



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 04/22/2025

Presenter: Tayler Jensen, Senior Planner

Deadline of item :

Applicant: Gardner / Ivory

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of the Southwest Quadrant Development Plan

2. EXECUTIVE SUMMARY

Jones Southwest Quadrant is a proposed Rezone and Master Development Plan/Agreement of over 900 acres, it includes up to 4,500 Residential Units, and between 450 and 550 Acres of Hi-Tech Manufacturing/Business Parks. Jones Southwest Quadrant is in the southwest corner of City, roughly a triangular section of land bordered by New Bingham Highway to the South, U-111 to the West, and 9000 South to the North. The bulk of the land currently has the future land use designation of Southwest Quadrant, but a Future Land Use Map (FLUM) amendment is proposed as some Public Facilities land and open space are being moved as a part of this development proposal.

The Council is being asked to provide feedback to assist the applicant in applying for the MDA/MDP and to provide staff guidance on council vision for this property including:

1. Are unit counts, and densities appropriate?
2. Does Council support 3' side yard setbacks?
3. Are 20' Driveways appropriate or should driveways be 22'?
4. Applicant is requesting internal and external ADU's in all developments, does the council support this, or should we follow standard ADU standards?
5. Feedback on Open Space Plan.
6. Feedback on proposed street standards/rows

3. TIME SENSITIVITY / URGENCY

The applicant would like to get City Council feedback in order to refine their development proposal.

4. FISCAL NOTE

n/a

5. ADMINISTRATIVE STAFF ANALYSIS

Planning Staff:

As the Council deliberates on the matter, please consider the following information.

1. Vested Densities with wide ranges (1-12 DU/AC) & (5-30 DU/AC) will have very different utility, parks, and transportation needs depending on if they are at the top or bottom of the density range.

2. If a Maximum unit count is approved, is there a percentage max of each unit type? It would be preferable to staff to have development pods with more refined density ranges and minimum and maximum unit counts.
3. Current Residential zones don't permit side yard setbacks less than 5'.
4. Currently the city doesn't permit ADUs in townhomes or stacked flats.
5. Currently external ADUs are only allowed in R-1-10 or larger zones, on lots that exceed 10,000 SFS in size.
6. Staff appreciates the applicant defining different park sizes and what amenities they will include, but feels the exhibit would be more helpful if the Bubble plan included indications of what type of parks would be included in which pods
7. Staff recommendation for Streets/ROW is a note that the project utilizes standard city ROWs unless something different specifically approved in a subarea plan, once the city has the ability to see in detail where the different roads will be and what type and number of units it will serve.

6. COUNCIL STAFF ANALYSIS

Although "Jones" may sound familiar, this specific project has not been presented to Council previously, nor is it directly associated with past projects associated with the Jones name.

Referencing the "Overview" section of the MDP (Attachment E), the proposed development addresses several council-established priorities, namely: Creating a Sense of Community and Identity, Improving the Aesthetics of West Jordan, and Developing the West Jordan Economy.

An Adequate Public Facilities Memo was prepared for this project by the City's Utility Department, (available in the packet as Attachment F), regarding storm water, sanitary sewer, and water, and is summarized below:

- *Storm Water:* The proposed property drains into an undeveloped area called Barney's Wash and is located in a flood zone. When developed, it can only release a small amount of water into the wash. Future construction must use methods that protect the environment and manage storm water on-site. However, the project will require costly public improvements, like changing the course of Barney's Wash and relocating the flood zone, but the applicant hasn't provided a detailed plan for these changes. Overall, the proposed land use change for the Southwest Quadrant should be fine for the area, if a feasible plan to handle storm water is presented.
- *Sanitary Sewer:* The current plan for the area initially expected around 1,804 homes, and while a revised number hasn't yet been specified, the applicant wants to add more than 3,000. The existing sewer system can't handle this increase without upgrades, and the applicant hasn't provided any details to the City on how they plan to make these upgrades for the new development. Consequently, the proposal will adversely affect the neighborhood and community without a plan to mitigate the sanitary sewer impact.
- *Water:* The proposed development is situated in three different pressure zones:
 - Zone 5, which can support 371 equivalent resident units (ERUs);
 - Zone 6, with 604 ERUs; and
 - Zone 7, which has no infrastructure at all.

The applicant wants to add over 4,500 residential units (along with additional commercial and manufacturing ERUs that aren't clearly defined), and their proposal does not specify limits for

ERUs in each zone. Currently, Zones 5 and 6 lack the necessary infrastructure to handle this increase, and Zone 7, as previously noted, has no facilities to support any development. There are no city-plans for additional water capacity in these zones, and without improvements, adequate public water facilities are unavailable. The proposed land use change for the Southwest Quadrant will negatively affect the neighborhood unless the developer submits a detailed plan to address water supply issues, including fire flow and water storage.

7. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

8. ATTACHMENTS

Attachment A: Master Bubble Plan

Attachment B: Bulk and Intensity Table

Attachment C: Open Space Plan

Attachment D: Proposed Cross Sections

Attachment E: Full Draft MDP