

REQUEST FOR COUNCIL ACTION

SUBJECT: Jordan Hollow Rezone

SUMMARY: Jordan Hollow; Zoning Map Amendment; at the address of 8157 South Mapleleaf Way; Rezone 1.74 acres from RR-1C (Rural Residential 1 acre lots with "C" sized homes) and 21.04 acres from RR-.5E (Rural Residential .5 acre lots with "E" sized homes) zones to R-1-10E (Single-Family Residential "E" sized homes) zone; Kimberly Mascherino, Jordan Meadows LLC (applicant) [Nannette Larsen #ZC20160010]

FISCAL AND/OR ASSET IMPACT: None.

STAFF RECOMMENDATION: Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council rezone the property located at 8157 South Mapleleaf Way from RR-1C (Rural Residential 1 acre lots with "C" sized homes) and RR-.5E (Rural Residential .5 acre lots with "E" sized homes) to R-1-10E (Single-Family Residential "E" sized homes).

PLANNING COMMISSION RECOMMENDATION: On July 5, 2016, the Planning Commission in a 3 to 2 vote recommended that the City Council deny the request to rezone the property located at 8157 South Mapleleaf Way from RR-1C (Rural Residential 1 acre lots "C" sized homes) and RR-.5E (Rural Residential .5 acre lots with "E" sized homes) to R-1-10E (Single-Family Residential "E" sized homes). This recommendation was due specifically disagreeing with City Staff and finding that Criteria 2 is not being met, that the amendment will result in incompatible land use relationships and does adversely affect adjacent properties.

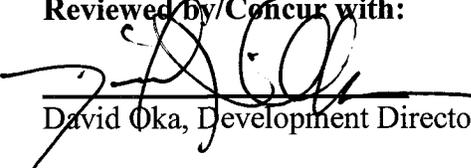
MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council approve and establish the rezone of the property located at 8157 South Mapleleaf Way from RR-1C (Rural Residential .5 acre lots with "C" sized homes) and RR-.5E (Rural Residential .5 acre lots with "E" sized homes) to R-1-10E (Single-Family Residential "E" sized homes).

Roll Call vote required

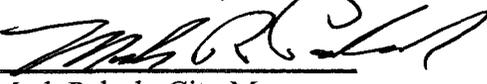
Prepared by:


Nannette Larsen, Associate Planner

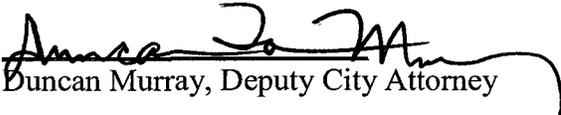
Reviewed by/Concur with:


David Oka, Development Director

Recommended by:


Mark Palesh, City Manager

Ordinance reviewed as to legal form:


Duncan Murray, Deputy City Attorney

I. BACKGROUND / ANALYSIS

The property under review for a rezone is presently vacant and is located on two separate parcels with the addresses 8157 South Mapleleaf Way and 8415 South Susan Way. The larger parcel is located towards the east portion of the development and encompasses a little over 26 acres. The entirety of this parcel will not be rezoned however. The north portion of this parcel, with approximately 5 acres in area, is already zoned R-1-10E, and will therefore not be included as part of the rezone of the potential development. This larger parcel is presently zoned RR-.5E. The second parcel included in the rezone is 1.74 acres of property, and is in the zone RR-1C.

The subject property is surrounded by previously approved single-family subdivisions: Pheasant Run to the north, Huntington Estates to the west, and Bloomington Acres to the south. Each of these subdivisions are providing at least one access to the subject site. At this time only the proposed rezone is subject to review, however a subdivision concept plan is attached as Exhibit C of this Staff Report. This concept plan is showing anticipated connections to these four existing and separate local streets which will potentially feed into this concept subdivision. The accesses to the north, south, and west will be sufficient for the type and quantity of traffic expected for the proposed zone. The concept plan is also showing lots with at least 10,000 square feet of lot area. Regardless, this concept plan is subject to change when a full review is conducted by City Staff and the Planning Commission during Major Subdivision review.

Earlier this year the Planning Commission heard the proposed rezone and subsequent public comments from neighboring subdivisions. The final recommendation from the Planning Commission was to deny the proposed rezone citing that the amendment did not meet Criteria 2. Criteria 2 includes the standard that the proposed amendment must result in a compatible land use and that the amendment will not result in adversely affecting surrounding properties.

After this Public Hearing the applicant submitted a Traffic Impact Study. This traffic study looks at the traffic impacts the proposed development will have on surrounding neighborhoods. I've attached to this Staff Report the summary of this TIS as Exhibit F. The City's Traffic Engineer has also reviewed this Impact Study and has concurred with its findings.

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

	Existing Land Use	Zoning
North	Single-Family/Vacant	R-1-10E
South	Single-Family	R-M
East	Bangerter Highway/Single-Family	R-1-8A
West	Single-Family	RR-1C

II. FINDINGS OF FACT

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

Prior to making a positive recommendation to the City Council for an amendment to the Zoning Map, the Planning Commission shall make 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 in the Medium Density Residential designation in the Future Land Use Map. The rezone to R-1-10E is supported by the 2012 Comprehensive General Plan. The Medium Density Residential designation provides for areas which are, "moderate intensity single-family attached/detached units", and areas, "that should be designated as medium density residential uses should be preferred for infill development that are well buffered from commercial and industrial uses".

Medium Density Residential supports development with 3.1 to 5.5 dwelling units per acre. An R-1-10 zone typically has a density of 4.3 dwelling units per acre, this density is well within the maximum standards of the existing Land Use designation.

Finding: The proposed amendment 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 area proposed for the rezone is surrounded by existing residential subdivisions. The properties located to the north, including the vacant portion which will be included in this projected subdivision, are presently zoned R-1-10E (Single-Family Residential 10,000 lots, E sized homes).

The neighborhood to the west is zoned for 1 acre lots in the RR-1C (Rural Residential 1 acre lots, C sized homes) zoning district. Between this subdivision and the subject parcel proposed to be rezoned is a canal with a future trail. This separation should be sufficient between the different densities in this area, City Staff doesn't anticipate that the subject property's higher density will negatively affect the subdivision to the west. Included in the concept plan, included in this report as Exhibit C, City Staff required that a fourth access to the anticipated subdivision is provided by connecting to the stub road in Huntington Estates subdivision. This connection is required due to the subdivision to the north limited street system, while two stub streets are provided to the north, these streets will eventually consolidate into a single street before accessing another subdivision in order to connect to 4000 West (a collector street). Exhibit A in this Staff Report shows (circled in red) this street connection described here.

Finally, the property to the south is zoned R-M (Mobile Home) and has a developed subdivision. A single access is provided to the subject site. This street will provide access to Old Bingham Highway further to the south. The average lot size in Bloomington Acres (the fully developed subdivision to the south) is approximately 8,000 square foot lots. Staff does not anticipate a rezone to an R-1-10E district will negatively affect this subdivision as well.

While the property is being proposed to be rezoned to a zone with a higher density, the subzone (or the minimum house size allowed) of the majority of the rezone will remain the same. Presently the subzone on much of this site is sub-zoned E; the chart below outlines the minimum square footages for this parcel. The parcel with the address 8415 South Susan Way is proposed to change from subzone C to Subzone E, this change will require larger home sizes and which will be more compatible with the R-1-10 Zone.

Subzone	Dwelling Type	Minimum Living Space (In Sq. Ft.)	Zone to which the subzone applies
E	1 level dwelling (rambler or split entry)	3,000	R-1-10
	Split level dwelling	2,400	
	Multi-story dwelling (2 or more)	3,000	

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 zone of this site is consistent with the surrounding residential areas in the community, it is also consistent with the location of the site: this property is immediately adjacent to Bangerter Highway to the east.

This rezone will advance the general safety and welfare of the residents in the City by improving the degree of connectivity between new and existing neighborhoods. The development potential of this site is considered to be infill development and will improve connectivity by completing existing stub roads in surrounding subdivisions, particularly in the Pheasant Run subdivision which has a singular point of access to a collector street at this time. The potential development on this site will also improve emergency access to this site as well as surrounding residential neighborhoods.

At this time only the rezone is under review, any concerns with the concept plan or potential construction will be reviewed by Staff and Planning Commission at a later date to ensure the site will meet the requirements found in Title 13 and Title 14 of the 2009 City code.

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 City's Engineering Department has reviewed the proposal to rezone the property. At this time the existing infrastructure: storm drain, traffic, water, and sewer are sufficient. However, a more detailed review by the applicant will be required at the time of Subdivision submittal to ensure the development of the site can meet established City serviceability standards. At this time (rezone review), City Staff does not have sufficient information which indicates that public services will be disproportionately impacted as a result of the approval of this requested rezone. This proposed rezone will therefore meet this finding of fact that, while further information will be required prior to any development on the subject site, sufficient information hasn't been given which indicated the proposed amendment will unduly impact the adequacy of public services.

Additional and more specific review will be needed at the time of Subdivision submittal to ensure adequate storm water drainage. The applicant will be responsible for any updates, if found necessary, to the public services that will be required by the City to meet established serviceability standards. A memo from our Engineering Department is attached to this report as Exhibit E which further describes their review of existing facilities.

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 and roadways.

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

Discussion: This subject site is within the Airport Overlay District in the Horizontal (Ah) and Conical (Ac) Zones. The Airport Overlay District restricts some uses in certain zones in this Overlay District. Single-family residential uses are permitted in both the Ah and Ac zones. Other single-family houses are within these two overlay districts (subdivisions to the north and west of the subject site).

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

III. CONCLUSION:

The proposed Zoning Map Amendment to rezone the Jordan Hollow property to the R-1-10E zoning district meets all the criteria for approval and is not contrary to any current goals and policies in the General Plan or conflicting with Title 13 of the 2009 City Code.

IV. ATTACHMENTS:

- Exhibit A – Aerial Map
- Exhibit B – Zoning/Land Use Map
- Exhibit C – Concept Plan
- Exhibit D – Letter of Intent
- Exhibit E – Affidavit
- Exhibit F - Application

III. CONCLUSION:

The proposed Zoning Map Amendment to rezone the Jordan Hollow property to the R-1-10E zoning district meets all the criteria for approval and is not contrary to any current goals and policies in the General Plan or conflicting with Title 13 of the 2009 City Code.

IV. ATTACHMENTS:

- Exhibit A – Aerial Map
- Exhibit B – Zoning/Land Use Map
- Exhibit C – Concept Plan
- Exhibit D – Letter of Intent
- Exhibit E – Engineering Memorandum
- Exhibit F – Traffic Impact Study
- Exhibit G – Affidavit
- Exhibit H - Application

4770 S #5600 W
WEST VALLEY CITY, UTAH 84118
FED. TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS

CITY OF WEST JORDAN,
MELANIE BRIGGS
8000 S REDWOOD RD

ACCOUNT NUMBER

9001403739

DATE

9/26/2016

WEST JORDAN, UT 84088

ACCOUNT NAME

CITY OF WEST JORDAN,

TELEPHONE

8015695115

ORDER # / INVOICE NUMBER

0001113210 /

PUBLICATION SCHEDULE

START 09/25/2016 END 09/25/2016

CUSTOMER REFERENCE NUMBER

CC PH 9/25

CAPTION

CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before

SIZE

39 LINES

1 COLUMN(S)

TIMES

2

TOTAL COST

53.75

**CITY OF WEST JORDAN
PUBLIC HEARING NOTICE**
A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 12, 2016, at the hour of 6:00 pm, in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a Rezone of 1.74 acres from RR-1C (Rural Residential 1-acre lots and 10,439 square foot lots) to R-1 (Single-Family Residential) for Jordan Hollow Subdivision, located at approximately 8415 South Susan Way and 8157 South Maple Leaf Way, Jordan Meadows LLC/Kimberly Williams (applicant). You are invited to attend the public hearing and participate in the discussions and voice any support or concerns you may have. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060. 1113210 UPXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **CITY OF WEST JORDAN PUBLIC HEARING NOTICE A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 12, 2016, at the hour** FOR **CITY OF WEST JORDAN**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 09/25/2016 End 09/25/2016

DATE 9/26/2016

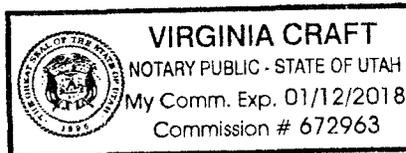
SIGNATURE *Ann Dartnell*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 26TH DAY OF SEPTEMBER IN THE YEAR 2016

BY ANN DARTNELL



Virginia Craft
NOTARY PUBLIC SIGNATURE



City Clerk's Office

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

September 22, 2016

Kimberly Mascherino
Jordan Meadows LLC
9 Bentwood Lane
Sandy, UT 84092

Dear Kimberly,

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 12, 2016, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a Rezone of 1.74 acres from RR-1C (Rural Residential 1-acre lots and 21.04 acres from RR-.5E (Rural Residential half-acre lots) to R-1-10E (Single-family residential 10,000 square foot lots); for Jordan Hollow Subdivision, located at approximately 8415 South Susan Way and 8157 South Maple Leaf Way, Jordan Meadows LLC/Kimberly Mascherino (applicant). You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

A handwritten signature in cursive script that reads "Carol Herman".

Carol Herman
Deputy City Clerk

cc: Planning Department



City Clerk's Office
City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 12, 2016, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a Rezone of 1.74 acres from RR-1C (Rural Residential 1-acre lots and 21.04 acres from RR-.5E (Rural Residential half-acre lots) to R-1-10E (Single-family residential 10,000 square foot lots); for Jordan Hollow Subdivision, located at approximately 8415 South Susan Way and 8157 South Maple Leaf Way, Jordan Meadows LLC/Kimberly Mascherino (applicant). 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 on the City's website www.wjordan.com approximately 4-days prior to the meeting.

Posted this 22ND day of September 2016



Carol Herman
Deputy City Clerk



300' mailing

City Clerk's Office
City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5115
Fax (801) 565-8978

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, October 12, 2016, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a Rezone of 1.74 acres from RR-1C (Rural Residential 1-acre lots and 21.04 acres from RR-.5E (Rural Residential half-acre lots) to R-1-10E (Single-family residential 10,000 square foot lots); for Jordan Hollow Subdivision, located at approximately 8415 South Susan Way and 8157 South Maple Leaf Way, Jordan Meadows LLC/Kimberly Mascherino (applicant). 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 on the City's website www.wjordan.com approximately 4-days prior to the meeting.

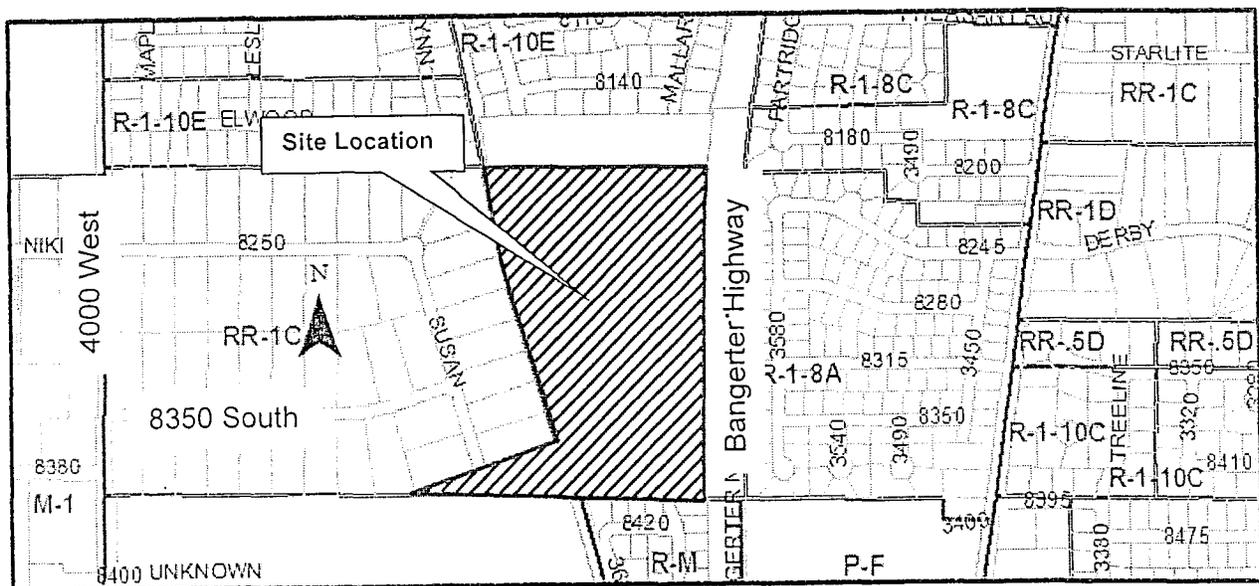




Exhibit A

Aerial Map

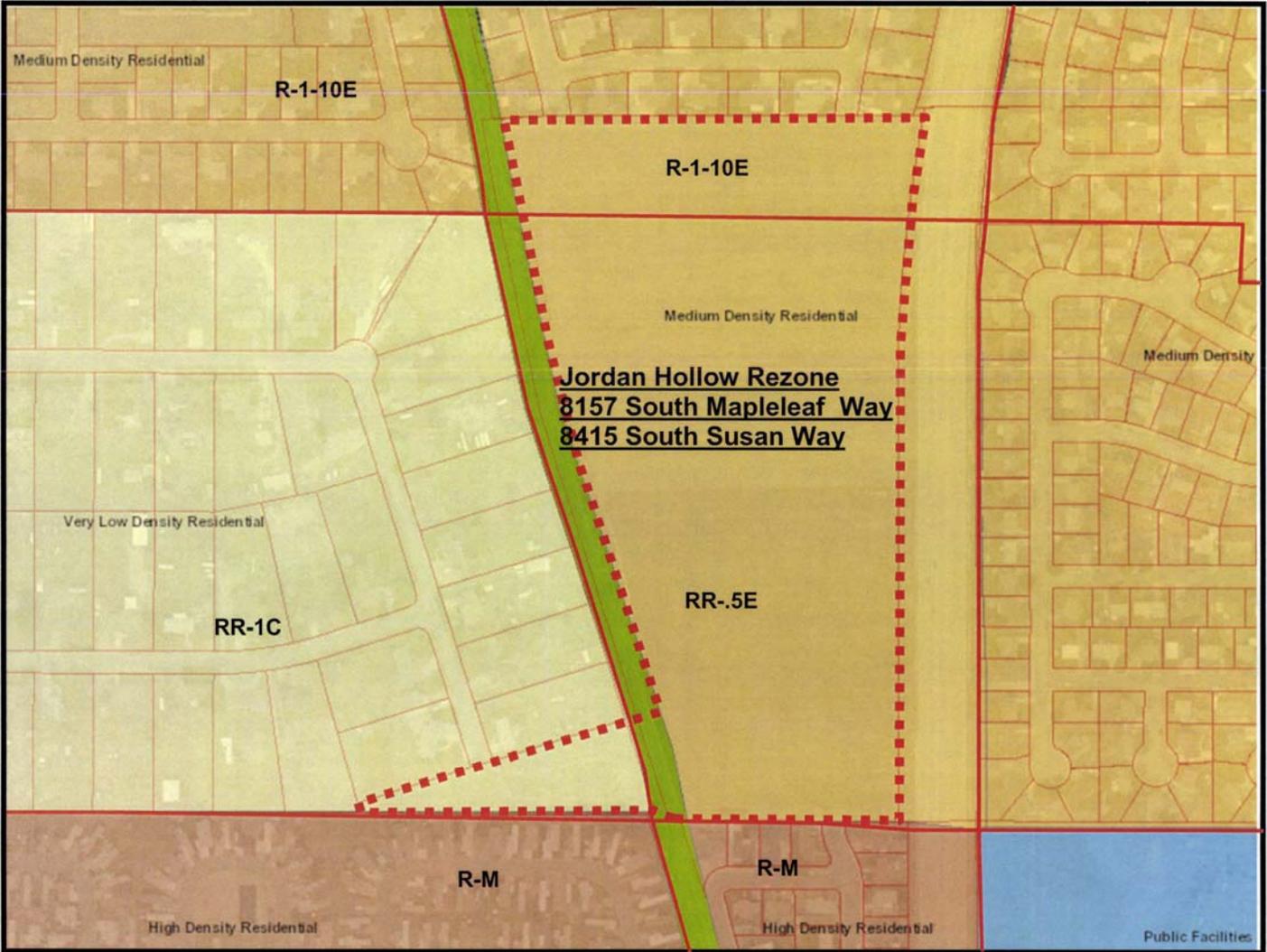


Exhibit B

Zoning/Land Use Map

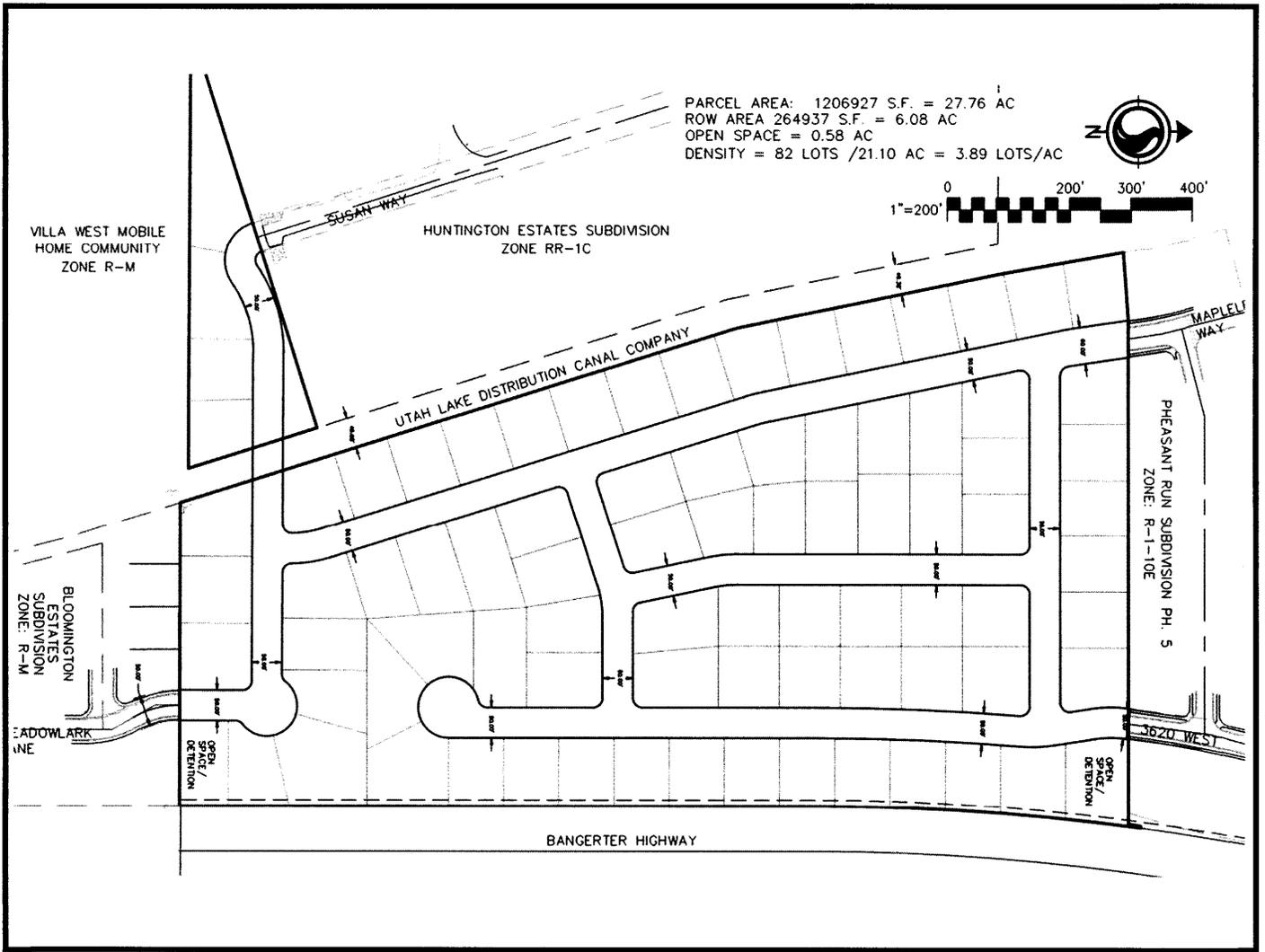


Exhibit C **Concept Plan**

JUSTIFICATION FOR ZONE MAP CHANGE

JORDAN MEADOWS SUBDIVISION

Jordan Meadows LLC is proposing a zone map amendment for two parcels of land located in West Jordan City just west of Bangerter Highway and adjacent to the Utah Lake Distribution Canal at approximately 8300 South.

General Description

The larger parcel is 26.06 acres and lies east of the canal. It's current use is agricultural. The smaller parcel (1.74 acres) lies on the west side of the canal across from the southern end of the larger parcel. We originally intended to only develop the 26 acre parcel, but in the pre-application meeting we learned that we would be required to include the smaller parcel in the development in order to provide a fourth access to the subdivision through the Huntington Estates Subdivision.

Surrounding Properties

Pheasant Run Phase 5 (north of the large parcel) is zoned R-1-10E, the same zoning we are requesting. Bloomington Estates (south of the large parcel) is zoned R-M, which allows denser development than we are requesting. Huntington Estates Subdivision (north of the smaller parcel and across the canal and west of the larger parcel) is zoned RR-1C. The Villa West Mobile Home Community which lies south of the smaller parcel, is also zoned R-M.

Current and Proposed Use

Roads and utilities have been stubbed to the property from the following adjoining subdivisions: Pheasant Run Phase 5, Bloomington Estates, and Huntington Estates. The larger parcel is shown in the City's Future Land Use Map as being "Medium Density Residential" and the current zoning is RR-.5E. The smaller parcel is shown on the Future Land Use Map as being "Very Low Density Residential" and is currently zoned RR-1C. We are requesting a zoning change for both parcels to R-1-10E. This zoning change would fit with the Future Land Use Map's Medium Density Residential designation for the large parcel. Although the R-1-10E zoning for the small parcel differs from the General Plan designation, we feel that it would provide a cohesive feel to the neighborhood and a transitional zoning to the higher density neighborhood to the south.

Impacts

The four access points in the new development provide enhanced connectivity through the neighborhood and to the north, south and west, and eliminate the dead-end roads and utilities at the various connection points. In regards to utilities (storm drain, sewer and water), the City engineering department indicated in the pre-application meeting that the storm drain and the sewer lines would be able to serve the new subdivision, but some investigation and calculation work needs to be done to confirm. Eliminating the four dead-end water lines and connecting them through the new subdivision is expected to improve the overall water circulation and flows to the surrounding fire hydrants.

Letter of Intent

Exhibit D

**City of West Jordan
Development Services Department
Engineering Division**

MEMORANDUM

DATE: June 22, 2016

TO: Nannette Larsen, Associate Planner
LuAnn Allie, Development Coordinator

FROM: Todd Johnson, Associate Engineer

SUBJECT: Jordan Hollow Rezone

This memorandum is in response to the application for rezone of 27.8 acres located at approximately 8300 South Bangerter Highway. I have discussed this application with Bill Baranowski, the West Jordan traffic engineer and Tim Heyrend, West Jordan utilities engineer.

Traffic and Transportation

There will be no significant impact to the transportation master plan or street alignment with this rezone. Traffic will be directed through three connection stubs to the north, west and south. The rezone is acceptable with regards to transportation.

Storm Drain

Storm water release from this property is limited by the capacity of adjacent storm water connections. Two existing storm drain lines cross Bangerter Highway for the adjacent subdivisions to the north and south of the proposed rezone. The ability of this subdivision to drain to those lines depends on the developer analyzing the capacity of the existing system and potentially making upgrades where necessary. The City may not have an adequate ability to serve the properties being rezoned and the developer will bear the responsibility of upgrading off-site improvements, installing new improvements and acquiring all necessary property rights if the existing system is later shown to be inadequate.

Sanitary Sewer

The sanitary sewer system is adequate in the area for the proposed rezone. Existing infrastructure running through the property should receive careful attention when the property is to be developed in the future.

Water

A looped system will be provided to the area from the adjacent subdivisions to the north, west and south. The existing system will be adequate for the proposed rezone.

Conclusion

The City does have the ability to service the project with water, sewer, streets and storm drainage at this time, provided that the existing storm water system has sufficient capacity when analyzed by the future developer. If sufficient capacity does not exist the developer will be required to upgrade the existing off-site system to meet the required standards and code.

See Attachment A

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

I (we), Jordan Meadows LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at 8157 S Mapleleaf Wy 21-32-327-000-0000

78415 S Susan Way 21-32-320-09-0000. My (our) signature below attests that I (we) have reviewed the proposal by Stantec Consulting Services requesting review and approval of Jordan Hollow by the City of West Jordan for the following process(s):
(Project Name)

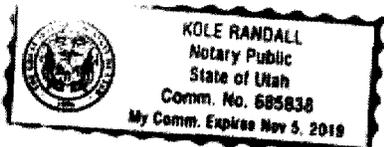
- General Land Use Map Amendment Rezone Conditional Use Permit
- Temporary Use Permit Variance Lot Line
- Subdivision (Minor, Major, Amendment or
- Site Plan (Multi-Family, Commercial/Industrial or
- Other: _____

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

JORDAN MEADOWS LLC
(Property Owner)

William Aarman
(Property Owner)

Subscribed and sworn to me this 26 day of February, 20 16.



[Signature]
(Notary)
Residing in Salt Lake County, Utah

My commission expires: Nov 5, 2019

Exhibit G Affidavit



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

21-32-326-009-0000 1.74

Sidwell # 21-32-327-002-0000 Acreage: 26.06 Lots: 80 +/- Zoning: R-1-10

Project Location: 8415 S Susan Way and 8157 S Mapleleaf Way

Project Name: Jordan Hollow

- Type of Application:
- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> General Land Use Amendment |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Agreement |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Other |

Applicant: Kimberly Mascherano Company: Jordan Meadows LLC

Address: 9 Bentwood Lane

City: Sandy State: UT Zip: 84092

Telephone: Office: 801 571 6440 Cell: 801 450 3125

Email: khmaschegmail.com

Property Owner: Jordan Meadows

Address: 9 Bentwood Lane

City: Sandy State: UT Zip: 84092

Telephone: Office: 801 571 6440 Cell: 801 550 4116

Email: hormanw@msn.com

Engineer: Curtis Ball Company: Stantec

Address: 3995 S. 700 E. Suite 300

City: SLC State: UT Zip: _____

Telephone: Office: 801 261 0090 Cell: 801 743 4952

Email: curtis.ball@stantec.com

Architect: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email: _____

SIGNATURE: _____

DATE: _____

Project #: 20016 0010 Date: 5/26/16

Received By: ODA KA PLANNING NL ENGINEERING TJ

Revised 5/1/14

Exhibit H Application



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Jordan Hollow Subdivision located in West Jordan, Utah. The proposed development is located to the west of Bangerter Highway and east of Utah Lake Distribution Canal Trail between approximately 8150 South and 8400 South.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2016) Background Conditions Analysis

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersection:

- Meadowlark Lane (3630 West) / Old Bingham Highway
- Meadowlark Lane (3630 West) / 8420 South
- Susan Way / 8350 South
- 8250 South / 4000 West
- 8350 South / 4000 West
- 8410 South / Mapleleaf Way
- Mapleleaf Way / 4000 West

As shown in Table ES-1, all study intersections are currently performing at an acceptable LOS during both the morning and evening peak hours. No significant queueing was observed during the morning and evening peak hours.

Project Conditions Analysis

The proposed land use for the development has been identified as follows:

- Single Family Homes 82 units

The trip generation for the development is as follows:

- Daily Trips: 876
- Morning Peak Hour Trips: 68



- Evening Peak Hour Trips:

88

Existing (2016) Plus Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to operate at acceptable LOS during both the morning and evening peak hours. No significant queueing is anticipated during the morning and evening peak hours.

Safe Routes to School / Pedestrian Facilities

As shown in Table ES-1, all study intersections are anticipated to operate at acceptable LOS during the evening peak hour. No significant queueing is anticipated during the evening peak hour.

TABLE ES-1 Morning & Evening Peak Hour West Jordan - Jordan Hollow Subdivision TIS				
Intersection	Existing 2016 Background - Morning Peak Hour	Existing 2016 Background - Evening Peak Hour	Existing 2016 Plus Project - Morning Peak Hour	Existing 2016 Plus Project - Evening Peak Hour
Description	LOS (Sec/Veh¹)	LOS (Sec/Veh¹)	LOS (Sec/Veh¹)	LOS (Sec/Veh¹)
Meadowlark Lane / Old Bingham Highway	A (5.0) / SB	A (5.6) / SB	A (4.9) / SB	A (6.7) / SB
Meadowlark Lane / 8420 South	A (0.1) / EB	A (2.7) / EB	A (0.1) / EB	A (2.7) / EB
Susan Way / 8350 South	A (2.3) / EB	A (2.7) / EB	A (2.7) / EB	A (2.2) / EB
8250 South / 4000 West	A (8.4) / EB	C (20.5) / WB	A (7.7) / EB	C (22.4) / WB
8350 South / 4000 West	A (5.0) / WB	A (6.1) / WB	A (5.7) / WB	A (7.3) / WB
8410 South / Mapleleaf Way	A (2.6) / WB	A (2.7) / WB	A (2.7) / WB	C (17.1) / WB
Mapleleaf Way / 4000 West	A (5.5) / EB	B (14.5) / EB	A (6.2) / EB	A (2.5) / WB
8140 South / 3620 West	A (1.4) / EB	A (2.0) / EB	A (1.1) / EB	A (2.0) / EB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections. 2. This intersection is a project access and was only analyzed in "plus project" scenarios. 3. This intersection was eliminated as part of the proposed project and was only analyzed in "background" scenarios. Source: Hales Engineering, August 2016				



RECOMMENDATIONS

Existing (2016) Background Conditions Analysis

No mitigation measures are recommended.

Existing (2016) Plus Project Conditions Analysis

No mitigation measures are recommended.

Safe Routes to School / Pedestrian Analysis

It is recommended that the Jordan Hollow Subdivision build sidewalks that connect with the existing sidewalk network that exists in most of the surrounding areas. It is also recommended that a crosswalk study be considered on 4000 West to allow pedestrians to safely cross to the soccer complex.

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 16-42

AN ORDINANCE AMENDING THE ZONING MAP FROM RR-1C (RURAL RESIDENTIAL 1 ACRE LOT MINIMUM "C" SIZED HOMES) AND RR-.5E (RURAL RESIDENTIAL .5 ACRE LOTS WITH "E" SIZED HOMES) ZONES TO R-1-10E (SINGLE-FAMILY RESIDENTIAL "E" SIZED HOMES) ZONE FOR 22.8 ACRES OF PROPERTY LOCATED AT 8157 SOUTH MAPLELEAF WAY AND 8415 SOUTH SUSAN WAY

WHEREAS, an application was made by Jordan Meadows LLC to amend the zoning map from RR-1C (Rural Residential 1 acre lot minimum "C" sized homes) and RR-.5E (Rural Residential .5 acre lots with "E" sized homes) zones to R-1-10E (Single-Family Residential "E" sized homes) zone for 22.8 acres of property located at 8157 South Maple Leaf Way and 8415 South Susan Way.

WHEREAS, on July 5, 2016, the zoning map amendment request was considered by the Planning Commission, which has made a negative recommendation to the City Council concerning the rezone from RR-1C (Rural Residential "C" sized homes) and RR-.5E (Rural Residential .5 acre lots with "E" sized homes) zones to R-1-10E (Single-Family Residential "E" sized homes) zone for 22.8 acres of property located at 8157 South Mapleleaf Way and 8415 South Susan Way; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on September 21, 2016; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. the proposed amendments to the zoning map are consistent with the purposes, goals, objectives, and policies of the City's General Plan; and,
2. the proposed amendments to the zoning map are harmonious with the overall character of existing development in the immediate vicinity of the subject property; and,
3. the proposed amendments to the zoning map will not adversely affect adjacent properties; and,
4. the proposed amendments to the zoning map are consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and,
5. public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection, are now, or will be made by the Developer, adequate.

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

Section 1. The Zoning Map Of The City Of West Jordan, Utah, is hereby amended by changing the zoning from RR-1C (Rural Residential Single-Family Residential "C" sized homes) and RR-.5E (Rural Residential .5 acre lots with "E" sized homes) zones to R-1-10E (Single-Family Residential "E" sized homes) zone for 22.8 acres

of property located at 8157 South Mapleleaf Way and 8415 South Susan Way, more appropriately described below:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 18 OF THE HUNTINGTON ESTATES SUBDIVISION NO.1 AS FOUND IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ENTRY # 2191660, BOOK EE, PAGE 59; THENCE S17°28'30"E 221.854 FEET TO THE NORTHEASTERLY CORNER OF THE VILLA WEST MOBILE HOME COMMUNITY AS FOUND IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ENTRY #11629742, BOOK 10132, PAGE 8923; THENCE N89°39'51"W 1510.84 FEET ALONG THE NORTHERLY BOUNDARY OF SAID VILLA WEST MOBILE HOME COMMUNITY TO THE SOUTHEAST CORNER OF LOT 40 IN AFOREMENTIONED HUNTINGTON ESTATES SUBDIVISION NO.1; THENCE N15°39'51"W 23.45 FEET ALONG THE EASTERLY LINE OF SAID LOT 40 TO THE SOUTHWEST CORNER OF LOT 39 OF SAID HUNTINGTON ESTATES SUBDIVISION NO.1; THENCE N72°31'30"E ALONG THE SOUTHERLY LINE OF HUNTINGTON ESTATES SUBDIVISION NO.1 A DISTANCE OF 616.85 FEET TO THE POINT OF BEGINNING

Contains 1.74 acres. Tax I.D. #21-32-326-009

and,

BEGINNING AT A POINT WHICH IS S89°59'39"W 139.73 FEET ALONG THE SECTION LINE FROM THE CENTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANGERTER HIGHWAY, A STATE OF UTAH ROAD; THENCE CONTINUING ALONG SAID SECTION LINE S89°59'39"W 877.41 FEET; THENCE S11°44'E 408.78 FEET; THENCE S17°28'30"E 954.97 FEET TO THE NORTHWEST CORNER OF THE BLOOMINGTON ACRES SUBDIVISION AS FOUND IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ENTRY # 3826627, BOOK 83-8, PAGE 95; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOOMINGTON ACRES SUBDIVISION S89°48'47"E 498.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BANGERTER HIGHWAY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: N00°00'37"E 1047.51 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY 265.55 FEET ALONG THE ARC OF A 3894.72 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°54'24" (CHORD BEARS N01°57'49"E 265.50 FEET) TO THE POINT OF BEGINNING

Contains 21.04 acres. Part of Tax I.D. #21-32-327-006

The described property shall hereafter be subjected to the R-1-10E land-use restrictions and limitations as are stipulated for this zone.

Section 2. 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 day of 2016.

CITY OF WEST JORDAN

By: _____
Kim V. Rolfe
Mayor

ATTEST: _____

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council	"AYE"	"NAY"
Councilmember Dirk Burton	_____	_____
Councilmember Jeff Haaga	_____	_____
Councilmember Zach Jacob	_____	_____
Councilmember Chris McConnehey	_____	_____
Councilmember Chad Nichols	_____	_____
Councilmember Sophie Rice	_____	_____
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 _____, 2016, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]

- 3. Jordan Hollow Rezone; 8415 South Susan Way and 8157 South Maple Leaf Way; Rezone 1.74 acres from RR1-C (Rural Residential 1-acre lots) and 21.04 acres from RR-.5E (Rural Residential half-acre lots) to R-1-10E (Single-family residential 10,000 square foot lots minimum); Jordan Meadows LLC/Kimberly Mascherino (applicant) [#ZC20160010; parcels 21-32-326-009; 21-32-327-006]**

Curtis Ball, Stantec Consulting, representing Jordan Meadows LLC, described the location and zoning of the two subject parcels. The request for R-1-10E is consistent to the undeveloped portion to the north and it meets the future land use map designation for medium density residential. The proposed homes sizes are larger than the homes to the west. They feel they meet the criteria for consistency with the objectives of the general plan, being a compatible land use with the surrounding properties, furthering the public health and safety and general welfare of the citizens, and not unduly impacting the public services of the surrounding communities.

Nannette Larsen said after review of the application staff felt that the request fits within the area. The proposal meets the intent of future land use map designation of medium density residential. A concept plan showing 84 lots and four access points was included with the submittal, but it is subject to change if a subdivision plat is submitted.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for Jordan Hollow Rezone to rezone the property located at 8157 South Mapleleaf Way and 8415 South Susan Way from RR-1C (Rural Residential 1-acre lots with C size homes) Zone and RR-.5E (Rural Residential .5 acre lots with E sized homes) Zone to the R-1-10E (Single-Family Residential 10,000 square foot lots with E size homes) Zoning District.

Dan Lawes said the four streets that are proposed to connect to this property were all intended to connect to the existing stub road streets.

Dan Lawes opened the public hearing.

John Brand, West Jordan resident, said if the zoning is changed then it is likely that the egress and entries shown on the concept plan will not change, and the residents in Huntington Estates are concerned that this will forever adversely affect their lifestyle. He will not support the rezoning if the access points aren't going to change.

Dave Short, West Jordan resident, said he was opposed to rezoning the RR-1C property to allow for four lots where there is now only one. He didn't know where the irrigation water would flow through if that goes away. It is a challenge to load farm animals with heavy traffic on the street. He was opposed to the amount of traffic it would cause and he would like to see a crash gate installed to divide the neighborhoods.

Nicole Richards, West Jordan resident, spoke against the proposal citing issues with the housing market, increased road traffic and maintenance, soil type and erosion hazards, flooding, loss of wetland and wildlife, increased demand for culinary water, negative affects to underground wells, and questions regarding the current property owners and developer.

Dan Lawes asked for a show of hands for who is against and in favor of the rezoning.

Lauren Seewar, West Jordan resident, lives directly north of the field. She and her neighbors have questions about sound walls and fencing. The sound wall ends six before her property ends and the noise is atrocious. Traffic during and after construction as well as the road layout is a concern. She wasn't necessarily against the development.

Vicki Ashby, West Jordan resident, said their concern right now is the traffic flow. Currently they have cars that go 160 mph up the street. There are a lot of children in the area and there are no traffic signs. The children are more important than the rezoning or anything else.

Holly Kingston, West Jordan resident, said she lives to the west. Criteria 2 states there needs to be a buffer between zoning, but there isn't one provided between the one-acre lots and the 10,000 square foot lots. The concept access creates an ad hoc thoroughfare from Old Bingham to 4000 West that would create a new traffic pattern and she wondered if traffic calming measures are proposed for times of high traffic.

Trent Hubert, West Jordan resident, said 4000 West is getting busier all the time. With 82 homes there will be at least 160 cars going up and back to 4000 West. His neighborhood doesn't have curb and gutter.

Karen Yakovich, West Jordan resident, said none of the one-acre lots have sidewalks, which gives concerns for their children and added traffic. Columbia Elementary is already crowded and changing from half-acre to quarter acre will make a difference. The city is requiring development of the RR-1C parcel, so will sidewalk be installed in the existing subdivision. They don't want the triangle piece (RR-1C parcel) developed.

Scott Lambson, West Jordan resident, said this would have a huge impact. He said there wouldn't be room to install curb, gutter, and sidewalk. He said they have a lifestyle that accommodates animals and RV's and this would crush it. The properties on the corner will be flooded when they irrigate due to the overflow ditch location, and the water can't be taken away from irrigation users. Sooner or later the field will be developed, but the corner RR-1C piece needs to stay agricultural with reasonable size lots to match the 1-acre neighborhood.

Christy Shaw, West Jordan resident, lives to the north and agreed with the other comments. Traffic is a big concern with a lot of residents in her neighborhood. She said that the traffic on 4000 West is very bad, especially during rush hour. There is really only one access to the north through Maple Leaf Drive, which isn't well maintained. If the triangular property is eliminated then there would only be one access through her neighborhood. She was opposed to the request unless there is a lot of good planning that takes place along with the other issues raised.

Garth Hardy, West Jordan resident, said he lives on 4000 West and he has seen a lot of changes over the years. He used to only have 50 cars on a Sunday and now he has 3,000 or 4,000. Traffic at 4:00 on any day is stacked up from 9000 South to 8350 South. 80% of the 160 cars will go down 8200 South and 8350 South to get to 4000 West. The stub road that comes from Huntington Estates was supposed to connect to half acre lots.

Horst Buchanan, West Jordan resident, said there is really only one street going in and out to the north. It is a challenge now to get in and out of the subdivision and there is no direct way out. He thought it was too much for this area.

Gary Peterson, West Jordan resident, said that 4000 West cannot not handle the existing traffic and he is concerned with the amount of traffic that will come in on Maple Leaf Way. There are four handicapped children on that block so they installed five speed bumps, but it is still a challenge. There is only one road coming into the neighborhood from the north. If there is any high density or tall homes it will be incompatible with what they have now.

Robert Jensen, West Jordan resident, felt that rural residential zoning was valuable to West Jordan by lowering density and giving opportunities for large gardens. Rural residential should have irrigation water, and there aren't many places left where you can have it. There is limited access to the property due to Bangerter Highway so having larger lots would be a good thing. He felt there was plenty of land out west for the smaller lots and they should keep these lots larger with the irrigation water. The curb and gutter issue has to be dealt with.

Dianne Roberg, West Jordan resident, was representing the people on Meadowlark Lane. There will be a lot of traffic coming off of Old Bingham Highway as well. Their road is wider than most subdivision streets so people tend to go faster, so she asked about speed bumps. She asked about the sound wall. The noise is so severe you can't talk, so she hoped there would be help with that if this should go through.

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

Curtis Ball said he appreciated the comments and they will be taken into consideration when they bring forward a concept plan. He said it is almost impossible for a parcel like this to stay as it is forever, and the property owners have a right to do something with it other than rent it to a farmer. He hoped that those in attendance will also consider that.

There was a brief discussion regarding the right-of-way width for the horseshoe road, which is a standard 50 feet with 25 feet of pavement. It is an older subdivision developed in a rural manner where those improvements weren't provided.

Kelvin Green agreed with the applicant that the land is going to be developed one way or another, but what is appropriate? It isn't an option to leave it as green space unless someone wants to buy it and put a conservation easement on it. Stub roads are sometimes considered dead ends and the residents forget that they will someday connect. He said even if the property stays as it is zoned there will be 41 additional homes in the area.

David Pack appreciated the comments and additional information, and he would have liked to hear from those in favor. He counted about 35 people against and 4 in favor. Commissioners can't give in to public clamor, but a lot of good information was given regarding noise, traffic, safety, and geology. There is the issue of property rights of existing residents versus landowners' rights to develop within the code. He felt that Criteria 2 and 3 can be debated whether or not it will adversely affect adjacent properties and if it will further the public health, safety, and general welfare of the citizens. He asked if the road is a standard width for the larger vehicles to maneuver.

Nathan Nelson said all of the new lots would be developed to the current standards with sidewalk, curb, and gutter. They can keep RV's, etc. according to city standards. The homes on the existing 1-acre lots have no sidewalk, curb, or gutter and they can't require the developer to install them.

Judy Hansen said she and her husband built her home 50 years ago on a 1-acre lot, which was the smallest allowed in West Jordan at that time, and they had horses. When the property around them was being developed she wasn't happy about it, but they didn't have the money to buy the property. A person has the right to develop their own property. She is now a widow with an acre of ground, which she doesn't need. The landowner has a right to develop the property, and before those existing homes were built it was vacant land and was developed into property where they chose to live. As much as she doesn't like to see smaller properties around 1-acre properties the owner has a right to develop it.

MOTION: Kelvin Green moved based on the 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 Jordan Hollow Rezone; 8415 South Susan Way and 8157 South Mapleleaf Way; Jordan Meadows LLC (applicant) specifically disagreeing with staff and find that Criteria 2C the proposed amendment will result in incompatible land use relationships and does adversely affect adjacent properties. The motion was seconded by Matt Quinney and passed 3-2 in favor of a negative recommendation with Dan Lawes and Judy Hansen casting the negative votes. Bill Heiner and Josh Suchoski were absent.

4. **Goldenwest Credit Union; 5639 West Highlands Loop Road; Preliminary Site Plan; SC-2 Zone; Goldenwest Credit Union/Rich Evans (applicant) [#SPCO20160013 (10112); parcel 20-26-477-002]**

Rich Evans, representing Goldenwest Credit Union, said they are proposing a 2900-square foot branch as part of the Smith's commercial development. They felt that all criteria for the site had been met.

Nannette Larsen briefed the Commission on the location and use of the proposal.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for Goldenwest Credit Union located at 5639 West Highlands Loop Road in a SC-2 zoning district, with the conditions of approval as listed below.

Conditions of Approval:

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. All changes to the site shall be consistent with the Preliminary/Final Site Plan application and site plan.
3. All redline corrections need to be addressed prior to Final Site Plan approval.
4. The final site plan must meet all requirements of the Engineering and Fire Departments.
5. Approval of a Preliminary Site Plan shall become null and void if Final Site Plan submittal is not made within one (1) year of Preliminary Site Plan approval.

Dan Lawes opened the public hearing.