

REQUEST FOR CITY COUNCIL ACTION

SUBJECT: Oquirrh Mountain Resort

SUMMARY: Oquirrh Mountain Resort; 9000 South U-111 Highway; Future Land Use Map Amendment for 219.30 acres from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial and Parks and Open Land to Medium Density Residential, Very High Density Residential, and Community Commercial and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone; Oquirrh Mountain Resort, LLC/Myron Child (applicant)

FISCAL / AND OR

ASSET IMPACT: None.

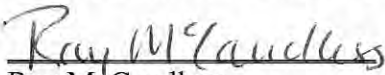
STAFF RECOMMENDATION:

Staff recommends that the City Council approve the requested Future Land Use Map Amendment and Rezone.

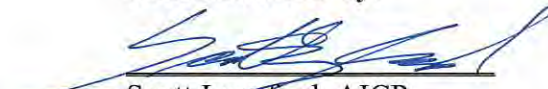
MOTION RECOMMENDED:

"I move that the City Council approve the requested Future Land Use Map Amendment and Rezone as discussed."

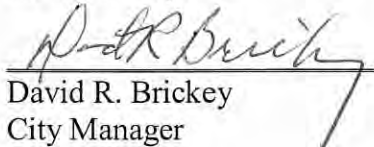
Prepared and Presented by:


Ray McCandless
Senior Planner

Recommended by:


Scott Langford, AICP
Development Director

Reviewed by:


David R. Brickey
City Manager

Reviewed for Legal Sufficiency:


City Attorney's Office

I. BACKGROUND:

This property is located at approximately 9000 South on the east side of U-111 as shown on the vicinity map (Exhibit A). The property is 219.30 acres in size and is currently vacant. It is designated on the Future Land Use Map as Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial and Parks and Open Land as illustrated in Exhibit B. The property is currently zoned SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones as shown in Exhibit D.

In 2014, the City Council adopted what is referred to as the “Cap and Grade Ordinance”, Ordinance 14-31 (City Code, Section 13-8-23: Annual Cap on Multi-Family Development Applications) limiting the number and type of multi-family applications the City can accept in a given year to bring the ratio of single-family residential and multi-family residential in line with the 83% single-family residential to 17% multi-family residential ratio established in the General Plan.

On May 11, 2016, the City Council adopted Ordinance 16-22 exempting specific types of multi-family housing from “cap and grade” requirements under certain conditions. The code reads as follows:

13-8-23: Annual Cap on Multi-Family Development Applications:

B. Exemptions: The following types of two-family and multi-family housing are not subject to the annual cap or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:
 - a. Multi-family housing (2 or more housing units) in a transit station overlay district (TSOD).
 - b. Senior housing for age fifty-five (55) and older.
 - c. Multi-family housing for disabled persons.
 - d. Low and moderate income housing owned by a nonprofit or a local housing authority.
 - e. Multi-family housing as part of a master planned community that meet the following provisions:
 - (1) Master Plan shall be a minimum of 75 undeveloped acres and be zoned PC or PRD.
 - (2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than seventeen percent (17%) of the total number of dwelling units in the approved master development plan.
 - (3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

Ordinance 16-22 allows two-family and multi-family development in large planned developments over 75 acres in area, provided that they are zoned PC or PRD, that the ratio of multi-family to single-family residential dwellings (Excluding those exempted under City Code, Section 13-8-23.B.1a-d) does not exceed 17% multi-family to 83% single-family-residential and that all multi-family dwellings are individually owned.

The applicant has submitted a concept development plan showing a ratio of 16.5% multi-family to 83.5% single-family residential (Excluding those exempted under City Code, Section 13-8-23.B.1).

Proposed Housing Type	Units	Percentage
Single Family Dwellings	546	83.5%
Multi-Family Dwellings – Market Rate Condominiums	108	16.5%
Senior Housing	360	Exempt
Assisted Living	85	Exempt
Total	1,099	

Ordinance 16-22 exempts senior housing or housing for the disabled from being counted toward the 83% single-family residential to 17% multi-family ratio. An additional 360 age-restricted dwelling units and 85 assisted living dwellings are proposed. In all, there will be 546 single-family dwellings and 553 multi-family dwellings for a total of 1,099 dwelling units. Overall, the ratio of single-family to multi-family residential is 49.7% to 50.3%.

On August 21, 2018, the Planning Commission in a 6 to 1 vote, recommended approval of both the rezoning and Future Land Use Map amendment.

II. GENERAL INFORMATION & ANALYSIS

The applicant is requesting to amend the Future Land Use Map from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial and Parks and Open Land to Medium Density Residential, Very High Density Residential, and Community Commercial and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to a P-C (Planned Community) Zone. A Concept Development Plan has been submitted as required for a rezone. The purpose of this request is to accommodate a proposed planned development that includes 1,099 residential dwellings, a commercial area, a potential church site numerous recreational amenities and passive and active open space.

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

	Future Land Use	Zoning	Existing Land Use
North	Low Density Residential, Medium Density Residential, Neighborhood Commercial,	SC-1, R-1-6C, PC	Single Family Residential
South	Community Commercial, Medium Density Residential, Low Density Residential, Parks	SC-2, P-F, MFR, LSFR, A-20	Vacant

	and Open Land, Future Park		
West	Public Facilities, Future Park, Parks and Open Land, High Density Residential, Community Commercial	P-F, A-20	Vacant U-111
East	Medium Density Residential, Low Density Residential,	R-1-10E, R-1-12E(ZC), R-1-10E(ZC)	Single-Family Residential

General Plan Amendment Discussion:

The applicant is requesting to amend the Future Land Use Map from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial and Parks and Open Land to Medium Density Residential, Very High Density Residential, and Community Commercial and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone as shown in Exhibit C.

According to the 2009 City Code, Section 13-5C-3, the net density in the PC zone is calculated as follows:

“Density Designations, density in planned development zones is calculated by dividing the number of proposed dwelling units by the number of gross acres designated for residential development (including residential uses within a mixed use component of a development) on the conceptual development plan. Proposed parks and public or private open space may be included in determining the number of acres used in this calculation. However, areas proposed for nonresidential uses (i.e., commercial, office, church or school sites not included in a mixed use component of a development) shall not be used in determining residential density...”

In addition, the 2009 City Code, Section 13-5C-6 states the following:

“Dedication and maintenance of open space required: B. Computation Of Area: Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space.”

These sections state that density is calculated subtracting streets, alleys, slopes over 30% and church sites.

Factoring in these exclusions, the applicant has stated that the density for the area shown as Medium Density Residential area which includes all single-family dwellings and condominiums is 5 dwelling units per acre which places this area in the Medium Density land use designation in the General Plan. The area shown as Very High Density Residential, which includes the senior housing and assisted living is 30 dwelling units per acre.

The following table is from the 2012 General Plan showing the various density ranges for each of the residential land use categories: General Plan Density Chart (Page 24)

Residential Density - Adjusted Net Density (Excluding Multi -Family Residential)

Density Designation	Density Range (Dwelling Units Per Acre)	Zoning Districts
Very Low Density	Up to 2.0	All A, RR, RE Zones, PC, PRD
Low Density	1 to 3.0	RR, RE, R-1-12, R-1-14, PC, PRD
Medium Density	3.1 to 5.0	R-1-8, R-1-9, R-1-10, PC, PRD
High Density	5.1 to 10.0	RM, R-1-5, R-1-6, R-2, R-3-6, R-3-8, R-3-10, PC, PRD
Very High Density	10.1 and up	R-3-12, R-3-16, R-3-20, R-3-22, PC, PRD

The final density for this project will be set by the City Council upon receiving a recommendation from the Planning Commission during the preliminary development plan approval process which will occur at a later date.

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 must 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: Section 13-5C-1B: Purpose and Intent, of the 2009 City Code states the following:

“The purpose of the planned community (PC) zone is to encourage imaginative and efficient utilization of land through the clustering of buildings, and the integration of compatible mixed uses (i.e., residential, commercial, recreational). The mix of uses is encouraged in order to create more convenient and effective integration of uses that work in concert to create a more attractive and desirable environment in which people can enjoy employment, residence and leisure within close proximity to each other. This zone is characterized by mixed uses in attractively designed buildings within a well planned and well coordinated landscaped setting. It is also characterized by a design intended to mitigate the negative effects of noise, traffic and undue congestion.”

The proposed development is consistent with the purpose and intent of the PC zone as the concept site plan shows a mix of residential land uses with integrated open space and a commercial area which will benefit its residents.

The General Plan contains several goals and policies that support the proposed amendment. Examples of these are as follows:

"Provide opportunities for single-family detached and other owner-occupied housing." Page 69

"Encourage the development of residential neighborhoods with a range of lot sizes to offer variety for home buyers." Page 69

"Enhance the visual character of residential areas by maintaining open space, parks and public facilities". Page 69

"Create a variety of neighborhood types which offer an array of housing densities and styles. Page 30".

"Provide opportunities for existing homeowners to purchase homes within the community" Page 70

"Provide housing targeted for the diversified market." Page 70

"While lower density single-family residential uses are most preferred in West Jordan, the City should also address in its General Plan a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels." Page 23

The unit mix for the overall development as shown on in the Concept Development Plan is as follows:

Housing Type	Units	Mix %
12,000 Sq. Ft. Estate Lots	13	1.18
11,000 Sq. Ft. Estate Lots	16	1.46
10,000 Sq. Ft. Estate Lots	52	4.73
9,000 Sq. Ft. Lots	95	8.64
8,000 Sq. Ft. Lots	81	7.37
7,000 Sq. Ft. Lots	123	11.19
6,000 Sq. Ft. Lots	166	15.11
Multi-Family Condominiums	108	9.83
Senior Housing	360	32.76
Assisted Living	85	7.73
Total	1,099	100

Given the mix in uses, variety in housing types and lot sizes, the proposed general plan amendment is consistent with these goals and policies as the proposed development is primarily single-family residential and provides a range of residential densities and housing targeted for a variety of home buyers.

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

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

Discussion: The existing land use designations shown on the Future Land Use Map include Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial and Parks and Open Land. The larger and smaller lots are inter-dispersed throughout the property providing a better neighborhood feel than if similar lot sizes were located in one area. Although there are other areas in the City that are zoned for residential, changing the use designation will not be contrary to the General Plan.

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 entire west side of the property abuts U-111. 9000 South runs along the south property line. The properties to the north and east are residentially developed. The Concept Development Plan shows single family homes along both the north and east sides of the development which is compatible with the adjoining residential uses. Staff does not anticipate any concerns with compatibility with existing or adjoining land uses.

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 applicant will directly benefit from approval of the proposed amendment; however, the amendment allows for a better use of property that is consistent with the goals and policies of the General Plan.

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 Engineering Department is supportive of the rezoning request; However, preliminary utility, road, stormwater and traffic improvement plans will need to be developed to demonstrate that the site can be adequately serviced. The project must meet all City master plans and capital facility plans and open spaces and recreational amenities must be maintained by an HOA or other City approved legal entity. Other issues will also need to be addressed including improvements along Barney's Creek and 8600 South right-of-way acquisition. There are also several traffic related issues that will need to be addressed by the applicant. The Engineering Division review comments are attached as Exhibit G.

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: Each phase of development will be reviewed against applicable Code requirements when preliminary subdivision applications are submitted for review. The amendment has been reviewed for consistency against the City's General Plan. The preliminary plan and each subsequent development phase will be reviewed against adopted plans, codes and ordinances.

Finding: The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances.

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

Prior to approving 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: See Future Land Use Map Amendment Finding A.

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: Single-family residential is compatible with existing and anticipated land uses on adjoining properties. Other impacts will be mitigated as discussed in Future Land Use Map Amendment Finding A, C and E.

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 conceptual residential development associated with this request will make productive use of a vacant and undeveloped piece of property. The use will enhance the residential interests of the city and is intended to provide housing options for future residents. Rezoning the property as proposed is compatible with the existing zones and uses 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: See Future Land Use Map Amendment Finding E.

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 Hillside Overlay District, applies to properties with slopes exceeding 10% which applies to this property. Areas over 30% slope are undevelopable. Each phase of development will be reviewed against the requirements of the Hillside Overlay District as they are submitted for review.

Finding: The proposed development will be reviewed for compliance with any additional standards imposed by the Hillside Overlay District as each phase of development is submitted for review.

Concept Development Plan

The applicant has submitted a concept development plan which includes a concept site plan, showing proposed lots and phasing. The Concept Development Plan is very clear in showing that most of the recreational amenities will be installed as part of Phase 1. Most of the single-family dwellings will be constructed as part of phases 2 and 3. The commercial development and assisted living will be constructed as part of the final phase, Phase 4. A possible church site is shown on the east side of the development next to 6400 West.

The following table summarizes the proposed Concept Development Plan:

Current Concept Plan											
Zoning	Existing: SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Proposed: PC										
Land Use Designation Existing: Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial and Parks and Open Land. Proposed: Medium Density Residential, Very High Density Residential and Commercial											
Residential Lots <table> <tr> <td>Single Family Dwellings</td><td>546 (83.5 %)</td></tr> <tr> <td>Multi-Family Dwellings</td><td>108 (16.5%)</td></tr> <tr> <td>Senior Housing</td><td>360 Exempt from Cap and Grade Requirements</td></tr> <tr> <td>Assisted Living</td><td>85 Exempt from Cap and Grade Requirements</td></tr> <tr> <td>Total Units</td><td>1,099</td></tr> </table>		Single Family Dwellings	546 (83.5 %)	Multi-Family Dwellings	108 (16.5%)	Senior Housing	360 Exempt from Cap and Grade Requirements	Assisted Living	85 Exempt from Cap and Grade Requirements	Total Units	1,099
Single Family Dwellings	546 (83.5 %)										
Multi-Family Dwellings	108 (16.5%)										
Senior Housing	360 Exempt from Cap and Grade Requirements										
Assisted Living	85 Exempt from Cap and Grade Requirements										
Total Units	1,099										
Amenities <ul style="list-style-type: none"> • Amphitheater • Arts and Crafts Room • Basketball Court (3) • Bocce Court (3) • Club house • Conservatory • Pavilion with Picnic Tables (9) • Disc Golf • Dog Park • Outdoor Swimming Pool (2) • Pickle Ball Court (6) • Playground (9) • Plaza (3) • Pocket Park / Play Field (6) • Putting Green (2) • Tennis Court (2) • Snack Bar 	<ul style="list-style-type: none"> • Event Room with 2nd Floor Kitchen • Exercise Facility • Gift Shop • Hammock Grotto • Racquetball Court (2) • Horseshoe Pit (10) • Ice / Roller Skating Rink • Indoor Swimming Pool (2) • Jacuzzi (3) • Jogging trail • Lazy River • Library • Observation Deck • Orchard • Wading Pool • Yoga Meditation Room • Splash Pad • Soaking Tub (3) 										

• Equipment Rentals	
Open Space Area	50.35 acres or 30.46%
Optional Church site	

The concept development plan includes renderings of proposed housing types and show the amenities that will be constructed as part of the development. The concept development plan is attached as Exhibit I.

City Code, Section 13-5C-1: Purpose and Intent: describes the intent of planned developments in a list of fourteen items. Although not required findings for a zoning change or land use map amendment, the City Council may use this criterion to determine if the intent of the PC zone is met.

The intent of planned developments (PC or PRD) is to:

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

As demonstrated in the land use map amendment and rezoning applications, the proposed development will improve the environment in 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;

A variety of housing styles and types will be used and will add interest to the project design. The future commercial development will also add to the design and overall feel of the development.

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

Building location and setbacks will be established with the adoption of the preliminary and final Development Plan and subdivision approvals.

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

Social and community interaction and activity will be enhanced through construction of active and passive open space, trail system and recreational amenities.

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

Visual character and identity will be created through integration of open spaces, recreational amenities and variety of housing types.

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

The combination of single-family dwellings, condominiums, senior housing, assisted living and future commercial amenities will provide a balanced mix of uses.

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;*

The application gives examples of housing that will be built within the development. The applicant has demonstrated that there is a broad range of housing types. Renter occupied units cannot be approved.

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;*

The layout of the development will utilize the topography of the site as many of the streets follow the existing contour of the property. This will minimize the grading necessary to develop the site.

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 PC zone requires 15% open space exclusive of areas with slopes over 30% which is met. There are approximately 50.35 acres of active and passive open space which is 30.79% of the overall development. Sidewalks and trails will provide adequate access throughout the development which will encourage recreation and social activity.

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

Physical and aesthetic integration of uses and activities within the development is achieved through the parks, amenities and trail system. There are no physical barriers that would prevent social interaction.

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;*

Sidewalks and trails will create linkages between residential areas, open spaces, recreational areas and public facilities.

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;*

The proposed development is 219.30 acres in size and is considered a large planned development.

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

There are no safety concerns with the concept plan. The commercial area will eventually provide additional retail services for the area and the proposed open spaces and recreational facilities will provide convenience and amenity for residents.

14. Assure compatibility and coordination of each development with existing and proposed surrounding land uses. (2001 Code § 89-3-401)

Compatibility with adjoining land uses is achieved through the placement of the various land uses within the development. The multi-family buildings are located in the center of the property and near arterial streets. Single-family dwellings are located on the north and east sides of the development, adjacent to existing single-family neighborhoods.

IV. SUMMARY OR CONCLUSION:

Staff supports the proposed Future Land Use Map and Zoning Map amendments as proposed by the applicant.

V. ATTACHMENTS:

- Exhibit A – Aerial Map
- Exhibit B – Existing Future Land Use Map
- Exhibit C – Proposed Future Land Use Map
- Exhibit D – Existing Zoning Map
- Exhibit E – Proposed Zoning Map
- Exhibit F – Concept Plan
- Exhibit G – Engineering Comments
- Exhibit H – Application
- Exhibit I – Concept Development Plan
- Exhibit J – Planning Commission Minutes
- Exhibit K – Ordinance



Tangee Sloan
Deputy City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5116
Fax 801-563-4716

September 24, 2018

Myron Child
Oquirrh Mountain Resort, LLC
2180 East 4500 South Suite 150
Holladay, UT 84117

Dear Myron:

A Public Hearing will be held before the City of West Jordan City Council on **Wednesday, October 10, 2018** at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah. The hearing will be to receive public comment prior to considering comments only regarding a proposed General Plan Land Use Map Amendment for 221 acres of property from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, and Public Facilities to Medium Density Residential, Very high Density Residential, and Community Commercial; and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone; for Oquirrh Mountain Resort located at approximately 9000 South U-111 Highway, Oquirrh Mountain Resort, LLC/Myron Child, (applicant). The Council will take the comments made on **October 10, 2018**, under advisement and consider the item for approval **Wednesday, October 24, 2018, at 6:00 p.m.**

You are invited to attend the Public Hearing, 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,

Tangee Sloan
Deputy City Clerk

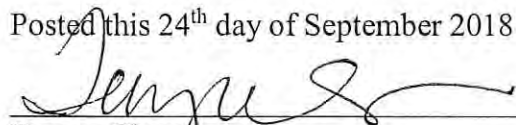


Tangee Sloan
Deputy City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5116

THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

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Posted this 24th day of September 2018



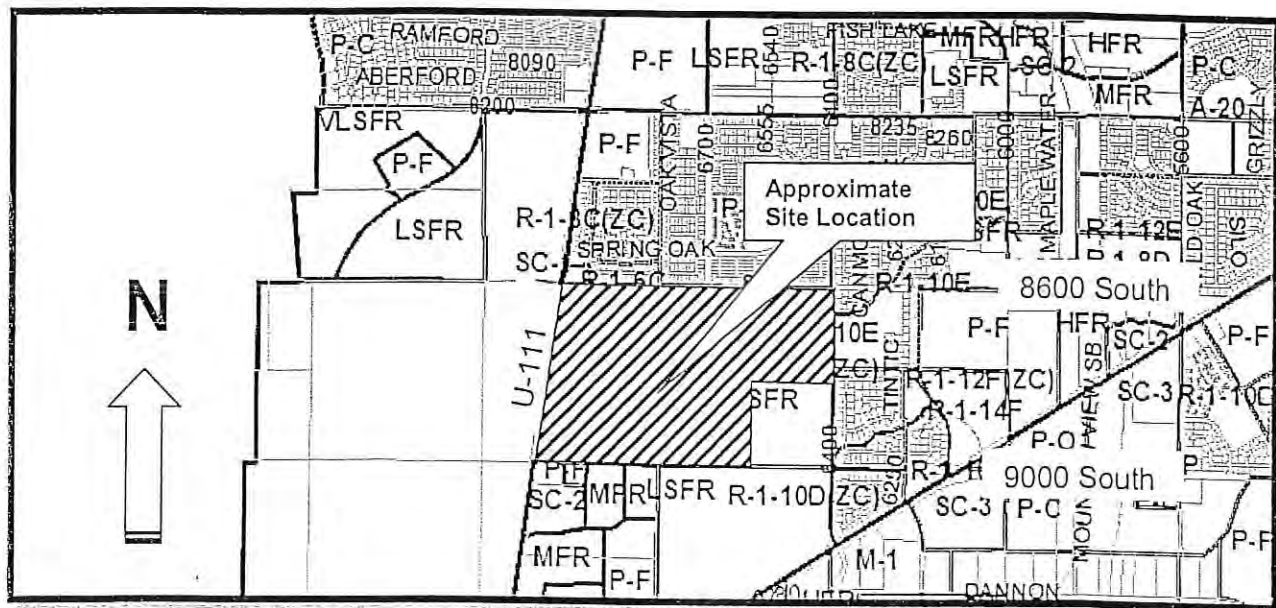
Tangee Sloan
Deputy City Clerk



300' mailing

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A Public Hearing will be held before the City of West Jordan City Council on **Wednesday, October 10, 2018** 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 comments only regarding a proposed General Plan Land Use Map Amendment for 221 acres of property from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, and Public Facilities to Medium Density Residential, Very high Density Residential, and Community Commercial; and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone; for Oquirrh Mountain Resort located at approximately 9000 South U-111 Highway, Oquirrh Mountain Resort, LLC/Myron Child, applicant. The Council will take the comments made on October 10, 2018, under advisement and consider the item for approval **Wednesday, October 24, 2018, at 6:00 p.m.** You are invited to attend the Public Hearing, 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.



Items may be moved on the agenda or tabled by the Planning Commission. Items not heard will be scheduled on the next agenda.

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.

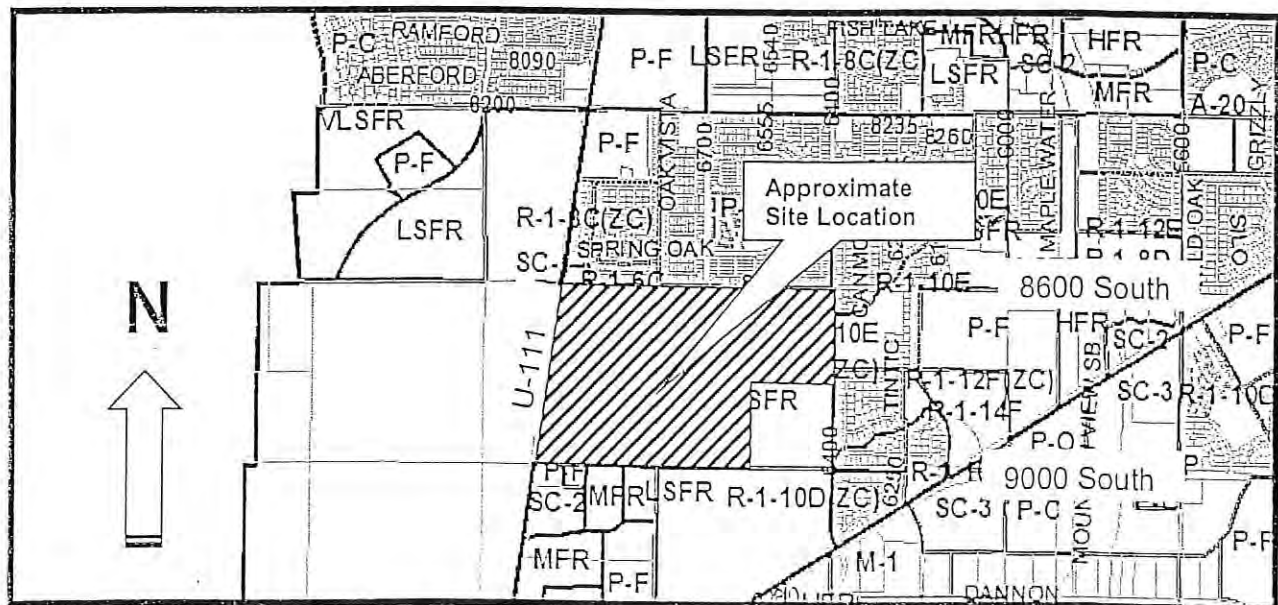


Entity mailing

Tangee Sloan
Deputy City Clerk
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5116

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 10, 2018** 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 comments only regarding a proposed General Plan Land Use Map Amendment for 221 acres of property from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, and Public Facilities to Medium Density Residential, Very high Density Residential, and Community Commercial; and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone; for Oquirrh Mountain Resort located at approximately 9000 South U-111 Highway, Oquirrh Mountain Resort, LLC/Myron Child, applicant. The Council will take the comments made on October 10, 2018, under advisement and consider the item for approval **Wednesday, October 24, 2018, at 6:00 p.m.** 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.



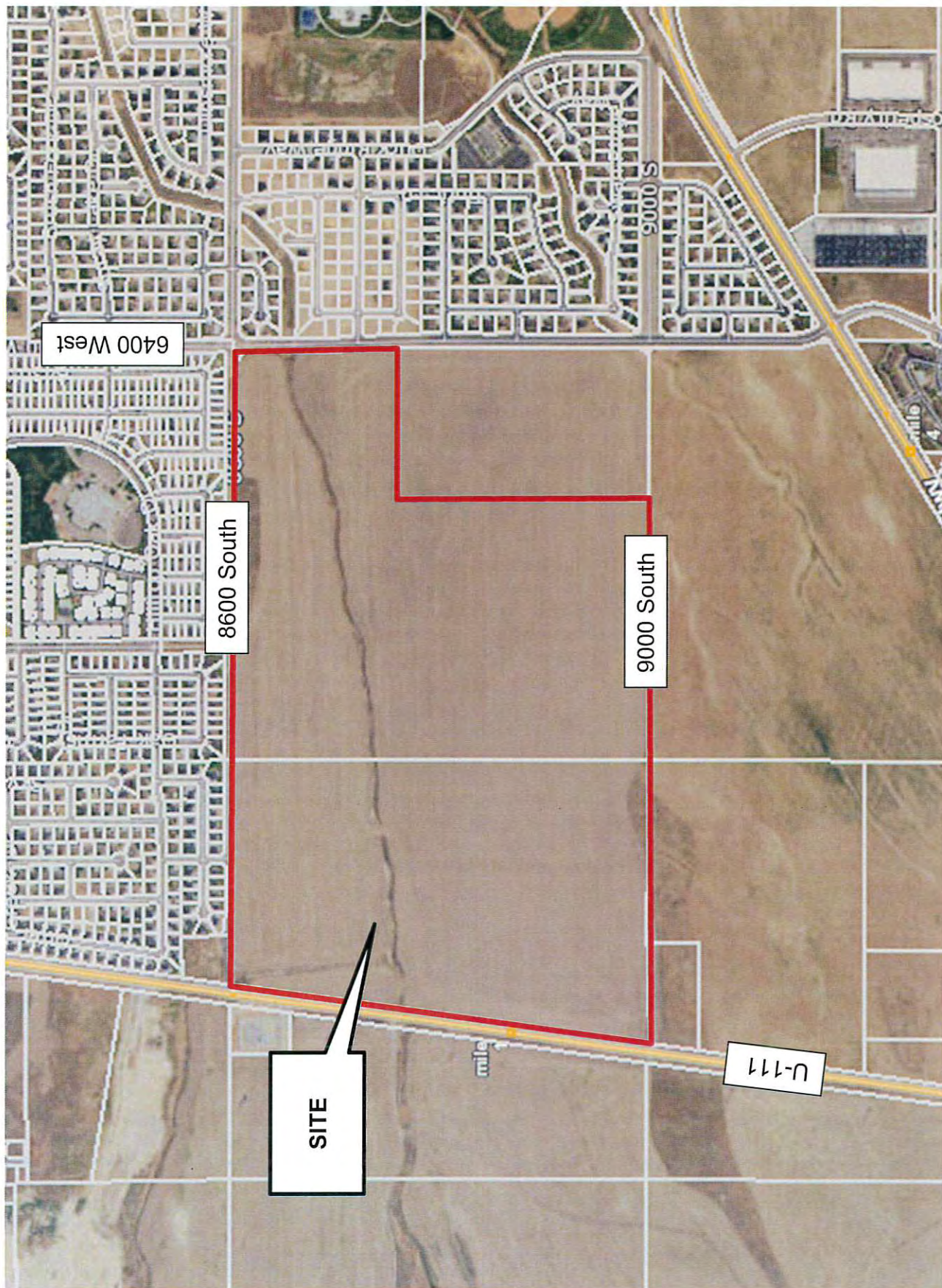


Exhibit A

Aerial Map

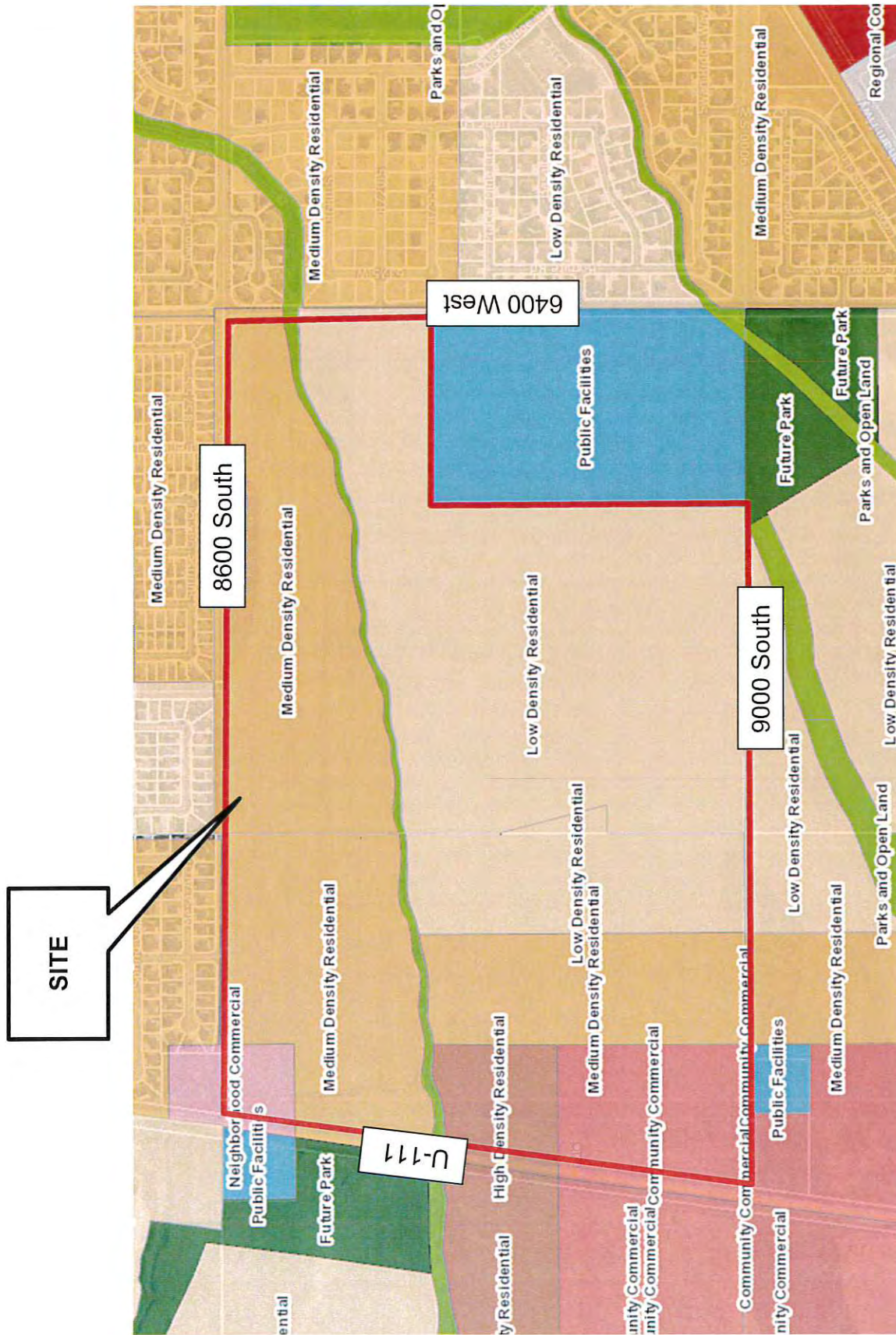
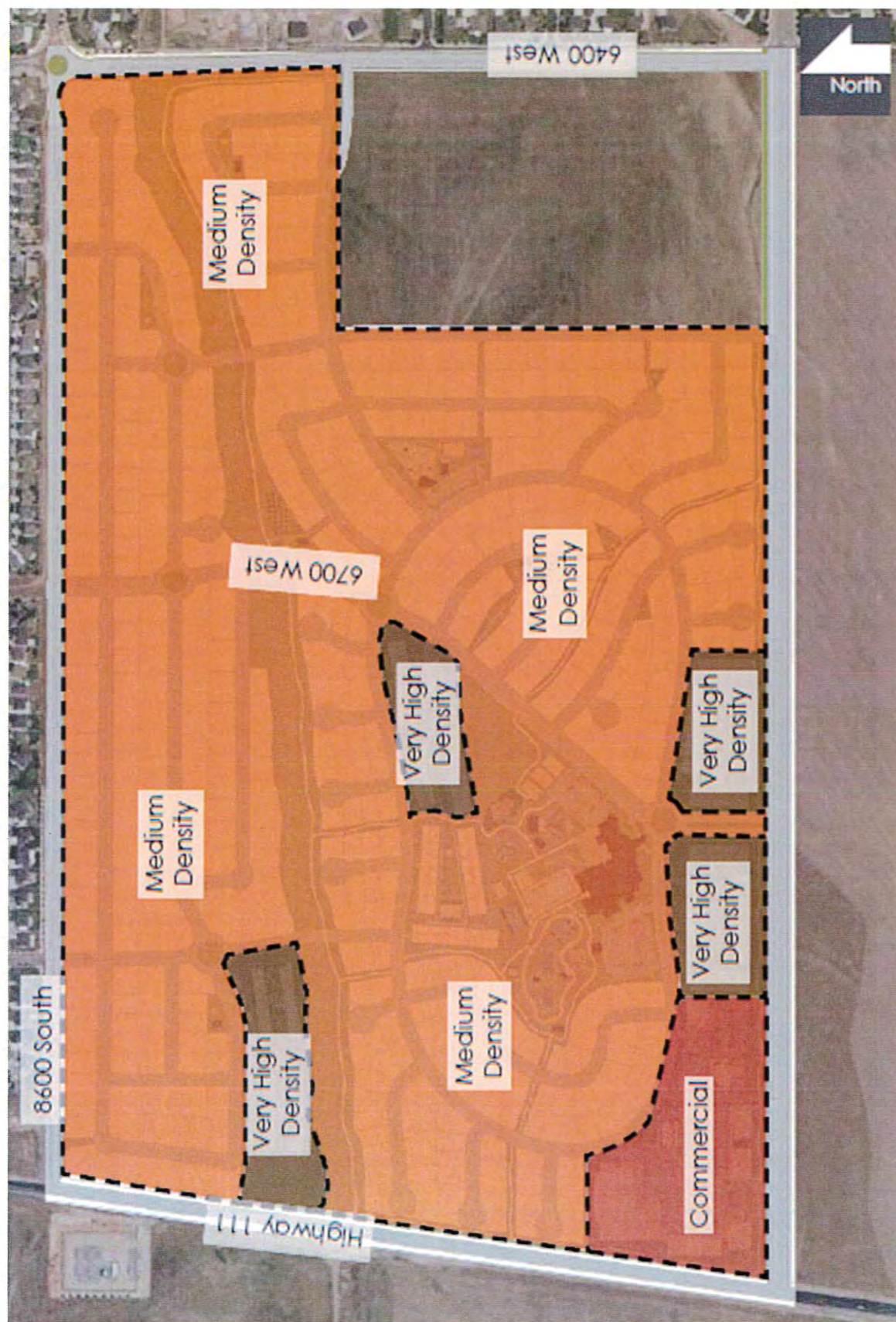
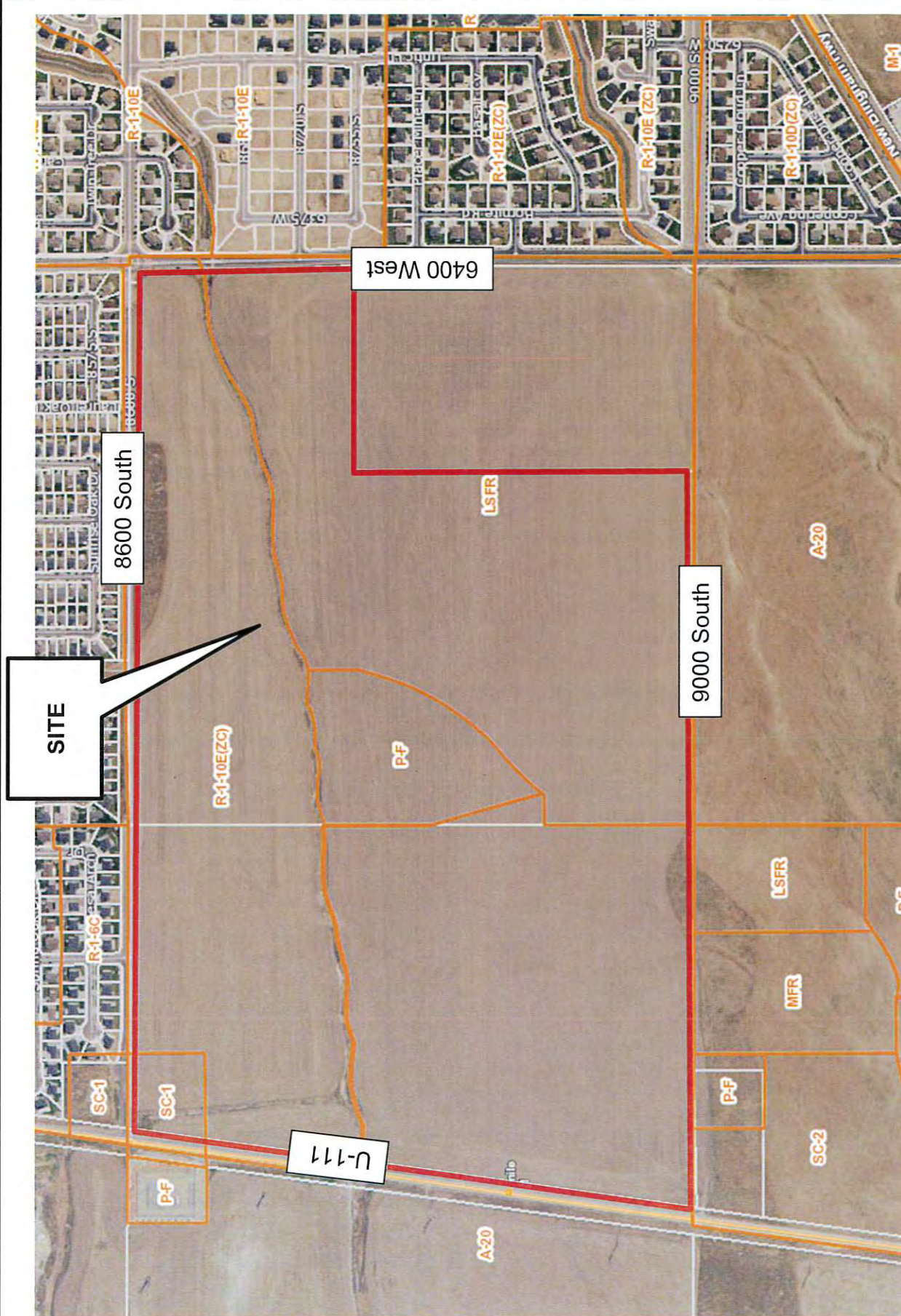


Exhibit B Existing Future Land Use Map

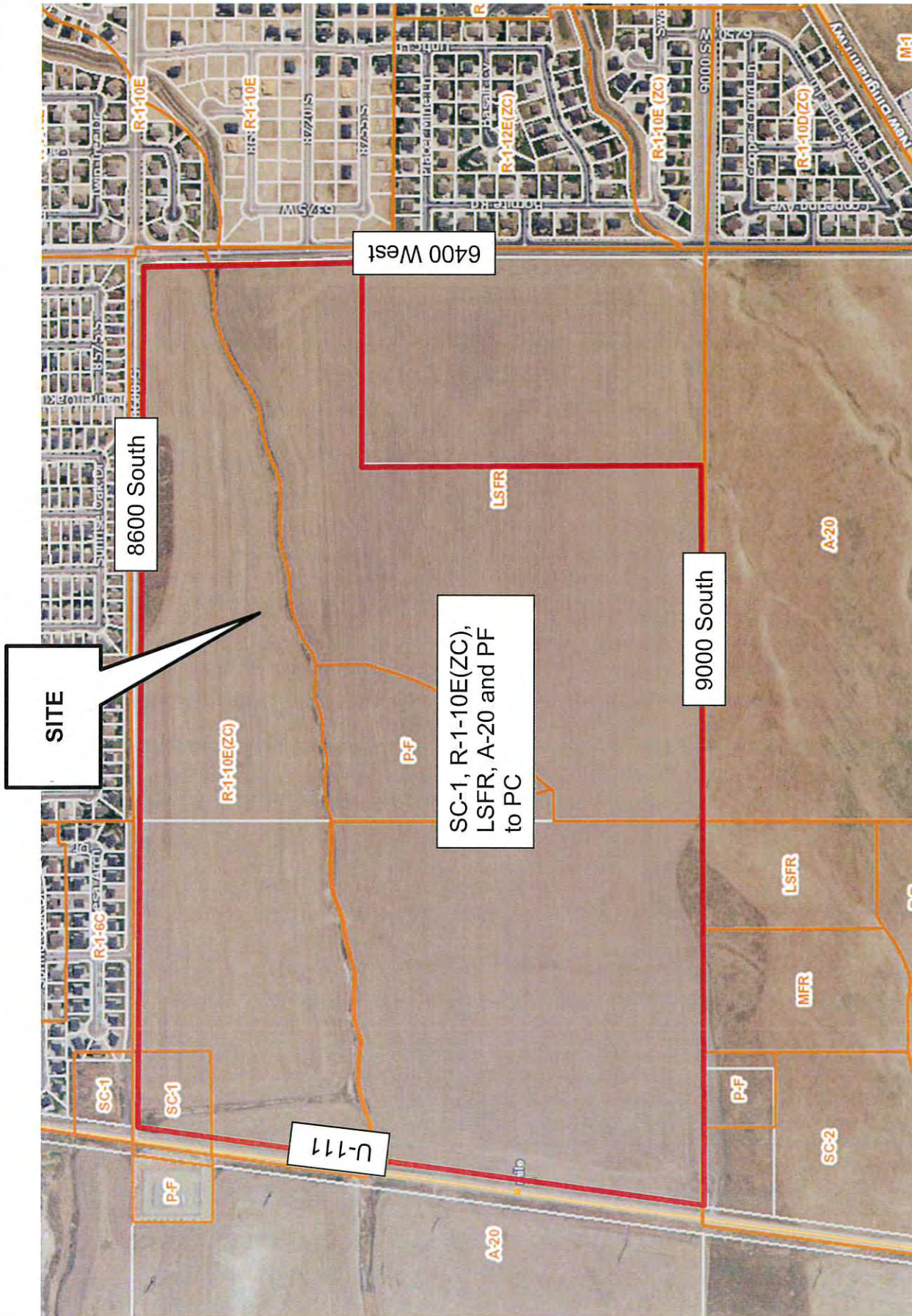
Exhibit C Proposed Future Land Use Map





Existing Zoning Map

Exhibit D



Proposed Zoning Map

Exhibit E

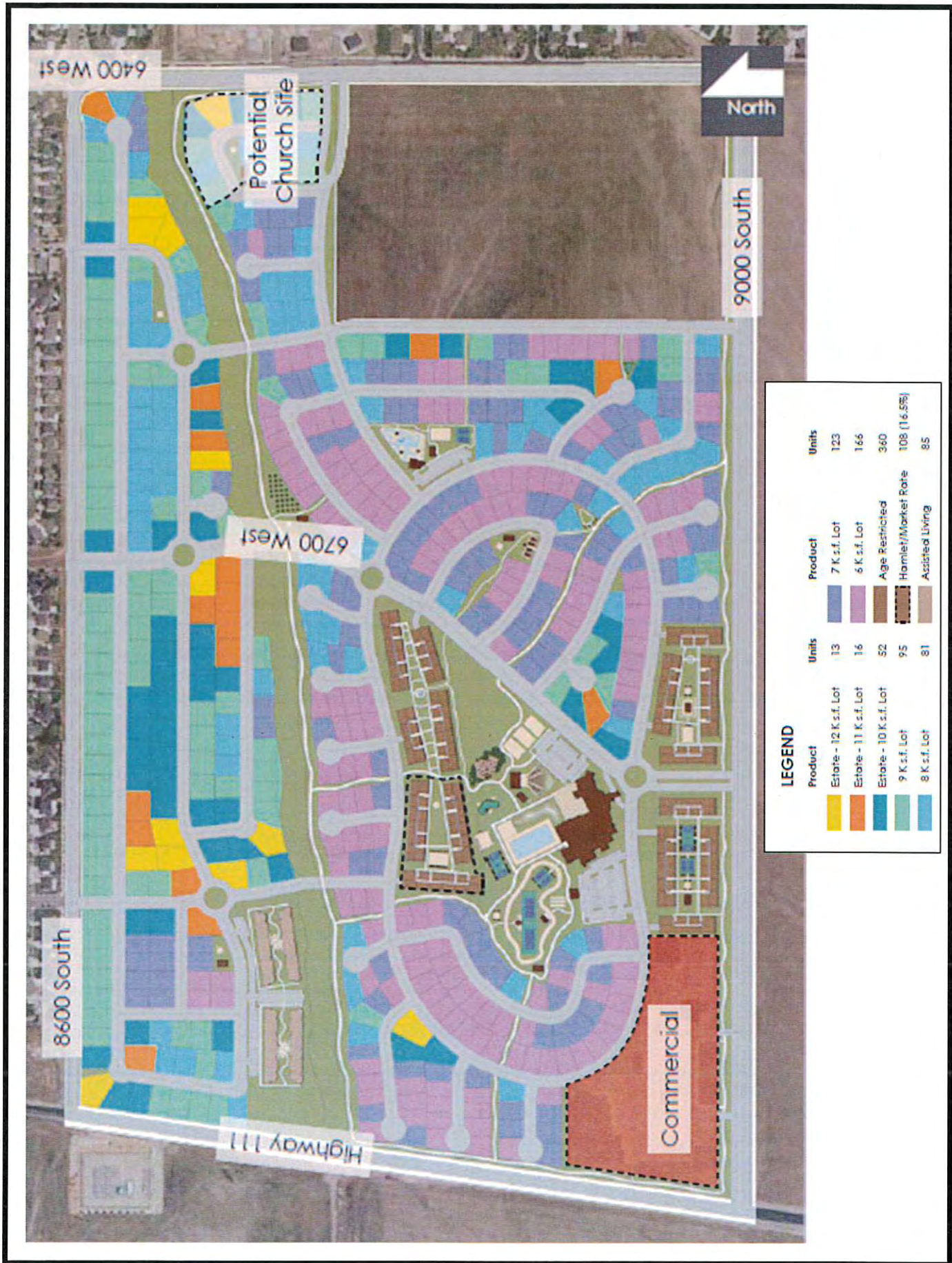


Exhibit F Concept Plan

Please find the Engineering Comments on the following pages.

Exhibit G **Engineering Comments**



Memorandum

To: Planning Commission and City Council
From: Nate Nelson, P.E., City Engineer
Date: August 9, 2018
Re: Oquirrh Mountain Resort – Review of Future Land Use Map Amendment and Rezone to Mixed Use Planned Community

1. Please see all comments from Bill Baranowski, traffic Engineer dated August 9, 2018.
2. This Project has numerous phases and elements that will require extensive staff coordination throughout the development process. Preliminary plans will need to be fully developed to present a detailed phasing plan including phasing of utilities, roads, stormwater treatment and traffic improvements.
3. Developer must comply with all City masterplans including the obligations to construct all offsite and onsite infrastructure necessary to serve the development. Phase one will require a significant investment in 9000 South. Any City participation will be limited to elements identified in the City masterplans and capital facility plans. A development agreement will be necessary.
4. Barney's Creek will need to be channelized, stabilized, and landscaped. A FEMA letter of map revision will likely be needed to reduce the floodplain area. Open spaces will be maintained by the HOA or included in a special service area, whichever is decided on by the developer and City.
5. 8600 South presents a special challenge as the right of way is currently owned by a private entity and the. Obligations of the various parties will need to be determined and addressed in the development agreement.
6. This rezoning action is limited in scope to a land use determination and does not in any way indicate approval or acceptance by engineering staff. All City codes and requirements must be met throughout the process of preliminary and final plan approval.



Memorandum

To: Planning Commission and City Council
From: Bill Baranowski, PE, City Traffic Engineer
Date: August 9, 2018
Re: Oquirrh Mountain Resort – Review of Street and Pedestrian Layout

The street and pedestrian layout in the Concept Development Plan was compared to the 2015 West Jordan City Transportation Masterplan to show items to include in the development.

1. Add the roundabout at 6700 West/8600 South. This is Masterplan project #29.
2. Add the traffic signal at 6700 West/9000 South. This is Masterplan project #76.
3. Change the designation of 9000 South from 70 ft Collector street to 106 ft arterial street. This is Masterplan project #6.
4. 6400 West on the eastern boundary of the project was constructed by West Jordan City and the City has a pioneering agreement for that street. Show the existing trail crossing.
5. Coordination with the Jordan School District is required to plan for the two schools on the southeast corner of the development. New access to the two schools is preferred on the new western minor street and on 6400 West and 9000 South is limited access.

See Attached

Exhibit H **Application**



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

SOUTH PROPERTY

Sidwell # 2603276001
2603100005
2603200004 Acreage: 221 Lots: _____ Zoning: _____

Project Location: _____

Project Name: OQUIRH MOUNTAIN RESORT

Type of Application:

- ☐ Subdivision
☐ Site Plan
☐ Rezone
☐ Condominium

- ☐ Conditional Use Permit
☐ General Land Use Amendment
☐ Agreement
☒ Other

Low Density Residential, medium & high density Residential, medium & high density

Land Use Plan Use Amend

Applicant: _____

Company: OQUIRH MOUNTAIN RESORT, LLC

Address: 2180 EAST 4500 SOUTH SUITE 150

City: HOLLADAY

State: UTAH

Zip: 84117

Telephone: Office: (801) 759-5723 Cell: (801) 759-5723

Email: MBCHILD4@OUTLOOK.COM

Property Owner: VICKEY R. JONES

Address: 81654 SOUTH JUNIPER CANYON ROAD

City: HELI

State: OREGON

Zip: 97835

Telephone: Office: (541) 278-4070 Cell: (541) 437-457-2662

Email: BKJONES@HELIXTEL.COM

Engineer: Travis Perry

Company: PSomas

Address: 4179 Riverbent Rd. Suite 200

City: SLC

State: Utah

Zip: 84123

Telephone: Office: (801) 284-1345 Cell: (801) 608-6889

Email: t.perry@psomas.com

Architect: NOLAN MENDENHALL

Company: MENDENHALL ARCHITECTURE AND DESIGN

Address: 4635 SOUTH HIGHLAND DRIVE

City: HOLLADAY

State: UTAH

Zip: 84117

Telephone: Office: (801) 277-2935 Cell: _____

Email: MENDENHALLARCHITECT@HOTMAIL.COM

SIGNATURE: _____

DATE: _____

Project #: 116215

Date: 5-24-18

Received By: ODA KP

PLANNING Roy

ENGINEERING Nate



CITY OF WEST JORDAN COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

Sidwell # _____ Acreage: 221 Units: 1099 Zoning: SC-1, R-1-10E(ZC) PF, A-2
Date: 1099

Project Location: 9000 So. U-111

Project Name: OQUIRH MOUNTAIN RESORT

Type of Application:

3044401

☐ Subdivision

☐ Site Plan

☐ Rezone

☐ Condominium

☐ Conditional Use Permit

☐ General Land Use Amendment

☐ Agreement

☐ Other _____

Applicant: Myron Child

Company: OQUIRH MOUNTAIN RESORT, LLC

Address: 2180 EAST 4500 SOUTH SUITE 150

City: HOLLADAY

State: UTAH

Zip: 84117

Telephone: Office: (801) 759-5723 Cell: (801) 759-5723

Email: MBCHILD4@OUTLOOK.COM

Property Owner: VICKEY R. JONES

Address: 81654 SOUTH JUNIPER CANYON ROAD

City: HELIX

State: OREGON

Zip: 97835

Telephone: Office: (541) 278-4070 Cell: (541) 457-2662

Email: BK JONES@HELIXTEL.COM

Engineer: Tavis Perry

Company: Psomas

Address: 4th 4179 Riverboat Rd Suite 200

City: SLC

State: Utah

Zip: 84123

Telephone: Office: (801) 284-1345 Cell: (801) 608-6889

Email: tperry@psomas.com

Architect: NOLAN MENDENHALL

Company: MENDENHALL ARCHITECTURE AND DESIGN

Address: 4635 SOUTH HIGHLAND DRIVE

City: HOLLADAY

State: UTAH

Zip: 84117

Telephone: Office: (801) 777-2935 Cell: _____

Email: MENDENHALLARCHITECT@HOTMAIL.COM

SIGNATURE: _____

DATE: 5-24-18

Project #: 16212

Date: 5-24-18

Received By: ODA Kristi

PLANNING Perry

ENGINEERING Nate

See Attached

Exhibit I **Concept Development Plan**

OQUIRRH MOUNTAIN RESORT



Concept Development Plan & Zoning Map Amendment

September 27, 2018

Prepared by:

Oquirrh Mountain Resort LLC

Psomas

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Oquirrh Mountain Resort

Concept Development Plan

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------------------------	----

CDP Checklist



DEVELOPMENT PLAN WEST SIDE PLANNING AREA PLANNED COMMUNITY PLANNED RESIDENTIAL DEVELOPMENT

PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

GENERAL INFORMATION

Your Check	City Check	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Outline of the subject property(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site acreage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	General subdivision layout (if a subdivision is required)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	General site plan layout (if mixed use)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Phasing Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Types of land use(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	General street and pedestrian layout
<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Building footprints (if mixed use)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conceptual elevations of structures, buildings, monuments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	General landscape and/or open space areas (trails, riparian corridors, equestrian and/or animal keeping areas)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed parking areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed storm water detention
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flood plain boundary (if known)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sensitive hillsides or wetlands
<input checked="" type="checkbox"/> n/a	<input type="checkbox"/>	Density Bonuses (proposed amenity checklist completion)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overall maximum density calculation based on proposed installation of amenities and improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all plans in PDF format.

Oquirrh Mountain Resort

Concept Development Plan

Zoning Plan Amendment Checklist



ZONING ORDINANCE MAP AMENDMENT PLANNING AND ZONING

APPLICANT _____ DATE _____

PROJECT _____

ZONING MAP AMENDMENT

Your Check	City Check	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner(s) Affidavit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the names, addresses, phone numbers, and sidwell numbers of property owners in the area to be rezoned and their agents/developer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a legal description and the acreage of each proposed zoning district
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a detailed map on the 8½" x 11" paper showing the following: <ul style="list-style-type: none"><input type="checkbox"/> Requested zoning boundary change<input type="checkbox"/> Present and proposed zoning<input type="checkbox"/> All existing property lines<input type="checkbox"/> All abutting properties
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a concept development plan (detailed design and engineering are not required) on 8½" x 11" paper showing the following in the rezone area <ul style="list-style-type: none"><input type="checkbox"/> General layout of lots<input type="checkbox"/> Roads<input type="checkbox"/> Parking<input type="checkbox"/> Buildings<input type="checkbox"/> Landscaping in the rezone area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	In writing, explain the reason and justification for such zone change and the manner in which a proposed zone map change would further promote the objectives and purposes of the West Jordan Municipal Code and the General Plan. The statement must include: <ul style="list-style-type: none"><input type="checkbox"/> Public purpose for the amendment in question<input type="checkbox"/> Confirmation that the public purpose is best served by the amendment in question.<input type="checkbox"/> Compatibility of the proposed amendment with general plan policies, goals and objectives<input type="checkbox"/> Consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use<input type="checkbox"/> Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies<input type="checkbox"/> Adverse impacts on adjacent landowners<input type="checkbox"/> Verification that the correctness in the original zoning or general land use plan map is correct for the area in question<input type="checkbox"/> Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services<input type="checkbox"/> Impacts on schools<input type="checkbox"/> Impacts on the local economy and other factors as requested by the planning department
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Obtain a Salt Lake County Plat of the area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	List of property owners within 300' radius of the subject parcel, prepared by Salt Lake County Records Office on address labels
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prepare two sets of addressed and stamped (not metered) #10 letter-sized envelopes to be mailed (by the City) to the neighboring property owners. Do not use envelopes with a return address
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic copy of all plans in PDF format.

Oquirrh Mountain Resort

Concept Development Plan

Introduction

Oquirrh Mountain Resort is a 219.30 acre proposed mixed-use development located along Bacchus Highway in West Jordan City. The resort style community will be one of the premier communities in Utah with an extensive amenities package, and luxury living for all incomes and stages of life.

Oquirrh Mountain Resort will be organized into four phases with a mix of residential, recreational, and anchor commercial development. The amenities and principal roads will be developed first, and the remaining phases developed concurrently. It will be developed this way to ensure the community amenity package will be in service when the first residents move in.

The West Jordan General plan states that "lower density single-family residential uses are most preferred in West Jordan", and that the City should also provide "a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels." Oquirrh Mountain Resort is predominantly made up of single-family development with ranging lot sizes. The development also includes several hamlet buildings which contain market rate units open to all ages and income levels, and age restricted units. In addition to this wide range of housing types, there is an assisted living facility to complete the range of housing for all periods of the life cycle. The outer edges of the development match adjacent housing types and sizes, blending the surrounding developments with like products.

In keeping with the land use structure of the general plan, the area will be predominantly residential with commercial uses. We are pursuing a zone change to the PC zone in order to create a well knit highly amenitized community that blends uses in a way that is beneficial for the community in terms of multi-modal access, proximity, safety, and enhanced quality of life.

Oquirrh Mountain Resort

Concept Development Plan

Affidavit

Affidavits will be provided in final concept development plan document.

AFFIDAVIT

PROPERTY OWNER

NORTH PROPERTY

STATE OF UTAH }
COUNTY OF SALT LAKE } ss

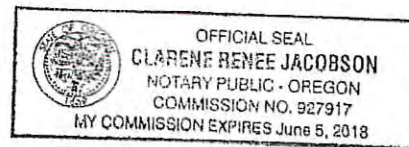
I (we), Vicky R Jones, being duly sworn, depose and say that I
(we) am (are) the owner(s) of the property(s) located at Tax Parcels 26031000050000 and 26032000040000
excluding commercially zoned property approximately 2.5 acres
located approximately at 8801 S Uone Eleven HWY. My (our) signature below attests that I (we) have reviewed the
proposal by Signet Properties Myron Child requesting review and approval of
_____ 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 Adjustment
☐ Subdivision (Minor, Major, Amendment or Condominium)
☐ Site Plan (Multi-family, Commercial/Industrial or Amended)
☐ 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.

Vicky R Jones
(Property Owner) Vicky R Jones

(Property Owner)



Subscribed and sworn to me this 17 day of May, 2018.

Clarene Renee Jacobson
(Notary)

My commission expires: June 5, 2018

Nov 2014

Oquirrh Mountain Resort

Concept Development Plan

Affidavit

AFFIDAVIT

PROPERTY OWNER

SOUTH PROPERTY

STATE OF UTAH }
COUNTY OF SALT LAKE } ss

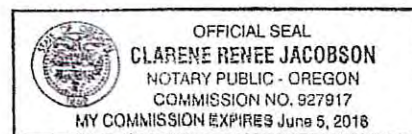
I (we), Vicky R Jones, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at Tax Parcel(s) 26-03-100-005 and 26-03-200-004 consisting of approximately 145.78 acres. My (our) signature below attests that I (we) have reviewed the proposal by Signet Properties Myron Child requesting review and approval of _____ by the City of West Jordan for the following process(s):
(Project Name)

- | | | |
|---|--|---|
| <input type="checkbox"/> General Land Use Map Amendment | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Subdivision (Minor, Major, Amendment or Condominium) | | |
| <input type="checkbox"/> Site Plan (Multi-family, Commercial/Industrial or Amended) | | |
| <input type="checkbox"/> Other: _____ | | |

My (our) signature below attests that 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.

Vicky R Jones Vicky R Jones
(Property Owner)

(Property Owner)



Subscribed and sworn to me this 17 day of May, 2018.

Clarene Renee Jacobson
(Notary)

My commission expires June 5, 2018

Nov 2014

Oquirrh Mountain Resort

Concept Development Plan

Affidavit

August 30, 2018

To Whom It May Concern:

West Jordan City acknowledges that the attached shows the ownership of the property, the Oquirrh Mountain Resort will occupy. And that no other documents concerning the matter will be required by West Jordan City.

West Jordan City:

Gristi Peterson 8-30-18

Oquirrh Mountain Resort

Concept Development Plan

Affidavit

IN WITNESS WHEREOF, this Agreement has been executed as of the date first above written.

“Seller”

Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust
UAD February 25, 2016

By: Vicky R. Jones Jr.
Vicky R. Jones, Trustee
Date Signed: 4.27.18

Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust

By: Bryan L. Jones TTEE
Bryan L. Jones, Trustee
Date Signed: 4-27-18

Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust

By: Jeneal Harshman Trustee
Jeneal Harshman, Trustee
Date Signed: 4.27.18

LeAnna Jones, Trustee of the LeAnna Jones GST Trust

By: LeAnna Jones, Trustee
LeAnna Jones, Trustee
Date Signed: 4/27/2018

Bryan L. Jones, individually

Date Signed: 4-27-18

Jeneal Harshman
Jeneal Harshman, individually

Date Signed: 4.27.18

LeAnna Jones
LeAnna Jones, individually

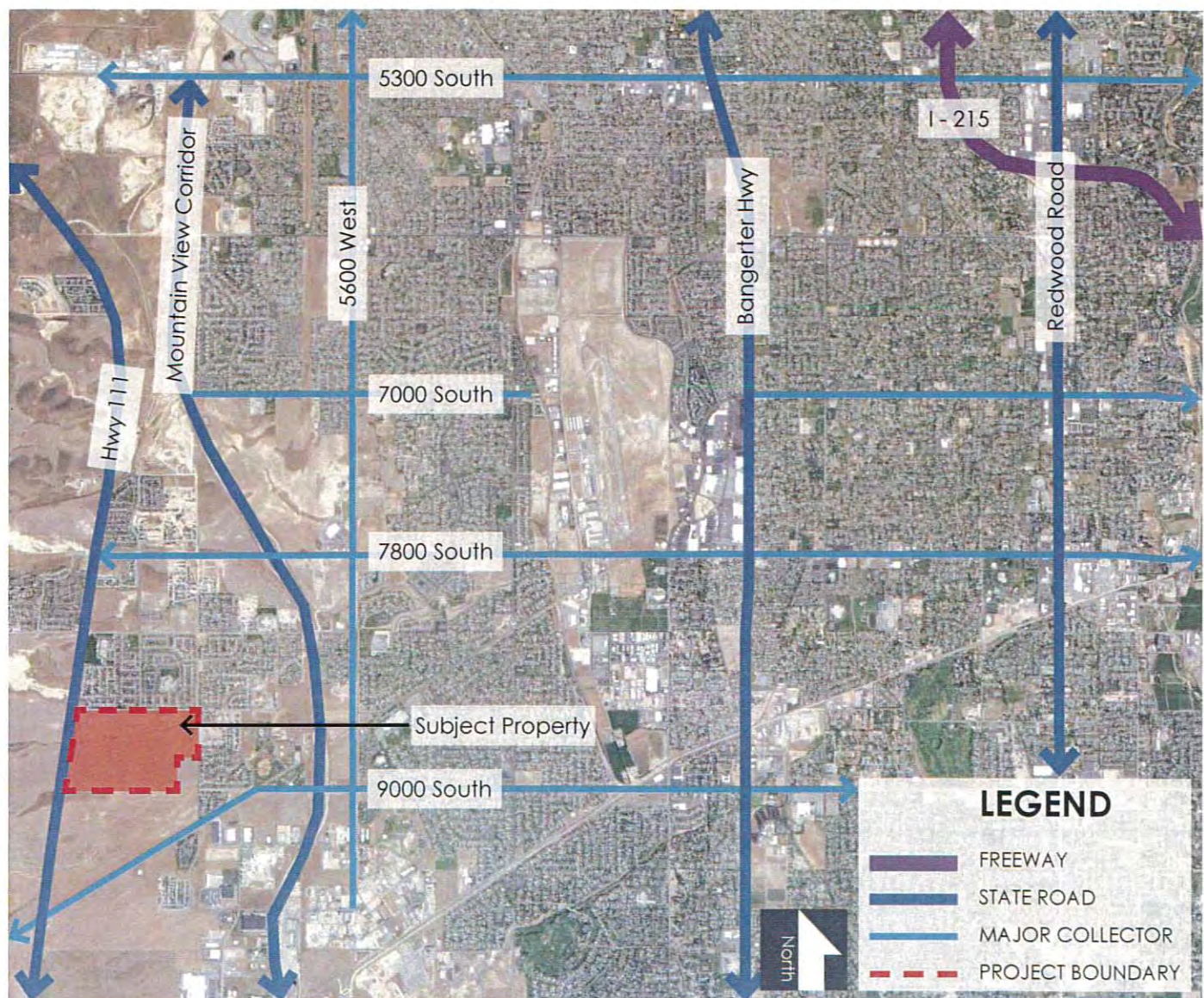
Date Signed: 4/27/2018

Oquirrh Mountain Resort

Concept Development Plan

Vicinity Map

Oquirrh Mountain Resort is located on the west side of West Jordan City. Its approximate boundaries are Bacchus Highway (Highway 111) to the west, 8600 South to the north, 6400 West to the east, and 9000 South to the south. The south east corner is owned by the Jordan School District.

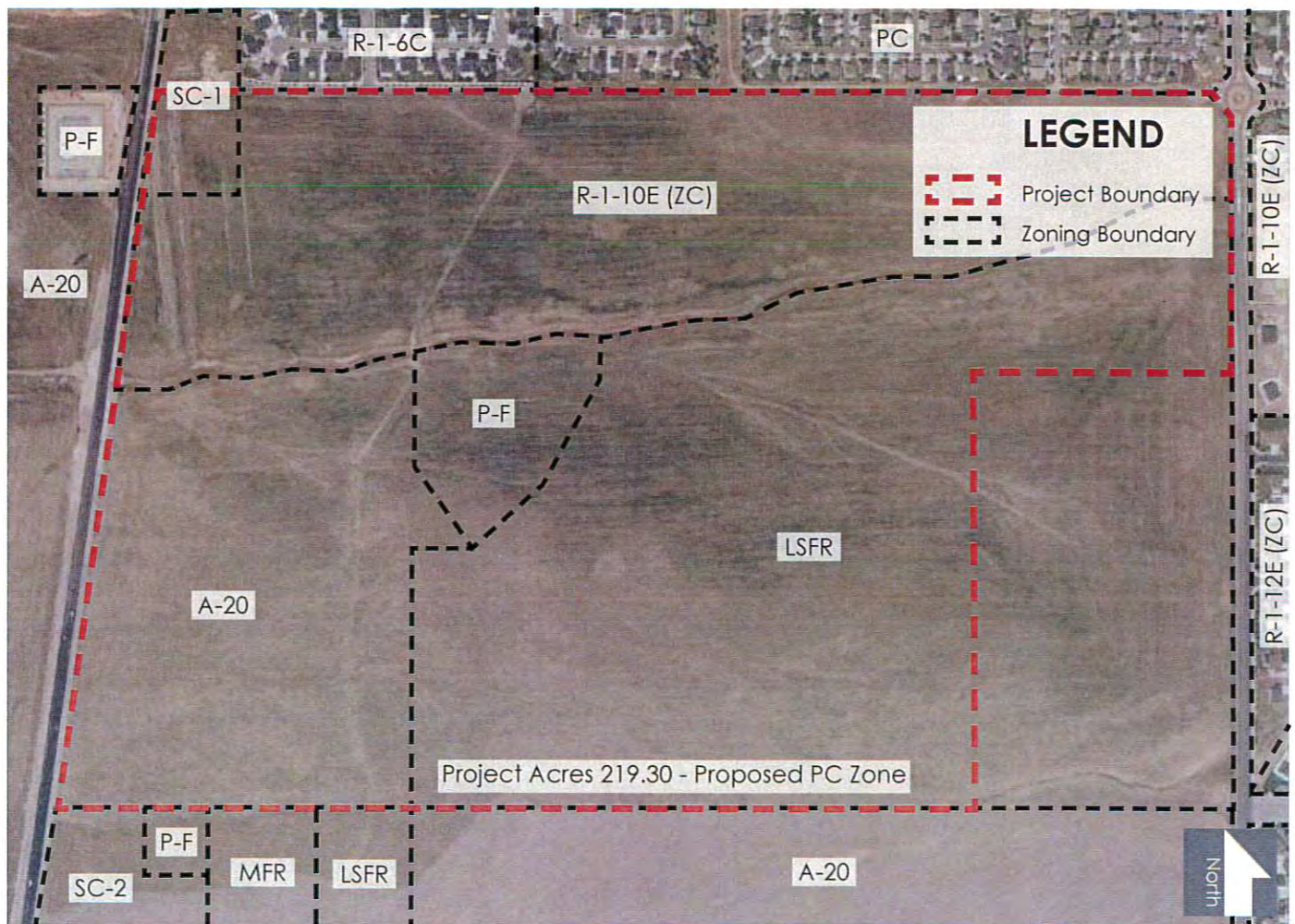


Oquirrh Mountain Resort

Concept Development Plan

Project Boundary, Acreage, & Zoning

The project boundary as shown below encompasses 219.30 acres on the east side of Highway 111. The map below also shows the existing zoning of the property and surrounding properties. The Oquirrh Mountain Resort will be applying for a rezone to the Planned Community (PC) Zone.



Oquirrh Mountain Resort

Concept Development Plan

Legal Description

Oquirrh Mountain Resort

Beginning at a point on the Quarter Section line of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 89°46'42" West 996.88 feet along the Quarter Section line, from the East Quarter of said Section 3, and running thence North 89°46'42" West 3,434.05 feet, along said Quarter Section line to a point on the easterly right-of-way of Bacchus Highway (U-111); thence North 08°02'13" East 2663.99 along said right-of-way to a point on the south line of Barney's Creek; to the northerly line of said Section 3; thence, along said northerly line, South 89°52'09" East 1,416.26 feet to the North Quarter Corner of said Section 3; thence, along said northerly line, South 89°51'44" East 2,524.58 feet to the westerly right-of-way line of 6400 West Street; thence, along said westerly right-of-way line, the following five (5) courses: 1) South 00°08'00" West 44.89 feet, 2) southeasterly 77.90 feet along the curve of a 50.00 foot non-tangent radius curve to the right, through a central angle of 89°16'01", (chord bears South 45°13'55" East 70.26 feet), 3) South 00°35'55" East 465.98 feet, 4) southerly 279.33 feet along the arc of a 5,045.00 foot radius curve to the left, through a central angle of 03°10'20", (chord bears South 02°11'05" East 279.29 feet), 5) southerly 201.29 feet along the arc of a 4955.00 foot radius curve to the right, through a central angle of 02°19'39", (chord bears South 02°36'27" East 201.27 feet) to the northerly boundary line of the Board of Education of Jordan School District, described in that certain Special Warranty Deed recorded on December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the office of the Salt Lake County Recorder's office; thence, along the north and west boundary of said Board of Education of Jordan School District the following two (2) courses: 1) North 89°46'42" West 950.00 feet; thence South 00°07'57" West 1605.00 feet to the Point of Beginning.

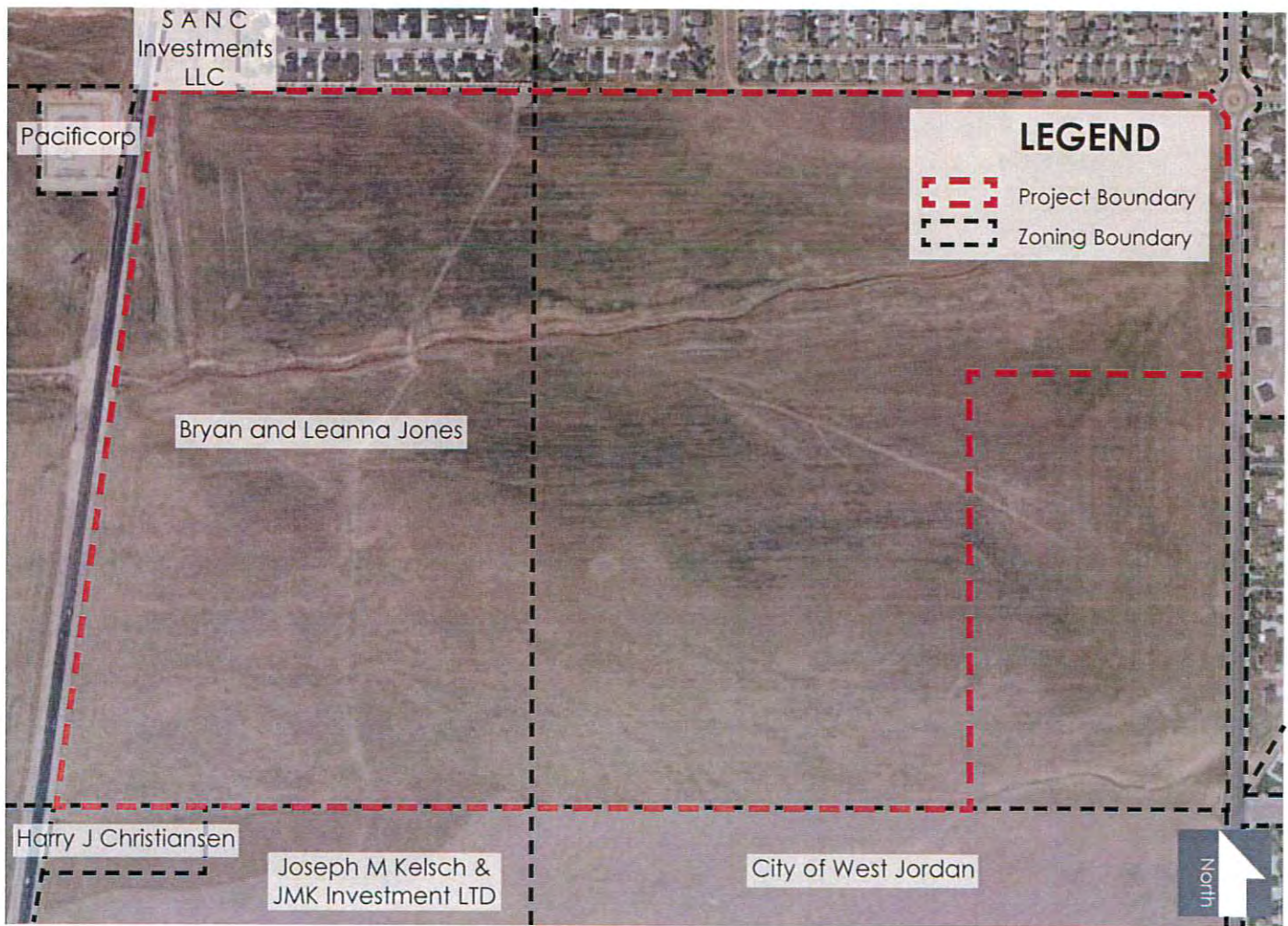
Contains 9,552,860 Square Feet / 219.30 Acres.

Oquirrh Mountain Resort

Concept Development Plan

Existing Property Lines & Abutting Properties

The Oquirrh Mountain Resort property is owned by Bryan and Leanna Jones, and is split as shown below. All non-single family abutting properties are shown below. Property ownership within 300 ft of the property boundary will be found in the appendix.



Oquirrh Mountain Resort

Concept Development Plan

Site Plan Layout

The master plan below, and the following pages will establish the general subdivision layout and the phasing of the community. Table 1 - SITE PLAN SUMMARY shows the breakdown of the Medium Density, Very High Density, and Commercial Development, as well as the roads and open space acreage which is planned and programmed throughout each development type. (Open Space % - divide OS by the total acreage minus 30% + land, roads, and commercial land.)

TABLE 1 - SITE PLAN SUMMARY

LAND USE	ACRES	UNITS / %
OPEN SPACE	(50.35)	30.79%
30% SLOPE	(3.63)	-
ROAD	(42.46)	-
MEDIUM DENSITY	192.41	654
VERY HIGH DENSITY	17.22	445
COMMERCIAL	9.67	-
TOTAL	219.30	1,099

LEGEND

Product	Units	Product	Units
Estate - 12 K s.f. Lot	13	7 K s.f. Lot	123
Estate - 11 K s.f. Lot	16	6 K s.f. Lot	166
Estate - 10 K s.f. Lot	52	Age Restricted	360
9 K s.f. Lot	95	Hamlet/Market Rate	108 (16.5%)
8 K s.f. Lot	81	Assisted Living	85

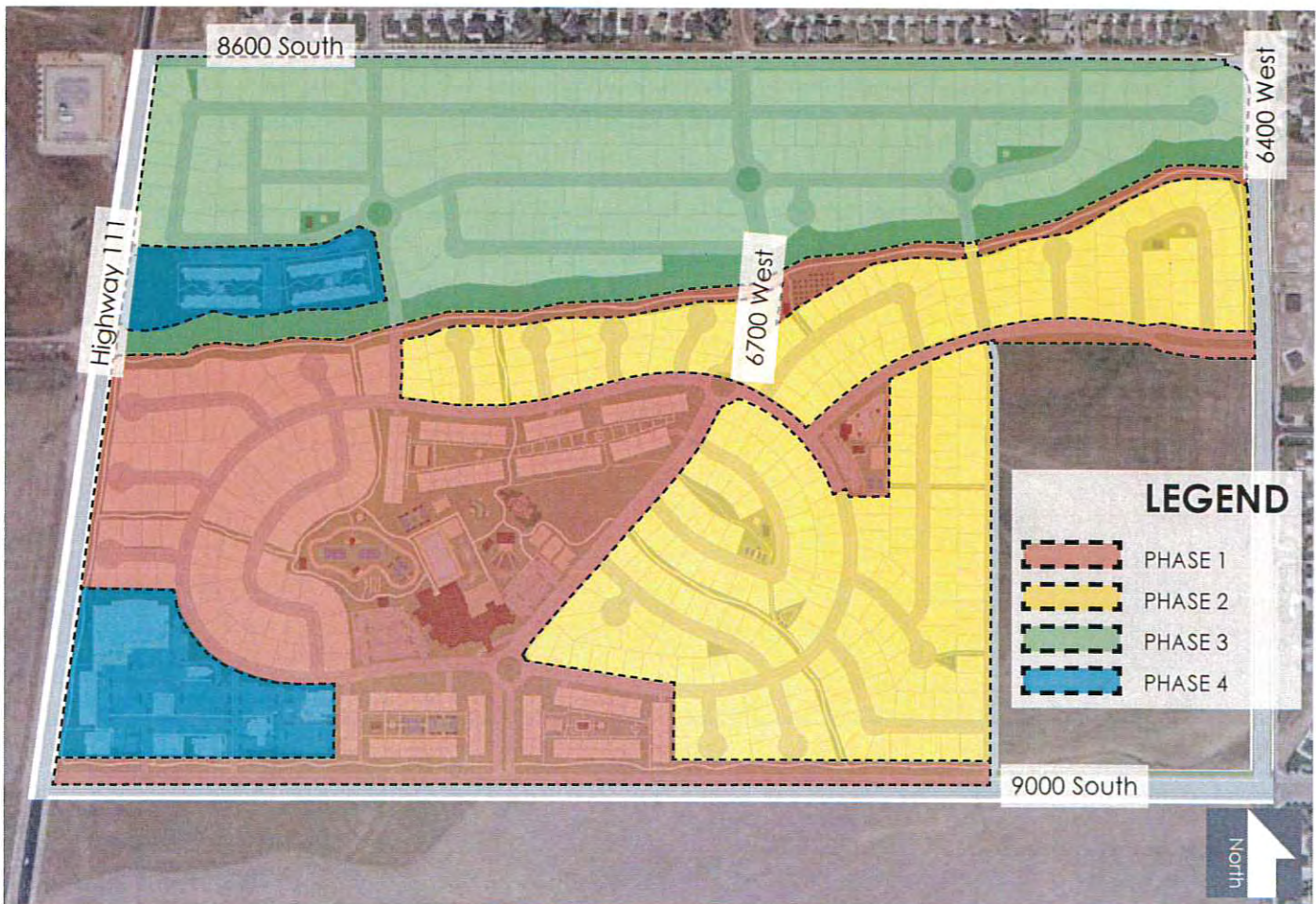


Oquirrh Mountain Resort

Concept Development Plan

Phasing Plan

It is anticipated that Oquirrh Mountain Resort will be partitioned into four development phases as shown below.



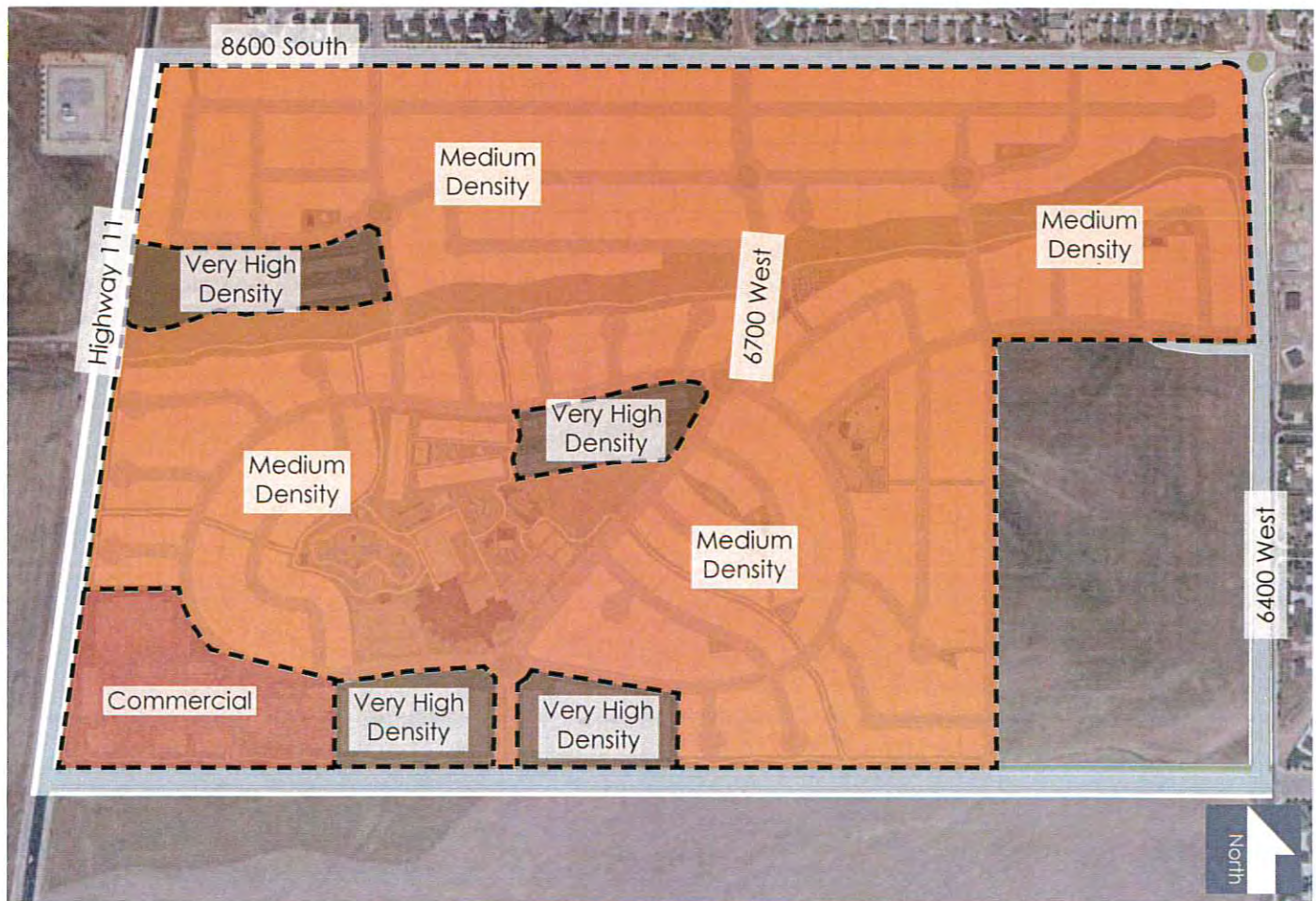
Oquirrh Mountain Resort

Concept Development Plan

Types of Land Uses

The general land use types for the Oquirrh Mountain Resort are Community Commercial, Medium Density Residential, Very High Density Residential, and Open Space. Development in the Oquirrh Mountain Resort is meant to be a mix of lot types and sizes allowing for a wide range of residents in varying life stages. The land use layout was developed to increase connectivity for all modes of transportation throughout the site, and decrease the speeds in which vehicular traffic moves throughout the site. The retail site supports the residential uses by allowing commercial development within walking distance and regional vehicular access.

The design of the development incorporates shops, entertainment, restaurants, parks, recreational centers, and other amenities within the fabric of the residential community helping to establish an exciting sustainable community while encouraging safe multi-modal transportation.



Oquirrh Mountain Resort

Concept Development Plan

Landscape & Open Space Areas



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Oquirrh Mountain Resort

Concept Development Plan

Density Bonuses Max Density Calculation

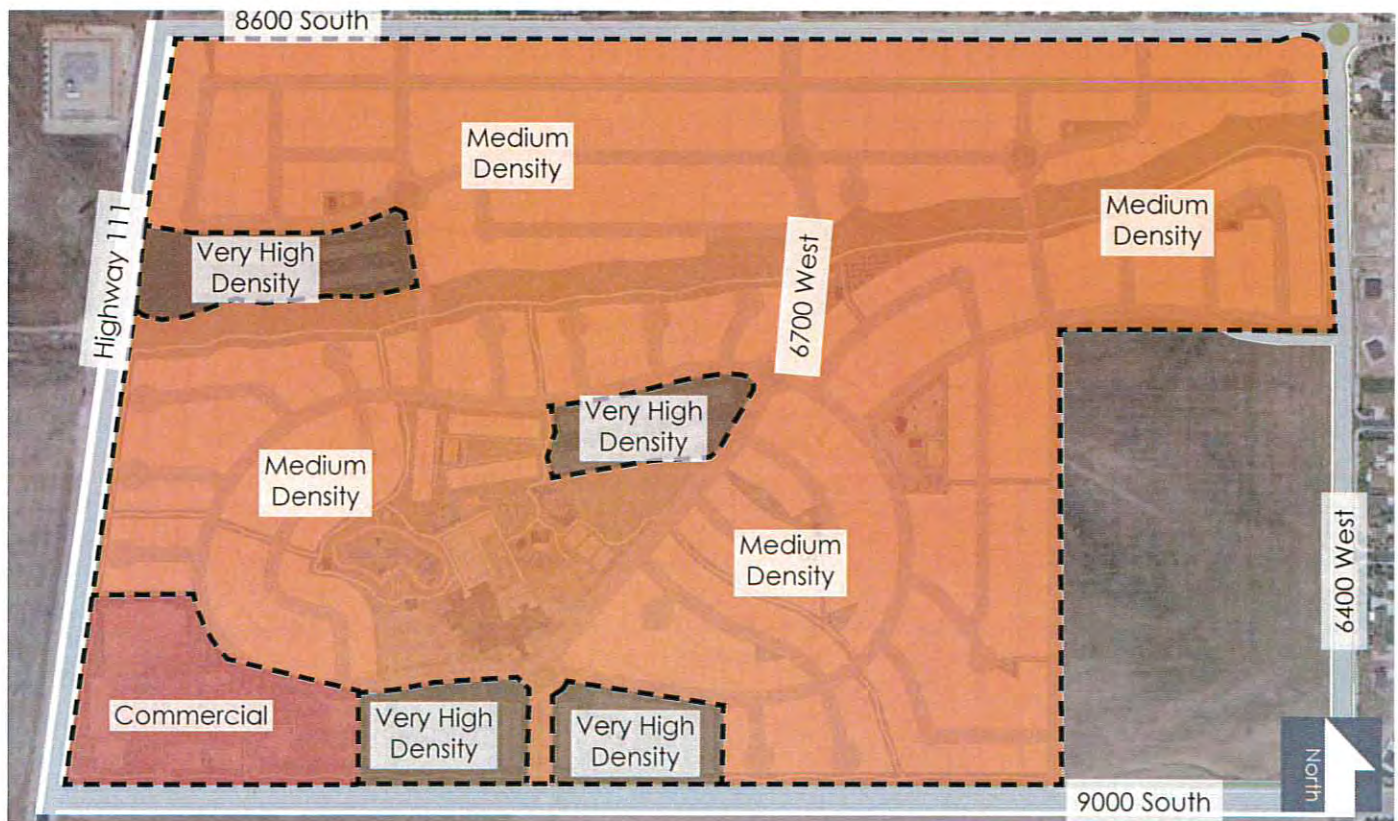
The Oquirrh Mountain Resort will pursue a PC zone designation, for which the density bonus program does not apply. Density in the PC zone is dictated by the City of West Jordan Comprehensive General Plan and section 13-5C-3, which allow for up to 5.0 du/ac for Medium Density, and 10.1 + du/ac for Very High Density.

The max density for the Oquirrh Mountain Resort is calculated (as outlined by 13-5C-3 DENSITY DESIGNATIONS) "by dividing the number of proposed dwelling units by the number of gross acres designated for residential development on the conceptual development plan. Proposed parks and public or private open space may be included in determining the number of acres used in this calculation. However, areas proposed for nonresidential uses (i.e., commercial, office, church or school sites not included in a mixed use component of a development) shall not be used in determining residential density." Table 2 - MAX DENSITY CALCULATION to the right breaks down the density for both the Medium and High Density areas.

TABLE 2 - MAX DENSITY CALCULATION

LAND USE	ACRES	DENSITY	UNITS
MEDIUM DENSITY	192.41	5	962*
VERY HIGH DENSITY	17.22	30	517*
COMMERCIAL	9.67	-	-
PROPERTY TOTAL	219.30	-	1,479

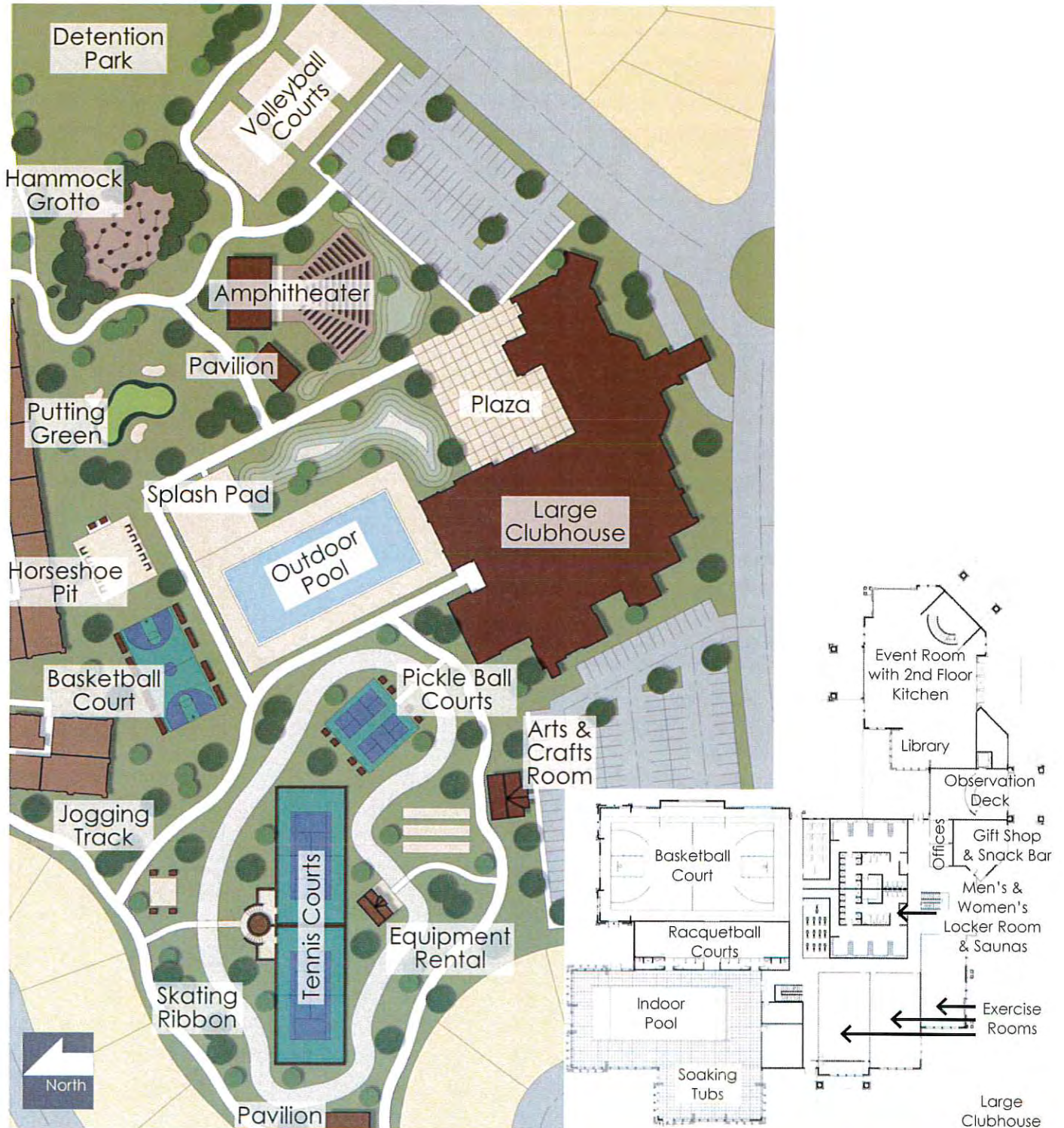
*Oquirrh Mountain Resort is not pursuing the max density.



Oquirrh Mountain Resort

Concept Development Plan

Large Clubhouse Amenity Area



Oquirrh Mountain Resort

Concept Development Plan

Small Clubhouse Amenity Area



Oquirrh Mountain Resort

Concept Development Plan

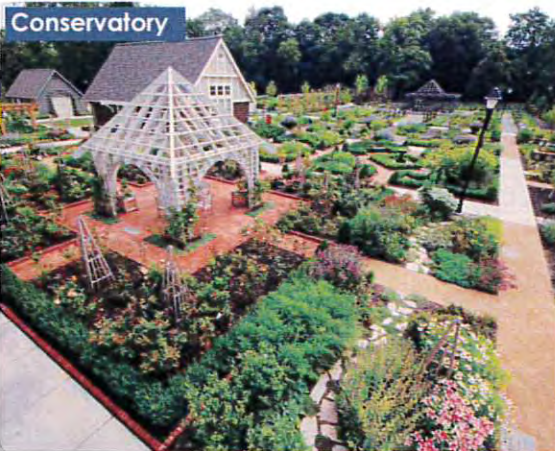
Amphitheater



Arts and Crafts Room



Conservatory



Bocce Ball Court



Disc Golf Course



Dog Park



Oquirrh Mountain Resort

Concept Development Plan

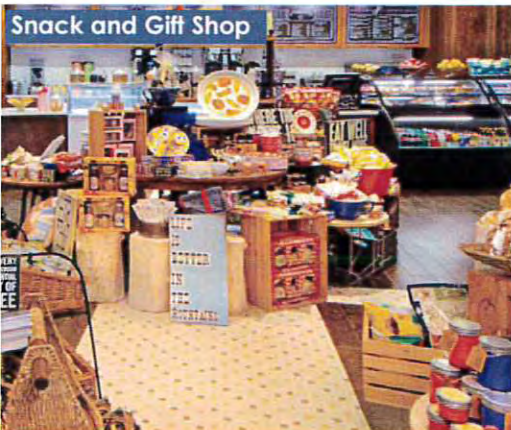
Events Room



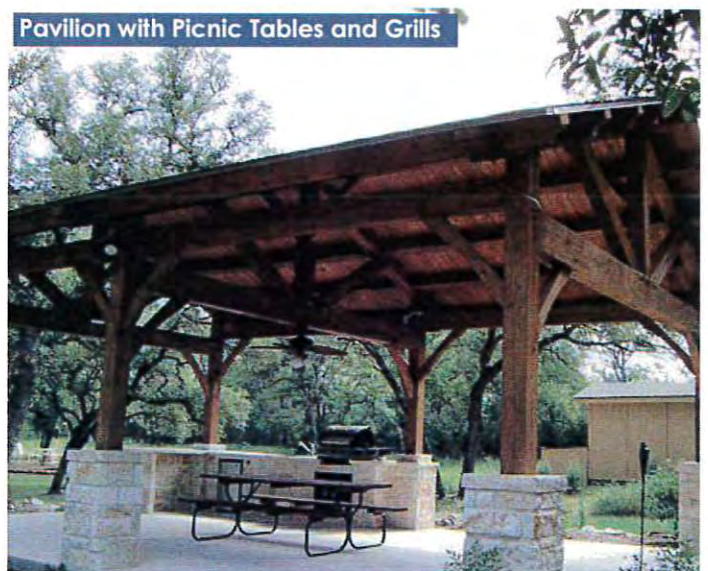
Fitness Room



Snack and Gift Shop



Pavilion with Picnic Tables and Grills



Oquirrh Mountain Resort

Concept Development Plan

Hammock Grotto



Horseshoe Pit



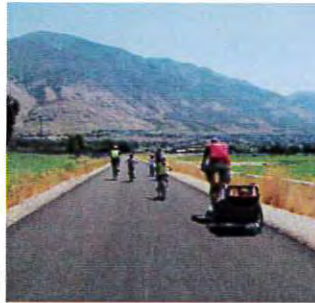
Ice / Roller Skating Ribbon



Oquirrh Mountain Resort

Concept Development Plan

Multipurpose Trail



Lazy River



Orchard



Oquirrh Mountain Resort

Concept Development Plan

Outdoor Pool



Pickleball Court



Pocket Park



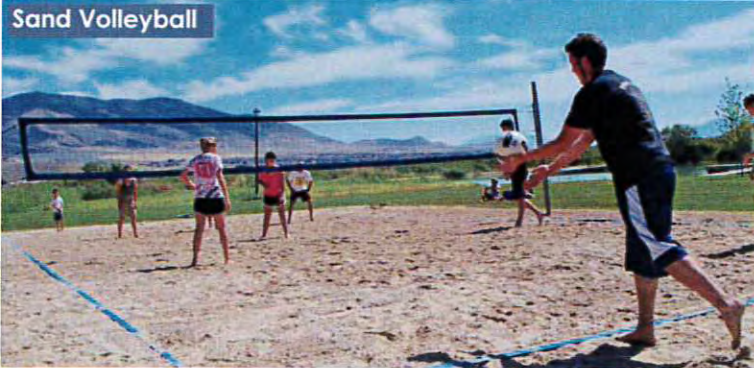
Oquirrh Mountain Resort

Concept Development Plan

Putting and Chipping Green



Sand Volleyball



Yoga Room



Tennis Court

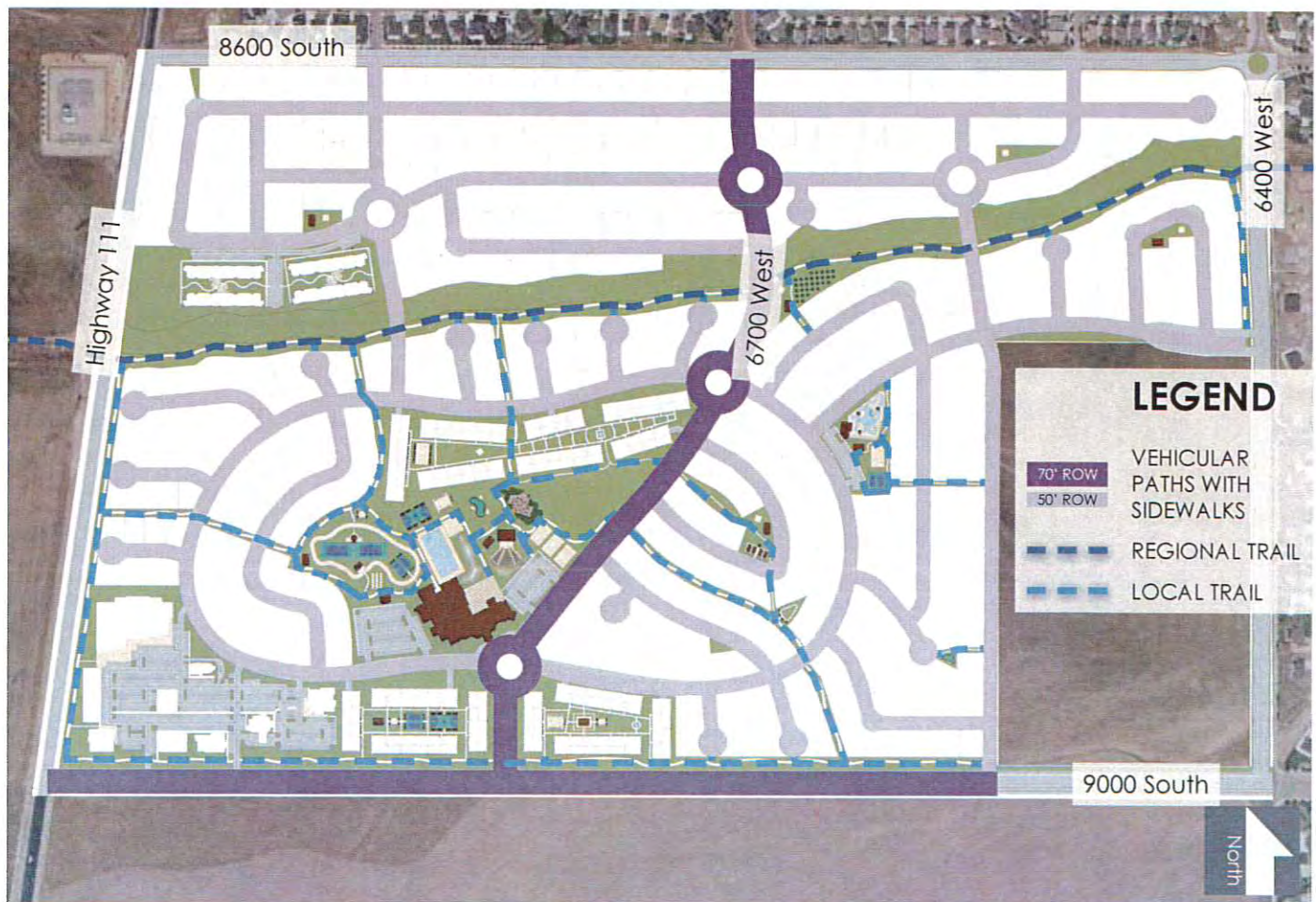


Oquirrh Mountain Resort

Concept Development Plan

Street & Pedestrian Layout

The street and pedestrian layout below shows the major paths for all modes of transportation. Greater detail of pedestrian, bicycle, and vehicular pathways will be shown in the preliminary development plan. These pathways will encourage safe multi-modal transportation throughout the development.

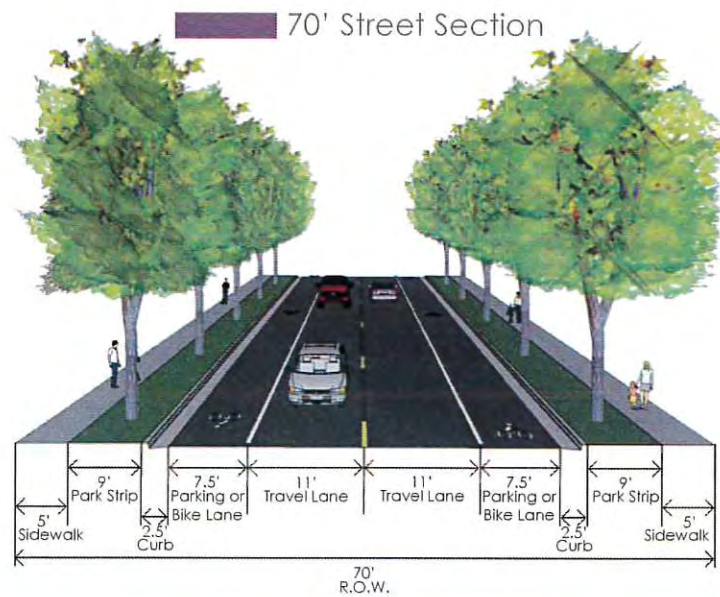
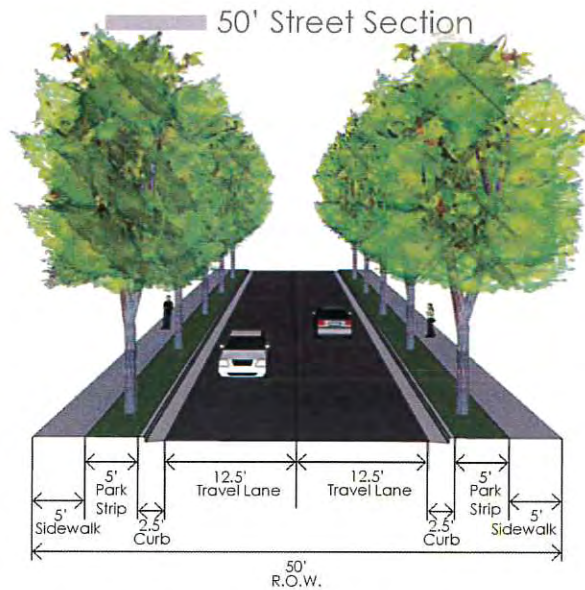


Oquirrh Mountain Resort

Concept Development Plan

Street Sections

The street sections below show the two street sections utilized in the Oquirrh Mountain Resort Development, and associate with the Street & Pedestrian Layout plan shown on the previous page.



Oquirrh Mountain Resort

Concept Development Plan

Parking Areas

Parking areas will be established in each land use area according to West Jordan parking standards. The diagram below shows all designated off-street parking areas.

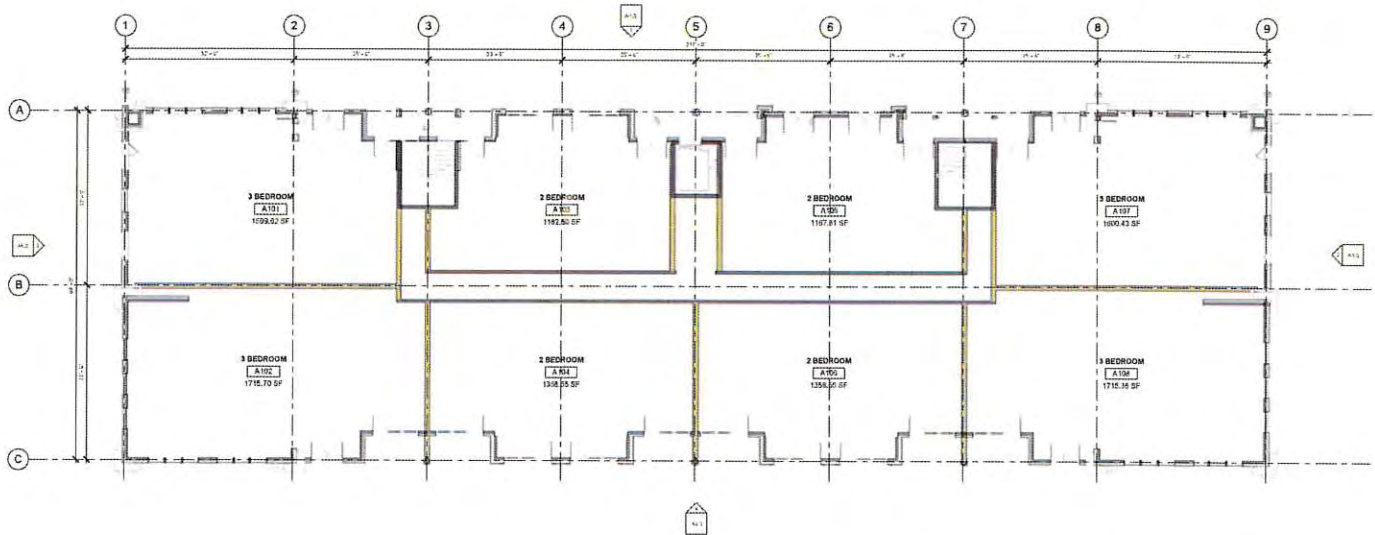


Oquirrh Mountain Resort

Concept Development Plan

Residential Building Footprints

The attached residential building footprints are as listed below. The Single Family detached building footprints are to be determined.



① FIRST FLOOR
176' x 11'-0"



REGULAR STALLS 36
ADA STALLS 4
TOTAL STALLS 40

① PARKING
176' x 11'-0"

Oquirrh Mountain Resort

Concept Development Plan

Residential Conceptual Elevations

Below are conceptual elevations of how the typical residential attached and detached buildings may look.

Detached



Attached



Oquirrh Mountain Resort

Concept Development Plan

Amenity Conceptual Elevations

Below are conceptual elevations of how the large clubhouse, and the typical style of how the other amenity buildings may look.



Oquirrh Mountain Resort

Concept Development Plan

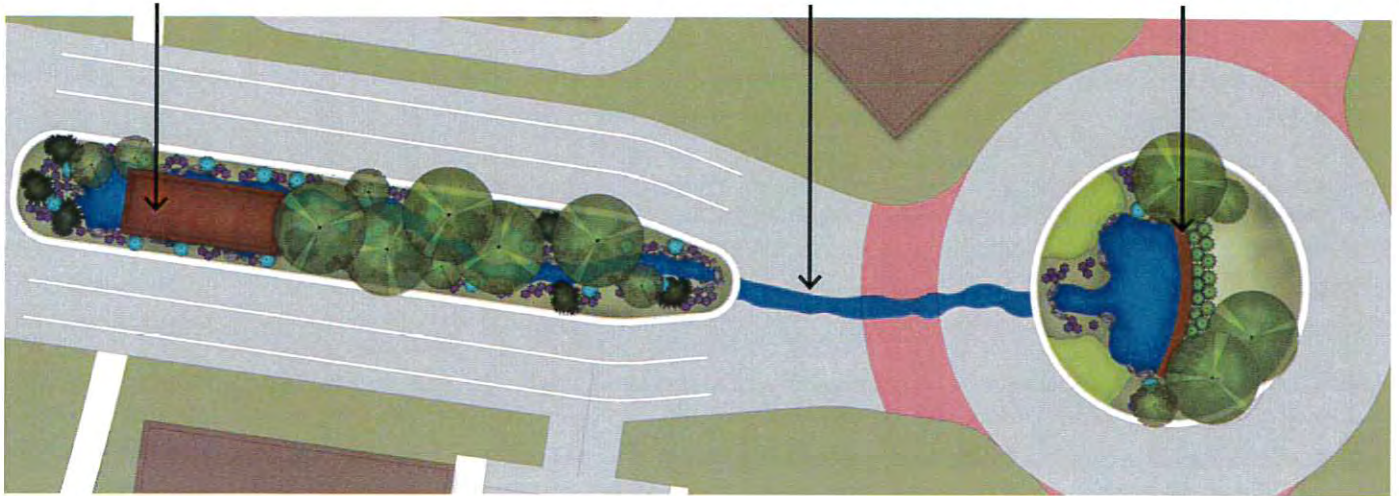
Monument Building Footprints

Below and on the next page are different building footprints and varying conceptual elevations* of how the main entry monuments may look.

Entry Sign

Pavement Coloring

Roundabout Sign



Oquirrh Mountain Resort

Concept Development Plan

Monument Conceptual Elevations

The conceptual elevations* below are varied ideas of how the monuments may look. Design inspiration was taken from various aspects from the below precedent images. The images are not meant to show exactly what is being proposed, rather they are to give a sense of style, form and overall feel of the proposed monument and monument signage concepts.

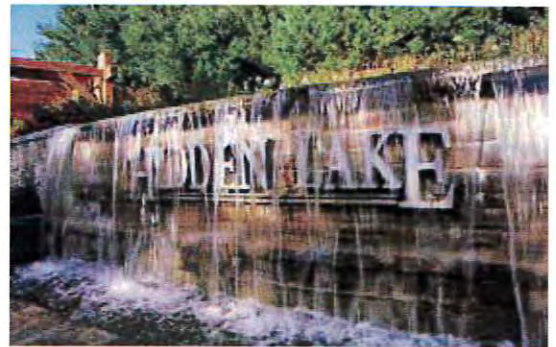
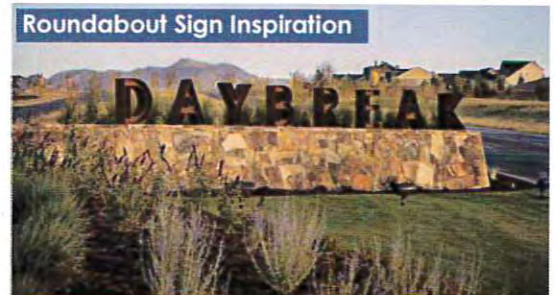


*Conceptual elevations images are simplified to focus on the monumentation

Entry Sign Inspiration



Roundabout Sign Inspiration

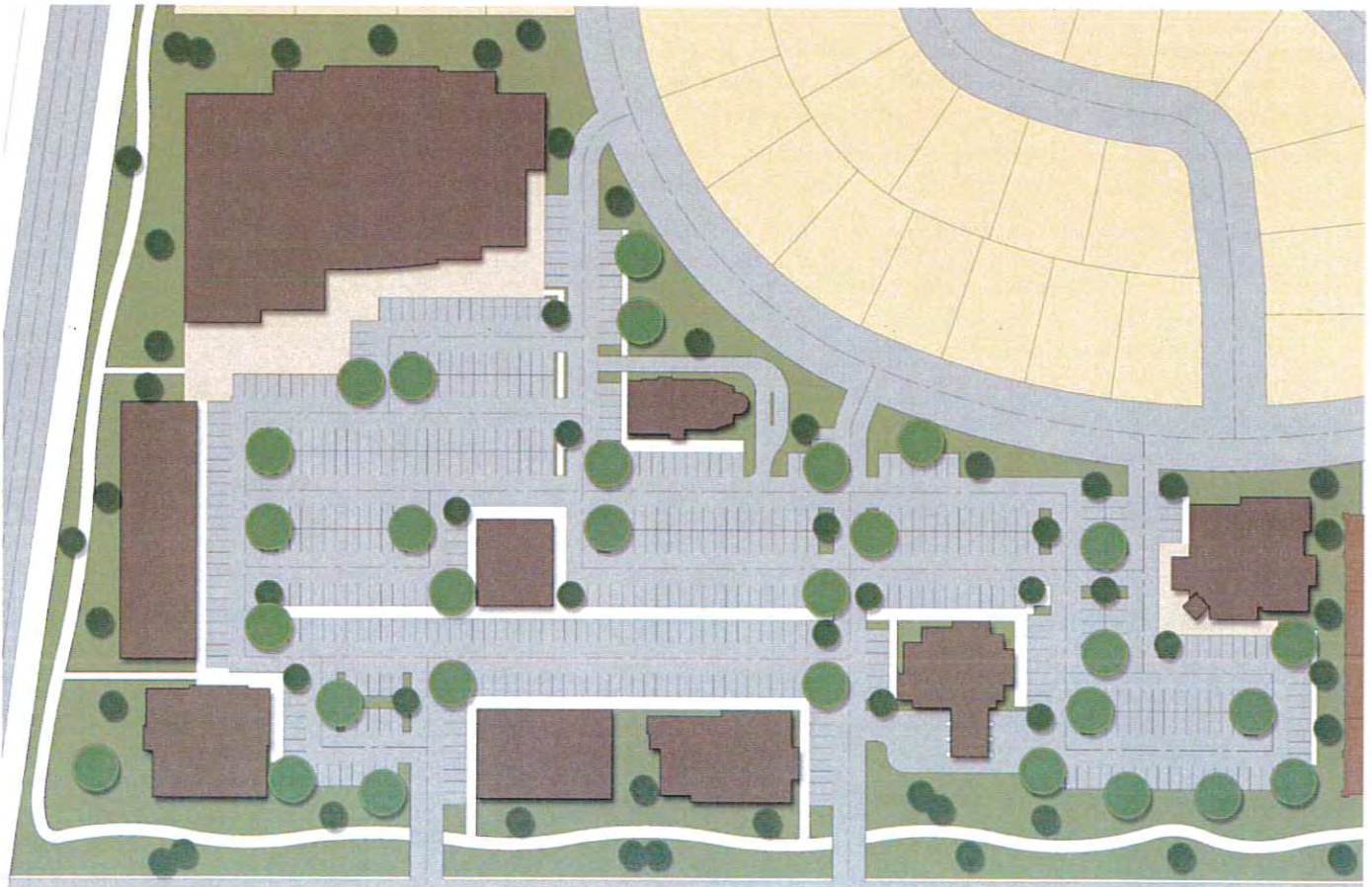


Oquirrh Mountain Resort

Concept Development Plan

Commercial Building Footprints

The image below shows the conceptual commercial layout for the Oquirrh Mountain Resort. This site plan is an artistic representation of a potential building configuration and therefore subject to change.



Oquirrh Mountain Resort

Concept Development Plan

Commercial Conceptual Elevations

The conceptual elevation below are representative of the scale and massing of proposed commercial buildings. These images are an artistic representation of general aesthetic character and subject to change. Commercial building elevations and architectural details will be determined at site plan approval.

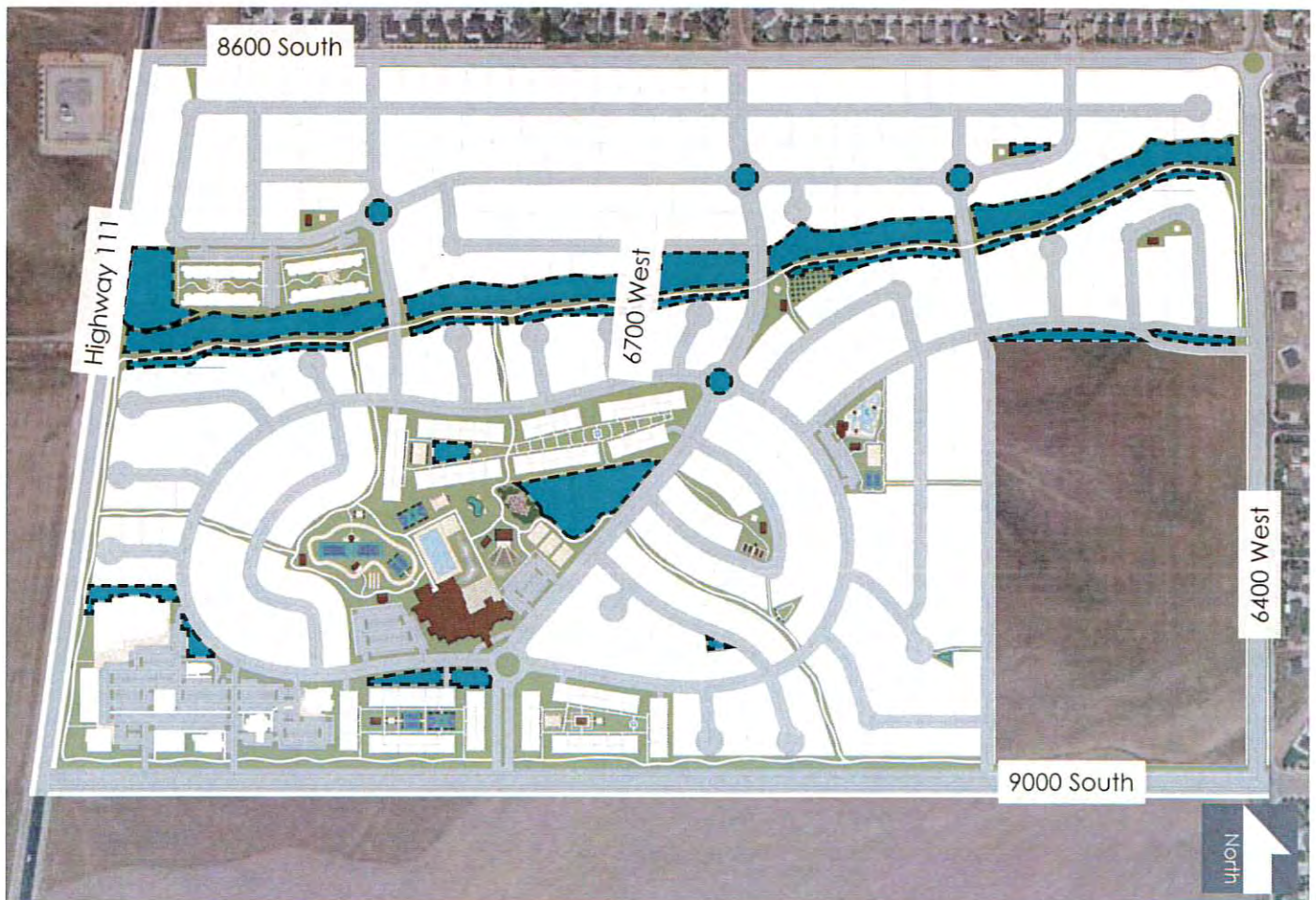


Oquirrh Mountain Resort

Concept Development Plan

Proposed Storm Water Detention

The map below shows the proposed storm water detention locations which have been identified to accommodate storm water flows from all residential and commercial areas.

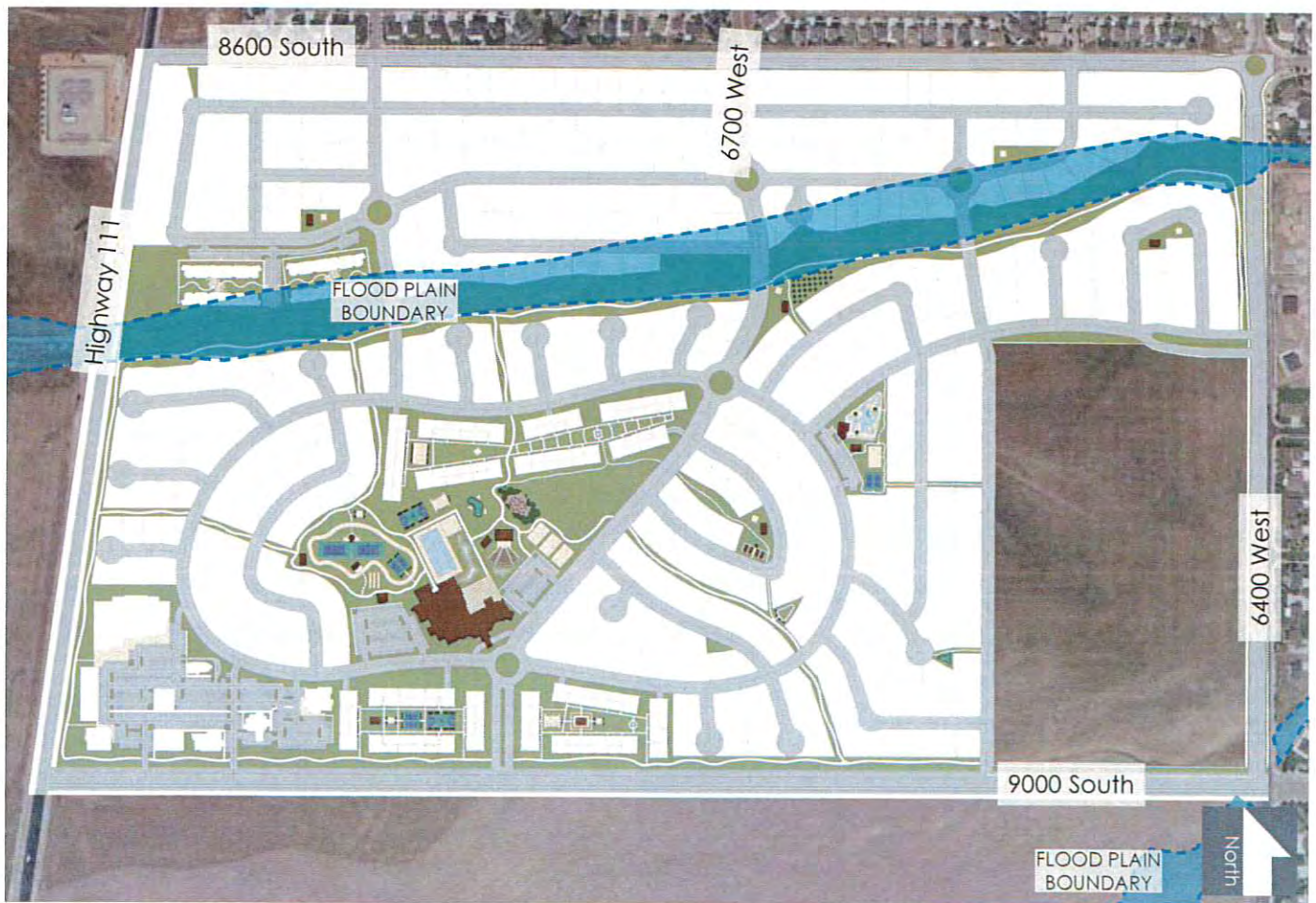


Oquirrh Mountain Resort

Concept Development Plan

Flood Plain Boundary

The flood plain boundary as seen below runs along Barney's Creek and expands to the north of Barney's Creek. The developer is in the process of obtaining a LOMR (Letter of Map Revision) from FEMA. Building permits for parcels impacted by the existing flood plain boundary shall not be issued prior to LOMR certification.

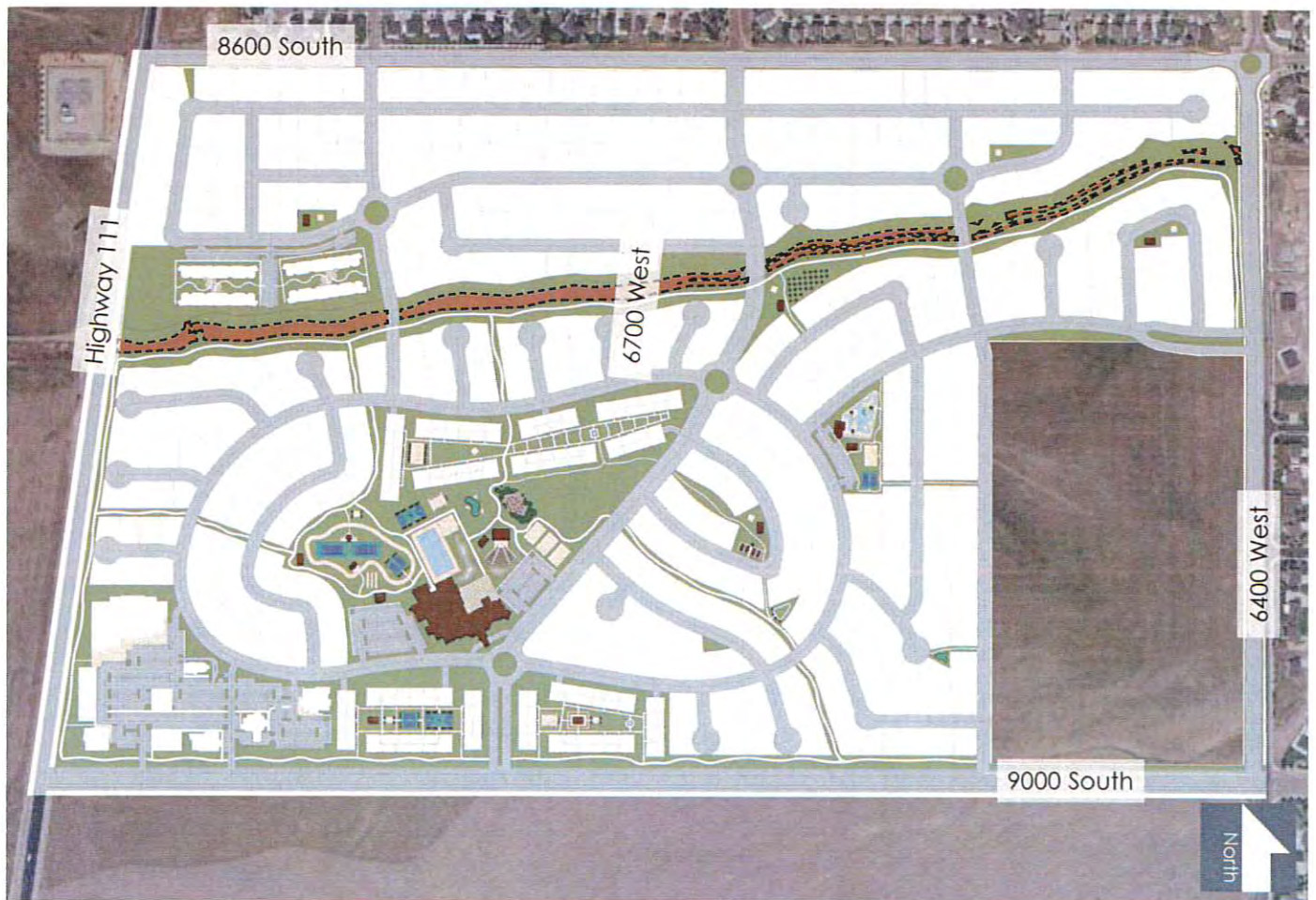


Oquirrh Mountain Resort

Concept Development Plan

Sensitive Hillside & Wetlands

There are no sensitive wetlands within the property boundary, and 3.63 ac of 30% sloped hillsides within the Barney's Creek area. Oquirrh Mountain Resort Master Plan has avoided development in the areas of steep slope in the project.



Impacts on City Services

The estimated peak day water demand and sewer load for the Oquirrh Mountain Resort development is approximately 1,721,000 gpd (1,413.88 gpm). The development will detain all storm water on site eliminating impacts on the city storm drain services.

All streets within the development are compliant with the West Jordan City standards, eliminating negative impacts on public streets, fire, and police services. In addition a traffic impact study will be provided detailing those potential impacts.

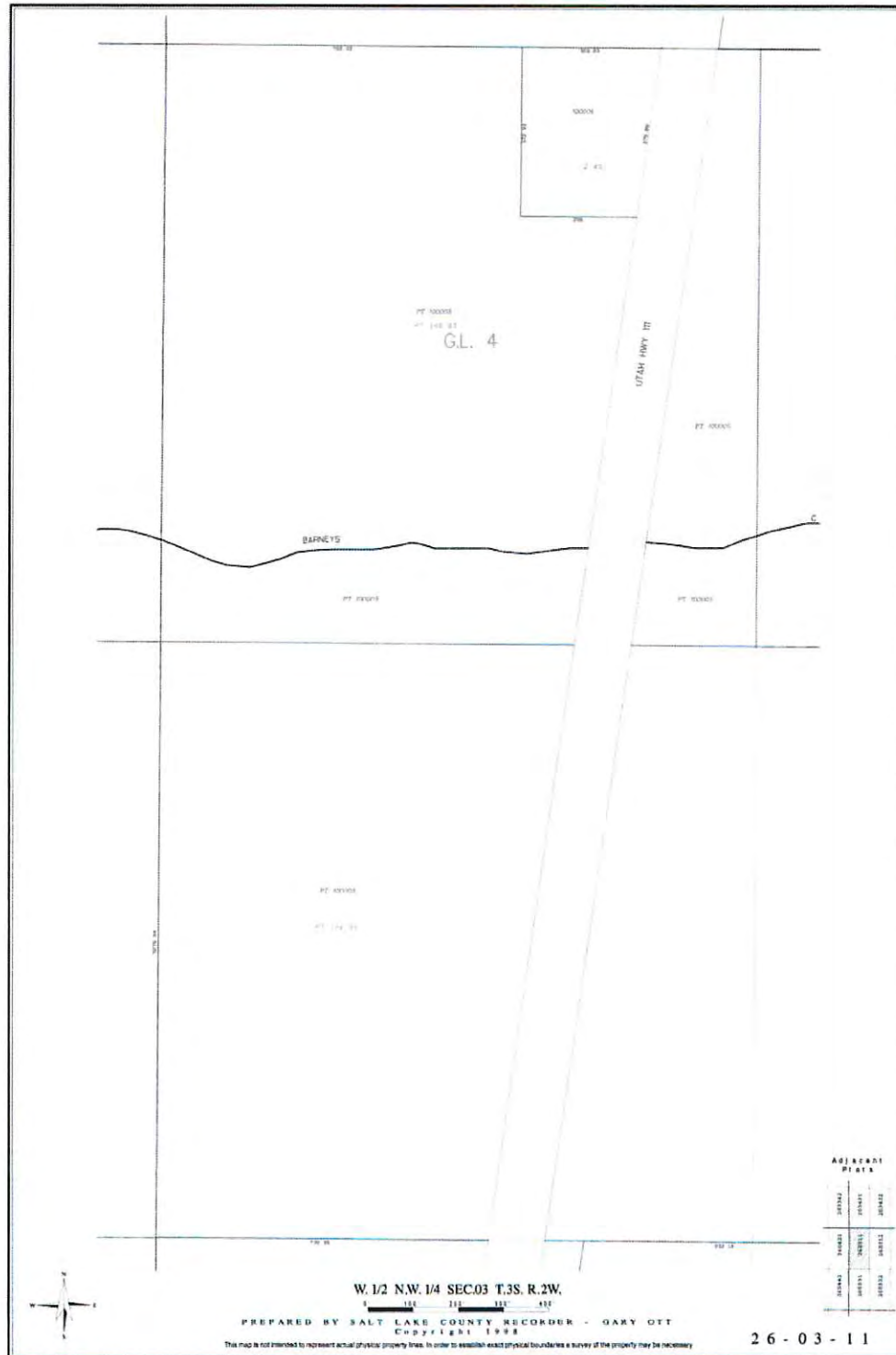
Impacts on Schools, Adjacent Landowners, & Local Economy

The Oquirrh Mountain Resort development was designed to mirror existing development at its edges and blend it towards multi-family products and commercial development to remove any impacts on adjacent landowners and keep with the nature of the West Jordan Comprehensive General Plan. The commercial development within the community is placed to help boost the local economy and offer goods and services to this part of West Jordan.

Two existing elementary schools, and one existing middle school are located within a mile of the community with a future school locations adjacent to the south east corner of the development.

Concept Development Plan

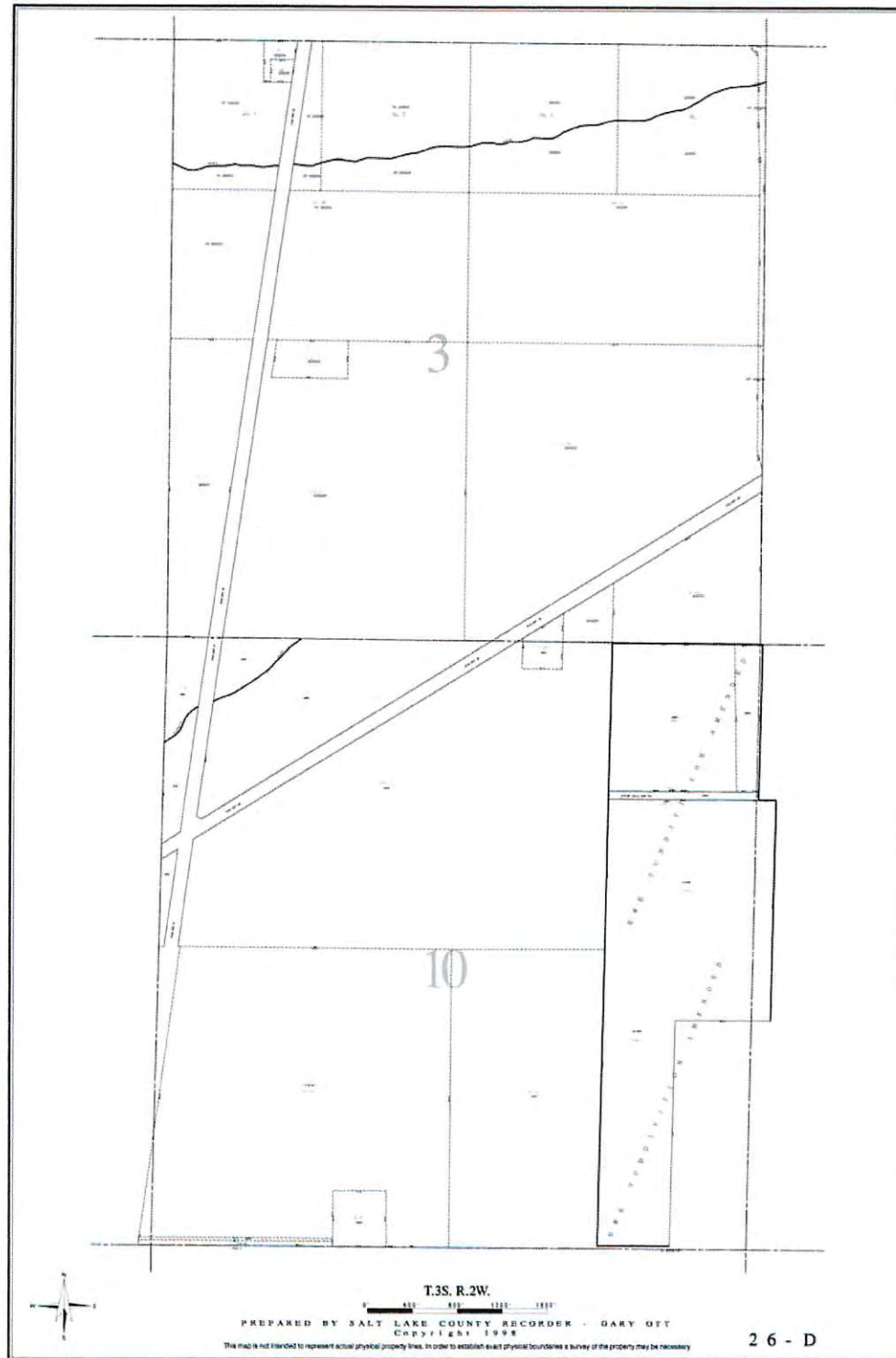
Salt Lake County Plats Continued



Oquirrh Mountain Resort

Concept Development Plan

Salt Lake County Plats Continued



Oquirrh Mountain Resort

Concept Development Plan





OQUIRRH MOUNTAIN

RESORT

Prepared by:
Oquirrh Mountain Resort LLC



See Attached

Exhibit J **Planning Commission Meeting Minutes**

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 21, 2018 IN THE WEST JORDAN COUNCIL CHAMBERS

- 3. Oquirrh Mountain Resort; 9000 South U-111 Highway; Future Land Use Map Amendment for 221 acres from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, and Public Facilities to Medium Density Residential, Very High Density Residential, and Community Commercial and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone; Oquirrh Mountain Resort, LLC/Myron Child (applicant) [#16212, 16214, 16215; parcels 26-03-100-005; 200-004; 276-001]**

Greg Haws, Psomas, representing the applicant, gave an overview of the project and history of the review. He reviewed location, current land use and zoning designations, and the proposed zoning to Planned Community with most of the property in the medium density designation with some pockets of very high density. A commercial node is included on the corner to champion the spirit of land use map. The existing properties to the north have a mix of lot sizes between 5,000 and 9,000 square feet, and to the east are quarter and third-acre lots. Their project will transition and use like lots against the existing developments. The project provides for 30.46% in open space (50.35 acres), 40 acres in roads, 194 acres of medium density that yields 654 units. Very high density residential comprises 17.22 acres for 445 units, and 9.67 acres are commercial. A total of 1,099 units on 221 acres equals about 4.97 du/ac. He showed a map that indicates the diversity of lot sizes. There are 81 estate lots between 10,000 and 12,000 square feet located primarily in the area that abuts existing development. Barney's Creek runs through the project and several of the open space amenities are in that corridor. The very high density areas include 85 units of assisted living, 360 age-restricted hamlet units, and 108 market-rate townhomes. A future church site is planned for. The streets will provide connectivity by extending 6700 West with traffic calming roundabouts. Thirty acres are being held out of the property as a school site. An extensive off-street trail network is included. Conceptual residential elevations for the senior hamlet and market-rate townhomes include underground residential parking with elevators. Single-family architectural renderings were shown. From the beginning, the applicant has asked for a world-class, luxury, community with large amounts of amenities. The amenities were reviewed, which will be installed, maintained, and managed by the HOA. The applicant has contracted with a sports mall to operate the clubhouse. Owners within the community are given a membership, and people outside of the development will be able to purchase a membership. They are in the process of working through a LOMAR with FEMA to make a map adjustment for the flood plain. There are four phases, with most of the amenities coming with the first phase.

Kelvin Green referred to the stated goal to champion the spirit of what was intended in the area and asked why there is very high density in the area planned as low density residential.

Greg Haws said in 2004 he worked on the West Side Area Plan for West Jordan, which manifests in the land use plan. There is a commercial node around the intersection of 9000 South and U-111 Highway surrounded by high density and transitioning with appropriate densities as you get farther from the node. They have tried to locate the very high density adjacent to commercial and the large clubhouse facility.

Nichole Luthi loved the number of amenities in the plan and said that makes a big difference in the community. She asked if they would consider adding more of the larger lots and fewer of the small lots. She wasn't concerned with the high density areas.

Greg Haws said if they lose smaller lots then the single-family to multi-family ratio is out of balance. However, they are open to the conversation.

Kelvin Green said the current future land use map has about 50% in low density residential, but only 13 homes on the concept qualify as low density residential.

Larry Gardner said at their last workshop meeting, the City Council and Planning Commission agreed that R-1-10 zoning should be moved to the low density residential designation.

There was a discussion regarding the age-restricted units. The concern is that only one person has to be 55 years of age or older, then the complex is just a multi-family housing unit. The applicant said it is not their intent to make it that way, but they intend for it to be a luxury, age-restricted environment. They said that they will research those rules. Staff indicated that there are also Federal fair housing laws that need to be upheld.

There was a discussion regarding the commercial area. It is located within its own phase and timing of development is dictated by the market. The concern is that the commercial area will go by the wayside after the residential is built. The applicant has planned the parking ratios based on a 45,000 square foot box retail and ancillary pads. A suggestion was to keep the small neighborhood commercial area currently shown on the land use map to remain, because that area is lacking commercial. The Commission also felt that a nice restaurant would be good for the commercial piece.

Ray McCandless said that staff likes the open space amenities and that the phasing plan includes a lot of the amenities up front. There are a lot of cul-de-sacs, but they are tucked up close to the pedestrian connections to Barney's Creek and the recreational amenities. They like the architecture and underground parking for the multi-family units. They like how the lot sizes are integrated with the existing neighborhoods. The commercial area has been preserved. He felt that bringing this area into one zoning district will help with configuring the eventual layout of the project.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a favorable recommendation to the City Council to approve the requested Future Land Use Map Amendment and Rezone for Oquirrh Mountain Resort located at 9000 South U-111 Highway.

David Pack opened the public hearing.

Rudy Stone, West Jordan resident, said this project will exacerbate the traffic problem in the area. He said it would help if U-111 were expanded to four lanes. Another concern deals with the wildlife habitat, especially for antelope, that will disappear and that vehicle versus antelope accidents will increase. He suggested coordinating with Department of Natural Resources for relocation purposes. He would love to have a nice sit-down restaurant in the commercial area.

Karleen Lester, West Jordan resident, said her main concern is school overcrowding and heavy traffic. She thought the subject property would remain low density when she purchased her property. She asked if only the residents of the new development will be able to use the amenities.

Bart Saxey, West Jordan resident, said he researched the surrounding areas when he purchased his home and now it is being changed from low density housing. He asked what the motivating factor is to change it. He asked if the residents have any recourse to stop the development.

Scott Parry, West Jordan resident, said he also checked the surrounding zoning when he moved here. His main concern is with the number of people the development will bring and how they will affect already overcrowded schools. Also, there is no public transportation in the area and the potential for traffic to go through the roof is great. He said they need more commercial in the area.

Robert Miller, West Jordan resident, was concerned with the vehicular traffic on 8600 South and would prefer a walking path or greenbelt instead of a road. He isn't against development, but he would rather have residential than commercial.

Adam Faulkner, USPS, West Jordan Postmaster, asked if they could get consideration for land set aside for postal needs and expansion to provide a more convenient location for these residents. He wondered if they could work with City to plan for a facility.

Ben Naccarato, West Jordan resident, said their main concern is with 6700 West, which is a dead end currently, and the safety for children crossing it to get to the school. School overcrowding is also a concern.

Valerie Pedigo, West Jordan resident, said she also did her research when she chose to build in Three Forks because of the low density. She wasn't naïve that this wasn't going to be developed but going from low to the minimum in medium density is concerning. The recently proposed Olympia Hills development was 30-33 residents per acre. This will be 23 residents per acre based on a 3.5 average, which is unacceptable. The roadways are inadequate, they need more schools, there aren't adequate commercial services now and to add this many additional people they will have to go elsewhere for their basic needs. She doesn't mind not having public transit in the area, but those people will need it to get to work.

Lisa Anderson, West Jordan resident, said they are concerned with the traffic that will come if 8600 South is connected to U-111, and she pleaded that there not be one.

Aaron Labruzzo, West Jordan resident, said that he and his wife are concerned with the added population as it relates to school needs. Taxes are going up 18% to fund additional police officers, so he thought it would be good to have a police hub in this area to help with response time. He asked if it might be possible for West Jordan to help fund school construction.

Melissa Hiller, West Jordan resident, said she often shops outside of West Jordan because east/west traffic is more difficult than going south. She didn't think that nine acres of commercial is enough. She wanted to keep the area low density. She didn't want any more roundabouts in the area.

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

Kelvin Green explained to the audience that the Planning Commissioners are very sensitive to school overcrowding, but State Law says they cannot take that issue into consideration when reviewing

applications. The Jordan School District must provide schools for the population in whatever manner they have available.

David Pack said he is involved with the PTSA groups in the area, and it is true that the school district must accommodate students, but they don't have to tell them how they will do it at this point. He led a discussion of the points of concern that were raised during the public hearing.

Bill Baranowski said whether this development is approved or not, the City will follow the master transportation that plan shows 8600 South as a very important collector road. It will have a bridge over Mountain View Corridor that will allow traffic from New Bingham Highway to travel directly west to at least Highway U-111 in the future. Then plan shows 12,000 to 14,000 cars per day at build out. Highway U-111 is planned to be a five-lane, access restricted highway in this area and will have a traffic signal at 8600 South and 9000 South. West Jordan will encourage UDOT to widen the road and install the traffic signals. He isn't aware of the future of public transit. This development will be required to conduct an extensive traffic impact study once zoning and phasing is finalized. If this property had only quarter-acre lots there might be 900 lots and the proposal is for 1,100, which is close to low density. They expect traffic numbers for age-restricted products to be lower. Jordan School District indicated to him that the southeast corner of the property being held out is for an elementary school and a middle school. They want the developer to work closely with them so that the school boundaries can be adjusted to create a walking route. He said that the alternative to roundabouts are 4-way stops. Staff will work with the developer to make it a safe roundabout friendly development. He explained that the future alignment for 9000 South will connect at Ron Wood Park. The old New Bingham Highway will be rerouted and come in at a 'T' into 9000 South in the future.

Ray McCandless said the post office could work directly with the developer to see if this is a favorable site. That application would go through a typical development review process.

Larry Gardner said staff can make the Department of Natural Resources aware of the remaining farm properties. He thinks that the antelope are coming out of the Oquirrh's to pasture in this area. The wash will probably become a wildlife habitat corridor.

Paul Brockbank said City Council has mandated a 4-5 minute response time. They anticipate a station in this area as development grows, but there are no definite plans. He said that the Police department will also be looking at the area to be able to respond in a timely manner.

David Pack explained the public hearing process for this item, which will be forwarded to the City Council with their recommendation. There will be another chance for the public to voice their opinions.

Trish Hatch expressed to those in attendance that the Planning Commission is a volunteer committee of West Jordan residents who care about what happens in the community. For these map amendments, they are only a recommending body and the City Council has the obligation to either approve or deny the request.

David Pack invited the applicant to address comments about an expanded commercial area with restaurants and if the amenities will be available to the public.

Greg Haws said the club will be open to outside memberships for purchase. Commercial developers are trying to figure out what to do because big box retailers are not expanding, so there is a concern if they can fill nine acres or not. They are in favor of restaurants and services that provide a higher quality of life for the residents. Their team felt comfortable with about 10 acres and the brokers also agree that this amount is viable. It isn't a good idea to over allocate retail space and have it sit dark. They want a vibrant area that is active. He understood the concern over density, but the reality of market and affordability is that not everyone can buy a half-acre lot. They have tried to provide what the market wants in a good blend of different lot sizes and a high quality senior product with a highly diversified amenity package.

Kelvin Green said the amenities are fantastic, but he didn't like the rest of the project. He didn't like 50% of units being multi-family. Low density comprises only 7% of the residential product, even including the 10,000 square foot lots. The current master plan has more than that, so the plan doesn't champion the spirit of the general plan. He thought that West Jordan has its fair share of affordable housing. Eighty-six percent of the single-family homes are 8,000 square feet or smaller, and he isn't a fan. There need to be more trail connections. He said the commercial area is an afterthought at only 4.3%, which can't sustain this kind of development. He pointed out other areas in the valley that have nearly 100% occupancy. The commercial isn't integrated in the development, for example near the amphitheater where people could patronize shops and restaurants. There has been no thought for bus stations or public transit. He agreed that the P-C zone would be a way to clean up the haphazard zoning, but not with this kind of neighborhood because 86% is R-1-8 or less. He didn't think that the developer had met the burden of proof showing why the existing plan needs to change. He doesn't want to give up another area of low density. The application wasn't signed by the true property owner, and the phasing plan doesn't have a timeline. He will vote no.

Nichole Luthi likes the development, especially with the amenities that are needed in West Jordan. However, she was concerned with the amount of 6,000 - 7,000 square foot lots compared to the 10,000 – 12,000 square foot lots. If that mix were changed to get closer to low density it would be a great fit for West Jordan.

Corbin England liked the amenities, but he didn't know if it would be good to allow public use since it could get too crowded. He would like to keep second and third generation West Jordan families in West Jordan by providing the estate lots that they can move to. They need to take out a good percentage of the multi-family, integrate the commercial, and have a lot more yellow and orange estate lots intermixed.

Matt Quinney didn't think this development needed any townhomes, age-restricted, or assisted living components. Those areas along 9000 South could be used for police/fire station and a post office to give the people of the area some services. He would like to see more of the 10,000+ square foot lots along the east to buffer the existing houses. He understood that there is a market for smaller lots and starter homes, but they also need some that will keep people here and protect the existing residents.

Judy Hansen agreed with Commissioner Quinney and said that 6,000 – 8,000 square foot lots are for starter homes in most cases and they either become rentals or they move out of West Jordan because we don't have the larger lots and 'E' sized homes that other cities have. We need more of the larger lots.

Matt Quinney didn't think that the burden of retaining starter home residents in West Jordan should be upon the Planning Commission. However, they need to build something that will entice a commercial venture to come to the area. He thought this layout didn't provide for the commercial component to be integrated, useable, and convenient for the residents of the area.

Kelvin Green clarified that he doesn't oppose density, but he is concerned that they are putting higher density in areas planned for low density. He would like a better mix of housing in this project.

Trish Hatch commended the developer on a very well-done plan. The question tonight is should this be rezoned to the P-C zone. She felt that it is the right thing to do to pull it all together. Regarding the mix of density, she thinks that a smaller lot is a trend and not everyone wants to take care of a large yard. The price of land is going up, so the developer has to do what makes most sense for their dollar, plus bring something nice and of value to the community.

David Pack asked Commissioner Quinney why he felt they should do away with the senior housing and assisted living component. He could see the need to have it nearby single-family homes for an age-in-community situation.

Matt Quinney didn't think it was needed in this community, but senior housing should be its own community. If those areas are removed, then they could include more integrated commercial and it will reduce the number of drivers and the amenities won't be overused.

Larry Gardner said that tonight they have been discussing the elements of the concept plan, but they should focus on if the property should be zoned P-C or not. There will be other opportunities to review the development plan where a lot of these items can be negotiated.

Matt Quinney said he isn't opposed to the project, but he hoped that the developer understands and takes note of the suggestions that the Commission would like to see in the development plan.

Duncan Murray explained that the Planning Commission does not have unfettered discretion when it comes to a map amendment. They need to apply six findings in the ordinance for the land use map amendment and five criteria for the zoning map amendment. The City Council has a vast amount of discretion as policymakers.

Kelvin Green said the concept plan is a concurrent approval with the rezone and is part of the discussion. He doesn't like the P-C zone, because sometimes the concept plan will change. He referred to Finding B and said he wasn't sure that there are other optional sites for low density housing. Regarding Finding D, he isn't sure that this is an overall improvement to the general land use to the area because they are taking away low density that was planned and relied on. Regarding the zoning map amendment, he wasn't sure that Criteria 3 had been met that the amendment improves the safety and general welfare of the area. He felt that they could make an unfavorable recommendation.

Judy Hansen hoped that the applicant is taking into consideration some of their comments.

MOTION: Judy Hansen moved, based on the findings set forth in the staff report, to forward a favorable recommendation to the City Council for the requested Land Use Map Amendment and Rezone for Oquirrh Mountain Resort; 9000 South U-111

Highway; Oquirrh Mountain Resort, LLC/Myron Child (applicant). The motion was seconded by Matt Quinney and passed 6-1 in favor with Kelvin Green casting the negative vote.

See Attached

Ordinance

Exhibit K

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, COMMUNITY COMMERCIAL, PARKS AND OPEN LAND AND PUBLIC FACILITIES TO MEDIUM DENSITY RESIDENTIAL, VERY HIGH DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL AND REZONE FROM SC-1, R-1-10E (ZC), P-F, A-20, AND LSFR ZONES TO P-C (PLANNED COMMUNITY) ZONE ON PROPERTY GENERALLY LOCATED AT 9000 SOUTH U-111 HIGHWAY.

WHEREAS, an application was made by Oquirrh Mountain Resort, LLC/Myron Child to amend the General Plan Future Land Use Map from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, Parks and Open Land, and Public Facilities to Medium Density Residential, Very High Density Residential, and Community Commercial and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone on approximately 219.30 acres of property generally located on the 9000 South U-111 Highway.

WHEREAS, on August 21, 2018, the Future Land Use Map amendment and rezoning request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the General Plan Future Land Use Map from Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, Parks and Open Land, and Public Facilities to Medium Density Residential, Very High Density Residential, and Community Commercial and Rezone from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone on approximately 219.30 acres of property generally located on the 9000 South U-111 Highway; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on October 10, 2018; and,

WHEREAS, the City Council of the City of West Jordan finds 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 Future Land Use Map of the City of West Jordan, Utah designates the subject property as Low Density Residential, Medium Density Residential, High Density Residential, Neighborhood Commercial, Community Commercial, Parks and Open Land, and Public Facilities.

Section 2. The City of West Jordan Future Land Use Map is hereby amended as described below:

- a. The areas described below shall be designated as Very High Density Residential on the City of West Jordan Future Land Use Map:

Area 1: Beginning at a point being North 89°46'42" West 2091.86 feet, along the quarter section line, and North 00°13'18" East 64.10 feet from the East Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence West 586.00 feet; thence North 248.03 feet to a point on a 295.00 foot radius curve to the right; thence northeasterly 23.98 feet along said curve, through a central angle of 4°39'27", (chord bears North 02°19'44" East 23.97 feet) to a point on a 75.00 foot non-tangent radius curve to the left; thence northeasterly 71.76 feet along said curve, through a central angle of 54°49'15", (chord bears North 43°47'36" East 69.05 feet); thence South 80°30'32" East 347.71 feet to a point on a 2009.78 foot non-tangent radius curve to the left; thence southeasterly 195.87 feet along said curve, through a central angle of 5°35'02", (chord bears South 82°53'51" East 195.79 feet); thence South 240.28 feet to the Point of Beginning.

Contains 163,317 Square Feet / 3.75 Acres.

Area 2: Beginning at a point being North 89°46'42" West 2757.89 feet, along the quarter section line, and North 00°13'18" East 71.53 feet from the East Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence West 579.75 feet; thence North 274.22 feet to a point on a 730.28 foot non-tangent radius curve to the left; thence northeasterly 85.01 feet along said curve, through a central angle of 6°40'10", (chord bears North 80°26'18" East 84.96 feet) to a point on a 1916.02 foot non-tangent radius curve to the right; thence northeasterly 480.92 feet along said curve, through a central angle of 14°22'53", (chord bears North 85°45'37" East 479.66 feet) to a point on a 75.00 foot non-tangent radius curve to the left; thence southeasterly 47.86 feet along said curve, through a central angle of 36°33'52", (chord bears South 25°19'19" East 47.05 feet) to a point on a 375.00 foot non-tangent radius curve to the left; thence southwesterly 43.32 feet along said curve, through a central angle of 6°37'10", (chord bears South 03°18'35" West 43.30 feet); thence South 238.03 feet to the Point of Beginning.

Contains 180,022 Square Feet / 4.13 Acres.

Area 3: Beginning at a point being North 89°46'42" West 2087.45 feet, along the quarter section line, and North 00°13'18" East 1221.26 feet from the East Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 72°58'01" West 262.76 feet; thence South 81°17'15" West 358.19 feet; thence North 08°42'51" West 80.96 feet; thence North 36°54'55" East 73.87 feet; thence North 12°51'39" West 97.71 feet to a point on a 1161.44 foot non-tangent radius curve to the

left; thence northeasterly 142.45 feet along said curve, through a central angle of 7°01'38", (chord bears North 80°08'28" East 142.36 feet); thence North 75°33'05" East 316.37 feet to a point on a 618.70 foot radius curve to the right; thence northeasterly 218.83 feet along said curve, through a central angle of 20°15'56", (chord bears North 86°53'38" East 217.69 feet) to a point on a 30.00 foot radius curve to the right; thence southeasterly 32.81 feet along said curve, through a central angle of 62°40'16", (chord bears South 51°38'16" East 31.20 feet) to a point on a 75.00 foot non-tangent radius curve to the right; thence southeasterly 5.09 feet along said curve, through a central angle of 3°53'09", (chord bears South 22°14'42" East 5.09 feet) to a point on a 30.00 foot non-tangent radius curve to the right; thence southwesterly 27.10 feet along said curve, through a central angle of 51°45'12", (chord bears South 01°41'19" West 26.19 feet); thence South 27°33'55" West 114.28 feet to a point of a 500.00 foot radius curve to the left; thence southwesterly 78.76 feet along said curve, through a central angle of 9°01'31", (chord bears South 32°04'41" West 78.68 feet) to the Point of Beginning.

Contains 158,118 Square Feet / 3.63 Acres.

- b. The area described below shall be designated as Commercial on the City of West Jordan Future Land Use Map:

Beginning at a point being North 89°46'42" West 3337.64 feet, along the quarter section line, and North 00°13'18" East 69.28 feet from the East Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence West 991.49 feet; thence North 08°14'53" East 629.51 feet; thence East 314.49 feet to a point on a 375.32 foot non-tangent radius curve to the left; thence southeasterly 353.98 feet along said curve, through a central angle of 54°02'18", (chord bears South 34°20'04" East 341.00 feet) to a point on a 730.28 foot non-tangent radius curve to the left; thence southeasterly 405.22 feet along said curve, through a central angle of 31°47'33", (chord bears South 80°19'50" East 400.04 feet); thence South 274.22 feet to the Point of Beginning.

Contains 421,291 Square Feet / 9.67 Acres.

- c. The area described below shall be designated as Medium Density Residential on the City of West Jordan Future Land Use Map:

Beginning at a point on the Quarter Section line of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 89°46'42" West 996.88 feet along the Quarter Section line, from the East Quarter of said Section 3, and running thence North 89°46'42" West 3,434.05 feet, along said Quarter Section line to a point on the easterly right-of-way of Bacchus Highway (U-111); thence North 08°02'13" East 2663.99 along said right-of-way to a point on the south line of Barney's Creek; to the northerly line of said Section 3; thence, along said northerly line, South 89°52'09" East 1,416.26 feet to the North Quarter Corner of said Section 3; thence, along said northerly line, South 89°51'44" East 2,524.58 feet to the westerly right-of-way line of 6400 West Street; thence, along said westerly right-of-way line, the following five (5) courses: 1) South 00°08'00" West 44.89 feet, 2) southeasterly 77.90 feet along the curve of a 50.00 foot non-tangent radius curve to the right, through a central angle of 89°16'01", (chord bears South 45°13'55" East 70.26 feet), 3) South 00°35'55" East 465.98 feet, 4) southerly 279.33 feet along the arc of a 5,045.00 foot radius curve to the left, through a central angle of 03°10'20", (chord bears South 02°11'05" East 279.29 feet), 5) southerly 201.29 feet along the arc of a 4955.00 foot radius curve to the right, through a central angle of 02°19'39", (chord bears South 02°36'27" East 201.27 feet) to the northerly boundary

line of the Board of Education of Jordan School District, described in that certain Special Warranty Deed recorded on December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the office of the Salt Lake County Recorder's office; thence, along the north and west boundary of said Board of Education of Jordan School District the following two (2) courses: 1) North 89°46'42" West 950.00 feet; thence South 00°07'57" West 1605.00 feet to the Point of Beginning excluding the areas described in Sections 2a and 2b, above.

Section 3. The Zoning Map of the City of West Jordan, Utah, is hereby amended by changing the zoning from SC-1, R-1-10E (ZC), P-F, A-20, and LSFR Zones to P-C (Planned Community) Zone on approximately 219.30 acres of property generally located on the 9000 South U-111 Highway; more appropriately described below:

Beginning at a point on the Quarter Section line of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 89°46'42" West 996.88 feet along the Quarter Section line, from the East Quarter of said Section 3, and running thence North 89°46'42" West 3,434.05 feet, along said Quarter Section line to a point on the easterly right-of-way of Bacchus Highway (U-111); thence North 08°02'13" East 2663.99 along said right-of-way to a point on the south line of Barney's Creek; to the northerly line of said Section 3; thence, along said northerly line, South 89°52'09" East 1,416.26 feet to the North Quarter Corner of said Section 3; thence, along said northerly line, South 89°51'44" East 2,524.58 feet to the westerly right-of-way line of 6400 West Street; thence, along said westerly right-of-way line, the following five (5) courses: 1) South 00°08'00" West 44.89 feet, 2) southeasterly 77.90 feet along the curve of a 50.00 foot non-tangent radius curve to the right, through a central angle of 89°16'01", (chord bears South 45°13'55" East 70.26 feet), 3) South 00°35'55" East 465.98 feet, 4) southerly 279.33 feet along the arc of a 5,045.00 foot radius curve to the left, through a central angle of 03°10'20", (chord bears South 02°11'05" East 279.29 feet), 5) southerly 201.29 feet along the arc of a 4955.00 foot radius curve to the right, through a central angle of 02°19'39", (chord bears South 02°36'27" East 201.27 feet) to the northerly boundary line of the Board of Education of Jordan School District, described in that certain Special Warranty Deed recorded on December 1, 2016 as Entry No. 12424987 in Book 10506 at Page 4907 in the office of the Salt Lake County Recorder's office; thence, along the north and west boundary of said Board of Education of Jordan School District the following two (2) courses: 1) North 89°46'42" West 950.00 feet; thence South 00°07'57" West 1605.00 feet to the Point of Beginning.

Contains 9,552,860 Square Feet / 219.30 Acres.

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

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

Passed by the City Council of West Jordan, Utah, this _____ day of _____, 2018.

CITY OF WEST JORDAN

By: _____
Jim Riding
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council	"AYE"	"NAY"
Council Member Dirk Burton	_____	_____
Council Member Chad Lamb	_____	_____
Council Member Zach Jacob	_____	_____
Council Member Chris McConnehey	_____	_____
Council Member Alan Anderson	_____	_____
Council Member Kayleen Whitelock	_____	_____
Mayor Jim Riding	_____	_____

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 _____, 2018, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]
