

REQUEST FOR COUNCIL ACTION

SUBJECT: Thompson Ridge Future Plan Land Use Map Amendment and Rezone

SUMMARY: APPLICATION/REQUEST: Thompson Ridge Rezone and General Plan Land Use Map Amendment; approximately 1030 West 8950 South; Future Plan Land Use Map Amendment of approximately 2.9 acres from Professional Office to Medium-Density Residential and Rezone of 5.97-acres from an A-5 (Agricultural 5-acre lots) Zone to an R-1-10E (Single-family Residential, 10,000 square foot minimum lots) Zone; Ryan Pool – RP Realty Inc. (applicant) [Greg Mikolash #ZC20130011, GPA20130003]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

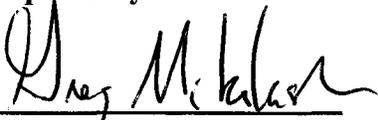
Based on the findings set forth in this staff report, staff recommends that the City Council amend the Future Land Use Map designation from Professional Office to Medium-Density Residential for 2.9-acres of property, and rezone 5.97-acres from A-5 (Agricultural 5-acre lots) zone to an R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 1030 West 8950 South.

MOTION RECOMMENDED:

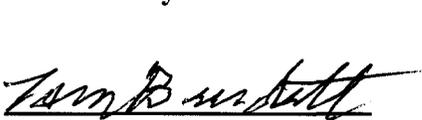
“I move to amend the Future Land Use Map designation from Professional Office to Medium-Density Residential for 2.9-acres of property, and rezone 5.97-acres from A-5 (Agricultural 5-acre lots) zone to an R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 1030 West 8950 South.

Roll Call vote required

Prepared by:


Greg Mikolash, City Planner

Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Richard L. Davis, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

GENERAL INFORMATION & ANALYSIS:

At the present, the site of the subject request is associated with two large parcels and a private road (or driveway). Each parcel contains a single-family dwelling, with the majority of the remaining land being used for the keeping of horses, and/or is underutilized agricultural land. The parcel to the north is 3.51-acres in size, with the parcel to the south being 2.46-acres. The private driveway, which is located to the west of each parcel, is included in the total acreage as stated previously for a total map amendment boundary of 5.97-acres.

The existing Future Land Use Map shows that the north 3-acres of property has a land use designation of Medium Density Residential, while the south 2.9-acres is designated as Professional Office. The Zoning Map lists the entire boundary of the subject properties as A-5 (Agricultural 5-acre lots).

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

	Future Land Use	Zoning	Existing Land Use
North	Medium-Density Residential	R-1-10E	Terra Pointe Subdivision
South	Open Space	Planned Community	River Oaks Golf Course
East	Professional Office	Professional Office (P-O)	River View Office Park
West	Medium-Density Residential	R-1-8D	Farm Meadows and Knollwood Subdivisions

The applicant is requesting to rezone the subject property from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots). This request requires that the existing portion of land currently designated as Professional Office on the Future Land Use Map be amended to Medium-Density Residential. Per the General Plan, the Medium-Density Residential Land Use designation has a net density range of 3.1 to 5.0 units per acre. The applicant’s Letter of Intent states that 17 single family lots will be developed on 5.97-acres of property. The concept plan as provided (Exhibit D) shows the proposed roadway design and lot configuration. The average lot size is expected to be 12,653 sq. ft. in area with the smallest lot being 11,178 sq. ft., for a total of 3.44 net units per acre.

On November 26, 2013, the Planning Commission reviewed this request and in a 6-0 vote, favorably recommended approval of both the Future Land Use Map amendment and rezone request to the Council (Exhibit F). Attached with this staff report are the minutes of that meeting.

FINDINGS OF FACT:

Section 13-7C-6: Amendments to the Land Use Map:

Prior to making a positive recommendation for a Land Use Map amendment, the following findings shall be made:

Finding A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Discussion: The applicant is proposing to amend the Future Land Use Map and Rezone the subject land for the purpose of constructing 17 single-family detached homes. The proposed R-1-10 zoning district supports up to 5 dwelling units per acre. The proposed density is well below that a net 3.44 du/ac.

The General Plan encourages a mix of housing in the city, but states that lower density residential uses are the most preferred housing type in the city (Pages 23 and 31). The immediate area to the north and west is primarily single-family in nature, comprised of both R-1-8 and R-1-10 zoned lots. The proposed Medium-Density Residential designation is consistent with the existing land use classifications in the immediate vicinity, except to the east and south where the property is zoned Professional Office (P-O) and an office complex resides on the site.

The proposed amendment will expand the stock of larger single-family homes on an infill piece of land that is ripe and well suited for residential development.

Finding: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Finding B: The development pattern contained on the [existing] land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Discussion: The Future Land Use Map (Exhibit B) shows that the subject site is adjacent to an existing Medium-Density Residential land use. The proposed subdivision itself will only be accessible from 8925 South which is a 50-foot “local” street- constructed as part of the Knollwood Subdivision in 1983. As proposed, approximately 1.6-acres of property adjacent to 9000 South (not associated with this request) will remain in the Professional Office land use classification. Because of the slopes and ingress/egress issues associated with this land to the south, it will be difficult, though not impossible, to extend a local street from the proposed subdivision to 9000 South. A more feasible land use option and solution is to leave the property in its current configuration and land use classification as Professional Office. Though slopes and ingress/egress will still be of concern at the time the property owner of the 1.6-acre parcel wishes to develop, Staff believes that the Professional Office is a more compatible land use than single-family residential because of the high volume of traffic and impacts created by 9000 South (the main reason for the Professional Office use and zone to the immediate east is to provide an adequate buffer for existing and future residential from the existing power substation). Staff also believes that the remaining 1.6-acres of land will be adequate in size for a small office complex.

Extending the existing land use designation of Medium-Density Residential nearly 425-feet further to the south will allow for a more contiguous land use solution, where residential will be adjacent to residential and ingress/egress from an existing local street won’t need to be accessed through a potential professional office land use. In fact, the existing Professional Office land use boundary is

north of 8925 South, meaning that if any residential uses were to be proposed on the land today, access would possibly need to be obtained through an office complex, where, typically, private driveways are preferred over public right-of-ways.

Finding: The development pattern contained on the [existing] land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

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

Discussion: The proposed Medium-Density Residential land use designation will be more compatible with the land uses to the north and west than the current Professional Office designation shown on the Future Land Use map. As stated in the previous criteria, approximately 1.6-acres of land adjacent to 9000 South will remain as Professional Office, though there are currently no plans to develop this portion of the property.

The conceptual plan submitted with the request(s) show single-family lots which average 12,653 sq. ft. in size. This average lot size will likely be slightly less when an actual subdivision plat is submitted. This will be due to account for the existing private driveway located on along the west property line needing to stay in place and/or possibly expand in width. This private driveway will still need to serve the existing single-family homes located adjacent to the subject site.

The combined average lot square footage for the Knollwood and Farm Meadows Subdivisions (immediately to the west) is approximately 10,600 square feet. The proposed subzone for home size will be an “E” which relates to the following minimum living areas:

- 1 level dwelling (rambler/split entry) -3,000 sq. ft. minimum living space;
- Split level dwelling – 2,400 sq. ft. minimum living space; and,
- Multi-story dwelling (2 or more) – 3,000 sq. ft. living space.
-

Though the River View Office Complex is the property immediately to the east, Staff believes that the expansion of a single-family residential use to this infill area is a more compatible land use solution than professional office. The reasons being:

- At the current time, the subject property will only be accessible via 8925 South which is a residential (or local) street.
- It is unlikely that a Professional Office use will be served solely by a residential street; wherein, a solution will need to be found for obtaining access to the existing vacant 1.6-acres of land immediately adjacent to the subject site and fronting 9000 South. The proposed residential subdivision that would follow approval of this request does not need access to or from 9000 South.
- The grade difference between the existing office to the east and the proposed residential is significant. The construction of a local street for vehicle or pedestrian access between the two properties is infeasible.

- The River View Office Complex serves as an existing and appropriate transition of professional office between a large and existing power utility substation and residential (per this request). In staff's opinion, no further buffering and/or transitioning is necessary.
- The established slope in the area serves as a secondary transitional component between the existing power utility station – the existing River View Office Complex and the proposed residential use.
- Single-family residential is a more compatible infill use for this approximate 6-acre site.

Finding: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity. This being said, it will be necessary to configure a proposed subdivision and new single-family lots so as to *not* interrupt or inhibit access from the existing single-family homes that are served from the private driveway/alley located along the subject property's west boundary line.

Finding D: *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*

Discussion: The applicant will directly benefit from approval of the proposed amendment; however, the amendment will allow for a more compatible infill use of the site, where impacts from lighting, vehicle traffic, parking, and noise will be minimal. Expanding the Medium-Density Residential boundary to the south also makes sense because the only current and feasible access to the area is from 8925 South.

Finding: The proposed amendment constitutes an overall improvement to the adopted general land use map, respond to neighborhood concerns and is not solely for the good or benefit of a particular person or entity.

Finding E: *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

Discussion: The proposed density of the conceptual subdivision is 3.44 du/ac, which is within the density range of the Medium-Density Residential land use designation (3.1 to 5.0 du/ac).

The City Engineering Department has indicated that the City *does* have the ability to service the project subject the following:

- Water: An existing 6-inch water line will need to be upgraded and extended with an 8-inch line for service;
- Sewer: Extend service to an existing manhole within 1030 West;
- Storm Drain: Option 1 – Extend to and upgrade the existing line in 1075 West. Option 2 – Negotiate an easement with the property owner to the south wherein a connection can be made to 9000 South. Option 3 –

Negotiate an easement with the property owner to the east and release on the existing detention at that location. Option 4 – Obtain permission to release into the existing private irrigation line located along the west property line of the proposed subdivision. Note – the City does not have a storm drain facility *readily* available. The Developer of the property will need to determine which option is best for releasing storm drain water – subject to City approval.

Staff has been in contact with the Jordan School District to see how the proposed development would impact the schools in this part of West Jordan. The School District has indicated that the existing schools can adequately accommodate the number of students anticipated for this development.

The area will be served by the following schools:

- Riverside Elementary
- Joel P. Jensen Middle School
- West Jordan High School

Finding: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

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

Discussion: The City’s General Plan and Future Land Use Map are the only applicable adopted documents against which this specific review will apply. Review of this application related to conformity of the City’s Comprehensive General Plan is discussed in detail in *Finding A*.

Finding: The proposed amendment will be consistent with all adopted plans, codes, and ordinances.

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

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

Discussion: A portion of the subject property is located within the Medium-Density Residential land use designation. This designation was created for those residential uses which fall between 3.1 and 5.0 dwelling units per acre. The applicant is proposing to amend approximately 2.9-acres of land currently identified as Professional Office on the Future Land Use Map to Medium-Density, complimenting the existing residential land use to the north and west.

As mentioned in Finding A of the Future Land Use Map findings, the proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan.

Finding: The proposed rezone and Future Land Use Map amendments are 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: Please reference Finding C and E of the Future Land Use Map findings which addresses this criterion in detail.

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 R-1-10E zoning district has specific standards which will and must be met when the property is subdivided and developed. The R-1-10E zone is compatible with the existing zones and housing densities found in surrounding neighborhoods and will not harm the public health, safety or welfare of the city as a whole. This criterion is specifically addressed in Finding C of the Future Land Use Map findings in this report.

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

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

Discussion: The Engineering Department has determined that the City will have the ability to service the property with water, sewer, streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. The Fire Department will review the proposed development at the time of subdivision application to ensure full serviceability. Please refer to Finding C in the Land Use Amendment criteria for a full explanation on serviceability.

Several residents that live in the adjacent neighborhood(s) attended the public hearing to voice concerns related to future development on the site. Though no citizens voiced a concern related to the proposed future land use map amendment or rezone, there were concerns related to future development of the subject site. Attached with this report is the draft Planning Commission minutes, noting concerns relating to: traffic congestion at 9000 South and 1075 West; narrow streets; concerns of garbage pick-up; the burial of underground utilities; water table issues, adequate ingress/egress; and, property line related issues with

abutting property owners.

Finding: At this point, 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. Many concerns related to the adequacy of public services will be addressed at the time of a subdivision plat submittal.

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

Discussion: The property is not located within any overlay zone.

Finding: This criterion does not apply.

SUMMARY OR CONCLUSION:

Staff supports the proposed Zoning and Future Land Use Map amendments associated with this request, believing that the intended residential infill for this area will be compatible with adjoining land uses and with the neighborhood.

ATTACHMENTS:

- Exhibit A – Zoning and Vicinity Map
- Exhibit B – Land Use Map
- Exhibit C- Concept Subdivision aerial
- Exhibit D – Concept Subdivision
- Exhibit E – Letter of Intent
- Exhibit F – Draft Planning Commission Minutes
- Exhibit G - Ordinances



Melanie S. Briggs, MMC
City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5117
Fax 801-563-4716

December 17, 2013

Ryan Pool
RP Realty, Inc.
2573 Winding Way
South Jordan, UT 84095

Dear Ryan:

The City of West Jordan City Council will hold a public hearing on Wednesday, January 8, 2014, at 6:00 p.m. at the West Jordan City Hall 8000 South Redwood Road, 3rd Floor, Council Chambers, to receive public comments prior to considering a General Plan Land Use Map Amendment for 2.46 acres from Professional Office to Medium Density Residential and Rezone approximately 5.97 acres from A-5 (Agriculture 5-acre lots) to R-1-10E (Single-Family Residential 10,000 sq. ft. minimum lots and 'E' sized home) for property located at 8950 South 1030 West, RP Realty, Inc./Ryan Pool, applicant. Copies of the City Council agenda packet for the items listed below will be available at the City offices, or on the [City Council Agenda](#) webpage the Friday prior to the meeting.

You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available at the West Jordan libraries and on the City's website www.wjordan.com approximately 4 days prior to the meeting.

If you have any questions, please feel free to call me at 801-569-5117.

Sincerely,

Melanie S Briggs, MMC
City Clerk

Cc: Planning Department
File



Melanie S. Briggs, MMC
City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5117
Fax 801-563-4716

THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING

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Posted this 18th day of December 2013
Melanie S. Briggs, MMC
City Clerk/Recorder

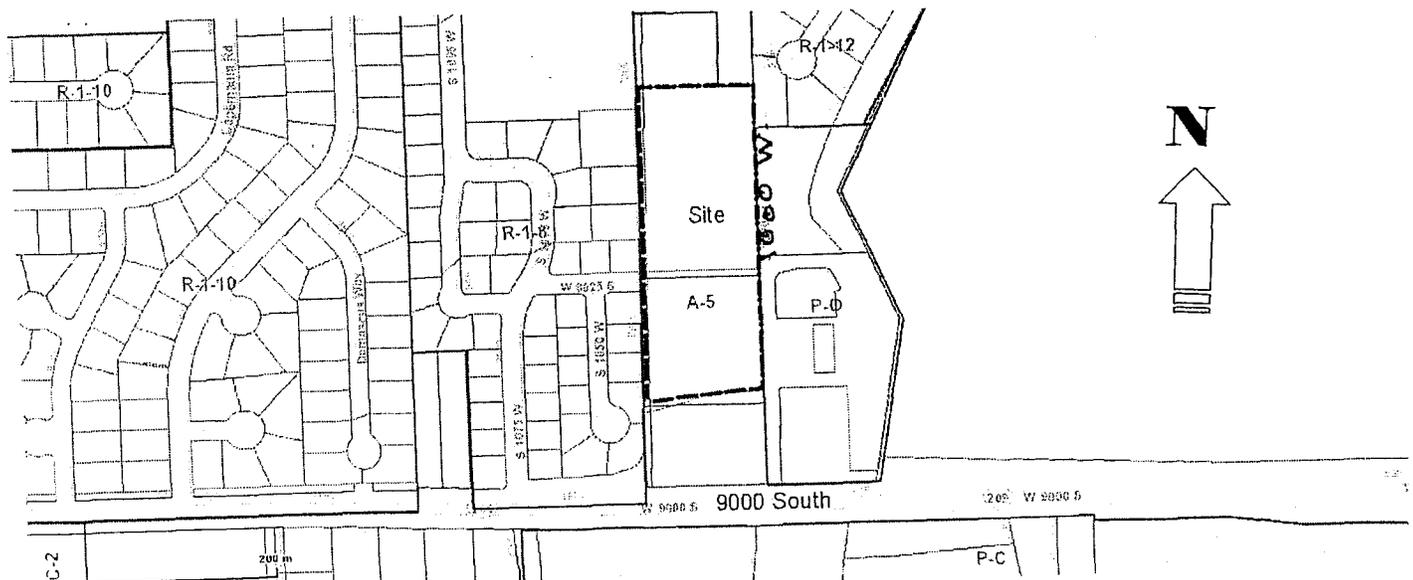


*Entity
mailing*

Melanie S. Briggs, MMC
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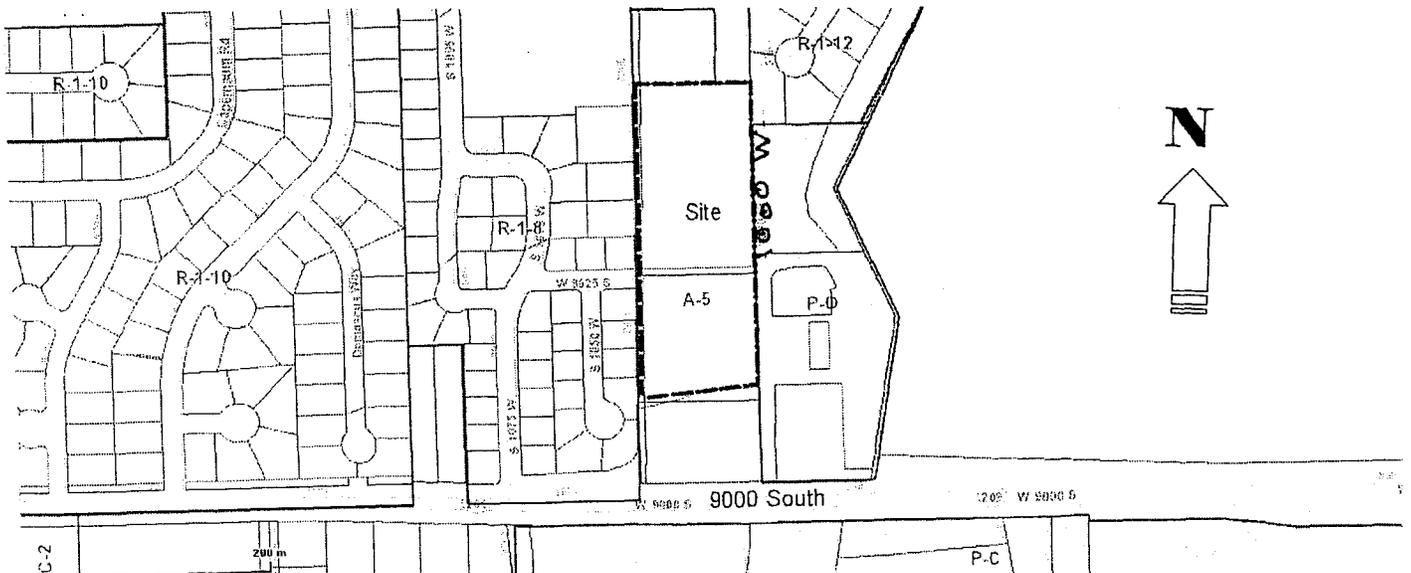
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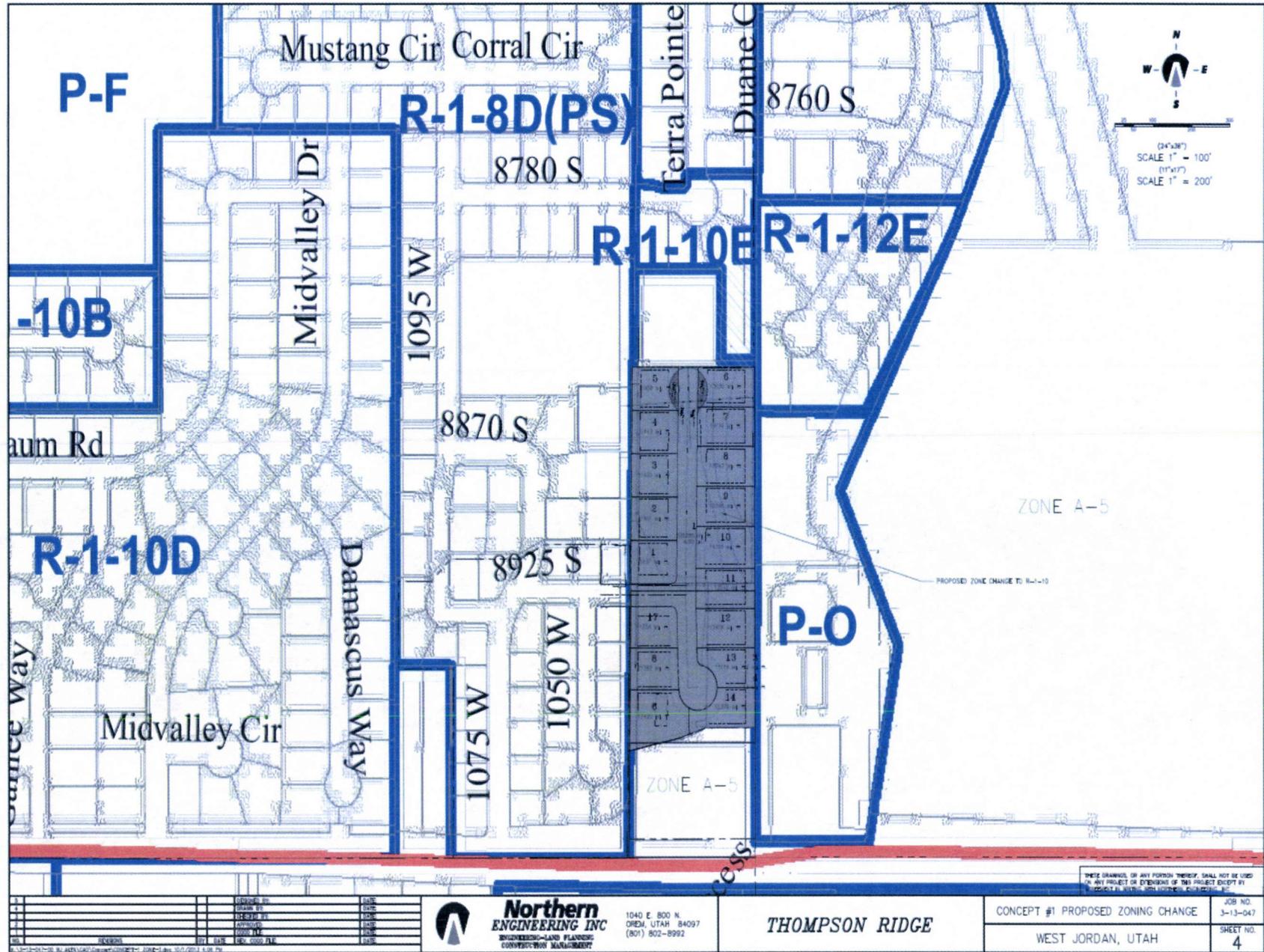
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Published this 18th day of December 2013
Melanie S. Briggs, MMC
City Clerk/Recorder





NO.	REVISION	DATE	BY	CHKD.

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING-CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

THOMPSON RIDGE

CONCEPT #1 PROPOSED ZONING CHANGE
 WEST JORDAN, UTAH

JOB NO.
 3-13-047
 SHEET NO.
 4

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED FOR ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY THE CLIENT AS NOTED WITH CUSTOMER SIGNATURES.

Exhibit A Zoning and Vicinity Map

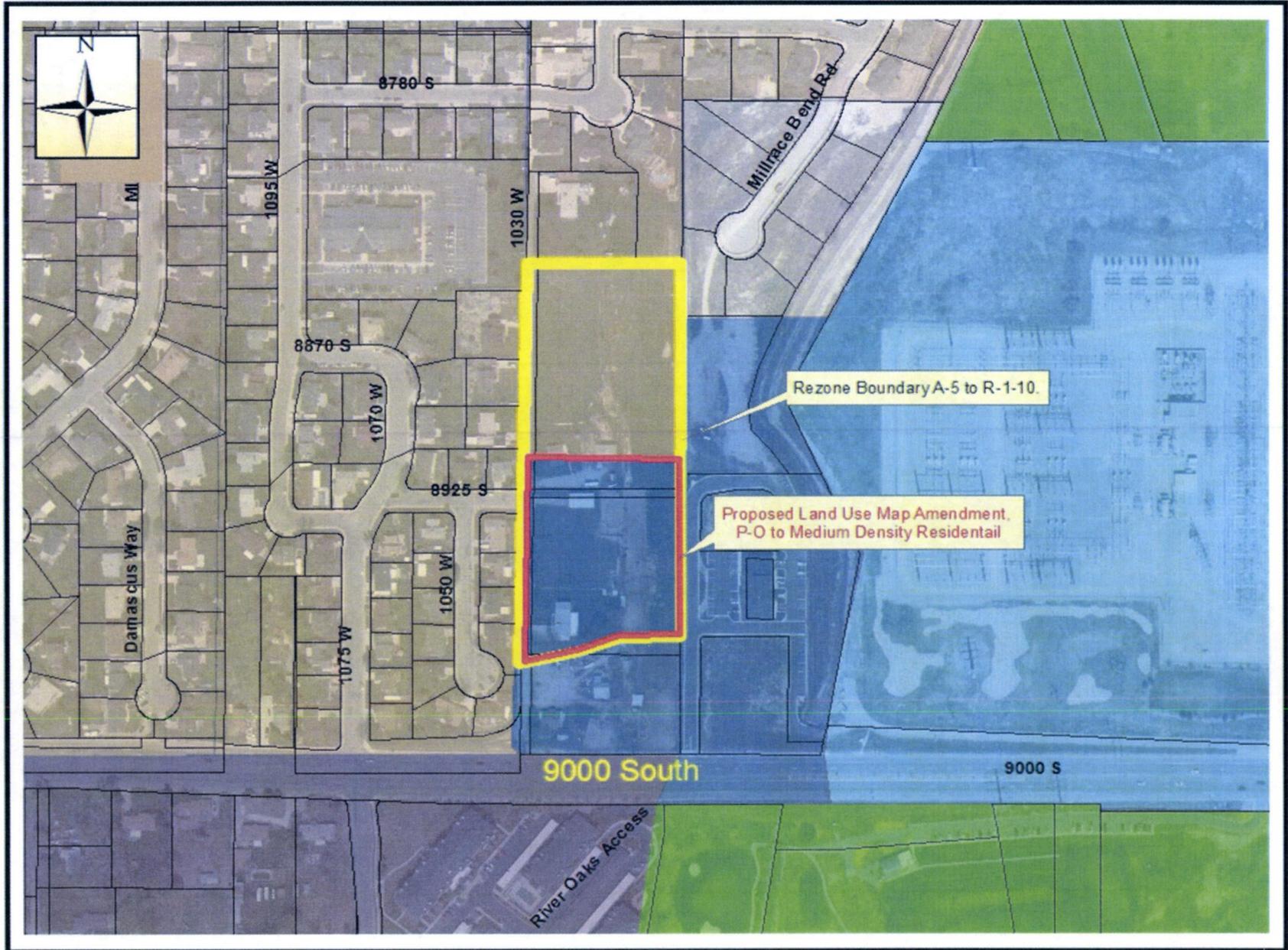


Exhibit B

Land Use Map



Exhibit C

Aerial Map with Conceptual Subdivision Plan

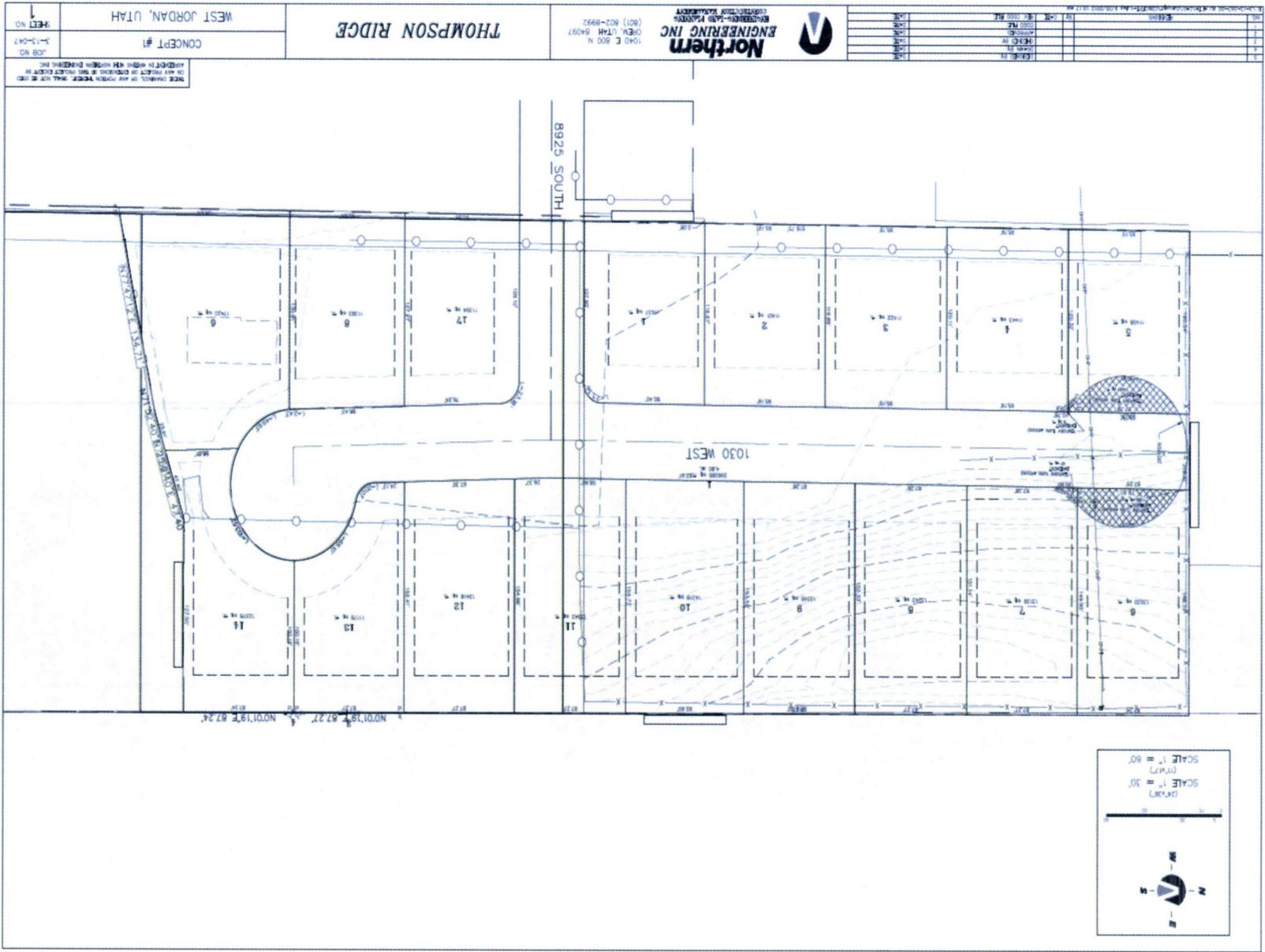


Exhibit D

Concept subdivision



Northern Engineering, Inc

1040 East 800 North
Orem, UT 84097
Phone: 801-802-8992

November 15, 2013
West Jordan City
Planning and Engineering Dept.
8000 South Redwood Road
West Jordan, Utah 84088

Thompson Ridge

Rezone Request

The proposed Thompson Ridge development is a single-family residential development located at approximately 8957 South and 1030 West in West Jordan. The proposed development is a 17-lot single family residential development on a total of 5.97 acres of land. Parcel 2702177015 is the Thompson parcel consisting of 2.46 acres and parcel 2702177005 is the Vicchilli parcel consisting of 3.51 acres. The Current land is zoned as A-5. The proposed re-zone for the above parcels are for R-1-10E and would be consistent with the zone property to the North. The adjacent property to the East holds a zoning of R-1-8D(PS) and the property to the East is P-O.

The existing land is primarily pasture ground with two existing houses and several auxiliary buildings and horse stalls. There are existing topographic slopes that exist on the site that slope to the East towards the Jordan River. The proposed lot configuration take this slope into account.

The proposed development and lot configuration are as follows:

- Total Area Within Development 5.97 acres.
- Minimum Lot Size 11,178 square feet
- Maximum lot size 17,420 square feet
- Average lot size 12,653 square feet
- Total Number of Lots 17 Single Family Residential Lots

By continuing the residential development in the area as proposed would minimize the impact to the neighboring properties compared to other non-residential uses. It is anticipated that this will be a great residential development that will complement the existing homes in the area.

Best Regards

Kyle M Spencer, P.E.

Senior Project Manager

Letter of Intent - Rezone

Exhibit E - Cont.

Draft Planning Commission Minutes
(Attached)

Planning Commission Minutes

Exhibit F

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Plat for the Okubo Farms Subdivision located at approximately 2021 West Gardner Lane subject to the following conditions:

1. Install parkstrip landscaping and 6' high masonry walls with masonry pillars per Section 13-14.3.G. Streetscape Walls: for the lots along 9000 South and Gardner Lane and providing cross section drawings, elevation drawings and a colored rendering detailing the height and materials to be used.
2. Detail the ownership and perpetual maintenance of the proposed detention pond on the final plat.
3. All lots must comply with the applicable requirements of Title 13, Zoning Regulations and Title 12, Subdivision Regulations including, but not limited to lot area, width and frontage requirements.
4. All applicable city departmental requirements must be met prior to recordation of the final plat.

Zach Jacob asked if Farmhouse Road will also be built in phases.

Ray McCandless said that was correct. The fire department requirements will still have to be met regarding length of cul-de-sacs and dead end streets.

Dan Lawes opened the public hearing.

Jay Graft, West Jordan resident, said he spoke to Bill Baranowski about seven years ago regarding sidewalk on the south side of Gardner Lane. At that time he was told that the city was waiting for development to occur before it was installed. He wanted to know what the city's plans were for that area with regards to curb and gutter, especially since this is a safe walking route to Westvale Elementary.

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

Robert Poirier said they are required to install a collector street sidewalk and parkstrip, which is wider than a normal parkstrip. He said the phases are done in such a way that there will always be two accesses.

MOTION: John Winn moved to approve the Preliminary Subdivision Plat for Okubo Farms Subdivision; 2021 West Gardner Lane; AFJS Land Holdings, LLC/Robert Poirier (applicant) subject to the conditions 1 through 4 in the planning commission packet. The motion was seconded by Zach Jacob.

AMENDED

MOTION: Dan Lawes moved to amend the motion to add to condition #1 that a 6-foot high vinyl fence be constructed along the canal. The amendment was accepted by Commissioners Winn and Jacob and the amended motion passed 5-0 in favor. Lesa Bridge was absent.

4. Thompson Ridge Rezone and Land Use Amendment; 8950 South 1030 West; General Plan Land Use Amendment for 2.46 Acres from Professional Office to Medium Density Residential and Rezone approximately 5.97 acres from A-5 (Agricultural 5-acre minimum lots) to R-1-10E (Single-family Residential 10,000 square foot minimum lots, 'E' subzone minimum home size) Zone; RP Realty, Inc./Ryan Pool (applicant) [#GPA20130003, ZC20130011; parcels 27-02-177-005, 006]

Kyle Spencer, Northern Engineering representing the applicant Ryan Pool, said the staff report gives a good summary. They feel that the land will be better used as medium density residential instead of office especially with the primary access off of 8925 South. He noted that the concept plan shows 17 lots with a temporary

turnaround and connection for further extension to the north. The average lot size is over 11,000 square feet and the homes will be substantial in size and will benefit from the views that the slope will afford.

Greg Mikolash showed the approximate location of the property. North and west of the property is single-family residential in the R-1-8 and R-1-10 zones. A professional office development is to the east. The proposal is compatible to the adjacent single-family uses. The remaining property along 9000 South is master planned as professional office and is large enough to accommodate a single office complex. Access is gained off of 9000 South onto 1075 West and then from 8925 South. He showed the conceptual plan of a double cul-de-sac layout. If the proposal is approved by the city council the subdivision submittal will be reviewed for adequate access and serviceability.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use Map from Professional Office to Medium-Density Residential and rezone the property from A-5 (Agricultural 5-acre lots) to a R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 1030 West 8950 South.

Zach Jacob asked how the private lane for the home to the north will figure in with this property.

Greg Mikolash said that would be addressed during subdivision process.

Nathan Nelson said there are also three houses that front onto that lane directly west of the subject property, so that lane will have to be preserved as a private drive.

Dan Lawes opened the public hearing.

Michael Dover, West Jordan resident, spoke in support of the rezoning. He had concerns with the slope of the property due to some of the difficulties in the Millrace Bend area, and he asked for commentary from the engineers. He said if 8925 South is extended down into that area it will have a significant grade and it will be difficult for fire access and other services. Generally speaking he was in favor of rezoning the property to residential because it will match the adjacent uses.

Brad Burton, West Jordan resident, said the project looks nice, but he hoped the city will look at the increased number of accesses over the years at the intersection of 1075 West and 9000 South and consider a traffic signal.

Karleen Logan, West Jordan resident, also requested a traffic signal on 9000 South because it is extremely dangerous. She said she was in support of the rezoning. She didn't want their private access lane turned into an alleyway where people dump garbage and trash. She was also concerned about the utility easement access for her home that runs down the center of the subject property, and she asked how that will be addressed. They would like to work with the builders to possibly put their cables in the ground.

Lesia Bridge arrived at 6:20 p.m.

Tim Williams, West Jordan resident, described their situation with the power poles that he hoped would be taken down and the lines buried when the property is developed. He said they will need to retain the lane access to their homes, but he asked who will be in charge of the road. The road is more than 20 years old and is in need of repairs, but Mr. Vicchilli would not allow him to arrange for the maintenance. He suggested that something be done to the road so it could at least last another 20 years. Since it is a private lane he suggested that the property owners be given the easement so they could take care of the maintenance. He spoke about the steep slope of the property and was concerned about the safety of the homes. He pointed out that 8925 South isn't very wide and when the garbage cans are out there is only space for one car at a time. He strongly suggested a

6-foot high vinyl fence along the entire length of the subdivision so those on the private lane can't see into messy rear yards.

Christian DiFrancesco, West Jordan resident, said his lot is directly to the north and east of this property. There are water issues due to a natural clay layer that is just slightly above the elevation of his home that is greatly exaggerated when people are watering their yards. Besides the steep slope he is concerned with how the water will be retained so it doesn't go into the yards in his cul-de-sac. If fill is brought in to raise the property he wanted to be sure that they have adequate retaining walls that become a permanent fix to the problem. He also asked if fencing will be required along the property.

Luella Thompson, West Jordan resident, asked how her property was rezoned to professional office when she wasn't notified and didn't agree to it. Now her property is being taxed as professional office.

Greg Mikolash took her information and said he would research the history and call her back.

Lesle Wilkinson, West Jordan resident, reiterated her concern with the traffic and access at 9000 South. Currently they have to go through the neighborhood to 8600 South to exit the subdivision. She was against the change unless they could get a traffic signal at 1075 West and 9000 South.

Cindy Castro, West Jordan resident, said 8925 South is not wide enough to be the only access to the subject property. She didn't mind the rezoning, but stated that there needs to be another access. The sidewalks are right next to the curb and there is only room for one car at a time to go through. This area is going to bloom with the walking trail that is coming, so she really wanted it to be planned out.

Von Vicchrilli, West Jordan resident, gave a history of what occurred when the office complex to the east was developed and he lost ten feet of his property and his fence and he wasn't reimbursed for it. He has petitioned the federal land bank regarding it, because he felt like his rights had been violated.

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

Kyle Spencer addressed some of the concerns. They are aware of the lane and the access easement along the western boundary. If they receive approval for the rezoning and land use amendment that will be the first thing they talk about. They hired a geotech engineer who ran several soil borings and tests to look at the slope stability and the bearing capacity of the soils as well as any concerns that the soils specialist had regarding the water tables. If there is a perched water table there might be a farm or other agricultural property to the west that will take several months for the water to migrate in, so they will take that into consideration. The slope of the road in their concept plan will not dip down. The homes on the east will have walkout basements and they will address property wall retention for a usable yard with the preliminary and final plans. They are very concerned with the access from 1075 West onto 9000 South and that may impact the final marketing of the development, so they are also interested in how that will be treated. He stated that all future power lines will be buried and if there are existing overhead supply lines they will be undergrounded within the road right-of-way. Granting the easement right for the residents on the private lane can be addressed with recording the subdivision plat. They are aware of the privacy and integrity of the proposed lots as well as the existing homes that use the private lane. He hoped that the future homeowners won't place garbage and debris on the other side of the fence. They will address fencing requirements as they move forward. When they submit their grading and drainage plan they will have to make sure that they detain and retain their own storm water. If the grading plan indicates import fill, the retaining wall treatment will follow the parameters of the geotech report and will be permanent. The slope of the property makes any other access besides 8925 South prohibitive, so it is the only access to this infill property. The existing stub road was placed there and was fully intended to extend and to provide access to this property. When it was developed the city had the appropriate right-of-way dedicated for the width of 8925 South knowing that it would provide access to the subject property. He felt that rezoning the

property to medium density versus professional office will reduce the traffic demand and will fit better with the neighboring property and is the best option for the property. He stated that regarding the concerns of the property owner to the south, they are aware of the boundary surveys that have already been executed on both parcels and they are in agreement with those surveys.

Lesia Bridge asked if 8925 South was smaller than a standard street.

Kyle Spencer said he would have to look at a plat, but he wasn't aware of it not being in compliance with city roadway standards.

Ellen Smith referred to the entire area and asked where the other access point was besides 1075 West.

Zach Jacob said you can go north to 8600 South.

Tom Burdett explained why the subject property didn't have a connection to the north.

Ellen Smith asked if West Jordan has any control over the installation of a traffic signal on 9000 South since it is a UDOT road.

Nathan Nelson said the city can request UDOT to run a warrant analysis at that location. Some good points have been made tonight and he will have the traffic engineer submit that request for a study regardless of whether or not this proposal is granted.

Ellen Smith said if the city can work with the citizens of that neighborhood then this problem may be solved separate from the land use process. She asked if the residents can follow up with him.

Nathan Nelson said that Bill Baranowski will be the point of contact with the city.

David Pack wanted to disclose that a decade ago Mr. Pool and he had some real estate transactions, but he didn't feel they were germane to this issue. Responding to Ms. Thompson's concern about the zoning change, he asked if that may have been done with the update of the master plan. He was also appreciative of the citizen comments and stated that there are so many checks and balances in place that power lines, traffic signals, grading, easements, etc. will all be reviewed with the subdivision application, which should alleviate some of the concerns.

Zach Jacob thanked everyone who participated in the meeting. He felt that a traffic signal should be considered for the intersection on 9000 South, and 17 more units could add to the problem. Most of the concerns would be addressed at the subdivision plat review. The question tonight is whether homes or something else is a good use for the property. He clarified that the future land use for the southern half of the property is master planned for professional office, but the zoning is agriculture.

MOTION: Zach Jacob moved to forward a positive recommendation to the City Council for the Thompson Ridge Land Use Amendment; 8950 South 1030 West; RP Realty, Inc. (applicant) to change the land use designation for 2.46 acres from Professional Office to Medium Density Residential. The motion was seconded by Lesia Bridge and passed 6-0 in favor.

MOTION: Zach Jacob moved to forward a positive recommendation to the City Council for the Thompson Ridge Rezone; 8950 South 1030 West; RP Realty, Inc. (applicant) to change approximately 5.97 acres from A-5 to R-1-10E Zone. The motion was seconded by Lesia Bridge and passed 6-0 in favor.

Future Land Use Map/Rezone Ordinances

Ordinances

Exhibit G

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-01

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR 2.9 ACRES OF LAND FROM PROFESSIONAL OFFICE TO MEDIUM DENSITY RESIDENTIAL AND REZONE 5.97 ACRES OF LAND FROM A-5 (AGRICULTURAL 5 ACRE LOTS) TO R-1-10E (SINGLE-FAMILY RESIDENTIAL, 10,000 SQ. FT. LOT MINIMUM) FOR PROPERTY LOCATED AT APPROXIMATELY 1030 WEST 8950 SOUTH.

WHEREAS, an application was made by Ryan Pool – RP Realty Inc. to amend the General Plan Future Land Use Map for 2.9-acres from Professional Office to Medium-Density Residential and Rezone 5.97-acres from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot lot minimum) for property located at approximately 1030 West 8950 South;

WHEREAS, on November 26, 2013, the Future Land Use Map amendment and Rezone request was considered by the Planning and Zoning Commission, which has made a positive recommendation to the City Council concerning the Future Land Use Map amendment from Professional Office to Medium-Density Residential and Rezone 5.97-acres from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot lot minimum) for property located at approximately 1030 West 8950 South;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on January 8, 2013; and,

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the Future Land Use Map:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and,
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, the City Council of the City of West Jordan finds the following with respect to an amendment of the Zoning Map:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the City's General Plan;
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 district which may impose additional standards.

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

Section 1. The Future Land Use Map of the City of West Jordan, Utah, is hereby amended by changing the future land use designation for 2.9-acres of property from Professional Office to Medium-Density Residential, located approximately at 1030 West 8950 South, more appropriately described below:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3, SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 2, THENCE N. 00°03'42" W. ALONG THE SECTION LINE A DISTANCE OF 284.44 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY PROPERTY LINE OF THE THOMPSON PROPERTY TO THE REAL POINT OF BEGINNING.

THENCE N. 90°00'00" W A DISTANCE OF 127.50 FEET ; THENCE S. 71°52'40" W A DISTANCE OF 73.01 FEET; THENCE S. 77°47'12" W. A DISTANCE OF 134.71 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THOMPSON PARCEL PROPERTY; THENCE N. 00°38'57" E. A DISTANCE OF 443.10 FEET; THENCE N. 90°00'00" E. A DISTANCE OF 323.68 FEET; THENCE S. 00°01'19" W A DISTANCE OF 391.86 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 133317 SQ.FT. OR 3.06 AC. OF LAND MORE OR LESS.

Section 2. The Zoning Map Of The City Of West Jordan, Utah, is hereby amended by changing the zoning classification for 3.51-acres of property from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot lot minimum), located at approximately 1030 West 8950 South, more appropriately described below:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3, SOUTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 2, THENCE N. 00°03'42" W. ALONG THE SECTION LINE A DISTANCE OF 284.44 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY PROPERTY LINE OF THE THOMPSON PROPERTY TO THE REAL POINT OF BEGINNING.

THENCE N. 90°00'00" W A DISTANCE OF 127.50 FEET ; THENCE S. 71°52'40" W A DISTANCE OF 73.01 FEET; THENCE S. 77°47'12" W. A DISTANCE OF 134.71 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THOMPSON PARCEL PROPERTY; THENCE N. 00°38'57" E. A DISTANCE OF 842.28 FEET; THENCE N. 90°00'00" E. A DISTANCE OF 319.31 FEET; THENCE S. 00°01'19" W A DISTANCE OF 791.02 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 261644 SQ.FT. OR 6.01 AC. OF LAND MORE OR LESS.

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 8th day of January, 2014.

ATTEST:

CITY OF WEST JORDAN

Melanie Briggs
City Recorder

Kim V. Rolfe
Mayor – City of West Jordan

Voting by the City Council	"AYE"	"NAY"
Jeff Haaga	_____	_____
Judy Hansen	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Ben Southworth	_____	_____
Justin D. Stoker	_____	_____
Mayor Kim V. Rolfe	_____	_____

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/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 _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]