

REQUEST FOR COUNCIL ACTION

SUBJECT: Ratification of Density for The View at 5600 Preliminary Development Plan

I. APPLICATION/REQUEST: The View at 5600 Preliminary Development Plan. Ratification of Planning Commission approval and establishing a density of 8.5 units per acre MFR zone and 16.7 units per acre HFR zone; 531 units on 34.8 acres located at approximately 5600 West, 8200 South; Uinta Land Company, Dennis Hepworth (applicant) [Larry Gardner #SDMA20140013, SPCO20140008, DP20140006; parcels 20-35-200-040,041,042,045]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

Based on the requirements listed in the Zoning Ordinance, staff recommends that the City Council ratify the Planning Commission's approval of The View at 5600 Preliminary Development Plan located at approximately 8200 South 5600 West with a residential density of 8.5 units per acre MFR zone and 16.7 units per acre HFR zone; for a total of 531 multi-family units on 34.8 acres, subject to the conditions listed on page 2 of this report.

MOTION RECOMMENDED:

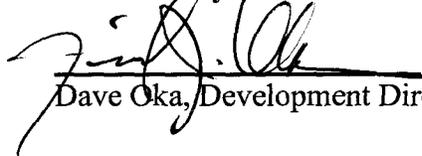
"Based on the information set forth in this staff report and the design shown in The View at 5600 Development Plan, and upon the evidence and explanations received today, I move that the City Council ratify through ordinance the Planning Commission's approval of The View at 5600 Preliminary Development Plan located at approximately 8200 South 5600 West with a residential density of 8.5 units per acre in the MFR zone and 16.7 units per acre in the HFR zone; for a total of 531 multi-family units on 34.8 acres, subject to the conditions listed on page 2 of this report."

Roll Call vote required

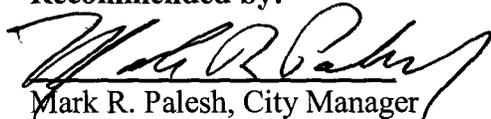
Prepared by:


Larry Gardner, Senior Planner

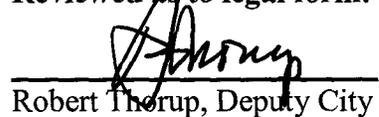
Reviewed by/Concur with:


Dave Oka, Development Director

Recommended by:


Mark R. Palesh, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

PLANNING COMMISSION RECOMMENDED CONDITIONS OF APPROVAL

The Planning Commission on September 1, 2015 granted preliminary approval of the development plan for The View at 5600 located at 8200 South 5600 West in the MFR Zone, 51 units on 6.01 acres with a residential density of 8.50 units per acre, and in the HFR Zone, 480 units on 28.79 acres with a residential density of 16.7 units per acre, subject to the following conditions:

1. The Final Development Plan shall be updated to reflect the buy up points and densities approved by the Planning Commission and City Council.
2. The Final Development Plan shall be updated to show all other requirements as approved by the Planning Commission.
3. Approval of the Preliminary Subdivision plan and Preliminary Site Plan shall be subject to City Council Approval of the Preliminary Development Plan. The project density shall be approved by the City Council as part of the Preliminary Development Plan approval.
4. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to The View at 5600 Development Plan.
5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
6. The development shall be designed according to City Standards and shall have the approval of the City Engineer before final approval is granted; notwithstanding the design concepts as shown in the preliminary development plan.
7. A HAWK signal shall be required at the location where the trail crosses 5600 West to protect the health, safety and welfare of residents.

II. BACKGROUND:

The View at 5600 is a large multi-family development located in the Highlands Master Planned area (“the Highlands”) at approximately 5600 West 8200 South. The Highlands is a 418 acre planned development which contains a mix of single family dwellings, multifamily dwellings and commercial uses. The Highlands is governed by the West Side Planning Area (WSPA) ordinance. The property where The View at 5600 will be developed is vacant.

III. GENERAL INFORMATION & ANALYSIS

The applicant is requesting approval of the sub-area development plan and ratification of the density established by the Planning Commission for a proposed 531 unit multifamily residential development located at approximately 5600 West 8200 South. The property is west of the Island Park subdivision, north of Ascent Academy School and east of the Mountain View Corridor as shown on the attached Aerial Map (Exhibit A). The property is currently vacant but has been used for agricultural purposes in the past.

The View will consist of 531 multi-family dwelling units as well as a number of amenities. The development will be constructed in 5 phases. The number and type of dwelling units for each phase is as follows:

Phase	Building type	Units	1BR	2BR	3BR
Phase 1	Three - 3 Story Multi-Family Dwellings, Clubhouse, Pool, 7 carports	51	12	24	15
Phase 2	Five - 3 Story Multi-Family Dwellings, 20 Garages, 21 carports	141	36	72	33
Phase 3	Four - 3 Story Multi-family Dwellings, 23 carports	111	48	24	39
Phase 4	Four - 3 Story Multi-family Dwellings, 60 Garages, 11 Carports	111	48	48	15
Phase 5	Three - 3 Story Multi-family Dwellings, 66 Garages, 18 Carports	117	36	72	9
Totals		531	180	240	111

The development will be under single ownership and will be managed as such. The site consists of 34.80 acres of land. 6.01 acres is located in the MFR (Medium Density Multi-Family Residential Zone) and 28.79 acres is located in the HFR (High Density Multi-Family Residential Zone). The densities in the MFR and HFR zones, assuming all proposed buy ups are granted will be 8.5 units per acre in the MFR zone and 16.7 units per acre in the HFR zone. A total of 17.72 acres (51%) will be common open space and landscaping which includes six “active recreation areas” a large open walking/recreation/Par Core course area, two basketball courts, a club house, swimming pool and lazy river. Clay Hollow Wash will be piped and used for a combination storm water detention area and active open space. A regional trail will also be constructed through the wash and be connected to existing trails to the east and west.

IV. FINDINGS OF FACT PRELIMINARY DEVELOPMENT PLAN

There are no specific findings of fact for development plans; however, there are other code requirements applicable to this request that need consideration by the City Council.

The WSPA zoning districts allow density increases subject to providing certain required amenities or design elements that are intended to improve the overall project. The density range in the MFR zoning district is between 4.51 and 9.0 dwelling units per acre. In this zone, applicants are entitled to 4.51 dwelling units per acre (which is considered the base density) but can “buy up” to 9.0 dwelling units per acre if all optional bonus density elements are provided and integrated into the development. The density range in the HFR zoning district is between 9.01 and 18 dwelling units per acre. In this zone, applicants are entitled to 9.01 dwelling units per acre (which is considered the base density) but can “buy up” to 18.0 dwelling units per acre if all optional bonus density elements are provided and integrated into the development. The

density "buy up" is determined using the table contained in the 2009 City Code, Section 13-5J-5C and Section 13-5J-6 which further clarifies how percentage points are achieved.

Table 1.0 was derived from the table in Section 13-5J-5C. It contains both the applicant's and staff's analysis of total percentage points earned.

WSPA STANDARDS AND INCENTIVE CHART

Table 1.0

Amenity/Improvement	Weighted Value	Required vs. Optional	Applicant Score	Staff Score
Trails and open space:				
<i>Improvement: Dedication of open space, trail (drainage) corridors or "in lieu fees" and installation of trails in accordance with the comprehensive general plan and the "Parks, Recreation, Trails And Open Space Handbook"</i>		Required	0%	0%
Discussion: The area along Clay Hollow wash will be a dedicated open space area that will remain open and usable to residents and non-residents of The View. The open area will be installed and maintained by the developments owners through a development agreement. The two open space areas along the wash will be connected by a trail and bridge and will appear as one large open area when constructed. The applicant will dedicate an open space easement to the City through the wash area and will then maintain the open space. The applicant will also install a trail through the open space area and a bridge across the wash.				
<i>Improvement: Installation of enhanced open space/recreational amenities and/or landscaping/irrigation in excess of that required per city standards.</i>	Up to 22%	Optional	22%	22%
Discussion: Swimming Pool (2%) Lazy River (1%) Two Basketball Courts (2%) Three playgrounds with equipment (2%) Three Tot Lots (2%) Forecourts with seating (2%) Fitness Center (2%) Parkour Course (2%) Multiple Playing Fields (4%) Picnic area (2%) Common Greens (1%) Courtyard (1%) Landscape Buffers (2%) Landscaped Tree Colonnade (2%) Forecourts w/o seating (1%)				
<i>Improvement: Improvement of trail corridors and installation of trail amenities in excess of that required per city standards.</i>	Up to 15%	Optional	15%	15%
Discussion: The plan shows the installation of 1.81 acres of active open space (5%) and the installation of benches and trash receptacles every 1000 feet (4%). The installation of fences along the trail corridor (4%) and the installation of landscaping and irrigation along the trail corridor (4%).				
<i>Improvement: Dedication of additional property for trails beyond that required per city standards along creeks/washes.</i>	Up to 15%	Optional	15%	15%
Discussion: The code requires a minimum 100 feet of dedicated open space (50 feet open space dedication on both sides of drainage corridors.) The applicant will also be piping the wash to make the area usable and to be able to install landscaping. The open area beyond the wash averages 60 feet. This would give additional common open area for 800				

feet. (entire length of the wash) The applicant will also construct the trail system through the project that will connect to the City's trail system.

Street design:

Improvement: *Pedestrian scale development and consistent, architectural street lighting*

Required

0%

0%

Discussion: All street lights will conform to West Jordan City standards for residential street lights. The street lights will be no taller than 12 feet tall with aluminum shaft with fluted finish direct burial pole with 3 inch tenon top and will be consistent with other lighting throughout the Highlands. The lighting within the project will be installed to provide safety for the residents. The lighting will be an attractive theme base design for the development.

Traffic calming

Required

0%

0%

Discussion: *Traffic calming measures will be incorporated into the project and will be reviewed during the final subdivision and site plan review.*

Street design

Required

0%

0%

Discussion: *The project has internal private driveways that serve garages. This configuration must be approved by the Engineering and Fire Departments.*

Improvement: *Entryway monument or gateway feature.*

Up to 10%

Optional

10%

10%

Discussion: The development plan shows three entryway monuments.

Improvement: *Provision of a landscape buffer on major rights of way*

Up to 22%

Optional

8%

8%

Discussion: The development will have a 32 foot wide 800 foot landscape buffer along 5600 West and will incorporate berms, plantings and a 3 foot split rail fence.

Smart growth:

Improvement: *Pedestrian friendly and walkable neighborhood design.*

Required

0%

0%

Discussion: Five foot sidewalks are placed along all exterior streets and adjacent to buildings. There will also be three trail connections for pedestrian access.

Improvement: *Alternative load garage configuration (if single-family)*

Up to 18%

Optional

4%

0%

Discussion: Not applicable to this design.

Improvement: *Clustered subdivision design*

Up to 10%

Optional

0%

0%

Discussion: Not applicable to this design.

Building design:				
<i>Improvement: Attractive, theme based and consistent architecture on all structures.</i>		Required	0%	0%
Discussion: The Design Review Committee recommends approval of building architecture. (See attached minutes of meeting)				
<i>Improvement: Installation of covered porches throughout 50% of subdivision</i>	Up to 14%	Optional	14%	0%
Discussion: Not applicable to this design.				
<i>Improvement: Enhanced door, window, eave and roofing treatment</i>	Up to 12%	Optional	12%	12%
Discussion: The applicant has installed enhanced door and window and roof treatments throughout.				
<i>Improvement: Equal dispersion and use of high quality building materials</i>	Up to 12%	Optional	12%	12%
Discussion: The development will incorporate stucco, stone, brick, composite board siding and shingles and other high grade materials. Interior upgrades include 9 foot ceilings, granite counter tops, stainless steel appliances, high quality windows and doors.				
<i>Improvement: Discretionary buy up</i>	Up to 12%	Optional	0%	4%
Discussion: The installation of 144 detached garages will be included in the development.				
		Total	112%	98%

Based on the total percentage in the table above, the following calculation is used to find out the maximum allowed density of a project:

$$[(\text{Base Density}) \times (\text{Bonus Density Percent})] + (\text{Base Density}) = \text{Max Allowed Net Density}$$

As staff calculates the maximum allowed net density in the MFR zone, $(4.51 \times .98) = 4.42$; $4.42 + 4.51 = 8.93$ du/ac; therefore, 8.93 dwelling units per net acre are possible. The proposed development includes 51 units on 6.01 acres for a proposed residential density of 8.48 dwelling units per acre (gross).

The maximum allowed net density in the HFR zone, $(9.01 \times .98) = 8.83$; $8.83 + 9.01 = 17.84$ du/ac; therefore, 17.84 dwelling units per net acre are possible. The proposed development includes 480 units on 28.79 acres for a proposed residential density of 16.67 dwelling units per acre (gross). $(16.67 \times 28.79 = 479.929$ units rounding up gives 480 units total.)

Based on the information submitted and the conditions of approval recommended by staff, The View at 5600 Sub-area Preliminary Development Plan has sufficient amenities to achieve the requested 531 multi-family residential dwelling units.

V. ATTACHMENTS:

Exhibit A – Aerial Map

Exhibit B – Zoning Map

Exhibit C – Future Land Use Map

Exhibit D – Application

Exhibit E – Design Review Committee Minutes

Exhibit F – Traffic Study

Exhibit G – Planning Commission Minutes

Exhibit H - Ordinance

Attachment – Preliminary Development Plan (*Contains plat, site plan, and other technical drawings*)



PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS	ACCOUNT NUMBER	DATE
CITY OF WEST JORDAN, MELANIE BRIGGS ATTN: MELANIE BRIGGS 8000 S. REDWOOD RD. WEST JORDAN, UT 84088	9001403739	9/21/2015

CITY OF WEST JORDAN,			
TELEPHONE		AD ORDER / INVOICE NUMBER	
8015695115		0001050871 /	
START DATE		END DATE	
Start 09/20/2015		End 09/20/2015	
CUSTOMER NO.			
CC PH 10/14			
CAPTION			
CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the			
SIZE			
41 Lines		1.00 COLUMN	
TIMES		RATE	
2			
MISC. CHARGES		AD CHARGES	
TOTAL COST			
56.25			

**CITY OF WEST JORDAN
PUBLIC HEARING NOTICE**

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 14, 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 the Planning Commission's approval of a Preliminary Development Plan establishing a density of 8.5 units per acre in the MFR Zone and 16.7 units per acre in the HFR zone for The View at 5600, located at 5600 West 8200 South; Uinta Land Company (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 have any questions, please contact the Planning and Zoning Department at 801-569-5060.

Published this 20th day of September, 2015
 Carol Herman
 Deputy City Clerk
 1050871 UPAXLP

AFFIDAVIT OF PUBLICATION

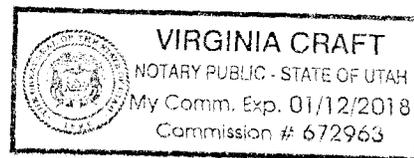
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 14, 2015, at the hour** FOR **CITY OF WEST JORDAN**, 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 09/20/2015 End 09/20/2015

SIGNATURE *Carol Herman*

DATE 9/21/2015

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

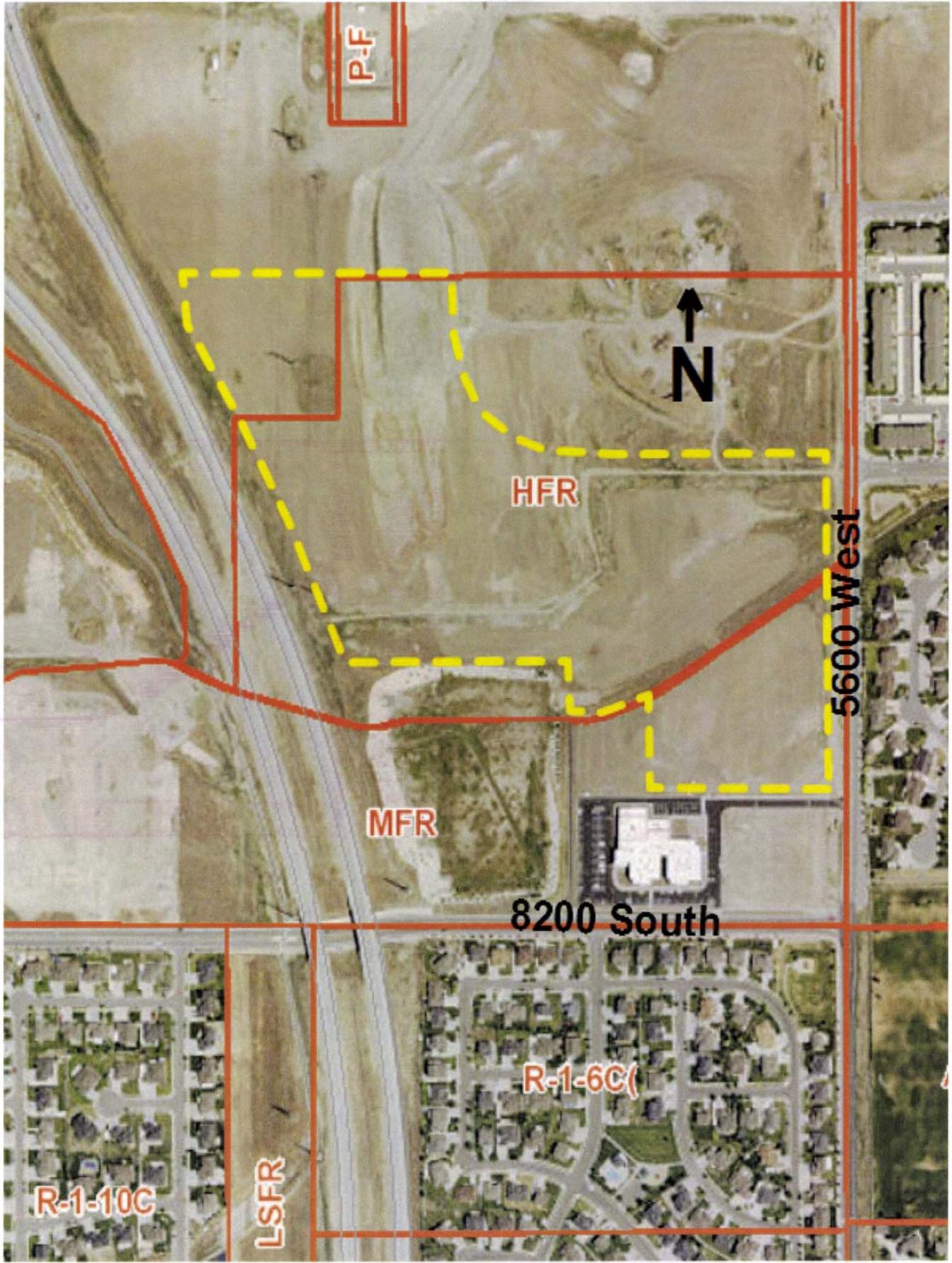


Virginia Craft
 NOTARY SIGNATURE



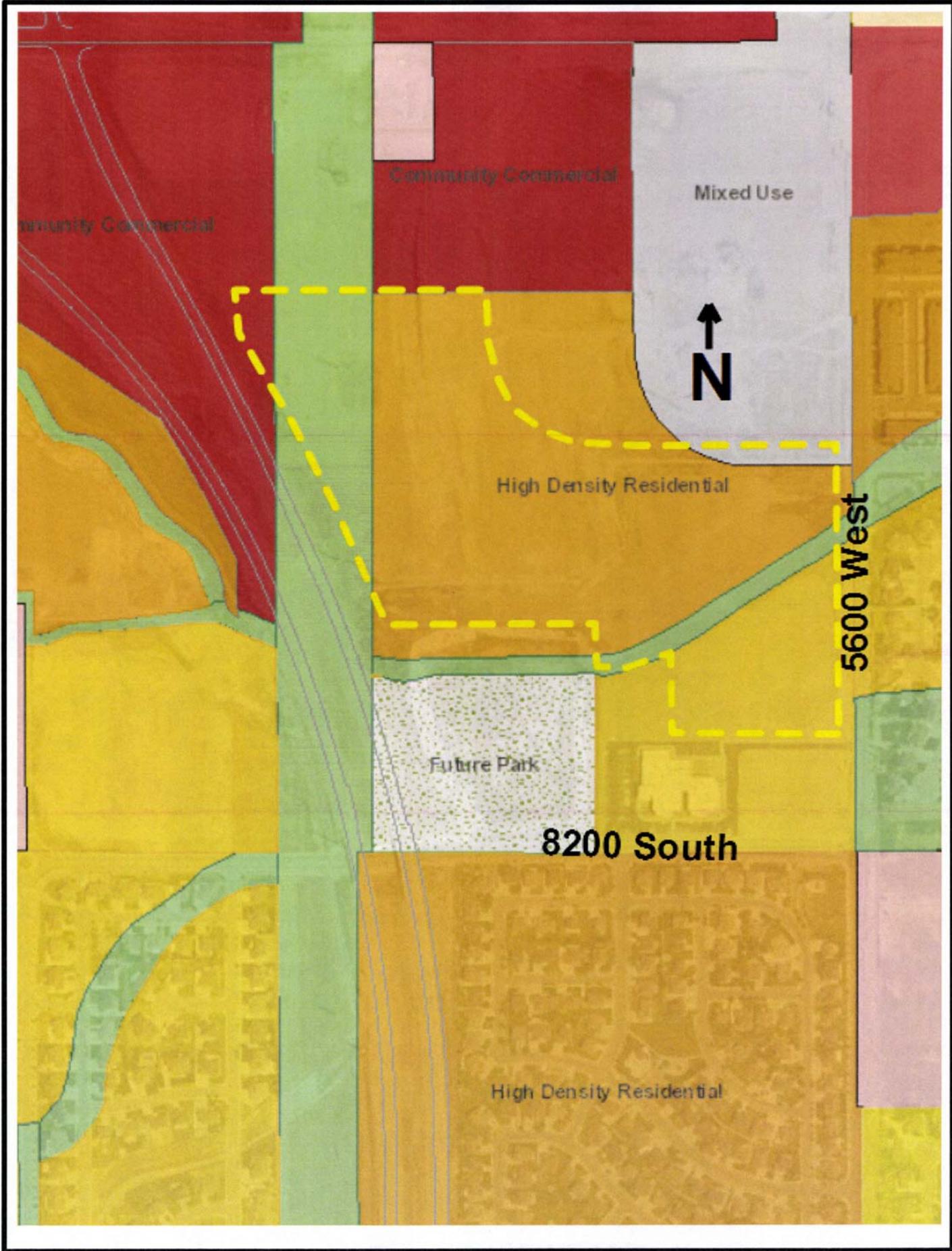
Aerial Map

Exhibit A



Zoning Map

Exhibit B



Land Use Map

Exhibit C



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

Sidwell # 20-35-200-040,041,042,045 Acreage: _____ Lots: _____ Zoning: --MFR, HFR

Project Location: 5600 West 8200 South

Project Name: The View At 5600

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

Applicant Wintal Land Company Company: The View at 5600, LLC

Address: 1222 Preakness Drive - Office Suite

City: Kaysville State: Utah Zip: 84037

Telephone: Office: _____ Cell: 801 540-4035

Email: dennis@wintalcompany.com

Property Owner: The View at 5600, LLC

Address: 1222 Preakness Drive - Office Suite

City: Kaysville State: Utah Zip: 84037

Telephone: Office: _____ Cell: (801) 540-4035 (801) 628-8318

Email: dennis@wintalcompany.com

Engineer: Ron Paul Company: Focus Engineering & Surveying

Address: 502 W. 8360 S.

City: Sandy State: Utah Zip: 84070

Telephone: Office: (801) 352-0075 Cell: (801) 842-6046

Email: ron@focusutah.com

Architect: Guillaume Belgique Company: Architecture Belgique

Address: 7583 S. Main St., Suite 100

City: Midvale State: Utah Zip: 84947

Telephone: Office: (801) 561-1333 Cell: (801) 502-9710

Email: guillaume@archbelgique.com

SIGNATURE: [Signature] DATE: 5/8/14

Project #:	<u>SP0020140008</u>	Date:	<u>5/9/14</u>
Received By:	ODA <u>Lg</u>	PLANNING <u>Lg</u>	ENGINEERING <u>Tj</u>

Application

Exhibit D

Please find the minutes of the July 28, 2015DRC meeting on the following pages

DRC Minutes

Exhibit E

MINUTES OF THE DESIGN REVIEW COMMITTEE HELD JULY 28, 2015, IN THE DEVELOPMENT SERVICES CONFERENCE ROOM - WEST JORDAN CITY HALL

PRESENT: David Pack, Holly Bell, and Brad Welch. Josh Suchoski and Steve Fifield were excused.

STAFF: Larry Gardner and Nannette Larsen

OTHERS: Dennis Hepworth, Gavin Crane, Alex Stoddard, Cameron Duncan

The meeting was called to order at 5:30 p.m.

Approve Minutes from May 26, 2015

MOTION: Holly Bell moved to approve the minutes from May 26, 2015. The motion was seconded by Brad Welch and passed 3-0 in favor. Josh Suchoski and Steve Fifield were absent.

The View at 5600; 5600 West 8200 South; WSPA – MFR and HFR Zones

Larry Gardner gave an overview of the project which is part of The Highlands development. There are 531 total units over 34 acres. He reviewed the phasing, development plan, landscaping, recreation areas, elevations, and materials.

The applicants presented the item. There are 51 units south of the wash in the MFR zone, which is under the 9 units per acre allowed. He pointed out locations of the 5,000 square foot clubhouse, swimming pool, lazy river, barbecue area, tables, playground, basketball court, and playing fields. The wash will be piped and will allow for more open space areas/amenities. Everything on the north of the wash is HFR zone. He pointed out the tot lots, playground, colonnade, playing fields, forecourt, basketball court, RV parking area, trails with fitness stations, and parkour course. They want this to be the nicest for-rent housing project in the State of Utah. Having a larger project with more units allows them to amortize the huge expense of some of the extraordinary amenities that wouldn't be possible with a smaller project. The city's regional trail system also connects to all the trails within the project. The trail system will include trash receptacles and benches every 1000 feet.

Fencing was discussed. Some of the areas along the Mountain View Corridor already have chain-link, which will remain. Other fencing will be consistent with the rest of the Highlands master plan. It will be the responsibility of the owners of this project to repair any damaged fencing. Larger apartment complexes tend to be well managed by professional companies. The purpose of the split rail fence also enhances the open feeling of the project. A solid six-foot vinyl fence will be placed north of the charter school and the trail will be on the north side of that fence.

All units will have one assigned covered parking stall with extra stalls for visitors and throughout the project are single car garages that residents can rent.

There was a discussion regarding pitched roofs for the garages and how the city is trying to get away from flat roofs.

The elevations and floor plans were reviewed, which show the variations in depth and architecture. They are trying for timeless architecture and theme with a good mix of materials: brick, stone, hardboard in horizontal and vertical patterns, and stucco. Timing of construction will be market driven, but they expect it will be built out in 3 to 3 ½ years.

The applicant is looking for 112% buy up, which staff determined had been met under the ordinance. All required elements are also provided. Amenities that are unique to the list are based upon similar uses. The applicant pointed out that there is a maximum buy up of 22% for trails and open space, which they have gone above.

Larry Gardner said that open space and trails have been a problem lately with maintenance for the city. This will be a regional trail. In the development agreement they will landscape and maintain this piped wash area to get the density buy-ups, but it will remain open for the entire community. Instead of dedicated property it will be dedicated open space. Some of the washes with natural open space haven't been turning out how the city council has wanted, but this applicant has really stepped up to the plate and wants to make the area quite nice.

With regards to the request for slanted roofs on the parking structure, the applicant said there are two schools of thought 1) make the carports stand out and look as nice as possible, or 2) try to make them as unnoticeable as possible so you notice the beautiful buildings, trees, and amenities instead. He asked them to take that into account. The carports are supposed to protect vehicles from snow, but other than that they try to make them invisible. He said if the committee has examples that are nice but that don't become the focus of the project, they can send in a photo.

MOTION: Holly Bell moved to forward a positive recommendation to the Planning Commission for the View at 5600 located at 5600 West and 8200 South. The motion was seconded by Brad Welch and passed 3-0 in favor. Josh Suchoski and Steve Fifield were absent.

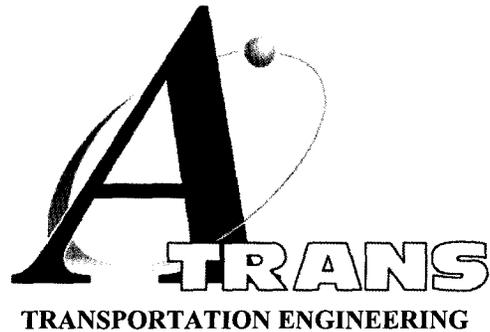
Please find the Traffic Study for The View at 5600 attached.

Traffic Study

Exhibit F

August 6, 2014

DRAFT



RE: Expanded discussion of “The View” area in West Jordan, UT

Based on the June 3, 2014 memo regarding the View traffic, a meeting with the City was held on July 16, 2014. During that meeting, questions were raised regarding several issues that this memo addresses. These issues include:

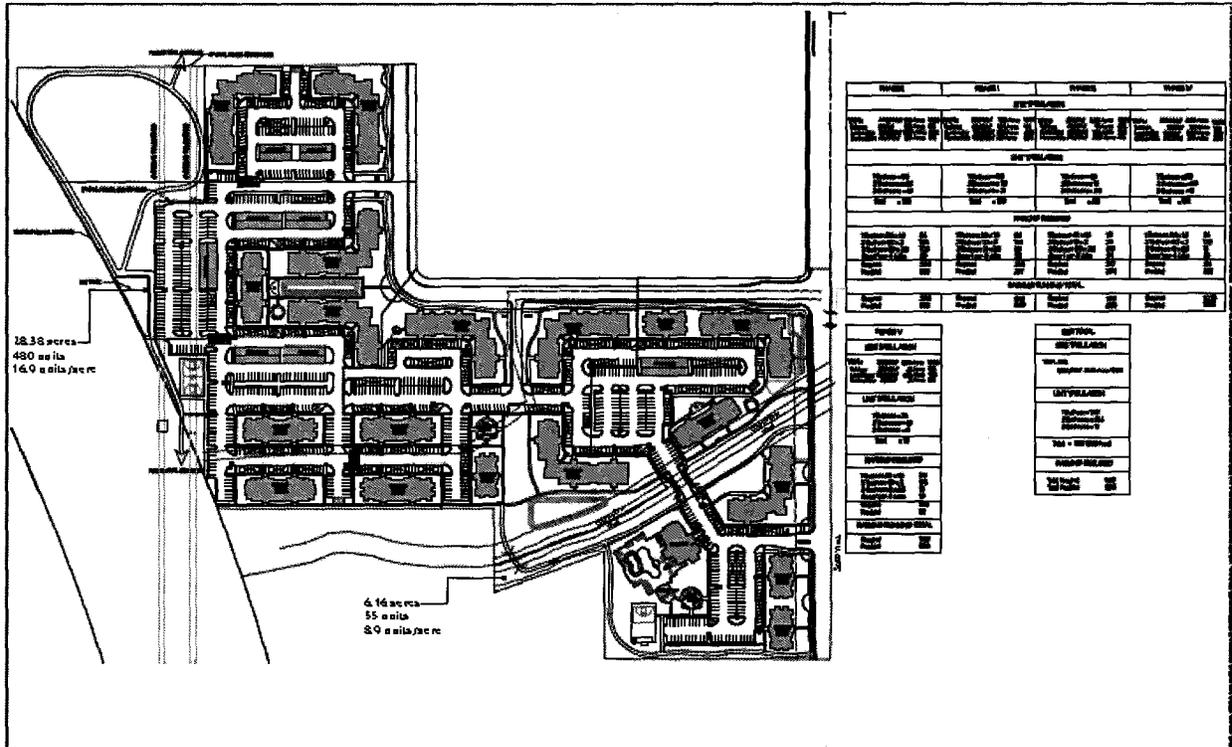
1. What is the likely 5600 West ADT once the connection is made from 7000 South to 7800 South?
2. When is the southbound right turn lane needed at 5600 West and the southern loop road?
3. What should be the standard intersection lanes for the interim but also the ROW preservation for the future roundabout at the 5600 West / southern loop road?
4. Is the southern access necessary and the conflict issues with the charter school?
5. Trail connectivity?
6. School safe routes for the development?

The View is located south and west of the southwest quadrant loop road around 5600 West/ 7800 South. This area has been previously defined in the July 2012 Peterson Development report as Brooklands and Lewiston Place. The View comprises the southwest portion of the previously named Lewiston Place and the northern portion of Brooklands, the southern portion of Brooklands has been replaced by a charter school.

The following discussion is to compare the various layouts and proposed land uses for this land area. Density for this area has evolved from 2012 to 2014 as follows:

	July 2012	October 2012	February 2013	April 2013	May 2014
	Peterson Development TIA	Charter School within Brooklands	The View Concept I	Highlands Commercial Center TIA	The View
Single Family			22 Units – The View		
Multi Family	115 Units – Brooklands 261 Units – Lewiston Place	58 Units – Brooklands 261 Units – Lewiston Place	401 Units – The View 98 Units – The View	401 Units – The View	535 Units – The View
Charter School		750 Students	750 Students	750 Students	750 Students

The density of The View land area has increased from 319 units to 535 units from the original July 2012. The April 2013 Highlands Commercial Center Traffic Study included 401 apartments south of the loop road and included the projected traffic from the Charter School. This newly proposed density for the View is projected to increase trips generated by the 35 acre site by 8% in the AM and 10% in the PM peak period which represents an increase of 59 trips in the AM and 69 trips in the PM peak period. This will not lead to any additional mitigation or improvements for the roadway network.



The View Site Plan

In regards to the 6 questions from our July meeting with the City, the following responses are provided.

1. What is the likely 5600 West ADT once the connection is made from 7000 South to 7800 South?

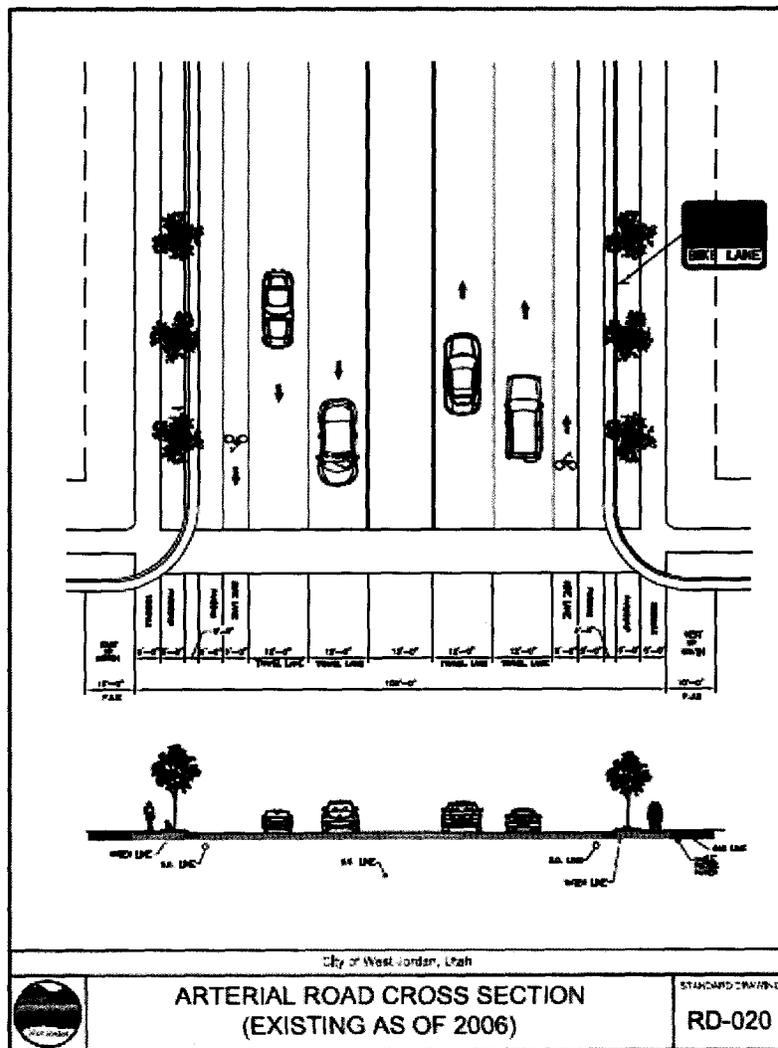
According to traffic on Utah Highways, 5600 West through this section carries under 2,000 ADT in 2012. Our peak hour counts from 2013 would indicate that the ADT for this section of 5600 West in front of the View is closer to 4,000 ADT. With the completion of 5600 West from 7000 South to 7800 South, it is anticipated that this value will substantially increase. The section of 4800 West parallel to this new section of 5600 West carries over 11,000 ADT. With the completion of the section of 5600 West, the western neighborhoods will have a more direct access to the Walmart at 6200 South / 5600 West and also the new Smith's Market Place at 7800 South / 5600 West will attract more traffic to the area. These two factors indicate that the ADT with the combined opening of the Smith's Center and 5600 West may increase traffic to close to 10,000 ADT. The 2030 WFRC projections for this section of 5600 West are 10,000 to 14,000 ADT. North of 7800 South it is projected at between 13,000 and 19,000 ADT.

2. When is the southbound right turn lane needed at 5600 West and the southern loop road?

Studies have shown that there is a benefit for right turn lane once the turning volume approaches 25 vehicles per hour (vph). Based on the origin-destinations used through the study, this 25 vph threshold would be met at 91 units. For slower speed roads, under 40 mph, this threshold has been increased to 50 vph which would increase the threshold as projected to be met with 182 units. With the projected increase in traffic along 5600 West because of the opening of the new segment, a southbound right turn lane from 5600 West to the southern loop road is recommended. Ideally would be placed as part of Phase I but the higher threshold would allow it to occur at the beginning of Phase II. Any development of commercial on the southern loop road would trigger the threshold for the southbound right turn lane.

3. What should be the standard intersection lanes for the interim be and also the ROW preservation for the future roundabout at the 5600 West / southern loop road?

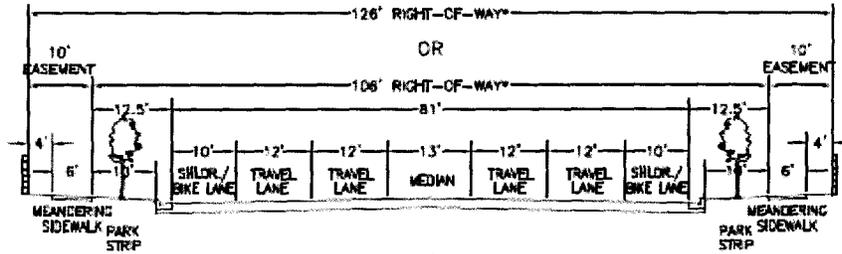
The cross section for the roadway is shown from the currently approved Master Plan and Road and Bridge Guidelines from West Jordan City. The key figures are shown as follows with 5600 West being the Arterial and the southern loop road being the Collector. The discussion to date has been about providing an interim intersection with a 180 foot dual lane roundabout planned as the ultimate intersection control. This would mirror the roundabout currently under construction on 5600 West and the northern loop road. The plan layout was provided by the City and should be utilized as a ROW preservation guide but Mr. Bill Baranowski should be contacted for guidance on final ROW preservation issues. The interim geometry for this western approach is planned to mirror and align with the existing roadway to the east (Window Ranch Way). This will include separate left, through and right turn lanes. Because the decision has been made to install a roundabout at this intersection instead of a signal, then the right and through lanes could be combined for the interim intersection if necessary. The northbound left turn lane will need to be restriped in the median as it is currently shown as a two way left turn lane. See the discussion of the southbound right turn lane in #2 above.



Arterial Road Plan and Cross Section

P.O. Box 521651 Salt Lake City, UT 84152
 (801) 949-0348 fax (801) 582-6252
 atrans@comcast.net

Figure 4.2.4 - Arterial Cross-Section



ARTERIAL: 126' TOTAL WIDTH
(5 Lanes)
*Easement required west of 4800 West

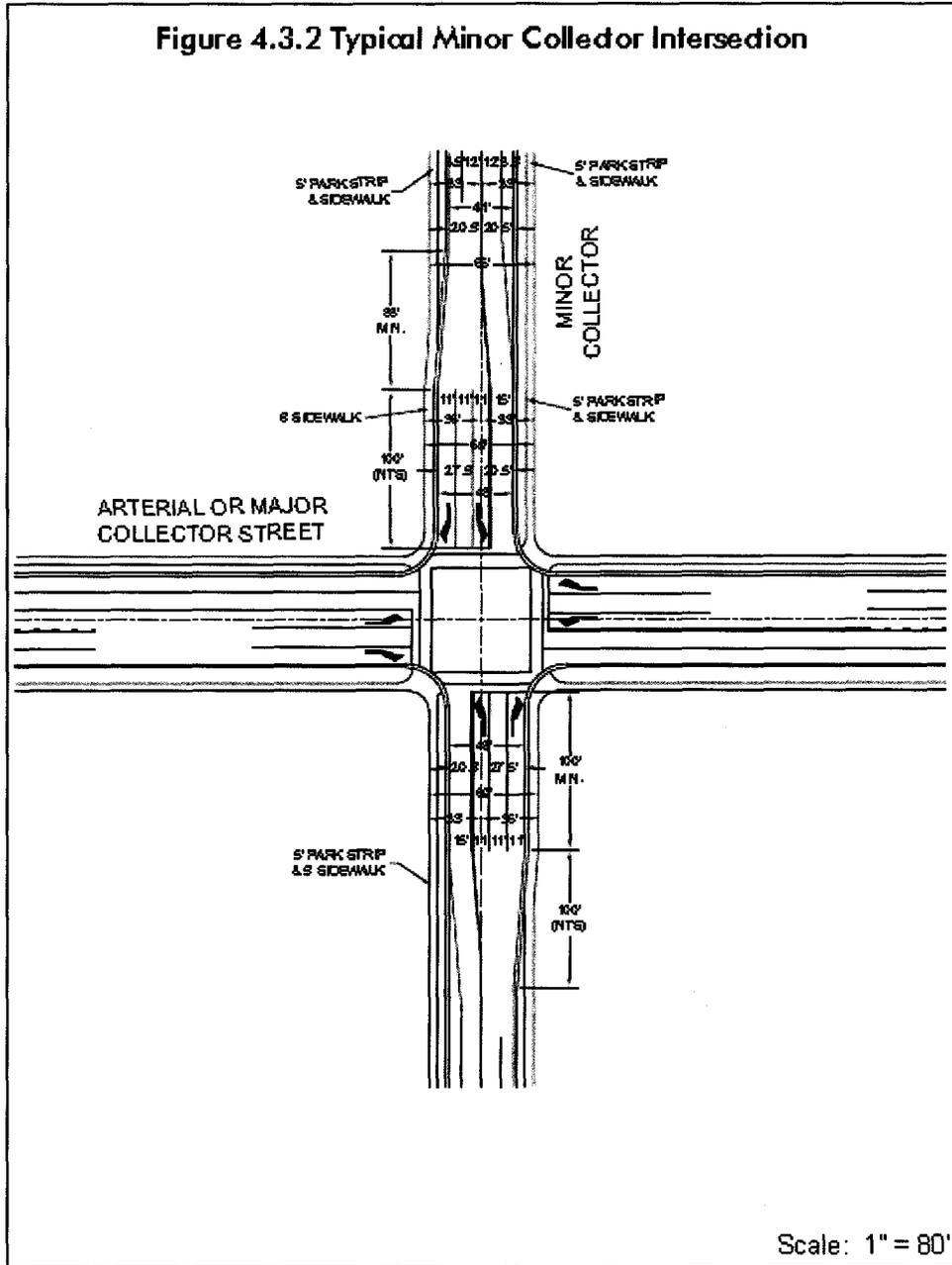
Issues:

- 5 Lane Cross-Section (2 Lanes in Each Direction w/ Center Two-Way Left Turn Lane or Median)
- Shoulder May Be Used for Bike Lanes
- 14' Total Park Strip Width w/ Trees Every 30 feet
- 6' Meandering Sidewalk
- Road has Either Block Wall or Commercial Development Facing the Street
- Typically a Truck Route
- Typical Capacity of 36,000 Vehicles/Day
- Typical Trip is 2-5 Miles in Length
- Typical Accident Rate is Approx. 6 Accidents Per Million Vehicle Miles
- Posted Speed Limit is Typically 40-50 mph
- Function is Through Movement Primarily with Some Land Access

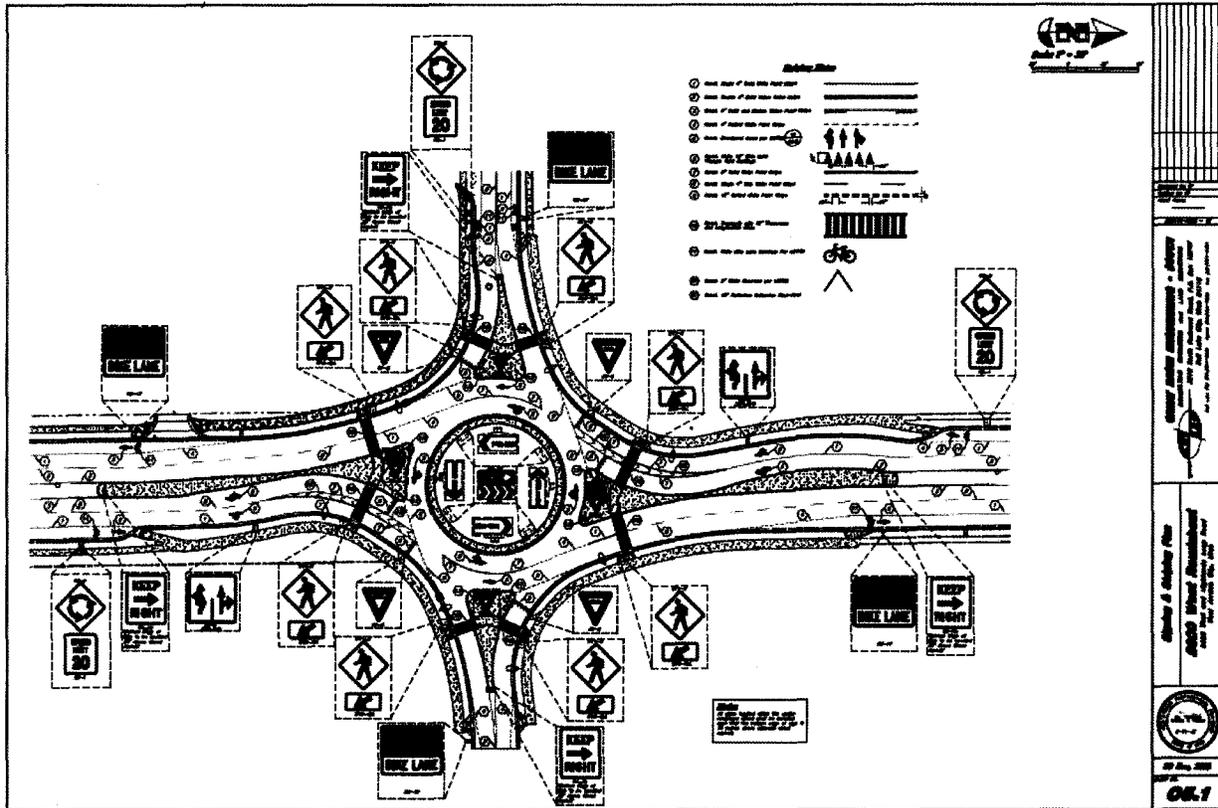
Scale: 1" = 20'

Detailed Cross Section

Figure 4.3.2 Typical Minor Collector Intersection



Intersection Plan View Layout



5600 West and Northern Loop Road Roundabout Layout

4. Is the southern access necessary and the conflict issues with the charter school?

Because of the Clay Hollow Wash, there is a segment of land south of the wash. There is a proposed access between the southern loop road and 8200 South that would provide a direct access to this portion of the property where the amenities for the View are being planned. 5600 West is an Arterial Street in West Jordan City. According to the current Master Plan, Table 4.5.1, the recommended minimum access spacing is 300 feet. The concern was that there was not the recommended 300 feet from next access.

There is approximately 1,200 feet between the southern loop road and 8200 South. There are no accesses on the eastern side of the road to conflict with this access and it is more than 300 feet from both the southern loop road and the 8200 South intersection. The Clay Hollow Wash is approximately 960 feet from 8200 South. The new charter school access on 5600 West is a one-way ingress and is located approximately 320 feet north of 8200 South. The proposed southern access for the View is approximately half way along the property frontage, an estimated 640 feet. Therefore, the access would be an estimated 320 feet from the school access and 320 from the wash. These are estimates because these are based on pdf drawings with scales and Google Earth aeriels. These numbers should be confirmed but it appears there is sufficient spacing to accommodate the southern access. While this southern access is where the amenities are planned, the number of units on this parcel (less than 91) and the fact that most amenity users will come from the internal connection to the rest of the View, it is unlikely that the threshold for needing a southbound right turn lane at this southern access will be met. Therefore, while a southbound right turn lane would be a positive, it is not likely necessary under the threshold guidelines.

5. Trail connectivity?

The discussion at the meeting was that related to the trail connectivity, the trail will likely be built from the Mountain View Corridor, past the detention ponds and the Charter School with the next year. Further, the City and Developer have determined the internal connection and trail improvements to 5600 West. Therefore this became not a concern but it did lead to the school walking routes. See comment 6.

6. School Safe Routes for the Development?

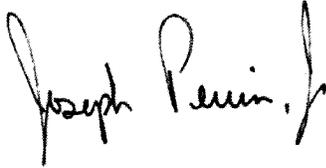
Based on the school boundaries, this development is in the Hayden Peaks Elementary School zone. This will require students to cross 5600 West which is expected to have substantially more traffic by the opening of this project. The discussion was that from a safety aspect, these students should be re-districted to Fox Hollow Elementary School. They would then be able to utilize the trail system that will be in place. If not, then crossing of 5600 West will need to be considered. This would most likely be combined with the trail crossing in some form or a pedestrian activated beacon, also known as a HAWK, system. The students would then use the existing infrastructure located on the east side of 5600 West to travel to Hayden Peaks. It should be noted that from the centroid of the View, the walking distance to Fox Hollow using the trail that will be in place is approximately 3,500 feet versus 4,800 feet to Hayden Peak using the current infrastructure,



I hope this addresses the items that were outstanding from the July 16, 2014 meeting so that final decision can now be made to allow this project to move forward.

Please contact me with any questions.

Sincerely,
A-Trans Engineering

A handwritten signature in black ink that reads "Joseph Perrin, J". The signature is written in a cursive style with a large initial "J" and a small "J" at the end.

Joseph Perrin, PhD, PE, PTOE
Principal

Please find Planning Commission Minutes of September 1, 2015 attached.

Exhibit G **Planning Commission Minutes**

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD SEPTEMBER 1, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Ray McCandless, Larry Gardner, Julie Davis, Nathan Nelson, and Darien Alcorn.

OTHERS: Don Moss, Kristin & Shea Whitaker, Cara Hickenlooper, Karen Hyatt, Michelle Pearson, Eric Hanna, Dallin Moss, Justin Peterson, Marianne Young, Dennis Hepworth, Gardner Crane, Kit Erickson, John Webster, Albert Smith, Bree Cornell, Joshua Stockwell, Shane Bowler, Randy Bowler, Lynn Heward, Charles Eric Pemberton.

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed. Larry Gardner added two recommended conditions of approval for The View at 5600. Clarifying questions were answered.

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

**1. Consent Calendar
Approve Minutes from August 18, 2015**

MOTION: Zach Jacob moved to approve the Consent Calendar, the minutes from August 18, 2015. The motion was seconded by Kelvin Green and passed 7-0 in favor.

2. The View at 5600; 5600 West 8200 South; Preliminary Site Plan, Preliminary Subdivision Plat, and Preliminary Development Plan establishing a density of 8.5 units per acre in the MFR zone (51 units on 6.01 acres) and 16.7 units per acre in the HFR zone (480 units on 28.79 acres); WSPA - MFR and HFR Zones; The View at 5600, LLC/Uinta Land Company (applicant) [#SPCO20140008, SDMA20140013, DP20140006; parcels 20-35-200-040, 041, 042, 045]

Dennis Hepworth, Uinta Land, gave a presentation of the project that is a component of the approved Highlands master plan. He reviewed the surrounding uses. This five-phase project is subject to WSPA standards, which have been met. It is well buffered, has great access to traffic channels, and close proximity to commercial growth. The scope of the request in the MFR zone is 6.01 acres with 51 units for 8.5 du/ac, which is below the 9 du/ac maximum. The request for the HFR zone is 480 units on 28.79 acres for a density of 16.7 du/ac, which is below the maximum of 18 du/ac. He reviewed the buy-up calculations. Amenities include a clubhouse, swimming pool with a lazy river, spa, trail systems and improvements, active open space, parkour course, tot lot, open space, fitness stations, tree colonnade and forecourt. They only need an 88% buy-up to reach the requested densities, but their actual buy-ups would allow for 112%. The open space will be maintained by them either privately or with the SAA. He clarified that this project was vested before the annual cap in multi-family was

implemented. The elevations provide a mix of quality materials with architectural character and consistency. The Design Review Committee gave a positive recommendation.

Gardner Crane, Uinta Land Company, stated that their goal is to make this the nicest for-rent project in Utah. He explained other benefits to West Jordan. The fees paid to the city could be \$4-5 million. The property will be valued at \$80 million, and West Jordan will receive a portion of that property tax. The 531 good quality households will be brought to the area and will contribute to sales tax revenues. A project this nice will draw people out of other projects, which in turn will promote an upgrade to those developments in order to retain residents.

At the request of Commissioner Jacob, Mr. Hepworth described the split rail 3-foot fence that will be located on top of the berm on the east property boundary. The height of the berm isn't set, but it is typically 3-5 feet.

Gardner Crane explained phasing. Development will be chronological and has been phased from a utility and construction standpoint according to best practices. There may be a chance that the lender will require construction of two phases at a time. They would be happy to commit in a development agreement for installing amenities, especially the clubhouse, by the end of the second phase.

Dennis Hepworth explained that Window Ranch Way will only be completed on the eastern portion with Phases 1 and 2. When the rest of the phases are complete it will only go to top of their project and will not connect to 7800 South at this time.

Gardner Crane explained the amenities in the northern park. They would like to install that as soon as possible because it is such a nice amenity.

Josh Suchoski asked if there was a concern that phases 3, 4 and 5 all share the same outlet and if that would get congested.

Gardner Crane said Window Ranch Way will eventually go through to 7800 South, which could be before phase 5 since it will take 3-4 years to build out. But if it isn't, they will meet all fire clearance and safety requirements. There will be a fair amount of people in phases 3 and 4, but overall these types of projects generate less traffic than you think compared to single family per household. A separate construction entrance will more than likely be a cobble entry drive for trucks, etc.

The parking calculations were discussed. Phase 5 has fewer stalls than what is required for that phase, but overall the requirement is met. What is lacking in phase 5 will be built during phase 4 construction. Even though some of the spaces are a distance away, each unit will have a covered stall close to the building. If they have a second car then that parking will be negotiated daily on a first come first served basis. There is a total requirement of 1160 spaces for 531 units. The applicant felt that by meeting the ordinance they are exceeding the demand and they are confident that there are plenty of stalls from a practical standpoint. There are optional garage units that are for rent, which are not considered in the total calculation.

Larry Gardner added that he reviewed the calculations for density increase within the WSPA and found that it is sufficient to meet the buy-ups as listed in the staff report. The site plan and subdivision both meet the criteria for approval.

Preliminary Development Plan

Based on the requirements listed in the Zoning Ordinance, staff recommended that the Planning Commission approve The View at 5600 Sub-area Preliminary Development Plan located at approximately 5600 West 8200 South in the MFR zone for 51 units on 6.01 acres with a residential density of 8.50 units per acre and in the HFR zone 480 units on 28.79 acres with a residential density of 16.7 units per acre subject to the following conditions:

1. The Final Development Plan shall be updated to reflect the buy up points and densities approved by the Planning Commission and City Council.
2. The Final Development Plan shall be updated to show all other requirements as approved by the Planning Commission.
3. Approval of the Preliminary Subdivision plan and Preliminary Site Plan shall be subject to City Council Approval of the Preliminary Development Plan. The project density shall be approved by the City Council as part of the Preliminary Development Plan approval.
4. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to The View at 5600 Development Plan.
5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.

Preliminary Subdivision Plat

Based on the required findings listed in the Subdivision Ordinance, staff recommended that the Planning Commission approve The View at 5600 Preliminary Subdivision Plat for property located at approximately 8200 South 5600 West, subject to the following conditions:

1. All areas not maintained under the terms of the Highlands Assessment Area must be owned and maintained in perpetuity by the property owner.
2. Landscape and irrigation plans shall be submitted detailing installation and maintenance responsibilities of all landscaping and irrigation systems.
3. The Final Subdivision Plat shall address all engineering requirements.
4. Preliminary subdivision plat approval shall be valid for one year until September 1, 2016 per City Code, Section 14-3-8.
5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
6. Right of way will be preserved for a round-a-bout on 5600 West and Window Ranch way.
7. The applicant will work with the City on establishing a safe route to school and construct a "HAWK" signal on 5600 West if required by the City.

Preliminary Site Plan

Based on the required findings listed in the Zoning Ordinance, staff recommended that the Planning Commission approve The View at 5600 Preliminary Site Plan for property located at approximately 8200 South 5600 West, subject to the following conditions:

1. All areas not maintained under the terms of the Highlands Assessment Area must be owned and maintained in perpetuity by the property owner.

2. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
3. Preliminary site plan approval shall be valid for one year until September 1, 2016 per City Code, Section 13-7B-5.

Zach Jacob asked how the completion of this buildout coincides with the widening of 5600 West.

Nathan Nelson didn't have the exact timeframe but they are working on it, so probably within the next three to four years.

Justin Peterson spoke from the audience and said he thought it was next summer.

Nathan Nelson said it might not be that soon, but he could find out.

Kelvin Green asked how they make sure the property is set aside for the future roundabout.

Larry Gardner said it will be part of the final subdivision plat.

Kelvin Green said the three-story buildings are taller than 40 feet and the Planning Commission needs to establish the approved height according to the staff report. He asked if that is an extra condition or if it is part of the report.

Larry Gardner said it is part of the development plan. Approval of the development plan includes the materials, exteriors, heights, etc.

Dan Lawes opened the public hearing.

Eric Hanna, West Jordan resident, said it seems that there aren't facilities in the area for this type of growth. The height of the buildings is greater than the Boulder Canyon Apartments and they are on a higher plane, which is imposing to his neighborhood. Another concern is safe access to schools. Children have died on this road because of traffic congestion. They tried to establish safe walking routes and couldn't. There is no access to Fox Hollow or to the middle or high schools and the project may bring another 2,000 students to schools that are at maximum capacity. This doesn't seem like the right place. Smith's was probably promised rooftops, but Smith's was probably hoping for single-family residents who will spend their food budget there.

Don Moss, West Jordan resident, was concerned with another high density project in West Jordan. The parking in a nearby apartment complex spills onto the street impacting homeowners. He appreciates that the presentation depicts a high quality project and hopes the city will make sure it is. He asked if options such as a greater buffer zone will help the property owners who are more vested in the city with a long-term view. He understood it is a difficult job to decide when they have to weigh in the parties and those who have worked on the plan, but they also have a stewardship to the city in protecting those with a long-term view as opposed to individuals who are in the short-term, transient population. He understood that the zoning is in place but asked for monitoring and buffers.

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

Dan Lawes said it was mentioned in the pre-meeting that the school district is considering boundary changes.

Larry Gardner said he has made contact with the school district, and they are considering a boundary change to Fox Hollow rather than Hayden Peak across 5600 West. The commission is fully aware that we have no control over schools, and the legislature has repeatedly told cities that they cannot condition development on the availability of schools.

Gardner Crane said the citizens who spoke are concerned with the impact. He said they have tried to carefully plan and locate projects where they can minimize the impact. On this project there is a stretch that is in proximity to single-family and that will be bermed and landscaped. The distance is more than 50 feet from the sidewalk, then the width of 5600 West, and most of the homes that back 5600 West have 6-foot fences. The concern is legitimate, and it is natural to fear change. He was confident that their future good friends will be people who live in this project.

David Pack said he was glad to see this as part of the Design Review Committee and wanted to follow up on two issues to see if there were any questions. The durability of vinyl fencing was one. They also had a good discussion regarding how to handle the carport coverings. Should they be a prominent point with more of an A-frame or as the developer had pointed out that sometimes it's nice to minimize the view of the carport in order to focus on the design of the main building. He replied to Mr. Hanna's concerns with schools and said that the planning commission is aware.

Kelvin Green said his vote will be based on what the city ordinance allows. The city council has heard the concerns of the citizens regarding the amount of high density and established a cap and grade. Unfortunately this one was presented before the cap and grade and has been grandfathered. His biggest concern was the height of the buildings along 5600 West. He disagreed with criteria 2 of the preliminary site plan that says it won't negatively impact the neighbors to the east. He felt that those buildings could be moved somewhere else.

Larry Gardner said the West Side Planning Area code requires buildings to front arterial streets rather than to have parking lots face the street, and that is what has driven this design.

Kelvin Green said they could swap buildings so some of the green space or additional green space could border 5600 West.

Larry Gardner said that could cause concerns with the playing fields and green space being that close to an arterial and he would have to look at that more closely. The distance away from the neighborhood is great enough that even a 43-foot building, although it is tall, is not overpowering because it will be 160 feet to the closest house.

Zach Jacob was concerned that the street doesn't connect to anything. Subdivision Criteria 2 requires adequate access to public streets to carry the type and quantity of traffic generated. The traffic study is more than a year old and he wondered if it is still correct now that 5600 West is complete and widened. His concern was that none of this traffic will be funneled onto 7800 South. He also thought that 7800 South should be widened to four lanes between the existing roundabout and Mountain View Corridor. He wasn't sure that this meets the intent of the MFR zone that is supposed to act as a transitional

buffer, because it is really just an apartment complex in the medium density zone. The development as a whole is high density.

Josh Suchoski told the citizens that he, among other commissioners, lives in the area, and he wants to see the same things they do; that the city develops in a way that makes sense and is responsible. One objective is to bring things in that will spur the economy. He said the commission does take the citizens' opinions and weighs them carefully; they are not making decisions idly.

Zach Jacob understood that 7800 South is not part of this development, but he asked what can be done about connecting Window Ranch Way to the roundabout on 7800 South.

Larry Gardner said the city is actively working on acquiring property for widening, but he didn't know if they are working on the design yet. They can't require an improvement outside of the boundaries of the development. However, Maverik will be on the corner and maybe something could be worked out when that is developed to connect it. And by that time the other commercial corner might be developed.

Kelvin Green also had a hard time believing that this fits the medium density use.

Larry Gardner said it is a permitted use.

Dan Lawes asked Commissioner Green what part of phase 1 does not meet the criteria for medium density residential in the WSPA. Being a judicial item it requires findings of fact to refute the criteria.

Kelvin Green said this looks like high density to him, although based on the units per acre it meets the requirement.

Josh Suchoski said it does look like high density but the developers have taken into account and have added high quality finishes that in his opinion are not an eyesore.

Zach Jacob agreed that they will be nice looking buildings, but they will look like apartments. He spoke about the land use map and that the medium density in that area was to carry across the street to the single-family homes. The technical definition of the goals had been met, but the intent of the goals and policies of the general plan haven't been met. Is the intent to allow for amenities in an apartment complex or to allow for the same style of use that exists in the neighborhood?

Josh Suchoski said the charter school took a large portion of the MFR area, so if they were to put in medium density in the MRF section it would look out of place compared to the rest of the development.

Larry Gardner said the Highlands development plan between 5600 West and Mountain View Corridor was planned to be a buffer between the single-family density and the future freeway. The general plan states to buffer the lower intensity uses from the Mountain View Corridor, and that is what the Peterson's have tried to do with the Highlands development plan.

Scott Langford said he was encouraged to hear the commission talk about our general plan, which is an important advisory document. They need to look at the development in different levels. The general

plan is a guiding document and the Highlands development plan is a little more regulatory. The die has been cast and set by ordinance and by our city council. He hoped that in their discussions and as they weigh the criteria they will also put a lot of stock in the approved master development plan.

David Pack said he was fortunate enough to be on the general plan committee for three years and there was a lot of public input. Whenever there is a staff report he always reviews it against the general plan.

MOTION: David Pack moved based on the findings in the staff report and the design shown in The View at 5600 subarea Preliminary Development Plan and upon the evidence and explanations this evening to approve The View at 5600 subarea Preliminary Development Plan; 5600 West 8200 South; The View at 5600, LLC/Uinta Land Company (applicant) in the MFR Zone for 51 units on 6.01 acres with a residential density of 8.50 units per acre and in the HFR Zone for 480 units on 28.79 acres with a residential density of 16.7 units per acre subject to the conditions 1 through 5 in the staff report, and adding:

6. The development shall be designed according to City Standards and shall have the approval of the City Engineer before final approval is granted; notwithstanding the design concepts as shown in the preliminary development plan.
7. A HAWK signal shall be required at the location where the trail crosses 5600 West to protect the health, safety and welfare of residents.

The motion was seconded by Dan Lawes and passed 6-1 in favor with Kelvin Green casting the negative.

MOTION: David Pack moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Preliminary Subdivision Plat for The View at 5600; 5600 West 8200 South; The View at 5600, LLC/Uinta Land Company (applicant) subject to conditions 1 through 5 as listed in the staff report. The motion was seconded by Dan Lawes and passed 5-2 in favor with Kelvin Green and Zach Jacob casting the negative votes.

MOTION: David Pack moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Preliminary Site Plan for The View at 5600; 5600 West 8200 South; The View at 5600, LLC/Uinta Land Company (applicant) subject to the conditions 1 through 3 in the staff report. The motion was seconded by Dan Lawes.

Kelvin Green asked how they will enforce maintenance by the property owner in perpetuity of the areas not within the terms of the Highlands Special Assessment Area.

Larry Gardner said it would be through the development agreement.

VOTE: The motion passed 5-2 in favor with Kelvin Green and Zach Jacob casting the negative votes.

Ordinance attached.

Ordinance

Exhibit H

Legal Review-Date/Initial: _____/_____
Text/Format -Date/Initial: _____/_____
Dept. Review-Date/Initial: _____/_____
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 15-30

AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE VIEW AT 5600 PRELIMINARY DEVELOPMENT PLAN PERMITTING 531 MULTI-FAMILY RESIDENTIAL UNITS ON PROPERTY LOCATED AT APPROXIMATELY 5600 WEST 8200 SOUTH AND ZONED MEDIUM DENSITY RESIDENTIAL (MFR) AND HIGH DENSITY RESIDENTIAL (HFR) AND LOCATED WITHIN THE HIGHLANDS MASTER PLAN.

WHEREAS, an application was made by Uinta Land Company for a Preliminary Development Plan to allow for 531 multi-family residential units on 34.80 acres on property located at approximately 5600 West 8200 South.

WHEREAS, on September 1, 2015 The View at 5600 Preliminary Development Plan was conditionally approved by the Planning Commission, which has forwarded a positive recommendation to the City Council to ratify their approval of said development plan which will allow 531 multi-family residential units on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on October 14, 2015; and,

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

1. the proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and,
2. the proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,
3. the proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and,
4. the height, location, materials, color, texture, area, setbacks and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the neighborhood and the community; and,
5. ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed to promote safety and convenience; and,

6. the architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,
7. public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, storm water drainage systems, water supplies, wastewater, power and refuse collection will be adequate to serve the site.

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

Section 1. The View at 5600 Preliminary Development Plan be ratified to allow a development containing 531 multi-family units on property generally located at 5600 West 8200 South (parcels 20-35-200-040,041,042,045) containing 34.80 acres, more or less, and permitting a maximum density of 8.5 units per acre in the MFR zone and 16.7 units per acre in the HFR zone.

The described property shall hereafter be subjected to the Medium Density (MFR) and High Density (HFR) land-use restrictions and all other City Ordinances, Standards and Policies currently enacted and in association with the presented and accepted plans for The View at 5600 Preliminary Development Plan and the following conditions:

1. The Final Development Plan shall be updated to reflect the buy up points and densities approved by the Planning Commission and City Council.
2. The Final Development Plan shall be updated to show all other requirements as approved by the Planning Commission and City Council.
3. Approval of the Preliminary Subdivision plan and Preliminary Site Plan shall be subject to City Council Approval of the Preliminary Development Plan. The project density shall be approved by the City Council as part of the Preliminary Development Plan approval.
4. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to The View at 5600 Development Plan.
5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
6. The development shall be designed according to City Standards and shall have the approval of the City Engineer before final approval is granted; notwithstanding the design concepts as shown in the preliminary development plan.
7. A HAWK signal shall be required at the location where the trail crosses 5600 West to protect the health, safety and welfare of residents.

Section 2. 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 14th day of October 2015.

CITY OF WEST JORDAN

Kim V. Rolfe
Mayor

Voting by the City Council

"AYE"

"NAY"

Councilmember 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, and on the City's website: www.wjordan.com on the _____ day of _____, 2015, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]