



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 6/9/2021

Presenter: Brian Berndt

Deadline of item : 6/9/2021

Department Sponsor: Community Development

Agenda Type: Public Hearing

Time Requested: 5 minutes presentation, 10 minute Council

(Council may elect to provide more or less time)

Approval Signatures (required for all transmittals)

Submitter: Brian Berndt
Brian Berndt (May 25, 2021 13:39 MDT)

Dept. Head: Scott Langford
Scott Langford (May 25, 2021 14:33 MDT)

Reviewed as to Form: Duncan Murray
Duncan Murray (May 25, 2021 14:13 MDT)

Executive: Dick Burton

Council Office: Cindy M. Dunkle

Council Committee: _____

1. AGENDA SUBJECT

Consider approving **Ordinance No. 21-20** for property located at 9000 South and Mountain View Corridor/5892 West Dannon Way; Amending the General Plan Land Use Map for 4.5 acres from Regional Commercial to Light Industrial and Rezone from P-C (Planned Community) Zone to M-1 (Light Manufacturing) Zone

2. SUMMARY

Council should hold a public hearing and consider a request from Jordan Starr (owner)/Elizabeth Cole (applicant), Wadsworth Development Group for a Future Land Use Map Amendment from Regional Commercial to Light Industrial and to rezone the property from P-C (Planned Community) to M-1 (Light Manufacturing).

3. TIME SENSITIVITY / URGENCY

No known deadlines

4. BUDGET IMPACT

No fiscal cost.

5. DEPARTMENT RECOMMENDATION

Recommend Approval

6. PLANNING COMMISSION RECOMMENDATION

The Planning Commission heard this item on May 4, 2021. A motion to forward a positive recommendation to the City Council was approved 7-0.

7. MOTION RECOMMENDED

I move the City Council APPROVE Ordinance No. 21-20 regarding a General Plan Land Use Map Amendment at 90th South and Mountain View Corridor/5892 West Dannon Way redesignating approximately 4.5 acres from Regional Commercial to Light Industrial and rezoning the same property from P-C (Planned Community) Zone to M-1 (Light Manufacturing) Zone.

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Ordinance No. 21-20

10. OTHER INFORMATION

Commission Meeting of
Item No.

PLANNING COMMISSION STAFF REPORT

SUBJECT: Future Land Use Map Amendment and Rezone

SUMMARY: 90th South and Mountain View Corridor/5892 West Dannon Way; Future Land Use Map Amendment for approximately 4.5 acres from Regional Commercial to Light Industrial and Rezone from P-C (Planned Community) Zone to M-1 (Light Manufacturing) Zone; Jordan Starr (owner)/Elizabeth Cole, Wadsworth Development Group (applicant) [Brian Berndt/Nathan Nelson #23679; parcel 26-02-400-069]

STAFF RECOMMENDATION: Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the Future Land Use Map Amendment and Rezone for RLW (Ralph L. Wadsworth Construction Co.) expansion located at 90th South and Mountain View Corridor/5892 West Dannon Way.

MOTION RECOMMENDED: "I move that the Planning Commission forward a positive recommendation to the City Council to approve the Future Land Use Map Amendment from Regional Commercial to Light Industrial and Rezone from P-C (Planned Community) Zone to M-1 (Light Manufacturing) Zone District for the RLW expansion located at 90th South and Mountain View Corridor/5892 West Dannon Way.

Prepared by:

Brian Berndt
Senior Planner

Reviewed by:

Larry Gardner AICP
City Planner

Reviewed by:

Nate Nelson
City Engineer

Reviewed by:

Duncan Murray
Assistant City Attorney

I. BACKGROUND:

The applicant has requested a General Plan Future Land Use Map Amendment and Rezone for the property that is north and northwest of 5892 West Dannon Way. The subject property consists of a 4.5-acre section of a larger 19.07-acre vacant Planned Community parcel that is immediately north of the applicant's parcel. RLW's future plan for the additional acreage would be to expand their West Jordan facility and consolidate operations from other locations in the Valley. The expanded West Jordan site would allow them to operate more efficiently and create a facility where they can continue to grow. No structures or additional utilities are proposed for the expansion area. It would become an extension of the existing staging and pre-assembly yard located at 5892 West Dannon Way. Circulation pathways would be created from crushed and compacted road base with pre-fabrication, staging, and assembly areas easily accessible for efficient use of the property. No additional impervious surfaces are planned. The land would be fenced and gated with secure access only from the existing RLW facility.

II. GENERAL INFORMATION & ANALYSIS:

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

	Future Land Use	Zoning	Existing Land Use
North	Regional Commercial	P-C (Planned Community)	Vacant
South	Light Industrial	M-1 (Light Industrial)	Manufacturing
East	Parks and Open Space	P-C (Planned Community)	Vacant
West	Regional Commercial	SC-3 (Regional Commercial)	Vacant

III. FINDINGS OF FACT

13-7-C-6 General Plan Amendments

Prior to recommending approval for an amendment to the Future Land Use Map, the Planning Commission shall make findings on the following criteria:

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: This property is currently designated as Regional Commercial on the General Plan Future Land Use Map. The applicant is proposing to amend the Future Land Use Map on a portion of the property to Light Industrial. The purpose of the amendment is to expand the light manufacturing use to the south.

The 2012 General Plan defines the Regional Commercial land use designation as follows: *The Regional Commercial designation is applied to areas in which the primary use of the land is for commercial and service functions to serve needs of people living in an entire*

region and to serve as a place of employment close to the center of the regional population it is intended to serve. Uses in these districts may include large chain department stores with satellite shops and facilities providing a wide range of goods and services occupying an attractively designed and unified shopping center complex.

The General Plan defines Light Industrial as follows:

The Light Industrial designation is applied to areas suited to general manufacturing, assembly, repair, and storage. These districts are considered to be the most intensive zone which will provide industrial areas in the city that are free from extreme nuisances and dangerous conditions. Care should be taken to exclude undesirable uses from industrial areas which may create nuisances and adverse impacts on the community. Manufacturing, processing, warehousing, distribution, and similar functions should be sufficiently buffered from incompatible land uses, especially residential areas. If transitional zones are impractical or unavailable around industrial areas, other buffers such as open space, additional setbacks, landscaping and barrier fencing can serve to mitigate potential conflicts. High development standards should be required to maintain and improve the quality of the industrial environment.

Staff does not have any concerns with reducing the size of the Regional Commercial designation at this location. Nearly all of the adjoining land uses are either regional commercial or light industrial that will blend well into the existing area.

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: Page 54 of the General Plan States the following:

“The primary goal in determining future land uses is to determine future development patterns which build upon already existing and established patterns. It is also meant to provide for effective and sustainable uses of land in a way that best promotes compatibility between those uses in order to maintain the integrity of the community.”

Although there are other areas in the City that can accommodate light manufacturing uses, the development pattern created by the proposed Land Use Map amendment promotes compatibility between existing adjacent land uses. The expansion of the existing site will be compatible with the established manufacturing and potential future commercial land uses in the vicinity.

Finding: The development pattern contained on the current land use plan adequately provides appropriate optional sites for the use and/or change proposed in the amendment; however, amending the land use pattern for the subject site would not adversely affect the land use pattern for this part of the community.

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

Discussion: The proposed Light Industrial land use designation will be compatible with other land uses in the area as much of the surrounding property is also designated as Light Industrial and Regional Commercial on the Future Land Use Map.

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

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: Although the applicant will benefit from the proposed amendment, the Future Land Use Map amendment will facilitate an effective use of undeveloped property and is an improvement to the area.

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 proposed amendment does not alter acceptable land use patterns. Engineering has reviewed this proposal and had no infrastructure concerns at this time.

Finding: The proposed amendment will not adversely impact the area and/or community by 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.

Finding F. *The proposed amendment is consistent with other adopted plans, codes and ordinances. (2009 Code; amd. Ord. 11-35, 11-22-2011; Ord. 13-33, 11-13-2013)*

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

Finding: The proposed amendment is consistent with other adopted plans, codes and ordinances. (2009 Code; amd. Ord. 11-35, 11-22-2011; Ord. 13-33, 11-13-2013).

13-7D-7A: Zoning Map Amendments

Prior to recommending approval for a Zoning Map Amendment, the Planning Commission shall make findings on the following criteria:

Criteria 1. *The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map.*

Discussion: This is discussed in Finding A of the Amendments to the Land Use Map section of this report.

Finding: The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map.

Criteria 2. *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

Discussion: This is discussed in Finding C of the Amendments to the Land Use Map section 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 proposed rezoning shifts the zoning district boundary line approximately 250 feet into the back of the vacant commercial property and will not adversely affect public health or safety

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: Staff does not anticipate any detrimental effects to public services as a result of this amendment. Engineering and Fire have reviewed this proposal and had no concerns at this time.

Finding: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject 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 subject property lies within the Drinking Water Protection Zone.

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

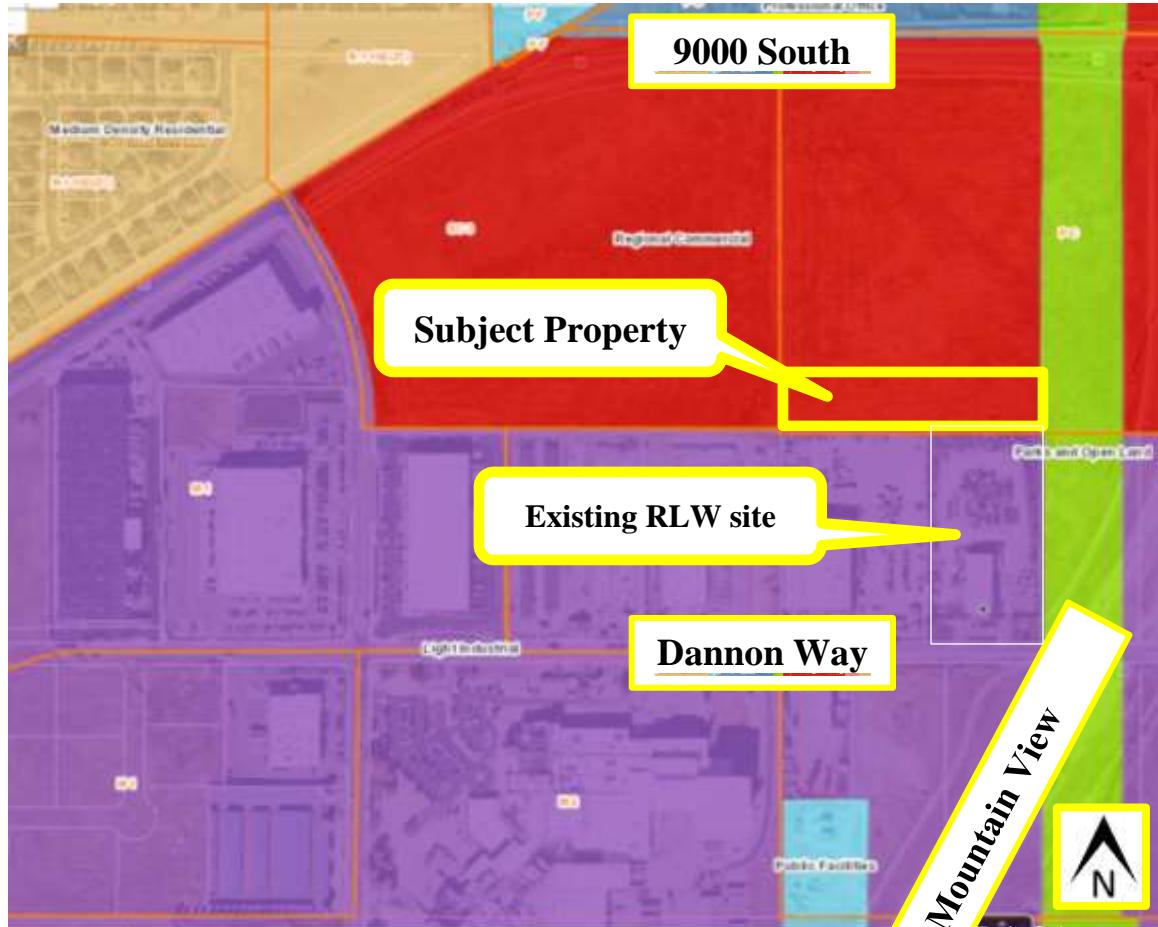
IV. CONCLUSION:

Subject to the findings discussed in this report all applicable requirements for the Future Land Use Map Amendment and the Rezone are met.

V. ATTACHMENTS:

Exhibit A – Zoning and Future Land Use Map
Exhibit B – Application

EXHIBIT A Zoning and Future Land Use Map





Development Services Application

8000 South Redwood Road, 2nd Floor, South

801-569-5182

Kristi.Peterson@westjordan.utah.gov

Property:

Sidwell/Parcel # from SL Cnty: 26-02-400-069-0000 **Acreage:** 19.07 **Lots:** _____

Approximate Street Address: 9000 South Mountain View Corridor, West Jordan _____

Project Name: RLW Expansion _____

Project Location: 9000 South Mountain View Corridor _____

Type of Application: Concept Preliminary Final

<input type="checkbox"/> Agreement	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Site Plan Amended	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Design Review Committee	<input type="checkbox"/> Subdivision Major	<input type="checkbox"/> Planned Community
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Subdivision Minor	
<input checked="" type="checkbox"/> General Land Use Amendment	<input type="checkbox"/> Subdivision Amended	
<input type="checkbox"/> Other: _____		

Applicant: Elizabeth Cole **Company:** Wadsworth Dannon Way, LLC

Address: 166 E 14000 South, Suite 210

City: Draper State: Utah Zip: 84020

Phone: (801) 748-4088 Cell: (801) 556-0211

Email: elizabeth@wadsdev.com

Consultant: Brady Morris, P.E. Senior Associate/Ensign engineering & Land Survey

Address: 45 West 10000 South, Suite 500

City: Sandy State: Utah Zip: 84070

Phone: (801) 255-0529 Cell: (801) 450-7282

Email: bmorris@ensignutah.com

**** Property Owner(s):**

Name: Jordan Starr, LLC

Address: 2733 East Parleys Way

City: Salt Lake City State: Utah Zip: 84109

Phone: (801) 485-7770 Cell: _____

Email: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Email: _____

**** Applicant must identify as a "Property Owner", all holders of any legal title to the Property; if necessary, attach additional page(s) to this Application to identify additional Property Owners.**

2019

Application

EXHIBIT B

Application

EXHIBIT B

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.
 - a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
 - b. "Property Owner(s)": Holders of any legal title to the Property.
2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.
3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.
4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.
5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in "4." above is and shall not be considered interference with the Applicant's business dealings.
6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.
7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature: Eg Cole Date: 3-11-21

(Completed Notary Block for Applicant's signature must be attached to this Application form)

<u>OFFICE USE ONLY</u>			
MUNIS #:	23679	Date Received:	3-15-2021
ODA	Kristi	Planner:	Brian
		Engineer:	David
		Fire:	

2019

Application

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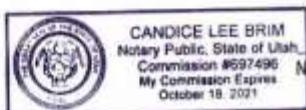
Notary Block for Applicant's Signature

STATE OF Utah _____)

County of Salt Lake _____)

On this 11 day of March, 2021, before the undersigned notary public in and for the said state, personally appeared Elizabeth Cole _____ [name of person], known or identified to me to be a/the Senior Project Manager/Applicant _____ [position of responsibility] of Wadsworth Dannon Way, LLC _____ [name of company or entity], and the person who executed the foregoing instrument and acknowledged to me that said company or entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Candice Lee Brim

2019

Application

EXHIBIT B

PROPERTY OWNER AFFIDAVIT

STATE OF Utah }
COUNTY OF Salt Lake } as
 }
 }

I, KANDALL WOODBURY, being duly sworn, by my signature represent, affirm and attest as follows:

1. Definitions. The following definitions apply in this Affidavit:

- a. "Application": Application includes (i) the document entitled *West Jordan City Development Services Application* ("Application Form"), (ii) this Property Owner Affidavit ("Affidavit") and any other Property Owner Affidavit(s), and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
- b. "Applicant": The individual and/or entity named as such on the Application Form.
- c. "Property Owner": Holder of any legal title to the Property.
- d. "Property": That parcel identified as sidwell/parcel# 26-02-400-069-0000, located at approximately 9000 South Mountain View Corridor, West Jordan (approximate street address)

2. Property Owner. To the best of my knowledge (check one):

I am the SOLE Property Owner.
-or-
 There is/are (an) additional Property Owner(s), whose name(s) follow:

(Include additional pages with names if necessary)

3. Reviewed the Application. I have reviewed the Application Form dated March 11, 2021,

submitted to the West Jordan City by Elizabeth Cole
(name of Applicant as appears on the signature line of the Application form)
for the project entitled, "RLW Expansion"
(name of Project as appears on the Application form)
which Application requests approval by the City of West Jordan for the following:

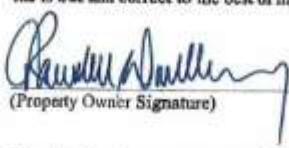
<input type="checkbox"/> Agreement	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Site Plan Amended	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Design Review Committee	<input type="checkbox"/> Subdivision Major	<input type="checkbox"/> Planned Community
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Subdivision Minor	
<input checked="" type="checkbox"/> General Land Use Amendment	<input type="checkbox"/> Subdivision Amended	
<input type="checkbox"/> Other: _____		

Application

EXHIBIT B

4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.
5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.
6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.
7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.
8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.
9. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

My signature below attests that I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.

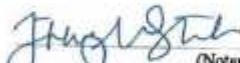

(Property Owner Signature)

Jordan Star, LLC
By: Woodbury Corporation, Manager
O. Randall Woodbury
(Printed Name) President

Subscribed and sworn to me this 12th day of March, 2021.



My commission expires: 3/9/22


(Notary)
Residing in Salt Lake County, Utah
(County) (State)

Application

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Rezone Parcel

A parcel of land situate in the Southeast Quarter section 2, Township 3 South, Range 2 West, Salt Lake base and Meridian more particularly described as follows:

Beginning at a point being North 89°43'08" West 1862.79 feet and South 0°11'21" West 128.00 feet and South 0°10'57" West 812.31 feet from the East Quarter Corner Section 2, Township 3 South, Range 2 West, Salt Lake base and Meridian, and running;

thence South 0°10'57" West 249.55 feet;
thence North 89°46'29" West 784.00 feet;
thence North 0°02'32" East 249.55 feet;
thence South 89°46'29" East 784.61 feet to the point of beginning.

Contains 195,723 square feet. 4.493 acres.

Application

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Jordan Starr, LLC
Sidwell: 26-02-400-069-0000
Wadsworth Dannon Way, LLC
5892 Dannon Way

Zone Change and General Land Use Map Amendment Applications Narrative and Justification for the Requested Amendments

Overview:

Ralph L. Wadsworth Construction

Ralph L. Wadsworth Construction (RLW) operates an office, shop, and pre-assembly staging yard on the property located at 5892 Dannon Way. The parcel is owned by Wadsworth Dannon Way, LLC. RLW has occupied this property since 2002 and employs approximately 15 people at this location. Overall, RLW employs about 600 people in the Salt Lake Valley. The West Jordan shop location is an essential component in the operations of one of the largest highway, bridge, and public works contractors in the intermountain west. The shop is used to service and maintain their equipment fleet, pre-build formwork systems for projects, and stage materials prior to delivery at job sites. RLW has grown exponentially over the last 19 years and continues to flourish throughout the region. Eight years ago, they outgrew the Dannon Way facility and leased an additional staging yard in South Salt Lake in order to fulfill the requirements of their work in progress because no land was immediately available to expand their operations. Running the business from two locations creates substantial inefficiencies for the company and they have sought for several years to find a solution to this challenge. The ability to expand RLW's facilities will secure their tenancy in West Jordan for years to come and enable their continued growth.

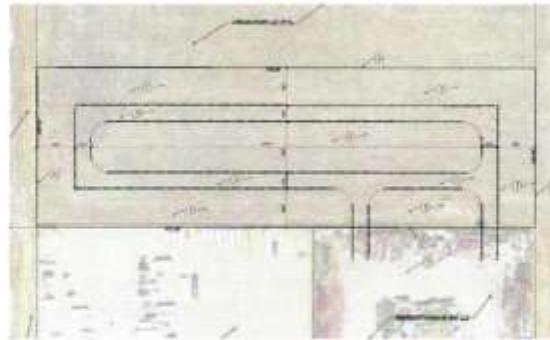
Jordan Starr, LLC

Wadsworth Development Group and the Woodbury Corporation, owners of the Jordan Starr property immediately to the north of the RLW shop, have worked together to come to an agreement regarding the purchase of the southern-most 4.5 acre portion of the existing 19.07 acre Jordan Starr parcel located near Mountain View Corridor and 9000th South. The 4.5 acre portion is located immediately adjacent to the Wadsworth Dannon Way property. RLW's future plan for the additional acreage would be to expand their West Jordan facility and consolidate operations from other locations in the Valley. The expanded West Jordan site would allow them to operate more efficiently and create a facility where they can continue to grow, add employees, and prosper. No structures or additional utilities are proposed for the 4.5 acre expansion area. It would become an extension of the existing staging and pre-assembly yard. Circulation pathways would be created from crushed and compacted road base with pre-fabrication, staging, and assembly areas easily accessible for efficient use of the property. No additional impervious surfaces are planned. The land would be fenced and gated with secure access only from the existing RLW facility.

The Wadsworth Development Group and Jordan Starr, LLC are requesting a Zone Change and General Land Use Map Amendment for a 4.5 acre portion of the Jordan Starr parcel as shown below. The Jordan Starr property is currently zoned P-C. We are requesting a Land Use Amendment and Zone Change to M-1 for only the 4.5 acre portion of the Jordan Starr property as per the Zone-Use Exhibit contained in the application package.

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Public Purpose of Amendment:

The Amendments would preserve an existing business within the City and allow for expansion and job growth.

Compatibility with General Plan Policies, Goals, and Objectives:

1. General Land Use Goals:

The proposed project meets the General Land Use goals as defined in the General Plan. The goals include maintaining stability and consistency in Land Use decision-making and promoting Land Use policies and standards that are economically feasible and orderly. Additionally, the goals incorporate protecting desirable existing uses and minimizing impact to existing neighborhoods (smart, sustainable growth).

- The proposed Zone Change and Land Use Amendment will stabilize the use of the existing facility for years to come and secure the future operations and tenancy of the building.
- The use is consistent with the adjacent properties and would provide cohesiveness with the surrounding uses without any visual disruption from the public streets.
- The West Jordan RLW facility is centrally located in the Valley and provides excellent access to major commercial transportation roadways through the Mountain View Corridor. This is a vital component of the integrated transportation network created for commercial and industrial development in the City of West Jordan.
- RLW's operations in West Jordan integrate well into the immediate industrial area and the expansion of the land size is not expected to create any detrimental effect on adjacent landowners.

2. Light Industrial Land Use Goals:

The intent of this goal is to provide a well-designed attractive industrial development in an appropriate location. The proposed project is consistent with these goals through the following elements:

Application

EXHIBIT B



- The existing RLW building which will not be altered, is aesthetically pleasing and well maintained. It is in close proximity to Mountain View Corridor and easily accessible to the freeway system.
- No permanent structures are planned on the 4.5 acre parcel. There will be little or no impact on the storm drain, water or sewer system, power, or other utilities. No additional impervious surfaces are planned.
- This parcel is located in an area of similar uses. The yard is carefully designed in an organized manner with no public view of the expansion area. No residential uses are in proximity to this location.
- Because the land is in an area with similar uses, there will be no substantial negative impact on traffic patterns, parking, or emergency access.
- The expansion area is not in view from public streets and will be fully fenced.
- The use will create and stabilize an attractive environment that can be adapted for future use as City roadways are developed to the north.
- The requested Amendment represents contiguous growth of an existing industrial area and is a logical extension of that area.
- There are no emissions resulting from the use of the land.

3. Positive Benefits of the Proposed Industrial Use:

The expansion of the industrial use into the proposed land will have the following benefits:

- The reduction of the depth of the existing commercial Jordan Starr 19.07 acre parcel will render it more economically viable for development. The extreme depth of the site is a hindrance to development because of the relatively inaccessible portion of land at the south end of the property.
- To illustrate the excessive depth of the Jordan Starr property, below are scaled overlays of commercial projects previously developed by Woodbury Corporation shown on the existing parcel. Jordan Starr/Woodbury would seek to develop this land in a similar manner in the future and is supportive of the proposed Zone Change and Land Use Amendment.

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High Point – 11 Acres



Sandy Park - 6 Acres



Riverton Vasa Center – 7.5 Acres



Application

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- This is a maturing area that could benefit from the reduced depth of the site.
- Jordan Star sees future development of the remaining site (14 Acres) potentially as a combination of commercial and retail development along 90th South with an office park beyond.
- The proposed industrial use on the 4.5 acre portion of the parcel will preserve the existing character of the neighborhood with secure gate access into the expansion portion from the rear of the existing RLW yard. This would preserve the appealing building and landscaping from the street front and public view.
- The use integrates well with the existing industrial character of the neighborhood.
- An indirect positive outcome of the expansion would be to potentially add value to public works projects constructed by RLW. The ability to work more effectively in West Jordan will enable better pricing efficiency for the public improvement projects built by RLW. This benefits everyone in the community and throughout the state.

4. Urban Design Principles:

The proposed Zone Change and Land Use Amendment is cohesive with the Urban Design Principles as documented in the General Plan.

- The project will have a positive impact on the design quality and economic well-being of the overall community. It promotes good urban design principles by keeping less visually appealing operations outside of public view from roadways.
- The proposal incorporates a creative design solution to maintain the positive street-front appearance of the area and at the same time allow for the better and more economically viable commercial development along 90th South.
- The project will strengthen the identity and image of the City by retaining the character of the area and solidifying the future operations of RLW at the West Jordan site for years to come.
- The project will preserve the positive character of the existing neighborhood.
- There would be no impact on schools relating to this development.

5. Economic Development:

The proposed Amendments are consistent with the West Jordan economic development goals.

- The use would be an extension and support of the vibrant, diversified economy within the City.
- The expanded industrial use will provide for the retention of the existing RLW business and allow for increased job creation in West Jordan. This will, in turn, increase the tax base and overall economic vitality of the community.

6. Industrial Goals and Policies:

This goal is intended to promote and encourage quality industrial development in the City.

- The additional land is vital to providing the quality service and jobs needed for RLW's successful business operation. The proposed Amendments would secure RLW's growth and tenancy in West Jordan for the foreseeable future.

Application

EXHIBIT B

7. Commercial Goals and Policies:

The reduction of the depth of the Jordan Starr parcel will aid in the ability to develop a commercially viable site for the Jordan Starr parcel.

- The outcome of the reduction in depth may potentially allow this land to be developed on a more expedited time frame.

8. Sustainability:

The proposed use of the additional land fulfills the essential definition of sustainability.

- The development would meet the present needs of the landowners and community without compromising the ability of future generations to meet their needs.
- There is minimal or no impact on natural resources.
- The project promotes the efficient use of energy and City resources.
- There would be no impact on environmental quality.
- The project would foster a positive climate for future development.
- The Amendments are consistent with providing for future business in appropriate locations along 90th South.
- The Amendments would aid in job generation within West Jordan and support an economically sustainable land use in the future.
- The development will support improvement in the City's fiscal condition in the long term.

9. West Jordan Vision Statement:

We believe that for all the reasons presented above, that the proposed Amendments support, and are compatible with, the West Jordan Vision Statement encouraging vibrant economic development, providing diverse work and business opportunities, and logical growth.

Jordan Starr, LLC
Office Address:
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109
801-485-7770

Application

EXHIBIT B

Land Use Map Amendments

13-7C-6: FINDINGS FOR APPROVAL

The justifications for approval of the proposed Land Use Map Amendment are described in detail in the above narrative. Below is a summary by line item for each finding:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
 - Refer to the bullet points in Items 1 through 8 above. The proposed amendment provides consistency in Land Use by stabilizing the existing desirable facility for years to come and providing for economic growth within the community.
 - The proposed use is of minimal impact to the existing neighborhood with no public view of the expansion area. The expansion area will be fully fenced and accessible only from the RLW facility on Dannon Way.
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
 - The existing RLW facility is unable to grow organically within the contiguous M-1 zone. Adjacent properties are unavailable or contain conditions which are inhospitable to expansion (the UP & L power corridor).
 - The proposed Land Use creates an effective transition and buffer with the adjacent uses. These are R-C, SC-3, and M-1, all commercial in nature and compatible to the proposed Land Use and Zone change.
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
 - Refer to the bullet points in Items 2 through 4 above.
 - Surrounding uses are all commercial in nature. They are P-C commercial, M-1, and SC-3 shopping center. No residential uses are planned in the vicinity.
 - There will not be an abrupt transition with future contiguous uses. It is likely that with future development to the north, rear parking areas will be located adjacent to the expansion area due to the expansive depth of the parcels and access from 90th South.
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
 - Refer to the bullet points in Items 3 through 7 above.
 - The proposed amendment will reduce the excessive depth of the Jordan Starr property and provide for a more economically viable and developable parcel.
 - The retention and expansion of the existing thriving business will create opportunities for job creation, an increased tax base, and add to the overall economic vitality of the community.

Application

EXHIBIT B

5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change;
 - Refer to the bullet points in [Items 1, 2 and 4](#) above.
 - The proposed Land Use is surrounded by similar and compatible uses.
 - The property access is located adjacent to the already extensively developed integrated transportation network created for commercial and industrial development.
 - No additional public infrastructure improvements would be required.
6. The proposed amendment is consistent with other adopted plans, codes and ordinances. (2009 Code; amd. Ord. 11-35, 11-22-2011; Ord. 13-33, 11-13-2013)
 - The proposed plan will support and meet all ordinances and requirements in the Code.
 - No additional parking is required.

Zoning Map Amendments

13-7D-7: FINDINGS FOR APPROVAL:

The justifications for approval of the proposed Zoning Map Amendment are described in detail in the above narrative. Below is a summary by line item for each finding:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
 - Refer to the bullet points in [Items 1 through 8](#) above. The proposed amendment provides consistency in Land Use by stabilizing the existing desirable facility for years to come and providing for economic growth within the community.
 - The proposed use is of minimal impact to the existing neighborhood with no public view of the expansion area. The expansion area will be fully fenced and accessible only from the RLW facility on Dannon Way.
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
 - Refer to the bullet points in [Items 2 through 4](#) above.
 - Surrounding uses are all commercial in nature. They are P-C commercial, M-1, and SC-3 shopping center. No residential uses are planned in the vicinity.
 - There will not be an abrupt transition with future contiguous uses. It is likely that with future development to the north, rear parking areas will be located adjacent to the expansion area due to the expansive depth of the parcels.

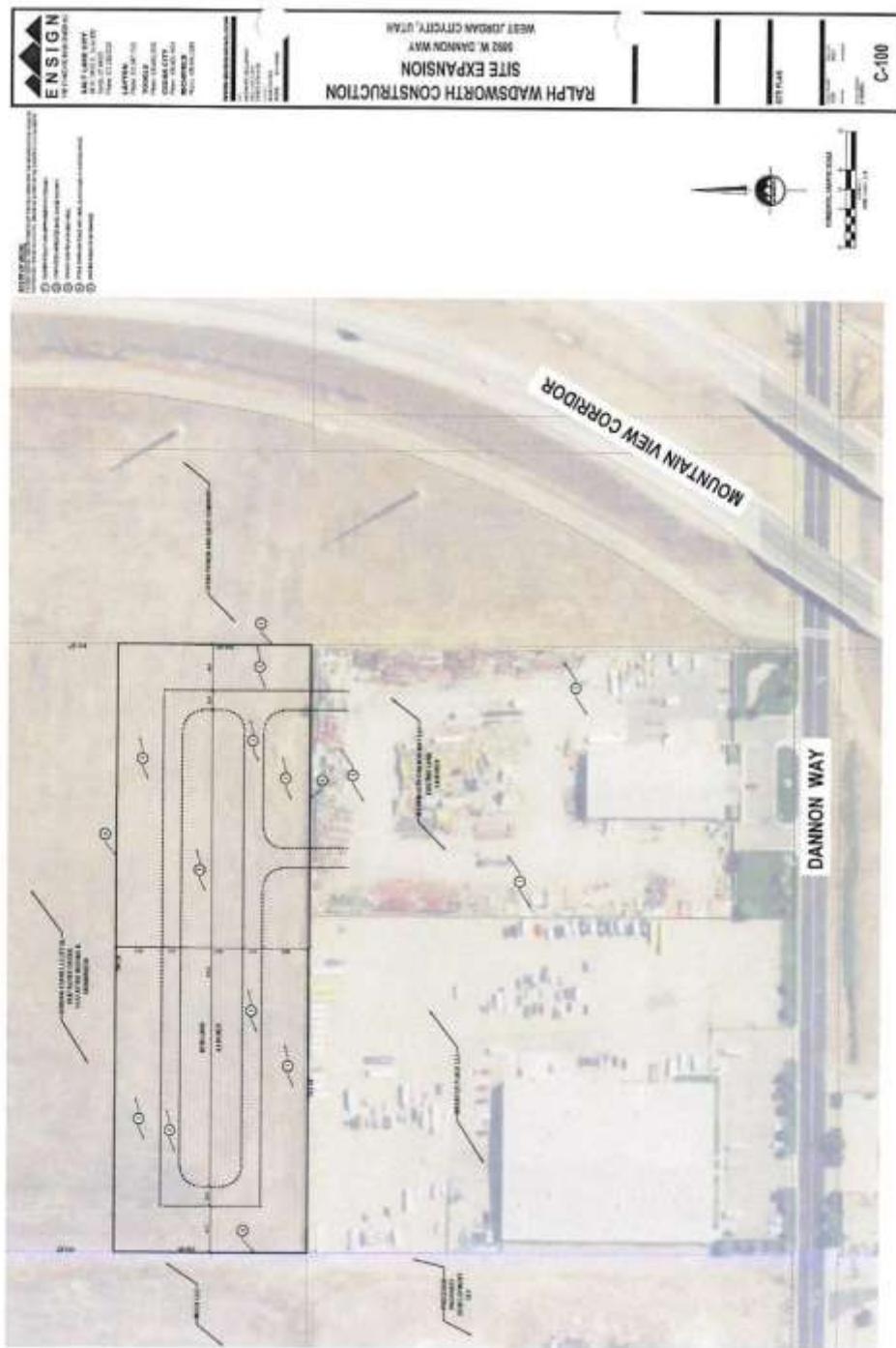
Application

EXHIBIT B

3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the City;
 - Refer to the bullet points in Items 2 through 4 above.
 - The proposed Zone change would preserve and existing thriving business within the City. It would allow for expansion, job creation, an increased tax base, and add to the overall economic vitality of the community.
 - There are no adverse impacts on public health or safety. There is no significant noise, no vibration, or chemicals used in the operation of the business.
 - There is no visibility beyond the fence and enclosure of the property from Dannon Way or any public street.
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;
 - Refer to the bullet points in Items 1, 2 and 4 above.
 - The proposed Land Use is surrounded by similar and compatible uses and would not have an impact on the existing public services or facilities.
 - No structures or additional utilities are planned for the proposed expansion area.
 - The property access is located adjacent to the already extensively developed integrated transportation network created for commercial and industrial development.
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.
 - The property is located in the Drinking Water Protection zone.
 - The proposed development would meet the source protection requirements for this overlay zone. No long-term storage of vehicles or mechanical equipment is planned or intended unless located on an impervious surface.

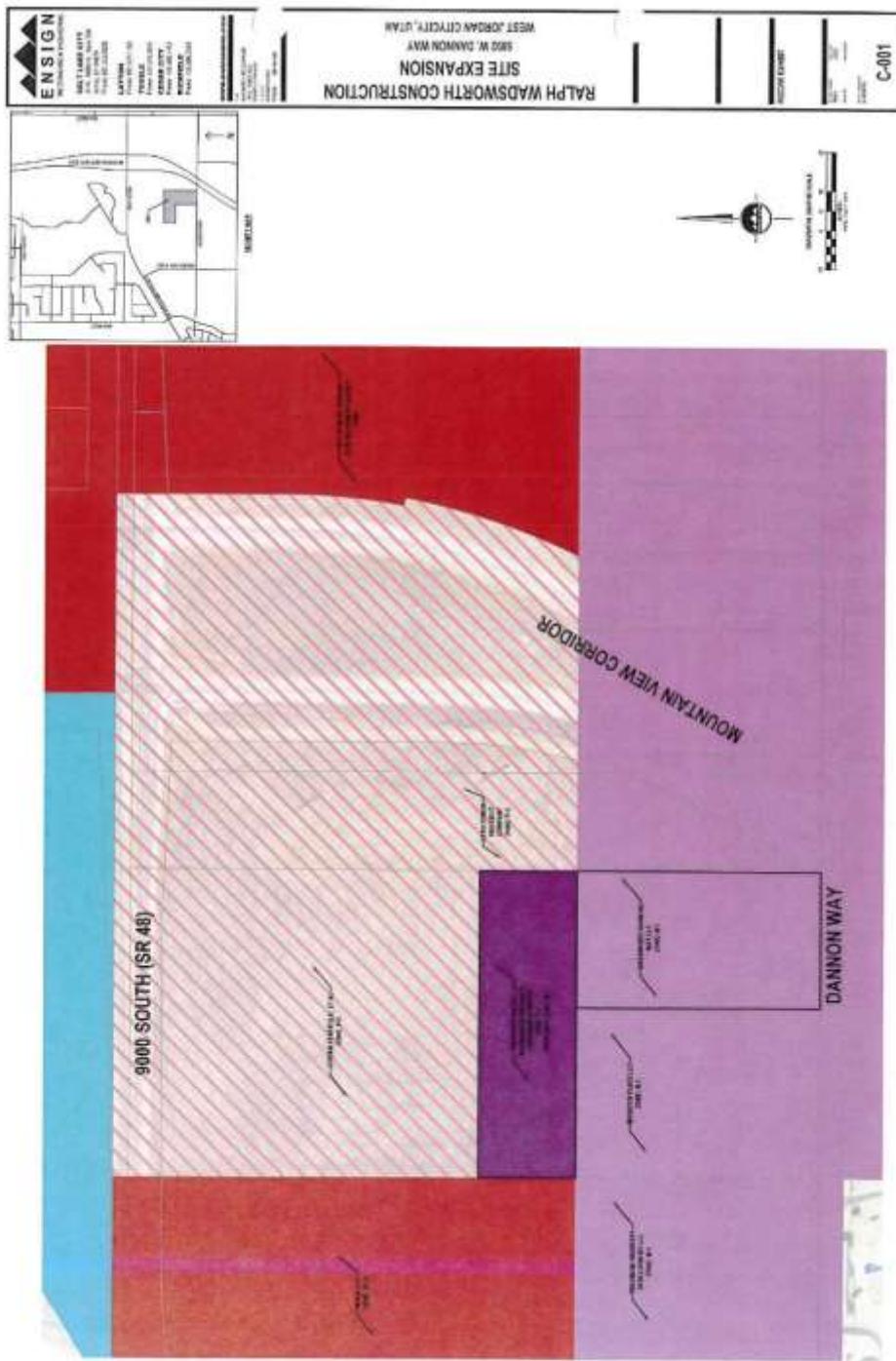
Application

EXHIBIT B



Application

EXHIBIT B



THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 21-20

**AN ORDINANCE FOR PROPERTY LOCATED AT 9000 SOUTH AND
MOUNTAIN VIEW CORRIDOR/5892 WEST DANNON WAY;**

**AMENDING THE GENERAL PLAN LAND USE MAP FOR 4.5 ACRES FROM
REGIONAL COMMERCIAL TO LIGHT INDUSTRIAL; AND**

REZONE FROM P-C (PLANNED COMMUNITY) TO M-1 (LIGHT MANUFACTURING)

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 was made by Jordan Starr (owner)/Elizabeth Cole, Wadsworth Development Group (applicant) for property ("Property") located at 90th South and Mountain View Corridor/5892 West Dannon Way ("Application") for, in part, a General Plan Land Use Map amendment ("General Plan Land Use Map Amendment") on 4.5 acres from Regional Commercial to Light Industrial; and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone (“Rezone”) for the same area from P-C (Planned Community) Zone to M-1 (Light Manufacturing) zone (collectively the “General Plan Land Use Map Amendment and Rezone”); and

WHEREAS, on May 4, 2021 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 June 9, 2021 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the General Plan Land Use Map Amendment:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and

49 more expensive public infrastructure improvements, including, but not limited to, roads,
50 water, wastewater and public safety facilities, than would otherwise be needed without
51 the proposed change; and

52 6. The proposed amendment is consistent with other adopted plans, codes and ordinances;
53 and

54
55 WHEREAS, consistent with City Code Section 13-7D-7A, the City Council has determined the
56 following concerning the Rezone:

57
58 1. The proposed amendment is consistent with the purposes, goals, objectives and policies
59 of the adopted General Plan and land use map;
60 2. The proposed amendment will result in compatible land use relationships and does not
61 adversely affect adjacent properties;
62 3. The proposed amendment furthers the public health, safety and general welfare of the
63 citizens of the City;
64 4. The proposed amendment will not unduly impact the adequacy of public services and
65 facilities intended to serve the subject zoning area and property than would otherwise be
66 needed without the proposed change, such as, but not limited to, police and fire protection,
67 water, sewer and roadways; and
68 5. The proposed amendment is consistent with the provisions of any applicable overlay
69 zoning districts which may impose additional standards; and

70
71 WHEREAS, the City Council has found it to be in the best interest of the public health,
72 safety, and welfare of the residents of the City to adopt the following amendments to the General Plan
73 Land Use Map Amendment and Rezone.

74
75 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST
76 JORDAN, UTAH AS FOLLOWS:

77
78 **Section 1. Amendment to General Plan Land Use Map.** The General Plan Land Use Map is
79 hereby amended by changing the general plan land use designation on approximately 4.5 acres, located
80 at 9000 South and Mountain View Corridor/5892 West Dannon Way, from Regional Commercial to
81 Light Industrial, as per the legal description in "Attachment 1", which is attached hereto.

82
83 **Section 2. Amendment to Zoning Map.** The Zoning Map is hereby amended by changing the
84 zoning on the same approximately 4.5 acres from P-C (Planned Community) Zone to M-1 (Light
85 Manufacturing) zone; as per the legal description in "Attachment 1", which is attached hereto, with the
86 described property being hereafter subjected to the M-1 (Light Manufacturing) land use restrictions,
87 limitations, and other requirements, as are stipulated for this zone.

88
89 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a court
90 of competent jurisdiction, the remainder shall not be affected thereby.

91
92 **Section 4. Effective Date.** This Ordinance shall become effective immediately upon posting or
93 publication as provided by law and either (i) the Mayor signing the Ordinance, (ii) the City Council duly
94 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the
95 Ordinance within fifteen (15) days after the City Council presents the Ordinance to him.

96
97
98 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 9TH
99 DAY OF JUNE 2021.

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105 CITY OF WEST JORDAN

106
107 By: _____
108 Zach Jacob
109 Council Chair

110 ATTEST:

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118 Cindy M. Quick, MMC
108 Council Office Clerk

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146 **VOTING BY THE CITY COUNCIL**

"YES" "NO"

Council Chair Zach Jacob

Council Vice Chair Kelvin Green

Council Member Chad R. Lamb

Council Member Christopher McConnehey

Council Member David Pack

Council Member Kayleen Whitelock

Council Member Melissa Worthen

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146 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

121 Mayor's Action: _____ Approve _____ Veto

123 By: _____
124 Mayor Dirk Burton Date

126 ATTEST:

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130 Tangee Sloan
City Recorder

133
134 **STATEMENT OF APPROVAL OE PASSAGE (check one)**

135
136 _____ The Mayor approved and signed Ordinance No. 21-20.

137
138 _____ The Mayor vetoed Ordinance No. 21-20 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

139
140
141 _____ Ordinance No. 21-20 became effective by operation of law without the
Mayor's approval or disapproval.

142
143
144
145
146 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 in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2021 pursuant to Utah Code Annotated, 10-3-711.

147 _____
148 Tangee Sloan
149 City Recorder
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Attachment 1 to
ORDINANCE NO. 21-20

**AN ORDINANCE FOR PROPERTY LOCATED AT 9000 SOUTH AND MOUNTAIN VIEW
CORRIDOR/5892 WEST DANNON WAY**

Legal Description

A parcel of land situated in the Southeast Quarter section 2, Township 3 South, Range 2 West, Salt Lake base and Meridian more particularly described as follows:

Beginning at a point being North 89°43'08" West 1862.79 feet and South 0°11'21" West 128.00 feet and South 0°10'57" West 812.31 feet from the East Quarter Corner Section 2, Township 3 South, Range 2 West, Salt Lake base and Meridian, and running;

thence South $0^{\circ}10'57''$ West 249.55 feet;
thence North $89^{\circ}46'29''$ West 784.00 feet;
thence North $0^{\circ}02'32''$ East 249.55 feet;
thence South $89^{\circ}46'29''$ East 784.61 feet to the point of beginning.

Contains 195,723 square feet. 4.493 acres.

6c - RLW Expansion GPLUA & Rezone

Final Audit Report

2021-05-27

Created:	2021-05-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAifwiPsDEudSrSJNvQEhkWjWVmBo3w2tc

"6c - RLW Expansion GPLUA & Rezone" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Document emailed to Brian Berndt (brian.berndt@westjordan.utah.gov) for signature
2021-05-25 - 7:12:01 PM GMT
-  Email viewed by Brian Berndt (brian.berndt@westjordan.utah.gov)
2021-05-25 - 7:38:59 PM GMT- IP address: 207.225.200.66
-  Document e-signed by Brian Berndt (brian.berndt@westjordan.utah.gov)
Signature Date: 2021-05-25 - 7:39:17 PM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Duncan Murray (duncan.murray@westjordan.utah.gov) for signature
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-  Document emailed to Scott Langford (scott.langford@westjordan.utah.gov) for signature
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-  Document emailed to Korban Lee (korban.lee@westjordan.utah.gov) for signature
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✉ Cindy Quick (Cindy.quick@westjordan.utah.gov) replaced signer Korban Lee (korban.lee@westjordan.utah.gov) with Dirk Burton (dirk.burton@westjordan.utah.gov)

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✉ Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)

Signature Date: 2021-05-27 - 2:30:51 PM GMT - Time Source: server- IP address: 207.225.200.66

✉ Document emailed to Alan Anderson (alan.anderson@westjordan.utah.gov) for signature

2021-05-27 - 2:30:52 PM GMT

✉ Cindy Quick (Cindy.quick@westjordan.utah.gov) replaced signer Alan Anderson (alan.anderson@westjordan.utah.gov) with Cindy Quick (louhoo62@yahoo.com)

2021-05-27 - 2:47:53 PM GMT- IP address: 207.225.200.66

✉ Document emailed to Cindy Quick (louhoo62@yahoo.com) for signature

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✉ Document e-signed by Cindy Quick (louhoo62@yahoo.com)

Signature Date: 2021-05-27 - 2:53:18 PM GMT - Time Source: server- IP address: 207.225.200.66

✓ Agreement completed.

2021-05-27 - 2:53:18 PM GMT