

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Loneview West Future Land Use Map Amendment and Zoning Map Amendment

**SUMMARY:** Loneview West Future Land Use Map Amendment and Zoning Map Amendment; 8174 South 6540 West; Future Land Use Map Amendment for 5.01 acres from Low Density Residential to Medium Density Residential and Zoning Map Amendment for 5.01 acres from LSFR (Low Density Single Family Residential) to R-1-8C. Peterson Development – Barrett Peterson (applicant) [Larry Gardner # GPA20160005, ZC20160008; parcels 20-34-200-008]

**FISCAL / AND OR ASSET IMPACT:** None.

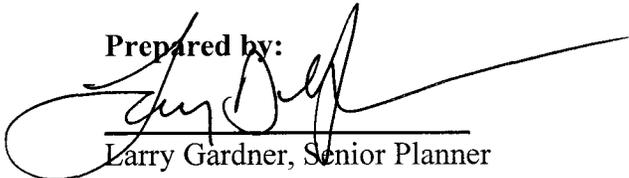
**STAFF RECOMMENDATION:** Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council amend the Future Land Use map from Low Density Residential to Medium Density Residential and Rezone 5.01 acres from LSFR (Low Density Single Family) to R-1-8C zoning (Single-family Residential 8,000 square foot lots, “C” size homes) on property located at 8174 South 6540 West.

**PLANNING COMMISSION RECOMMENDATION:** On May 3, 2016, the Planning Commission in a 6-0 vote, recommended that the City Council amend the Future Land Use Map from Low Density Residential to Medium Density Residential and in a 6-0 vote recommended that the City Council Rezone 5.01 acres from LSFR (Low Density Residential) to R-1-8C zoning (Single-family Residential 8,000 square foot lots, “C” size homes) on property located at 8174 South 6540 West.

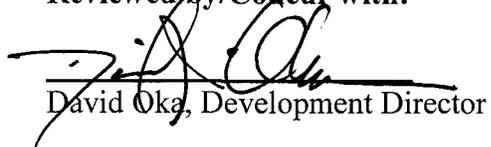
**MOTION RECOMMENDED:** “Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council amend the Future Land Use Map from Low Density Residential to Medium Density Residential and Rezone 5.01 acres from LSFR (Low Density Residential) to R-1-8C zoning (Single-family Residential 8,000 square foot lots, “C” size homes) on property located at 8174 South 6540 West.”

*Roll Call vote required*

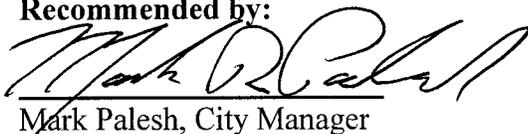
**Prepared by:**

  
Larry Gardner, Senior Planner

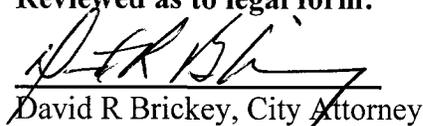
**Reviewed by/Concur with:**

  
David Oka, Development Director

**Recommended by:**

  
Mark Palesh, City Manager

**Reviewed as to legal form:**

  
David R Brickey, City Attorney

## I. BACKGROUND:

The applicant is requesting two map amendments. The first is an amendment to the Future Land Use Map from Low Density Residential to Medium Density Residential. The second is an amendment to the Zoning Map from LSFR (Low Density Single Family Residential) to R-1-8C (Single Family Residential 8,000 square foot lot minimum, house size C). The amendments all affect the same 5.01 acre piece of property located at 8174 South 6540 West. The property is currently owned by the Church of Jesus Christ of Latter Day Saints but is under contract to be purchased by Peterson Development. If the land use map amendment and rezoning are approved, the applicant is proposing to subdivide the property into 19 lots and construct single family dwellings. A concept plan showing how the development may be constructed is attached for reference purposes only and does not bind the developer or the City. The Medium-Density Residential Land Use designation according to the General Plan has an established density range of 3.1 to 5.0 dwelling units per acre. The concept plan as provided shows the proposed roadway design and lot configuration. The average lot size will be within the parameters set by the Zoning Ordinance with the minimum lot area being 8,000 sq. ft. The gross density of the project is expected to be 3.8 units per acre. The site is a rectangle in shape and slopes from west to east. The property has historically been used for dry-farming.

## II. 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>	Low Density Residential	LSFR	Open Ground
<b>South</b>	Low Density Residential	PC	Single Family
<b>East</b>	Low Density Residential	LSFR	Open Ground
<b>West</b>	Medium Density Residential	PF	Open Ground

## III. 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 Low Density Residential to Medium Density Residential.

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 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 LSFR to R-1-8C.

The General Plan states: “*lower density single-family residential uses are most preferred in West Jordan.*” The applicant is proposing to construct all single family dwellings on the property with an associated gross density of 3.8 units per acre.

The proposed development will have an average lot size of 8890 square feet. The majority of the residential lots abutting the proposed development are of the “Medium Density” lot area at 3 to 5 units per acre even though they are designated on the Future Land Use Map as Low Density Residential. (See map Exhibit D)

- The Oaks at Jordan Hills Villages, directly South. – Average Lot Size 7184 Square Feet.
- The Oaks, southwest of the proposed site. –Average Lot Size 8276 Square Feet.
- Loneview South, east of the proposed site. – Average Lot Size 9231 Square Feet.

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.

**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). The most appropriate optional site that is designated Medium Density is south 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 School District has 10 acres directly across 6700 West for a future elementary school.

**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, which are all single family, both existing and proposed.

**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 approval of the proposed amendment will be consistent with the majority of the single family housing in the vicinity. The proposed lot area and density will match what currently exists and what is planned for in the area. The proposed development will finish the development of the corner 8200 South and 6700 West.

**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. The concept plan shows that new roads for the proposed subdivision will not connect through existing neighborhoods. The new development will be connected to approved stub streets of the Loneview South development. Water is adequate in the area and no upgrades will be required. Storm Water will be metered into the existing City systems. Sanitary sewer is adequate for this development. Public safety should not be adversely affected by the amendment and the subsequent development. The applicant will work with the Fire Department to determine the best location for fire hydrants. The developer will be required to install all 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:** With this application 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 5 acres of land currently zoned as LSFR (Low Density Single Family Residential) to R-1-8C with a density of 3.8 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 connecting to the future approved stub streets of the Loneview South development. The development will not have any cul-de-sacs and the lot sizes are comparable to other single family in the area. 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 with a minimum lot size of 8,000 sq. ft. in area. This lot size is comparable to other single family in the area. (See exhibit D) The properties to the south are single family comparable in lot area to the proposed development. The property to the east is part of the Highlands Master plan zoned LSFR and will be single family lots which average 9231 square feet.

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.

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.

**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 water and sewer are adequate in the area and no upgrades will be required. The applicant will work with the Fire Department to determine the best location for fire hydrants. The Fire Department will review the proposed development at the time of subdivision application to ensure full serviceability. Storm Water will be metered into the existing City system. Garbage collection will be provided as part of the normal City garbage collection service. The concept plan of the proposed development will have two road connections to approved stub streets located in the Loneview South development. The addition of 19 homes will not change the traffic level of service for 8200 South or 6700 West where the development's roads ultimately connect.

**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.

#### **IV. 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.

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

#### **V. ATTACHMENTS:**

- Exhibit A – Current Land Use Map
- Exhibit B – Proposed Map Amendments
- Exhibit C – Aerial
- Exhibit D – Lot Averages
- Exhibit E – GP Change Application
- Exhibit F – Zone Change Application
- Exhibit G – General Plan Narrative
- Exhibit H – Concept Plan
- Exhibit I – Representation
- Exhibit J – Impact Analysis
- Exhibit K – Planning Commission Minutes
- Exhibit L – Ordinance



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

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May 9, 2016

Barrett Peterson  
Peterson Development  
225 South 200 East #300  
Salt Lake UT 84111

The City of West Jordan City Council will hold a public hearing on **Wednesday, May 25, 2016, at 6:00 p.m.** at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering approval of a Future Land Use Map Amendment for 5.01 acres from Low Density Residential to Medium Density Residential and Rezone from LSFR (Low Density Single-Family Residential – WSPA) to R-1-8C (Single-Family Residential 8,000 square foot minimum lots), for property located at 8174 South 6540 West, Peterson Development LLC/Barrett Peterson, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the [City Council Agenda](#) webpage the Friday prior to the meeting.

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

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

Sincerely,

Melanie S Briggs, MMC  
City Clerk

Cc: Planning Department  
File



Entity  
Matters

Melanie S. Briggs, MMC  
City Clerk

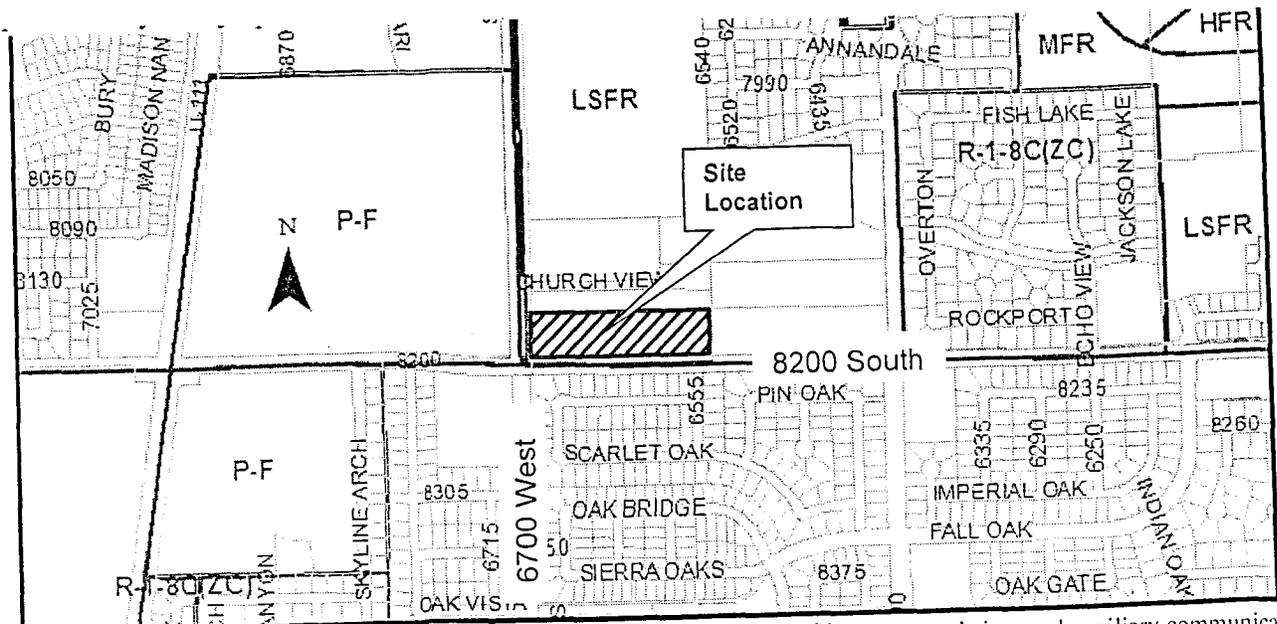
8000 South Redwood Road  
West Jordan, Utah 84088  
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Fax (801) 563-4716

THE CITY OF WEST JORDAN, UTAH  
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Published this 8<sup>th</sup> day of May 2016

Melanie S Briggs, MMC  
City Clerk



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



300' mailing

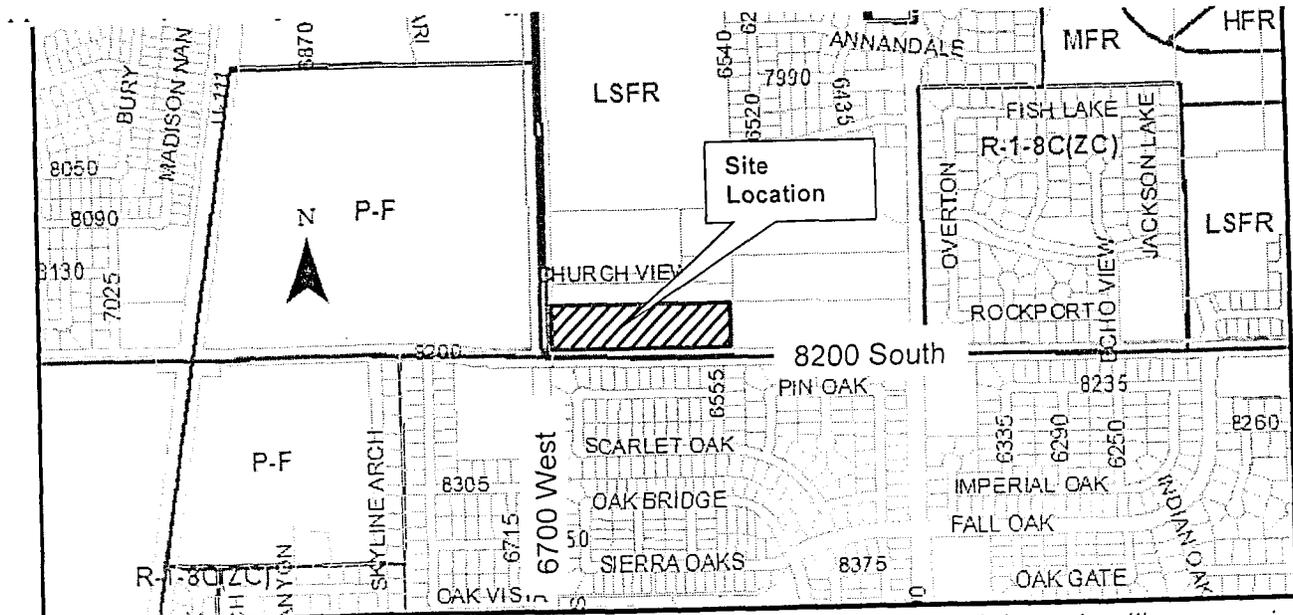
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West Jordan, Utah 84088  
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City Clerk



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4770 S. 5600 W.  
WEST VALLEY CITY, UTAH 84118  
FED.TAX I.D.# 87-0217663  
801-204-6910

Deseret News



The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER	
CITY OF WEST JORDAN, MELANIE BRIGGS 8000 S. REDWOOD RD.		9001403739	
WEST JORDAN, UT 84088		DATE	
		5/9/2016	
ACCOUNT NAME			
CITY OF WEST JORDAN,			
TELEPHONE	ORDER # / INVOICE NUMBER		
8015695115	0001090349 /		
PUBLICATION SCHEDULE			
START 05/08/2016 END 05/08/2016			
CUSTOMER REFERENCE NUMBER			
PH 5/25			
CAPTION			
THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING The City of We:			
SIZE			
44 LINES	1 COLUMN(S)		
TIMES	TOTAL COST		
2	60.00		

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

The City of West Jordan City Council will hold a public hearing on Wednesday, May 25, 2016, at 6:00 p.m. at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering approval of a Future Land Use Map Amendment for 5.01 acres from Low Density Residential to Medium Density Residential and Rezone from LSRF (Low Density Single-Family Residential - WSPA) to R-1-BC (Single-Family Residential 8,000 square foot minimum lots), for property located at 8174 South 6540 West, Peterson Development LLC/Barrett Peterson, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the City Council Agenda webpage the Friday prior to the meeting.

Published this 8th day of May 2016

Melanie S Briggs, MMC  
City Clerk  
1090349 UPAJLP

**AFFIDAVIT OF PUBLICATION**

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING The City of West Jordan City Council will hold a public hearing on Wednesday, May 25, 2016, at 6:00 p** FOR **CITY OF WEST JORDAN**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, 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 UTAHLEGAL.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGAL.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 05/08/2016 End 05/08/2016

DATE 5/9/2016

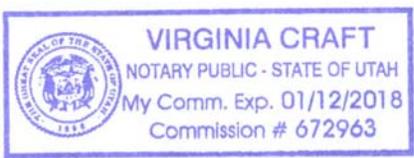
SIGNATURE *Ann Dartnell*

STATE OF UTAH )

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 9TH DAY OF MAY IN THE YEAR 2016

BY ANN DARTNELL



*Virginia Craft*  
NOTARY PUBLIC SIGNATURE



# Current Land Use Map

# Exhibit A

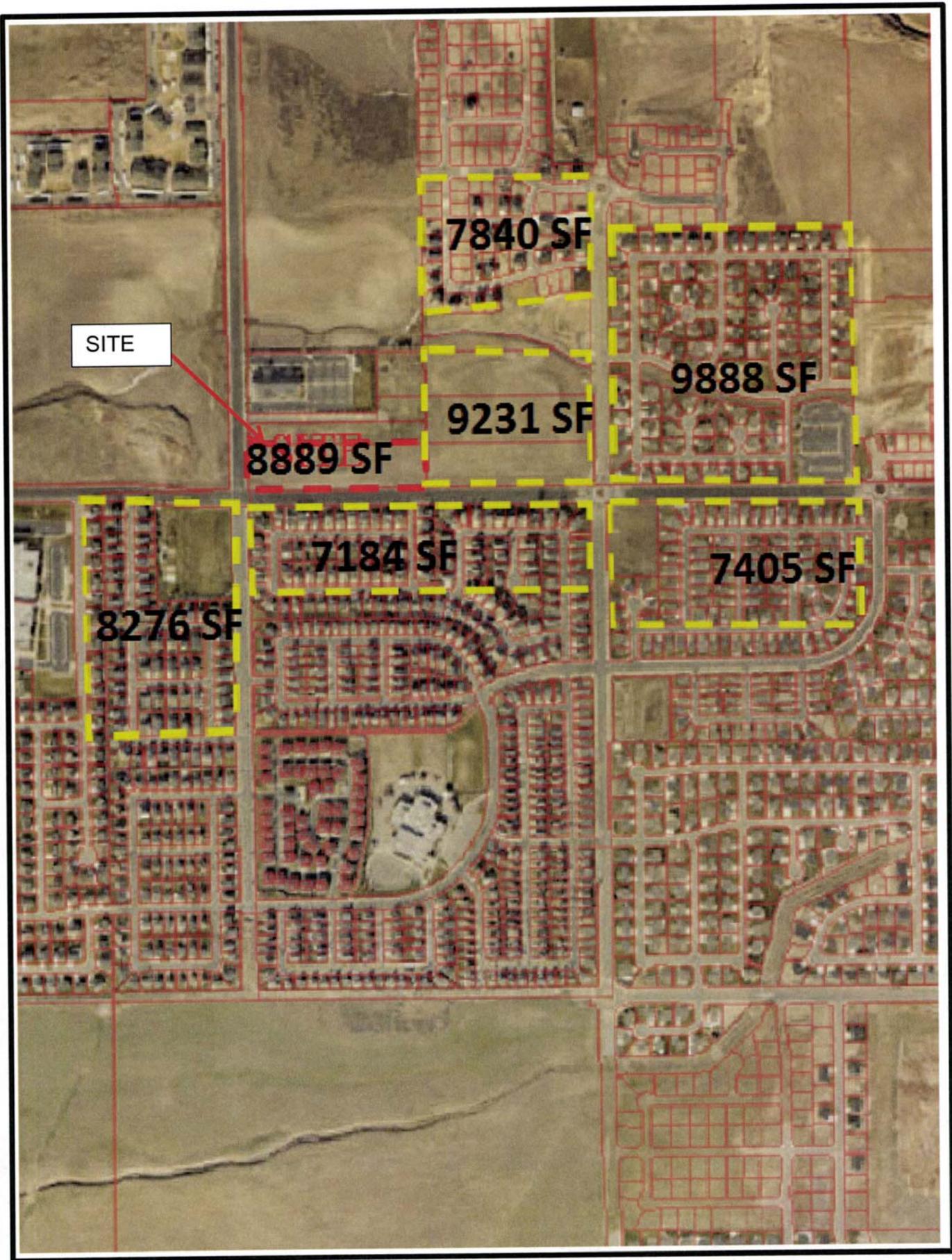


**Exhibit B Proposed Map Amendments**



# Aerial Map

# Exhibit C



**Lot Averages**

**Exhibit D**



CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road  
(801) 569-5180

Sidwell # 20-34-200-008 Acreage 5.01 Lots: — Zoning LSFR

Project Location: 8174 S. 6540 West

Project Name: Loneview West

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

Applicant: Barrett Peterson Company: Peterson Development LLC

Address: 225 South 200 East

City: SLC State: UT Zip: 84111

Telephone: Office: 801-532-2233 Cell: 801-455-4841

Email: barrett@choosepeterson.com barrett.peterson@gmail.com

Property Owner: Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints

Address: 50 E. North Temple

City: SLC State: UT Zip: 84111

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

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

Engineer: Jason Barker Company: Focus Engineering

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

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

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

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

Architect: N/A Company: \_\_\_\_\_

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

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

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

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

SIGNATURE: [Signature] DATE: 4/12/16

Project #: GPA 20160005 Date: 4/14/16  
 Received By: ODA [Signature] PLANNING [Signature] ENGINEERING \_\_\_\_\_

Revised 6/1/14

Exhibit E General Plan Application



CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road  
(801) 589-5180

Sidwell # 20-34-200-008 Acreage 5.01 Lots: — Zoning: LSFR

Project Location: 8174 S 6540 West

Project Name: Loneview West

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

Applicant: Barrett Peterson/Peterson Company: Peterson Development LLC

Address: 225 South 200 East

City: SLC State: UT Zip: 84111

Telephone: Office: 801-532-2233 Cell: 801-455-4841

Email: barrett@choosepeterson.com barrett.peterson@gmail.com

Property Owner: Corporation of the Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints

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

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

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

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

Engineer: Jason Barker Company: Focus Engineering

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

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

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

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

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

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

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

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

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

SIGNATURE: [Signature] DATE: 4/12/16

Project #: ZC20160008 Date: 4/14/16  
Received By: ODA kg PLANNING kg ENGINEERING \_\_\_\_\_

Revised 9/1/14

Exhibit F Zone Change Application

Please find General Plan and Zone Change narrative on the following pages

**Exhibit G**      **General Plan Narrative**

April 12, 2016

West Jordan City Staff  
8000 South Redwood Road  
West Jordan, Utah 84088

Subject: Zoning Map Amendment and General Land Use Map Amendment of 5 Acres at 8147 South 6540 West

Dear West Jordan City Planning Commission, City Council, and Staff,

The purpose of this Zoning Map Amendment and General Land Use Map Amendment is to change 5 acres from zoning designations LSFR to R-1-8 and from Low Density Residential to Medium Density Residential.

We are proposing single family lots. The current zoning designation, LSFR is no longer applicable so we are requesting R-1-8, which would result in a similar density to that of the surrounding proposed development. We are requesting a change from low density residential to medium density residential because that is the general lot size in the surrounding area. If you look all four directions around this property, there are 8000 square foot lots or smaller.

Within the general plan, the LSFR zone allows for 8,000 sf lots in a low density residential land use. However, R-1-8, which is also 8,000 sf lots, lands in the medium density residential land use. In order to be consistent with the general plan, we are proposing this change.

We have the full support of the property owner, the LDS Church, to change the land use designation of this property.

Further reasons and justification for our proposed zone change and the manner in which a proposed zone map change would further promote the objectives and purposes of the municipal code and general plan are explained below.

**1. Public purpose for the amendment in question.**

The public purpose for the amendment in question is to change the zoning on this parcel from a zone that is no longer applicable, other than in the Highlands Master Plan, to a compatible zone.

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

With this project rezoned to R-1-8 it will be similar to the surrounding development and the proposed development to the north and east.

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

The proposed change is compatible with the general plan policies, goals and objectives. The R-1-8 zone is a current acceptable residential zone and would produce a similar density and lot size that exists in the LSFR zone that is no longer applicable.

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

The proposed amendment is consistent with the general plan's timing and sequencing provisions on changes of use.

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

The proposed amendment supports the general plan's policies in maintaining similar, high quality single family housing as will be built in the adjacent community to the north and east.

**6. Adverse impacts on adjacent land owners**

This proposed amendment will not have adversely impact adjacent land owners. This development will complete the road system stubbed in two locations in the adjacent proposed development and will complete development of the last 5 vacant acres in this area, making a nice complete community. Changing the land from a low density designation to a medium density designation will not harm surrounding property values. We anticipate that the homes that will get built on this size lot will be worth over \$350,000. We believe that the quality of home will only enhance the neighborhood and the City in general.

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

The original zoning is consistent with the general land use plan map.

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

We have met with West Jordan City staff and they confirmed to us that all of the necessary infrastructure in terms of storm drain, power, fire protection, garbage collection, etc. is in place. There will not be an adverse impact to the City.

**9. Impacts on schools**

This project will not have any bigger impact than the current zoning designation.

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

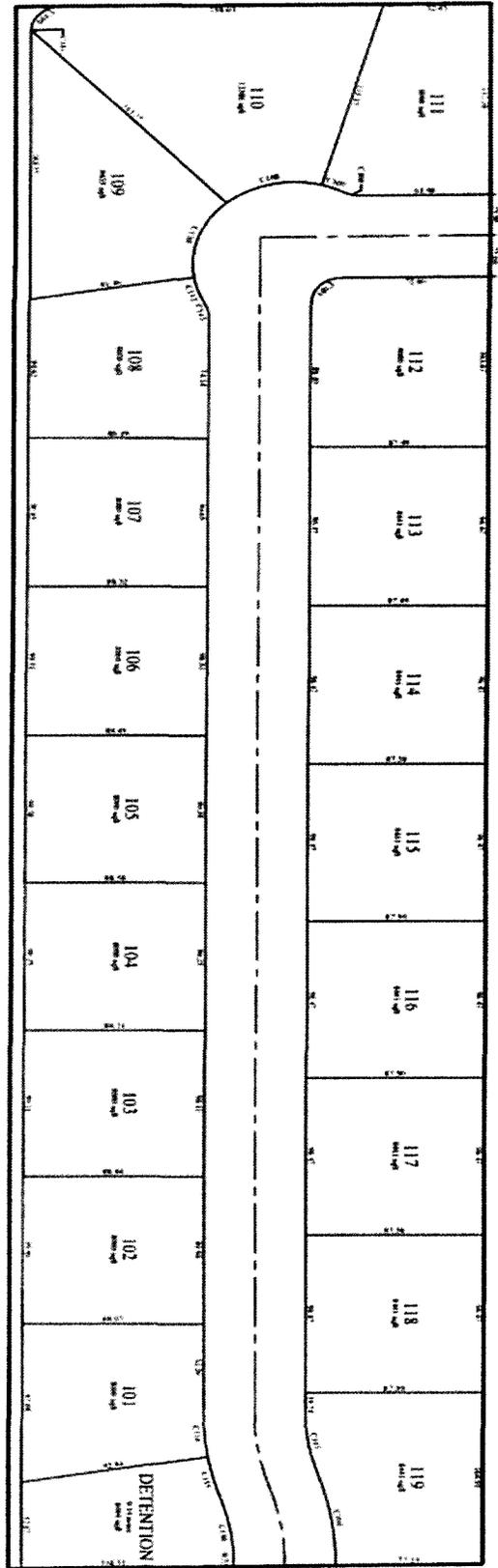
This project will have a positive impact on the local economy and will provide revenue to West Jordan City and to the surrounding commercial areas.

We look forward to discussing our proposal with you.

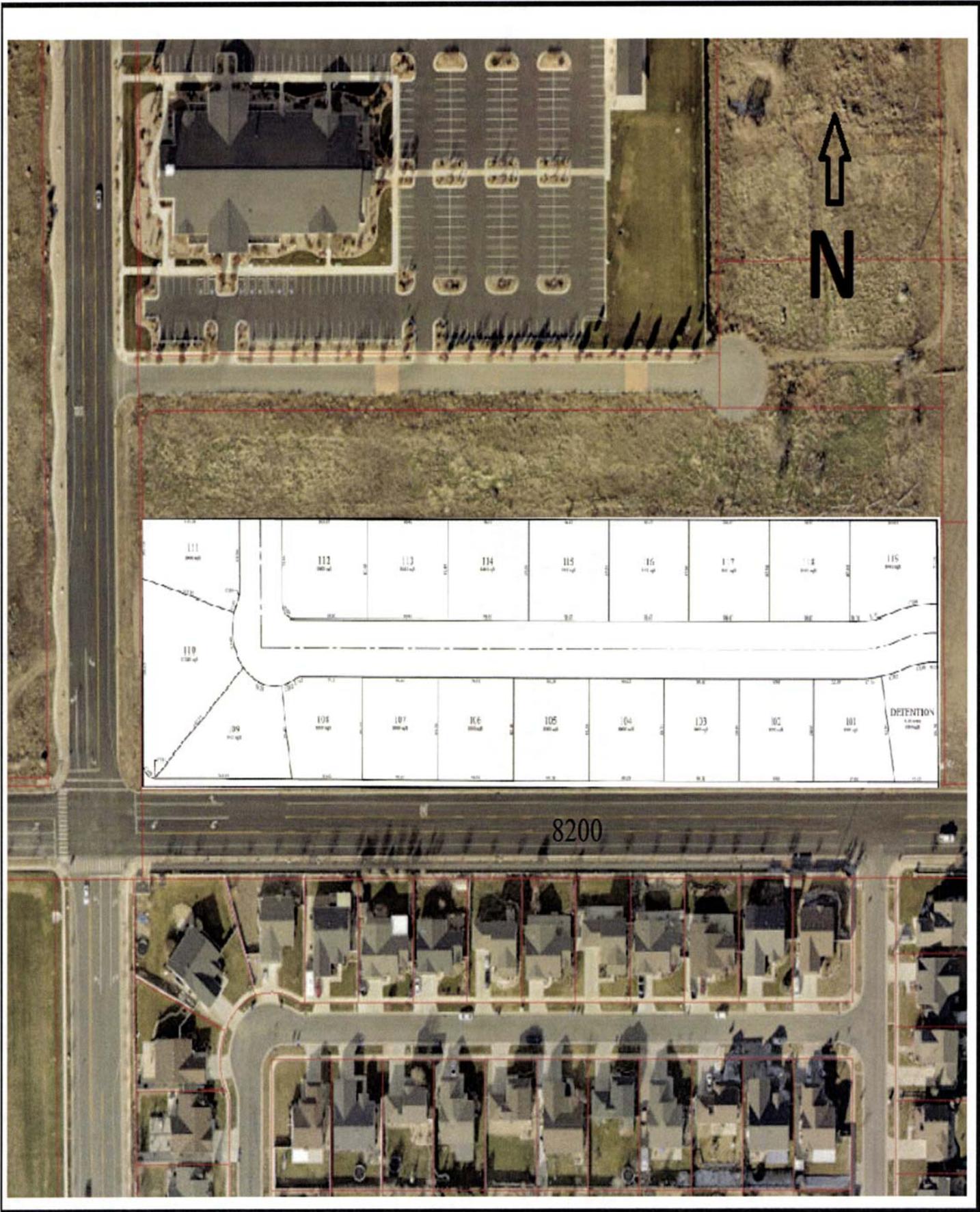
Sincerely,



Barrett Peterson  
Peterson Development

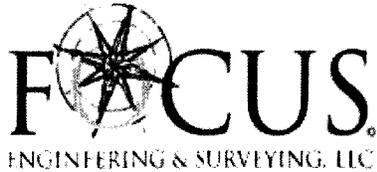


# Exhibit H Concept Plan



**Representation**

**Exhibit I**



502 West 8360 South  
Sandy, UT 84070  
P (801) 352-0075 F (801) 352-7989

April 25, 2016  
West Jordan City  
Planning and Engineering Dept.  
8000 South Redwood Road  
West Jordan, Utah 84088

## Loneview West Subdivision

### Zoning Map Amendment

The purpose of the proposed Loneview West Subdivision is a single-family residential development located at 8200 South 6200 West in West Jordan. The proposed development is a 19 lot single family residential development on a total of 5.07 acres of land, parcel 9791/732, will provide upscale housing for new residents of West Jordan. It will also increase the tax base for the city.

The existing land has been farmed and slopes gently from West to East. There are no existing structures. The proposed lot configuration, storm drain and sewer design take into account the sloping terrain. There will be no negative impacts to the adjacent properties. The local economy will benefit from the additional patrons. There will be no negative impacts on schools or accessible routes to them.

- Total Area Within Development 5.07 Acres
- Minimum Lot Size 8000 Square Feet
- Total Number of Lots 19 Single Family Residential Lots
- Traffic impacts will be minimal connecting onto 8200 South and 6200 West streets.
- Estimated Total Peak Water Demand 19 con. X 800 gpd/con. = 15,200 gpd
- Estimated Total Peak Sewer Demand 19 con. X 3.5 people/con. X 100 gpd/person X 4 (peaking factor) = 26,600 gpd
- Storm Water Drainage has been accounted for in the Loneview South Subdivision detention pond.

Best Regards,

Jason Barker  
Project Manager

Please find the Planning Commission Minutes of May 3, 2016 attached.

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 3, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Bill Heiner, and Judy Hansen. Josh Suchoski was absent.

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

**OTHERS:** Joe Long, Justin Peterson, Rick Magness, Malorie Brask.

\*\*\*\*\*  
The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. Background information was given and clarifying questions were answered. Attorney's office had several questions regarding the proposal in Item #4, which might be too many to address tonight. It was recommended for continuation.

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

\*\*\*\*\*

- 3. Loneview West Land Use Amendment and Rezone; 8174 South 6540 West; Future Land Use Map Amendment for 5.01 acres from Low Density Residential to Medium Density Residential and Rezone from LSRF (Low Density Single-family Residential – WSPA) to R-1-8C (Single Family Residential 8,000 square foot minimum lots); Peterson Development LLC/Barrett Peterson (applicant) [#GPA20160005, ZC20160008; parcel 20-34-200-008]**

Justin Peterson, Peterson Development, 225 South 200 East, applicant, explained that the LDS Church is selling this infill piece and would like to have it used for a product that will complement the stake center, and they endorse this plan. The property is technically in the medium density range, but in reality it is almost completely consistent with the surrounding lots in the WSPA with less than one-half of a percent difference in size. The use is consistent with the surrounding neighborhood and doesn't create any undue impacts.

Larry Gardner said the five-acre parcel is surrounded by the Highlands and Jordan Hills Villages. He showed a comparison of lot sizes in the area. This proposal would average 8,900 square feet, Loneview South to the east is at 9,200 and is associated with the WSPA. To the south the lots are less than 8,000 square feet. The proposal is for 8,000 square feet at a minimum. The road on the concept plan shows a connection to the north and east properties but no access to the south. Current zoning is LSRF, which is only applicable to the Highlands.

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 change the Future Land Use Map from Low Density Residential to Medium Density Residential and rezone 5.01 acres of property from LSRF (Low Density Single Family Residential) to a R-1-8C (Single-family Residential, 8,000 square foot minimum lots) for property generally located at 6700 West 8200 South.

Dan Lawes opened the public hearing.

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

Kelvin Green reviewed the lot size comparison map. He expressed his disapproval with the trend to ask for small lot sizes with C-sized homes.

Dan Lawes said in general he agreed, but he didn't know that half-acre lots were appropriate for this property.

David Pack echoed the sentiments of Commissioner Green. This application fits the parameters of the ordinance, but he wanted to note for the City Council the concern that digressing away from low density is becoming a trend overall.

Judy Hansen recognized that the Highlands is grandfathered in the WSPA, but she asked that Peterson Development consider larger lot sizes when they develop in other areas of the City. There is a demand for 1/3-acre and 1/2-acre lots. West Jordan has become known as a cheap place to live because of the small lots, but we have a great opportunity to make the City a much better place as they move west.

**MOTION: Bill Heiner moved based on the information and 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 amend the General Plan Future Land Use Map for 5.01 acres from Low Density Residential to Medium Density Residential for Loneview West; approximately 6700 West 8200 South; Peterson Development LLC/Barrett Peterson (applicant). The motion was seconded by Matt Quinney and passed 6-0 in favor. Josh Suchoski was absent.**

**MOTION: Bill Heiner move based on the information and findings set forth in the staff report and upon evidence and explanations received today to forward a positive recommendation to the City Council to Rezone 5.01 acres from LSFR (Low Density Single Family Residential) Zone to R-1-8C (Single-family Residential 8,000 square foot lots) Zone for Loneview West; approximately 6700 West 8200 South; Peterson Development LLC/Barrett Peterson (applicant). The motion was seconded by Matt Quinney and passed 6-0 in favor. Josh Suchoski was absent.**

Judy Hansen referred to a citizen comment from the Loneview South subdivision regarding construction traffic, and she asked that they consider it for this development as well.

Larry Gardner said they will work that out during the preconstruction meeting.

\*\*\*\*\*

Ordinances attached

**Exhibit L**      **Ordinance**

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 16-23**

**AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR 5.01 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 8174 SOUTH 6540 WEST.**

WHEREAS, an application was made by Peterson Development LLC to amend the General Plan Future Land Use Map for 5.01 acres of property located at approximately 8174 South 6540 West from Low Density Residential to Medium Density Residential;

WHEREAS, on May 3, 2016 the Future Land Use Map amendment request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the Future Land Use Map amendment from Low Density Residential to Medium Density Residential for property located at approximately 8174 South 6540 West;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on May25, 2016; and,

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the Future Land Use Map:

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 development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. 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;
5. 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; and,
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

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 for 5.01 acres of property from Low Density Residential to Medium Density Residential, located approximately at 8174 South 6540 West, more appropriately described below:

BEG S 89°54'20" W 937.50 FT & S 0°36'34" E 2351.36 FT FR NE COR SEC 34, T 2S, R 2W, S L M; S 0°36'34" E 232.80 FT; N 89°58'51" W 937.52 FT; N 0°36'34" W 232.80 FT; S 89°58'51" E 937.52 FT TO BEG. 5.01 AC

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 25<sup>th</sup> day of May, 2016.

ATTEST:

CITY OF WEST JORDAN

\_\_\_\_\_  
Melanie Briggs  
City Recorder

\_\_\_\_\_  
Kim V. Rolfe  
Mayor – City of West Jordan

Voting by the City Council	"AYE"	"NAY"
Jeff Haaga	_____	_____
Dirk Burton	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Zach Jacob	_____	_____
Sophie Rice	_____	_____
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 \_\_\_\_\_, 2016, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
City Clerk/Recorder

[SEAL]

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 16-23**

**AN ORDINANCE AMENDING THE ZONING MAP FOR 5.01 ACRES OF LAND FROM LSFR (LOW DENSITY SINGLE FAMILY RESIDENTIAL) TO R-1-8C (SINGLE FAMILY RESIDENTIAL 8,000 SQUARE FOOT LOT MINIMUM “C” SIZE HOME) ZONE FOR PROPERTY LOCATED AT APPROXIMATELY 8174 SOUTH 6540 WEST.**

WHEREAS, an application was made by Peterson Development LLC to amend the zoning map for 5.01 acres of land from LSFR (Low Density Single Family Residential) to the R-1-8C (Single Family Residential 8,000 square foot lot “C” size home) Zone for property located at approximately 8174 South 6540 West;

WHEREAS, on May 3, 2015 the request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the rezoning of 5.01 acres from LSFR (Low Density Single Family Residential) to the R-1-8C (Single Family Residential 8,000 square foot lot “C” size home) Zone for property located at approximately 8174 South 6540 West;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on May 25, 2016; and,

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the Zoning Map:

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; and,
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning district which may impose additional standards.

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

Section 1. The Zoning Map Of The City Of West Jordan, Utah, is hereby amended by changing the zoning classification for 5.01 acres of property from LSFR (Low Density Single Family Residential) to R-1-8C (Single Family Residential 8,000 square foot lot "C" size home) Zone for property located at approximately 8174 South 6540 West, more appropriately described below:

BEG S 89°54'20" W 937.50 FT & S 0°36'34" E 2351.36 FT FR NE COR SEC 34, T 2S, R 2W, S L M; S 0°36'34" E 232.80 FT; N 89°58'51" W 937.52 FT; N 0°36'34" W 232.80 FT; S 89°58'51" E 937.52 FT TO BEG. 5.01 AC

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 25<sup>th</sup> day of May 2016.

ATTEST:

CITY OF WEST JORDAN

\_\_\_\_\_  
Melanie Briggs  
City Recorder

\_\_\_\_\_  
Kim V. Rolfe  
Mayor – City of West Jordan

Voting by the City Council	"AYE"	"NAY"
Jeff Haaga	_____	_____
Dirk Burton	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Zach Jacob	_____	_____
Sophie Rice	_____	_____
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 \_\_\_\_\_, 2016, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
City Clerk/Recorder

[SEAL]