



REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Meeting Date Requested : 6/9/2021

Presenter: Scott Langford

Deadline of item : 6/9/2021

Department Sponsor: Community Development

Agenda Type: New Business

Time Requested: 5 minutes presentation, 10 minute Council

(Council may elect to provide more or less time)

Approval Signatures (required for all transmittals)

Submitter: Scott Langford
Scott Langford (May 25, 2021 16:12 MDT)

Dept. Head: Scott Langford
Scott Langford (May 25, 2021 16:12 MDT)

Reviewed as to Form: Duncan Murray
Duncan Murray (May 25, 2021 16:49 MDT)

Executive: Duke Burton

Council Office: Cindy M. Drake

Council Committee: Land Use - May 11, 2021

1. AGENDA SUBJECT

Semnani Development; 8482 South Redwood Road; Rezone 1.34 acres from RR-.5A (Rural Residential half-acre lots minimum) Zone to R-1-8C (Single-family residential 8,000 square foot minimum lots) Zone; JKBS Capital/John B. Semnani (applicant) [23792; parcel 21-34-377-049]

2. SUMMARY

To introduce the City Council to a public hearing and decision regarding a proposal to rezone the property at 8482 South Redwood Road from an RR-.5A (Rural Residential half-acre lots minimum) zone to R-1-8C (Single-family residential 8,000 square foot minimum lots) zone.

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 18, 2021. A motion to forward a negative recommendation to the City Council was approved in a 4-3 vote.

7. MOTION RECOMMENDED

I move that the City Council APPROVE Ordinance No. 21-25 regarding a Rezone of the property at 8482 South Redwood Road from an RR-.5A (Rural Residential half-acre lots minimum) zone to R-1-8C (Single-family residential 8,000 square foot minimum lots) zone.

8. MAYOR RECOMMENDATION

9. PACKET ATTACHMENT(S)

1. Staff Report
2. Ordinance No. 21-25
3. Planning Commission draft minutes
4. Development concept plans and survey of the property
5. Application and property owner affidavit
6. Written justification for the rezone prepared by the applicant
7. Salt Lake County parcel map of the area
8. Noticing list

10. OTHER INFORMATION

I. BACKGROUND:

The proposed rezone will affect only 1 property that is located at 8482 South Redwood Road. This property is a 1.34-acre parcel that is not part of any recorded subdivision. The property has been used primarily as a single-family residence ever since the existing home on the parcel was built in 1961. This home was extensively renovated within the past year. The home is situated towards the front of the parcel, while the remainder of the property is mostly backyard. This area behind the house has been cited by Code Enforcement a number of times for harboring trash, debris and inoperable vehicles.

On May 18, 2021, the proposed rezone went before the Planning Commission for a public hearing. Following deliberation concerning “spot” zoning, direct access onto Redwood Road and establishing a plan or policy for comprehensive development of long and narrows lots in the area, the Planning Commission decided to forward a negative recommendation to the City Council with 4 commissioners in favor and 3 opposed.

II. GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	Zoning	Existing Land Use
North	Medium Density Residential	RR-.5A	Single-Family Residential
South	Medium Density Residential	RR-.5A	Single-Family Residential
West	Medium Density Residential	RR-.5A	Single-Family Residential
East	Medium Density Residential	RR-.5A	Redwood Road

The applicant is proposing to rezone the 1.34-acre parcel at 8482 South Redwood Road from an RR-.5A zone (Rural Residential - ½ acre lots) to an R-1-8C zone (Single-Family Residential - 8,000 square foot lots). The property is located within a large area designated as Medium Density Residential on the Future Land Use Map. The Medium Density Residential Designation supports the proposed zone district. The purpose of the rezone, as shown on the concept plan and letter of intent submitted by the applicant, is to facilitate a future detached single-family residential development on the parcel.

III. FINDINGS OF FACT

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

Prior to deciding to approve or deny the proposed amendment to the Zoning Map, the City Council shall consider 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 subject property is located within a large area that is designated for Medium Density Residential on the General Plan's Future Land Use Map. This designation allows for a density range of 3.1 - 5.0 dwelling units per acre and considers the R-1-8 (*Single-Family Residential - 8,000 square foot lots*), R-1-9 (*Single-Family Residential - 9,000 square foot lots*), R-1-10 (*Single-Family Residential - 10,000 square foot lots*), P-C (*Planned Community – variable lot size based on density*) and PRD (*Planned Residential Community – variable lot size based on density*). Due to the relatively small size of the parcel and because the existing home will remain intact, the R-1-8 zone allows for the most efficient use of the land permitted by the General Plan. In regards to residential land uses and housing, the General Plan has a few goals and policies that pertain to the proposed rezone. Each of these relevant goals and subsequent analysis is provided below:

GOAL 3. PROMOTE LAND USE POLICIES AND STANDARDS THAT ARE ECONOMICALLY FEASIBLE AND ORDERLY, WHICH ALSO PROTECT DESIRABLE EXISTING LAND USES AND MINIMIZE IMPACTS TO EXISTING NEIGHBORHOODS.

Policy 1. Adopt ordinances that incorporate the best-known land use practices.

Implementation Measures

4. Infill development shall be compatible with surrounding land uses and development.

The proposed zone change will allow for 4 new detached single-family homes to be built on an infill property, which is the primary residential dwelling type in this area. All of the adjacent properties contain single-family detached homes.

5. Infill of vacant non-agricultural lands in existing developed areas and new development within designated serviceable areas shall be a priority over development upon existing (useable) agricultural land.

Based on historical aerial photos, the rear yard of the subject property has not been used for agriculture, but for storing vehicles and trash. The property is surrounded by existing development and is fully serviceable from Redwood Road. As such, the property is considered infill and the proposed single-family development is more desirable here than on agricultural land elsewhere in the city.

GOAL 4. ENCOURAGE A DIVERSITY OF DWELLING UNIT TYPES AND DENSITIES IN RESIDENTIAL AREAS.

Policy 2. Single-family housing should be the primary residential development type in the city.

Implementation Measures

2. Require the density of residential infill development to be similar to existing, adjacent, residential development.

The adjacent properties vary in density from 0.8 dwelling units per acre on the north property to 2.4 dwelling units per acre on the south property. However, the surrounding neighborhood contains a much more broad variety of densities, ranging from as high as 14.8 dwelling units per acre to as low as 0.4 dwelling units per acre. The average density for the surrounding area is 3.27 dwelling units per acre. This average is fairly close to the density of the proposed project, which is 3.73 dwelling units per acre.

4. Preserve established “Rural Residential” and “Residential Estate” neighborhoods and prevent encroachment of incompatible uses in these areas.

The proposed rezone will only affect 1 parcel fronting Redwood Road and will not have any road connections to Shulsen Lane. As such, the rural residential status of all other properties in the area will remain intact. The rezone will allow only single-family residential development, which is the prevailing housing type in the area.

GOAL 1 PRESERVE THE IDENTITY OF WEST JORDAN AS A FAMILY-ORIENTED COMMUNITY

Policy 1. Encourage development that will be attractive for residents.

Implementation Measures

1. Provide opportunities for single-family detached and other owner-occupied housing.

The applicant is proposing a rezone to allow a 4-lot subdivision, which will have only 1 detached single-family dwelling on each lot. This will slightly increase the number of opportunities for brand new single-family homes within West Jordan, which is particularly in short supply on the east side of the city due to the build-out conditions.

Finding: The proposed zone change 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 development surrounding the proposed rezone area includes a large 1.23-acre parcel to the north containing a single-family house, 2 half-acre parcels to the south each containing a single-family house and a vacant half-acre parcel to the west. The proposed R-1-8 zone will restrict development to single-family residential, which is the same use as the surrounding properties and is the predominant use in the surrounding area.

The properties in the broader surrounding area along Shulsen Lane and Redwood Road contain a variety of lot sizes, ranging from 1-2 acre parcels to 8,000 square foot lots. The area is almost entirely residential, with dwellings consisting mostly of single-family homes, several duplexes and an 8-unit apartment building. As such, the density fluctuates widely from property to property, as shown in the following study:

<i>Existing Density Study - Shulsen Lane/Redwood Road</i>				
Address	Type of Residential	Acreage	Number of Dwellings	Density (D.U./Acre)
8380 South Shulsen Lane	Single-Family	0.54	1	1.85
8380 South Shulsen Lane	Vacant	1.23	0	0.00
8450 South Shulsen Lane	Single-Family	0.67	1	1.49
8460 South Shulsen Lane	Single-Family	0.4	1	2.50
8470 South Shulsen Lane	Single-Family	0.9	1	1.11
8500 South Shulsen Lane	Single-Family	0.35	1	2.86
8516 South Shulsen Lane	Single-Family	2.25	1	0.44
8536 South Shulsen Lane	Single-Family	1	1	1.00
8550 South Shulsen Lane	Single-Family	1.36	1	0.74
8560 South Shulsen Lane	Single-Family	1	1	1.00
8590 South Shulsen Lane	Single-Family	1.36	1	0.74
8598 South Shulsen Lane	Duplexes (2 Buildings)	1.36	4	2.94
1926 West Gardner Lane	Single-Family	0.77	1	1.30
1916 West Gardner Lane	Single-Family	0.78	1	1.28
1874 West Gardner Lane	Single-Family	0.78	1	1.28
1852 West Gardner Lane	Single-Family	0.65	1	1.54
1842 West Gardner Lane	Single-Family	0.52	1	1.92
8435 South Shulsen Lane	Single-Family	1.07	1	0.93
8451-8461 South Shulsen Lane	Duplex	0.24	2	8.33
8451 South Shulsen Lane	Vacant	0.05	0	0.00
8479 South Shulsen Lane	Single-Family	0.6	1	1.67
8499 South Shulsen Lane	Vacant	0.5	0	0.00
8509 South Shulsen Lane	Single-Family	0.5	1	2.00
8525 South Shulsen Lane	Single-Family	0.5	1	2.00
8533 South Shulsen Lane	Single-Family	0.27	1	3.70
8549 South Shulsen Lane	Single-Family	0.27	1	3.70
8561 South Shulsen Lane	Apartments	0.54	8	14.81
8577 South Shulsen Lane	Single-Family	0.5	1	2.00
8595 South Shulsen Lane	Single-Family	0.5	1	2.00
8601 South Shulsen Lane	Single-Family	0.89	1	1.12
8605 South Shulsen Lane	Single-Family	0.5	1	2.00
8600 South Redwood Road	Single-Family	0.42	1	2.38

8594 South Redwood Road	Single-Family	0.52	1	1.92
8558 South Redwood Road	Single-Family	0.22	1	4.55
1729 West Melville Circle	Duplex	0.2	2	10.00
1755-1757 West Melville Circle	Duplex	0.23	2	8.70
1773 West Melville Circle	Duplex	0.16	2	12.50
1776 West Melville Circle	Duplex	0.26	2	7.69
1766 West Melville Circle	Duplex	0.24	2	8.33
1746 West Melville Circle	Duplex	0.18	2	11.11
1730 West Melville Circle	Duplex	0.19	2	10.53
8534 South Redwood Road	Single-Family	0.36	1	2.78
8518 South Redwood Road	Single-Family	0.42	1	2.38
8510 South Redwood Road	Single-Family	0.42	1	2.38
8482 South Redwood Road	Single-Family	1.34	1	0.75
8476 South Redwood Road	Single-Family	1.23	1	0.81
8450 South Redwood Road	Single-Family	1.55	1	0.65
8436 South Redwood Road	Single-Family	0.82	1	1.22
Total		31.61	63	
Total Overall Existing Density = 2 dwelling units per acre				
Average Overall Density = 3.27 dwelling units per acre				

As shown in this study, individual existing densities fluctuate from a high of 14.81 dwelling units per acre to a low of 0.44 dwelling units per acre. The proposed rezone will result in a maximum density of 3.73 dwelling units per acre within the proposed subdivision boundary, which is on the lower end of the overall existing density range. Although the total existing density appears relatively low at 2 dwelling units per acre, the more-nuanced average density (taken from the average of the individual densities of each property) of 3.27 dwelling units per acre is closer to the 3.1 – 5.0 dwelling units per acre called for in the General Plan. The addition of the proposed density would increase the overall density of the neighborhood to 2.11 dwelling units per acre and the average density to 3.38 dwelling units per acre, which is a relatively insubstantial increase.

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 rezone won't affect the current rural residential zoning or the associated animal rights of the surrounding properties in any way, since the

zone boundaries will not include any property other than the 1.34-acre parcel at 8482 South Redwood Road. The rear yard of the subject parcel has historically not been used for agriculture or rural animal keeping, but for illegally parking inoperable vehicles and storing trash. The development of this infill backyard will remove the potential for such nuisances and will likely result in less impactful use of the property.

The applicant has proposed a concept plan to develop the rear portion of the property, which consists of 4 single-family homes on 9,000 – 10,000 square foot lots. The primary reason for requesting the R-1-8 zone rather than an R-1-9 zone is because the lot width requirement for the R-1-8 zone is 75 feet, rather than 80 feet for the R-1-9. This lesser width is needed to fit 4 lots on the parcel.

The proposed concept plan will have 4 lots that are accessed by a private lane because there is not sufficient space between the existing house and the south property line for a 50-foot-wide public road. The private lane will have access exclusively onto Redwood Road and will not connect to Shulsen Lane due to a provision in the subdivision ordinances that prohibits private roads from connecting to public roads. This design will keep the traffic of the 4 single-family lots confined to this parcel alone and no traffic will be imposed on Shulsen Lane.

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 subject property fronts Redwood Road and has access to existing public water, sewer, gas, power, telecom and storm drain lines along the west side of said road. Since the access road through the development will be private, the lines within the zone boundary will also likely be private.

Water availability is determined by the Water Master Plan that is updated periodically by the Public Works Department and is based on the land use designations of the General Plan's Future Land Use Map. Since the proposed rezone will not alter the Future Land Use Map in any way, water service has been accounted for and should be available, as confirmed by the City Engineer.

The nearest police and fire stations are $\frac{3}{4}$ -mile away, just up the street on Redwood Road, with a roughly estimated response time of 1-2 minutes. The Fire Marshall will fully and thoroughly review the proposed subdivision design at the time of subdivision review application to ensure full serviceability based on the subdivision design.

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, refuse, and roadways.

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

Discussion: The property that will be affected by the proposed rezone is technically subject to the Redwood Road Overlay Zone, which applies to buildings within 300 feet of Redwood Road and which are not part of a residential subdivision or multi-family complex. The purpose of this overlay zone is to allow properties on Redwood Road that are not zoned for commercial or office development to be developed for such purposes without the need for a rezone. The proposed rezone will not change the applicability of this overlay zone, but the resulting residential subdivision may make commercial development of the property unlikely. Since the Redwood Road Overlay Zone is merely a tool to encourage light commercial and office development along Redwood Road and does not require it, the proposed rezone is consistent with the overlay zone's provisions.

Finding: The proposed amendment will not conflict with any provisions of the Redwood Road Overlay Zone.

IV. CONCLUSION:

Staff supports the proposed Zoning Map Amendment based on the findings of fact explained in this report.

V. ATTACHMENTS:

- Exhibit A – Aerial Map
- Exhibit B – Existing Zoning & Future Land Use Map
- Exhibit C – Proposed Zoning & Existing Future Land Use Map
- Exhibit D – Existing Site
- Exhibit E – Concept Plan
- Exhibit F – Justification Letter (page 1)
- Exhibit G – Justification Letter (page 2)



Aerial Map

Exhibit A

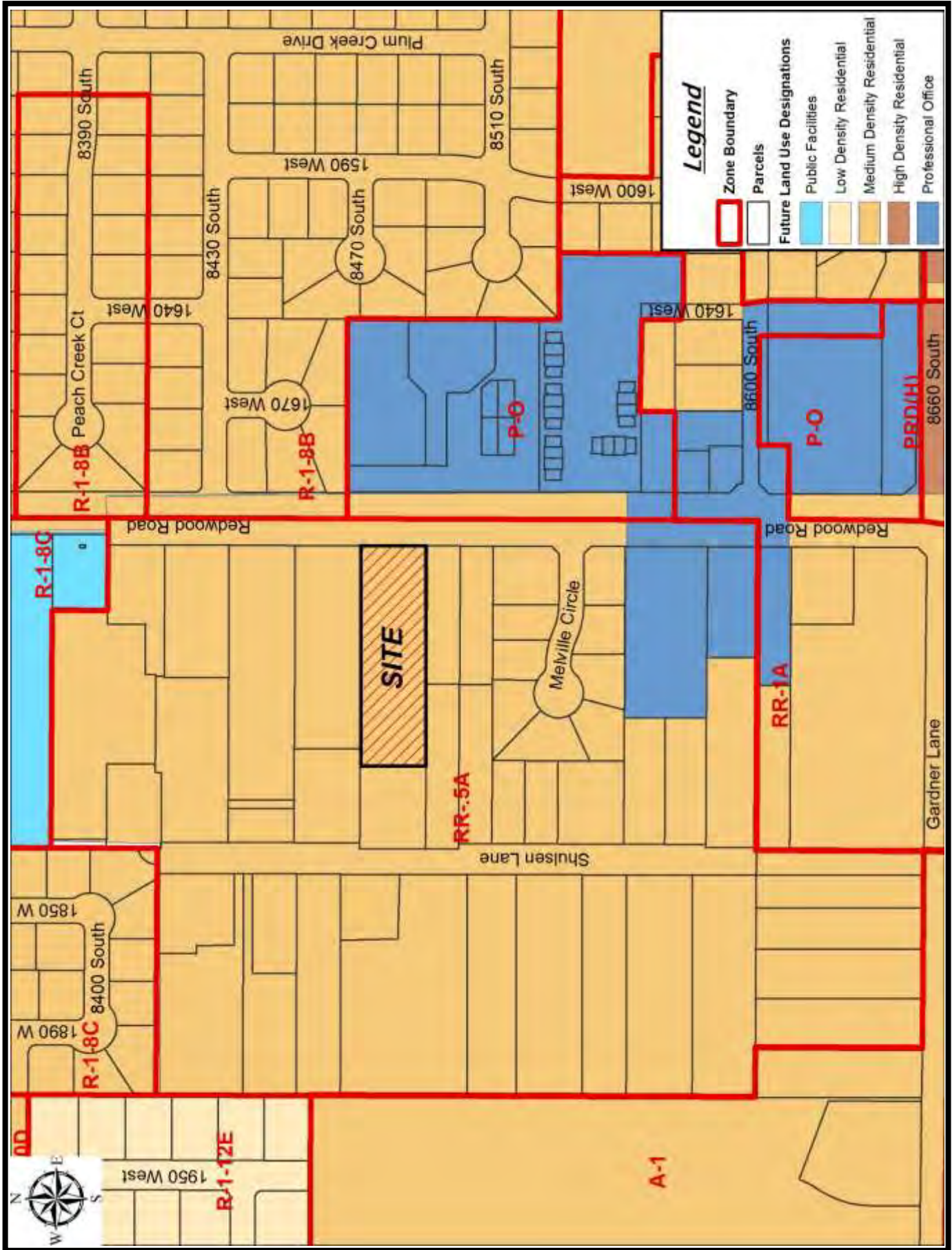


Exhibit B Existing Zoning & Future Land Use Map

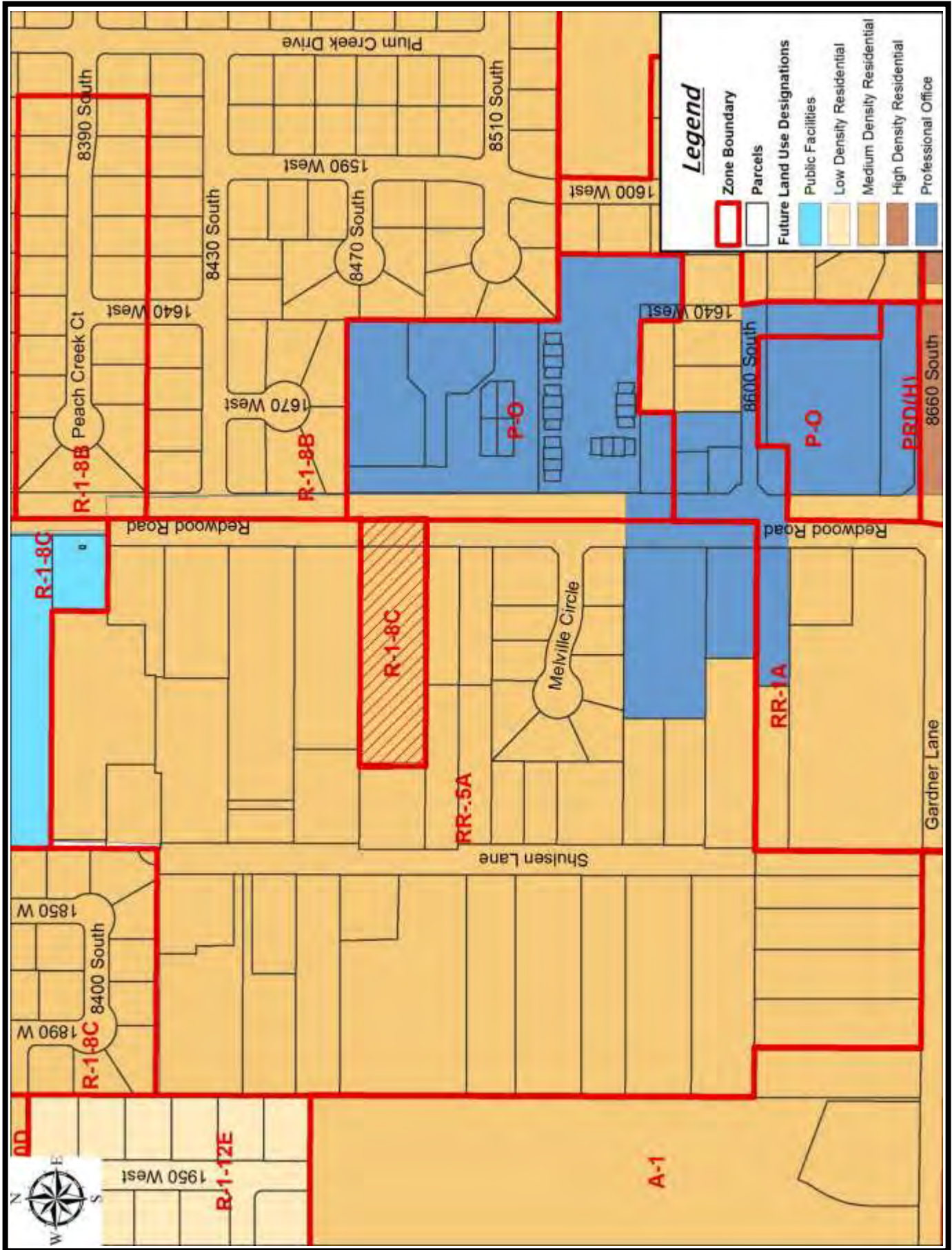


Exhibit C Proposed Zoning & Existing Future Land Use Map

Exhibit D





Concept Plan

Exhibit E

Narrative

Request for Zoning Change
West Jordan Subdivision
8482 South Redwood Road
March 11, 2021

1) Purpose for the amendment in question.

The existing zoning for the subject property is a Rural Residential with ½ acre minimum lot area (RR-.5A). The purpose of this re-zone application is to change the existing rural residential land-use for the subject property with RR-.5A designation in to a medium density residential zone with R-1-8 designation. The requested rezone is consistent and is in conformance with the objectives and goals of the existing general plan in West Jordan City.

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

The rezone request in this application once approved and amended, will allow creation of a well-balanced and properly scaled housing products in an area of the West Jordan City which no longer supports rural life style which the area has enjoyed for majority of 20th century. Access to collector and arterial transportation corridors literally adjacent to the property and the availability of utilities, provide an extra ordinary opportunity for creation of an urban single family urban living. The proposed rezone will allow creation of community which is similar in use to the nearby residential neighborhoods and meets the intent of the City's General Plan.

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

The purpose of R-1-8 zone in West Jordan City is to establish single family neighborhood which provides persons who reside therein a comfortable, healthy and pleasant environment. Such transformation from a rural residential with RR-5A designation is possible after careful consideration of the policies and goals of West Jordan City's general plan, an instrument created by West Jordan City Council to move the city to 21st century allowing to create live, play and work neighborhoods which are safe, comfortable and pleasant.

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

The rezone is compatible with Timing and Sequencing provisions on changes of use.

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

The proposed rezone is consistent with the goals and policies of the West Jordan City general Plan. It will help implement the goals and policies of the general plan and will not hinder or obstruct the general plans goals and policies.

6) Adverse Impacts on adjacent landowners (Traffic, Utilities, etc.?)

There are no adverse impacts on adjacent landowners. The infill development resulting from this rezone, will utilize present utility infrastructure to its capacity before extending additional utilities to undeveloped land. The existing rundown dwelling facing Redwood Road has a sound structure and as such will be rehabilitated restoring its original architectural character. The development will cause removal of weeds, junk vehicles and equipment, unsightly fences, trash and debris.

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

West Jordan City is a family – friendly, vibrant, growing city dedicated to improving quality of life and opportunities of the community while honoring the legacy of city's past. The infill development once rezoned as medium density with R-1-8 designation will add to the diversity of housing products which exist in West Jordan City to support population growth. The infill community will be of single-family dwelling type similar in mass and scale to those existing homes in the area. The efficient transportation will attract professional families who enjoy vibrant, safe and family friendly single family living on efficient transportation corridor. We confirm that city's general land use designation as medium density for this property coincides to meets the spirit of the goals and associated policies of the West Jordan City general plan.

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

The infill development resulting from this rezone, will utilize present utility infrastructure to its capacity before extending additional utilities. The impact on other city services such as fire and police will increase pro-rata to the increase in number of dwellings due to this rezone. The impact to power, fire protection, garbage collection, etc. will be typical of the surrounding residential land uses.

9) Impacts on Schools

There will be an impact on schools as there will be an increase in residential density from 1 dwelling to 5 dwellings in the subject property.

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

The impact to local economy can only be positive since more roof tops are constructed by the local work force, additional material is purchased from the local shops, etc. Ultimately; there will be more tax base for the city and the commercial enterprises will benefit from population increase due to this development. City will collect impact fees and at the conclusion of the project construction, maintenance companies will benefit by working for the HOA for the community.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 21-25

AN ORDINANCE FOR PROPERTY LOCATED AT 8482 SOUTH REDWOOD ROAD; AND REZONE FROM RR-.5A (RURAL RESIDENTIAL – 1/2 ACRE LOTS) TO R-1-8C (SINGLE-FAMILY RESIDENTIAL – 8,000 SQUARE FOOT LOTS)

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 John Semnani of JKBS Capital (“Applicant”) for property (“Property”) located at 8482 South Redwood Road (“Application”) for a Zoning Map amendment or rezone (“Rezone”) on 1.34 acres from the RR-.5A (Rural Residential – ½ acre lots) to R-1-8C (Single-Family Residential – 8,000 square foot lots); and

WHEREAS, on May 18, 2021 the Application was considered by the Planning Commission, which held a public hearing and which made a negative recommendation (4 to 3 vote) to the City Council concerning the Rezone; and

WHEREAS, a public hearing was held before the West Jordan City Council (“City Council”) on June 23, 2021 concerning the Rezone; and

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

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, House Bill 1003 (2021 Utah Legislature, 1st Special Session), as codified at Utah Code Ann. Section 10-9a-534(3)(h), allows for a land use regulation, including “Building Design Elements”, as defined therein, to apply to property in exchange for an increase in density; 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 provisions regarding the Rezone.

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

Section 1. Amendment to Zoning Map. The Zoning Map is hereby amended by changing the zoning on approximately 1.34 acres from the RR-.5A (Rural Residential – ½ acre lots) to R-1-8C (Single-Family Residential – 8,000 square foot lots); as per the legal description in “Attachment 1”, which is attached hereto, with the described property being hereafter subjected to the R-1-8C (Single-Family Residential – 8,000 square foot lots) land use restrictions, limitations, and other requirements, as are stipulated for this zone.

Section 2. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(h), and at the request of the Property Owner and Applicant, and in consideration for the increase in density allowed by the Rezone, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
____ DAY OF _____, 2021.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

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

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Council Member David Pack

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Council Member Kayleen Whitelock

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Council Member Melissa Worthen

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By: _____
Mayor Dirk Burton

Date

Tangee Sloan
City Recorder

_____ The Mayor approved and signed Ordinance No. 21-25.

_____ The Mayor vetoed Ordinance No. 21-25 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 21-25 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 in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2021 pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan
City Recorder

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Attachment 1 to
ORDINANCE NO. 21-25
AN ORDINANCE FOR PROPERTY LOCATED AT 8482 SOUTH REDWOOD ROAD
[Legal Description]

A parcel of land situated in the South Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian being more particularly described as follows.

Beginning North 0°03'25" West 663 Feet & North 89°54'27" West 53 feet from the South Quarter Corner of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian; North 89°54'27" West 442 Feet; North 0°03'25" West 132 Feet; South 89°54'27" East 442 Feet; South 0°03'25" East 132 Feet to beginning.

Contains 58,370 square feet or 1.34 acres.

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 18, 2021 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Trish Hatch, Jay Thomas, Corbin England, Matt Quinney, Ammon Allen, Pamela Bloom (remotely), Kent Shelton (remotely).

STAFF: Scott Langford, Larry Gardner, Duncan Murray, Dirk Burton, Julie Davis, Brian Berndt, Ray McCandless, Mark Forsythe

OTHERS: Steven Losee, Ron McDougal, Randy McDougal, Jake Woodward. Those attending remotely were Jeff Hammond, Susan Breinholt, Colonel, John Semnani, Ken Dodson, Satar Tabriz, Scott Howell

The briefing meeting was called to order by Trish Hatch. The agenda was reviewed and clarifying information was provided.

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

1. Consent Items
Approve Minutes from May 4, 2021

MOTION: Corbin England moved to approve the minutes from May 4, 2021 as listed in the packet. The motion was seconded by Jay Thomas and passed 7-0 in favor.

2. Banfield Pet Center; 7712 South 5600 West; Preliminary Site Plan and Conditional Use Permit for Veterinary Clinic; SC-2 Zone; JW Properties, LLC/Jacob Woodward [#23376, 23745; parcel 20-26-477-005]

Jeff Hammond, project architect, said that comments from the Design Review Committee meeting regarding circulation and exterior materials had been addressed in the plans. He explained that this facility is a neighborhood pet clinic for routine care. Critical care for long-term/overnight stays will be at an emergency pet facility. This is a similar program as the facility at 1600 West and 7000 South.

Ray McCandless gave an overview of the site plan. The building is approximately 4,100 square feet in size. Access is from the commercial road and 31 parking stalls have been provided. The Design Review Committee recommended that brick be installed on the east elevation to break up the wall, and that change is shown on the drawings. The landscaping plan is good, and pedestrian access connects to 5600 West.

Staff recommended that the Planning Commission approve the Preliminary Site Plan and Conditional Use Permit for Banfield Pet Hospital, located at 7712 South 5600 West in an SC-2 zone, with the Conditions of Approval listed below.

Preliminary site plan

1. The proposed development shall meet all applicable 2009 City Code requirements.
2. All changes to the site shall be consistent with the Site Plan application.

3. An approved preliminary site plan shall remain valid for one year following the date of the approval.
4. An approved final site plan shall remain valid for two years following the date of the approval.

Conditional Use Permit

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. Any appeals to the decision of the Planning Commission may be made to the Board of Adjustment within thirty (30) days pursuant to City Code, Section 15-5-3.
3. The business activities shall be consistent with the submitted application, letter of intent, site plan and floor plan. Deviations from these documents shall be reviewed by all pertinent departments of the City of West Jordan.
4. The business shall comply with all applicable noise ordinances of the Salt Lake County Health Department.
5. Cremation shall not occur on site.
6. The proposed use shall meet all applicable County, State and Federal health regulations.
7. No overnight boarding or kenneling shall occur on the site.
8. Add faux windows or darker building material on the center architectural feature on the east side of the building.

Jake Woodward, applicant, was in attendance and participated in the discussion.

There was a discussion regarding the lack of a pet relief area. The applicant stated that there are pet waste stations outside of the building that are monitored by staff. Pets are not taken outside of the building once they are dropped off, for security reasons. That is also one of the reasons there is not a separate door to the comfort room. That room is located near the front door and includes dimmable lights, softer furniture, and a larger room. The front entrance has a vestibule for pet security as well.

Parking meets the code requirement. Appointments are fairly distributed throughout the day with about 20 pets on average and 7-10 employees maximum. There have not been issues with morning and evening traffic at their other facilities. Most of the appointments are for checkups or shots with a focus on neighborhood pet care and not on surgeries that require long-term recovery.

Trish Hatch 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 approve the Preliminary Site Plan and Conditional Use Permit for the Banfield Pet Hospital, located at 7712 South 5600 West in an SC-2 zone, with the conditions of approval 1 through 8 as listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.

3. McDougal Funeral Home; NE Corner 9000 South 3200 West; Future Lane Use Map Amendment for 4.04 acres from Very Low Density Residential to Community Commercial and Rezone from RR-1D (Rural Residential 1-acre lots) Zone to C-G (General Commercial) Zone; McDougal West Jordan Holdings, LLC/Randall McDougal (applicant) [#22586, 22587; parcel 27-04-152-011]

Randy and Ron McDougal were in attendance. Randy McDougal explained that they have been working with this property owner for a number of years for a project that is complementary with the surrounding neighborhood. They and the neighboring church share common goals of wanting a nice facility in the area. They hope to begin the project just as soon as they can get through the process.

Brian Berndt gave an overview of the request. The property was recently subdivided from the Methodist church property and can now be developed separately. He reviewed and showed photos of the surrounding properties and uses. Staff received two public comments by phone; one was concerned with too much traffic on 9000 South and the other said that there was enough commercial in the area already. Mr. Berndt said one of his concerns was what the property would be used for if the funeral home is not built. Because UDOT has already decided that there is limited access from 9000 South, he felt that any intensive retail use would be hindered by that limitation. Staff felt that a funeral home/mortuary would be an ideal use for this property and recommended a positive recommendation.

Trish Hatch opened the public hearing.

Trish Hatch said the two public comments from Janet and Neil Hamilton and Glenda Peck were entered into the minutes.

Susan Breinholt stated that they live northeast of the property and asked if this application would affect their residential zoning.

Trish Hatch stated it would not be affected.

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

Kent Shelton asked the applicant to address the traffic impacts from this project.

Randall McDougal said they are very sensitive about traffic. They have been lifetime residents of West Jordan. They like to keep the impact low in order to provide a calm atmosphere. Services are usually during hours outside of peak traffic times and should not generate the amount that a retail development would. Even though they are asking to rezone a larger tract of land, their idea is to keep a lot of it as landscaped, open park area, especially east of the current access road. This area would have contemplative walking trails for reflection. Placement of the funeral home would be toward the intersection.

Brian Berndt clarified that access from 9000 South has not been verified with UDOT, but existing accesses can typically remain. There may be restrictions for any additional access points, which would be a curtailment to other types of commercial uses.

MOTION: Matt Quinney 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 for McDougal Funeral Home NE Corner 9000 South 3200 West; McDougal West Jordan Holdings, LLC/Randall McDougal (applicant) to Amend the Future Land Use Map Amendment for 4.04 acres from Very Low Density Residential to Community Commercial and Rezone from RR-1D (Rural Residential 1-acre lots) Zone to C-G (General Commercial) Zone. The motion was seconded by Corbin England and passed 7-0 in favor.

Trish Hatch read instruction to the viewing audience on how to watch the Committee of the Whole Council work session.

4. **Semnani Development; 8482 South Redwood Road; Rezone 1.34 acres from RR-.5A (Rural Residential half-acre lots minimum) Zone to R-1-8C (Single-family residential 8,000 square foot minimum lots) Zone; JKBS Capital/John B. Semnani (applicant) [#23792; parcel 21-34-377-049]**

John Semnani, applicant, said the current zoning is for half-acre lots and they are requesting an R-1-8 zone. He said that developments in the area are similar to the request.

Satar Tabriz, Ward Engineering, said this property is surrounded by R-1-8 zones. The property currently has a home on the front portion of the lot and the back is unused. The city has outgrown the rural lifestyle that used to be in the area. They propose that the back portion have the same single-family homes that are in the area. The view from Redwood Road will not change, other than the existing home will be remodeled and upgraded. He showed the concept plan, which includes a 30-foot-wide private drive with a fire turnaround. They will meet architectural design standards for brick and home size requirements. He explained the concept utility plan that will utilize available capacity. A homeowners' association will be established. He said this project is suitable for the area, will clean up the property, and bring in more needed rooftops.

Mark Forsythe said the application tonight is strictly for a zone change. Any subdivision approvals would be at a future time through the planning commission. The future land use map calls for medium density residential, which includes the R-1-8 zone. This change is only for the subject 1.34 acres and would remove any existing animal rights. Other parcels in the neighborhood will not be affected. The R-1-8 zone allows for lot widths that will accommodate the proposed layout, but the lots will probably be larger than 9,000 square feet. Although the property in the area is mostly RR-.5A, there is a mix of housing types: single-family, duplex, and an 8-unit apartment complex. Density fluctuates from 0.4 dwelling units per acre to 14 du/ac. A study shows the total base density is 2 du/acre, but using the average overall density it is 3.27, which is closer to what the general plan calls for at 3-5 units per acre. With the approval of the request there would be a slight increase from 2 to 2.1 du/ac or overall from 3.27 to 3.28 du/ac. The concept shows a private drive because there is not enough room for a 50-foot right-of-way. By code, private drives cannot connect to a public road, so this road will not connect into Shulsen Lane.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for this request.

Matt Quinney understood that the future land use map calls for medium density, but it seems they are creating an island of R-1-8 in the middle of half-acre lots when there might be a possibility that the entire area could one day possibly be rezoned. He wondered if they want to start this precedent. He also asked for some background information on the Redwood Road Overlay zone.

Larry Gardner said that the future land use map is a planning document of how what City Council feels is appropriate for the area. Often times development does not match up with the planning document, but under the ordinance, if the zoning request matches the planning document, then it can be approved. It might not be the best way to do it, but property assemblage without some kind of redevelopment incentive can be difficult, especially if there are people who never want to sell. This type of development is most likely what you will get with older, infill properties. The conceptual lot sizes are good for this area.

Mark Forsythe explained that the Redwood Road Overlay was created as a way for existing residential homes fronting Redwood Road to convert to a commercial/office use by way of a conditional use permit rather than by rezoning the property. In theory, the home fronting Redwood Road would be able to convert to an office use after development of the subdivision, but there are a number of requirements such as parking and site review.

Larry Gardner said it was popular in the 1990's to use old houses for commercial/office uses, but the biggest issue with converting them is bringing them up to building code and ADA rules. It is a good tool to have in place, but not every property is suited for it.

Trish Hatch asked if the property could ever tie into Shulsen Lane if property to the west were developed.

Mark Forsythe said the code would currently not allow it because private roads cannot tie into a public road. It could be possible if they were to acquire additional property to the south in order to meet the minimum right-of-way width for a public road, but it seems unlikely.

Trish Hatch opened the public hearing.

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

Ammon Allen was conflicted because he would hate to see all of the deep lots throughout the city developed separately with four or five homes sharing a single driveway. He was not against the rezoning, because it does match the future land use map, but he was concerned with the concept plat. He would like to see something in code or policy that addresses how to handle deep lots by having a master plan and minimum distances between access points.

Matt Quinney said the request meets the spirit and letter of the land use map, but he had always been adamantly opposed to residential access onto major roads such as Redwood Road. He did not think that the city wants to have an access on each one of these properties for a four-lot development. He did not support the request.

Duncan Murray understood that they are asking for a text amendment to add policies or standards for these types of developments along Redwood Road.

Matt Quinney, Ammon Allen, and Trish Hatch agreed that some kind of policy is needed so the area can develop the way the city wants it without the traffic problems that private road after private road would create. Other major roads should be considered, such as 1300 West.

Kent Shelton said that he was very conflicted. West Jordan needs more medium density housing, and the request meets the future land use plan, but he agreed with the traffic concerns and cars pulling into a little driveway. He would like to see a major plan for the entire area and not just one little piece, but he did not know what kind of solution would work in this situation.

Pamela Bloom agreed with Commissioner Shelton's comments.

MOTION: Matt Quinney moved based upon the information and findings set forth in the staff report and upon the evidence and explanations received today to forward a negative recommendation to the City Council for Semnani Development; 8482 South Redwood Road; JKBS Capital/John B. Semnani (applicant) Rezoning 1.34 acres from RR-.5A Zone to R-1-8C Zone citing that Criteria #1 is not consistent with the goals that the city has as this develops out. The motion was seconded by Jay Thomas and passed 4-3 in favor of a negative recommendation with Commissioners Hatch, England, and Bloom casting the negative votes.

Matt Quinney said this is a recommendation from this body and it will go to the City Council for the final vote on the rezone.

Trish Hatch read instruction to the viewing audience on how to watch the Committee of the Whole Council work session.

5. Text Amendment – Interchange Overlay Zone (IOZ); Amend the 2009 City Code Section 13-6K-2; city-wide applicability; City of West Jordan (applicant) [#24111]

Larry Gardner said that the City Council Land Use Subcommittee reviewed the map associated with the Interchange Overlay Zone and recommended that certain areas be eliminated, which he explained. He suggested that the Planning Commission consider whether Area A on the proposed map should be reduced to exclude the developed industrial parcels.

Trish Hatch opened the public hearing.

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

Matt Quinney agreed that the southern portion of parcel A should be eliminated since it is already developed with industrial uses. Corbin England agreed that parcel A should stop around the southern end of the apartments on 5600 West.

MOTION: Corbin England moved to forward a positive recommendation to the City Council to Amend the 2009 City Code Section 13-6K-2; Interchange Overlay Zone (IOZ), eliminating the far southern end of area A that is already developed. The motion was seconded by Matt Quinney and passed 7-0 in favor.

6. Text Amendment – Commercial Zones; Amend the 2009 City Code Section 13-5E Commercial Zones, adding Recreation and Entertainment, Outdoor as a Conditional Use in the SC-3 Zone; city-wide applicability; City of West Jordan (applicant) [#24112]

Larry Gardner said this amendment will add Recreation and Entertainment, Outdoor in the SC-3 Zone. There could be potential projects for outdoor recreation that would truly be regional in nature, so staff felt that it was appropriate.

Trish Hatch opened the public hearing.

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

Ammon Allen asked if there is an area of SC-3 property near enough to residential uses that would cause problems with noise, etc.

Larry Gardner said the commercial areas in Jordan Landing are zoned SC-3 and are adjacent to residential uses. There is also an area of SC-3 property that is west of residential zoning across 5600 West, which is close but not adjacent. The code amendment is to make the use conditional instead of permitted, so the planning commission has the ability to establish conditions of approval to mitigate any potential negative impacts.

Ammon Allen asked if staff knew what outdoor entertainment facilities in other jurisdictions have in place for noise mitigation.

Larry Gardner said that he had no information.

Trish Hatch said that Top Golf in Midvale has a noise ordinance variance, so she can hear their music if the wind is blowing. That is why she became involved with the Planning Commission.

MOTION: Corbin England moved to forward a positive recommendation to the City Council to Amend the 2009 City Code Section 13-5E; Commercial Zones, adding Recreation and Entertainment, Outdoor as a Conditional Use in the SC-3 Zone. The motion was seconded by Pamela Bloom and passed 7-0 in favor.

7. Text Amendment – Accessory Dwelling Units; Continued from 5-4-21; Amend the 2009 City Code adding Accessory Dwelling Units to R-1 (Single-family Residential), RR (Rural Residential), RE (Residential Estate), VLSFR (Very Low Density Residential), LSFR (Low Density Residential) P-C (Planned Community), and PRD (Planned Residential Development) Zones; city-wide applicability; City of West Jordan (applicant) [#19432]

Larry Gardner said that this business item was continued from the last meeting so that he could add definitions from state code into the ordinance. Comments at the last meeting included needed regulations to limit each property to only one ADU either internal or external. That limitation will help to maintain a semblance of single-family residential. Staff added some other regulations in order to be consistent with the current accessory structure code dealing with structure size and lot coverage. Item B6 came from the Planning Commission recommendation that the Design Review Committee review EADUs for design and materials that need to be similar to and compatible with the primary dwelling.

There was a brief discussion regarding limiting the size of the EADU to a certain percentage. It was agreed that between B4 and B7 that will sufficiently establish the maximum size allowed. IADU size is not limited per state code other than to be subordinate to the primary unit. Also, the state legislature will most likely be reviewing external units, which may establish limits. This would be a good discussion point for the city council.

Regulation A11 will require a notice of condition that the property owner will sign and acknowledge that the ADU will count as an internal unit for the purposes of state code even if it is an EADU. The intent of the law is to allow one accessory dwelling somewhere on the property. The notice of condition is essentially a contract and with the regulations in the ordinance there is more than ample legal authority to prevent the City from having to approve an additional ADU. Staff will continue to track any amendments that the state legislature might enact.

There was a discussion on which zonings EADUs should be allowed in and if they should be allowed in any zone if they meet setback, size, and lot coverage regulations. The amendment was based on information gathered from the poll taken at the work meeting, which was split. Staff will make a note of the suggestion in the staff report so that it can be a topic of discussion at the city council meeting.

MOTION: Matt Quinney moved to forward a positive recommendation to the City Council to Amend the 2009 City Code adding Accessory Dwelling Units to R-1 (Single-family Residential), RR (Rural Residential), RE (Residential Estate), VLSFR (Very Low Density Residential), LSFR (Low Density Residential), P-C (Planned Community), and PRD (Planned Residential Development) Zones. The motion was seconded by Corbin England and passed 6-1 in favor with Kent Shelton casting the negative vote.

MOTION: Corbin England moved to adjourn.

The meeting adjourned at 7:27 p.m.

TRISH HATCH
Chair

ATTEST:

JULIE DAVIS
Executive Assistant

Community Development Department

Approved this _____ day of _____, 2021

ZONING MAP AMENDMENT

JKBS CAPITAL

8482 SOUTH REDWOOD ROAD

WEST JORDAN, UTAH



CV	COVER SHEET
EX-01	SURVAY MAP
EX-02	EXISTING ZONING
EX-03	PROPOSED ZONING
EX-04	EXISTING SITE PLAN
EX-05	PROPOSED SITE PLAN
EX-06	UTILITIES PLAN

SHEET

CV

REVISIONS

DRAWN BY: ZG

DESIGN BY: ZG

CHECKED BY: ST

DATE: 03-25-2021

CLIENT: _____

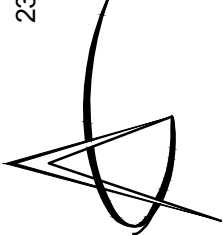
DWG: ZONING PLAN.DWG

JOB NO: _____

DESIGNED BY: _____

CHECKED BY: _____

DATE: _____



231 West 800 South Salt Lake City, Utah 84101

Ward Engineering Group

Planning Engineering Surveying

PH: 801.487.8040

SK-HART REDWOOD SUBDIVISION

8482 S. Redwood Road

West Jordan, UT

COVER SHEET

JKBS CAPITAL - SK HART

RECORD OF SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
8482 SOUTH REDWOOD ROAD, WEST JORDAN, SALT LAKE COUNTY, UTAH

LEGAL DESCRIPTION

ENTRY NO. 13408507

BEGINNING AT A POINT WHICH IS NORTH 0°03'25" WEST 663.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°54'27" WEST 53.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°54'27" WEST 442.00 FEET; THENCE NORTH 0°03'25" WEST 132.00 FEET; THENCE SOUTH 89°54'27" EAST 442.00 FEET; THENCE SOUTH 0°03'25" EAST 132.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

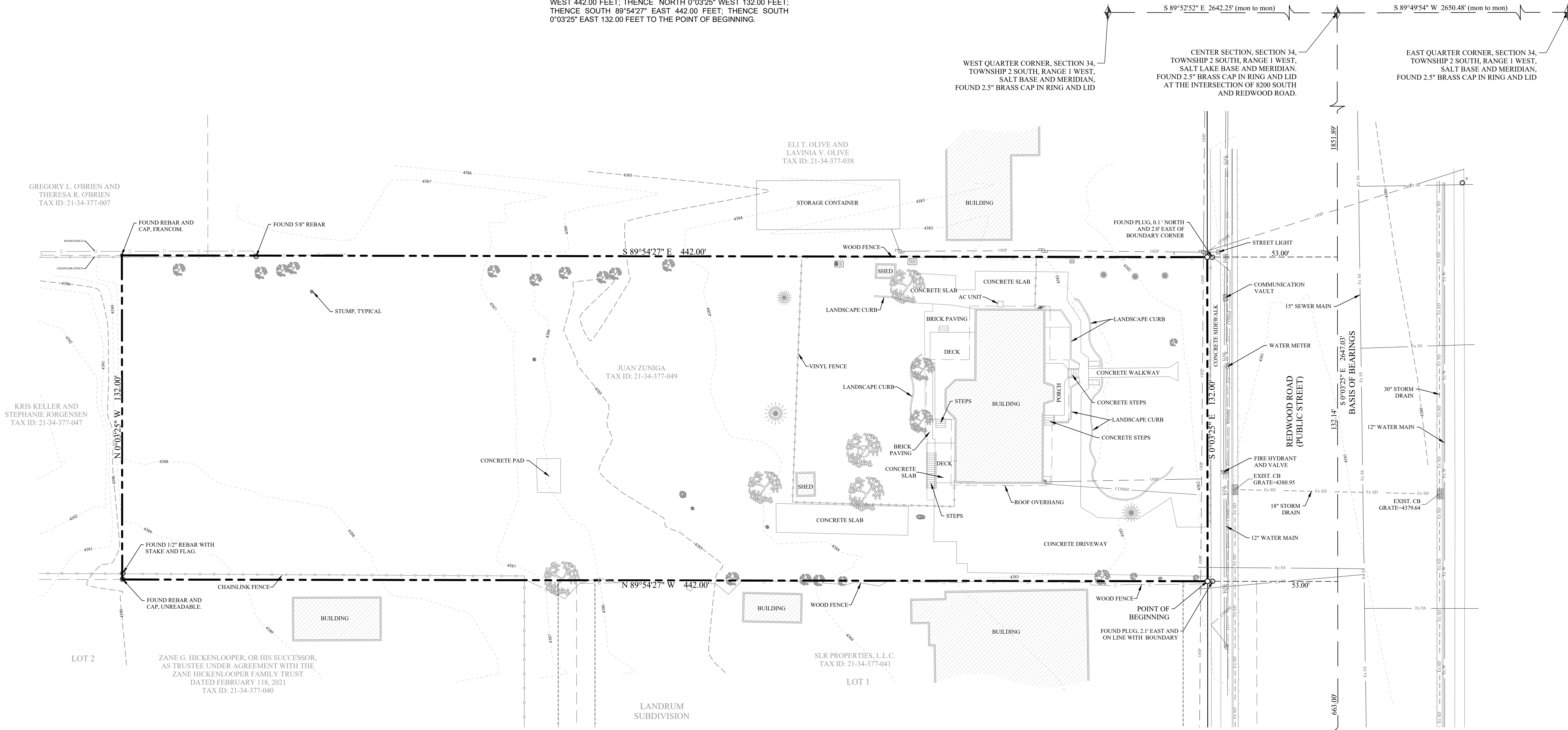
THIS SURVEY WAS PREPARED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY LINES OF THE PROPERTY AND OF GATHERING TOPOGRAPHIC DATA.

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Semnani Dev. Rezone 1st Submittal 3-29-2021

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100



GENERAL NOTES

- ONLY EASEMENTS LISTED IN THE TITLE COMMITMENT ARE ADDRESSED BY THIS MAP.
- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS WERE EITHER FOUND AS DESCRIBED ON THE FACE OF THE MAP, OR MONUMENTED WITH A 5/8\"/>

MAP LEGEND

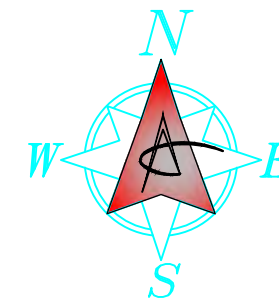
BOUNDARY LINE	---
SECTION LINE	---
QUARTER SECTION LINE	---
CENTERLINE	---
RIGHT OF WAY	---
DEED LINE	---
EASEMENT LINE	---
RADIAL LINE	---
FENCE LINE (CHAINLINK)	---
CONCRETE	---
ASPHALT	---
OVERHEAD POWER LINE	---
SEWER LINE	---
WATER LINE	---
STORM DRAIN LINE	---
COMMUNICATION LINE	---

MAP LEGEND

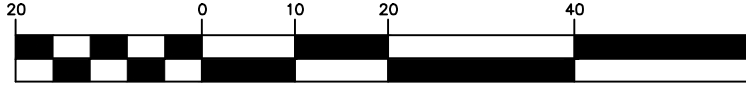
MONUMENT	+
LEAD PLUG / REBAR	+
BOUNDARY CORNER	+
POWER POLE	+
LIGHT POLE	+
FIRE HYDRANT	+
WATER VALVE	+
WATER METER	+
SEWER CLEANOUT	+
GAS METER	+
POWER METER	+
MAJOR CONTOUR	---
MINOR CONTOUR	---

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS

SOUTH QUARTER CORNER, SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
FOUND 2.5\"/>



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

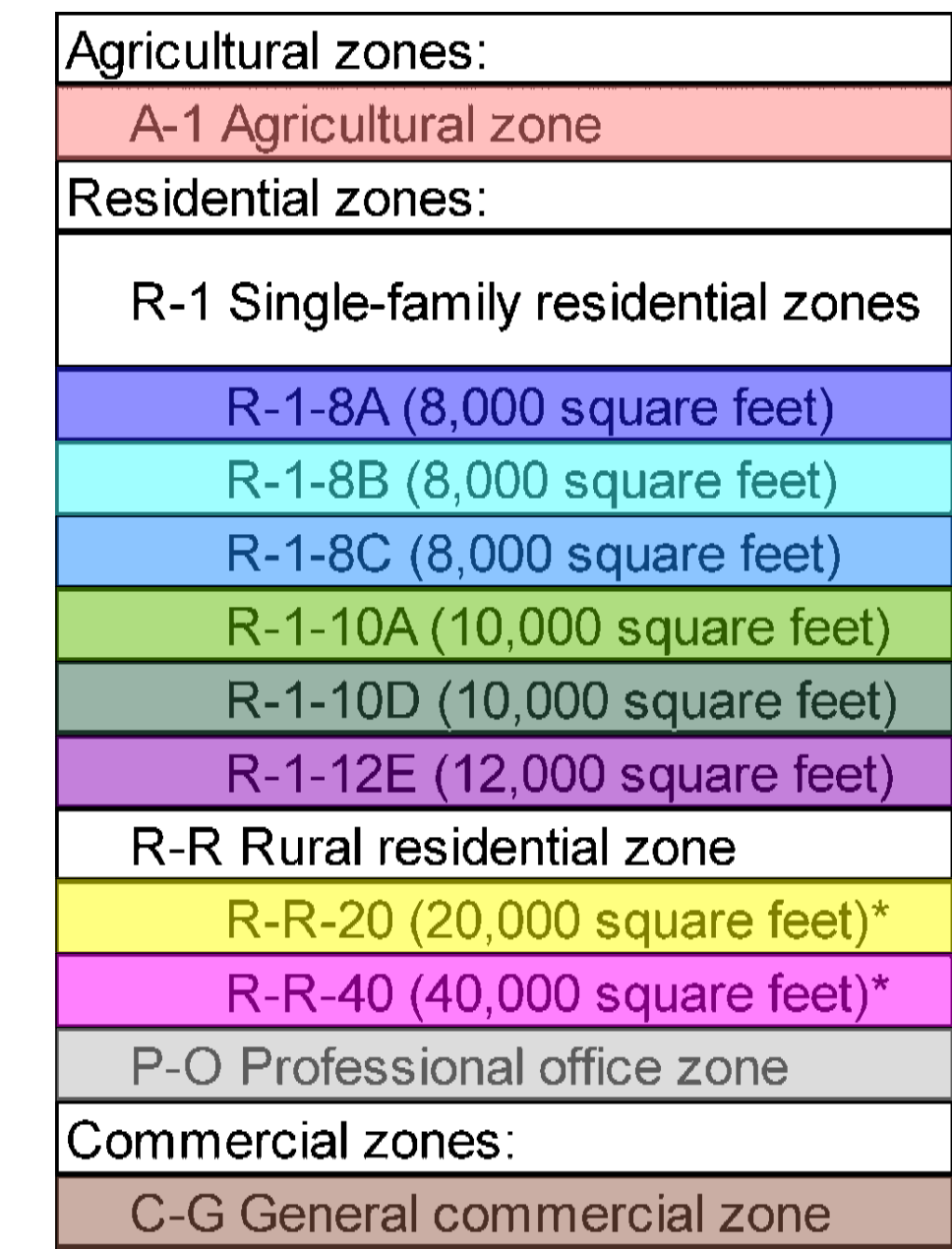
DRAWN BY: FWH	DATE: 3/22/21
FIELD CREW: BJM	
CHECKED BY: SNT	

CLIENT: SK HART	DWG: SURVEY BASE ALTA.DWG
JOB No.: 5710-JKBS02-21	DRAWING IS REDUCED IF LESS THAN 22\"/>

RECORD OF SURVEY
JKBS CAPITAL - SK HART
8482 SOUTH REDWOOD ROAD, WEST JORDAN, SALT LAKE COUNTY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

No.	DATE	BY	REVISION

tel (801) 487-8040 231 West 800 South
Salt Lake City, Utah 84101
fax (801) 487-8668
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Ward Engineering Group
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Since 1981



SK-HART REDWOOD SUBDIVISION
8482 S. Redwood Road
West Jordan, UT
EXISTING REGIONAL ZONING MAP

CLIENT: _____

DWG: ZONING PLAN.DWG _____

JOB No: _____

DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22"x34" - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: ZG
DESIGN BY: ZG
CHECKED BY: ST
DATE: 03-25-2021

[illegible]

SHEET

EX-02

FILENAME: O:\SK Hart\KBS Capital\8482 S Redwood Road West Jordan\engineering\Design\Zoning Plan.dwg TAB: EX-02 PLOT DATE AND TIME: 3/25/2021 11:16 AM



EXISTING ZONING
RR-5A (RR-20)



PROPOSED ZONING
R-1-8

EXISTING ZONE	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
R-R-20*	20,000 sq. ft.	100'	30' (20' on cul-de-sacs)	20'	8'	25'	20'	30'	35%	6'

* RR-1, RR-5, RE-1 AND RE-5 ZONES:
PROPERTIES ZONED ON THE ZONING MAP AS RR-1 ARE RENAMED R-R-40. PROPERTIES ZONED ON THE ZONING MAP AS RR-5 ARE RENAMED R-R-20.
NOTE:

R-R ZONE: THE RURAL RESIDENTIAL (R-R) ZONE IS ESTABLISHED TO PROVIDE AREAS WHERE SINGLE-FAMILY RESIDENTIAL AND ASSOCIATED USES, AS DEFINED IN THIS ARTICLE, MAY BE HARMONIOUSLY INTEGRATED WITH INCIDENTAL AGRICULTURAL USES. THIS ZONE IS INTENDED TO ALLOW THE KEEPING OF A LIMITED NUMBER OF FARM ANIMALS AND FOWL IN CONJUNCTION WITH SINGLE-FAMILY DWELLING UNITS. IT IS INTENDED, AT THE SAME TIME, TO RETAIN LAND IN PARCELS LARGE ENOUGH TO PROVIDE EFFICIENT AND ATTRACTIVE DEVELOPMENT AS URBAN USES EXTEND IN AN ORDERLY MANNER INTO THESE AREAS. THE R-R ZONE IS ALSO INTENDED TO ACCOMMODATE RESIDENTIAL DEVELOPMENTS WHICH ARE ORIENTED TO AN EQUESTRIAN LIFESTYLE. THIS WOULD ALLOW THE DESIGN OF A RESIDENTIAL COMMUNITY WHICH COULD CONTAIN NONCOMMERCIAL STABLES, TRAINING AREAS AND EQUESTRIAN TRAILS AS AN INTEGRAL PART OF THE DEVELOPMENT.

PROPOSE ZONE	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Rear Yard Corner Lot	Maximum Building Height	Maximum Building Coverage	Separation Between Buildings On Same Lot
R-1-8	8,000 sq. ft.	75'	30' (20' on cul-de-sacs)	20'	8'	25'	20'	30'	40%	6'

NOTE :

- 1- Minimum Living Space (In Sq. Ft.) IN R-1-8

1 level dwelling (rambler or split entry)

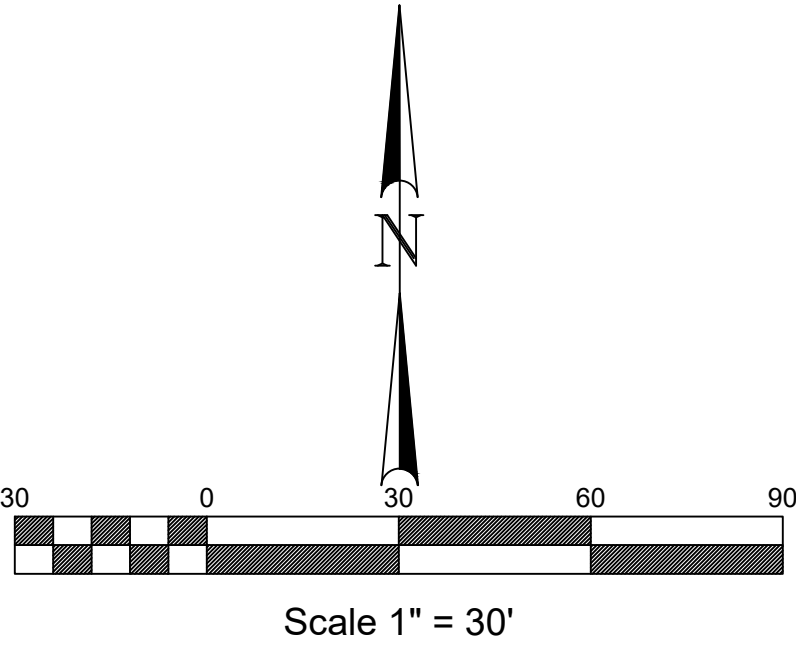
2,400

Split level dwelling

2,100

Multi-story dwelling (2 or more)

2,400
- 2- R-1 ZONE: THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONES ARE ESTABLISHED TO ENCOURAGE AND PROMOTE AN ENVIRONMENT FOR FAMILY LIFE BY PROVIDING AREAS FOR SINGLE-FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS AND ASSOCIATED USES AS DEFINED IN THIS ARTICLE. THIS ZONE IS CHARACTERIZED BY ATTRACTIVELY LANDSCAPED LOTS AND OPEN SPACES WITH LAWNS AND SHRUBS.



SK-HART REDWOOD SUBDIVISION
8482 S. Redwood Road
West Jordan, UT
EXISTING / PROPOSED SPECIFIC SITE
ZONING MAP

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801-487-8040

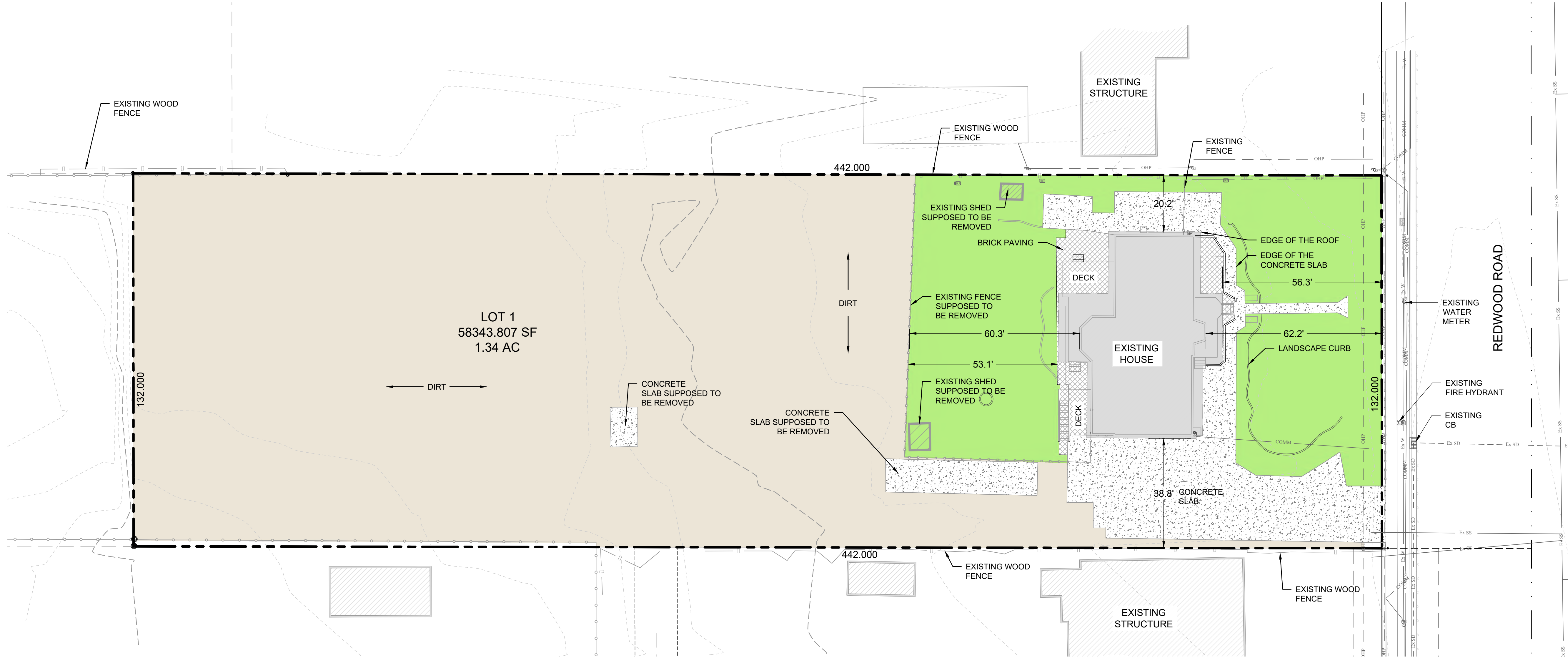
CLIENT: _____
DWG: ZONING PLAN.DWG
JOB No: _____
DESIGNED BY: _____
CHECKED BY: _____
DATE: 03-12-2021

DRAWN BY: ZG
DESIGN BY: ZG
CHECKED BY: ST
DATE: 03-12-2021

REVISIONS

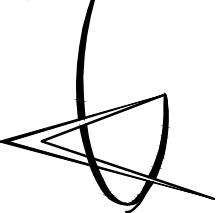
SHEET
EX-03

FILENAME: O:\SK Hart\UKS Capital\842 S Redwood Road\West Jordan\engineering\Design\Site Plan.dwg TAB: EX-04 PLOT DATE AND TIME: 3/25/2021 11:21 AM



SK-HART REDWOOD SUBDIVISION
8482 S. Redwood Road
West Jordan, UT
EXISTING SITE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



CLIENT: _____
DWG: SITE PLAN DWG
JOB No: _____
DATE: 03-25-2021
REVISIONS: 1. REVISED FOR UTILITY LOCATIONS AND WATER MAIN PRECEDENCE

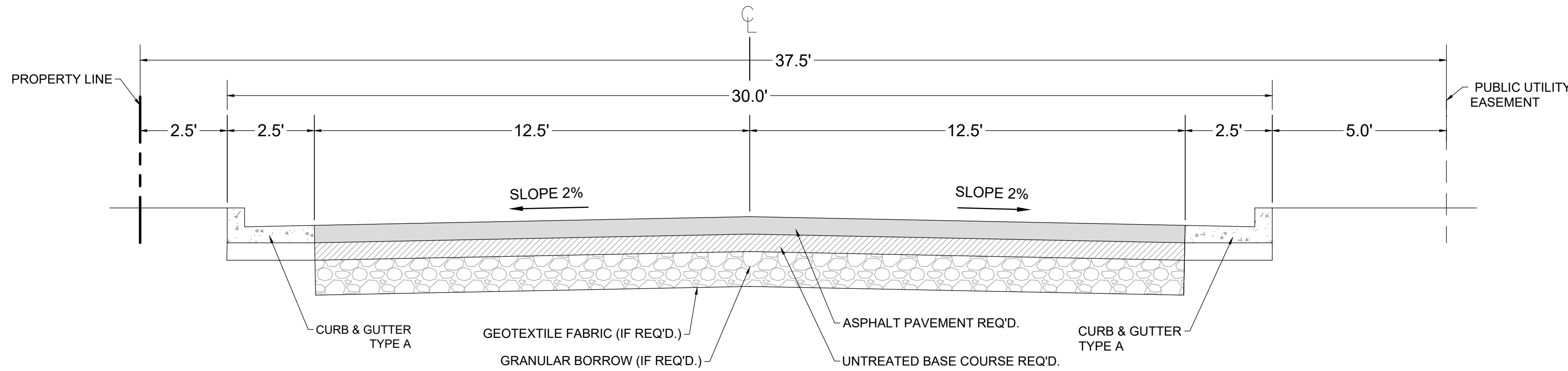
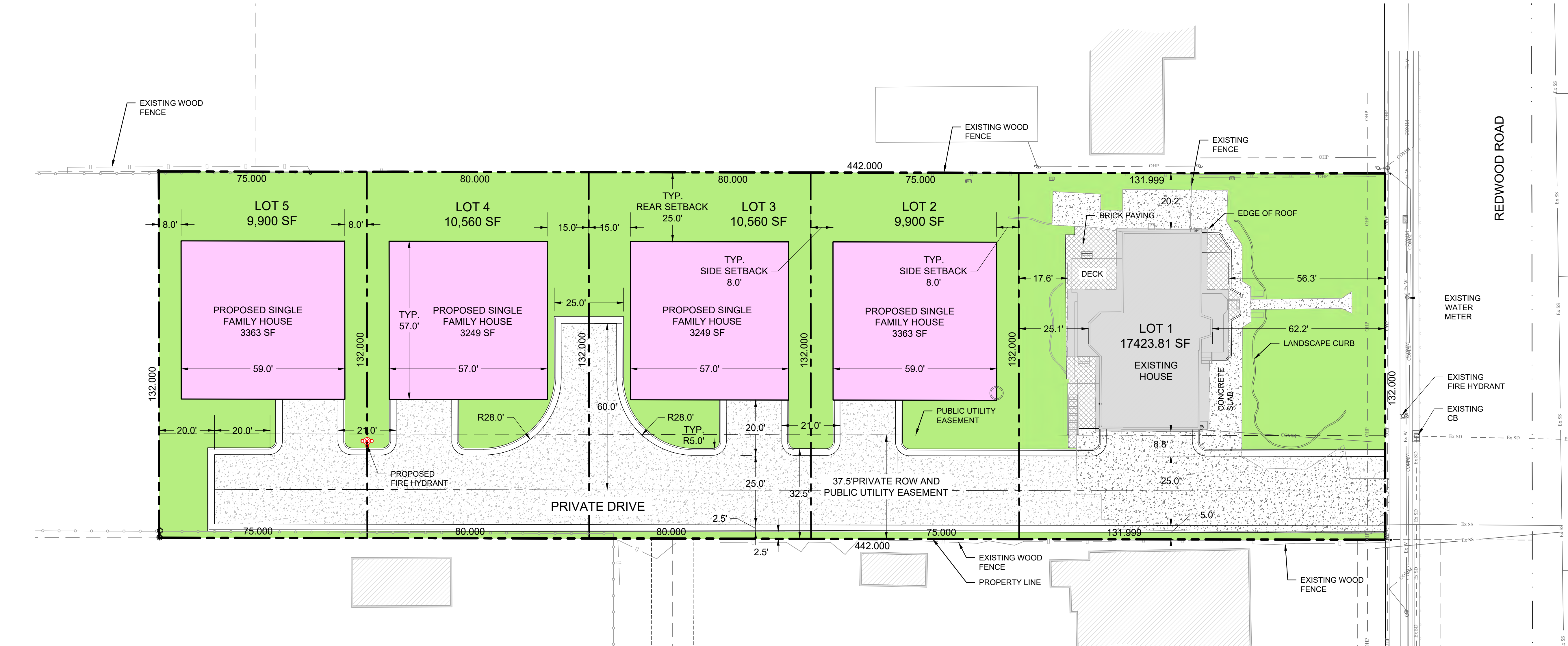
DRAWN BY: ZG
DESIGN BY: ZG
CHECKED BY: ST
DATE: 03-25-2021

REVISIONS

SHEET
EX-04

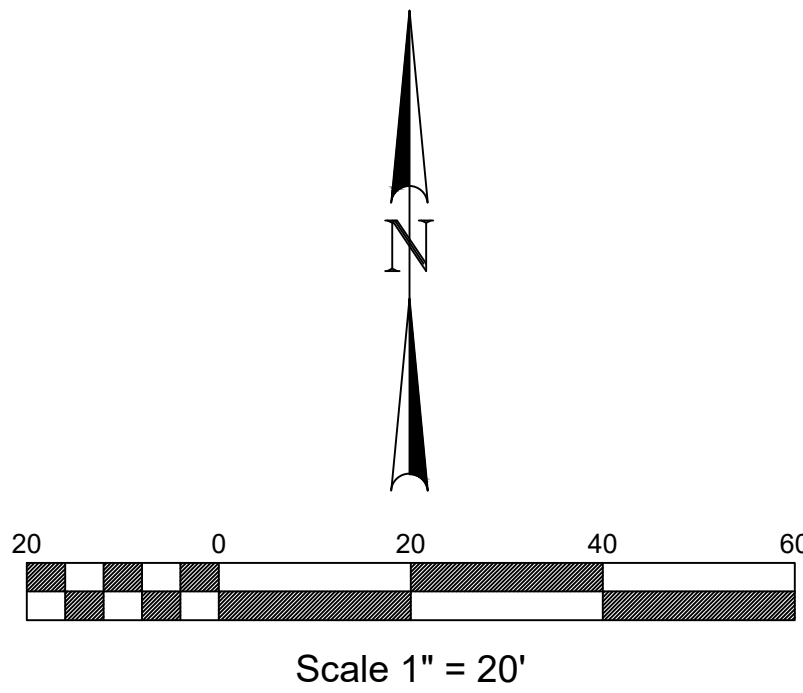
PH: 801.487.8040

FILENAME: O:\SK Hart\KBS Capital\842 S Redwood Road West Jordan\engineering\Design\Site Plan.dwg TAB: EX-05 PLOT DATE AND TIME: 3/25/2021 11:22 AM



1 PRIVATE ROAD SECTION/ PUBLIC UTILITY EASEMENT
NTS

NOTE:
THE PRIVATE ROAD WILL BE BUILT TO WEST JORDAN CITY PUBLIC ROAD STANDARDS
AND WILL BE 30 FT WIDE MEASURED FROM TBC TO TBC.



SK-HART REDWOOD SUBDIVISION
8482 S. Redwood Road
West Jordan, UT
PROPOSED SITE PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

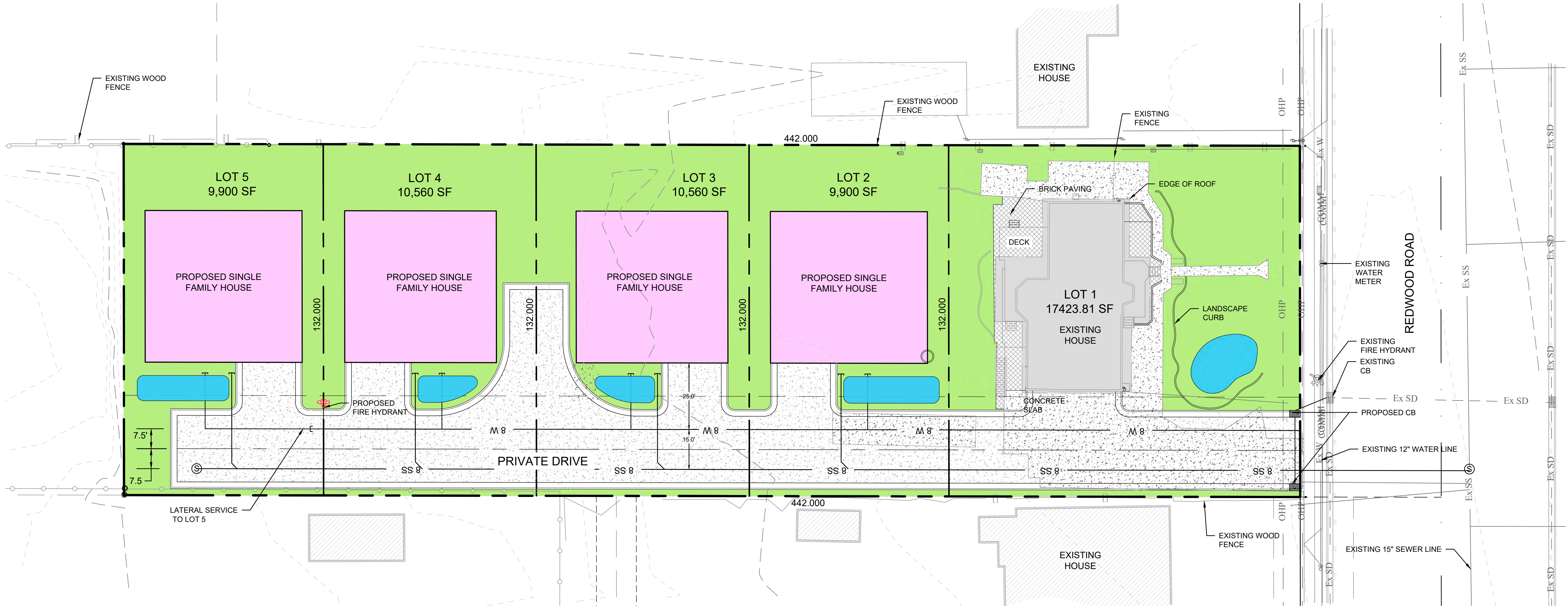
CLIENT: _____
DWG: **SITE PLAN DWG**
JOB No: _____
DATE: **03-25-2021**

DRAWN BY: **ZG**
DESIGN BY: **ZG**
CHECKED BY: **ST**

REVISIONS

SHEET
EX-05

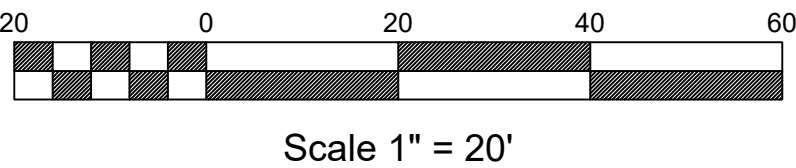
FILENAME: O:\SK Hart\UKBS Capital\8482 S Redwood Road West Jordan\engineering\Design\Utility Plan.dwg
TAB: EX-06
PLOT DATE AND TIME: 3/25/2021 12:03 PM



NOTE:

- 1- A 37.5 Ft public Utility Easement is provided for the wet and dry utilities in and on both sides of the private road extending from property line on the south to 2.5 Ft passed the TBC on the north side of the private road.
- 2- The water, sewer and Storm Drain facilities for this development will be built to West Jordan City standards and such will be considered as public utilities.
- 3- An 8-inch water main will serve the culinary water demand and the fire flow for the proposed subdivision. Fire Hydrant will be provided in the private lane as shown on this sheet. There is an existing Fire Hydrant on Redwood Road adjacent to the property, There is an existing 12" water main in the park strip of the west side of Redwood Road.
- 4- An 8- inch sewer main will be constructed in the private road as shown in this sheet. The sewer line will be connected to an existing sewer main on the north travel lanes of the Redwood Road.
- 5- The roof run-off for each house will be stored on the lot where the house sits. The run-off from the private road and driveways will flow east in curb and gutter on the private road and get collected in two catch basins as shown on this sheet. The flows from this development will discharge to an existing catch basin on the west side of Redwood Road.

LEGEND	
	BOUNDARY LINE
	EASEMENT
	CENTERLINE OF ROAD
	RIGHT OF WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	PROPOSED WATER
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED GAS LINE
	PROPOSED ELECTRICAL LINE
	EXISTING ELECTRICAL
	EXISTING COMMUNICATION LINE
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	1" WATER METER
	SEWER CLEAN OUT
	LIGHT
	SEWER MANHOLE
	SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	RETENTION POND



SK-HART REDWOOD SUBDIVISION
8482 S. Redwood Road
West Jordan, UT
UTILITY PLAN

CLIENT: 231 West 800 South Salt Lake City, Utah 84101
DWG: UTILITY PLAN DWG
JOB No: 03-25-2021
DATE: 03-25-2021
DESIGNED BY: ZG
CHECKED BY: ST
REVISIONS: 1. REVISED FOR PERMITS AND WATER FINE PRECEDENCE

REVISIONS

REVISIONS

REVISIONS

SHEET
EX-06

PH: 801-487-8040



Development Services Application

8000 South Redwood Road, 2nd Floor, South

801-569-5182

Kristi.Peterson@westjordan.utah.gov

Property:

Sidwell/Parcel # from SL Cnty: 21-34-377-049-0000 Acreage 1.339 Lots: 1

Approximate Street Address: 8482 South Redwood Road

Project Name: Semnani Development

Project Location: 8482 South Redwood Road

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: John B. Semnani Company: JKBS Capital

Address: 630 East South Temple

City: Salt Lake City State: UT Zip: 84102

Phone: (801) 550-1818 Cell: (801) 550-1818

Email: jsemnani@JKBSCapital.com

Consultant: Sattar Tabriz or AJ Shaffer; Ward Engineering Group

Address: 231 West 800 South, Suite A

City: Salt Lake City State: UT Zip: 84101

Phone: (801) 487-8040 Cell: (801) 514-0880 - Sattar

Email: stabriz@wardeg.com ; ashafter@wardeg.com

** Property Owner(s):

Name: Juan Zuniga

Address: 2351 E 6895 S APT 8

City: Cotton Wood Heights State: UT Zip: 84121

Phone: 801-502-5184 Cell: 801-502-5184

Email: SilverPineLandscape@gmail.com

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.**

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: _____

Date: 3-25-21

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

OFFICE USE ONLY

MUNIS #: 23792 Date Received: 3-29-21 Date of Meeting: _____

ODA LP Planner: _____ Engineer: _____ Fire: _____

Notary Block for Applicant's Signature

STATE OF Utah)
County of Salt Lake) : ss.

On this 25th day of March, 20 21, before the undersigned notary public in and for the said state, personally appeared John Semnani [name of person], known or identified to me to be a/the Owner [position of responsibility] of JHBS Capital [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.




Notary Public

PROPERTY OWNER AFFIDAVIT

STATE OF Utah }
COUNTY OF Salt Lake } ss

I, Juan Zuniga, 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# 21-34-377-049-0000,
located at approximately 8482 S Redwood Road, West Jordan, UT, 84088
(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 3-25-21,

submitted to the West Jordan City by John B. Semnani,
(name of Applicant as appears on the signature line of the Application form)

for the project entitled, "Semnani Development"
(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 checked="" 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 type="checkbox"/> General Land Use Amendment | <input type="checkbox"/> Subdivision Amended | |
| <input type="checkbox"/> Other: _____ | | |

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.
8. 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)

Ivan Zuniga

 (Printed Name)

Subscribed and sworn to me this 25th day of March, 2024.





 (Notary)

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

My commission expires: January 30, 2024



ZONING ORDINANCE MAP AMENDMENT PROCESS

GENERAL

The purpose of the zoning ordinance map amendment process is to obtain City Council approval and must comply with the provisions of the City of West Jordan Municipal Code. Processing times will vary based upon availability of city staff time and the completeness of the submitted application. Checklists for a zoning ordinance map amendment are attached and are located on the City's website at www.westjordan.utah.gov.

APPLICANT'S INITIAL CONTACT WITH CITY STAFF

Your initial contact with city staff will take place with the Planning Department or Office of Development Assistance, either by telephone or by meeting at the community development counter. If you are not familiar with city processes and requirements city staff can briefly discuss the processes and requirements with you.

AUTHORIZED APPLICANT

An application for a zoning ordinance map amendment on any property shall be one of the following:

1. The owner of the property
2. One or more joint owners of property who own individually, or as a group, a majority interested in the property
3. Both of the property owners where property is held in joint tenancy
4. Seventy five percent (75%) or more, of the owners of property in the area covered by the application when the application covers more than one property

APPLICATION SUBMITTAL

The zoning ordinance map amendment process can be initiated by submitting the application, along with items listed on zoning ordinance map amendment checklist. The application will be not be accepted until a determination has been made that the application is complete.

PLANNING COMMISSION REVIEW AND ACTION

Once the development team has completed their review and determined it is complete, the City Planner will schedule the zoning ordinance map amendment for a Planning Commission meeting for their review and action. The following items will be completed as part of this task:

- A. Scheduling and Public Notices - The City Planner will schedule the zoning ordinance map amendment for review by the Planning Commission and arrange for publication of notice of a public hearing.
- B. Review and Action - For a zoning ordinance map amendment to be considered by the Planning Commission, the applicant must attend the Planning Commission meeting to explain the proposal and answer questions. Once all questions have been answered to the satisfaction of the Planning Commission, the Planning Commission will take action in one of the following forms:
 1. Make a positive recommendation to the City Council
 2. Make a negative recommendation to the City Council
 3. Postpone were further information or input is necessary
 4. Continue the application to a future date within 45 days after holding the public hearing.If the Planning Commission fails to forward a recommendation on the proposed amendment within 60 days, after closing the public hearing, it shall be forwarded to the City Council as if the Planning Commission made a negative recommendation

Notice of the action will be sent to the applicant regarding the Planning Commission's action.

CITY COUNCIL REVIEW AND ACTION

After the Planning Commission has reviewed the proposed zoning ordinance map amendment, made its recommendation and passed those along to the party requesting the amendment, the amendment can then be reviewed by the City Council. The following activities will take place as part of this task:

- A. Scheduling and Public Notices - The Community Development Director will schedule the proposal for review by the City Council and arrange for publication of a notice of a public hearing.
- B. Review and Action - For the zoning ordinance map amendment to be approved by the City Council, the applicant must attend the City Council meeting to explain the proposal and answer questions. Once all questions have been answered to the satisfaction of the City Council, the City Council will take action in one of the following forms
 1. The City Council may approve the zoning ordinance map amendment.
 2. The City Council may change the text other than as proposed but within the scope of the notice given for the Public Hearing.
 3. The City Council may reject the proposed zoning ordinance map amendment.

Notice of the action will be sent to the applicant regarding the City Council's action.



ZONING MAP AMENDMENT SUBMITTAL CHECKLIST

APPLICANT John Semnani

DATE 03/25/21

PROJECT _____

GENERAL PLAN MAP AMENDMENT

Your Check	City Check	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the names, addresses, phone numbers, and sidwell numbers of property owners in the area to be rezoned and their agents/developer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a legal description and the acreage of each proposed zoning district
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a detailed map on the 8½" x 11" paper showing the following: <ul style="list-style-type: none"> <input type="checkbox"/> Requested zoning boundary change <input type="checkbox"/> Present and proposed zoning <input type="checkbox"/> All existing property lines <input type="checkbox"/> All abutting properties
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a concept development plan (detailed design and engineering are not required) on 8½" x 11" paper showing the following in the rezone area <ul style="list-style-type: none"> <input type="checkbox"/> General layout of lots <input type="checkbox"/> Roads <input type="checkbox"/> Parking <input type="checkbox"/> Buildings <input type="checkbox"/> Landscaping in the rezone area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	In writing, explain the reason and justification for such zone change and the manner in which a proposed zone map change would further promote the objectives and purposes of the West Jordan Municipal Code and the General Plan. The statement must include: <ul style="list-style-type: none"> <input type="checkbox"/> Public purpose for the amendment in question <input type="checkbox"/> Confirmation that the public purpose is best served by the amendment in question. <input type="checkbox"/> Compatibility of the proposed amendment with general plan policies, goals and objectives <input type="checkbox"/> Consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use <input type="checkbox"/> Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies <input type="checkbox"/> Adverse impacts on adjacent landowners <input type="checkbox"/> Verification that the correctness in the original zoning or general land use plan map is correct for the area in question <input type="checkbox"/> Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services <input type="checkbox"/> Impacts on schools <input type="checkbox"/> Impacts on the local economy and other factors as requested by the planning department



ZONING MAP AMENDMENT SUBMITTAL CHECKLIST

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Obtain a Salt Lake County Plat of the area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	List of property owners within 300' radius of the subject parcel (prepared by Salt Lake County Recorders Office on address labels)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prepare <u>two sets</u> of Addressed and Stamped (<u>not metered</u>) letter-sized envelopes (no. 10) to be mailed (by the City) to the neighboring property owners. Do not use envelopes with your business return address.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital copy in PDF format

NOTE: Incomplete applications will not be scheduled for Planning Commission Review.



ZONING MAP AMENDMENT DEVELOPMENT APPLICATION FEES

**8000 South Redwood Road
(801) 569-5182**

Preliminary and Final Review fee amount includes two (2) reviews. Additional reviews will be charged at the supplemental rate as noted. The fees listed here are in no way a guarantee that these are the only fees assessed by the City of West Jordan.

ZONING MAP AND TEXT AMENDMENTS

<input checked="" type="checkbox"/> Zone Change Review	\$2,075
<input checked="" type="checkbox"/> Engineering review/per application	\$350

Narrative

Request for Zoning Change

West Jordan Subdivision

8482 South Redwood Road

March 11, 2021

1) Purpose for the amendment in question.

The existing zoning for the subject property is a Rural Residential with ½ acre minimum lot area (RR-.5A). The purpose of this re-zone application is to change the existing rural residential land-use for the subject property with RR-.5A designation in to a medium density residential zone with R-1-8 designation. The requested rezone is consistent and is in conformance with the objectives and goals of the existing general plan in West Jordan City.

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

The rezone request in this application once approved and amended, will allow creation of a well-balanced and properly scaled housing products in an area of the West Jordan City which no longer supports rural life style which the area has enjoyed for majority of 20th century. Access to collector and arterial transportation corridors literally adjacent to the property and the availability of utilities, provide an extra ordinary opportunity for creation of an urban single family urban living. The proposed rezone will allow creation of community which is similar in use to the nearby residential neighborhoods and meets the intent of the City's General Plan.

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

The purpose of R-1-8 zone in West Jordan City is to establish single family neighborhood which provides persons who reside therein a comfortable, healthy and pleasant environment. Such transformation from a rural residential with RR-5A designation is possible after careful consideration of the policies and goals of West Jordan City's general plan, an instrument created by West Jordan City Council to move the city to 21st century allowing to create live, play and work neighborhoods which are safe, comfortable and pleasant.

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

The rezone is compatible with Timing and Sequencing provisions on changes of use.

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

The proposed rezone is consistent with the goals and policies of the West Jordan City general Plan. It will help implement the goals and policies of the general plan and will not hinder or obstruct the general plans goals and policies.

6) *Adverse Impacts on adjacent landowners (Traffic, Utilities, etc.?)*

There are no adverse impacts on adjacent landowners. The infill development resulting from this rezone, will utilize present utility infrastructure to its capacity before extending additional utilities to undeveloped land. The existing rundown dwelling facing Redwood Road has a sound structure and as such will be rehabilitated restoring its original architectural character. The development will cause removal of weeds, junk vehicles and equipment, unsightly fences, trash and debris.

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

West Jordan City is a family – friendly, vibrant, growing city dedicated to improving quality of life and opportunities of the community while honoring the legacy of city's past. The infill development once rezoned as medium density with R-1-8 designation will add to the diversity of housing products which exist in West Jordan City to support population growth. The infill community will be of single-family dwelling type similar in mass and scale to those existing homes in the area. The efficient transportation will attract professional families who enjoy vibrant, safe and family friendly single family living on efficient transportation corridor. We confirm that city's general land use designation as medium density for this property coincides to meets the spirit of the goals and associated policies of the West Jordan City general plan.

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

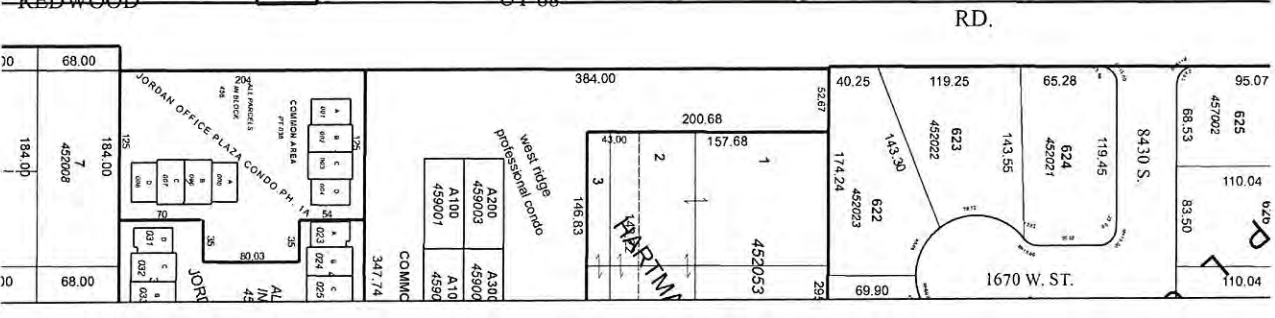
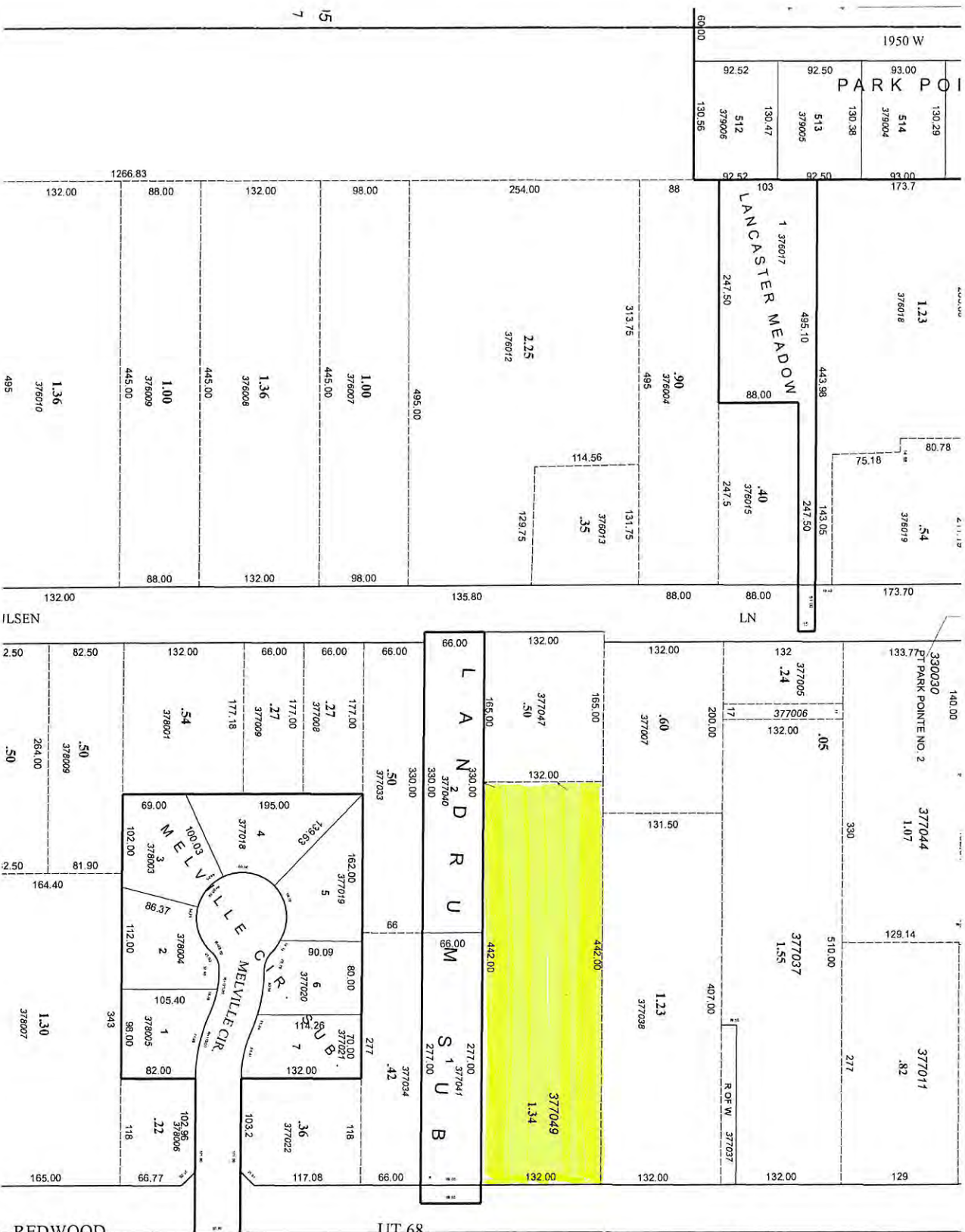
The infill development resulting from this rezone, will utilize present utility infrastructure to its capacity before extending additional utilities. The impact on other city services such as fire and police will increase pro-rata to the increase in number of dwellings due to this rezone. The impact to power, fire protection, garbage collection, etc. will be typical of the surrounding residential land uses.

9) *Impacts on Schools*

There will be an impact on schools as there will be an increase in residential density from 1 dwelling to 5 dwellings in the subject property.

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

The impact to local economy can only be positive since more roof tops are constructed by the local work force, additional material is purchased from the local shops, etc. Ultimately; there will be more tax base for the city and the commercial enterprises will benefit from population increase due to this development. City will collect impact fees and at the conclusion of the project construction, maintenance companies will benefit by working for the HOA for the community.





Parcel Data And Documents
For Parcel Number • 21-34-377-049-0000

Active Parcel Number

Legal Description:

BEG N 0°03'25" W 663 FT & N 89°54'27" W 53 FT FR S 1/4 COR SEC 34, T2S, R1W, SLM; N 89°54'27" W 442 FT; N 0°03'25" W 132 FT; S 89°54'27" E 442 FT; S 0°03'25" E 132 FT TO BEG.

Acreage:	Address:	City:	Land Value:	Bldg Value:	Total Value:
1.3390	8482 S REDWOOD RD	WEST JORDAN	225,200.00	146,600.00	371,800.00

Owner(s) of Record Found: 1

Owner Name	Trustee Name	PR	Interest	Owner AKA	LifeEstate	Exec	Admin	Guard	Cnsrvtr	Cust
ZUNIGA JUAN										

Total Documents Found: 2

Entry Number	Book	Page	Type	Date	First Parties	Second Parties	Consideration	Doc	Plat
13408507	11027	8414	WD	9/28/2020	ESPINOZA, OLLIE D	ZUNIGA, JUAN		✓	✓
13408734	11028	362	TRD	9/28/2020	ZUNIGA, JUAN	ATLAS INVESTMENTS VANGUARD TITLE INSURANCE AGENCY, LLC	440,000.00		

Owner of 21343760040000
8470 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770090000
8549 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770380000
8476 S REDWOOD RD
WEST JORDAN UT 84088

Owner of 21343760070000
2448 W PAULINE WY
WEST JORDAN UT 84088

Owner of 21343770110000
8436 S REDWOOD RD
WEST JORDAN UT 84088

Owner of 21343770400000
8509 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343760080000
8550 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770180000
1656 W 300 S # A
MAPLETON UT 84664

Owner of 21343770410000
PO BOX 593
RIVERTON UT 84065

Owner of 21343760120000
8516 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770190000
1656 W 300 S # A
MAPLETON UT 84664

Owner of 21343770440000
8435 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343760130000
8500 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770200000
1656 W 300 S # A
MAPLETON UT 84664

Owner of 21343770470000
2714 W 11460 S
SOUTH JORDAN UT 84095

Owner of 21343760150000
8460 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770210000
1656 W 300 S # A
MAPLETON UT 84664

Owner of 21343770490000
2351 E 6895 S
COTTONWOOD HTS UT 84121

Owner of 21343770050000
8461 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770220000
7987 S GAINEY RANCH CT
COTTONWOOD HTS UT 84121

Owner of 21343780010000
PO BOX 901421
SANDY UT 84090

Owner of 21343770060000
8461 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770330000
8525 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343780030000
1656 W 300 S # A
MAPLETON UT 84664

Owner of 21343770070000
8479 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770340000
7987 S GAINEY RANCH CT
COTTONWOOD HTS UT 84121

Owner of 21343780040000
1656 W 300 S # A
MAPLETON UT 84664

Owner of 21343770080000
8533 S SHULSEN LN
WEST JORDAN UT 84088

Owner of 21343770370000
8450 S REDWOOD RD
WEST JORDAN UT 84088

Owner of 21343780050000
12854 S ZUNI DR
RIVERTON UT 84096

✓ Owner of 21344520210000
8442 S 1670 W
WEST JORDAN UT 84088

✓ Owner of 21344590010000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344520220000
8456 S 1670 W
WEST JORDAN UT 84088

✓ Owner of 21344590020000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344520230000
8466 S 1670 W
WEST JORDAN UT 84088

✓ Owner of 21344590030000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344520260000
8465 S 1670 W
WEST JORDAN UT 84088

✓ Owner of 21344590040000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344520530000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344590050000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344520540000
8523 S REDWOOD RD
WEST JORDAN UT 84088

✓ Owner of 21344580010000
5277 S 3200 W
TAYLORSVILLE UT 84129

✓ Owner of 21344580020000
10250 VANALDEN AVE
NORTHRIDGE CA 91324

Owner of 21344580030000
PO BOX 64
WEST JORDAN UT 84084

Owner of 21344580350000
6589 S 1300 E # 120
MURRAY UT 84121










NB c Semnani Development Rezone

Final Audit Report

2021-05-27

Created:	2021-05-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA84DXEuhXcC4d2qkCQrdU0QcqVliEay6J

"NB c Semnani Development Rezone" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2021-05-25 - 9:59:00 PM GMT- IP address: 207.225.200.66
-  Document emailed to Scott Langford (scott.langford@westjordan.utah.gov) for signature
2021-05-25 - 10:11:26 PM GMT
-  Email viewed by Scott Langford (scott.langford@westjordan.utah.gov)
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-  Document e-signed by Scott Langford (scott.langford@westjordan.utah.gov)
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Signature Date: 2021-05-25 - 10:49:03 PM GMT - Time Source: server- IP address: 73.52.173.73
-  Document emailed to Korban Lee (korban.lee@westjordan.utah.gov) for signature
2021-05-25 - 10:49:06 PM GMT
-  Cindy Quick (Cindy.quick@westjordan.utah.gov) replaced signer Korban Lee (korban.lee@westjordan.utah.gov) with Dirk Burton (dirk.burton@westjordan.utah.gov)
2021-05-27 - 2:20:06 PM GMT- IP address: 207.225.200.66
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-  Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)
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Cindy Quick (Cindy.quick@westjordan.utah.gov) replaced signer Alan Anderson (alan.anderson@westjordan.utah.gov) with Cindy Quick (louhoo62@yahoo.com)

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

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