



REQUEST FOR COUNCIL ACTION

Presenter: Ray McCandless

Meeting Date Requested: 11/4/2020

Department: Development Services

Date Final Action Required: 11/18/2020

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

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

Time Requested: Total Time: 8 minutes (Presentation Time: 3 Council Discussion: 5)

Approval Signatures

Submitter: Ray McCandless

Dept. Head: _____

Reviewed as to Form: _____

Executive: _____

Council Office: _____

Council Committee: _____

(**Please note: when completing for New Business item, only lines 1-5 are required)

1. **AGENDA SUBJECT** *(subject as it should appear on the formal agenda)*
Udall General Land Use Map Amendment & Rezone
2. **PURPOSE FOR COUNCIL TIME** *(what specifically is needed from the council, i.e. specific questions to be answered)*
For Council information on November 4th
For Council review, public hearing, discussion, and determination on November 18th
3. **SUMMARY** *(provide a brief synopsis of the issue)*
Request to change the Future Land Use Map from "Very Low Density Residential" to "Community Commercial" and request to change zoning from RR-1D (Rural Residential, 40,000 square foot lots) to SC-2 (Community Shopping Center). Location: 7592 S. 5490 W. Acreage: 5.01
4. **TIME SENSITIVITY / URGENCY** *(explain any deadlines and the impact of those deadlines)*
No known deadlines
5. **BUDGET IMPACT** *(provide estimated cost and source of funding)*
No fiscal cost
6. **STAFF RECOMMENDATION**
Approval
7. **PLANNING COMMISSION RECOMMENDATION** *(if applicable)*
Approval (7 to 0) for General Land Use Map Amendment
Approval (7 to 0) for Rezone
8. **MOTIONS RECOMMENDED** *(if applicable)*

9. MAYOR RECOMMENDATION *(if applicable)*

10. PACKET ATTACHMENT(S) *(if larger than 25 mb, embed electronically)*
Draft City Council Staff Report

11. OTHER INFORMATION *(if applicable)*

INSTRUCTIONS

This document is intended as an aid for planning City Council agendas. The Council has expressed a desire to know what items need to be heard well before packets are prepared. Please submit this form to the City Council Director's office as soon as it is reasonably known that an item needs to be brought to the council. This is not required for routine special recognition or consent items, but is encouraged for anything that is not routine. Please provide as much information as reasonable, the requestor is authorized to alter the form to extend the sections below as appropriate. Additional attachments are encouraged and can be added as embedded attachments.

DRAFT STAFF REPORT

I. BACKGROUND:

The applicant is requesting the following Council approvals:

- 1) Amend the Future Land Use Map from Very Low Density Residential to Community Commercial.
- 2) Rezone the property from RR-1D (Rural Residential 40,000 sq. ft. minimum lot area) to SC-2 (Community Shopping Center).

The proposed amendment affects 5.01 total acres at approximately 7592 South 5490 West including parcels 20-25-300-058, containing 4.73 acres and 20-25-300-059 containing 0.28 acres.

The applicant has provided a concept plan for evaluating these requests (please see Exhibit D). The concept plan includes two fast food restaurant pads and six professional office pads.

The Planning Commission made two positive recommendations to the City Council on October 20, 2020 to approve the two proposals. Staff received a voice mail after the October 20, 2020 meeting that the caller wanted to comment during the Public Hearing but was unable to do so (through Zoom) before the Public Hearing was closed.

II. GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	Zoning	Existing Land Use
North	Parks & Open Land	RR-1D	Vacant
South	Community Commercial & Very High Density Residential	SC-2 and R-3-20(SHO)	Vacant
West	Parks & Open Land and Community Commercial	HFR and SC-2	Oquirrh Mountain Sledding Bowl/Open Space
East	Low Density Residential	R-1-12F and RE-30F	Single-family residential, Residential Estates

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 Very Low Density Residential to Community Commercial. The General Plan defines General Commercial as follows:

“Community Commercial - The Community Commercial designation is applied to areas in which shopping centers may be established to satisfy the daily or specialty shopping needs of a community or a group of neighborhoods. The services provided in these districts will normally serve a trade area population of 10,000 to 70,000 people. Medium-scale department stores and supermarkets may be typical uses permitted in Community Commercial districts as anchors, and by a wide range of restaurants, hotels, retail and specialty shops, automobile service stations, and hard goods or soft goods stores. (page 33)”

Applicable goals and policies from the General Plan include the following:

“8. Provide for commercial districts within close proximity to residential neighborhoods and transit stations. (page 36)”

GOAL 2. PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL AND BUSINESS SERVICES TO ALL CITY RESIDENTS (page 35)”

The General Plan’s goals and policies promote Community Commercial in proximity to existing and future neighborhoods. There are several single-family developments near the proposed site. There is also higher density multi-family development planned for the southeast adjacent property, and commercial uses adjacent to and southwest of this property.

The applicant has provided a concept plan (Attachment D) showing two restaurant pads and six professional offices which is consistent with the Community Commercial land use designation.

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: Other sites do exist for the proposed concept plan that do not require a change to the land use and/or zoning. However, the proposed concept plan with the necessary land use change and zone change better implements the goals and policies of the General Plan with the changes that have occurred in the adjacent and surrounding properties.

Finding: Although there are other areas in the City that can accommodate commercial development, the proposed land use map amendment is consistent with the General Plan with regard to promoting commercial areas in locations that are in close proximity to residential uses.

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

Discussion: The proposed amendment is compatible with other land uses in the area. Buffering between future commercial uses and residential uses will occur during the site plan review process.

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: As previously discussed, surrounding land uses have changed to the point that the existing land use designation and existing zoning is not the best solution to fulfill the commercial and residential 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 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 City's Public Works staff has indicated that water, sewer and storm drainage systems are available and can accommodate the concept development. The Public Works Staff states the following:

“The sewer pipes and water pipes can accommodate the requested flows. There is an 8-inch sewer and 8-inch water to the south and a 16-inch water pipe in 5490 West. A 12-inch sewer pipe needs to be extended in 5490 West along the frontage for the development to connect into.”

“The anticipated peak flows for culinary water and sewage for the offices project average flow: 1.05 gallons/minute, and peak flow 5.25 gallons/minute. The proposed restaurant average flow 3.1 gallons per minutes with peak flow 15.5 gallons per minute. The total peak flow is

estimated at 21.75 gallons per minutes. There will be minimal water usage for the professional buildings and sewer usage.”

When this property is developed or subdivided, the property owner needs to dedicate and improve the frontage of 5490 West. 5490 West is currently a private street; this street needs to be publicly dedicated and improved (including the addition of sewer) to meet the City standards at time of 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 amendment was reviewed for consistency against the City’s General Plan, the zoning ordinance and adopted engineering standards.

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

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

Prior to making a positive recommendation to the City Council for a Zoning Map amendment, the Planning Commission considered 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 Finding A of this report.

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: See Finding C of this report.

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 changes in the zoning will not harm the public health, safety or welfare of the city.

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

Criteria 4: *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

Discussion: The Engineering Department has determined that the City can service the development with water, sewer, streets and storm drainage subject to developer constructed improvements at the time of subdivision plat and site plan approval. The Fire Department will review the proposed development at the time of subdivision and site plan application to ensure full serviceability.

The application's portion of the private road 5490 West needs to be dedicated and improved as a public street according to City standards.

Finding: When this property is developed or subdivided the property owner needs to dedicate and improve the frontage of 5490 West. 5490 West is currently a private street; this street needs to be publicly dedicated and improve (including the addition of sewer) to meet the City standards at time of development. Other existing public services and facilities should provide adequate level of service.

Criteria 5: *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Discussion: N/A

Finding: N/A

IV. SUMMARY OR CONCLUSION

The proposed Land Use Map Amendment and Zoning Map Amendment are consistent with the General Plan and will not adversely affect adjoining properties.

V. EXHIBITS

- Exhibit A – Aerial Map
- Exhibit B – Future Land Use Map/Zoning Map
- Exhibit C – Proposed Changes
- Exhibit D - Concept Plan
- Exhibit E - Draft Planning Commission Minutes
- Exhibit F - Application



Aerial Map

Exhibit A

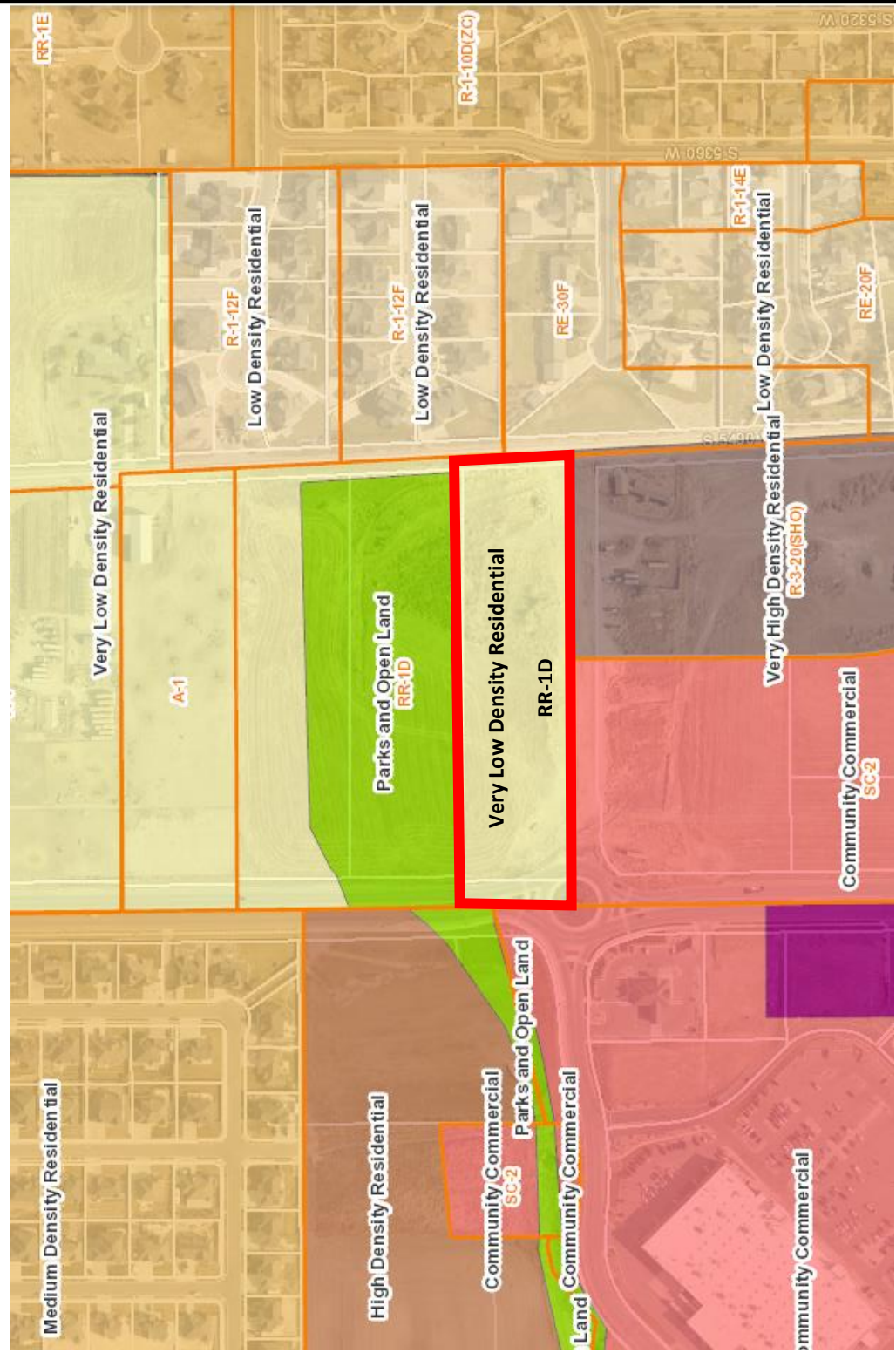
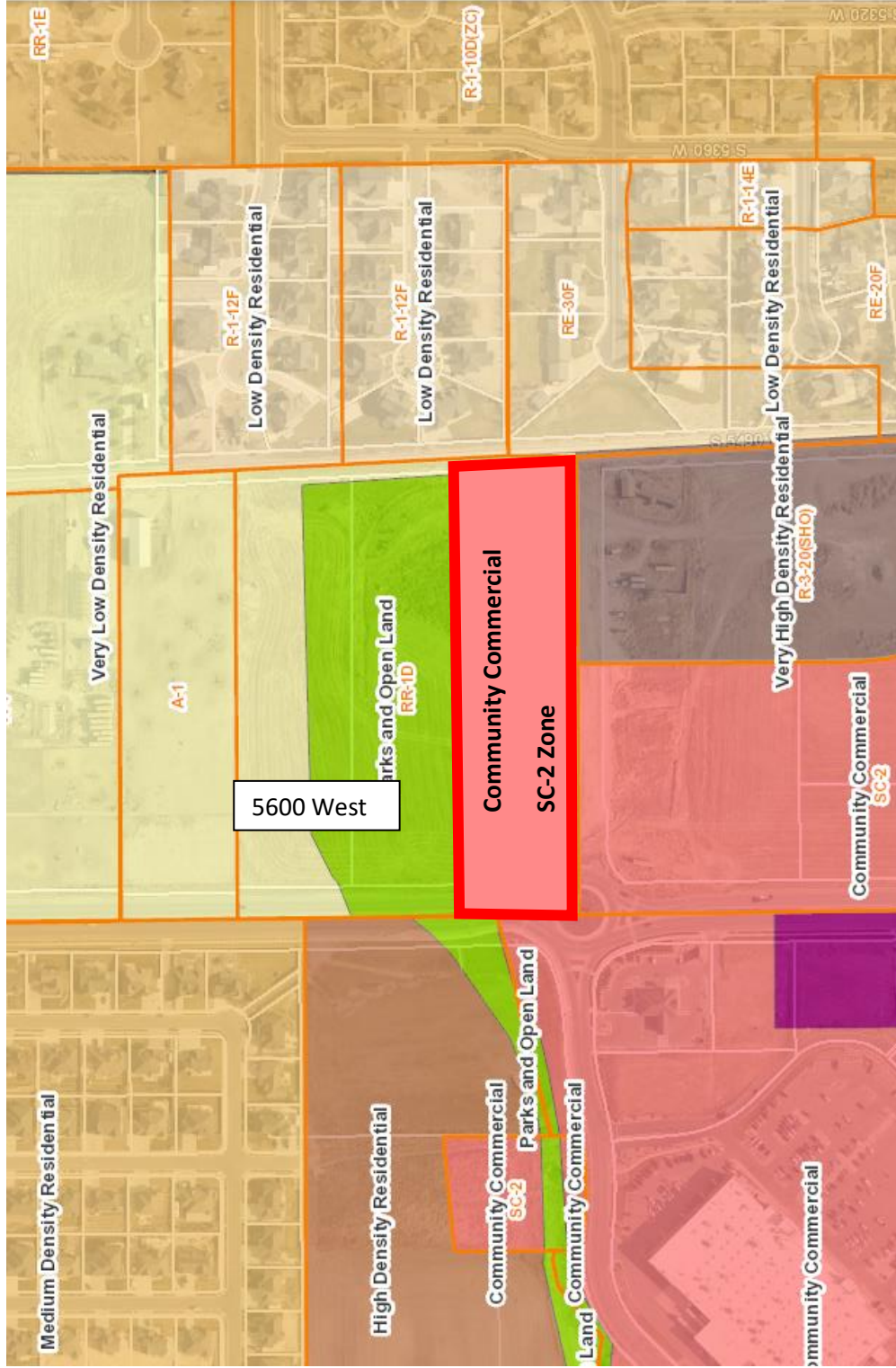


Exhibit B Future Land Use and Zoning Map



Proposed Changes

Exhibit C



ANTICIPATED PEAK FLOWS FOR CULINARY WATER AND SEWER

OFFICE AVERAGE FLOW: 1.05 GAL./MIN.

OFFICE PEAK FLOW: 5.25 GAL./MIN.

RESTAURANTS AVERAGE FLOW: 3.1 GAL./MIN.

RESTAURANTS PEAK FLOW: 15.5 GAL./MIN.

TOTAL PEAK FLOW: 21.75 GAL./MIN.

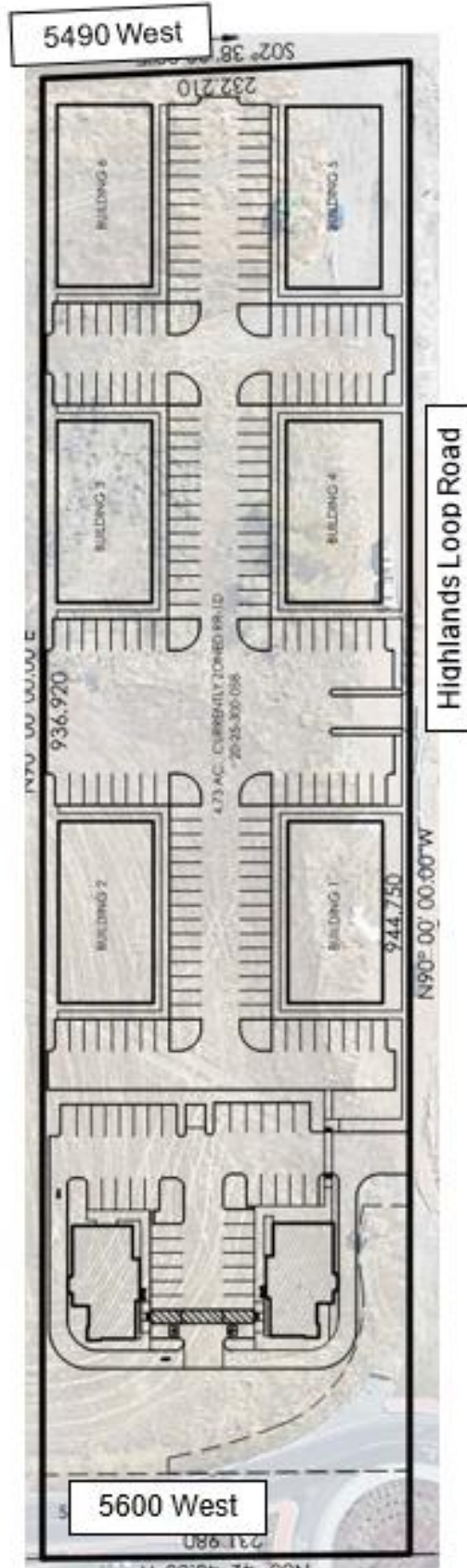


Exhibit D

Concept Plan

2. Udall Commercial; 7592 South 5490 West; Future Land Use Map Amendment for 5.01 acres from Very Low Density Residential to Community Commercial and Rezone from RR-1D to SC-2 (Community Shopping Center) Zone; Udall International/David Udall (applicant) [#22253, 22256; parcel 20-25-300-058, 059]

Dave Udall and Laurel Udall, applicants, were in attendance and expressed appreciation to the Commission and staff. The property is adjacent to Highlands Loop Road, has been in their family since 1977, and is zoned rural residential. The area is now booming in business. The city economic development goals welcome all types of new business. They are requesting an amendment on the future land use map and zoning map from residential to community commercial. She reviewed the goals of the general plan. They propose a fast food restaurant at Highlands Loop Road with a second phase for professional office space closer to 5490 West that will serve as an adequate buffer to the residents. Professional office uses are usually closed on weekends and holidays. The amendment includes property that is part of the roundabout and roadways. They want to provide for the growing needs of the residents and workers in West Jordan. This will provide needed businesses with useful employment and tax revenue.

Kent Page said the general plan designation is very low density residential, which serves as a buffer between higher density residential and dedicated open space. There is higher density residential to the east and multifamily and commercial to the south. On the east is lower density residential. The land uses around the property have changed, so amending the property to community commercial makes sense due to development to the south and west. The applicant was asked to provide a utility analysis to see the potential impacts that the proposed concept plan would have to utilities, particularly water and sewer. Tim Heyrend, City Utilities Manager, said there is adequate capacity for water and sewer to develop the proposed concept plan. Staff wants to be clear that when/if this property is subdivided and developed, the frontage on 5490 West needs to be fully dedicated as a public street and developed with sewer and water.

Staff recommended approval of the General Plan Land Use Map Amendment on 5.01 acres from Very Low Density Residential to Community Commercial and Rezoning from RR-1D (rural Residential, 40,000 sq. ft. lot) to SC-2 (Community Shopping Center) Zone subject to the dedication and improvement (including sewer) of frontage along 5490 West as a public street when property is subdivided or developed.

There was further explanation and discussion regarding the requirement to install utilities and road improvements. The applicant/developer will have to do whatever is needed to provide infrastructure for their development and to complete infrastructure on the master plan. There is also a pioneering agreement in place regarding Highlands Loop Road, which was built by another developer.

Matt Quinney opened the public hearing.

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

Ammon Allen said he liked the proposed map amendments and looked forward to talking about how things will be arranged in the future. However, the applicant mentioned the possibility of a Chik-fil-A.

The Jordan Landing location often has a line 400 feet in length, so they will need to design an adequate lane that doesn't backup into the roundabout.

Pamela Bloom appreciated that this would provide more needed options in the area.

Kent Shelton echoed the concern about needing adequate stacking.

Matt Quinney said those concerns are noted and will be reviewed in more detail when the property develops.

MOTION: Ammon Allen 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 future land use map on 5.01 acres of property located at 7592 S. 5490 W. from Very Low Density Residential to Community Commercial. The motion was seconded by Kent Shelton and passed 7-0 in favor.

MOTION: Ammon Allen 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 Rezone 5.01 acres of property located at 7592 S. 5490 W. from RR-1D (Rural Residential, 40,000 sq. ft. lot) to SC-2 (Community Shopping Center) Zone. The motion was seconded by Pamela Bloom and passed 7-0 in favor.



Development Services Application

8000 South Redwood Road, 2nd Floor, South
801-569-5180

ODA@westjordan.utah.gov

22256

Property:

Sidwell/Parcel # from SL Cnty: 20-25-300-058-0000 Acreage 4.13 Lots: —

Approximate Street Address: 7592 S. 5490 W., West Jordan, UT

Project Name: David Udall Commercial

Project Location: 7592 S. 5490 W., West Jordan

Type of Application:

☒ Concept

☐ Preliminary

☐ Final

☐ Agreement

☐ Conditional Use Permit

☐ Design Review Committee

☐ Development Plan

☐ General Land Use Amendment

☐ Other: _____

☐ Site Plan

☐ Site Plan Amended

☐ Subdivision Major

☐ Subdivision Minor

☐ Subdivision Amended

☐ Temporary Use Permit

☒ Zone Change

☐ Planned Community

Applicant: David Udall Company: Udall International

Address: 46 S. 1025 E.

City: London

Phone: (801) 318-1710

Email: dave.udall@hotmail.com

State: UT

Zip: 84042

Cell: (801) 836-3627

Consultant: Steve Summison @ Utah Business Law

Address: 3651 N. 108 E. #300

City: Provo

Phone: (801) 375-2830

Email: _____

State: UT

Zip: 84604

Cell: (801) 375-2830

** Property Owner(s):

Name: Steve ~~Udall~~ Udall

Address: 2224 East Oakleaf Way

City: Sandy

Phone: (801) 895-9735

Email: Steven.udall@yahoo.com

State: UT

Zip: 84092

Cell: (801) 895-9735

Name: King Udall

Address: 2454 E. Lexington Circle

City: SLE

Phone: Salt Lake City (801) 891-7119

Email: _____

State: UT

Zip: 84124

Cell: (801) 891-7119

Application

Exhibit F

Applicant's reason and justification how these changes would further promote the objectives and purposes of the West Jordan Municipal Code and the General Plan

The 2012 Master/General Plan is outdated and undesirable because of the all the commercial development across the street. The high-density homes by the Peterson Brothers is creating too much traffic for luxury 1-acre lots.

The proposed amendment includes developing fresh, barren land and construction of a new facility that includes a restaurant and professional office building. We want to propose to amend the Master Plan to create a variety of dining options and create more amenities that will attract and accommodate the residents of West Jordan.

West Jordan is a very wonderful community with a growing population. The future includes growth as Amazon has recently announced the construction of a large warehouse facility nearby. It is important that we serve the needs of the residents of West Jordan. By building a fast food restaurant and professional building on our lot, we would provide the necessary businesses that the City needs. This project is also an economic driver in West Jordan for both economic activities that has a residual impact on other businesses but also an important tax revenue source for the City which in turn helps keep property taxes low which is a benefit to all residences in West Jordan. It would also provide useful employment for many. Some of the items that should be considered are:

- Enhancement of the West Jordan property and its surrounding neighborhoods*
- Impacts of the proposed concept plan on surrounding neighborhoods*
- Economic development such as property tax, sales tax, commercial tax, residual economic impact on other local businesses*
- Public sidewalk and road development, which are already in place*

The 2012 Master Plan is, entitled under codes contains a provision that allows that Master Plan agreement to be amended if both the city and the developer mutually agree to amend the agreement. We, as property owners, are petitioning the City to amend the agreement which leaves vesting rights under the 2012 West Jordan City zoning ordinances instead of the current zoning code. The City is under no obligation to amend the agreement and should only do so if the proposed plan is more beneficial to the City than the current entitled/vested plan. Because of the nature of mutually agreeing to amend the agreement by both parties, the City and the developer can negotiate terms of the agreement. Items not listed in the 2012 zoning ordinances may be required by the City if the City deems those items necessary to mitigate impacts of the development and to promote community benefits. The City has included several requirements that will be explained in this report.

The property is 4.73 acres in size and will be developed in two phases. It is anticipated that one plat will be recorded that will identify required open space and any required public easements. Since the property will not be subdivided ownership of the development

will be by one entity. The applicant is proposing to expand professional offices and amenities in the two phases. All roads of the development will be public roads. Public access easement will be noted on the plat. There will be 4.73 acres of development. The land use code requires that a Master Plan request must demonstrate that approval of the project in two phases can occur such that the project can still function autonomously if such subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive land protection, and open space are proposed with the first phase to allow the project to function without the subsequent phase. All water rights required will be dedicated to the City as required per phase.

LAND USE SUMMARY:

- 4.73 acres
- Commercial Zoning (proposed)
- Two phases
- Public roads and storm drain system will be maintained by the City of West Jordan
- New improvements will connect to the West Jordan sanitation district sewer and to the City's culinary water line
- Phase One: Restaurant drive through
- Phase Two: Professional Office Building

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect commercial/business tax
- The proposed plan will not increase density from the vested 2012 Master Plan
- The proposed plan will benefit the residents of West Jordan by providing fast food, a restaurant, and a professional building
- We have significant concerns that our lot has become a public dumping ground for unknown people's tractors, trailers, and debris.
- Our land has sat vacant since we acquired it in 1977. No one wants to buy 1 acre lots by a busy city road and commercial developments just across the street such as Smiths Marketplace and gas stations and banks, etc.
- It is no longer desirable to have 1-acre luxury residential lots beside the Peterson Home development with high density housing.

The professional building development will sit on the east side of the land and act as a buffer for the residents, with homes, who desire to preserve a quiet neighborhood.

OBLIGATIONS OF THE DEVELOPER AND THE CITY

- *Generally, the parties acknowledge and agree that the City's agreement to perform and abide by the covenants and obligations of the City set forth*
- *Herein is material consideration for developer's agreement to perform and abide by the covenants and obligations of developer set forth herein.*
- *Conditions to current approvals: Developers shall comply with all the following conditions to current approvals.*
- *Payments of fees. Developer agrees to pay all the City of West Jordan's fee as a condition of developing the property and project including all engineering and attorney's fees and other outside consulting fees incurred by the City in relation to the project. All fees including outstanding fees for prior plan checks (whether or not such checks are currently valid)*
- *This approval of rezoning and Master Plan amendment is subject to the City Council*
- *The commercial rezoning does not have a density requirement.*
- *Each of the two phases will have access road requirements. The proposed restaurant will be accessed through 5600 West and Highland Loop Road.*
- *The proposed Professional building will be accessed through the Highland Loop Road and 5490 South roads.*
- *The proposed development will comply with City's required set back codes in which the current Master Plan is vested.*
- *Water and utilities shall obtain and comply with the City's codes.*

The City shall not impose any further conditions to current approvals other than those detailed in this Agreement and on the Project plot, unless agreed in writing by the parties.

Termination: If the City elects to consider terminating this agreement due to a material default of developer, then the City shall give to developer a written notice of intent to terminate this agreement and the matter shall be scheduled for consideration and review by the City council at a duly noticed public meeting. The developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If the city council determines that a material default has occurred and is continuing and elects to terminate this agreement, the City council shall send written notice of termination of this agreement to developer by certified mail and this agreement shall thereby be terminated at 30 days thereafter.

In conclusion, the public purpose for the land amendment is to provide a great fast food restaurant (drive-through) that the residents of West Jordan can utilize an affordable place to eat. Then, the professional office building will provide a nice facility to house doctors or dentists. This is a confirmation that the public purpose is best served by the amendment. We know that this is compatible with the proposed amendment with general plan policies, goals, and objectives of the City of West Jordan. There is consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use.

We hope that there is no potential hindrance or obstruction of the general plan's policies. There are only three adjacent landowners and we respect their privacy and desire to make West Jordan a family-friendly, warm environment. We are NOT a high-density proposition. We desire to add value the resident of West Jordan. By building a nice professional office building close to the homeowners, the traffic will be low, and most offices are closed on the weekends and holidays and after 5:00 pm. This should reduce traffic and noise and act as a buffer for the neighbors. We do not anticipate adverse impacts on adjacent landowners. We respect their rights and privileges. The Peterson Homes are high density, small lots, and small homes. Our developmental plans are NOT high density! We will require city services such as water, sewer, storm drain, public streets (that are already built), traffic, fire and police services. We will add to the tax base of the City. We do not anticipate any impacts on schools. The impacts on the local economy will be positive as we will bring in added revenue for West Jordan.

In another submittal, dated August 2020, the application gives the following reason and justification for these proposed changes:

We have owned this property since 1977. The zoning has remained the same for over FOUR decades! It is outdated and antiquated. This choice piece of property is 4.73 acres and sits at a very busy round-about on 5400 West, just across the street from the new smith's Market Place and several other businesses. After talking to several West Jordan city council members, recently, it became apparent that the people of West Jordan would like to see some commercial rezoning to allow commercial development on our land. A restaurant-drive-through would be ideal because there are two major roads that could access this facility (on 5490 West). Secondly, we would like to rezone our property to commercial so that we can also develop a proposed professional office building that could house dental offices. This would be nearer to the residential landowners to act as a buffer against heavy noise and traffic. We know that Amazon is building a huge warehouse close by and will need fast food for all their employees. Also, the Church of Jesus Christ of Latter-day Saints owns over 7 acres close by to our lot. There seems to be a need to rezone our land to commercial to allow for these amendments. This will be a great asset to that busy street and to the people of West Jordan. The Peterson Homes are developing commercial 55 plus homes across the street from our land. There will be a high demand for fast food on our lot. No one is interested in the current zoning as 1-acre residential lots because it is too busy of a street and area for beautiful, big custom homes. In times of this pandemic, it would be conducive to put in a nice and clean commercial drive through restaurant where people can pick up dinner or lunch without leaving their cars. Thus, the existing general plan designation/general plan language for this area is no longer appropriate or feasible. The potential use of this property within the area would greatly benefit with a commercial rezone on our 4.73 acres. Currently it is just a weedy vacant lot with no development.

ANALYSIS OF POTENTIAL IMPACTS

The potential impacts on the existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electric power, fire protection,

garbage collection, etc. would have to need to amend the general plan map (which is included in our application) and then rezone it to commercial. Without this, we cannot proceed. The existing general plan designation/general plan language for the area is no longer appropriate or feasible. The General Master Plan was updated March 14, 2012. It is therefore time to update is since we are now 2020.

The applicant also includes this letter of intent in the application:

Dear City Planners and Council Leaders:

We have owned this plot of ground since I sold it to my dear mother back in 1977 as an investment. I was a real estate agent back then and our dear mom asked me to find some land to invest in. As you all know the City of West Jordan has really expanded and grown up since those days. And you are probably very aware that it really seems that now is a timely time to upgrade the old master plan. We are therefore requesting that our plot of ground be upgraded from (residential for 1 acre lots) to a commercial rating. We have recently applied for a Chic-Fil-A franchise to put onto our 4.73 acres of property. And if not a Chic-Fil-A, we would like to build some other wonderful fast food restaurant. We are now seeking your approval to allow us to go forward to achieving this very worthy goal. This would be a win/win opportunity for both the city of West Jordan and for us, as this will increase your tax base revenue. Furthermore, we believe, that the city residents would enjoy a popular fast food drive through restaurant at this location. We know that our land is perfect for such an opportunity because it borders on 5600 West and Highland Loop Road. It is unrealistic to think that people would want to build a residential home on 1 acre lots, on our land, when there is so much commercial development across the street with the Smith Market Place and other commercial developments. We feel that a fast food style family restaurant fits in well with the City of West Jordan. Also, Amazon has proposed to build a major warehouse facility close by and could benefit from such a restaurant. Thank you for your time and thoughtful consideration.