

REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 9/22/2021

Presenter: Scott Langford

Deadline of item :

Department Sponsor: Community Development

Agenda Type: Work Session

Time Requested: 45 minutes

(Council may elect to provide more or less time)

Approval Signatures *(required for all transmittals)*

Submitter: Scott Langford
Scott Langford (Sep 17, 2021 12:34 MDT)

Dept. Head: Scott Langford
Scott Langford (Sep 17, 2021 12:34 MDT)

Reviewed as to Form: Duncan Murray
Duncan Murray (Sep 17, 2021 12:34 MDT)

Executive: [Signature]

Council Office: [Signature]

Council Committee: Committee of the Whole

1. AGENDA SUBJECT

Wood Ranch MDA and PC-Hillside Zone Discussion

2. EXECUTIVE SUMMARY

On August 11, 2021, the City Council tabled Ordinance No. 21-19 amending the 2009 West Jordan City Code adding 13-5 Article L Planned Community Hillside (PCH) Zone until September 22nd to have a report on the MDA. The purpose of tabling this ordinance was to give staff and the applicant of the proposed Wood Ranch master plan (Daybreak Communities), additional time to work on the proposed Master Development Agreement (MDA) so the City Council could have the benefit of reviewing the PCH ordinance within the context of the proposed Wood Ranch MDA.

While some of the nuanced details of the MDA are still being worked out, it is the intent of city staff to use this work session to report on the status of the MDA to the City Council. Staff will review with the City Council the main points of the MDA that staff and the applicant have worked out, solicit feedback from the Council on items that staff and the developer are not in agreement, and then review the next steps that need to take place to entitle the proposed Wood Ranch master planned community. Review of the PCH ordinance, in the context of the Wood Ranch MDA, may also be discussed as needed.

3. PACKET ATTACHMENT(S)

- Conceptual Lotting Plan
- Conceptual Trail Plan

Wood Ranch Master Development Agreement (MDA)

Update:

Staff and the developer of Wood Ranch, Daybreak Communities LLC, have met multiple times since the Council directed staff to focus on completing the MDA. Much progress has been made and the draft MDA is nearly in a form that can be presented for consideration; however, for the purpose of this work session, staff would like to focus on specific elements in the following four categories.

1. Items that staff and Daybreak have agreed to but need City Council confirmation
2. Items that staff and Daybreak have not agreed to and need City Council direction
3. Items that staff and Daybreak are in general agreement with but are still finalizing terms
4. Next steps

Review of Key Items:

The following is a summary of key items found within the draft Wood Ranch MDA. Both the Planning Commission and the City Council will receive complete draft copies of the MDA for consideration as soon as it has been determined to be in a form ready for approval.

1. Items that staff and Daybreak have agreed to but need City Council confirmation

TDOS (Transferred Development Open Space)

Definition of TDOS:

“That portion of a clustered development plan from which density has been permanently transferred and the land has been dedicated to the public.”

Current MDA Language:

“Master Developer and Property Owners desire to develop the Property in ten distinct and successive Development Areas, with corresponding dedications of Transferred Development Open Space (“TDOS”), all as depicted on **Exhibit C**. Each TDOS dedication requirement for each approved subphase shall meet or exceed the PCH ordinance TDOS dedication formula, based on proposed densities for each Development Area Designation and its corresponding TDOS dedication area/s.”

Supportive Language in PCH:

Section 13-5L-6A.2

“Development within the PCH zone shall dedicate a minimum of twenty-five percent (25%) of total project acreage in required TDOS. For the purposes of this article, slopes in excess of thirty percent (30%) qualify as TDOS. At a minimum, the required TDOS shall be dedicated for each approved residential density unit, prior to each subarea plan approval, based on the following formula.”

$$\frac{\text{Acres of TDOS}}{\text{Density Unit}} = \frac{\text{\# Entire Project Area (Acres)} \times .25}{\text{Total Project Residential Density}}$$

In other words, the Master Developer and Property Owners acknowledge that upon the City's adoption of the Proposed Zoning—first as to the Incorporated Property and then as to the Annexation Property once the Lieutenant Governor's Office certifies the Annexation into the City—all residential and non-residential density is transferred from the TDOS Place Type areas to the remaining Place Type designations. Such action will permanently preserve all areas designated as TDOS as open space. Dedication to West Jordan City will occur in a metered way, according to the phasing and progression of the Wood Ranch development outlined in the MDA and PCH zone.

Residential Land Use

- Number of total residential units: 3,068
- A maximum of 10% of the single-family residential units may include Accessory Dwelling Units (approved during the subdivision platting process); the Accessory Dwelling Units will not count against the total residential cap.
- Number of stacked flat "apartment style" housing: maximum 600 units
- Single family vs. multifamily ratio: 50/50 mix (1,534 single-family; 1,534 multifamily [inclusive of the 600 stacked flats listed above])
- Single family vs. multifamily pacing: It was the direction of the City Council that single-family detached units are never outpaced by multifamily units. Staff and Daybreak are still working on the specific language of how to implement this direction.

City Owned and Maintained Trails

See attached exhibit

Institutional Land Use

At least 15 acres of the Project shall be used as a City building, public library, place of worship, or public school. These uses are not limited in their maximum floor areas. However, all city buildings, public libraries, places of worship, and public schools shall be incorporated into each sub area plan and public utilities plan.

Conceptual Lotting Plan

This will be used for general discussion and to illustrate the proposed commercial acreage. (see attached exhibit)

2. Items that staff and Daybreak have not agreed to and need City Council direction

Number of residential units served by non-fire access alleys

There are two types of alleys proposed within the Wood Ranch master plan, one with a pavement width of 16 feet and one with a pavement width of 20 feet. The 20-foot-wide alleys will be used when fire/emergency vehicle access is required. Daybreak would like to use the 16-foot-wide alleys everywhere else. Some city staff have expressed concern that a 16-foot-wide alley may be too narrow if too many units are served by this more narrow cross section. Daybreak opposes the use of a wider cross section because it will encourage higher speeds and more costly maintenance.

Therefore, staff has proposed in the current draft of the MDA that no more than 12 residential units be served from a 16-foot-wide alley.

Staff seeks the direction of the City Council on this matter.

Commercial Land Use

There are several elements dealing with the commercial uses within Wood Ranch. The following is more or less the DRAFT language in the MDA that covers these elements.

- a. Once the 500 residential unit has been constructed, the Property Owner/Master Developer shall construct and shall operate, or cause to be operated, a bistro or restaurant of at least 3,000 gross square in floor area, said bistro will be held open to the general public for at least two meals per day, six days per week.
- b. Within the first subdivision plat within a Village Center Place type, and as a condition of plat approval, Property Owner/Master Developer, shall construct, or cause to be constructed a minimum of twelve (12) Live/Work units. A Live/Work Unit is an attached building form with a minimum of a 75% glass façade and commercial store front that is oriented to a street, has a minimum first floor height of ten feet (10') and a minimum finished first floor space (excluding garage) of 400 square feet.
- c. Within the first subdivision plat within Phase 9, and as a condition of plat approval, Property Owner/Master Developer, shall landscape and dedicate to the City an option to develop a parcel of at least 5 acres at the corner of 7400 South and U-111 described and depicted in **Exhibit F** ("5 Acre Parcel").
- d. The 5 Acre Parcel shall be used initially for storm water retention requirements of the Project and shall be maintained by the HOA, with access reserved to the City. If the City determines to develop the 5 Acre Parcel as a commercial use, the City shall first provide to Master Developer/Property Owner at least 30 days written notice of its intent to advance commercial development of the 5 Acre Parcel, along with the proposed plans, development schedule, design, proposed land sale price and development cost, and the City-derived economic benefits analysis. Master Developer shall either commit to develop the 5 Acre Parcel, which will generate the same economic benefit to the City, under the same development schedule, or deed to the City the 5 Acre Parcel. In either case, the development will not exceed 75,000 gross square feet, excluding structured parking, in addition to the maximum commercial density (250,000 square feet) provided to the Master Developer/Property Owner.

Staff and Daybreak are in general agreement to this approach, but staff seeks the confirmation of the City Council on this matter.

3. Items that staff and Daybreak are in general agreement with but are still finalizing terms

The following items have been generally agreed to by staff and Daybreak and the final nuanced language is being completed.

- a) Existing mining operations within the county
- b) Annexation
- c) Assignability
- d) Construction pacing of single-family units versus multifamily units.
- e) Geotech assurance
- f) Pattern Book

4. Next Steps

Per current and proposed (PCH zone) city code, the following steps must be followed for the Wood Ranch master plan to receive zoning entitlement. Due to the direction from the City Council during their August 11, 2021 meeting, staff assumes that the City Council and Daybreak Communities would prefer to seek approval of the various steps during a single meeting in the near future. Based on this assumption, staff proposes the following schedule.

Step #1: Solidify the content of the Wood Ranch MDA

Work session held with staff and the City Council on September 22, 2021 to cover main items of the agreement. Staff will take council feedback and work with Daybreak Communities to prepare document for Planning Commission and City Council consideration.

Step #2: Planning Commission

The Planning Commission must take action and forward a recommendation to the City Council on following items (if a singular meeting takes place, then the following items must be placed on the respective agendas in the order they appear below).

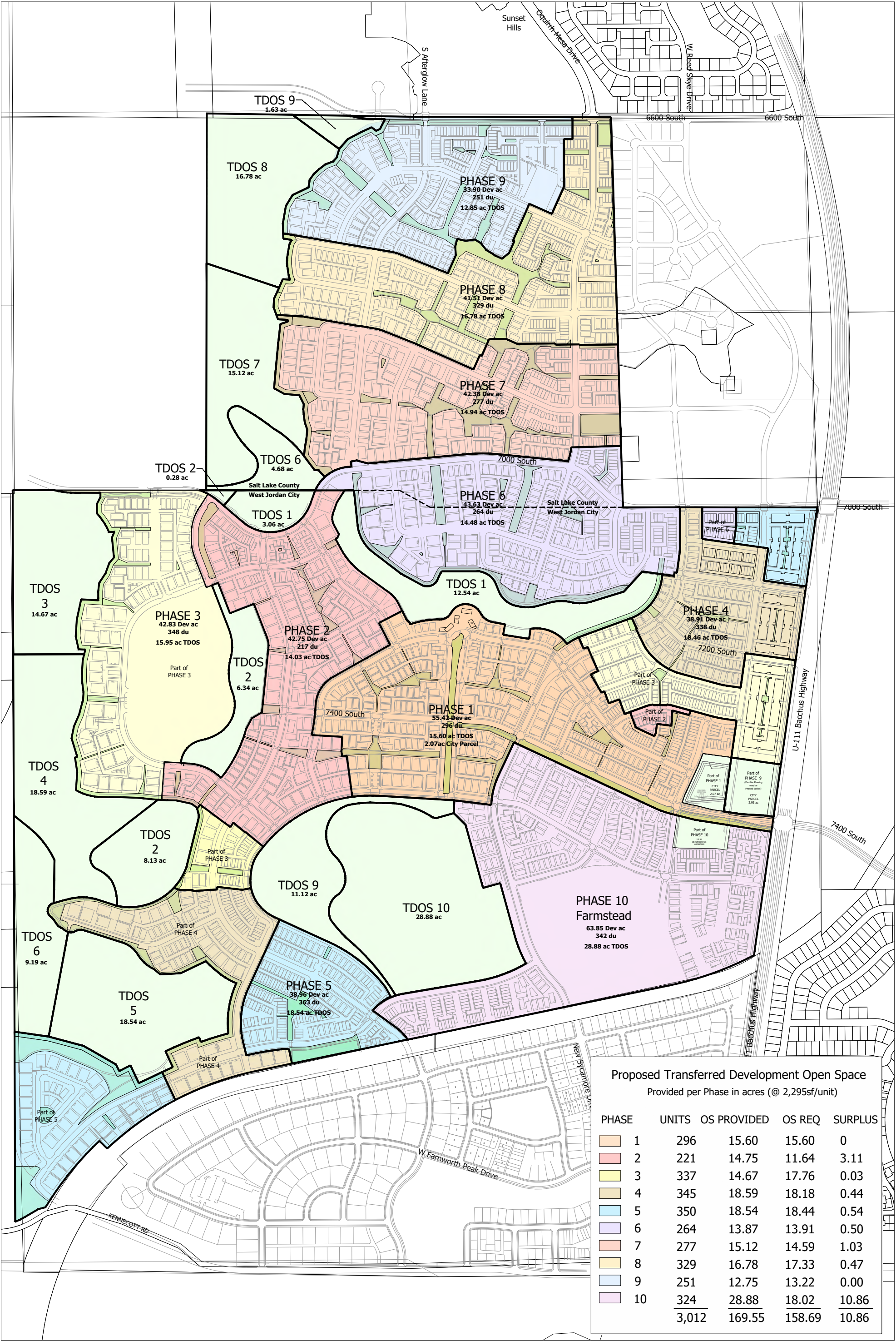
- ~~Recommend PCH ordinance~~ (completed on May 4, 2021)
- Recommend Master Development Agreement
- Recommend an amendment to the General Plan Future Land Use Map
- Recommend rezoning of the Property to the PCH zone (this would be conditioned upon the City Council approving the PCH ordinance)
- Recommend an Annexation Petition of the portion of the Wood Ranch development currently in the county.

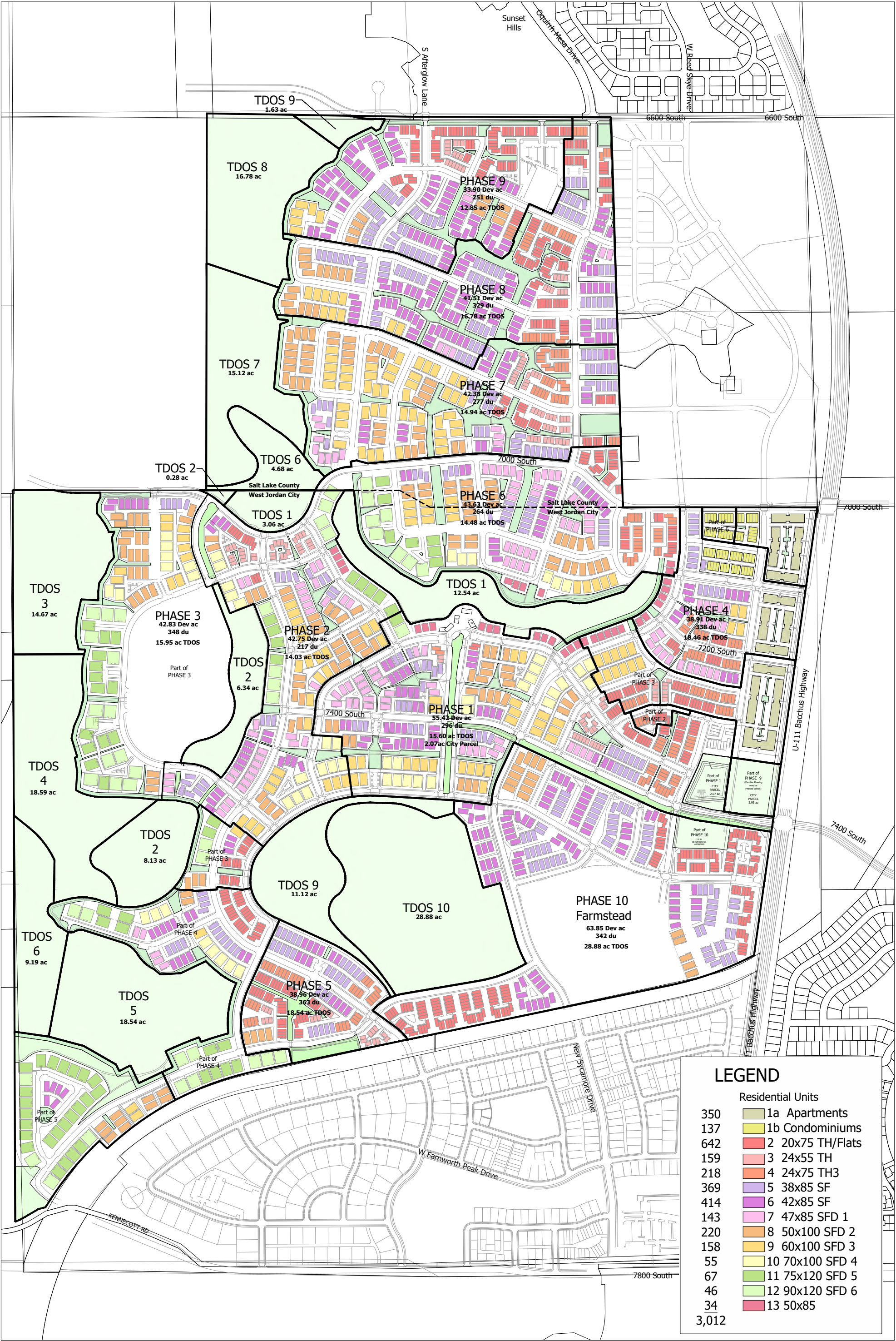
Step #3: City Council

The City Council must take formal action in a public hearing in the following order, for the Wood Ranch development to receive conditional development entitlement.

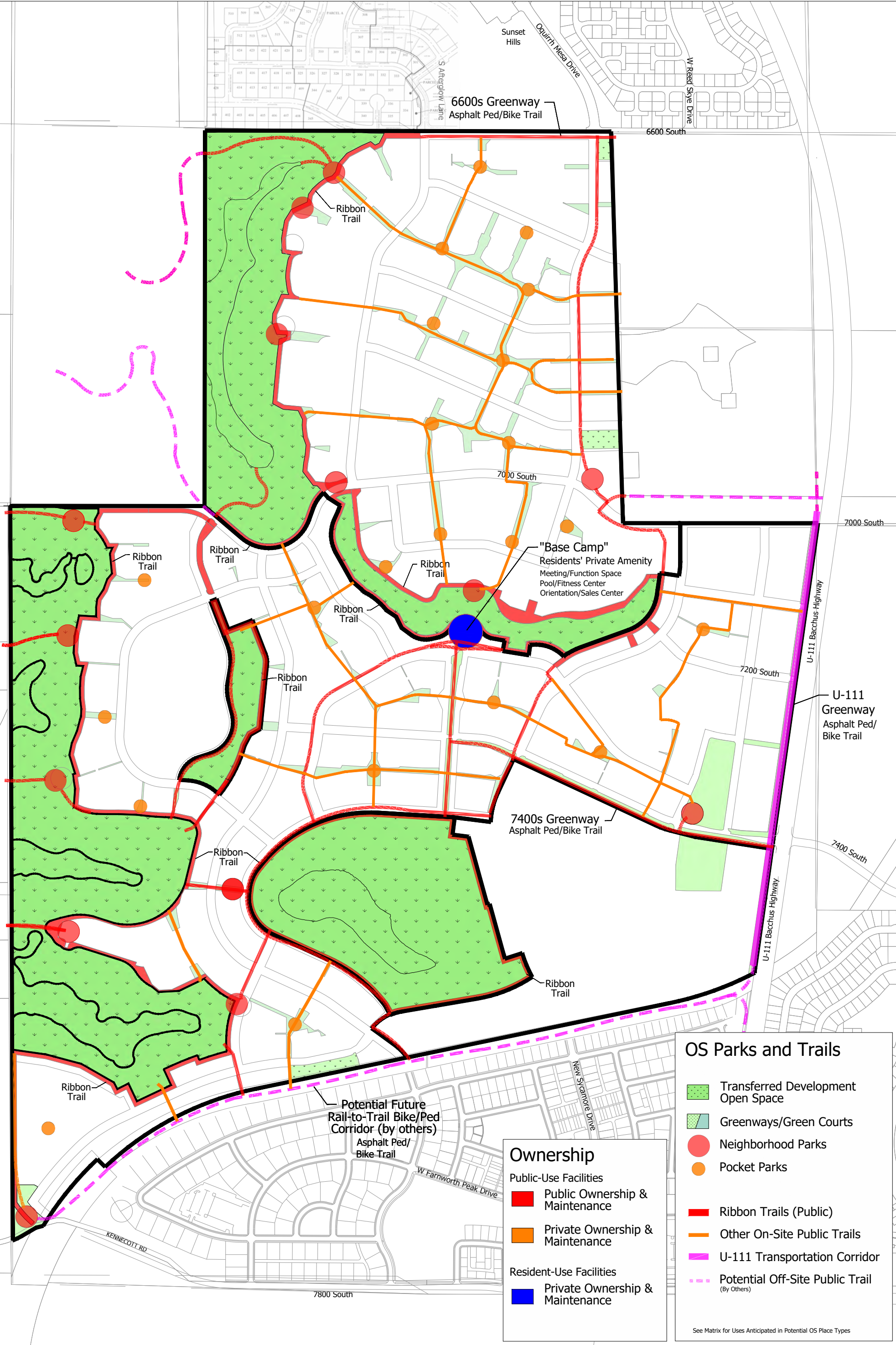
- Approve the PCH ordinance
- Approve the Master Development Agreement
- Approve an amendment to the General Plan Future Land Use Map
- Approve the rezoning of the Property to the PCH zone
- Approve an Annexation Petition of the portion of the Wood Ranch development currently in the county.

Conceptual Lotting Plan





Conceptual Trail Plan



WS A Wood Ranch - PCH Zone Discussion

Final Audit Report

2021-09-17

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"WS A Wood Ranch - PCH Zone Discussion" History

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