



PLANNING COMMISSION STAFF REPORT

SUBJECT: Text Amendment – Development Procedures; Amend the West Jordan 2009 Code Sections 13-7C-1 through 13-7C-9, Sections 13-7D-1 to 13-7D-9, and Section 13-7I-2; General Plan Amendments and Zoning Ordinance Amendments; City-wide applicability; City of West Jordan, (applicant) [Alan Anderson, Council Office Director]

SUMMARY:

The City Council has the responsibility to maintain the city code of the city as outlined in UCA 10-3b-203(1)(a)(ii) and desires to amend city code as it relates to Public Hearing and application processes to address improvements that assist all city departments.

The desired outcomes outlined in this text amendments include the following:

- Amend references to the new department name “Community Development”
- Define the Public Hearing process for PC and CC (*council request*)
 - *Once a PH notice has been mailed, the PH cannot be “pulled” by the applicant*
- Prohibits incomplete applications without all submittal requirements (i.e. prohibiting applying only for Future Land Use Map amendments without a project, Rezone without a defined project, Future Land Use Map amendments without a defined project.) (*council request*)
 - *For example, this will assist the city's Public Utilities Department to allocate utility infrastructure better.*
 - *Expand application analysis across various city departments (*council request*)*
- Amends findings to criteria and determinations (*request from legal*)
- Consistent wording throughout the amended code i.e. Future Land Use Map, General Map Amendments, etc.
- Clarify submittal requirements with sub-section lettering.

STAFF RECOMMENDATION: The staff recommends that the Planning Commission forward a positive recommendation to the City Council for this application.

MOTION RECOMMENDED: "Based on the information and findings set forth in this staff report and upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council for this application."

CONDITIONS AND REQUIREMENTS OF APPROVAL: Click or tap here to enter text.

I. BACKGROUND:

The City Council has the responsibility to maintain the city code of the city as outlined in UCA 10-3b-203(1)(a)(ii) and desires to amend city code as it relates to Public Hearing and application processes to address improvements that assist all city departments.

The desired outcomes outlined in this text amendments include the following:

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 - *For example, this will assist the city's Public Utilities Department to allocate utility infrastructure better.*
 - *Expand application analysis across various city departments (council request)*
- Amends findings to criteria and determinations (*request from legal*)
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- Clarify submittal requirements with sub-section lettering.

II. GENERAL INFORMATION & ANALYSIS:

The proposed ordinance will amend the 2009 West Jordan City Code Sections 13-7C-1 through 13-7C-9, Sections 13-7D-1 to 13-7D-9, and Section 13-7I-2

III. FINDINGS OF FACT:

Section 13-7-D-7B requires that prior to making a positive recommendation to the City Council for a Zoning Ordinance text amendment, the Planning Commission must make the following findings:

Criteria 1: The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;

Discussion: The General Plan supports keeping ordinances relevant and understandable. On Page 19 it states:

“GOAL 2. CONTINUALLY AND CONSISTENTLY UPDATE THE FUTURE LAND USE MAP, ZONING MAP, AND ZONING ORDINANCE FOR EASE OF REFERENCE AND ADMINISTRATION.

Policy 3. The Zoning Ordinance shall be updated to incorporate necessary changes that are consistent with State Code, and reflect the best and most current land use practices of the time. Zoning Ordinance modifications and updates shall be made easy for the general public and City administration to understand.

1. Consistently review the Zoning Ordinance and edit where necessary in order to eliminate redundancy and replace technical jargon with plain English.”

Finding: The proposed amendment conforms to the General Plan and is consistent with

the adopted goals, objectives, and policies described therein.

Criteria 2: *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;*

Discussion: The proposed ordinance will amend the 2009 West Jordan City Code Sections 13-7C-1 through 13-7C-9; Sections 13-7D1 through 13-7D-9 and 13-7I-2. The amendment is appropriate considering that development plans are used in multiple zones throughout the city and have various impacts on multiple city departments and the city infrastructure in general.

Finding: The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

Criteria 3: *The proposed amendment will not create a conflict with any other section or part of this title or the general plan; and*

Discussion: The proposed amendment will in fact clarify the city code and will eliminate current conflicts that exist.

Finding: The proposed amendment will not create a conflict with any other section or part of the Municipal Code or the General Plan.

Criteria 4: *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

Discussion: The proposed amendment will not relieve a particular hardship or grant special privileges to any one person or entity.

Finding: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title(s) in light of corrections or changes in public policy.

IV. CONCLUSION:

These proposed amendments will assist the city in managing the various applications that are received by the Community Development department, ensuring the city's infrastructure is planned appropriately for the needs of the applicant.

V. ATTACHMENTS: