

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Cottages at Apple Cross Rezone and General Plan Amendment

**SUMMARY:** Cottages at Apple Cross Rezone and General Plan Amendment; 2735 West 7800 South; Future Land Use Map Amendment for 7.95 acres from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (M) (Planned Residential Development) Zone; Michael Brodsky; Hamlet Development (applicant) [Larry Gardner #10365]

**FISCAL / AND OR ASSET IMPACT:** None.

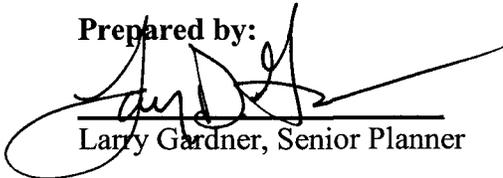
**STAFF RECOMMENDATION:** Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council amend the Future Land Use map from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (M) (Planned Residential Development) Zone on property located at 2735 West 7800 South.

**PLANNING COMMISSION RECOMMENDATION:** On September 20, 2016, the Planning Commission in a 5-1 vote, recommended that the City Council amend the Future Land Use Map from Community Commercial to Medium Density Residential and in a 5-1 vote recommended that the City Council Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (M) (Planned Residential Development) Zone on property located at 2735 West 7800 South.

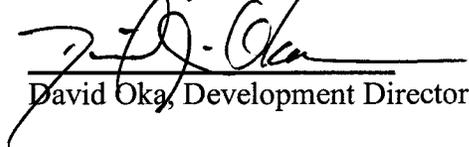
**MOTION RECOMMENDED:** “Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the City Council amend the Future Land Use Map from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (M) (Planned Residential Development) Zone on property located at 2735 West 7800 South.

*Roll Call vote required*

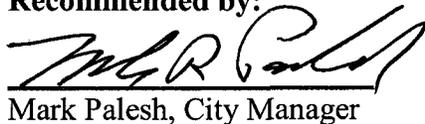
**Prepared by:**

  
Larry Gardner, Senior Planner

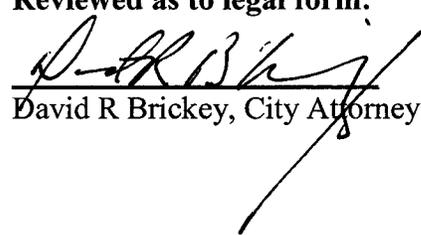
**Reviewed by/Concur with:**

  
David Oka, Development Director

**Recommended by:**

  
Mark Palesh, City Manager

**Reviewed as to legal form:**

  
David R Brickey, City Attorney

## I. BACKGROUND:

The subject property is designated Community Commercial on the Land Use Map and is zoned SC-2. The entire property was rezoned to a commercial designation in 1978 with the commercial development of part of the property. The property has been for sale for the last decade with the SC-2 zoning designation. The applicant is proposing to rezone 7.95 acres of the 8.75 parcel of property located at 2735 West 7800 South from SC-2 (The Community Shopping Center Zone) to PRD (M) (Planned Residential Development). The PRD (M) zone allows for clustering of homes and reduced setbacks maintaining the medium density designation established on the Future Land Use Map. The site is designated as Community Commercial on the Future Land Use Map and an application to amend the Future Land Use Map has been submitted changing the designation to Medium Density Residential which will support PRD (M) zoning. The map amendments are in preparation for a subdivision application.

## II. GENERAL INFORMATION & ANALYSIS

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

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Community Commercial	SC-2	Arby's restaurant; a daycare, a single home, vacant land
<b>South</b>	Medium-Density Residential	R-1-10	Single Family Residential
<b>West</b>	Community Commercial	SC-2	Canal, Vacant Land
<b>East</b>	Community Commercial	SC-2	Cal-Ranch Shopping Center

## III. FINDINGS OF FACT

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

Prior to approving a General Plan Future Land Use Map amendment, the City Council shall make the following findings:

***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 from Community Commercial to Medium Density Residential. Staff could not find any language in the General Plan that discourages rezoning commercial property to residential land use. There are references to the preferred locations of commercial areas. The General Plan states:

*GOAL 2. PROVIDE ADEQUATE AND ACCESSIBLE COMMERCIAL AND BUSINESS SERVICES TO ALL CITY RESIDENTS.*

*Policy 1. Continue to implement the policy of limiting commercial centers to "nodes" located at the intersections of major arterial streets or, in the case of neighborhood commercial centers, at designated locations within large planned residential communities.*

The subject property was originally intended to be a commercial center from 2700 West to 3200 West. The “nodes” at 2700 West and 3200 West have developed as commercial centers but the mid-block commercially zoned properties have remained undeveloped.(See Exhibit D) From the language of the General Plan it is clear that the intent is not to have a continuous commercial uses along transportation corridors, but at the major intersections or nodes.

*LAND USE. GOAL 3. Promote land use policies and standards that are economically feasible and orderly, which also protect desirable existing land uses and minimize impacts to existing neighborhoods.*

*Implementation Measures; 1. The type, location, timing, and intensity of growth shall be managed. Premature and scattered development shall be discouraged.*

The majority of the properties around the site have been developed with the exception of the subject parcel and a 4.3 acre parcel on the west side of the canal. There does not seem to be interest in expanding the Cal-Ranch site with more commercial development.

*2. Growth shall be limited to those areas of the city that can provide for adequate levels of service (i.e. water, sewer, fire and police protection, schooling, and transportation).*

Water, sewer is adequate in the vicinity and easily accessible. The site is accessible from 7800 South and will need to meet all public safety requirements when developed.

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

The uses surrounding the subject property are commercial and single family residential. If a housing project is approved by code a 20 foot landscaped buffer and wall would be required between the commercial and residential. A new residential development would be compatible with the single family use to the south. The uses are the same and the densities are close to the same with Woods Cove (the development to the South) at 4.54 units per acre and the proposed development being 4.77 units per acre. (See Exhibit E) The lot sizes and home sizes will be similar to Woods Cove.

*RESIDENTIAL LAND USE. Goal 4; Policy 2. Single-family housing should be the primary residential development type in the city.*

*Implementation Measures; 2. Require the density of residential infill development to be similar to existing, adjacent, residential development.*

The applicant’s concept plan shows intent to construct single family housing on the 7.95 acres of property. The residential properties adjacent and near this

property have a gross density range from 3.7 to 7.1 units per acre. The Medium-Density Residential Land Use designation allows a density range of 3.1 to 5.5 units per acre. The concept plan as provided (Exhibit F) illustrates the proposed roadway design and lot configurations. The actual lot sizes will be determined with the subdivision application.

**Finding:** The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan. The applicant will be required to upsize the sewer line in 4950 west.

**Finding 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:** The development pattern along arterial streets has been to develop primarily at the nodes or intersections of arterial streets. The nodes tend to be larger where arterial streets intersect and smaller where an arterial street intersects with a collector street. 7800 South and 2700 west is a case where an arterial intersects with a collector. The mid-block development after the node tends to be more residential in nature. Long spines of commercial tend not to be as productive. What the applicant is proposing is more in line with what is done in other areas of the city with mid-block parcels.

Between the Jordan River and Bangerter Highway there is only approximately 50 acres of undeveloped land that designated on the Land Use Map as Medium Density Residential. Moreover of the vacant land, none of it is for sale at this point or is under contract. What the applicant is proposing is more in line with what is done in other areas of the city with mid-block parcels.

**Finding:** 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.

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

**Discussion:** The proposed amendment will result in single family residential that will be similar in density as other single family in the area. The new use will be compatible with the other single family and commercial uses surrounding the property.

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

**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 change in the Land use Map and Zoning map will not be to the benefit of the owners or the applicant. The proposed changes in the Land Use Map and Zoning Map are a “down zone” and generally lower the sales value of property.

The development pattern along arterial streets has been to develop primarily at the nodes or intersections of arterial streets. The nodes tend to be larger where arterial streets intersect and smaller where an arterial street intersects with a collector. 7800 South and 2700 west is a case where an arterial intersects with a collector. The mid-block development after the node tends to be more residential in nature. Long spines of commercial tend not to be as productive. What the applicant is proposing is more in line with what is done in other areas of the city with mid-block parcels.

**Finding:** 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.

**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 amendment will result in a less intense use of property than what could occur if the property is developed as a commercial retail site. The proposed residential use is more compatible with the adjacent residential. The new development will connect via a walkway only to the existing Woods Cove development. The infrastructure in the area is adequate for the proposed development including roads, water, wastewater and public safety facilities. The development will connect directly to 7800 South if constructed.

**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 amendment was reviewed for consistency against the City’s General Plan, the zoning ordinance and adopted engineering standards.

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

## **PLANNED RESIDENTIAL DEVELOPMENT 13-5C-1: PURPOSE AND INTENT**

Prior to approval of a zone change to a PRD (M) designation, the city council shall find that the proposed zone and associated conceptual plan is consistent with the purpose and intent outlined in section 13-5C-1 of this article.

*“13-5C-1: PURPOSE AND INTENT:*

*A. Planned Residential Development Zone: The purpose of the planned residential development (PRD (M)) zone is to encourage imaginative, creative and efficient utilization of land by establishing development standards that provide design flexibility, allow integration of mutually compatible residential uses, and encourage consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than may be possible under the procedures and regulations of conventional zoning classifications. A planned residential development should also incorporate a common architectural design theme throughout the project that provides variety and architectural compatibility, as opposed to a development of individual, unrelated buildings located on separate, unrelated lots.”*

The site the applicant is proposing to construct homes upon is surrounded on two sides by commercial development. The PRD (M) zone will allow for buffering of homes and the integration of 15% open spaces in the development. The applicant’s intent is to design and build homes that are common in architectural design and that follow a common theme. A few of the homes are illustrated in the concept plan.

*C. Overall Intent: It is the intent of the city that site and building plans for planned developments be prepared by a designer or team of designers having professional competence in urban planning, site planning, and architectural and landscape architectural design. However, it is not the city's intent that design control be so rigidly exercised that individual initiative is stifled or that substantial additional expense is incurred. Rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter. The intent of planned developments (PRD (M)) is to:*

*1. Create more attractive and more desirable environments in the city;*

The PRD (M) zone will allow the applicant to design and build a single family development that is adjacent to commercial and commercially zoned land that has been vacant for many years. The addition of homes at this location will break up a potential long section of strip retail along 7800 South and improve the image of the City.

*2. Allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects;*

The applicant intends to construct single family dwellings that will be adjacent to commercial. The design of the development will be integrated with the commercial uses and offer the ability for residents to walk, drive or make use of the mass transit options in the area.

*3. Provide flexibility in the location of buildings on the land;*

The PRD (M) zoning allows the applicant to construct with varying setbacks and yard areas. The area is sandwiched between commercial, housing a canal and a major arterial street. The PRD (M) zone allows for flexibility in subdivision design that may be critical for this development.

*4. Facilitate and encourage social and community interaction and activity among those who live within a neighborhood;*

The development will not be gated and will have 15% common open area for the residents to use. All of the streets will be connected by sidewalks.

*5. Encourage the creation of a distinctive visual character and identity for each planned development;*

The applicant builds a unique housing product that will differ from the existing homes in the area.

*6. Produce a balanced and coordinated mixture of uses and related public and private facilities;*

The applicant will be installing private streets in the development. Because of the small size of the development a mixture of public services, i.e., parks, trails etc. is not practical.

*7. Encourage a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types;*

At this time because of the cap and grade ordinance the applicant can only build single family detached dwellings.

*8. Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development;*

There is nothing on the site that is a unique natural feature. The applicant will be required to determine if the existing trees on the property are worth preserving.

*9. Encourage and provide for open land for the general benefit of the community and public at large as places for recreation and social activity;*

The applicant will be providing 1.2 acres of open space that will be in landscape buffers and open “park like” area.

*10. Achieve physical and aesthetic integration of uses and activities within each development;*

The new homes will be unique to the area and will complement the existing homes while maintaining distinguishable identity.

*11. Encourage and provide for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation;*

The development will be connected to the existing public sidewalks and roadways. There are not any trail systems in the area.

*12. Since many of the purposes for planned development zones can best be realized in large scale developments, development on a large, planned scale is encouraged;*

This development is small in area. This site is unique in that it would be sandwiched between commercially zoned properties. The PRD (M) zoning is the only zone that addresses unique infill issues.

*13. Achieve safety, convenience and amenity for the residents of each planned residential development and the residents of neighboring areas;*

The project will be designed in a manner that is safe, accessible and connected to the existing neighborhood to the north. The open area will provide some recreational opportunities for the residents.

*14. Assure compatibility and coordination of each development with existing and proposed surrounding land uses.*

The development of single family homes on this property will be compatible with the neighboring uses.

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

Prior to approval of an amendment to the Zoning Map the City Council 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 within the Medium-Density Residential land use designation. This designation was created for those residential uses which fall between 3.1 and 5.5 dwelling units per acre. The applicant is proposing to change the zoning designation on 7.95 acres of land currently zoned as SC-2 to PRD (M) (Planned Residential Development). The submitted concept plan shows a residential density of 4.77 single family units per acre which is consistent with the Medium Density Land Use designation of the General Plan.

Furthermore, Goal 4 Policy 2 states: "Single-family housing should be the primary residential development type in the city." The applicant's intent is to subdivide the property and construct single family homes. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan. Also see "Finding A Amendments to the Land Use Map."

**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 concept plan shows thirty eight single-family lots in a clustered development pattern. The development will provide 15% open space and a 20 foot landscape buffer around the development as required by 2009 City code. The development will be compatible in density at 4.77 units per acre with much of the surrounding housing. The Woods Cove development will be connected via a

walkway to the proposed development. The City Engineering Department has indicated that the City does have the ability to service the concept project. Water and sanitary sewer connections will be made to existing lines.

**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 PRD (M) zoning district has specific standards which will be met when the property is subdivided and developed. The PRD (M) zone and the applicant's concept plan is compatible with the existing commercial and residential zones and housing densities found in surrounding neighborhoods and will not harm the public health, safety or welfare of the city as a whole.

**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 has the ability to service the development 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. The addition of thirty eight single family homes will not unduly impact public services.

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

**Finding:** This criterion does not apply.

#### **IV. SUMMARY OR CONCLUSION:**

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

#### **V. ATTACHMENTS:**

- Exhibit A – Zoning and Land Use Map
- Exhibit B – Aerial
- Exhibit C – Concept Subdivision
- Exhibit D – Node map
- Exhibit E – Surrounding Densities
- Exhibit F – Concept Plan
- Exhibit G – Application
- Exhibit H – Draft Planning Commission Minutes
- Exhibit I – Ordinances

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 ACCOUNT NUMBER

CITY OF WEST JORDAN, 9001403739  
MELANIE BRIGGS  
8000 S REDWOOD RD

WEST JORDAN, UT 84088 DATE 9/26/2016

ACCOUNT NAME

CITY OF WEST JORDAN,

TELEPHONE ORDER # / INVOICE NUMBER

8015695115 0001113213 /

PUBLICATION SCHEDULE

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

CUSTOMER REFERENCE NUMBER

CC PH 10/12

CAPTION

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

SIZE

44 LINES 1 COLUMN(S)

TIMES TOTAL COST

2 60.00

**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 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 General Plan Land Use Map Amendment for 7.95 acres from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (Planning Residential Development) Zone; for Cottages at Applecross, located at approximately 2735 West 7800 South, Hamlet Development/Michael Brodsky (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 have any questions, please contact the Planning and Zoning Department at 801-569-5060.  
Published this 25th day of September 2016  
Carol Herman  
Deputy City Clerk  
1113213 UPAXLP

**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 hou** 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

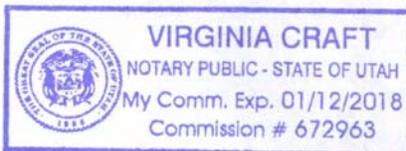
SIGNATURE *Ann Dartnell*

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

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September 22, 2016

Hamlet Development  
Michael Brodsky  
308 E 4500 S Suite #200  
Salt Lake City, UT 84107

Dear Michael,

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 General Plan Land Use Map Amendment for 7.95 acres from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (Planning Residential Development) Zone; for Cottages at Applecross, located at approximately 2735 West 7800 South, Hamlet Development/Michael Brodsky (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

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Posted this 22<sup>ND</sup> day of September 2016

A handwritten signature in cursive script, appearing to read "Carol Herman", written over a horizontal line.

Carol Herman  
Deputy City Clerk

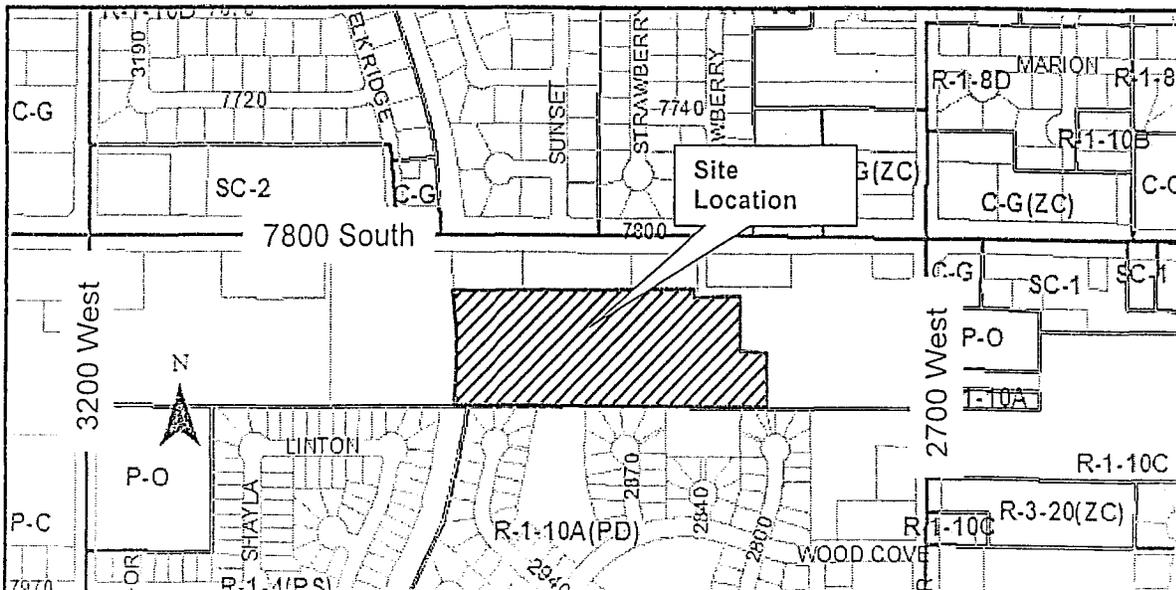


*300' mailing*

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

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The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.





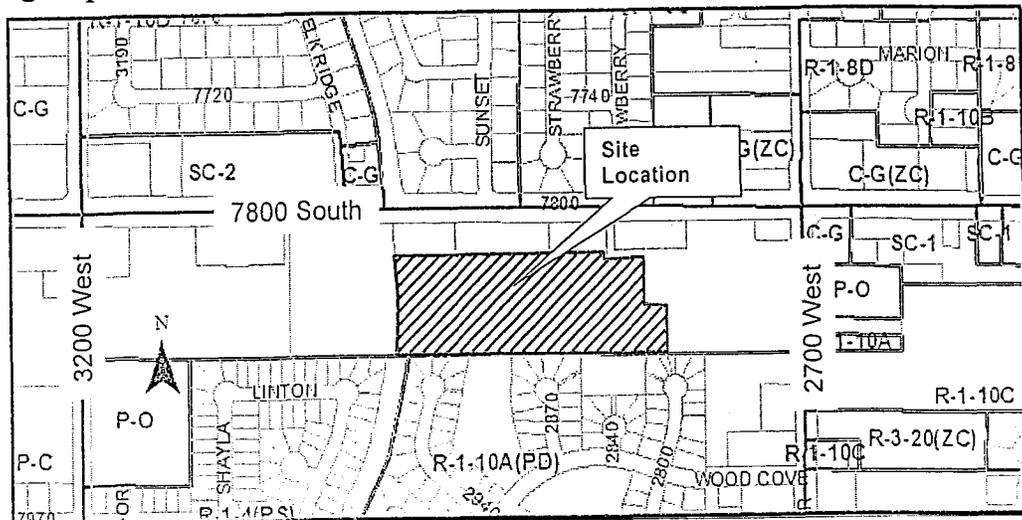
*Entity  
Mapping*

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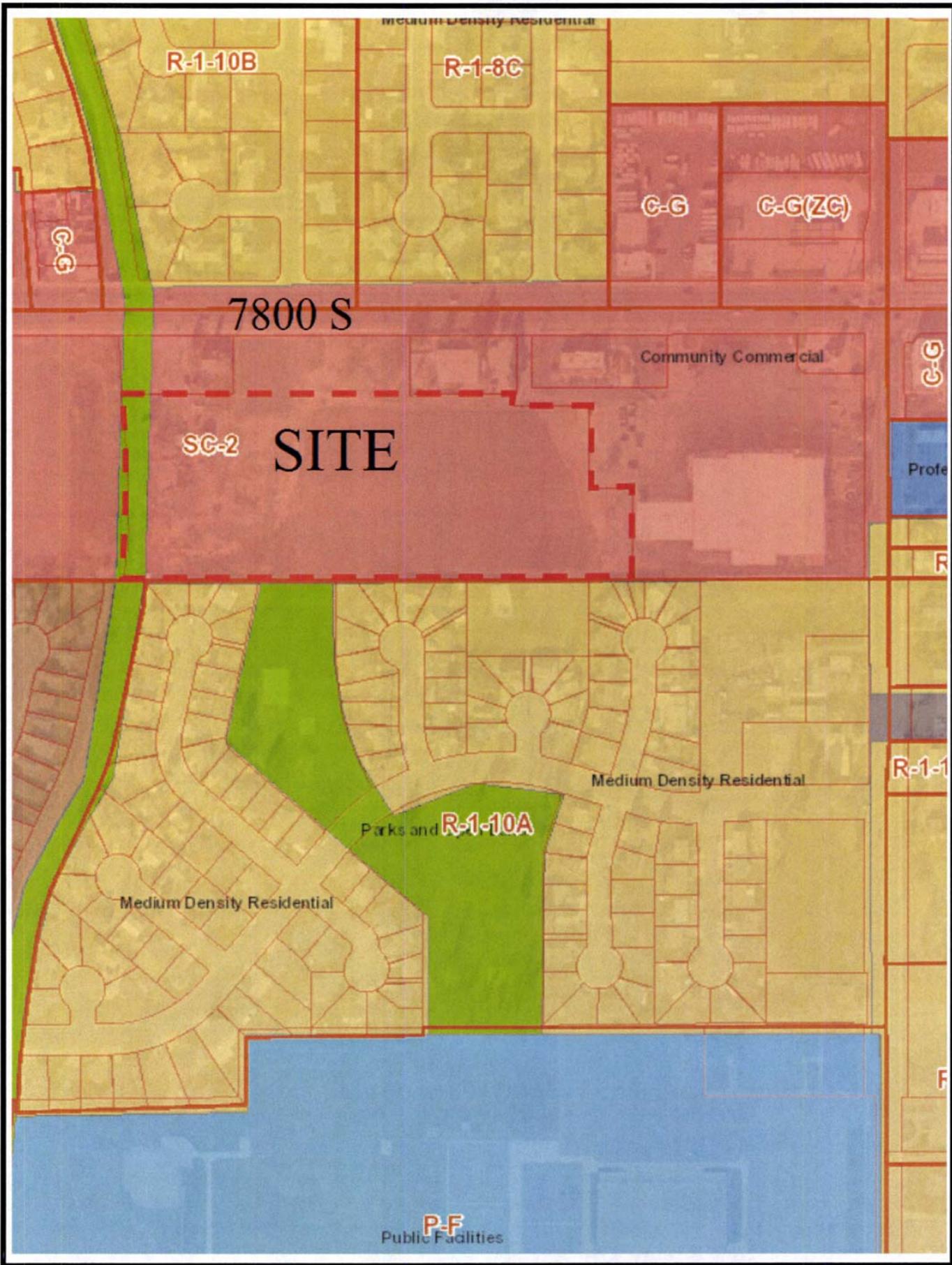
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## THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

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 General Plan Land Use Map Amendment for 7.95 acres from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (Planning Residential Development) Zone; for Cottages at Applecross, located at approximately 2735 West 7800 South, Hamlet Development/Michael Brodsky (applicant). You are invited to attend the Public Hearing and provide information for West Jordan to consider in the process of preparing, adopting, and implementing a general plan or amendment to a general plan concerning impacts that the use of land proposed in the proposed general plan or amendments to the general plan may have on your entity; and uses of land within West Jordan that your entity is planning or considering that may conflict with the proposed general plan or amendment to the general plan, and/or take part in the discussions and voice any support or concerns you may have with the above-mentioned amendment. If you want to speak on an item, the time will be limited to 3 minutes. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.



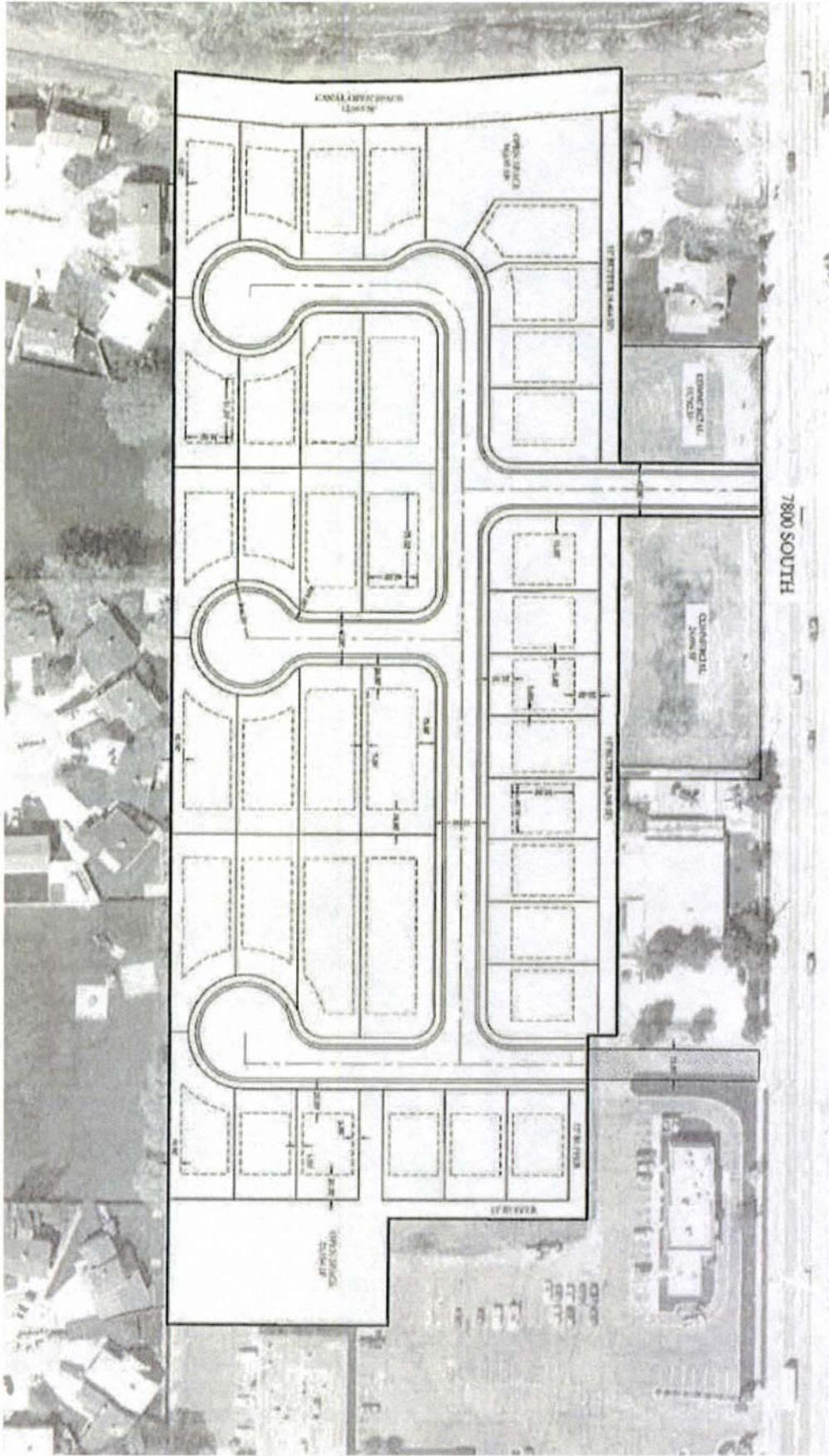
**Zoning and Land Use Map**

**Exhibit A**



**Aerial**

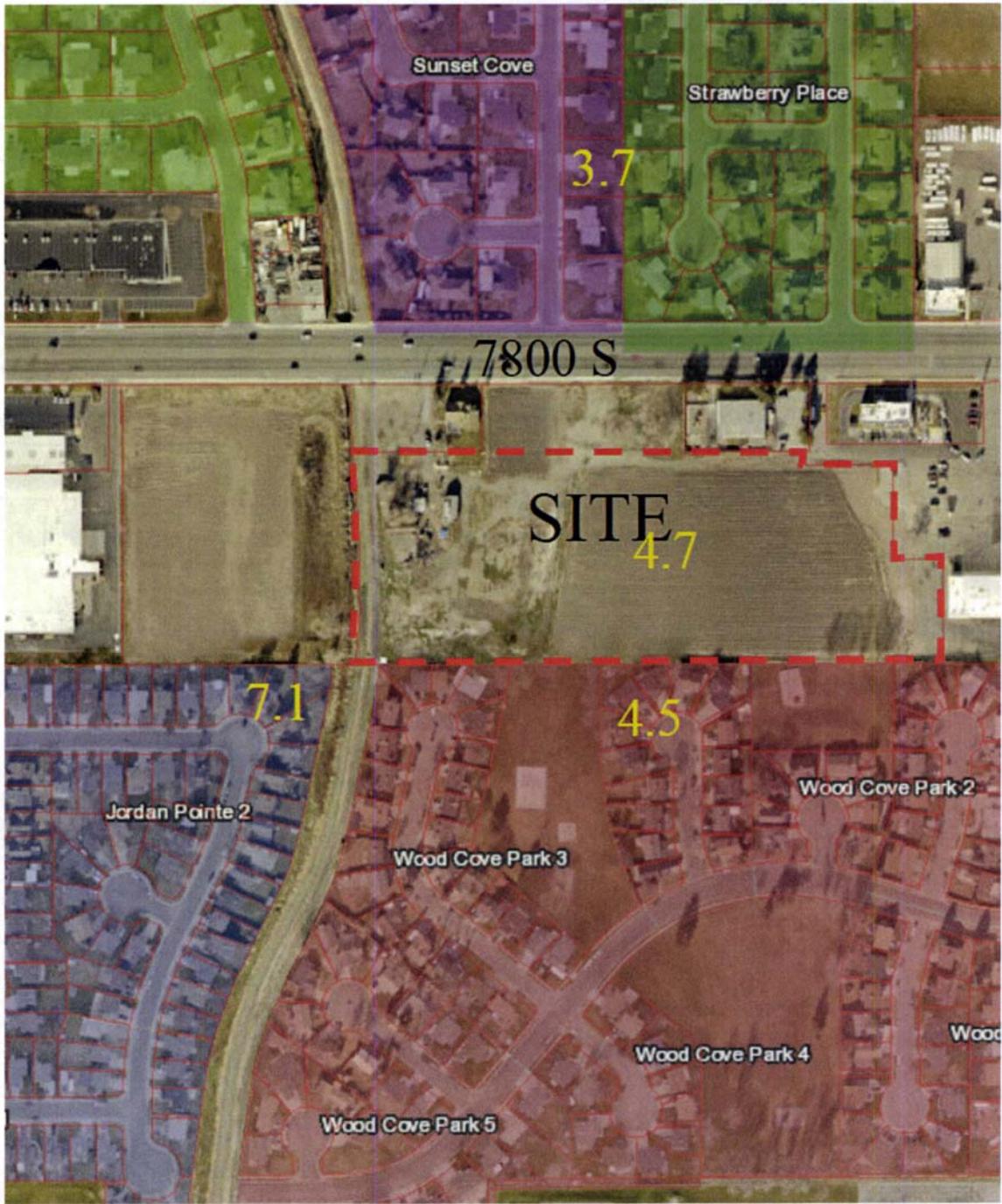
**Exhibit B**



# Concept subdivision

# Exhibit C





Please find Concept Plan on the following pages.

**Exhibit F** **Concept Plan**



Hamlet Companies  
308 East 4500 South, STE 200  
Murray, Utah 84107

July 26, 2016

The City of West Jordan  
8000 South Redwood Road  
West Jordan, 84088

RE: Zoning Request  
Mixed residential and retail land use  
8.75 Acres Zoned SC-2  
2753 West 7800 South  
West Jordan, Utah

To whom it may Concern;

The proposed zone change from SC-2 agricultural land to a medium density Planned Residential Development (PRD) creates additional flexibility and options for the developer to create a viable project which meets the city's objectives, policies and goals.

The property is 8.75 acres of vacant agricultural land. It is part of a larger parcel that was 14.562 acres before being zoned and developed as a retail shopping center. Of the entire parcel, only the easterly 8.832 acres were ever developed with a large retail building, inline retail shop space and retail pads. The remainder parcel is the subject of our zoning and land use request. The 8.75 acre property has been actively marketed and pursued for development as additional retail shopping center but never resulted in a successful transaction.

During this same time frame, the City of West Jordan zoned and developed Jordan Landing, a master-planned development located in the center of West Jordan, Utah, adjacent to South Valley Regional Airport. Its 500-acre (200-hectare) size, containing 1,400,000 square feet of retail space, 1,200 residential units, and 1,500,000 square feet of office space, places it as a focal point of West Jordan's booming economy.

Since that time most shopping centers and neighborhood retail development has suffered enormous vacancy. The development of Jordan Common almost single handedly can account for this event. The viability of these smaller centers and the likelihood that they will experience the same outcome of high vacancy and substandard tenants, make financing virtually impossible and generally not available.

Because of these reasons the property owners are seeking the alternate land use that has been requested. The nature of the site and the high traffic counts of 7800 South allow for limited retail

308 EAST 4500 SOUTH, STE. 200 • MURRAY, UTAH 84107 • TEL 801/281-2223 FAX 801/281-2224  
WWW.HAMLETHOMES.COM



development directly against the road. The balance of the site is not suitable for retail or commercial development, but lends itself well to the plan that has been submitted.

Furthermore, due to the small size of the project in question, impacts on adjacent landowners, city services such as water, sewer, storm drain, public streets, traffic, fire, police services and schools will be minimal or equivalent to the existing commercial zoning.

The economic impact to West Jordan City should be a positive, with an increase in property and sales tax revenue along with new residents supporting the local merchants.

The PRD zoning change will allow us to build 38 single family homes and by doing so attract families ranging from the age of 30-40 years old creating a family oriented neighborhood.

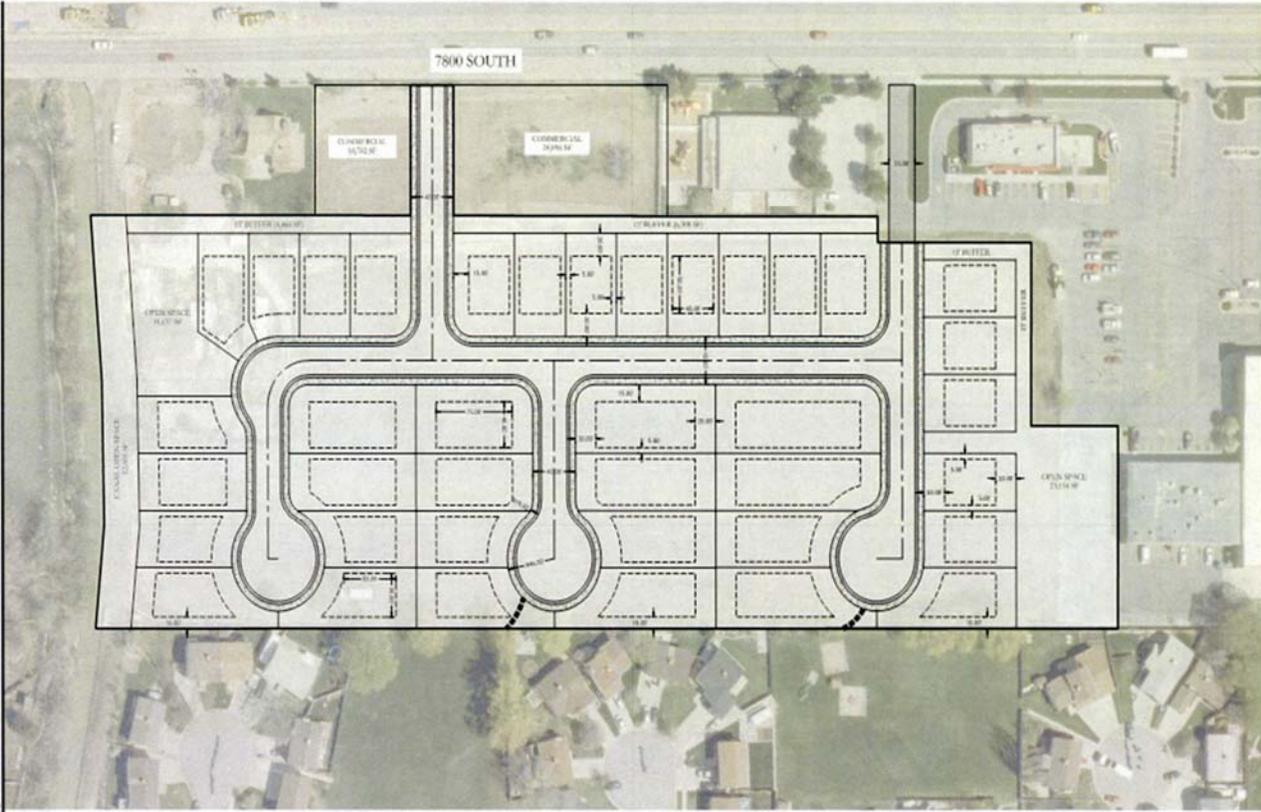
Within our new project, Cottages at Applecross we will be utilizing the 15% open space requirement as a playground in the north-west corridor and a 20,000 square foot park in the south west corridor. The single family lots feature front and rear fully landscaped yards with paired driveways to maintain a feeling of contiguous open space to further enhance the landscaping. Furthermore, by fully landscaping all of the homes and streetscapes, Cottages at Applecross will have a warm cohesive community feel that will be maintained by the HOA through the CC&R's. The attached landscape plan focuses on an intense use of plantings at high visual impact areas as to further enhance the architecture of the homes.

The single family homes offered will have stucco and stone exterior creating an elegant yet down home feel. Rambler style homes and traditional two story single family homes will be offered featuring a variety of floor plans ranging from 2600-3600 square feet in size and will offer 3-4 bedrooms. All of our homes come equipped with passive radon abatement systems and are all prewired for solar panels.

I would like to thank you in advance for your consideration of the proposed zone change.

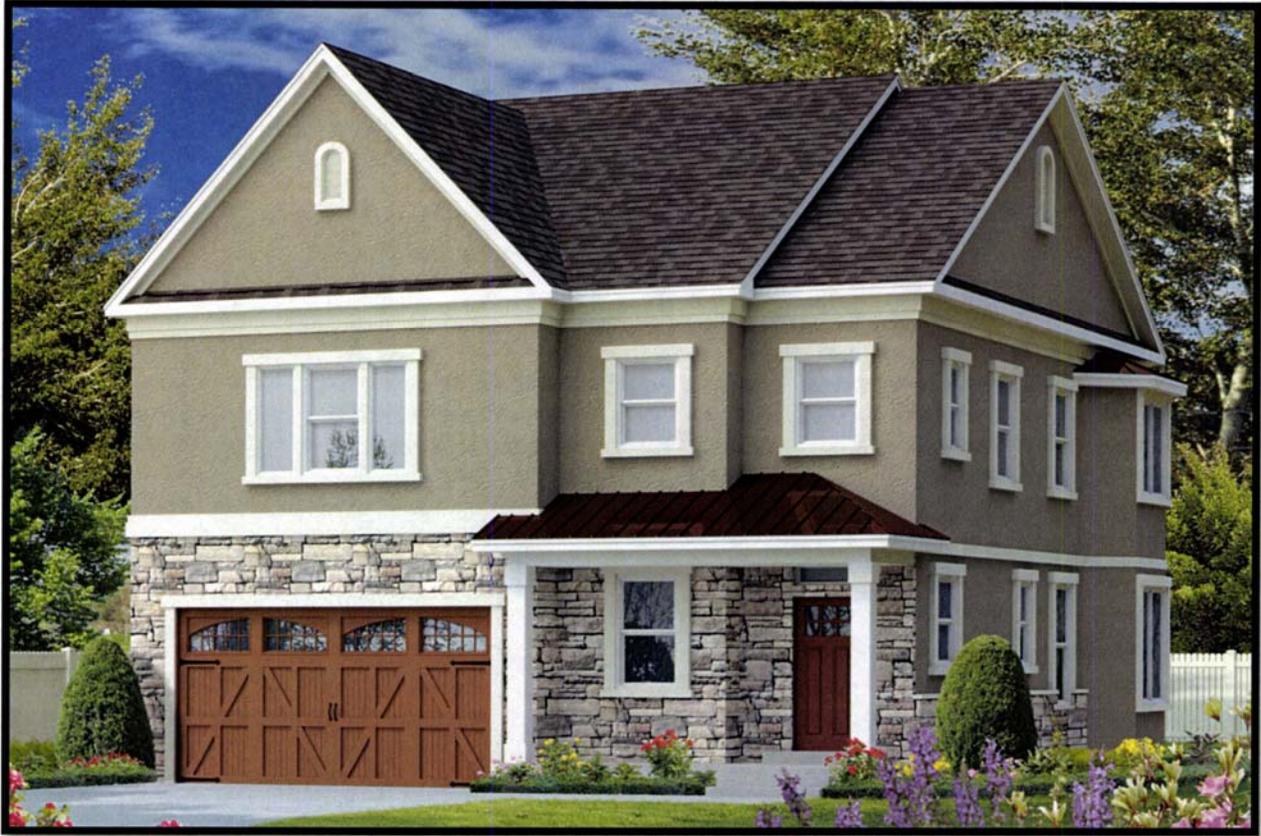
Sincerely,

Michael M. Brodsky, Chairman  
Hamlet Homes



PROJECT STATISTICS	
TOTAL AREA:	7.00 ACRES
TOTAL LOTS:	34 LOTS (24 UNITS / 100%)
TOTAL OPEN SPACE:	33,231 SQ. FT. (48%)





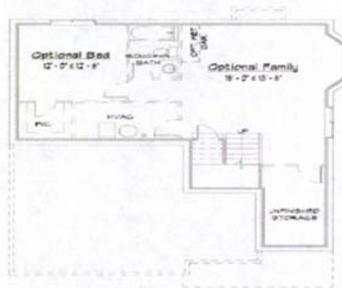
FLOOR PLANS

Elliott

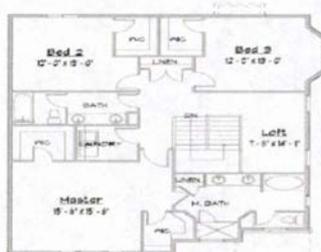
Lower Level Sq. Ft. 875  
 Main Level Sq. Ft. 964  
 Upper Level Sq. Ft. 1,404  
 Total Sq. Ft. 3,243



MAIN LEVEL



LOWER LEVEL



UPPER LEVEL

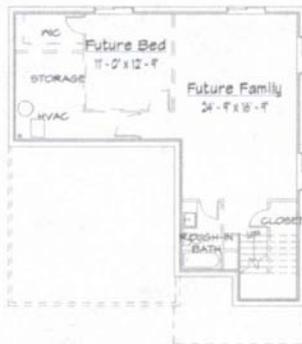
Note: Drawings are for illustration only and may vary in precise detail from plans and specifications. \*This illustration is not part of a legal contract.



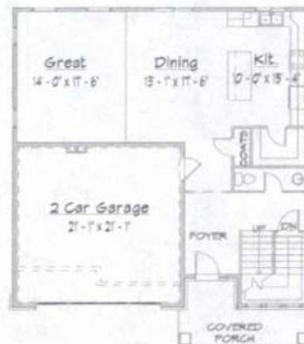
## FLOOR PLANS

### Glascow

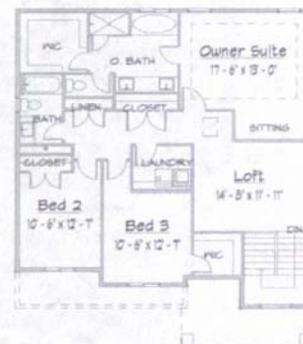
Lower Level Level Sq. Ft. 933  
 Main Level Sq. Ft. 1,027  
 Upper Level Sq. Ft. 1,313  
 Total Sq. Ft. 3,273



LOWER LEVEL



MAIN LEVEL



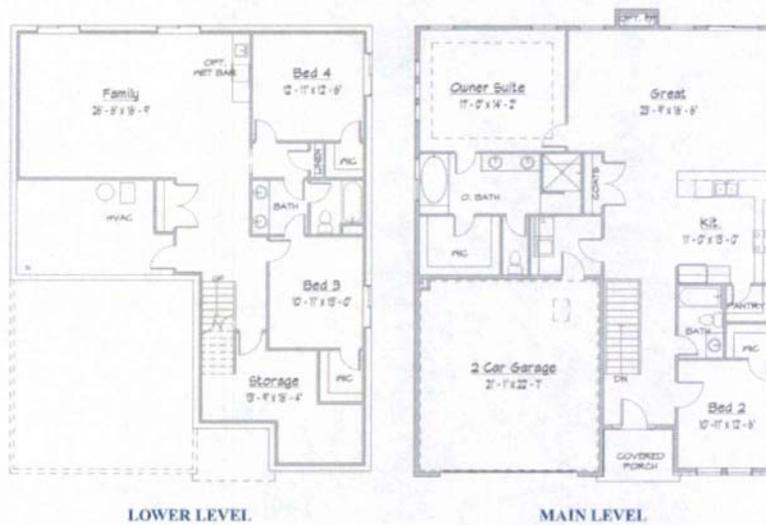
UPPER LEVEL



FLOOR PLANS

Cameron

Lower Level Level Sq. Ft. 1,540  
Main Level Sq. Ft. 1,655





### Topographical Map

BEG S 89°58'10" W 942.297FT & S 0°01'50" E 53 FT FR N 1/4 COR OF SEC 33, T 2S, R 1W, S L M; S 0°01'50" E 115 FT; N 89°58'10" E 206.21 FT; S 0°05'54" W 23 FT; N 89°58'10" E 150 FTS 0°05'54" W 160 FT N 89°58'10" E 85 FT; S 0°05'54" W 177 FTM OR L; S 89°58'10" W 1003.6 FT; N 5°28'51" E 90.884 FT; N 0°59'54" W 125.892 FT; N 4°22'52" W 145.079 FT; N 89°58'10" E 221.05 FT; N 0°01'50" W 114 FT; N 89°58'10" E 346.9 FT TO BEG.

### Legal Description



**CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION**  
8000 South Redwood Road  
(801) 569-5180

Sidwell # 21-331-26-012      Acreage: 7.95      Lots: 38      Zoning: SC-2

**Project Location:** 2735 W 7800 S West Jordan, UT 84088

**Project Name:** Cottages At Applecross

**Type of Application:**

<input type="checkbox"/> Subdivision	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> General Land Use Amendment
<input type="checkbox"/> Rezone	<input type="checkbox"/> Agreement
<input type="checkbox"/> Condominium	<input type="checkbox"/> Other _____

**Applicant:** Michael Brodsky      **Company:** Hamlet Development

**Address:** 308 E 4500 S Suite #200

**City:** Salt Lake City      **State:** UT      **Zip:** 84107

**Telephone: Office:** 801-281-2223      **Cell:** 801-201-8999

**Email:** michael@hamlethomes.com

**Property Owner:** Ken Diamond, Roger Diamond

**Address:** 2735 W 7800 S

**City:** West Jordan      **State:** UT      **Zip:** 84088

**Telephone: Office:** NA      **Cell:** NA

**Email:** NA

**Engineer:** Nick Mingo      **Company:** EDM Partners

**Address:** P.O. Box 522056

**City:** Salt Lake City      **State:** Utah      **Zip:** 84152

**Telephone: Office:** 801-201-7494      **Cell:** 801-201-7494

**Email:** nick@edmlc.net

**Architect:** Jamie Walker      **Company:** Walker Home Design

**Address:** 1725 E 4620 S

**City:** Salt Lake City      **State:** UT      **Zip:** \_\_\_\_\_

**Telephone: Office:** 801.930.9499      **Cell:** 801.699.7262

**Email:** jamiew@walkerhomedesign.com

**SIGNATURE:**       **DATE:** June 21st, 2016

Project #: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: ODA \_\_\_\_\_ PLANNING \_\_\_\_\_ ENGINEERING \_\_\_\_\_

**Application**  
**Exhibit G**

Please find the Draft Planning Commission Meeting Minutes of September 20, 2016 on the following pages.

**Exhibit H** Planning Commission Minutes

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD SEPTEMBER 20, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Bill Heiner, and Josh Suchoski.  
Judy Hansen was excused.

**STAFF:** Duncan Murray, Scott Langford, Mark Forsythe, Nannette Larsen, Larry Gardner, Nathan Nelson, Paul Brockbank and Jamie Vincent

**OTHERS:** Matt Mraz, Roger Dimond, Zachary Brodsky, Michael Brodsky, Ken Dimond, Bart Dimond, Brandon Peterson, Shelly Walters, and Kevin Wayman

\*\*\*\*\*  
The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying questions were answered.

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

\*\*\*\*\*  
**5. Cottages at Applecross; 2735 West 7800 South; General Plan Land Use Amendment for 7.95 acres from Community Commercial to Medium Density Residential and Rezone from SC-2 (Community Shopping Center) Zone to PRD (Planned Residential Development) Zone; Hamlet Development/Michael Brodsky (applicant) [#10366; parcel 21-33-126-012]**

Mike Brodsky, 308 East 4500 South, owner of Hamlet Development and Hamlet Homes, stated the proposal is to develop a 38-lot subdivision as well as to build the homes. The frontage along 7800 South would be left for future commercial development. He showed renderings of three homes they anticipate building. The lots would be fully landscaped and part of a homeowners' association. Driveways have been paired in order to provide larger greenspace areas along the road. The property had been unsuccessfully marketed for commercial development by the property owners for the last 20 years. Mr. Brodsky said they met with the neighboring residents last week to get input on the plan. One concern was connectivity from Woodcove Park Subdivision to 7800 South. The children currently don't have a good route to get to 7800 South and have been using the Dimond family property. They would allow use of the sidewalks inside of the community to walk to school in a shorter and safer route. The community would be fenced between the residential and commercial areas and along the canal. Hamlet Homes has been in the community for 22 years and has other developments within West Jordan.

David Pack asked for more information regarding plans for the open space.

Mr. Brodsky stated that they would fence and separate the canal from the property leaving the maintenance road on the canal side. Regarding the two parks, they would probably put benches in one park and recreational/playground facilities in the other park. They are suggesting that the 15-foot buffer be on the residential side with the masonry wall along the commercial property line. He indicated that the homes would be in the mid \$300,000 price range. Square footage would range from 2600 to 3200 square feet. They see the demographic as a family community with young children.

Dan Lawes asked why they are leaving the commercial property along 7800 South, because it seems like a strange entryway into a neighborhood.

Mike Brodsky said it is a great transition to buffer the high amounts of traffic from 7800 South, and the proposed neighborhood provides a buffer to the existing residential. The proposed residential traffic is two to three times less than what the property would generate if it remained commercial. He thought the types of commercial uses would be smaller shops.

Josh Suchoski said the buffer along 7800 South is preferable to a sound wall.

Larry Gardner explained that the area had been within some type of commercial zoning since the late 1970's. At that time the thought was that commercial would proceed to the west in a strip development. However, the general plan talks about commercial development being at nodes. The concept plan is for 4.7 units per acre, which is a little bit higher density than Woodcove Park to the south and meets the proposed medium density designation. He felt that the proposed density is more compatible to the existing residential than any type of commercial would be. The applicant is willing to have pedestrian connectivity, which was appreciated.

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 General Plan Land Use Map from Community Commercial to Medium Density Residential and Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (Planned Residential Development) Zone.

Dan Lawes opened the public hearing.

Shelly Walters, West Jordan resident, spoke on behalf of the Woodcove Park homeowners' board. They appreciated meeting with the group last week and they feel that the development will be positive for their neighborhood. Their subdivision was built in the 1980's when interest rates were 16% and was able to get Federal funding based on so many acres of open space. The parks within the Woodcove Park subdivision are maintained with water rights from the canal. There is a pump to the canal adjacent to this development that they would need to access, which was a concern.

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

Mike Brodsky returned to the podium in order to address Ms. Walters' concern. There is an easement that runs between the properties that contains the irrigation pipes. They intend to design into the neighborhood an access to the pumps in perpetuity.

Josh Suchoski spoke in favor of the plan. He liked the open space on both sides and the connectivity to the existing subdivision. The design matches the adjacent neighborhood and it adds value to the City.

Kelvin Green said it looks like an okay plan, but he didn't think it was large enough for a PRD. He didn't see a consistent theme or a balanced and coordinated a mix of uses. The Cap and Grade ordinance doesn't allow for a mix of housing types. He didn't think it met the intent of the PRD zone.

David Pack he said at first glance it seems like an odd location, but they are trying to put the land to the highest and best use.

Josh Suchoski felt this was a perfect opportunity for the PRD zone. It allowed more flexibility of design, particularly considering the large amounts of things going on around it. It is an awkward area, but he thought it is a good zoning to use for infill development such as this and adds to the mix of uses already in the area. In his opinion, the PRD zone should be used when there is not a good definition for the area otherwise.

Kelvin Green didn't feel that seven acres met the definition of 'large scale projects' stated in the code for PRD. He thought that they are just using the PRD ordinance for infill because there isn't an infill ordinance.

Josh Suchoski agreed that we need an infill ordinance, but there isn't one, and the PRD fits for this particular development.

Bill Heiner spoke in favor of the project. He liked the buffer along 7800 South that sets the project back and gives the opportunity for more commercial. His only concern was with parking. As kids get older they start buying cars that end up on the street and create a parking problem.

Dan Lawes said that CC&R's could regulate on-street parking.

Kelvin Green requested that the Planning Department bring forward an infill ordinance.

Scott Langford said he appreciated the work that had been done on a draft ordinance previously, and stated that staff would bring that back.

**MOTION:** Josh Suchoski moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for Cottages at Applecross; 2735 West 7800 South; Hamlet Development/Michael Brodsky (applicant) to amend the Future Land Use Map for 7.95 acres from Community Commercial to Medium Density Residential. The motion was seconded by Bill Heiner and passed 5-1 in favor with Kelvin Green casting the negative vote. Judy Hansen was absent.

**MOTION:** Josh Suchoski moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for Cottages at Applecross; 2735 West 7800 South; Hamlet Development/Michael Brodsky (applicant) to Rezone 7.95 acres from SC-2 (Community Shopping Center) Zone to PRD (Planned Residential Development) Zone. The motion was seconded by Bill Heiner and passed 5-1 in favor with Kelvin Green casting the negative vote. Judy Hansen was absent.

Ordinances attached.

**Exhibit I**  
**Ordinances**

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 16-43**

**AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR 7.95 ACRES OF LAND FROM COMMUNITY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT APPROXIMATELY 2735 WEST 7800 SOUTH.**

WHEREAS, an application was made by Hamlet Development to amend the General Plan Future Land Use Map for 7.95 acres of property located at approximately 2735 West 7800 South from Community Commercial to Medium Density Residential;

WHEREAS, on September 20, 2016 the Future Land Use Map amendment request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the Future Land Use Map amendment from Community Commercial to Medium Density Residential for property located at approximately 2735 West 7800 South;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on October 12, 2016; 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.

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 7.95 acres of property from Community Commercial to Medium Density Residential, located approximately at 2735 West 7800 South, more appropriately described below:

Commencing at the North Quarter of said Section 33, said North Quarter being a found brass cap monument in the intersection of 2700 West Street and 7800 South Street; thence along the north line said Northwest Quarter (NW 1/4) South 89°58'10" West 1152.42 feet; thence departing said north line South 00°01'50" East 53 feet to a point on the north right-of-way line of 7800 South Street, said point also being the point of beginning; Thence departing said south right-of-way line South 00°01'50" East 114.39 feet; thence South 89°51'55" East 210.09 feet; thence North 89°58'10" East 206.21 feet; thence South 00°05'54" West 23.00 feet; thence North 89°58'10" East 150.00 feet; thence South 00°05'54" West 160.00 feet; thence North 89°58'10" East 85.00 feet; thence South 00°05'54" West 177.00 feet; thence South 89°58'10" West 1003.60 feet; thence North 05°28'51" East 90.88 feet; thence North 00°59'54" West 125.89 feet; thence North 04°22'52" West 145.08 feet; thence North 89°58'10" East 221.05 feet; thence South 89°51'55" East 94.47 feet; thence North 00°01'50" West 114.27 feet to a point on said south right-of-way line of 7800 South Street; thence along said south right-of-way line North 89°58'10" East 42.00 feet to the point of beginning.

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 12<sup>th</sup> day of October, 2016.

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	_____	_____
Dirk Burton	_____	_____
Chris McConnehey	_____	_____
Chad Nichols	_____	_____
Zach Jacob	_____	_____
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]

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 16-44**

**AN ORDINANCE AMENDING THE ZONING MAP FOR 7.95 ACRES OF LAND FROM SC-2 (COMMUNITY SHOPPING CENTER) TO PRD(M) (PLANNED RESIDENTIAL DEVELOPMENT- MEDIUM DENSITY) ZONE FOR PROPERTY LOCATED AT 2735 WEST 7800 SOUTH.**

WHEREAS, an application was made by Hamlet Development to amend the zoning map for 7.95 acres of land SC-2 (Community Shopping Center) to PRD(M) (Planned Residential Development- Medium Density) Zone for property located at 2735 West 7800 South;

WHEREAS, on September 20, 2016 the request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the rezoning of 7.95 acres from SC-2 (Community Shopping Center) to PRD(M) (Planned Residential Development- Medium Density) Zone for property located at 2735 West 7800 South;

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on October 12, 2016; and,

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 Zoning Map Of The City Of West Jordan, Utah, is hereby amended by changing the zoning classification for 7.95 acres of property from (Community Shopping Center) to PRD(M)

(Planned Residential Development- Medium Density) Zone for property located at 2735 West 7800 South, more appropriately described below:

Commencing at the North Quarter of said Section 33, said North Quarter being a found brass cap monument in the intersection of 2700 West Street and 7800 South Street; thence along the north line said Northwest Quarter (NW 1/4) South 89°58'10" West 1152.42 feet; thence departing said north line South 00°01'50" East 53 feet to a point on the north right-of-way line of 7800 South Street, said point also being the point of beginning; Thence departing said south right-of-way line South 00°01'50" East 114.39 feet; thence South 89°51'55" East 210.09 feet; thence North 89°58'10" East 206.21 feet; thence South 00°05'54" West 23.00 feet; thence North 89°58'10" East 150.00 feet; thence South 00°05'54" West 160.00 feet; thence North 89°58'10" East 85.00 feet; thence South 00°05'54" West 177.00 feet; thence South 89°58'10" West 1003.60 feet; thence North 05°28'51" East 90.88 feet; thence North 00°59'54" West 125.89 feet; thence North 04°22'52" West 145.08 feet; thence North 89°58'10" East 221.05 feet; thence South 89°51'55" East 94.47 feet; thence North 00°01'50" West 114.27 feet to a point on said south right-of-way line of 7800 South Street; thence along said south right-of-way line North 89°58'10" East 42.00 feet to the point of beginning.

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 12<sup>th</sup> day of October 2016.

ATTEST:

CITY OF WEST JORDAN

\_\_\_\_\_  
Melanie Briggs  
City Recorder

\_\_\_\_\_  
Kim V. Rolfe  
Mayor – City of West Jordan

Voting by the City Council

Jeff Haaga  
Dirk Burton  
Chris McConnehey  
Chad Nichols  
Zach Jacob  
Sophie Rice  
Mayor Kim V. Rolfe

"AYE"

"NAY"

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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]