



REQUEST FOR COUNCIL ACTION

Presenter: Larry Gardner

Meeting Date Requested: 11/4/2020

Department: Community Development

Date Final Action Required: 11/4/2020

Meeting Type: ☐ Work Session ☐ Public Hearing ☐ Business Item ☒ Other Consent

Action Requested: ☐ Provide Information ☐ Request Feedback ☒ Decision ☐ Other

Time Requested: Total Time: (Presentation Time: Council Discussion:)

Signatures:

Submitter: Larry D. Gardner
Larry D. Gardner (Oct 30, 2020 08:09 MDT)

Dept. Head: Scott Langford
Scott Langford (Oct 30, 2020 09:03 MDT)

Reviewed as to Form: Duncan Murray
Duncan Murray (Oct 30, 2020 08:37 MDT)

Executive: [Signature]

Council Office: [Signature]

AGENDA SUBJECT:

Ordinance No. 20-36 regarding the Future Land Use map amendments and zoning map amendments for Jones Ranch, 592 acres of property located at approximately 8800 S U-111 as contained in Ordinance 20-36.

PURPOSE FOR COUNCIL TIME:

Consent item for action on Ordinance No. 20-36 regarding the amendment of the future land use map and zone change for 592 acres of property located at approximately 8800 S U-111.

SUMMARY:

This item was continued from the October 28, 2020 City Council meeting. The request is for approval of the future land use map amendment as detailed in Ordinance 20-36 and rezone of 592 acres as detailed in Ordinance 20-36.

TIME SENSITIVITY / URGENCY:

Urgent.

BUDGET IMPACT:

The City will be accepting miles of roadways; arterial, collector and neighborhood, miles of water, sewer, storm drain lines all of which will be initially installed by the developer and dedicated or turned over to the city for perpetual maintenance. All systems will be constructed to city standards. Impact fees will be collected to pay the costs of system construction and for police and fire. Increased property taxes will be collected on the property, than is collected currently, to pay for the perpetual maintenance. Parks, trails and open space will be maintained by the Jones Ranch Homeowners Association.

STAFF RECOMMENDATION:

Staff recommends approval of the consent agenda.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission forwards a positive recommendation for the amendment to the General Plan Future Land Use Map, and to the Zoning Map for this property.

MOTION RECOMMENDED:

I move to approve the consent agenda.

PACKET ATTACHMENT(S)

1. Staff Report
2. Ordinance 20-36

I. BACKGROUND:

This property is located at approximately 8800 South on the east and west side of U-111 as shown on Figure 1.

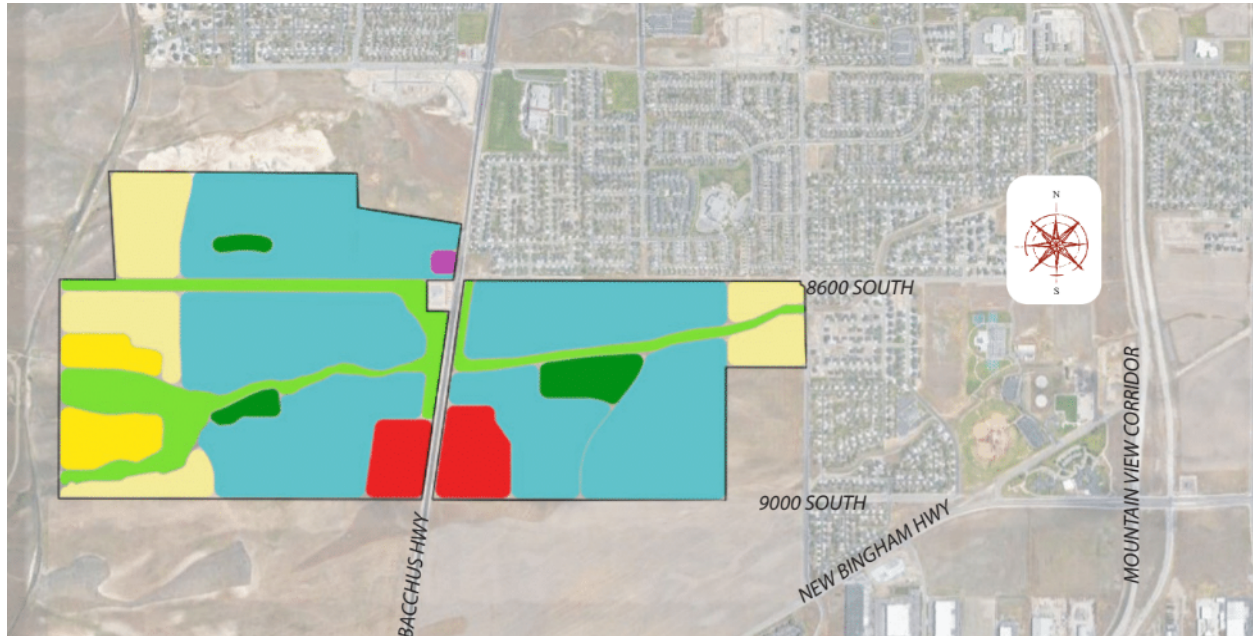


Figure 1.

The property is 592 acres in area and is currently used as dry farm. The property has multiple land use designations currently. The applicant is proposing to change the map to be in line with their development plan vision. The land use map amendment is well thought out and planned and the plan has gone through several iterations with staff, and the City Council. The property is currently zoned Agriculture (A-20), R-1-10, Low Density Single Family Residential (LSFR), Public Facilities (PF) and Neighborhood Shopping Center (SC-1) as shown on figure 2.

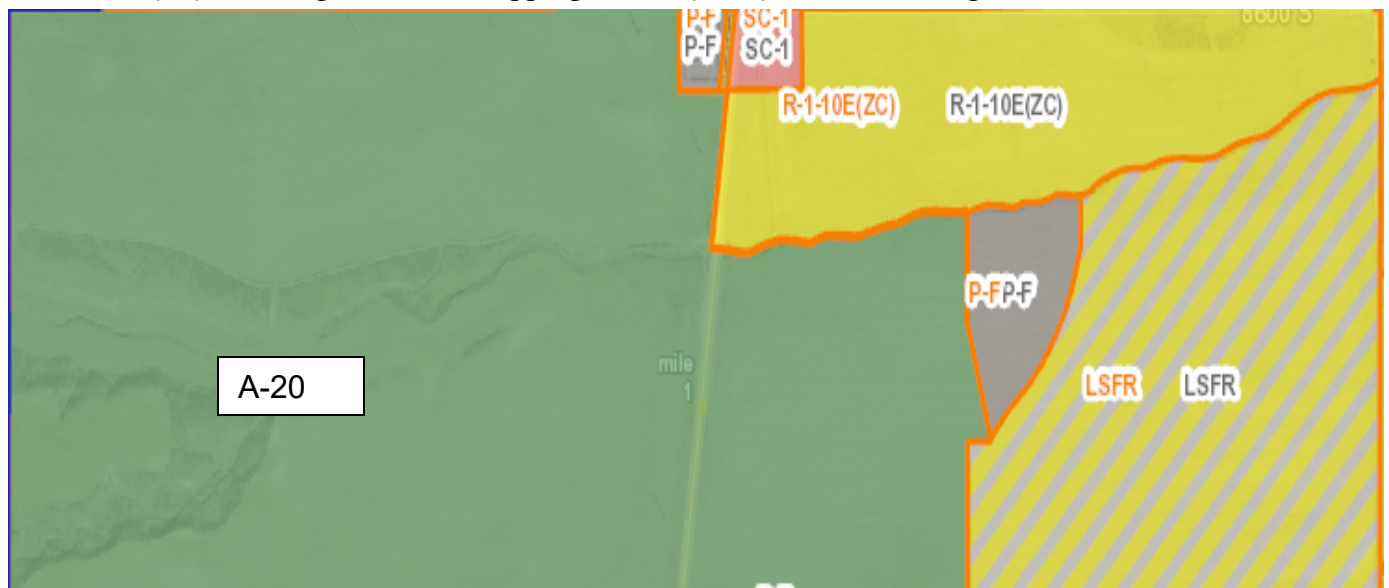


Figure 2

II. GENERAL INFORMATION & ANALYSIS

The applicant is requesting to amend the Future Land Use Map as outlined in the summary of this report and rezone the entire property to P-C (Planned Community) Zone. A Master Development Plan and Master Development Agreement have also been submitted with this application. The purpose of this request is to accommodate a planned development that includes a range of single family dwellings, multi-family dwellings, institutional and commercial uses. The development also includes recreational amenities, parks and passive and active open space.

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

	Future Land Use	Zoning	Existing Land Use
North	Low Density Residential, Parks and Open Space	LSFR, VLSFR, A-20, R-1-6, R-1-8, and PC	Vacant and single family homes
South	Community Commercial, Very Low Density Residential, Parks and Open Land, Future Park, Professional Office, Public Facilities	A-20	Vacant
West	Unincorporated		Vacant
East	Medium Density Residential, High Density Residential, Community Commercial	R-1-10E, A-20	Vacant and single family homes

III. MASTER DEVELOPMENT PLAN

There are no specific findings of fact for master development plans. The Master Development Plan meets the requirements of 13-5J-10 and 13-5C-2 of 2009 City Code. The sections below are only an analysis of the development plan. For more specificity consult the development plan attached to this report.

The purpose and intent of the Planned Community section of 2009 City Code is:

13-5C-1: PURPOSE AND INTENT:

B. Planned Community Zone: The purpose of the Planned Community (PC) Zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create a convenient, efficient and effective integration of uses that create an attractive and desirable environment where employment, residential uses and leisure are close to each other. This zone is characterized by attractive buildings within a well-planned setting. It is also characterized by a design intended to mitigate the negative effects of noise, traffic and undue congestion.

C. Overall Intent: It is the intent of the City that the site and building plans for planned developments be prepared by a designer or team of designers having professional competence in urban planning, site planning, and architectural and landscape architectural design. However, it is not the City's intent that design control be so rigidly exercised that individual initiative is stifled or that substantial additional expense is incurred. Rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter. The intent of planned developments (PC or PRD) is to:

- 1. Create more attractive and more desirable environments in the City;*
- 2. Allow a variety of uses and structures;*
- 3. Encourage imaginative concepts in the design of neighborhood housing and mixed use projects;*
- 4. Provide flexibility in the location of buildings on the land;*
- 5. Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;*
- 6. Encourage the creation of a distinctive visual character and identity for each planned development;*
- 7. Produce a market-balanced and coordinated mixture of residential uses and related public areas and design integrated private commercial facilities;*
- 8. Encourage a range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types;*
- 9. Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development;*
- 10. Provide land for the community and public at large for recreation and social purposes;*
- 11. Achieve physical and aesthetic integration of uses and activities within each development;*
- 12. Develop pedestrian circulation networks separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public and private facilities;*
- 13. Planned developments are best realized in large scale developments, therefore, development on a large, planned scale is required;*
- 14. Assure compatibility and coordination of each development with existing and proposed surrounding land uses;*
- 15. Plan for a minimum of five percent (5%) and no more than ten percent (10%) of the overall development unit count as affordable housing as defined in Utah Code. Affordable housing shall be integrated into neighborhoods of comparably sized market rate homes.*

The Jones Ranch Development Plan has followed the purpose and intent of the ordinance in creation of the Master Development Plan that will guide the development. The Jones Ranch Development is anticipated to take many years to complete. After approval of the Master Development Plan each village (phase) will be required to prepare and have approved, by the City Council after receiving recommendation from the Planning Commission, a sub-area plan. The subarea plans will be guided and must follow the Jones Ranch Master Development Plan and Master Development agreement. The objective of Jones Ranch was guided by the purposes and intent of the PC ordinance.

Jones Ranch Objective. *“The objective of the Jones Ranch Master Plan is to build a community with a lasting impact on the residents of Jones Ranch, neighboring residents, and West Jordan City as a whole. This will be accomplished by combining the natural beauty of the hill-side and*

topography with a well-planned community and great design. The open spaces, amenities, road enhancements, architecture, and product diversity all play a large role in creating this vision. The land use decisions made at Jones Ranch are the major contributing factors in achieving this vision. The allowed densities, product variation, design flexibility, and architectural styles coupled with minimum standards that hold the community to a higher quality in design styles, architecture, landscaping, and amenity requirements allow the community to have the desired lasting impact on the community while meeting the demands of an ever-changing market.”

Density. The applicant is proposing a density range at maximum 10 dwelling units per acre and minimum 2.5 units per acre. The actual density of the project would be based on the adoption of the Master Development Plan and would fall in the range between the maximum and minimum. The development plan states that the maximum number of dwelling units (or ERUs = Equivalent Residential Units) will not exceed 2960 units. The actual gross density of the entire 596-acre project will be 4.96 units per acre. Be mindful the densities will vary between the various land use types phases aka. (villages). The land use types and densities is shown on Figure 3.

The residential types at Jones Ranch are:

<i>Housing Designation</i>	<i>Density Range</i>
Very Low (VL)	Up to 2.5 units / acre
Low (L)	1 to 3 units / acre
Medium (M)	3.1 to 5.5 units / acre
High (H)	5.6 to 10 units / acre
Commercial (C)	

Figure 3

According to the 2009 City Code, Section 13-5C-3, the density in the PC zone is calculated as follows:

“Density Designations, density in planned development zones is calculated by dividing the number of proposed dwelling units by the number of gross acres designated for residential development (including residential uses within a mixed use component of a development) on the conceptual development plan. Proposed parks and public or private open space may be included in determining the number of acres used in this calculation. However, areas proposed for nonresidential uses (i.e., commercial, office, church or school sites not included in a mixed use component of a development) shall not be used in determining residential density...”

The final density for this project will be set by the City Council upon receiving a recommendation from the Planning Commission approving the Master Development Plan.

Land Use Villages. The proposed dwelling types will be constructed in specific village areas shown on the Master Development Plan Land Use Plan. The applicant is proposing to construct different types of dwellings described in areas in acres or what the applicant refers to as villages. The proposal is to develop 455 acres of residential, 100 acres of open space, 2 acres of public facilities and 35 acres of commercial. The proposal shows 77.8 acres of Low Density and 28 Acres Very Low Density and 348 acres of a mix of Low Density, Medium Density High Density

dwellings. The types of dwellings will be single family homes with the Very Low, Low and Medium density lot types. The homes that are High Density will be small lot single family, zero lot line single family and multi-family homes. The Master Development Plan shows 79 acres of passive open space which includes the wash. The plan shows 21 acres of active park area. The Cap and Grade ordinance allows two-family and multi-family development in large planned developments over 75 acres in area, provided that they are zoned PC or PRD, and that the ratio of multi-family to single-family residential dwellings (Excluding those exempted under City Code, Section 13-8-23. B.1a-d) does not exceed 17% multi-family to 83% single-family-residential and that all multi-family dwellings are individually owned. That would calculate that no more than 503 multi-family dwellings could be constructed in Jones Ranch.

JONES RANCH LAND USE DIAGRAM



JONES RANCH west jordan, utah

Setbacks. The setbacks in Jones Ranch will be specific to the development and will not apply to any other development in the city. The PC ordinance allows for development specific setbacks if approved by the City Council in the Master Development Plan.

*“Residential Building Setbacks: **Unless different setbacks are approved with the Master Development Plan,** the following setbacks shall apply: Main residential buildings in PC Zones shall be set back at least twenty-two feet (22') from front and rear property lines. Side yard setback for interior side lots shall be at least a total of thirteen feet (13') but no less than five feet (5') on each side. Corner lot setbacks shall be a minimum of fifteen feet (15') where no garage will be accessed from corner and twenty-two feet (22') on lots where a garage will be accessed from the corner side.”*

The applicant is proposing the following setback in Jones Ranch for approval.

Residential Bulk & Intensity Requirements

	High (H)				Medium (M)	Low Medium	Very Low
	Cluster	Front Load	Rear Load	Town-homes			
Min. Lot Area	NA	3,500 sqft	3,500 sqft	As shown on plat	6,000 sqft	10,000 sqft	14,000 sqft
Minimum Lot Width (Measured at Setback)	NA	35'	35'	NA	70'	90'	95'
Min. Front Yard Setback	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	22'	10'	10' or 22' on Rear-Load** 22' on Front Load	25' (20' on cul-de-sacs)	25' (20' on cul-de-sacs)	30' (20' on cul-de-sacs)
Minimum Side Yard Setback (Interior Lots)	3' on one side & 7' on one side	3' on one side & 7' on one side	3' on one side & 7' on one side	10' (must comply with fire code)	5' on one side & 8' on one side	8'	8'
Minimum Side Yard Setback (Corner Lots)	15'	15'	15'	15'	20'	20'	20'
Minimum Rear Yard Setback (Interior Lots)	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10'	5' or 22'	5' or 22'	20'	20'	25'
Minimum Rear Yard Setback (Corner Lots)	12' to any public ROW, 5' to adjacent homes, 10' to adjacent shared driveways or private ROWs	10'	5' or 22'	5' or 22'	20'	20'	20'
Maximum Building Height	45'	45'	45'	45'	35'	35'	35'

*Irregular shaped lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of thirty five (35') of frontage at the right of way line of a public street.

**In the event that the rear-load townhome has a 22' rear setback, the front setback shall be 10' instead of 22'.

Commercial Bulk & Intensity

	Cluster	Front Load	Rear Load	Townhomes	Commercial Uses
Minimum Lot Area	NA	3,500 sqft	3,500 sqft	NA	No minimum requirement
Minimum Lot Width	NA	35'	35'	NA	No minimum requirement
Min. Front Yard Setback	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared drive-ways or private ROWs	22'	10'	Front Load 22' Rear Load 5'	As allowed by IBC and must recognize any easements
Minimum Side Yard Setback (Interior Lots)	3' on one side & 7' on one side	3' on one side & 7' on one side	3' on one side & 7' on one side	NA	As allowed by IBC and must recognize any easements
Minimum Side Yard Setback (Corner Lots)	15'	15'	15'	15'	As allowed by IBC and must recognize any easements
Minimum Rear Yard Setback (Interior Lots)	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared drive-ways or private ROWs	10'	5' or 22'	5'	As allowed by IBC and must recognize any easements
Minimum Rear Yard Setback (Corner Lots)	12' to any public ROW, 5' to adjacent homes, 2' to adjacent shared drive-ways or private ROWs	10'	5' or 22'	5'	As allowed by IBC and must recognize any easements
Maximum Building Height	45'	45'	45'	45'	As per ordinance
Minimum Landscaping Required	NA	Reference Jones Ranch MDP Landscaping Section	NA	NA	15% of commercial acreage

General Land Use Notes. As stated in the PC purpose and intent it is appropriate to allow creativity and flexibility in the development of planned communities. The reason for the general

land use is to outline a collared flexibility in the development of Jones Ranch. Adopted villages (phases) are only allowed to be expanded or contracted by an approved percentage.

General Land Use Notes

1. Total Equivalent Residential Units (ERUs) for residential uses for the entire Jones Ranch Area Plan shall not exceed 2,960.
2. Unused ERUs shall only be allowed to be transferred to the Commercial village.
3. The areas and locations of all land use designations may be adjusted and intermixed to accommodate different lot layouts, product types, and product integration, however the overall area of each village designation shall not increase by more than 20% from what is shown on the land use plan. Village boundaries of Very Low, Low, and Medium designation shall not be decreased by more than 10%. Open Space boundaries and locations may adjust with the village boundaries, but shall not result in less than the overall 20% required open space for the Jones Ranch development.
4. No more than 17% of the residential unit count can be townhomes.

Commercial. The applicant is asking to change the land use map from 39 acres of commercial to 35 acres of commercial. The applicant is also adding 2 acres of public facilities that is not currently on the land use map.

Open Space and Recreation. (trails)

The applicant will be installing open space and parks at 17% of the site with a minimum 8% of that 17% as groomed irrigated park space. The applicant is proposing to construct three parks that are all combined 26.3 in area. There will also be many smaller parks within villages for residents living in those areas to use. The size and location of those smaller parks will be determined with the sub-area plans and subdivision plats. The development will have an east-west trail system when all built will be several miles in length. Other trails will lead to this main trail. The trail will grade separated from all of the collector roads and eventually U-111.

Amenities are required to be installed according to the PC ordinance. The requirement for different types of amenities is based upon the number of dwelling units constructed. The applicant will be able to choose from lists of additional amenities as they reach a threshold of dwelling units. These amenities will be reviewed with the sub-area plans and subdivision plats. The applicant is proposing to install by the time the 200th building permit is issued a swimming pool and by the 400th building permit the clubhouse shown in the master development plan.

Design Guidelines

Design guidelines are included in the master development plan. The same or better design guidelines will be contained in each sub-area plan and will be enforced at the time a building permit is applied for. The design guidelines will insure an attractive community is created. The design guidelines will provide direction on the massing of the buildings, the construction of roof features and types, exterior building walls, colors, differing material types, retaining walls, window and door elements, front porch design, specific architectural styles. The design guidelines will insure a mix of housing types the same design cannot be side by side or across the street from the house type. All corner lots will be required to have two facades a fronts façade and a corner side design that will improve the appearance of the community. The homes will all have durable materials on the facades and have an assortment of architectural features. The setbacks are detailed in the design portion of the document. All of the low and medium density homes will have front

loaded garages, where the high density dwelling will have a combination of front loaded and alley loaded product.

Moderate Income Housing.

The applicant will provide 5 percent of the unit count as moderate income housing. The moderate income housing within Jones Ranch will be mixed in all areas of the development so as not to appear segregated. Accessory Dwelling Units can also be counted as moderate income housing.

Utilities.

Culinary Water

Jones Ranch has completed an update to the City's culinary water master plan. There is currently inadequate culinary water available within Zones 5-7 for the Jones Ranch development. A small amount of ERUs (100) were available at the time of the master plan update; however, some of these ERUs have been used by other developments since the update was completed.

If the development proceeds prior to the City's construction of all necessary water infrastructure, the developer will have the obligation to complete the needed improvements, including a water reservoir, transmission piping, and all other items as outlined in the master plan update.

Sanitary Sewer

Adequate off-site sanitary sewer infrastructure exists to support the Jones Ranch development. This development plan includes an update to the City's sanitary sewer master plan, which has been reviewed by Staff and found to be acceptable.

Storm Drain

Storm drain infrastructure will follow the current storm drain master plan. There will be adequate serviceability for the Jones Ranch development.

Transportation

The Jones Ranch development plan has included an update to the transportation master plan for the increased density requested. The increase in traffic was not large enough to decrease the level of service at the locations analyzed. Jones Ranch will be considered serviceable with the infrastructure shown in accordance with the transportation master plan.

It should be noted that 9000 South is shown within the preliminary development plan as a half road between SR-111 and 6400 West. This design requires approval by the City Council as a part of a development agreement per City Code 14-5-5: H.

III. FINDINGS OF FACT

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

Prior to approval for a General Plan Future Land Use Map amendment, the City Council must make the following findings:

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: Section 13-5C-1B: Purpose and Intent, of the 2009 City Code states the following:

“The purpose of the planned community (PC) zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible mixed uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create more convenient and effective integration of uses that work in concert to create a more attractive and desirable environment in which people can enjoy employment, residence and leisure within close proximity to each other. This zone is characterized by mixed uses in attractively designed buildings within a well-planned and well-coordinated landscaped setting. It is also characterized by a design intended to mitigate the negative effects of noise, traffic and undue congestion.”

The proposed development is consistent with the purpose and intent of the PC zone as the Master Development Plan shows a mix of residential land uses with integrated open space and a commercial area which will benefit its residents.

The General Plan contains several goals and policies that support the proposed amendment. Examples of these are as follows:

“Provide opportunities for single-family detached and other owner-occupied housing.” Page 69

” Encourage the development of residential neighborhoods with a range of lot sizes to offer variety for home buyers.” Page 69

“Enhance the visual character of residential areas by maintaining open space, parks and public facilities”. Page 69

“Create a variety of neighborhood types which offer an array of housing densities and styles. Page 30”.

“Provide opportunities for existing homeowners to purchase homes within the community” Page 70

“Provide housing targeted for the diversified market.” Page 70

“While lower density single-family residential uses are most preferred in West Jordan, the City should also address in its General Plan a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels.” Page 23

The unit mix will be guided by the Jones Ranch Land Use Diagram and cap and grade limits. There will be a mix of large lot single family, multi-family units (townhomes) as well as small lot single family. Given the mix in uses, variety in housing types and lot sizes, the proposed general plan amendment is consistent with the Plan's goals and policies. The proposed development is primarily single-family residential and provides a range of residential densities and housing targeted for a variety of home buyers.

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: The existing land use designations shown on the Future Land Use Map include Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Professional Office, Community Commercial, Parks and Open Lands, Future Park and Public Facilities. Although there are other areas in the City that are zoned for residential, changing the use designation will not be contrary to the General Plan. The proposal has most of the same land use types but they are distributed differently in a way that is efficient and realistic.

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: U-111 (Bacchus Highway) runs North and South through the proposed development. No other roads currently exist on the property. All roadways within the project, including master planned roads will need to be constructed with the development. There is development to the North and East of the proposal. Roads from the proposed development will connect to existing roads. The Master Development Plan shows villages of residential development with Low density and very low density and with several areas with a residential mix of low, medium and high density. The mixture of housing types in areas is desirable in that the typical segregation of high density into certain areas will be avoided and will result in a good mix of housing types in the villages. However, larger lot single family homes will be segregated to the into villages at the East and West side of the development. When the necessary infrastructure is developed Staff does not anticipate any concerns with compatibility with existing or adjoining land uses.

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 proposed development is large in area and can be cohesively planned. The land use types, amenities, roads and trails systems are realistic and more refined than on the current Future Land Use Map. The Master Development plan will result in a development that is consistent with the goals and policies of the General Plan.

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 land use patterns are consistent with what has been occurring on the west side of the city. The change in the land use map provides for housing that is planned in a realistic and functional way. The future land use map is not a static or unchangeable document. The plan must reflect reality. The over-arching goal of the plan is to protect the health, safety and welfare of the city and its residents. The Engineering Department is supportive of the request; However, preliminary utility, road, storm water and traffic improvement plans will need to be developed to demonstrate that the site can be adequately serviced. The project must meet all City master plans and capital facility plans and open spaces and recreational amenities must be dedicated or maintained by an HOA or other City approved legal entity. Other issues will also need to be addressed including the 8600 South right-of-way acquisition. There is also several traffic related issues that will need to be addressed by the applicant. The applicant has provided master plan updates to the water, sewer, storm sewer and streets master plans. There currently is not water capacity to serve the entire project. The applicant is aware of this and acknowledges this fact and has agreed that they will have to construct or wait upon the city to construct water facilities before they can develop the entire project. This is a large and long term project and will require the development of much infrastructure. The applicant will also be required to construct all roads, streets, alleys, lane, trails and sidewalks and all other required improvements associated with the development. Plans for water, sewer, storm sewer, and traffic have been submitted and reviewed. Some of the plan updates are deficient and will need to be corrected. An analysis of the master plan updates is:

Culinary Water

Jones Ranch has completed an update to the City's culinary water master plan. There is currently inadequate culinary water available within Zones 5-7 for

the Jones Ranch development. A small amount of ERUs (100) were available at the time of the master plan update; however, some of these ERUs have been used by other developments since the update was completed.

If the development proceeds prior to the City's construction of all necessary water infrastructure, the developer will have the obligation to complete the needed improvements, including a water reservoir, transmission piping, and all other items as outlined in the master plan update.

Sanitary Sewer

Adequate off-site sanitary sewer infrastructure exists to support the Jones Ranch development. This development plan includes an update to the City's sanitary sewer master plan, which has been reviewed by Staff and found to be acceptable.

Storm Drain

Storm drain infrastructure will follow the current storm drain master plan. There will be adequate serviceability for the Jones Ranch development.

Transportation

The Jones Ranch development plan has included an update to the transportation master plan for the increased density requested. The increase in traffic was not large enough to decrease the level of service at the locations analyzed. Jones Ranch will be considered serviceable with the infrastructure shown in accordance with the transportation master plan.

It should be noted that 9000 South is shown within the preliminary development plan as a half road between SR-111 and 6400 West. This design requires approval by the City Council as a part of a development agreement per City Code 14-5-5: H.

The Engineering Department is requiring:

- Developer must meet all Engineering Department requirements and redline comments.
- All required City Master Plan updates (sanitary sewer, storm drain, culinary water and transportation) must be found to be acceptable and adopted in combination with a development agreement, including developer required improvements and conditions.
- Street cross sections which vary from City Standards are subject to review and must be approved by the City Engineer.
- All half roads must be approved by the City Council as part of a development agreement.
- Master planned street locations must be determined to be acceptable by the City Engineer.
- UDOT approval is required for all improvements within the UDOT right-of-way.

These will be considered as conditions of approval.

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: Each village and/or phase of development will be required to provide a sub-area plan. The village sub-area plan will be reviewed according to 2009 City Code. The subarea plan can and will be used to refine elements of each village. The development will be reviewed against applicable Code requirements when preliminary subdivision applications and or site plans are submitted for review. This amendment has been reviewed for consistency against the City's General Plan. The preliminary plan and each subsequent development phase will be reviewed against adopted plans, codes and ordinances.

Finding: The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances.

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

Prior to approving an amendment to the Zoning Map, the City Council shall make the following findings:

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

Discussion: See Future Land Use Map Amendment Finding A.

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: Single-family residential is compatible with existing and anticipated land uses on adjoining properties. Other impacts will be mitigated as discussed in Future Land Use Map Amendment Findings A through F.

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

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

Discussion: The proposed conceptual residential land use associated with this request will make a different but more productive use of a vacant and undeveloped piece of property. The use will enhance the residential interests of the city and is intended to provide housing options for future residents. Rezoning the property as proposed is compatible with the existing zones and uses 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: See Future Land Use Map Amendment Finding E.

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 Hillside Overlay District, applies to properties with slopes exceeding 10% which applies to this property. Areas over 30% slope are undevelopable. Each phase of development will be reviewed against the requirements of the Hillside Overlay District as they are submitted for review. The development also has a portion of the property in the drinking water source protection overlay. The requirements of the DWSPD will be enforced at subdivision and site plan approval.

Finding: The proposed development will be reviewed for compliance with any additional standards imposed by the Hillside Overlay District as each phase of development is submitted for review.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 20-36

AN ORDINANCE FOR PROPERTY LOCATED AT 8800 SOUTH U-111;

AMENDING THE GENERAL PLAN LAND USE MAP FOR 592 ACRES FROM PARKS AND OPEN LAND TO LOW DENSITY RESIDENTIAL; LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; COMMUNITY COMMERCIAL TO HIGH DENSITY RESIDENTIAL; PROFESSIONAL OFFICE TO HIGH DENSITY RESIDENTIAL; FUTURE PARKS TO MEDIUM DENSITY RESIDENTIAL; MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL; MEDIUM DENSITY RESIDENTIAL TO PARKS AND OPEN LAND; VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL; NEIGHBORHOOD COMMERCIAL TO PARKS AND OPEN LAND AND MEDIUM DENSITY RESIDENTIAL; AND

REZONE FROM LSFR (LOW DENSITY SINGLE FAMILY RESIDENTIAL), P-F (PUBLIC FACILITIES), R-1-10 (SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FOOT LOT), SC-1 (NEIGHBORHOOD SHOPPING CENTER) AND A-20 (AGRICULTURAL 20-ACRE LOTS) ZONE TO P-C (PLANNED COMMUNITY) ZONE.

WHEREAS, the City of West Jordan ("City") adopted the Comprehensive General Plan ("General Plan") in 2012, which provides for a general plan land use map ("General Plan Land Use Map"), which is periodically updated; and the City adopted the West Jordan City Code ("City Code") in 2009, which provides for a zoning map ("Zoning Map"), which is periodically updated; and

WHEREAS, an application ("Application") was made by Ivory Development as developer and the land owners (collectively "Applicant") for property ("Property") located at 8800 South U-111 ("Application") for, in part, a General Plan Land Use Map amendment ("General Plan Land Use Map Amendment") on 592 acres from Parks and Open Land to Low Density Residential; Low Density Residential to Medium Density Residential; Community Commercial to High Density Residential; Professional Office to High Density Residential; Future Parks to Medium Density Residential; Medium Density Residential to Low Density Residential; Medium Density Residential to Parks and Open Land; Very Low Density Residential to Low Density Residential; Neighborhood Commercial to Parks and Open Land and Medium Density Residential; and

WHEREAS, the Application also included a request for a rezone ("Rezone") from LSFR (Low Density Single Family Residential), P-F (Public Facilities), R-1-10 (Single Family Residential 10,000 square foot lot), SC-1 (Neighborhood Shopping Center) and A-20 (Agricultural 20-acre lots) Zone to P-C (Planned Community) zone (collectively the "General Plan Land Use Map Amendment and Rezone"); and

WHEREAS, on February 4, 2020 the Application was considered by the Planning Commission, which held a public hearing and which made a positive recommendation to the City Council concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, a public hearing was held before the West Jordan City Council ("City Council") on September 30, 2020 concerning the General Plan Land Use Map Amendment and Rezone; and

51 WHEREAS, the City Council has determined the following:

- 52
- 53 1. The proposed amendments to the zoning map are consistent with the purposes, goals,
54 objectives, and policies of the City's General Plan; and
 - 55
 - 56 2. The proposed amendments to the zoning map are harmonious with the overall character
57 of existing development in the immediate vicinity of the subject property; and
 - 58
 - 59 3. The proposed amendments to the zoning map will not adversely affect adjacent
60 properties; and
 - 61
 - 62 4. The proposed amendments to the zoning map are consistent with the provisions of any
63 applicable overlay zoning districts which may impose additional standards; and
 - 64
 - 65 5. Public facilities and services intended to serve the Property, including but not limited to
66 roadways, parks and recreational facilities, police and fire protection, schools, storm water
67 drainage systems, water supplies, and wastewater and refuse collection are now adequate,
68 or will be made adequate by the Applicant.
 - 69
 - 70 6. Any property development that occurs pursuant to the General Plan Land Use Map
71 Amendment and Rezone must be governed by an agreement to develop land, duly
72 approved and adopted in the sole discretion of the City Council; and
 - 73

74 WHEREAS, the Applicant has agreed to and executed a master development agreement ("Jones
75 Ranch Master Development Agreement") that will govern the development of the Property, should the
76 City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map
77 Amendment and Rezone; and

78

79 WHEREAS, the City Council has reviewed and approved the Jones Ranch Master Development
80 Agreement; and

81

82 WHEREAS, the City Council has found it to be in the best interest of the public health,
83 safety, and welfare of the residents of the City to adopt the following amendments to the General Plan
84 Land Use Map and Zoning Map.

85

86 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST
87 JORDAN, UTAH AS FOLLOWS:

88

89 Section 1. Amendment to General Plan Land Use Map. The General Plan Land Use Map of the
90 City is hereby amended by changing the general plan land use designation on 592 acres located at 8800
91 South U-111; from Parks and Open Land to Low Density Residential; Low Density Residential to
92 Medium Density Residential; Community Commercial to High Density Residential; Professional Office
93 to High Density Residential; Future Parks to Medium Density Residential; Medium Density Residential
94 to Low Density Residential; Medium Density Residential to Parks and Open Land; Very Low Density
95 Residential to Low Density Residential; Neighborhood Commercial to Parks and Open Land and
96 Medium Density Residential; as per the legal description in Exhibit A of the Jones Ranch Master
97 Development Agreement.

98

99 Section 2. Amendment to Zoning Map. The Zoning Map of the City is hereby amended by
100 changing the zoning on 592 acres from LSFR (Low Density Single Family Residential), P-F (Public
101 Facilities), R-1-10 (Single Family Residential 10,000 square foot lot), SC-1 (Neighborhood Shopping

Center) and A-20 (Agricultural 20-acre lots) Zone to P-C (Planned Community) zone; as per the legal description in Exhibit A of the Jones Ranch Master Development Agreement, with the described property being hereafter subjected to the P-C (Planned Community) land use restrictions, limitations, and other requirements, as are stipulated for this zone.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law if any of the following occur:

- a. The Mayor signs the Ordinance as provided by law; or
- b. The Mayor vetoes the Ordinance as provided by law and at the City Council's next meeting following the Mayor's veto the City Council passes the Ordinance over the Mayor's veto by an affirmative vote of at least five (5) City Council members; or
- c. The Mayor fails to sign the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS _____DAY OF _____, 20_____.

CITY OF WEST JORDAN

By: _____
Christopher McConnehey
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Member Kelvin Green	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad R. Lamb	☐	☐
Council Chair Chris McConnehey	☐	☐
Council Member David Pack	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Melissa Worthen	☐	☐

(continued on the following page)

5d - Rezone and LUMA for 592 acres for Jones Ranch

Final Audit Report

2020-10-30

Created:	2020-10-29
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAANMbCXKRPXb_203fnBd84AmjctPq3K-y

"5d - Rezone and LUMA for 592 acres for Jones Ranch" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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 Document e-signed by Alan Anderson (alan.anderson@westjordan.utah.gov)
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 Agreement completed.
2020-10-30 - 4:21:03 PM GMT