REQUEST FOR COUNCIL ACTION

Presenter: Larry Gardner
Meeting Date Requested: 12/16/2020
Department: Community Development
Date Final Action Required: 12/16/2020
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: Larry Gardner (Dec 8, 2020 16:02 MST)
Dept. Head: Scott Langford (Dec 8, 2020 16:31 MST)
Reviewed as to Form: Duncan Murray (Dec 8, 2020 16:16 MST)
Executive:
Council Office:
Council Committee: N/A

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

1. **AGENDA SUBJECT**
   Trujillo Rezone; 8601 South 1700 West; Rezone 0.12 acres from RR-1A (Rural Residential 1-acre lots) Zone to P-O (Professional Office) Zone; Victor Trujillo (applicant) [Larry Gardner/Nathan Nelson #22411; parcel 27-03-201-001]

2. **PURPOSE FOR COUNCIL TIME**
   Zone change from RR-1A to P-O Professional Office.

3. **SUMMARY**
   Trujillo Zoning Map Amendment.

4. **TIME SENSITIVITY / URGENCY**
   Not urgent

5. **BUDGET IMPACT**
   No impact.

6. **STAFF RECOMMENDATION**
   Staff recommends approval.

7. **PLANNING COMMISSION RECOMMENDATION**
   Positive recommendation.

8. **MOTION RECOMMENDED**
   "I move that the City Council approve Ordinance No. 20-50, amending the zoning map on .12 acres from RR-1A (Rural Residential 1 acre lot) to P-O (Professional Office) Zone on property located at 8106 South Redwood Road."

9. MAYOR RECOMMENDATION

NA

10. PACKET ATTACHMENT(S)

1. Staff Report and Attachments
2. Ordinance No. 20-50

OTHER INFORMATION (If Applicable)

I. BACKGROUND:

The applicant is proposing to amend the zoning map on .12 acres on property located at 8601 South Redwood Road from RR-1A (Rural Residential 40,000 square foot lots) Zone to P-O (Professional Office) Zone. The reason for the change is to be consistent with properties rezoned earlier this year.

II. GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	**Zoning**	**Existing Land Use**
North	Professional Office	RR-1	Single Family
South	Professional Office	P-O	Day Care Facility
West	Professional Office	RR-1	Single Family
East	Professional Office	P-O	Day Care Facility

III. FINDINGS OF FACT

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

Prior to recommending approval of an amendment to the Zoning Map, the Planning Commission shall make the following findings:

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

Discussion: The proposed amendment is on the future land use map of the General Plan as Professional Office and is consistent with the goals of the 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 proposed zone is on the corner of 8600 and Redwood Road. The zone change is consistent with the goals of the general plan. An office will be compatible with the residential uses in the area.

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 of 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 site plan approval. The Fire Department will review the proposed development at the time of the site plan application to ensure full serviceability.

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.

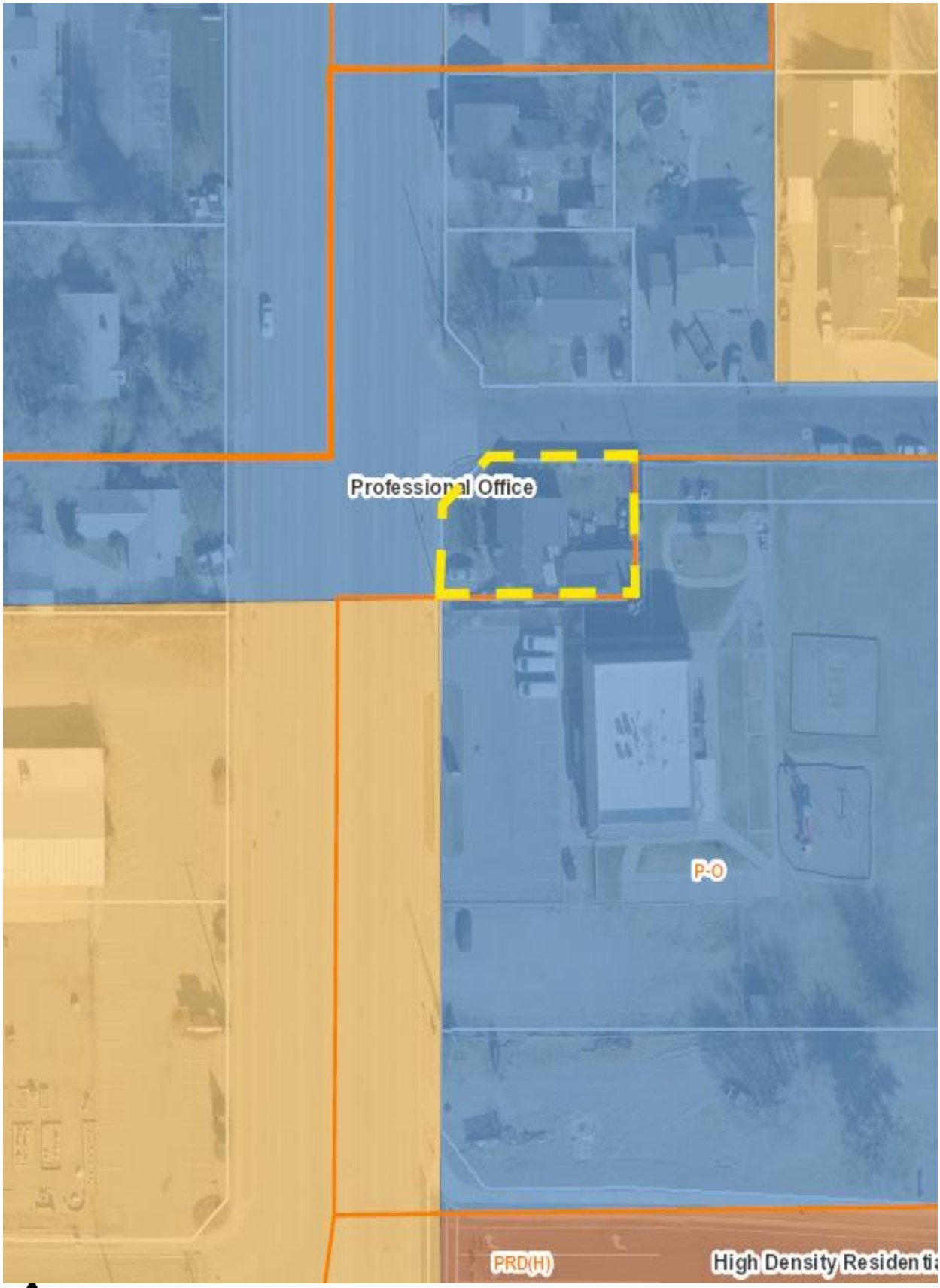
Criteria 5: ***The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.***

Discussion: The proposed amendment is within the Redwood Road Overlay and is consistent with the intent of that overlay

Finding: N/A

IV. ATTACHMENTS:

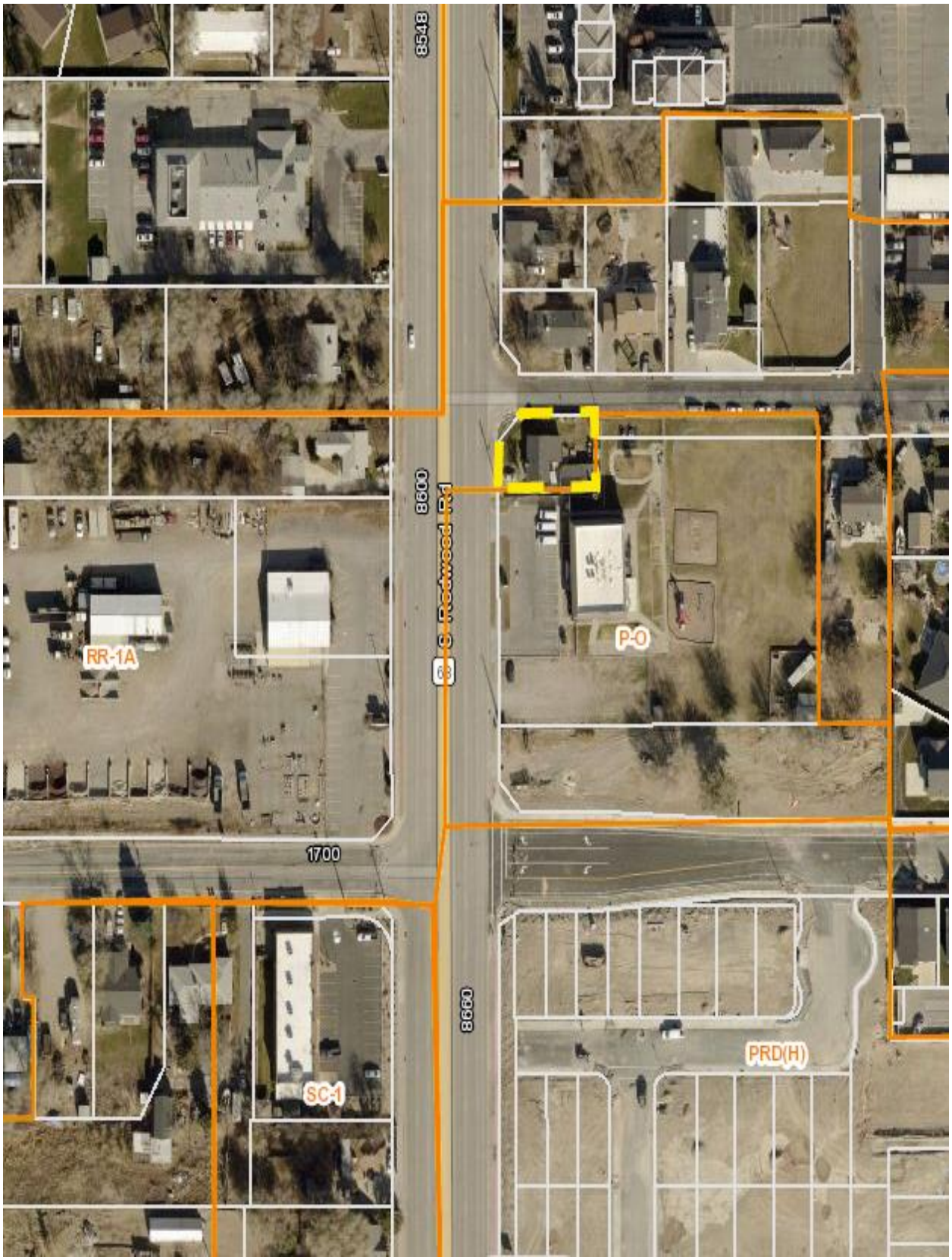
1. Zoning and Land Use Map
2. Proposed Change
3. Aerial
4. Ordinance
5. PC Minutes



Zoning and Land Use Map

1

Rezone Request



Aerial

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 20-50

AN ORDINANCE FOR PROPERTY LOCATED AT 8106 SOUTH REDWOOD ROAD; REZONE FROM RURAL RESIDENTIAL ONE ACRE LOT (RR-1) ZONE TO PROFESSIONAL OFFICE (P-O) ZONE

WHEREAS, the City of West Jordan ("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 was made by Victor Trujillo as developer ("Applicant") for property ("Property") located at 8106 South Redwood Road ("Application") for a request for a rezone from Rural Residential One Acre Lot (RR-1) zone to Professional Office (P-O) zone ("Rezone"); and

WHEREAS, on November 17, 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 Rezone; and

WHEREAS, a public hearing was held before the West Jordan City Council ("City Council") on December 16, 2020 concerning the Rezone; and

WHEREAS, the City Council, as required by City Code Subsection 13-7D-7A, has determined the following:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
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 districts which may impose additional standards; and

WHEREAS, the City Council has found it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following amendment(s) to the Zoning Map.

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

Section 1. Amendment(s) to Zoning Map; Legal Description. The Zoning Map is hereby amended by changing the zoning on .12 acres from RR-1 zone to P-O zone; as per the legal description in Attachment 1, with the described property being hereafter subjected to the land use restrictions, limitations, and other requirements, as are stipulated for this zone(s).

Section 2. 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 3. 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 16th DAY OF DECEMBER 2020.

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)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____ _____
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 20-50.

_____ The Mayor vetoed Ordinance No. 20-50 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 20-50 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published/posted in the Salt Lake Tribune, on the _____ day of _____, 20_____, pursuant to law.

_____
Tangee Sloan
City Recorder

ATTACHMENT 1 (LEGAL DESCRIPTION TO

ORDINANCE NO. 20-50

AN ORDINANCE FOR PROPERTY LOCATED AT 8106 SOUTH REDWOOD ROAD;
REZONE FROM RR-1 ZONE AND TO P-O ZONE)

BEG E 73.99 FT FR NW COR OF NE 1/4 SEC 3, T 3S, R 1W, SLM; E76.01 FT; S 60 FT; W 97 FT; N 38.88 FT; N 44^49'14" E 29.77 FT TO BEG. LESS ST. .12 AC. 4722-1034

Excerpt of minutes from West Jordan Planning Commission November 17, 2020

6. Trujillo Rezone; 8601 South 1700 West; Rezone 0.12 acres from RR-1A (Rural Residential 1-acre lots) Zone to P-O (Professional Office) Zone; Victor Trujillo (applicant) [#22411; parcel 27-03-201-001]

Victor Trujillo, applicant, said earlier this year the area around his home was rezoned to Professional Office. He would have liked to be included in that action but wasn't. He is now asking that his property be rezoned for consistency, which he thinks will be a positive action. He has no plans for development at this time.

Larry Gardner stated that the property complies with the future land use map designation for professional office.

Staff recommended approval of the Rezone of .12 acres from RR-1A (Rural Residential 40,000 square foot lots) Zone to P-O (Professional Office) Zone.

Matt Quinney opened the public hearing.

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

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 .12 acres from RR-1A (Rural Residential 40,000 square foot lots) Zone to P-O (Professional Office) Zone for Trujillo property; 8601 South 1700 West; Victor Trujillo (applicant). The motion was seconded by Jay Thomas and passed 7-0 in favor.

6a - Trujillo Rezone-updated

Final Audit Report 2020-12-10

Created:	2020-12-08
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0PpPMYNL9N9RJwu41fKP6SrHs3lB_2-W

"6a - Trujillo Rezone-updated" History

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2020-12-08 - 10:55:57 PM GMT

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Document e-signed by Alan Anderson (alan.anderson@westjordan.utah.gov)

Signature Date: 2020-12-10 - 4:26:48 PM GMT - Time Source: server- IP address: 207.225.200.66

Agreement completed.

2020-12-10 - 4:26:48 PM GMT

Adobe Sign