

REQUEST FOR COUNCIL ACTION

SUBJECT: Comprehensive General Plan – Vision Statement Addition

SUMMARY: West Jordan Comprehensive General Plan – Addition of a Vision Statement to the text; City of West Jordan (applicant) [Ray McCandless #TA20140001]

FISCAL IMPACT: None

RECOMMENDATION:

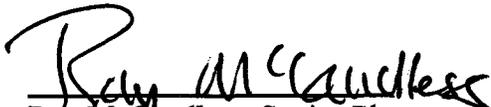
Staff Recommendation: Staff recommends that the City Council add a vision statement to the General Plan as recommended by the Planning Commission.

MOTION RECOMMENDED:

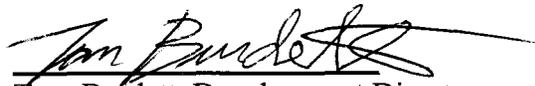
"I move to approve and authorize the Mayor to sign Ordinance 14- 10 to add a vision statement to the General Plan as recommended by the Planning Commission".

Roll Call vote required

Prepared by:


Ray McCandless, Senior Planner

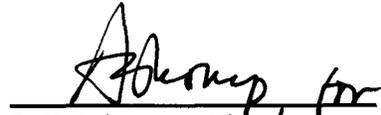
Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Richard L. Davis, City Manager

Reviewed as to legal form:


Jeff Robinson, City Attorney

I. BACKGROUND DISCUSSION:

On June 4, 2013, the City Council appointed a temporary, ad hoc, Planning & Development Envisioning sub-committee to draft a vision statement to be inserted into the City’s Comprehensive General Plan. The committee was comprised of members of the City Council and Planning Commission. They met four times to “brain storm” a vision statement. The vision statement developed by the sub-committee was reviewed by the City Council on December 4, 2013.

The purpose of the Vision Statement is a clarification to the philosophy supporting the General Plan. Attached (Exhibit B) is a copy of the vision statement as it will appear in the General Plan.

On February 4, 2014, a public hearing was held before the Planning Commission. The Planning Commission unanimously recommended approval (5-0) to add a vision statement to the General Plan with a minor correction as indicated in the attached Planning Commission meeting minutes (Exhibit A).

II. FINDINGS OF FACT

According to Section 13-7C-6: Findings for Approval, any amendments to the general plan, including maps, shall be approved only if:

Criteria 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 proposed amendment is consistent with the goals, policies and objectives of the General Plan. The General Plan states that the “Plan is not a static document and should evolve as the city evolves.” (Page 8) Adding a vision statement to the plan is important as it broadly describes the city’s objectives, mission and values. As such, it is appropriate that the Vision Statement be placed at the front of the General Plan. The General Plan, including the goals and policies, guide implementation of these values.

Finding: The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

Criteria B: *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;*

Discussion: This criterion does not apply.

Finding: This criterion does not apply.

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

Discussion: This criterion does not apply.

Finding: This criterion does not apply.

Criteria 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: This criterion does not apply.

Finding: This criterion does not apply.

Criteria 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: This criterion does not apply.

Finding: This criterion does not apply.

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

Discussion: The proposed amendments are consistent with the City's Strategic Plan which was adopted by resolution (13-12) on January 30, 2013. The Strategic Plan states "We maintain a healthy balance between supporting growth and maintaining open space and lower density development." The plan also states "Recruit businesses that will provide strong and reliable employment for our residents." Designating additional commercial property on 9000 South will help achieve this goal.

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

Conclusion:

Adding the proposed vision statement is an appropriate modification to the General Plan.

IV. STAFF RECOMMENDATION

Staff recommends that the City Council accept the findings contained in the staff report and adopt the proposed General Plan Amendment as discussed in this report.

V. MOTION RECOMMENDED:

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council add a vision statement to the General Plan as discussed in this report.

If the moving Councilmember disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council not add a vision statement to the General Plan. Specifically, I disagree with the Staff and find that the following required criteria for an amendment to the General Plan has/have not been met:

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

Which criteria has been met or not met? Why?

Note: All applicable criteria must be met to support a positive action by the City Council.

Attachments:

Exhibit A – Planning Commission Minutes

Exhibit B – Ordinance

Planning Commission Meeting Minutes
of February 4, 2014
Attached

Planning Commission Minutes

Exhibit A

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 4, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, Zach Jacob, Ellen Smith, and Bill Heiner. David Pack was excused. Lesa Bridge was absent.

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Larry Gardner, Nathan Nelson, and Julie Davis

OTHERS: Clayton Haight, Justin Adderley, Rick Hellstrom, Mike Fossmo, June Christiansen, Lynn Rasband, Kelly Smith, Emily Backus, Warren Kirk, AJ Walkowski, Bill Barton, Susan Gould, Marian Furst, Karen Barton, Dale Walkowski, Connie Sedanto, and Katie Dolar.

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed, and clarifying questions were answered. There are water issues that have contributed to the development delay in Phase 4 of Siena Vista subdivision, which still exist. Resolving the park issue doesn't necessarily clear the way for completion of the phase.

The regular meeting was called to order at 6:01 p.m.

1. Consent Calendar
Approve Minutes from January 21, 2014

MOTION: Zach Jacob moved to approve the Consent Calendar, the minutes from January 21, 2014. The motion was seconded by Bill Heiner and passed 5-0 in favor. David Pack and Lesa Bridge were absent.

2. General Plan Update – Update the 2012 City of West Jordan Comprehensive General Plan adding to the text a Vision Statement; City of West Jordan (applicant) [#TA20140001]

Greg Mikolash stated that the General Plan was adopted in 2012. The proposal is to add a vision statement to the document.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed General Plan Amendment as discussed in the report.

Dan Lawes opened the public hearing.

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

MOTION: Zach Jacob moved to forward a positive recommendation to the City Council to add the vision statement to the General Plan as stated in the packet with the

removal of one comma as discussed. The motion was seconded by Sophie Rice and passed 5-0 in favor. David Pack and Lesa Bridge were absent.

3. Siena Vista Amended Zoning Conditions; 7000 South 5715 West; Amend/Remove Zoning Condition #1 pertaining to Open Space Requirement; R-1-6 C&D (ZC) Zone; Peterson Development/Vic Barnes (applicant) [#ZC20130008; parcel 20-26-200-016]

Warren Kirk, representing the applicant, Peterson Development, gave a history of the development of Siena Vista, which began 13 years ago with preliminary approval for 71 acres with 10% required open space. The property was divided into 44 acres east of the power corridor and 26 acres west of the corridor. The 10% open space requirement was a zoning condition at that time, and since then the city has determined that they do not want to maintain pocket parks. Since the initial approval, the Jordan School District acquired 26 acres west of the corridor. The Planning Commission met on January 7th of this year to discuss options for the property. Staff listed eight options at that time, but the developer proposes two options 1) A park 0.57 acres in size and 23 home lots, and 2) Eliminate the internal pocket park and have 25 lots. The proposed lots would be larger than the minimum zoning requirement. He said there are currently 1.57 acres of open space, which is just less than 4% of the currently developed area. If they add 0.57 acres for a pocket park it will bring it to almost 5%. They understand they are not meeting the 10% requirement with their two options. A third option is to do nothing at all. He stated that they met with the residents, and Councilmember Southworth had as well. Mr. Kirk said he had personally attended two of the Open Land Committee meetings, and his impression at both of those was that there is not a vehicle or a way to maintain the park and the Open Land Committee would not make a recommendation for a pocket park or additional open space within this area. He described the current condition of the vacant field, which includes weeds, paint cans, mattresses, etc. They proposed to finish the development. They can't go back and change what happened in 2001 nor can they change the city's attitude toward maintenance. People in that area would love to have a park of any size in the area, but if it is going to cost them money the residents might not want the park. Some ways to provide maintenance may include an SID or HOA, which would not be popular with the residents. Some may argue that the power corridor is open space and their plan to finish the subdivision should not overcrowd the area. The property south of this is proposed as single-family lots. It is his understanding that Mantova Way has become a place for various activities and it is causing problems. He hoped that developing the lots on this property would help to reduce those concerns. There are five homes on Mantova Way who might say they don't want development to the west, because it would block their views. However, the rest of the development would probably hope to eliminate some of the suspicious activities in the area. As a property owner and developer they have tried to work well with the city in growing the area. Just south of Siena Vista they have helped to facilitate a 4-acre city park, which he knows doesn't meet the requirement from 2001, but he asked them to consider that they are trying to finish this development.

Zach Jacob asked for clarification that the existing 1.57 acres of open space is the corner property on 7000 South and 5600 West, and it would require 2.89 acres of additional open space to fulfill the original condition.

Warren Kirk said yes.

Exhibit B
Ordinance - Attached

Ordinance

Exhibit B

Legal Review-Date/Initial: _____ / _____
Text/Format -Date/Initial: _____ / _____
Dept. Review-Date/Initial: _____ / _____
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 14- 10

AN ORDINANCE AMENDING THE CITY OF WEST JORDAN
COMPREHENSIVE GENERAL PLAN

WHEREAS, the City of West Jordan adopted a City Code in 2009, for the purpose of carrying into effect and discharging all powers and duties conferred by law upon the city and its officers, employees and inhabitants, and to provide for the safety, preserve the health, promote the prosperity, improve the morals, peace, good order, comfort and convenience of the city and its inhabitants, and to protect property in the city; and

WHEREAS, the West Jordan City Council ("City Council") finds it necessary and appropriate to update, revise and improve the Comprehensive General Plan; and

WHEREAS, the City Council has determined that it is the best interest of the City to add a vision statement to the General Plan as shown on the attached Exhibit A.

NOW THEREFORE, IT IS ORDAINED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

The Comprehensive General Plan has hereby been amended to include a vision statement.

Passed and adopted by the City Council of the City of West Jordan, Utah this _____ day of _____, 2014.

CITY OF WEST JORDAN

By: _____
Kim V. Rolfe
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council

"AYE"

"NAY"

Councilmember Jeff Haaga

Councilmember Stoker

Councilmember Nichols

Councilmember Hansen

Councilmember Southworth

Councilmember McConnehey

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]

Exhibit A

City of West Jordan Vision Statement

The City of West Jordan is a family-friendly, vibrant, growing city dedicated to improving the quality of life and opportunities of the community while honoring the legacy of our past through:

- **Vibrant economic development providing diverse work, business, educational and recreational opportunities;**
- **Efficient transportation and convenient connectivity to other cities;**
- **Logical and sustainable growth ensuring key services, safety, infrastructure and quality design;**
- **Responsive, transparent and trusted communication with community stakeholders.**