



PLANNING COMMISSION STAFF REPORT

SUBJECT: 190 Commerce; 7381 West New Bingham Highway; Rezone; Ryan Simmons/Boyer Company (applicant)[Tayler Jensen/Todd Johnson/David Murphy/Paul Brockbank #34196 Parcels # 26-09-300-012-0000 & 26-09-100-005-0000

SUMMARY: Approval of a Rezone of approximately one hundred and ninety two point thirty two (192.32) acres from *Agriculture 20 Acre Minimum Lots (A-20)* to *Light Industrial (M-1)*. 190 Commerce is located at 7381 West New Bingham Highway.

STAFF RECOMMENDATION: Based on the analysis contained in this report, staff recommends that the Planning Commission make a recommendation of **approval** (positive recommendation) to the City Council for the proposed Rezone.

MOTION RECOMMENDED: I move that the Planning Commission recommend approval of the rezone of approximately 192.32 acres from Agriculture 20 Acre minimum lots (A-20) to Light Industrial (M-1) to the West Jordan City Council, subject to all requirements of approval.

CONDITIONS AND REQUIREMENTS OF APPROVAL:

I. BACKGROUND:

The General Plan Defines *Light Industrial* as:

"The Light Industrial designation is applied to areas suited to general manufacturing, assembly, repair, and storage. These districts are considered to be the most intensive zone which will provide industrial areas in the city that are free from extreme nuisances and dangerous conditions. Care should be taken to exclude undesirable uses from industrial areas which may create nuisances and adverse impacts on the community. Manufacturing, processing, warehousing, distribution, and similar functions should be sufficiently buffered from incompatible land uses, especially residential areas."

This property is currently undeveloped. The Future Land Use Designation is Light Industrial. The M-1 Zone is appropriate in this future land use designation. The Amazon distribution center is located directly to the East of this proposal on the opposite site of State Highway 111 (U-111).

Rezone: The applicant is proposing to rezone approximately 192.32 Acres (from total 547.89 Acres) from *Agriculture 20 Acre Minimum lots (A-20)* to *Light Industrial (M-1)*. The applicant is not proposing a subdivision at this time but has provided a concept plan, which shows the planned development of the first phase of development (The property located in Water Zone 6) can be developed in accordance with the standards of the (M-1) zone.

It should be noted that the City Doesn't currently have Zone 7 Infrastructure, and any development in Zone 7 will require the installation of adequate infrastructure.

II. GENERAL INFORMATION & ANALYSIS:

This property is located at approximately 7381 West New Bingham Highway, located in the triangle formed by the property located south of New Bingham Highway, West of Bacchus Highway (U-111) and north of Old Bingham Highway. The Property is vacant/undeveloped land. The future land use designation for the entire property is *Light Industrial*, the proposed rezone to *M-1* appropriate within this Future Land Use Designation.

It should be noted that the alignment of New Bingham Highway is set to change per the most recent Transportation Master Plan. Once realigned, approximately 10 acres of this property (defined as north of 9800 South) will be located north of New Bingham Highway.

	Future Land Use	Zoning	Existing Conditions
North	Southwest Quadrant	A-20	Undeveloped land, currently under consideration for the Southwest Quadrant Mixed Use Zone in the Jones Southwest Quadrant MDA
South	Unincorporated Salt Lake County (Master Planned Community)	SLCO	Vacant
West	Southwest Quadrant and Public Facilities	A-20 & P-F	Vacant Land and Water Tanks
East	Light Industrial	M-1	Amazon Logistics Center

III. FINDINGS OF FACT

Zoning Map Amendment

Section 13-7D-6(A): Zoning Map Amendment:

Amendments to the zoning map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Finding 1: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the Adopted General Plan and future land use map;

Staff Analysis: The proposed amendment is consistent with the current vision of the General Plan and the Future Land Use Map which designate this property as *Light Industrial*. The M-1 zone has been identified as appropriate within this land use designation. While only conceptual, the map shows 3 large industrial buildings in the Zone 6 portion of the territory. The 2023 West Jordan General Plan incorporates "Guiding Principles" instead of goals, the following Guiding Principles have been identified as significant for this project:

A. Land Use – Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

i. The proposed rezone complies with the adopted General Plan, including proposed zoning and use.

B. Economic Development – Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan

- i. The M-1 Zone is important for attracting and providing space for light industry and technological users that provide the city with employment opportunities, tax receipts, and economic development that exceeds the cost services the city is required to provide. This enables the city to provide the services and amenities citizens and businesses want and need while keeping taxes low.

Staff Opinion: It is the opinion of staff that the proposed rezone is consistent with the purposes, goals, objectives, and policies of the adopted General Plan and Future Land Use Map.

Finding 2: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Staff Analysis: The proposed development will match the zoning (and developed use) of properties located to the East which is zoned M-1 and is an Amazon Warehouse/Logistics Center. The property located to the North and West are future land use designated as Southwest Quadrant, and a current rezone under consideration envisions the property along New Bingham Highway as “Hi-Tech Manufacturing and Business Parks” which is one of the Subzones in the Southwest Quadrant Mixed Use Zone, and which would allow similar uses as the M-1 Zone. The Property located south of the rezone is unincorporated property in Salt Lake County that is currently vacant.

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Finding 3: The proposed amendment protects the public health, safety, and general welfare of the citizens of the city.

Staff Analysis: The proposed amendment only changes the color on a map and alters what future land uses will be permitted on the property. The applicant and staff have nevertheless discussed future improvements/changes that will be required with site plan developments to make improvements to the road network, including the possibility of fixing and squaring intersections, and future improvements to the city’s water infrastructure which would increase opportunities for economic development and increase capacity to fight fires in the western portion of the city.

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

Finding 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.

Staff Analysis: The proposed amendment is consistent with current Future Land Use Designations and public service master plans, meaning the city has long planned for this type of zoning and future development in this location. Development in Zone 7 won’t be allowed until adequate infrastructure has been constructed. The development of planned infrastructure will be aided by this rezone as future development in zone 6 will pay impact fees to construct needed improvements and may possibly even construct some of the infrastructure. This proposal has been reviewed by public services, public utilities, public works, and the fire service.

Staff Opinion: 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.

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

Staff Analysis: The proposed amendment is not subject to any applicable overlay zoning districts.

Staff Opinion: The proposed amendment is not subject to any applicable overlay zoning districts.

IV. ATTACHMENTS:

Attachment A: Current Future Land Use Map

Attachment B: Current Zoning Map

Attachment C: Proposed Zoning Map

Attachment D: Alta Survey