lines	1.00 COLUMN
TIMES	RATE
3	
MISC. CHARGES	AD CHARGES
TOTAL COST	
82.28	

**CITY OF WEST JORDAN PUBLIC HEARING NOTICE**  
 A Public Hearing will be held before the City of West Jordan City Council on Wednesday, January 28, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering approximately 55 acres for a General Plan Land Use Map Amendment from Low Density Residential and Professional Office to Medium Density Residential designation and Rezone from A-20 (Agricultural 20-acre minimum lots) to R-1-8C (Single-family residential) 8,000 square foot lots) Zone located at approximately 7101 West 8200 South, Jake Satterfield (applicant).  
 You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.  
 Published this 9th day of January 2015  
 Jamie Lyn Vincent  
 Deputy City Clerk  
 1004005 UPAXLP

AFFIDAVIT OF PUBLICATION

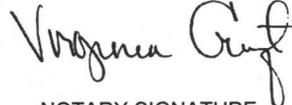
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, January 28, 2015, at the hour** FOR **CITY OF WEST JORDAN**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 01/09/2015 End 01/09/2015

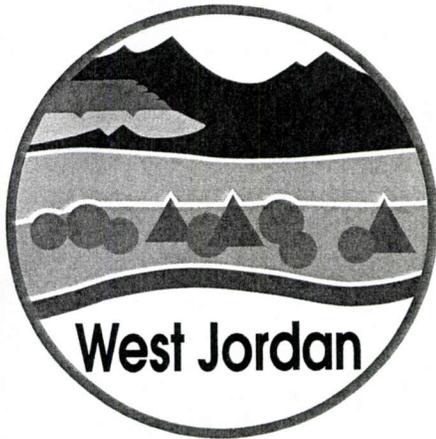
SIGNATURE 

DATE 1/9/2015

**VIRGINIA CRAFT**  
 NOTARY PUBLIC - STATE OF UTAH  
 My Comm. Exp. 01/12/2018  
 Commission # 672963

  
 NOTARY SIGNATURE

**THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"**  
**PLEASE PAY FROM BILLING STATEMENT**



7/10  
**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5100  
Fax (801) 565-8978

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January 7, 2015

Jake Satterfield  
12543 South Andreas  
Riverton, UT 84065

Dear Mr. Satterfield:

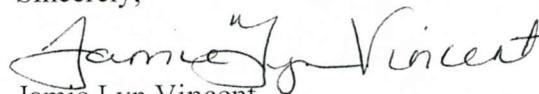
A Public Hearing will be held before the City of West Jordan City Council on Wednesday, January 28, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Map Amendment of approximately 55 acres from Low Density Residential and Professional Office to Medium Density Residential designation and Rezone from A-20 (Agricultural 20-acre minimum lots) to R-1-8C (Single-family residential 8,000 square foot lots) Zone located at approximately 7101 West 8200 South; Jake Satterfield (applicant).

You are invited to attend the Public Hearing, take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5115.

Sincerely,

  
Jamie Lyn Vincent  
Deputy City Clerk

cc: Planning Department



*Mailing to  
entities*

**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5100  
Fax (801) 565-8978

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**THE CITY OF WEST JORDAN, UTAH  
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, January 28, 2015, at 6:00 p.m. at West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comment prior to considering approximately 55 acres for a General Plan Land Use Map Amendment from Low Density Residential and Professional Office to Medium Density Residential designation and Rezone from A-20 (Agricultural 20-acre minimum lots) to R-1-8C (Single-family residential 8,000 square foot lots) Zone located at approximately 7101 West 8200 South; Jake Satterfield (applicant). You are invited to attend the Public Hearing and provide information for West Jordan to consider in the process of preparing, adopting, and implementing a general plan or amendment to a general plan concerning impacts that the use of land proposed in the proposed general plan or amendments to the general plan may have on your entity; and uses of land within West Jordan that your entity is planning or considering that may conflict with the proposed general plan or amendment to the general plan, and/or take part in the discussions and voice any support or concerns you may have with the above-mentioned amendment. If you want to speak on an item, the time will be limited to 3 minutes. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

See map on reverse side

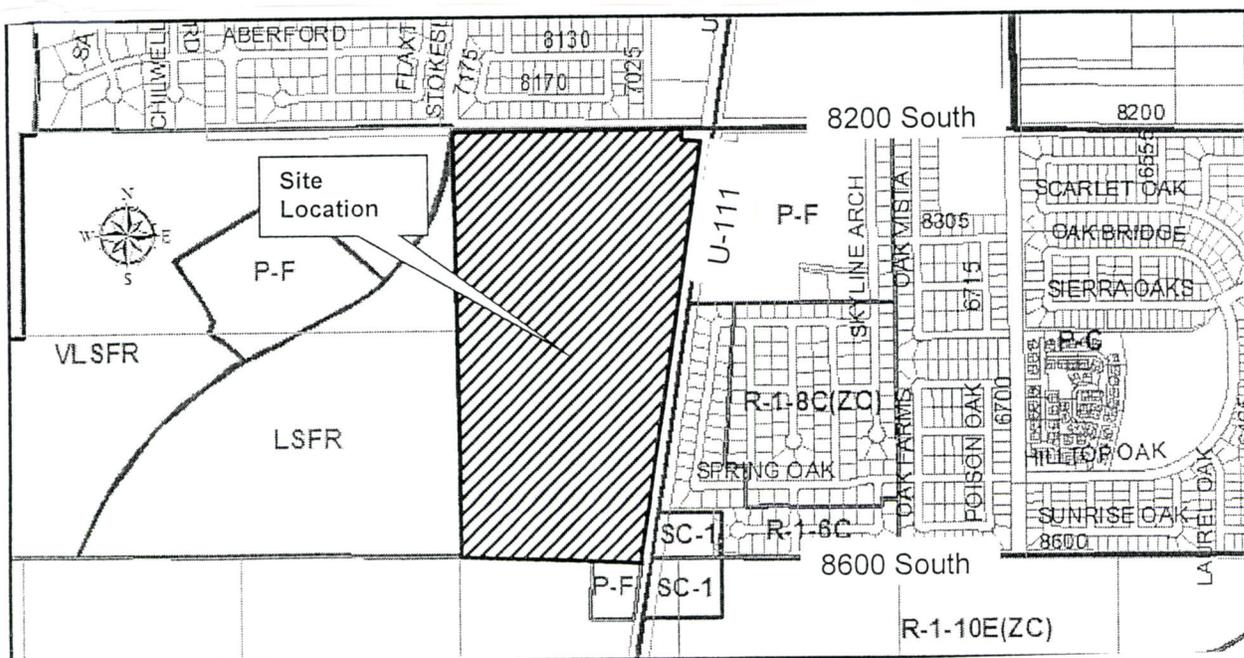


300'  
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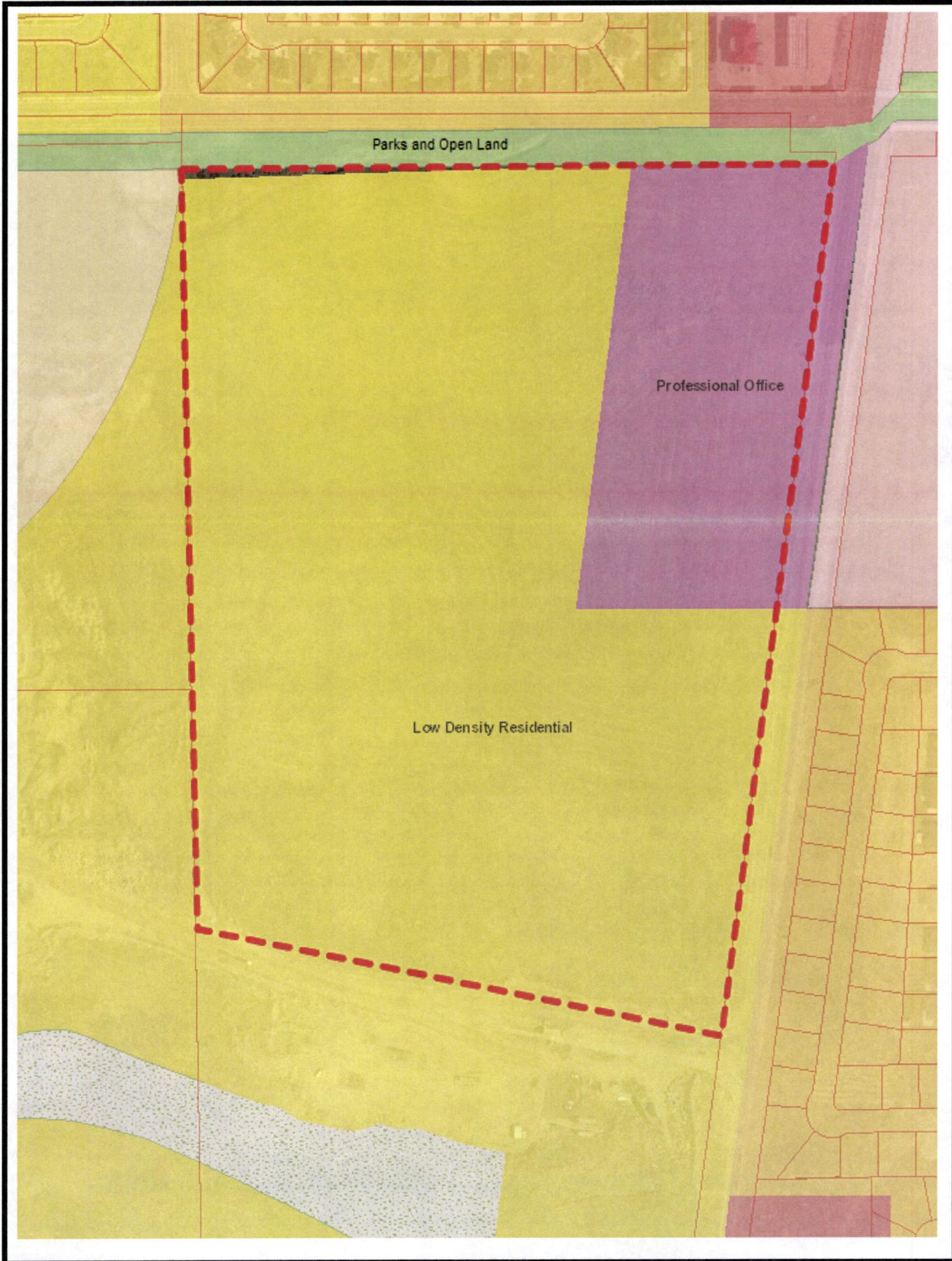
**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5100  
Fax (801) 565-8978

## THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held in the Council Chambers located at West Jordan City Hall, 8000 South Redwood Road, 3<sup>rd</sup> Floor, before the City Council on Wednesday, January 28, 2015, at 6:00 p.m. to receive public comment prior to considering approximately 55 acres for a General Plan Land Use Map Amendment from Low Density Residential and Professional Office to Medium Density Residential designation and Rezone from A-20 (Agricultural 20-acre minimum lots) to R-1-8C (Single-family residential 8,000 square foot lots) Zone located at approximately 7101 West 8200 South; Jake Satterfield (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available on the City's website [ww.wjordan.com](http://ww.wjordan.com) approximately 4 days prior to the meeting.



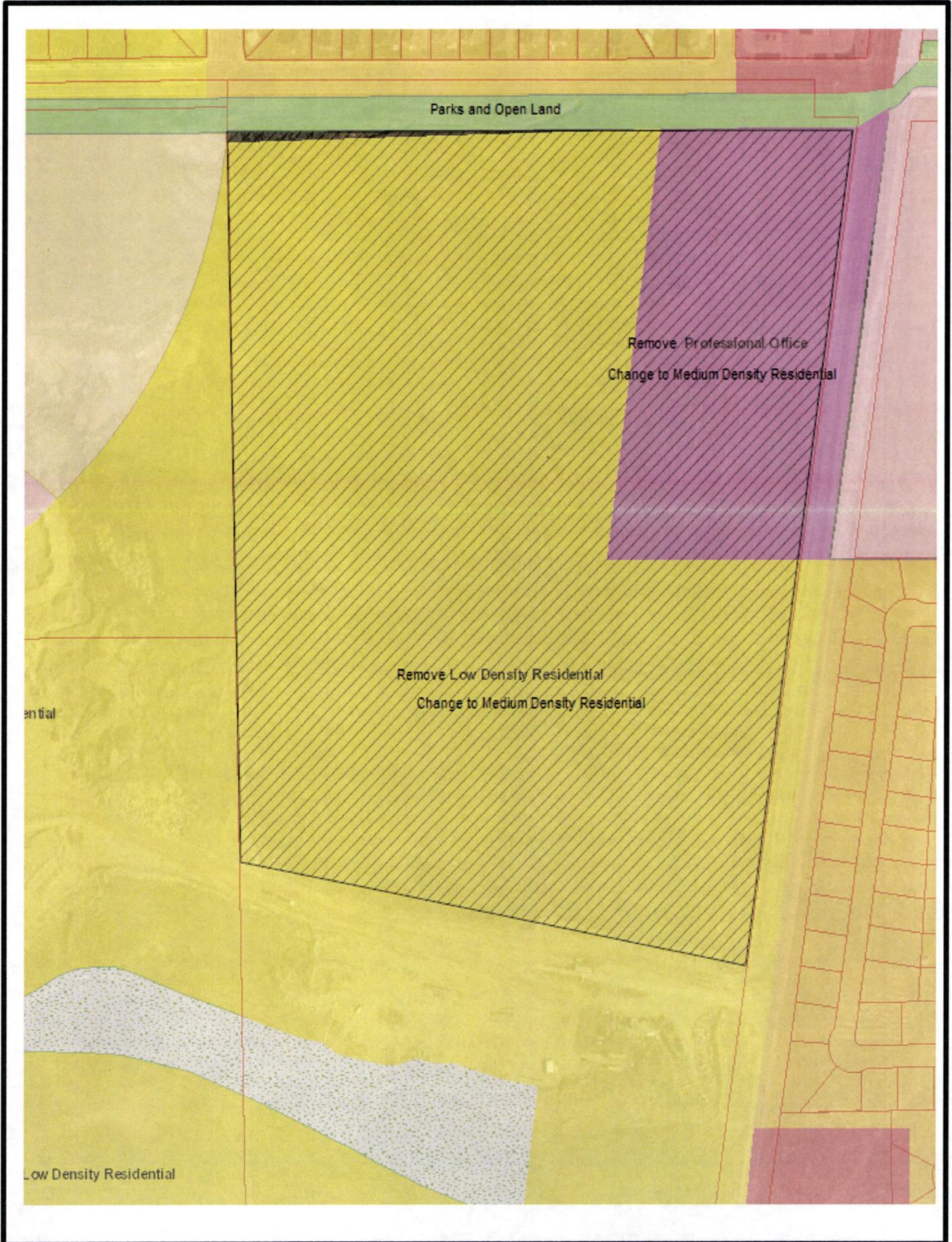
The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.



**Current Future Land Use Map**

**Exhibit A**

**Exhibit B** Proposed Landuse Map Amendment





Site Proposed Medium Density Residential  
Proposal from A-20 to R-1-8C

**Exhibit C** Proposed Rezone Area



**Aerial Map**

**Exhibit D**



CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road  
(801) 569-5180

Syoung@bushandgudgall.com

Sidwell # 20-34-300-008 Acreage: 54.983 Lots: N/A Zoning: A-20

Project Location: 7101 WEST 8200 SOUTH

Project Name: SATTERFIELD SUBDIVISION WEST JORDAN CONCEPT

Type of Application:  Subdivision  Conditional Use Permit  
 Site Plan  General Land Use Amendment  
 Rezone  Agreement  
 Condominium  Other

Applicant: JAKE SATTERFIELD Company: \_\_\_\_\_

Address: 12543 ANDRAE

City: RIVERTON State: UT Zip: 84065

Telephone: Office: \_\_\_\_\_ Cell: 801/955-0452

Email: JAKE@UTAHREP.COM

Property Owner: LAMAR & VICKY JONES

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer: \_\_\_\_\_ Company: BUSH & GUDGALL

Address: 685 EAST 4500 SOUTH STS. 100

City: SLC State: UT Zip: 84107

Telephone: Office: 801/685-6194 Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Architect: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

SIGNATURE: [Signature] DATE: 10/29/14

Project #: GPA20140009 Date: 10/30/14  
Received By: ODA [Signature] PLANNING [Signature] ENGINEERING \_\_\_\_\_

Revised 3/1/14

Exhibit E General Plan Application



**CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION**  
8000 South Redwood Road  
(801) 569-5180

Sidwell # 20-34-300-008 Acreage: 59 ± Lots: N/A Zoning R-1-8

Project Location: 7101 W. 8200 S.

Project Name: BACCHUS + 8200 S. Satterfield Rezone

Type of Application:  Subdivision  Conditional Use Permit  
 Site Plan  General Land Use Amendment  
 Rezone  Agreement  
 Condominium  Other

Applicant: JACOB SATTERFIELD Company: \_\_\_\_\_

Address: 12543 ANDREA

City: RIVERTON State: UT Zip: 84065

Telephone: Office: \_\_\_\_\_ Cell: 801/755-0452

Email: JAKE@UTAHCLP.COM

Property Owner: LAMAR & VICKY JONES

Address: PO BOX 1068

City: PENDLETON State: OR Zip: 97801

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer: \_\_\_\_\_ Company: BUSH & GUDGILL

Address: 655 E. 4500 S. #100

City: SLC State: UT Zip: 84107

Telephone: Office: 801/685-6194 Cell: \_\_\_\_\_

Email: SYOUNG@BUSHANDGUDGILL.COM

Architect: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

SIGNATURE: [Signature] DATE: 11/26/14

Project #: 2020140011 Date: 12/23/14  
 Received By: ODA [Signature] PLANNING LG ENGINEERING \_\_\_\_\_

Revised 9/1/14

**Exhibit F**

**Zone Change Application**



**Bush and Gudgell, Inc.**  
Engineers • Planners • Surveyors  
Salt Lake City - St. George  
www.bushandgudgell.com

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**General Plan Map Amendment Application**

**Written Requirements**

***Current property owner:*** LaMar and Vicky Jones

***The present zoning classification:*** A-20

***The present land use designation:*** Low Density Residential/Professional Office

***The proposed land use designation:*** Medium Density Residential

***In writing, explain the reason and justification for a general plan map amendment.***

***The statement must include:***

***Explain how the required findings of the Municipal Code are met.***

The proposed amendment is consistent with the General Plan goal of integrating new and existing development. The proposed amendment would more closely match the land use designation of the subject parcel with the medium density residential development to its north.

The proposed amendment is also a compatible land use with the middle school to the east of the parcel: a modest increase in the density of residential development on the subject parcel will slightly improve the pedestrian accessibility of the school to area residents.

The elimination of the Professional Office land use designation from a portion of the site is also compatible with the surrounding existing and anticipated development. Demand for office space at this location is and will likely remain rather low and the development of such space therefore infeasible.

***Analysis of the potential impacts on the existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electric power, fire protection, garbage collection, etc.***

Our preliminary assessment indicates that the majority of existing infrastructure has been constructed based on the expectation of the development of the subject parcel. The proposed amendment will only make a very minor difference on public services compared with the existing General Plan land use designation. Additional study will be done as part of later development planning.

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St. George: 205 East Tabernacle #4, St. George, UT 84770, Ph. 435-673-2337, Fax 435-673-3161  
Salt Lake City: 655 East 4500 South #100, Salt Lake City, UT 84107, Ph. 801-364-1212, Fax 801-364-1225



**Bush and Gudgeon, Inc.**  
Engineers • Planners • Surveyors  
Salt Lake City - St. George  
www.bushandgudgeon.com

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***Specify the potential use of the property within the area of the proposed amendment.***

Medium density residential homes meeting all requirements of associated zones (R-1-8, R-1-9, R-1-10, PC, PRD).

***Explain why the existing general plan designation/general plan language for the area is no longer appropriate or feasible.***

A Medium Density Residential designation is preferable to the existing Low Density Residential designation on most of the parcel due to the site's proximity to Bacchus Highway and Sunset Ridge Middle School to the east, and 8200 South and other medium density residential development to the north. Demand for professional office space at this location is and will likely remain rather low, which makes the development of that land use infeasible on the portion of the site currently designated Professional Office.



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Engineers • Planners • Surveyors  
Salt Lake City - St. George  
www.bushandgudgeon.com

**Zone Change Application**  
Parcel #20-34-300-008

Bacchus + 8200 South: Proposed Satterfield Development  
Written Requirements: Reason and Justification for Zone Change

*In writing, explain the reason and justification for such zone change and the manner in which a proposed zone map change would further promote the objectives and purposes of the West Jordan Municipal Code and the General Plan. The statement must include:*

*Public purpose for the amendment in question.*

The proposed zone change addresses the present and future needs of the community, manages growth and development on land located within West Jordan, and represents the free exercise of private property rights and the utilization of real property to its highest and best use.

*Confirmation that the public purpose is best served by the amendment in question.*

The general plan is assumed to be a considered expression of the public purpose and the proposed zone change amendment is a direct implementation of the general plan's land use designation for the parcel.

*Compatibility of the proposed amendment with general plan policies, goals and objectives.*

The proposed amendment will advance the general plan goal of providing a safe and healthy living environment for West Jordan residents. The development will integrate new and existing development, enhance the unique qualities of the City, and is consistent with West Jordan's preference for relatively low-density single-family residential housing developed in a coherent, sustainable pattern.

*Consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use.*

The proposed amendment will not represent a leapfrog development pattern. Development activity on the parcel will also correlate with the general plan's timing and sequencing policy through the construction of new public improvements and payment of impact fees concurrent with the new development activity.

*Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies.*

We see no potential obstruction or hindrance of the general plan's policies by the proposed amendment, except that the proposed amendment does not contemplate a diversity of density or dwelling types.

*Adverse impacts on adjacent landowners.*

Other than a modest increase in traffic on proximate collector and arterial roads, we do not anticipate any adverse impacts on adjacent landowners.

*Verification that the correctness in the original zoning or general land use plan map is correct for the area in question.*

Please see relevant map exhibits which are a part of this application submittal.

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Salt Lake City: 655 East 4500 South #100, Salt Lake City, UT 84107, Ph. 801-364-1212, Fax 801-364-1225



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*Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services.*

The impacts estimated below are for 182 single family residential lots on about 55 acres of the parcel. (See preliminary concept layout included with this application submittal.) The City has indicated that the capacity of existing infrastructure will accommodate the scope and intensity of development proposed by this Zone Map Amendment, however, additional study will be completed during the next phase of site engineering. All impacts have been estimated using the demand factors outlined in the 2013 West Jordan Impact Fee Analysis, where applicable.

	<u>Estimated Impact</u>
• Residential housing units (HU) 55 acres @ 3.31 HU/acre	182 units
• Traffic impact @ 11.7 average trips per day per single family housing unit (HU)	2,129 daily trips
• Estimated water impact @ 684 gallons per day (GPD) per single family HU	124,488 GPD
• Estimated sewer impact @ 684 GPD per single family HU	124,488 GPD
• Estimated storm water impact On-site detention (primarily on the school parcel)	N/A

*Impacts on schools.*

The proposed amendment is a complementary land use with the existing Sunset Ridge Middle School to the east of the parcel, since developing new residential housing stock at the parcel's location will improve travel to these schools.

*Impacts on the local economy and other factors as requested by the planning department.*

The economic effect on West Jordan of the proposed development will be minimal. Direct impacts created by the development will be offset by the direct provision of additional public infrastructure (i.e. road, utility, and drainage facilities) and the payment of impact fees. The indirect economic impact will consist primarily of a modest increase to the tax base of the community.

Best Regards,

Stacy Young  
 Development Director

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St. George: 205 East Tabernacle #4, St. George, UT 84770, Ph. 435-673-2337, Fax 435-673-3161  
 Salt Lake City: 655 East 4500 South #100, Salt Lake City, UT 84107, Ph. 801-364-1212, Fax 801-364-1225

# Exhibit J Concept Plan





City of West Jordan  
 Department of Public Works  
 8000 South Redwood Road  
 West Jordan Utah 84088  
 Office: (801) 569-5070

**TO:** Larry Gardner  
**FROM:** David Cottle *TRC*  
**CC:** Tim Heyrend, Bill Baranowski  
**DATE:** January 12, 2015  
**RE:** Satterfield Subdivision Rezone

Here are some engineering comments on the review of the proposed Satterfield subdivision residential development that is scheduled for Planning Commission consideration for a zone change on January 28, 2015. I have reviewed this proposal along with Tim Heyrend, the Utilities Engineer for West Jordan City, and with Bill Baranowski, the Traffic Engineer.

**Traffic and Transportation**

At the time of subdivision application, a traffic impact study may be required. The developer will need to address issues that arise from such a study. At site plan review, the developer will need to provide improvements on all boundary roads and any other roadway improvements identified by the review engineer.

**Water**

There are no capacity or water availability issues with the proposed area. The developer will need to connect to the existing 16" pipeline in U-111 as well as an existing 12" pipeline along 8200 S. Developer will also be required to install a new 12" line along any road built along the west side of the subdivision.

**Sanitary Sewer**

There are no capacity issues identified from the proposed subdivision rezone. The developer will be responsible for installing a 10" SS line along SR-111 the length of the subdivision.

**Storm Drain**

The developer will need to detain storm water with a release rate of 0.2 cfs/acre per city standards. The north portion of the property is an existing natural wash. This may limit the potential to develop over the area and any submittal will be closely reviewed for potential issues related to the existing wash.

**Exhibit K**  
**City Engineer Analysis**

**Flood Plain**

A review of the FEMA floodplain map reveals the property does not fall within any FEMA floodplain boundaries

**Summary**

Since the proposed zone change is in general compliance with the West Jordan City Land Use Plan there is no concern with the overall ability for the City to provide adequate public facilities at some point in the future. We do not object to the zone change application as long as the applicant is aware that immediate access to City utilities could come with a significant cost and that the developer is responsible for any possible road improvements adjacent to the property

cc: Tim Heyrend, P.E., Utilities Engineer  
Bill Baranowski, P.E., Traffic Engineer

Please find Planning Commission Minutes of December 16, 2014 on the following pages.

**Exhibit L Planning Commission Minutes 12/16/2014**

Tracy Stocking said it is generally staff parking and there will still be adequate parking. The back parking lot is mostly empty every day. The original helipad site will continue to be used as parking with about 18-20 stalls.

Dan Lawes asked if the center would be inpatient only.

Tracy Stocking said it would be both, but it is primarily outpatient. The two vault areas will be closest to the hospital for the occasional inpatient stay.

Nannette Larsen felt that the applicant's review was comprehensive. The new helipad location will be reviewed during the final site plan.

Greg Mikolash stated that condition #1 could be removed with the relocation of the helipad.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Amended Site Plan to allow Jordan Valley Cancer Center to be constructed on the property located at 3580 West 9000 South in a P-F Zoning District, with the following conditions of approval:

Conditions of Approval:

1. An easement release for the 50' aqueduct easement must be provided prior to Final Amend Site Plan approval.
2. Address and adhere to all Department comments, redlines, conditions of approval and all applicable code standards.
3. All changes to the site shall be consistent with the Preliminary Site Plan application, letter of intent, and site plan.
4. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of Final Site Plan approval.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION:** Zach Jacob moved based on the findings set forth in the staff report and the discussion this evening to approve the Preliminary Amended Site Plan for Jordan Valley Medical Cancer Center; 3580 West 9000 South; TSA Architects/Tracy Stocking (applicant) with the conditions 2 through 4 as recommended in the staff report. The motion was seconded by Sophie Rice and passed 7-0 in favor.

\*\*\*\*\*

3. Satterfield Land Use Amendment; 7101 West 8200 South; Amend the West Jordan Future Land Use Map for approximately 54.983 acres from Low Density Residential and Professional Office to Medium Density Residential designation; A-20 Zone; Jake Satterfield (applicant) [#GPA20140009; parcel 20-34-300-008]

Jake Satterfield, applicant, said they are requesting a change in the density and removing the professional office designation as it seems out of place. For subdivision layout purposes and with the

demand and direction of the city they are requesting a change to medium density. Jake Satterfield explained that the northeast corner of the property was being considered for an elementary school by the Jordan School District and the detention pond areas were noted in gray. However, since this concept was submitted both parties have decided to go in a different direction. They now have an updated conceptual drawing that shows lots on the entire piece of property. Depending on the lot size, that area could add between 20 and 30 lots for a total of between 160 and 190 lots.

Larry Gardner said the request is to change the future land use map for approximately 55 acres to medium density residential and removing the professional office designation. The city council will ultimately decide if the map will be amended. The portion of the property outside of the 55 acres would remain low density residential. He reviewed the surrounding densities and zoning, which are mostly in the medium density range. He pointed out that the recommendation tonight isn't specific to the concept plan or lot sizes, which are determined by the zoning and subdivision layout.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use map for 54.98 acres from Low Density Residential and Professional Office to Medium Density Residential on property generally located at 7101 West 8200 South.

It was pointed out that the property just to north is zoned P-C (Planned Community) with the Jordan Hills Villages project, which wasn't tied to hard and fast lots sizes, but rather on density ranges. Those lots directly across 8200 South from this property average between 5,000 and 8,000 square feet. Other areas across U-111 are zoned R-1-6 and R-1-8.

Zach Jacob pointed out that although the properties in the Bridgeport Subdivision are zoned R-1-6 for setback reasons they are still 8,000 square foot minimum lots.

Dan Lawes opened the public hearing.

Scott Hardey, West Jordan resident, said they are excited to see growth near their neighborhood, but he asked for an explanation of the density and zoning terminology. They would be happy with single-family lots between 8,000 and 10,000 square feet, but he asked what the worst case scenario would be with medium density residential.

Dan Lawes said they aren't addressing the zoning tonight.

Brad Harvey, West Jordan resident, asked if the removal of the Professional Office designation indicates that the property will only be used as single-family residential or if it would still allow for business or other development. He asked what medium density consists of.

It was explained that the request is for medium density residential, which allows for 3.1 to 5 units per acre for single-family and not multifamily.

Further public comment was closed at this point for this item.

Zach Jacob said for the sake of transparency, the code does allow for attached single-family structures within the medium density designation. He stated that he still didn't think they are reading and

applying the code correctly for Finding B. The finding is that 'the development pattern contained on the land use plan inadequately provides appropriate optional sites for this use and/or change'. He felt that is asking if the future land use map has other areas for medium density residential and not whether or not this is the correct use for this property.

Ellen Smith agreed with that explanation, but she didn't think that was the intent of the finding and that it should be rewritten.

Lesa Bridge said the trend dictates that the change for this property is appropriate.

Ellen Smith said looking at the surrounding development, this request is reasonable because it matches the existing uses. The only thing she would ask is that the intent of the general plan be followed with the lot sizes getting larger as they go farther west. So as this property and others are developed and as the site plan is being considered that the lots could maybe go from R-1-8 to R-1-10 as it goes farther west.

Zach Jacob agreed that the amendment is probably appropriate and fitting, but he said it doesn't fit what is written in the code. He thought they need to discuss this issue in the future to amend the wording of the code for that finding.

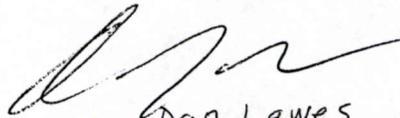
**MOTION:** Dan Lawes moved based on the findings set forth in the staff report to forward a positive recommendation to the City Council for the Satterfield Land Use Amendment; 7101 West 8200 South; Jake Satterfield (applicant) to amend the future land use map for 54.98 acres from low density residential and professional office to medium density residential. The motion was seconded by Lesa Bridge and passed 6-1 in favor with Sophie Rice casting the negative vote.

\*\*\*\*\*

Tom Burdett thanked Ellen Smith for her years of service on the Planning Commission. Commissioner Smith as well stated that she will miss all those involved with the Commission.

**MOTION:** Lesa Bridge moved to adjourn.

The meeting adjourned at 6:38 p.m.

  
Dan Lawes  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department



Approved this 6 day of January, 2015

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 20, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Matt Quinney, Sophie Rice, David Pack, Zach Jacob, Bill Heiner, and Joshua Suchoski.

**STAFF:** Tom Burdett, Greg Mikolash, Larry Gardner, Todd Johnson, Julie Davis, Robert Thorup, David Cottle, and Paul Brockbank

**OTHERS:** Jacob Satterfield

\*\*\*\*\*

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. Tom Burdett gave an update on recent and future items on the City Council agenda.

\*\*\*\*\*

The regular meeting was called to order at 6:00 p.m.

- 1. Consent Calendar**  
**Approve Minutes from January 6, 2015**

**MOTION:** Bill Heiner moved to approve the minutes from January 6, 2015. The motion was seconded by Zach Jacob and passed 7-0 in favor.

\*\*\*\*\*

- 2. Satterfield Rezone; 7101 West 8200 South; Rezone approximately 55 acres from A-20 (Agricultural 20-acre minimum lots) to R-1-8C (Single-family residential 8,000 square foot minimum lots) Zone; A-20 Zone; Jacob Satterfield (applicant) [#ZC20140009; parcel 20-34-300-008]**

The applicant was not in attendance. The Commission considered their option to continue the hearing until the applicant arrived. They asked staff to make their presentation first to give the applicant additional time.

Larry Gardner gave an overview of the request to rezone 55 acres to the R-1-8C Zone. The same applicant came to the planning commission in December 2014 with a proposal to change the future land use map from low density to medium density residential. The planning commission forwarded a positive recommendation to the city council for medium density. The city council is scheduled to hear the land use map and zoning map amendments at a future date. Current zoning of the property is agricultural. He showed a conceptual layout and stated that the number of lots will range from the high 170's to the low 180's. That will be addressed if the subdivision goes forward. The wash to the north will be preserved as part of the city's trails master plan that will ultimately link to the Bonneville Shoreline trail.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone the 54.98 acres of property from A-20 (Agricultural 20-acre lots) to a R-1-8C (Single-family Residential, 8,000 square foot minimum lots) for the property generally located at 7101 West 8200 South.

Location of the pedestrian sky bridge was pointed out.

Jacob Satterfield, applicant, said they are requesting the R-1-8 zoning. They previously had a conversation with Mayor Rolfe and Jeff Haaga who had preferred 10,000 square foot lots, but their main concerns were that they have proper lot widths to allow for RV pads, carports, or 3-car garages so much of the vehicle storage and clutter doesn't end up on the street. After discussing layouts they can still accommodate proper width with a decent sized home and that is the direction they are moving toward. He said he had brought some samplings of home placements on the lots, but that will be addressed during the subdivision review.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

Sophie Rice asked if they should consider the current land use as low density since the city council hadn't heard the land use amendment request yet.

Larry Gardner said the zone change is based upon the request for medium density land use map amendment. If the city council doesn't approve that, then R-1-8 wouldn't fit. Generally the city council will hear both the land use map and zoning map amendments at the same time.

**MOTION: Zach Jacob moved based on the findings set forth in the staff report and upon the discussion this evening to forward a positive recommendation to the City Council for the Satterfield Rezone; 7101 West 8200 South; Jacob Satterfield (applicant) to rezone 54.98 acres from A-20 to R-1-8C zone. The motion was seconded by David Pack and approved 7-0 in favor.**

**MOTION: Zach Jacob moved to adjourn.**

The meeting adjourned at 6:15 p.m.

DAN LAWES  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Please find the ordinance amending the General Plan and zoning map on the following pages.

**Exhibit M**      **Ordinance**

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 15-03**

**AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL AND PROFESSIONAL OFFICE TO MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION AND REZONE FROM A-20 (AGRICULTURE 20 ACRE LOT MINIMUM) TO R-1-8C (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT MINIMUM LOT SIZE HOUSE SIZE C) ZONE FOR 54.98 ACRES OF PROPERTY LOCATED AT 7101 WEST 8200 SOUTH**

WHEREAS, an application was made by Jake Satterfield to amend the General Plan Future Land Use Map from Low Density Residential and Professional Office to Medium Density Residential designation and Rezone from A-20 (Agriculture 20 acre lot minimum) to R-1-8C (Single-family Residential 8,000 square foot minimum lot size house size C) Zone for 54.98 acres of property located at 7101 West 8200 South.

WHEREAS, on December 16, 2014, the Future Land Use Map amendment was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the General Plan Future Land Use Map from Low Density Residential and Professional Office to Medium Density Residential and on January 20, 2015 the rezone request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the Rezone request to R-1-8C (Single-family Residential 8,000 square foot minimum lot size house size C) from A-20 (Agriculture 20 acre lot minimum) Zone for 54.98 acres of property located at 7101 West 8200 South; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on January 28, 2015; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. the proposed amendments to the zoning map are consistent with the purposes, goals, objectives, and policies of the City's General Plan; and,
2. the proposed amendments to the zoning map are harmonious with the overall character of existing development in the immediate vicinity of the subject property; and,
3. the proposed amendments to the zoning map will not adversely affect adjacent properties; and,
4. the proposed amendments to the zoning map are consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and,
5. public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection, are now, or will be made by the Developer, adequate.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Future Land Use Map of the City of West Jordan, Utah, is hereby amended by changing the future land use designation from Professional Office and Low Density Residential to Medium Density Residential located approximately at 7101 West 8200 South, more appropriately described below:

Beginning at a point S 1°00'10" E 45.01 feet from the west ¼ corner of section 34, Township 2 south, range 2 west, Salt Lake Base and Meridian, and running thence S 89°59'26" E 1396.92 feet along the center section line; thence S 0°00'41" W 39.53 feet; thence S 89°58'48" E 105.11 feet to a point on the westerly right of way of Bacchus Highway also known as SR-111, point being perpendicularly distant 75.00 feet from station 21+04.03 of said control line; thence S 8°02'35" W 1830.30 feet along said line; thence N 80°44'15" W 12330.7 feet to a point on the west section line of said section 34; thence N 1°00'10" W 1653.87 feet along said line to the point of beginning.

Contains 2,395,043 sq. ft. or 54.98 acres more or less

Section 2. The Zoning Map of the City of West Jordan, Utah, is hereby amended by changing the zoning from A-20 (Agriculture 20 acre lot minimum) to R-1-8C (Single-family Residential 8,000 square foot minimum lot size house size C) Zone located approximately at 7101 West 8200 South, more appropriately described below:

Beginning at a point S 1°00'10" E 45.01 feet from the west ¼ corner of section 34, Township 2 south, range 2 west, Salt Lake Base and Meridian, and running thence S 89°59'26" E 1396.92 feet along the center section line; thence S 0°00'41" W 39.53 feet; thence S 89°58'48" E 105.11 feet to a point on the westerly right of way of Bacchus Highway also known as SR-111, point being perpendicularly distant 75.00 feet from station 21+04.03 of said control line; thence S 8°02'35" W 1830.30 feet along said line; thence N 80°44'15" W 12330.7 feet to a point on the west section line of said section 34; thence N 1°00'10" W 1653.87 feet along said line to the point of beginning.

Contains 2,395,043 sq. ft. or 54.98 acres more or less

The described property shall hereafter be subjected to the R-1-8 land-use restrictions and limitations as are stipulated for this zone.

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 28th day of January 2015.

CITY OF WEST JORDAN

By: \_\_\_\_\_  
Kim V. Rolfe  
Mayor

ATTEST: \_\_\_\_\_

MELANIE S. BRIGGS, MMC

**Voting by the City Council**

**"AYE"**

**"NAY"**

- Councilmember Jeff Haaga**
- Councilmember Stoker**
- Councilmember Nichols**
- Councilmember Hansen**
- Councilmember Southworth**
- Councilmember McConnehey**
- Mayor Kim V. Rolfe**

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**CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION**

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
City Clerk/Recorder

[SEAL]

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Please find House Size chart on the following pages.

**Exhibit N**

**House size chart**

