

REQUEST FOR COUNCIL ACTION

SUBJECT: Airport Rezone

SUMMARY: **South Valley Airport, Zoning Map Amendment** - Amend the West Jordan Municipal Code Rezoning the South Valley Regional Airport from a P-F (Public Facilities) to an A-SP (Airport Special Purpose) zoning district; located at approximately 7001 South Airport Road; City of West Jordan (applicant) [Ray McCandless #ZC20150002, Parcel 21-19-400-008].

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the proposed rezone as recommended by the Planning Commission.

MOTION RECOMMENDED:

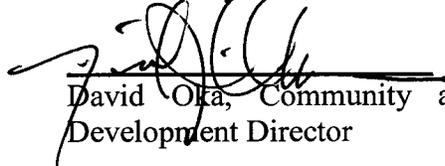
Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council rezone the South Valley Regional Airport property located at approximately 7001 South Airport Road from a P-F (Public Facilities) zone to the A-SP (Airport Special Purpose) zoning district.

Roll Call vote required

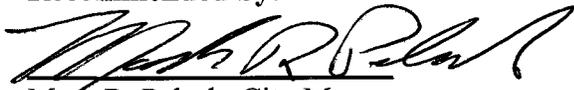
Prepared by:


Ray McCandless, Senior Planner

Reviewed by/Concur with:


David Oka, Community and Economic Development Director

Recommended by:


Mark R. Paless, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

I. BACKGROUND / ANALYSIS

On October 22, 2014, the City Council adopted the Airport Special Purpose (A-SP) zoning district in anticipation of rezoning the South Valley Regional Airport from its current Public Facilities (P-F) zoning to a zoning district specific to airport operations and related facilities. The A-SP zoning district is designed to accommodate airport related support and service industries.

The Salt Lake Department of Airports Planning division worked with West Jordan City in developing the A-SP ordinance and supports rezoning the property to the A-SP zoning district as noted in the attached letter (Exhibit D).

On August 18, 2105, the Planning Commission reviewed this item and in a 5-0 vote, recommended approval of the rezoning request.

II. FINDINGS OF FACT

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

Prior to approving an amendment to the Zoning Map, the City Council shall make 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 2012 Comprehensive General Plan contains several goals and polices that support the request as follows:

Policy 1. Work in close cooperation with the Salt Lake Airport Authority to develop South Valley Regional Airport to its highest potential and establish an environment surrounding the airport that is attractive to airport related service and support industries. Public Facilities: (page 52)

Opportunities for increasing employment in the city are located near transit stations, interchanges along the Mountain View Corridor, Redwood Road, and the South Valley Regional Airport. Economic Development: (page 148)

The General Plan is supportive of developing the airport to its highest potential and zoning the airport to an A-SP zoning district facilitates this goal.

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 amendment will not adversely affect adjacent properties. It simply changes the zoning on the property that is more consistent with the existing land use.

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 proposed amendment does not adversely affect public health or safety. General welfare of the citizens of the city is improved as the proposed rezone supports development of the airport to its highest potential which benefits 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: Police, fire, water, sewer and roadway public services and infrastructure will not be affected by the proposed Zoning Map Amendment.

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 located within the Airport Overlay zone which will not be affected by rezoning the property.

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 South Valley Regional Airport property to the A-SP zoning district is warranted and is not contrary to any current goals and policies in the General Plan or conflicting with Title 13 (Zoning Ordinance) of the Municipal Code.

III. MOTION RECOMMENDED:

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council rezone the South Valley Regional Airport property located at approximately 7001 South Airport Road from a P-F (Public Facilities) zone to the A-SP (Airport Special Purpose) zoning district.

If the moving Councilmember 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 findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council deny rezoning the South Valley Regional Airport property located at approximately 7001 South Airport Road from a P-F (Public Facilities) zone to the A-SP (Airport Special Purpose) zoning district. Specifically, I disagree with the Staff and find that the following required criteria for a rezoning approval has/have not been met:

1. The proposed amendment is consistent with the purposes, goals, objectives, and policies of 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.
6. A finding is made that there are adequate school facilities, if the amendment is to the zoning map, and if section 13-7A-4 of this chapter (adequate school facilities) is applicable.

Which criteria has been met or not met? Why?

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

IV. ATTACHMENTS:

Exhibit A – Aerial Map

Exhibit B – Future Land Use Map

Exhibit C – Zoning Map

Exhibit D – Airport Letter

Exhibit E – Planning Commission Staff Report and Minutes

Exhibit F – Ordinance

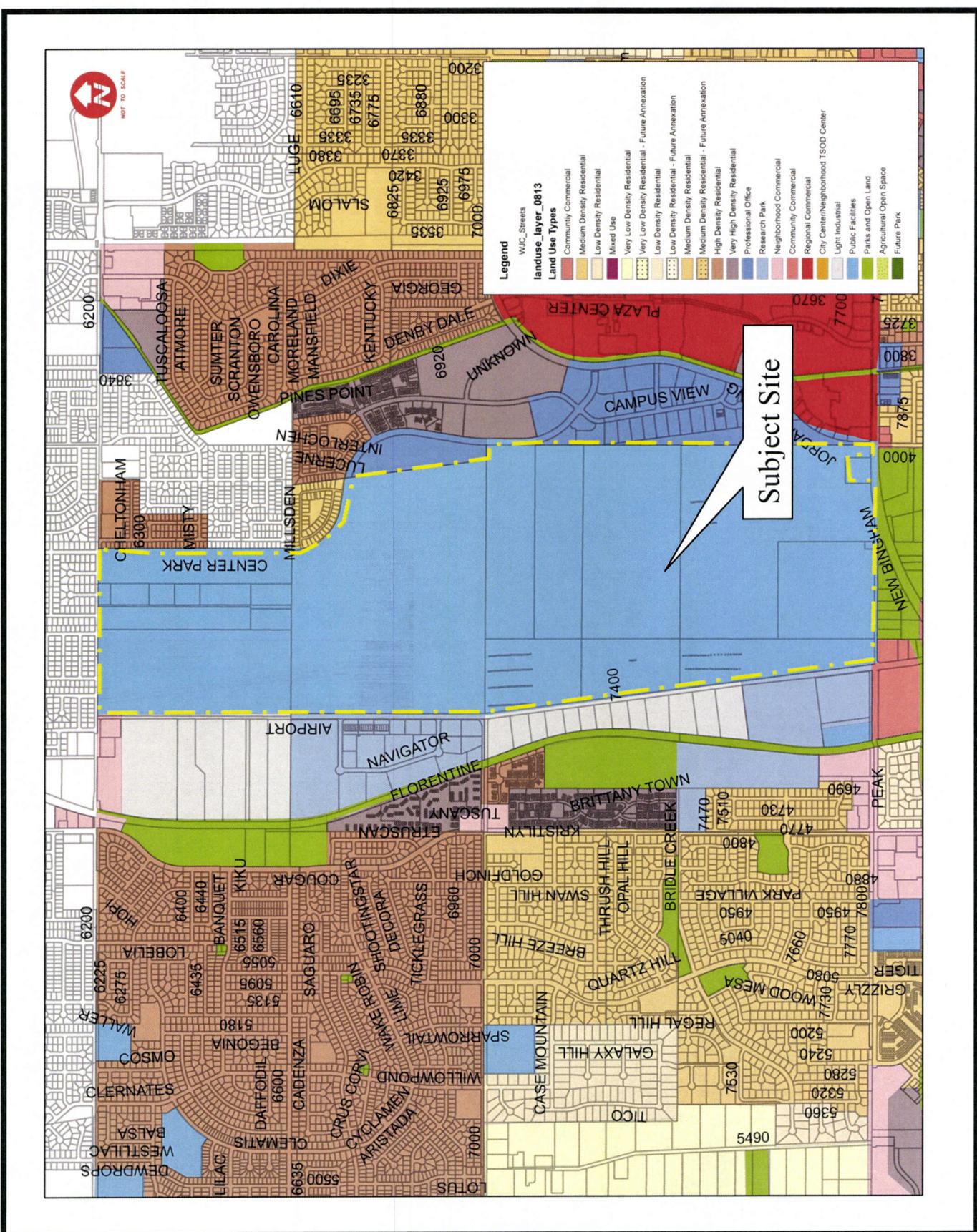


Exhibit B Future Land Use Map



Salt Lake City
Department of Airports

May 19, 2015

David Oka, Development Director
The City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088

This response is in Reference to a letter dated April 2, 2015, from Mr. Tom Burdett, Development Director for the City of West Jordan, addressed to the Salt Lake City Department of Airports ("SLCDA"). West Jordan City is proposing to rezone all of the land occupied by the South Valley Regional Airport (SVRA) from a Public Facilities (PF) zoning designation to an Airport Special Purpose (A-SP) zoning classification under the City of West Jordan's zoning ordinance.

Recently, the SLCDA Planning division worked with West Jordan City to develop the standards for the new A-SP zone and reviewed the uses in this zone. It is my understanding that the new standards of the A-SP zone will allow updated and appropriate airport-related uses and will not permit incompatible uses that are allowed under the current zoning classification, such as group homes, hospitals, and transitional homes.

The SLCDA thus does not object to the rezoning of the land owned by Salt Lake City that is occupied by the South Valley Regional Airport from Public Facilities (PF) zoning to the new Airport Special Purpose (A-SP) zoning classification.

Sincerely,

A handwritten signature in blue ink that reads "Maureen Riley".

Maureen Riley, Executive Director
Salt Lake City Department of Airports

Exhibit E

Planning Commission Staff Report and Minutes

Exhibit E Planning Commission Staff Report and Minutes

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 18, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Kelvin Green, David Pack, Zach Jacob, and Bill Heiner. Josh Suchoski and Matt Quinney were excused.

STAFF: Scott Langford, Ray McCandless, Nannette Larsen, Nathan Nelson, Robert Thorup, and Julie Davis

OTHERS: L. Brent Milne, Hugo Castro, M. Taylor, Allen McCandless, Scott Wagstaff, Trent Saxton

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying questions were answered regarding a waiver to the sidewalk requirement along Prosperity Road. Screening options and similar approvals for street-facing bay doors were discussed.

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

1. Consent Calendar
Approve Minutes from August 4, 2015

MOTION: David Pack moved to approve the minutes from August 4, 2015 as contained in the staff report. The motion was seconded by Zach Jacob and passed 5-0 in favor. Josh Suchoski and Matt Quinney were absent.

2. South Valley Regional Airport Rezone; approximately 6200 South – 7800 South Airport Road; Rezone 738.694 acres from P-F (Public Facilities) Zone to A-SP (Airport Special Purpose) Zone; City of West Jordan (applicant) [#ZC20150002; parcels 21-19-400-008+]

Scott Langford said the City Council adopted the A-SP zone in October 2014, which involved collaboration with Salt Lake City Department of Airports to make sure the new zone was in concert with their vision and our vision of the area. At this time we are making it official on the zoning map.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed Zoning Map Amendment.

Kelvin Green asked how this new zoning is specifically different than the P-F zoning.

Ray McCandless explained that the P-F zone is for public facilities and institutional kinds of uses. The A-SP district allows for a wider variety of uses that are more specific to airports. Also, uses such as hospitals that are not consistent with airports are allowed in the P-F zone but not in the A-SP zone.

Dan Lawes opened the public hearing.

Allen McCandless, Planner and Environmental Specialist for Department of Airports, stated that they have been working with staff for some time. This zone will allow more aeronautical and aviation types of uses, where the Public Facilities zone had uses that were not compatible with aviation activities. They are comfortable with the list of uses and the FAA also prefers to have airports within their own



zones to better manager aeronautical uses on the airport now and in the future. He also referred to a letter of support dated May 19, 2015 sent to staff from Maureen Riley, Airport Director.

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

MOTION: David Pack moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council to rezone the South Valley Regional Airport property; 7001 South Airport Road; City of West Jordan (applicant) from P-F (Public Facilities) to A-SP (Airport Special Purpose) zoning district. The motion was seconded by Dan Lawes and passed 5-0 in favor. Josh Suchoski and Matt Quinney were absent.

3. Taffy Town; 9813 South Prosperity Road; Preliminary Site Plan; M-1 Zone; AE URBIA (applicant) [#SPCO20150017; parcel 26-11-302-001; 326-001, 002]

Trent Saxton, AE URBIA, said the request is for a candy manufacturing facility. They will be using trees that are better suited for screening of the docks. He explained that the dock will be nine feet above the road, which will act as natural screening as well and the trees will help to obstruct the view. He explained the location, materials, and approximate size of the landscape island in the parking area along 6150 West. Additional trees are shown along that street.

Nannette Larsen said the site is surrounded on three sides with rights-of-way and the lot isn't very deep, so the only option was to locate the bay doors on the east side. Staff found that screening is sufficient for the site plan with the conditions.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for Taffy Town site plan located at 9813 South Prosperity Road in an M-1 zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements found in Titles 13 and 14 of the City Code.
2. The final site plan must meet all requirements of the Engineering and Fire Departments.
3. Approval of a Preliminary Site Plan shall become null and void upon one year of the date of approval.
4. Bingham Business Park 2nd Amended Subdivision must be recorded prior to Final Site Plan approval.
5. Upon waiver of the sidewalk improvements along Prosperity Road, the current or future property owners agree to not protest the establishment or participation of a future Special Improvement District (SID).

Zach Jacob asked if the city has a long-term plan for a special improvement district for sidewalks in this area.

Scott Langford understood that it isn't on the 6-year capital facilities project list. However, times change and there may be a future need for a sidewalk along Prosperity Road, but they don't foresee it at this time.

Exhibit F
Ordinance

Ordinance

Exhibit F

EXHIBIT F

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 15-28

AN ORDINANCE REZONING 738.694 ACRES FROM P-F (PUBLIC FACILITIES) TO AN A-SP (AIRPORT SPECIAL PURPOSE) ZONING DISTRICT GENERALLY LOCATED AT 7001 SOUTH AIRPORT ROAD

Whereas, 738.694 acres of territory, located at approximately 7001 South Airport Road have been zoned to be in zone classification P-F (Public Facilities); and

Whereas, the owners of the said territory have requested the territory be rezoned to be in zone classification A-SP, (Airport Special Purpose); and

Whereas, on August 18, 2015, the territory was considered by the Planning and Zoning Commission, which has made a positive recommendation to the City Council concerning the zoning classification to be applied to the territory; and

Whereas, a public hearing, pursuant to public notice, was held before the City Council on September 23, 2015; and

Whereas, the City Council finds and determines that the public health, welfare and safety of the community will be protected and that territory values will be preserved and improved if the territory is rezoned; and

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

1. The ZONING MAP OF THE CITY OF WEST JORDAN, UTAH, as adopted pursuant to Section 13-7D-1 of the West Jordan Municipal Code, is amended, by removing from zone classification P-F (Public Facilities) and including in zone classification A-SP, (Airport Special Purpose) the area as described in attached Exhibit A.

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

Passed and adopted by the City Council of the City of West Jordan, Utah this ____ day of _____, 2015.

CITY OF WEST JORDAN

By: _____
Kim V. Rolfe
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

| Voting by the City Council | "AYE" | "NAY" |
|-----------------------------------|--------------|--------------|
| Councilmember Jeff Haaga | _____ | _____ |
| Councilmember Rice | _____ | _____ |
| Councilmember Nichols | _____ | _____ |
| Councilmember Hansen | _____ | _____ |
| Councilmember Southworth | _____ | _____ |
| Councilmember McConnehey | _____ | _____ |
| Mayor Kim V. Rolfe | _____ | _____ |

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.



*Entities
mailing*

City Clerk's Office
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

**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, September 23, 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 ratifying the Planning Commission's approval of a Rezone of approximately 738.694 acres from P-F (Public Facilities) to A-SP (Airport-Special Purpose) Zone; 6200 South – 7800 South Airport Road; City of West Jordan (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' mailing

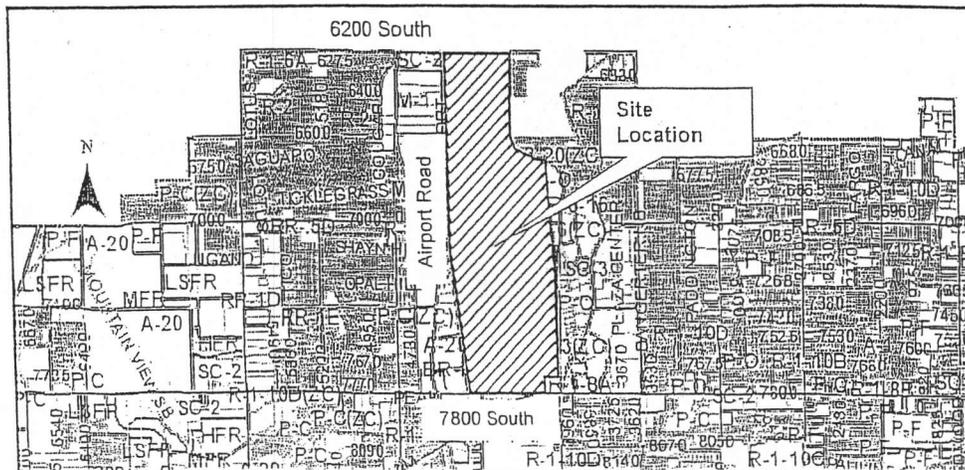
THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

*****CORRECTED DATE*****

The City of West Jordan City Council has scheduled a public hearing to be held on Wednesday, September 23, 2015 at which time input will be received concerning the proposed item:

- **AIRPORT REZONE -**
Rezone of approximately 738.694 acres from P-F (Public Facilities) to A-SP (Airport – Special Purpose) Zone; 6200 South – 7800 South Airport Road; City of West Jordan (applicant).

The meeting will begin at 6:00 p.m. and will be held in the Council Chambers of the West Jordan City Hall, third floor, 8000 South Redwood Road, West Jordan, Utah. The City Council will consider input from all interested parties prior to making a recommendation to the West Jordan City Council on this issue.





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 | 9/9/2015 |

| ACCOUNT NAME | |
|--|---------------------------|
| CITY OF WEST JORDAN, | |
| TELEPHONE | ADORDER# / INVOICE NUMBER |
| 8015695115 | 0001049442 / |
| SCHEDULE | |
| Start 09/09/2015 | End 09/09/2015 |
| CUST. REF. NO. | |
| PH 9/23 | |
| CAPTION | |
| CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the | |
| SIZE | |
| 46 Lines | 1.00 COLUMN |
| TIMES | RATE |
| 2 | |
| MISC CHARGES | AD CHARGES |
| | |
| TOTAL COST | |
| 62.50 | |

**CITY OF WEST JORDAN
PUBLIC HEARING NOTICE**

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 23, 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 ratification of a Rezone of approximately 738.694 acres from P-F (Public Facilities) to A-SP (Airport - Special Purpose) Zone; 6200 South - 7800 South Airport Road; City of West Jordan (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 September 2015

Jamie Lyn Vincent
Deputy City Clerk
1049442 UPAXLP

AFFIDAVIT OF PUBLICATION

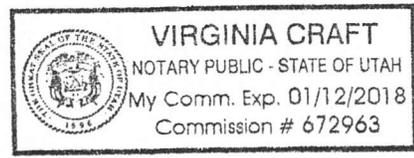
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, September 23, 2015 at the ho FOR CITY OF WEST JORDAN, WAS 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 09/09/2015 End 09/09/2015

SIGNATURE *M. Dardwell*

DATE 9/9/2015

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



Virginia Craft
 NOTARY SIGNATURE