

REQUEST FOR PLANNING COMMISSION ACTION

SUBJECT: Wood Ranch – Master Development Agreement, Future Land Use Map Amendment, Annexation, and Rezone

SUMMARY: Wood Ranch Master Development Agreement and Map Amendments: Approximately 7400 South at U-111; Master Development Agreement, General Plan Land Use Map Amendment from Very Low Density Residential, Low Density Residential, Medium Density Residential, Public Facilities, Future Park and Parks and Open Land to Master Planned Community (including application of the Master Planned Community land use designation to the annexation area), annexation of approximately 170 acres, and rezoning approximately 634.48 acres from Agriculture 5-acre lot (A-5) and County Mining and Extraction S-G-1, all to Planned Community Hillside (PCH) zone (including application of the PCH zone to the annexation area); Ty McCutcheon/Third Cadence L.L.C (applicant) [#19196; parcels 20-28-200-002, 005; 20-27-100-004; 20-27-300-017, 018, 005, 019, 007]

FISCAL / AND OR ASSET IMPACT: None.

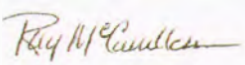
STAFF RECOMMENDATION: Based on the findings set forth in the staff report, staff recommends that the Planning Commission forward a favorable recommendation to the City Council to approve the requested Master Development Agreement, General Plan Land Use Map Amendment, Annexation and Rezone as discussed in the staff report.


MOTION RECOMMENDED - Master Development Agreement: “Based on the findings set forth in the staff report, I move that the Planning Commission forward a favorable recommendation to the City Council to approve the Master Development Agreement for Wood Ranch.”

MOTION RECOMMENDED - General Plan Future Land Use Map Amendment: “Based on the findings set forth in the staff report, I move that the Planning Commission forward a favorable recommendation to the City Council to approve the General Plan Land Use Map Amendment as discussed in the staff report.”


MOTION RECOMMENDED - Annexation: “Based on the findings set forth in the staff report, I move that the Planning Commission forward a favorable recommendation to the City Council to approve the requested annexation, subject to and as conditioned in the Master Development Agreement as recommended in the staff report.”

MOTION RECOMMENDED - Rezone: “Based on the findings set forth in the staff report, I move that the Planning Commission forward a favorable recommendation to the City Council to approve the requested rezone, as conditioned in the Master Development Agreement, as recommended in the staff report.”

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I. BACKGROUND:

On October 15, 2019, the Planning Commission received an introduction to the Wood Ranch project which at that time, was being reviewed under a proposed Planned Community Form-Based (PCFB) zoning district. On November 6, 2019, the master development plan (MDP) (which was required under the PCFB zone), land use map amendment and rezoning request for Wood Ranch was brought to the Planning Commission for a public hearing. Only the area within the city was considered at that time. The Planning Commission recommended approval of the MDP, rezoning and land use map amendment; However, the PCFB zone was never adopted and consequently, the requested actions were not approved.

Following the Planning Commission meeting, the City Council held several workshops on both the Wood Ranch development and proposed PCFB zone resulting in a more refined zoning code, now called the Planned Community Hillside (PCH) zone, much more detailed information about the overall project and completion of a Master Development Agreement (MDA). The proposed PCH zone has been reviewed by the Planning Commission and forwarded to the City Council on May 4, 2021 but has not been adopted to date. The updated standards and review processes of the PCH zone are substantially different from the PCFB zone, requiring that Wood Ranch be brought back to the Planning Commission for review. In addition, the area north of 7000 South is now ready to be annexed, an MDA has been substantially completed for the entire 634.48 acre project area, as required by the PCH zone and the city has received updated development exhibits which need to be reviewed by the Planning Commission and City Council.

II. GENERAL INFORMATION & ANALYSIS

This property is located between 6600 South and approximately 7600 South, north of the Oquirrh West planned community and between U-111 (Bacchus Highway) and 7600 West. The property consists of several parcels of land and is 634.48 acres in size. The northern 170.437 acres are in Salt Lake County and are proposed to be annexed into the City of West Jordan (Exhibit A) along with this request. The property within the city is 464.043 acres. There are several single-family residential homes near the southeast corner of the property. The rest of the property is vacant.

The eastern half of the annexation area is an active gravel mining operation which was permitted by Salt Lake County. Mining activities will continue under the grandfathered county approvals until development begins on the site. Approximately 103 acres near the southeast corner of the property (referred to as the Farmstead) is part of the overall Wood Ranch project but will be occupied by the Wood family for the next several years and will be developed sometime in the future, when the Wood family determines it is best for them. The northern 170.437 acres are currently in Salt Lake County and are proposed to be annexed into the City of West Jordan. The annexation is being reviewed in a separate staff report.

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

	Future Land Use	Zoning	Existing Land Use
North	West Valley City	R-1-10	Residential
South	Low Density Residential, High Density Residential, Parks and Open Land (Oquirrh West development)	PC	Existing / future residential and commercial
West	Very Low Density Residential, Parks and Open Land, Public Facilities, Unincorporated County	P-F, VLSFR	Vacant
East	Business and Research Park/ Unincorporated County	BRP	Vacant, gravel extraction

The applicant is requesting approval of the following items:

- 1) Master Development Agreement, which includes both incorporated and unincorporated property to be annexed to the City.
- 2) General Land Use Map Amendment – Amend the Future Land Use Map from Very Low Density Residential, Low Density Residential, Medium Density Residential, Public Facilities, Future Park and Parks and Open Land to Master Planned Community (including the annexation area).
- 3) Annexation – Annex 170.437 acres into the City of West Jordan.
- 4) Rezone – Rezone 634.48 acres from Agriculture 5-acre lot (A-5) and County Mining and Extraction S-G-1, to Planned Community Hillside (PCH) zone.

Master Development Agreement (MDA)

Applicant - The applicant is Wood Ranch Development, LLC, a Utah manager managed limited liability company owned by Clark Ivory, John Hatfield, Ty McCutcheon, Gary Langston, and Scott Kauffman. Wood Ranch Development LLC is managed by Third Cadence, LLC, a Utah member managed limited liability company, whose principals are Ty McCutcheon, Gary Langston, and Scott Kauffman. Wood Ranch Development is under contract to purchase all but 15 acres of the 634.48 acre project area. Third Cadence, LLC is under contract with Wood Ranch Development, LLC to manage the entire project area. In the MDA, Third Cadence, LLC will act as the “qualified” Master Developer and will be the exclusive interface with the City staff for all grading, subarea plan, subdivision, site plan, and building design issues.

The PCH zone requires Planning Commission review and Planning Commission recommendation and City Council approval of the MDA. The MDA is a voluntary contract between the city, the

master developer, and the property owners that describes how the project is to develop, commits the City to retain the proposed zoning over the 50 year life of the MDA, and defines the owners, the master developer's and the HOA's obligations over time for on and off-site improvements, mass grading, dedication of trails and open space, site planning, maintenance of improvements, concurrency with required infrastructure, etc. The MDA is attached as Exhibit H.

In reviewing the MDA and the rezone request, the Planning Commission will need to determine if the purpose and intent of the PCH zone in City Code, Section 13-5L-1 has been met. The proposed PCH zone states the following:

“The Planned Community Hillside (“PCH”) zone is established to promote:

- A. Quality, innovative and creative development that is context sensitive, includes a mixture of uses, varied building heights and setbacks, varied densities and lot sizes, and a diversity of housing types.*
- B. Distinct, compact, neighborhoods and a wide selection of housing choices among village centers, neighborhood centers and neighborhoods.*
- C. Retail, employment, and recreational uses that meet or exceed the needs of the residents.*
- D. A pedestrian environment that encourages pedestrian activity, bicycle and other sustainable transportation usage.*
- E. A desirable living and working environment with unique identity and character.*
- F. Varied architecture that is interesting and oriented toward a street, dedicated open space, or green court. Streetscapes will feature four-sided architecture and will promote pedestrian use to encourage social interaction, street activity, and neighborhood security. Residential areas will be easily accessible to neighborhood centers by foot or vehicle.*
- G. On-site resident-serving amenities shall include private recreation/fitness opportunities with the appropriate amenities, as detailed in this article.*
- H. Active, walkable village centers that mix employment, higher-density housing, a variety of retail and civic uses. The amenity cores and village centers will be connected to parkways and open space systems. There will be a strong focus on the public realm as expressed in active, walkable streets, and buildings oriented toward public spaces.*

- I. *Preservation of distinct geography and open space that benefit the community and contain a variety of park types, natural areas, playing fields, village squares, linear parkways, and biking trails for both recreation and transportation. Park system and trails will be designed to link neighborhoods to other West Jordan communities and to the regional open space and trail system.*
- J. *A balanced transportation system, emphasizing multiple, safe modes of travel including pedestrian, bicycle, and future transit systems while accommodating the needs of the automobile within an interconnected street system.*
- K. *Sustainable ecological systems will be integrated into all aspects of the community's development, from street and building design to open space location. The PCH zone shall minimize water usage in common areas and emphasize sustainable landscape and development principles through the use of water wise or naturalized plantings; the creation and preservation of wildlife habitat and movement corridors; storm water capture, treatment, and infiltration in constructed wetlands; and the provision of shade to reduce heat islands. The open space system will promote the protection and enhancement of notable landscape features."*

Density – The applicant is requesting a maximum of 3,068 dwelling units which includes the 170+ acre annexation area and the 103-acre Farmstead property. The PCH zone allows a gross density of 5 dwelling units per acre and non-residential density as determined in the MDA. As negotiated, the maximum gross residential density of the project would be 4.835 dwelling units per acre, with up to 50,000 square feet of enclosed HOA amenities, 250,000 square feet of commercial density and an institutional use of unlimited gross square feet on a 15-acre parcel.

The PCH zone requires that the development consist of at least four place type designations. The property is divided into the five following "place types", or subzones, including proposed gross residential densities within each place type:

- Village Center (Approximately 56 acres at 25 dwelling units per acre maximum gross density)
- Neighborhood Center (Approximate 169 acres at 15 dwelling units per acre maximum gross density)
- Neighborhood Residential (Approximately 196 acres at 8 dwelling units per acre maximum gross density)
- Parks and Open Space (Approximately 45 acres)
- Transferred Development Open Space (TDOS) (Approximately 169 acres). The TDOS are the open spaces required to be dedicated to the city along with each associated sub area plan.

Project Phasing - The site will be developed in 10 phases beginning in the center of the property moving to the north into the annexation area (phases 6, 7, 8 and 9). The final phase, phase 10 is the 103-acre Farmstead property. The less dense residential areas generally will be located near the west side of the property while the higher density residential areas will be located closer to U-111. The property owner will be required to submit a sub area plan, subdivision plat and site plan, through a single, qualified, Master Developer, as each phase is submitted. Each sub area plan, preliminary subdivision plat and site plan will be reviewed by the Planning Commission.

Phased Development and Open Space Dedication - Development within the PCH zone is required to dedicate a minimum of twenty-five percent (25%) of total project acreage to the city as open space. There are 634.48 acres within the development meaning that a minimum 158.62 acres are required to be dedicated as transferred development open space. The MDA requires 169 acres (26.6%) to be dedicated as open space exceeding PCH zoning requirements. Unlike other planned community zones in the city, all slopes over thirty percent (30%) within the PCH zone qualify as open space. The PCH zone requires that open space dedication occurs simultaneously with each sub area plan rather than waiting for later public dedication when the project is nearing completion. The PCH zone defines this required open space as Transferred Development Open Space (TDOS) which is calculated as a running average of project acreage and proposed density unit in each sub area plan. The MDA includes an exhibit showing project phasing and which open space areas will be dedicated at the sub area plan step with each phase. There are 10 phases, each phase has between 221 and 329 units and there will be between 12.75 and 28.88 acres of open space dedicated with each phase. TDOS may be dedicated in even larger portions because the master developer has stated that its first sub area plans may include more than one planned phase. All private interior open space not within a TDOS place type will be HOA owned and maintained.

Multi-family Residential – In the MDA, as a condition of receiving the PCH rezone, the term multi-family residential includes all attached residential products with a common wall, including all apartments, duplexes, triplexes, and townhomes. The MDA limits multi-family to no more than 50% of the housing units. Although there are some exceptions, the development of detached single-family housing must precede development of multifamily housing. The MDA limits the number of multi-family residential units (including townhomes) that can be built based on the number of certificates of occupancy that have been issued for single-family dwellings. This assures that single-family residential precedes multi-family residential and that the number of single-family and multi-family residential remains roughly proportionate as the property is developed. This requirement will be administered at the time of building permit issuance.

Limitation of on Stacked Flat/Apartments – The MDA limits the number of stacked flats or apartments within the entire project to no more than 600 units.

Accessory Dwelling Units - 10% of the single-family residential units may include accessory dwelling units (interior and exterior), which accessory dwelling units will not count against the project cap.

Commercial HOA and Institutional – The MDA restricts the maximum square feet of commercial area to 250,000 square feet of gross floor area, limits enclosed HOA amenities to 50,000 sq. ft. and requires the developer to construct a “base camp” within Phase 1. At least 15 acres of the

project must be used as an institutional use such as city buildings, libraries, place of worship or public school. A bistro or restaurant at least 3,000 sq. ft. must be built and operational before receiving a building permit for the 500th residential unit. In addition, 12 “live/work” units must be constructed within the first subdivision plat within a Village Center place type.

5 – Acre Storm Water Detention Area Near U-111 – The 5-acre storm water detention area fronting onto U-111 may not be needed for detention upon completion of the project. The MDA allows an option for the developer to deed the property to the city in which the city can either keep the property in its dedicated condition, develop it as a park, contract with another entity to develop it as a commercial use or allow the developer to develop the property in a manner that will generate the same or better economic benefit to the city as the city determines.

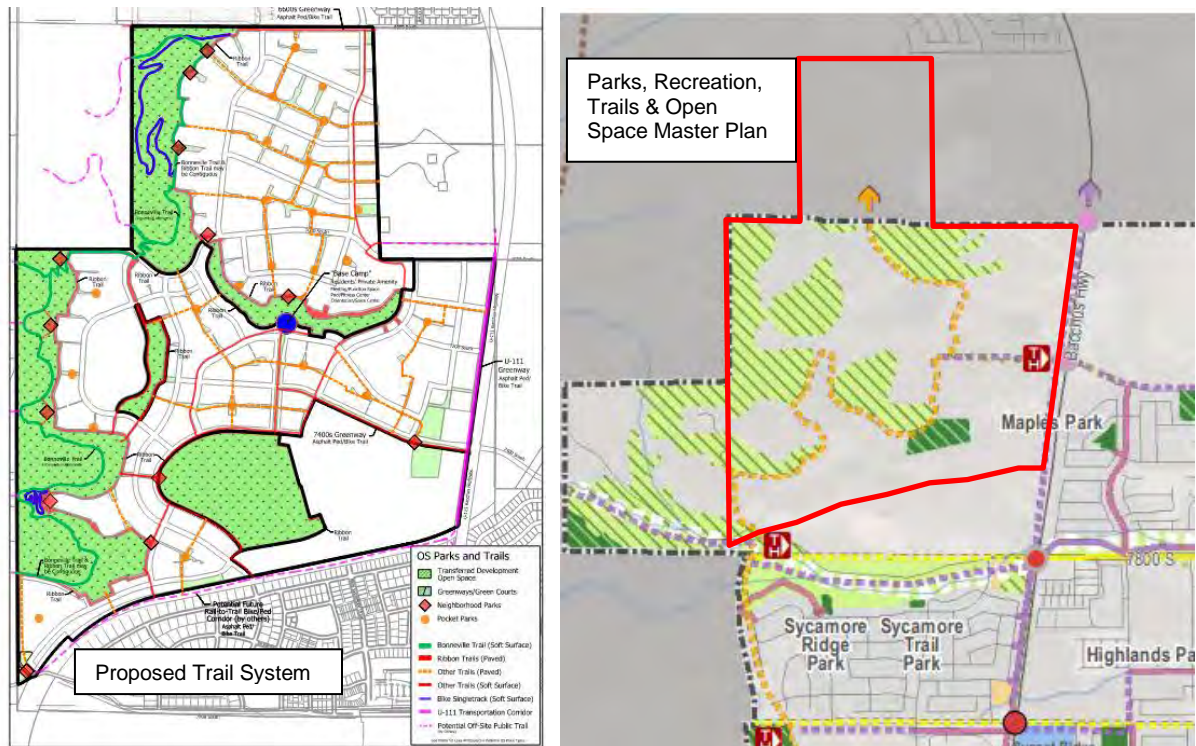
Pattern Book – The MDA and the PCH ordinance require the owners, through a Master Developer to file a “pattern book” with the West Jordan Community Development Department that will be administered by the Master Developer to assure architectural consistency and quality within the development to “...create distinct, compact, neighborhoods, featuring streetscapes with pedestrian friendly architecture that is curated to create the appearance of custom construction, non-duplicative design, place making public spaces, and sustainable public and private landscaping.” The applicant has provided a draft pattern book titled “Wood Ranch Architectural and Landscape Pattern Book” that is attached as Exhibit J to this staff report. The pattern book contains guidelines for architectural design styles and themes for both residential and non-residential buildings. The pattern book also establishes guidelines for building materials and landscaping. The city will verify that proposed building architecture is consistent with approved standards contained within the pattern book as building permits are submitted for review. A revised or more detailed pattern book that meets or exceeds the architectural design and placemaking standards established in the attached pattern book will be provided with each sub area plan and recorded as part of the covenants associated with that portion of the project.

Private Amenities - The MDA requires construction of a private recreation/fitness center and community pool prior to the issuance of the 500th residential building permit. A second private recreation/fitness center and community pool is required prior to issuance of the 1500th building permit. The MDA also requires an ¼ acre event lawn with pavilion next to the first recreation/fitness center and pool along with neighborhood and pocket parks and community gardens throughout the project.

Trails – Figure 1 below shows the trail network proposed within the development along with the trail network shown in the city’s Parks, Recreation, Trails and Open Space Master Plan. Once constructed to city standards, trails within the TDOS will be publicly owned. Trails along the base of larger hills which are referred to in the exhibits as “Ribbon Trails” will be maintained by the city, whereas trails within the developed areas will be maintained by the Wood Ranch HOA. A series of neighborhood and smaller pocket parks will be developed at logical locations throughout the project at open space access points and where trails connect. Asphalt pedestrian bike trails / Greenways will be constructed along U-111, 7400 South and 6600 South. The north-south ribbon trail along the westernmost hills will serve as the Bonneville Shoreline Trail (BST) which is shown in the West Jordan Parks, Recreation, Trails & Open Space Master Plan (2018-2028). Salt Lake County is currently working with a consultant to establish the alignment of the BST, which is a

regional trail system. The actual location of the BST will be reflected in future subarea plans. (Figure 1)

Figure 1. Wood Ranch Public/Private Ownership and Maintenance (Trails) / West Jordan Parks, Recreation, Trails & Open Space Master Plan (2018-2028)



Streets - A concept plan showing proposed major streets has been provided and is included in the MDA. The city will evaluate the transportation systems when a traffic study has been completed. U-111 is a state road meaning that any connections to the street will need to be approved by Utah Department of Transportation (UDOT). The major street connections to U-111 are at 7000 South, 7200 South and 7400 South. Both 7000 South and 7400 South will be signalized intersections as allowed by UDOT in their SR111 Cooperative Corridor Agreement with the City. There will be

additional connections to the south, through the Oquirrh West planned community at approximately 7600 South and through the property east of the annexation area as the site develops. The concept plan also shows a connection to the west at 7000 South. The 2015 West Jordan Transportation Master Plan shows a traffic roundabout at the intersection of 7000 South and New Sycamore Drive (the north-south collector road). Both 6600 South (West Valley City) and 7000 South (West Jordan City) are limited access collector streets with limited driveways as these streets will connect to the Kennecott Land properties to the west of Wood Ranch. These two major east-west streets may allow some on-street parking if they are designed for on-street parking in the future.

Circulator Alleys – Each alley must have a minimum right-of-way (ROW) of 20' with a concrete paved surface of 16'. Alleys providing fire access, utilities or alleys that serve more than 26 units must be 24' wide with at least a 20' concrete travel lane¹. Alleys will be owned by the City but will be funded and maintained by a homeowner's association. According to the MDA, up to 25 residential units may be accessed off of an alley with a 20' ROW and 16' of traffic lanes. Where 26 to 34 units access off of an alley, that alley must serve units on both sides of the alley (no single loaded alleys), with a driveway apron or (4' x 20') bulb out spaced at least every 35' on each side, or the alley will be required to increase to 24' ROW and 20' of traffic lanes. Where 35 or more units access off of a given alley, that alley shall have 24' ROW with a 20' paved travel lane. The reason for the requirement for drive aprons or increased width for alleys with 26 to 34 residential dwellings is to allow more maneuvering room for two-way traffic within the travel lanes.

Future Land Use Map Amendment

III. FINDINGS OF FACT

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

Prior to making a positive recommendation to the City Council for a General Plan Future Land Use Map amendment, the Planning Commission 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: A new land use category called the Master Plan Community was developed as part of the adoption of the Jones Ranch project to the south of this development. The General Plan was adopted in 2012 and has not yet been updated to include a definition for this land use category; However, as it has been applied to another development in the city, Staff is of the opinion that the Master Planned Community designation best describes this development and should be applied to the developable areas on the Future Land Use Map. It is not recommended that the Parks and Open Lands Designation be applied to the open space areas as the boundaries of the TDOS areas may shift as the property develops.

¹ In addition to fire and utilities requirements, the required width of alleys will be based on the number of residential units accessing the alley and number of driveway aprons.

Other goals and policies that apply to this development include the following:

“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 proposed development offers a variety of residential land uses with supporting village centers that will be in close proximity to residential areas. Commercial, office, and higher density residential land uses are all proposed as part of this development.

The mix of uses the owners are proposing will create a more attractive and desirable environment than if the property were conventionally developed through Euclidean zoning, where land uses are separated. The proposed single and multi-family residential areas will provide a range of residential densities and housing targeted for a variety of home buyers while the village centers and other commercial areas will provide employment opportunities. Given the mix in uses, variety in housing types and lot sizes, the proposed general plan amendment is consistent with these goals and policies.

There are number of hills and ravines on the property that will limit and shape the layout of the site. Buildings will be located on the flatter areas of the property while the steep areas will remain natural open spaces with an interconnected trail system.

According to the General Plan, the Parks and Open Land designation is applied to areas where public parks are located, or should be located in the future, and to areas where it is recommended that land be preserved in its natural state for future

generations. Approximately 169 acres will be Transferred Development Open Space (TDOS) which will mainly include areas on hillsides where slopes are over 30% which are undevelopable. Within the developable area (which is exclusive of the TDOS areas), there will be approximately 45 acres of parks and open space.

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: Although there are other areas in the city that can accommodate a similar development, changing the land use designation to Master Planned Community will not be contrary to the General Plan. This development is appropriate for this location. Amenities and village centers will be connected by open space and parkways. Building design and architecture will be oriented toward the street and the focus will be on design and form creating a much more interesting neighborhood feel and walkable community than if land uses were separated.

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 Oquirrh West planned community is to the south, which is primarily a single-family residential neighborhood with a commercial component at the intersection of 7800 South and U-111. There is an old unused rail line on the south side of the property that serves as a boundary separating both developments.

The property to the north of the annexation area is a single-family residential subdivision in West Valley City. U-111 separates this development from the undeveloped property to the east. 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: Although the applicant will directly benefit from approval of the proposed amendment, the amendment allows for a better use of property which 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 request; However, preliminary utility, road, stormwater and traffic improvement plans will need to be developed to demonstrate that each development phase can be independently serviced. Any proposed development must be conditioned on meeting concurrency requirements for necessary infrastructure.

Utilities

Water/Sewer Systems – An interlocal agreement has been signed between the City of West Jordan and the Kearns Improvement District (KID) for water and sewer services. The Wood Farmstead (103 acres) and the adjoining property to the west (approximately 911 dwelling units) will be serviced by the City of West Jordan. The northern 2/3 of the site, including the annexation area, will be serviced by KID.

Since all of the early phases of Wood Ranch are in the central and northern portion of the development, KID will be the sole provider of sewer and water for the first several years. By the time the western and southern phases are ready for development, the City expects to have new capacity for water in Zone 6 and Zone 7 online and able to provide this service. If the City does not have capacity in one or both of these zones, the owners agree that they must either postpone their development until such time as the City builds such infrastructure, or the owners must build it themselves.

Property for a new Zone 5 water tank (which will create capacity in Zone 6 that will serve the development) will be dedicated to the City. The exact location of the water tank is being evaluated and will be located in one of two locations in the 103-acre Wood Farmstead that are designated in the MDA.

Storm Drainage – Storm drainage capacities will be evaluated in detail with each phase of development and may require significant on and offsite improvements to serve the property. A very preliminary storm drain master plan has been prepared for the project by Perigee Consulting. The plan identifies the various drainage sub-

basins and the proposed locations for stormwater retention/detention and also illustrates the various stormwater outfalls that will need to be constructed by the owners offsite to get the water to the city stormwater system and ultimately on to the Jordan River.

Streets

The basic streets system has been laid out in preliminary fashion and identifies the primary points of access for the development. The developer of Wood Ranch will need to work closely with the City and UDOT since the primary points of access are from U-111. Also, the points of secondary access and interconnections have been coordinated with the other developments to the south and west.

Grading

Grading will include re-contouring or removing some of the hills and valleys within the development for proper site design, utility service and management of storm water runoff. As required by the PCH Zone, a geotechnical study and soils report as required by the city is has been submitted and reviewed by both the engineering division and outside third-party peers.

Intermountain GeoEnvironmental Services, Inc. (IGES), was retained by the developer to conduct a full Geotechnical and Geologic Hazards Study. The study included detailed site reconnaissance, sampling and laboratory analysis as well as in depth soil characterizations and stability analysis.

Based on the findings of the in-depth geological hazards study, a Construction Quality Assurance Plan (CQA) was prepared which will serve as guiding document for the future localized geotechnical analyses and construction methodologies. These reports are available for inspection in the office of the City Engineer and are incorporated into the terms of the MDA.

Geosyntec, an independent geotechnical consulting firm hired by the city and the city's engineering division, has advised the city regarding the adequacy of the testing and analysis of the site, as well as the adequacy of the CQA plan. In addition to analyzing existing soil conditions, the geotechnical report sets standards for how the site is to be graded to minimize building settling and control runoff. Geosyntec will assist the city in reviewing the progress of mass grading on the site to assess compliance with the CQA plan.

Additionally, the MDA requires the owners to establish a Geotechnical Assurance Fund to help homebuyers should any identified or unidentified geotechnical hazard remain unresolved.

As previously noted, in the annexation area, there is an active gravel extraction operation that was approved as a conditional use by Salt Lake County which will continue after the property is annexed into the City. The hills on the northeast side of the annexation area will be removed pending the County's approval permit.

The proposed use will not significantly alter acceptable land use patterns in the city.

Finding: Infrastructure improvements are currently being designed by the Master Developer. At this point in time, it does not appear that the proposed development will 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 subdivision plats are submitted for review. The amendment has been reviewed for consistency against the City's General Plan. Each phase of development 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.

Zoning Map Amendment

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

Prior to making a positive recommendation to the City Council for an amendment to the Zoning Map, the Planning Commission shall make the following findings:

Criteria 1: *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City's General Plan.*

Discussion: The City Council ultimately determines what zoning district is the best fit for the property. The proposed development, subject to the restrictions in the MDA, is consistent with the definition of the PCH zone. The proposed amendment is consistent with the purposes, goals, objectives and policies of the City's General Plan. See Amendments to the Land Use Map, 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: The proposed development is compatible with existing and anticipated land uses on adjoining properties. Other impacts will be mitigated through the MDA and rezoning the property to 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 development will make productive use of a mostly vacant and undeveloped piece of property. The project, as refined in the MDA, will enhance the residential interests of the city and is intended to provide housing options for future residents. Rezoning the property to the PCH zone, subject to the MDA, is compatible with the existing zones and uses found in surrounding areas 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, because the owners have committed to building infrastructure concurrent with the new demand for city services.

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

Discussion: Requirements of the Hillside Overlay District are exempted under the PCH zone. The applicant has provided a slope analysis showing the existing and proposed slopes on the property.

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

Annexation Petition

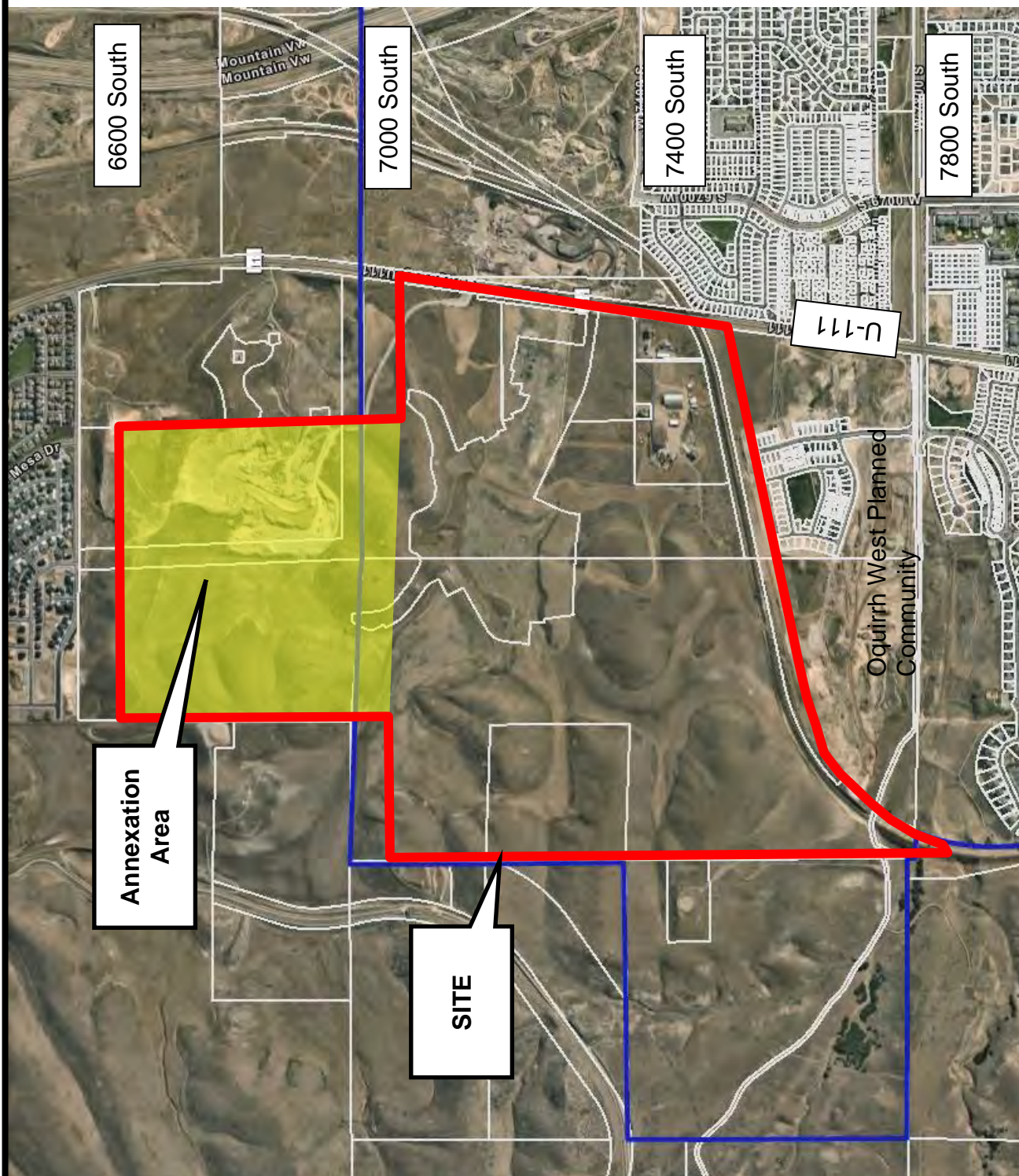
The applicant and the owners propose to annex approximately 170.437 acres of property into the City of West Jordan. The area is within West Jordan's annexation policy declaration boundary. The annexation has been approved by Salt Lake County and the Petition for Annexation has been signed by the property owners and delivered to the City Recorder's Office. The next steps are Planning Commission recommendation followed by City Council approval.

IV. SUMMARY OR CONCLUSION:

Staff supports approval of the MDA, the proposed Future Land Use Map amendment, Annexation and Zoning Map amendment.

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 – Application
- Exhibit G – Master Development Agreement
- Exhibit H – Pattern Book
- Exhibit I – Site Renderings
- Exhibit J – Annexation Petition

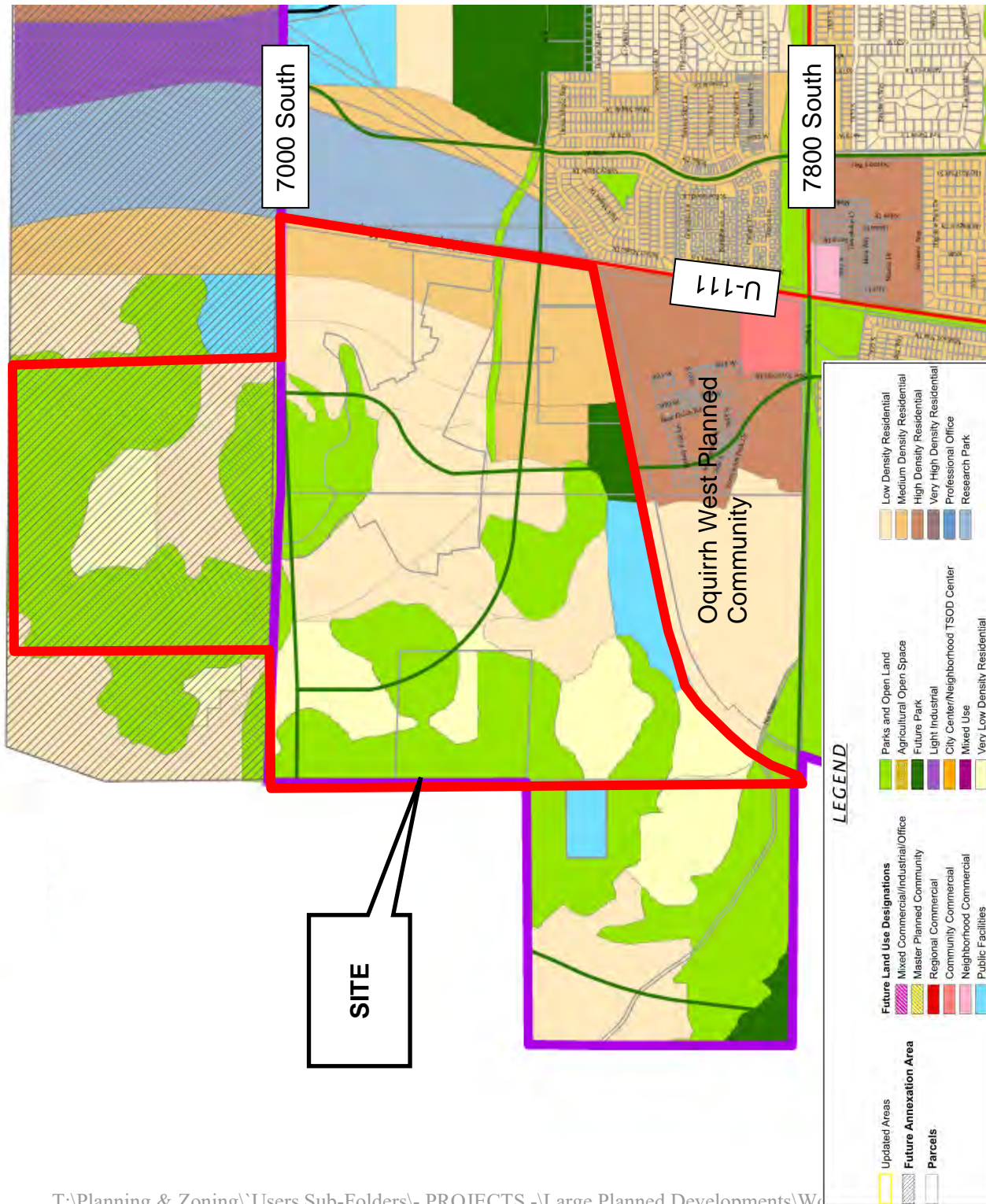


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Aerial Map

Exhibit A



Existing Future Land Use Map

Exhibit B

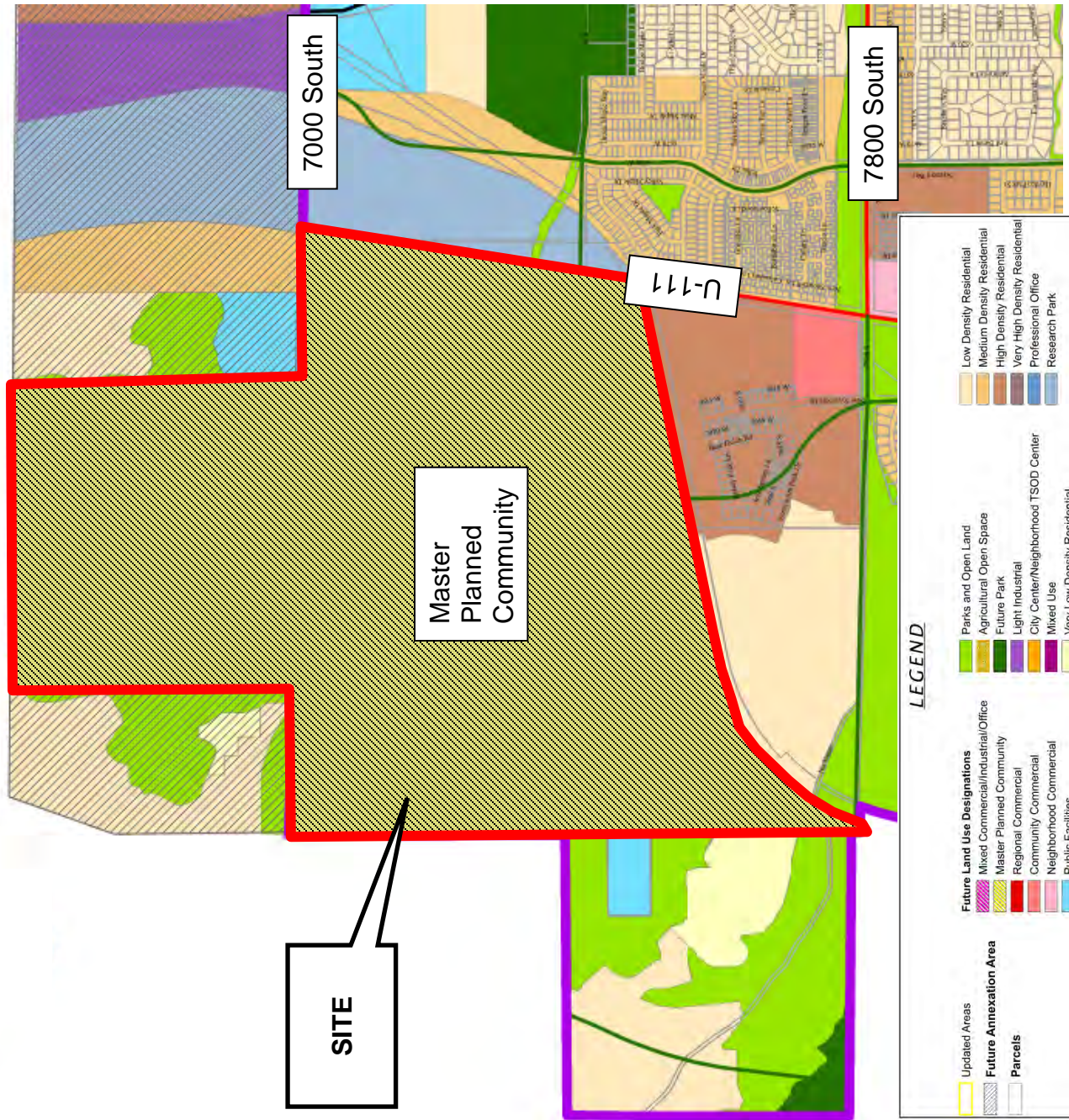
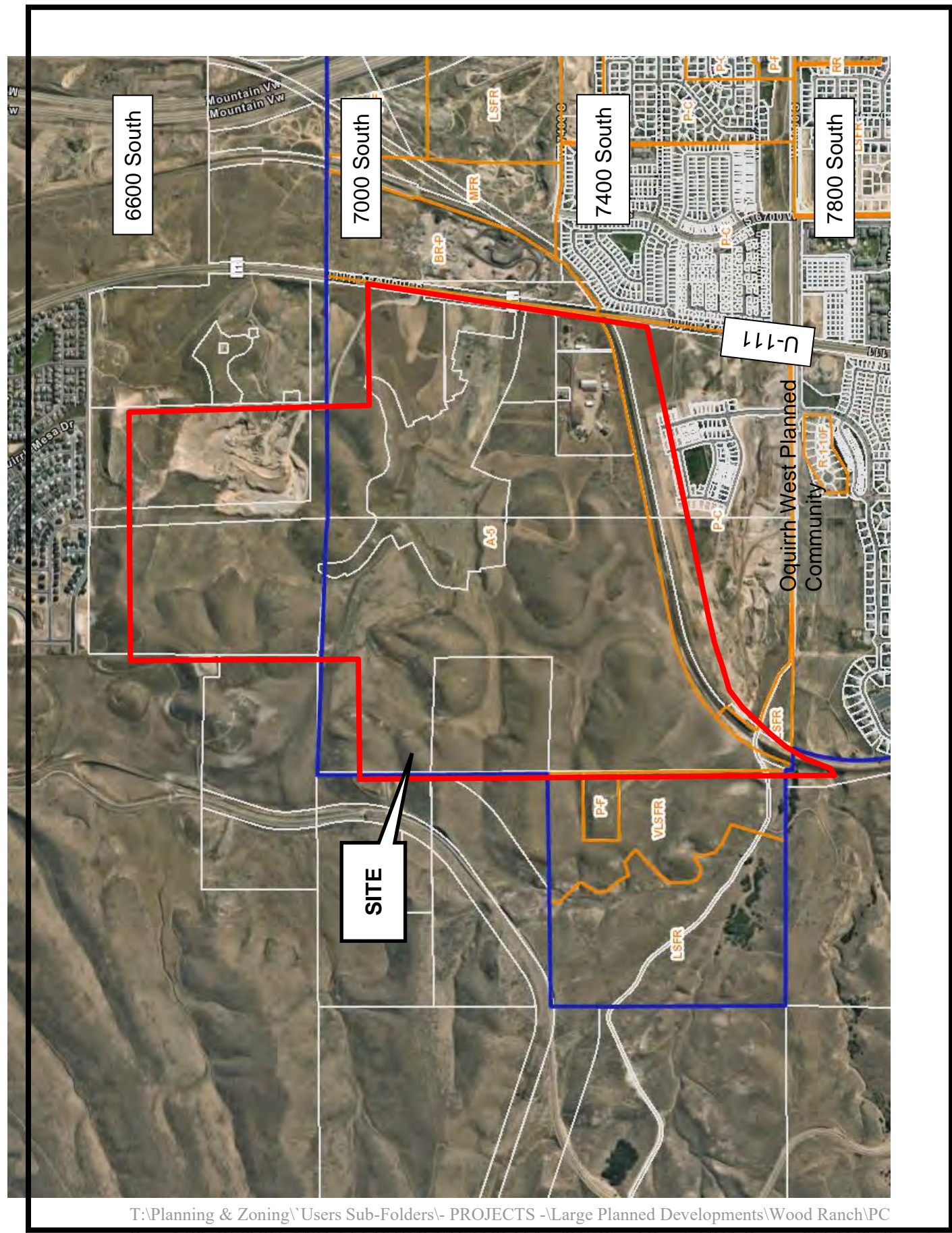


Exhibit C Proposed Future Land Use Map

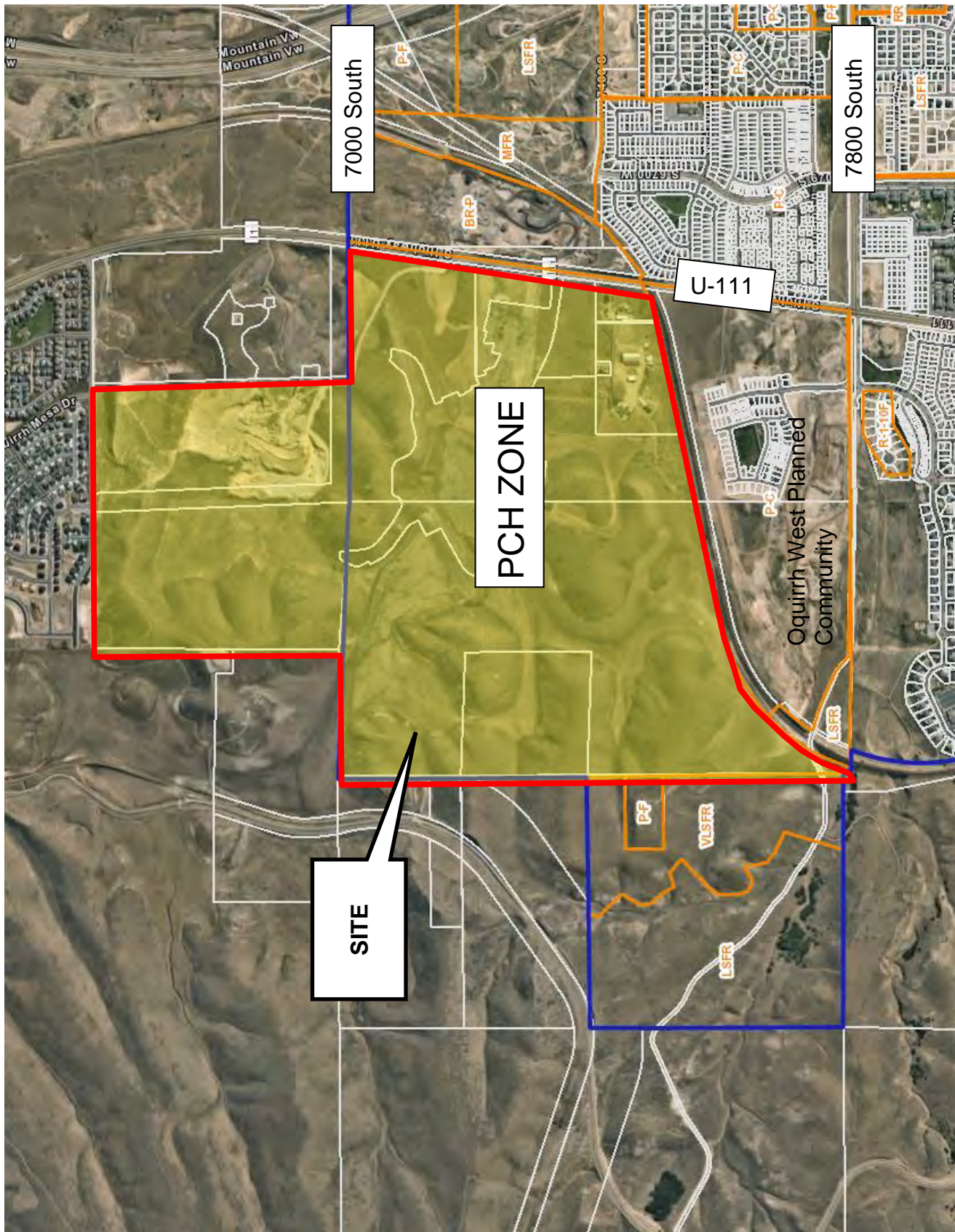


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Existing Zoning Map

Exhibit D



Proposed Zoning Map

Exhibit E

SEE ATTACHED

Application

Exhibit F



Development Services Application

8000 South Redwood Road, 2nd Floor, South

801-569-5182

Kristi.Peterson@westjordan.utah.gov

Property: 20-21-400-004, 20-22-300-002,
20-22-300-008, 20-28-200-005,
20-28-200-002, 20-27-100-004,
20-27-300-017, 20-27-300-018,
20-27-300-005, 20-27-300-019
Sidwell/Parcel # from SL Cnty: Acreage 634.48 Lots: 3,068 total units

Approximate Street Address: 7440 S 111 HWY

Project Name: Wood Ranch

Project Location: West of Bacchus Hwy and north of 7800 S

Type of Application: ☐ Concept ☐ Preliminary ☐ Final

☐ Agreement ☐ Site Plan ☐ Temporary Use Permit
☐ Conditional Use Permit ☐ Site Plan Amended ☒ Zone Change
☐ Design Review Committee ☐ Subdivision Major ☐ Planned Community
☒ Development Plan ☐ Subdivision Minor
☒ General Land Use Amendment ☐ Subdivision Amended
☐ Other:

Applicant: Ty McCutcheon Company: Third Cadence LLC
Address: 1703 E. Yale Ave.
City: Salt Lake City State: UT Zip: 84108
Phone: Cell:
Email: ty@thirdcadence.com

Consultant: Wade Budge - Snell and Wilmer
Address: 15 West South Temple Suite 1200
City: Salt Lake City State: UT Zip: 84101
Phone: 801-257-1900 Cell:
Email: wbudge@swlaw.com

** Property Owner(s):

Name: Norma G. Wood
Address: PO Box 1324
City: West Jordan State: UT Zip: 84084
Phone: Cell:
Email:

Name: Terri Wood Gates
Address: PO Box 1022
City: West Jordan State: UT Zip: 84084
Phone: Cell:
Email:

** Applicant must identify as a "Property Owner", all holders of any legal title to the Property; If necessary, attach additional page(s) to this Application to identify additional Property Owners.

2019

By signing below, the Applicant hereby represents, and affirms the following:

1. Definitions.

- a. "Application": Application includes (i) this Application form, (ii) the Property Owner(s) Affidavit, and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
- b. "Property Owner(s)": Holders of any legal title to the Property.

2. Information is True and Correct. The information described on this Application form and contained in the Property Owner's Affidavit, is true and correct. The Applicant will use its best efforts to ensure all contents of the Application are accurate and current.

3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.

4. City's Right to Contact Property Owner(s). The City has the right to contact the Property Owner(s) directly, in writing or through other means, to verify any information contained in the Application.

5. Contact with Property Owner(s) is not Interference. Contact by the City as outlined in '4.' above is and shall not be considered interference with the Applicant's business dealings.

6. Incorrect or Untrue Information Voids this Application. If any information provided as part of the Application is untrue or incorrect, at the option of the City (i) this Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Applicant shall indemnify and hold the City harmless for any costs or claims resulting from false or incorrect representations (A) of or from the Applicant, and/or (B) of or from the Property Owner(s), the Consultant, and/or the Supporting Parties of which the Applicant has or had knowledge.

7. Notice to the City of a Changed Event. The Applicant has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executes this Application form, and (ii) which alters the legal relationship of the Applicant and the Property Owner(s) to an extent that either (A) the Applicant no longer has authorization from the Property Owner(s) to pursue the Application, or (B) results in any representation or information in this Application or the Property Owner's Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

Applicant Signature: 2800

Date: 10.6.21

(Completed Notary Block for Applicant's signature must be attached to this Application form)

OFFICE USE ONLY			
MUNIS #:	Date Received:	Date of Meeting:	
ODA	Planner:	Engineer:	Fire:

Notary Block for Applicant's Signature

STATE OF Utah)
) ss.
County of Salt Lake)

On this 6 day of October, 2021, before the undersigned notary public in and for the said state, personally appeared Ty McCutcheon [name of person], known or identified to me to be a/the President & CEO [position of responsibility] of Daybreak Communities, LLC [name of company or entity], and the person who executed the foregoing instrument and acknowledged to me that said company or entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.




Notary Public

PROPERTY OWNER AFFIDAVIT

STATE OF Utah }
COUNTY OF Salt Lake } ss

I, Norma G Wood, being duly sworn, by my signature represent, affirm and attest as follows:

1. **Definitions.** The following definitions apply in this Affidavit:

- a. "Application": Application includes (i) the document entitled *West Jordan City Development Services Application* ("Application Form"), (ii) this Property Owner Affidavit ("Affidavit") and any other Property Owner Affidavit(s), and (iii) all information (whether written or verbal) provided by the Applicant, by the Consultant, by the Property Owner(s), or by any other person or entity engaged by the Applicant or the Property Owner(s) in furtherance of the Application ("Supporting Parties").
- b. "Applicant": The individual and/or entity named as such on the Application Form.
G & N WOOD PROPERTIES LLC
- c. "Property Owner": Holder of any legal title to the Property. 20-22-300-002, 20-27-100-004,
20-27-300-005 20-28-200-005,
20-28-200-002, 20-27-300-017
- d. "Property": That parcel identified as sidwell/parcel# _____
located at approximately 7440 S 111 HWY
(approximate street address)

2. **Property Owner.** To the best of my knowledge (check one):

☒ I am the SOLE Property Owner.

-or-

☐ There is/are (an) additional Property Owner(s), whose name(s) follow:

(include additional pages with names if necessary)

3. **Reviewed the Application.** I have reviewed the Application Form dated 10/5/2021,

submitted to the West Jordan City by Ty McCutcheon
(name of Applicant as appears on the signature line of the Application form)

for the project entitled, "Wood Ranch"
(name of Project as appears on the Application form)

which Application requests approval by the City of West Jordan for the following:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Agreement | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Amended | <input checked="" type="checkbox"/> Zone Change |
| <input type="checkbox"/> Design Review Committee | <input type="checkbox"/> Subdivision Major | <input checked="" type="checkbox"/> Planned Community |
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Subdivision Minor | |
| <input type="checkbox"/> General Land Use Amendment | <input type="checkbox"/> Subdivision Amended | |
| <input type="checkbox"/> Other: _____ | | |

4. Information is True and Correct. The information contained in this Affidavit and the Application form, is true and correct. The Property Owner will use its best effort to ensure all contents of this Affidavit and the Application form are accurate and current.
5. Property Owner's Consent to the Application. The Property Owner (i) has reviewed and expressly approves the contents of the Application Form, and (ii) consents to the Applicant pursuing approval of the Application.
6. City's Right to Contact Property Owner. The City has the right and may contact the Property Owner directly, in writing or through other means, to verify any information contained in the Application.
7. Contact with Property Owner is not Interference. Contact by the City as outlined in "6." above is and shall not be considered interference with the Property Owner's business dealings with the Applicant.
8. Incorrect or Untrue Information Voids the Application. If any information provided as part of the Application or this Affidavit is untrue or incorrect, at the option of the City (i) the Application shall be considered void *ab initio*, (ii) the City shall have no obligation to process the Application, (iii) any commitments allegedly made by the City or flowing from the Application, including also the alleged grant of any development rights by the City, shall be considered void *ab initio* and unenforceable, and (iv) the Property Owner shall indemnify and hold the City harmless for any costs or claims from the Property Owner resulting from false or incorrect representations (A) of or from the Property Owner, and/or (B) resulting from the Application being voided.
8. Notice to the City of a Changed Event. The Property Owner has an affirmative duty to (i) notify the City in writing of a Changed Event, (ii) fully inform the City of the nature and details of a Changed Event, and (iii) provide such notice and information within two (2) business days of a Changed Event. A Changed Event is any action or occurrence, (i) that occurs subsequent to the date the Applicant executed the Application Form, and (ii) which alters the legal relationship of the Applicant and the Property Owner to an extent that either (A) the Applicant no longer has authorization from the Property Owner to pursue the Application in whole or in part, or (B) results in any representation or information of which the Property Owner is aware or becomes aware in the Application or this Affidavit to be, in whole or in part, untrue, incorrect, or inaccurate.

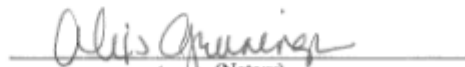
My signature below attests that I consent to the statements and information provided in the Application and attached plans and exhibits for the requested process(s) as checked above, and that all information presented by me is true and correct to the best of my knowledge.


(Property Owner Signature)

NORMA G. WOOD
(Printed Name)

Subscribed and sworn to me this 12th day of October, 2021.




(Notary)
Residing in Kaysville, Davis Co
(County) (State)

My commission expires: 04/25/2025

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED



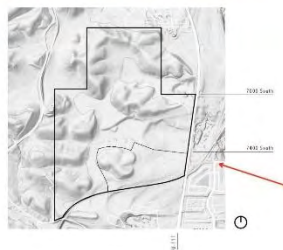
Proposed community character nestled into foothill valleys and behind central ridge



Proposed modifications to dome and central ridge - mining reclamation in county at right



Aerial view NW with U-111 in foreground and Oquirrh range behind

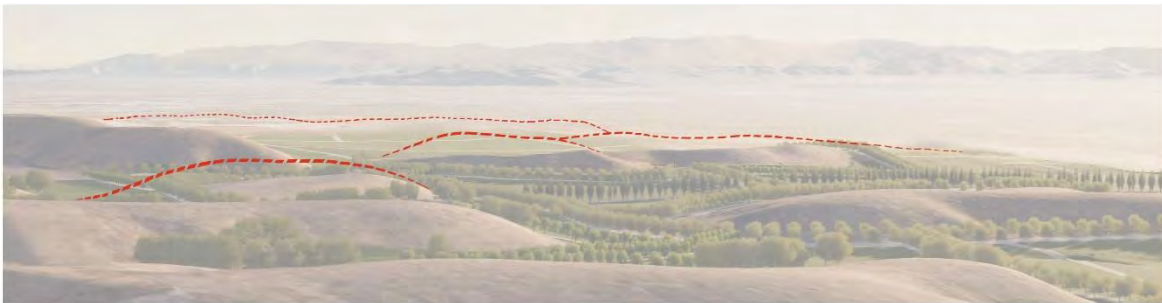


Wood Ranch

Aerial Images of the Master Plan



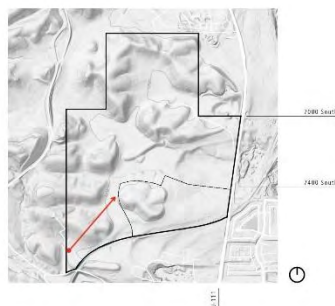
Proposed community framework and place making enhancements



Proposed modification to dome and central ridge with permitted mining shown behind



View NNE across entire property to gravel mine

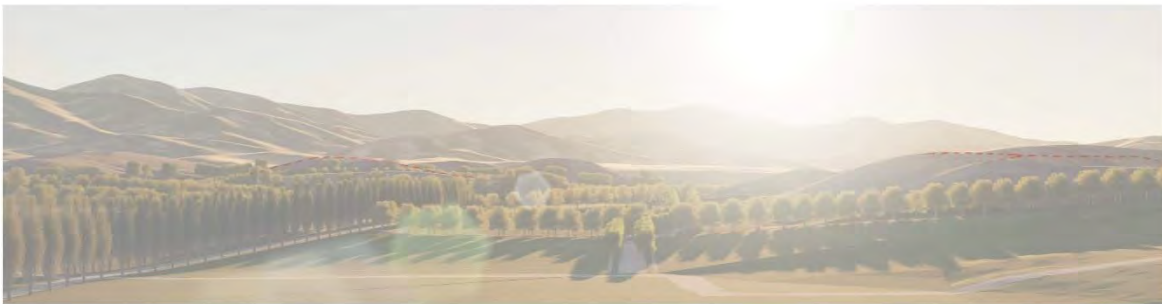


Wood Ranch

Aerial Images of the Master Plan



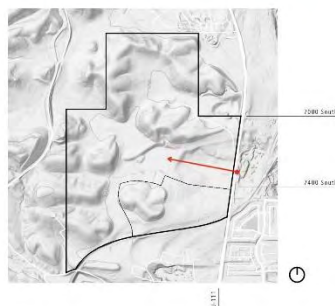
Proposed community framework character



Proposed modification to dome and central ridge



View W from U-111 to modified dome and central ridge with western hills and Oquirrh range behind



Wood Ranch

Aerial Images of the Master Plan



Proposed community character and mine reclamation



Proposed modification to dome and central ridge - Mining operations permitted through county



View NE from western hills to central ridge and gravel mine



Wood Ranch

Aerial Images of the Master Plan



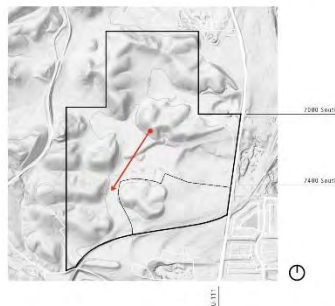
Proposed community character



Proposed modification to dome



View to SW from modified central ridge

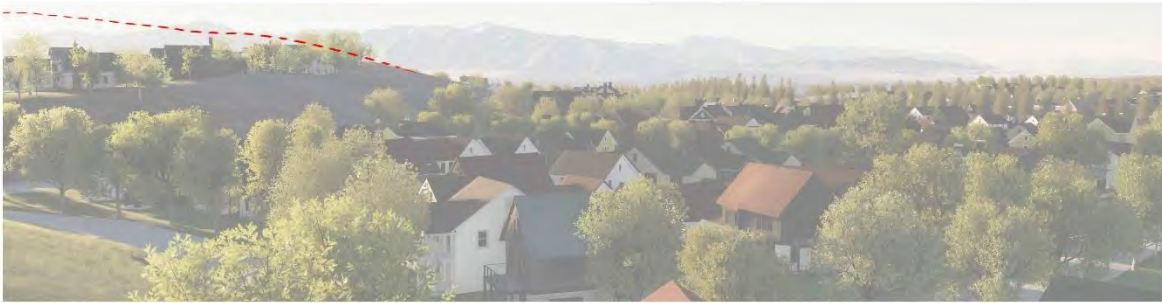


Wood Ranch

Aerial Images of the Master Plan



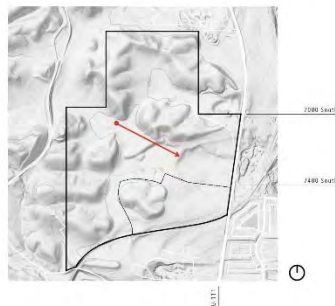
Proposed community character



Proposed modification to central ridge



View SE from valley floor past central ridge



Wood Ranch

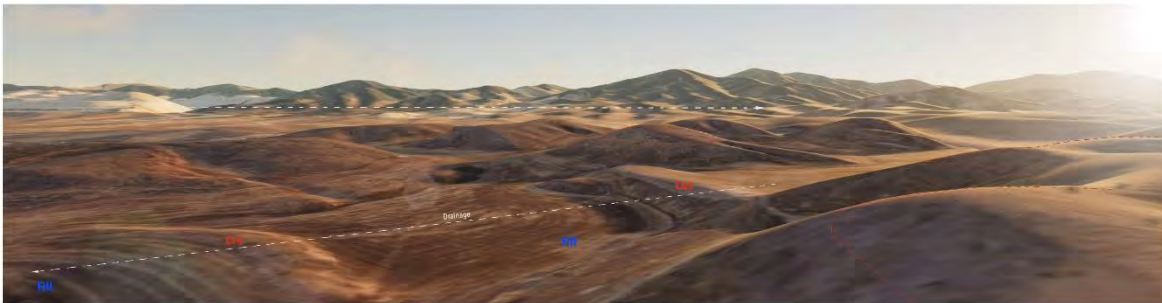
Aerial Images of the Master Plan



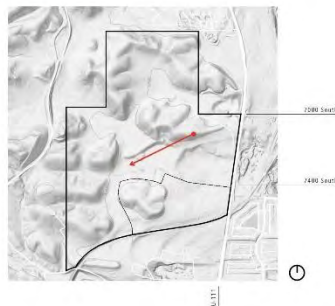
Proposed community character



Proposed modification to dome and central ridge

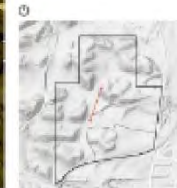
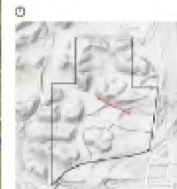


View SW from modified central ridge to dome and western hills



Wood Ranch

Aerial Images of the Master Plan



Wood Ranch

Aerial Images of the Master Plan

WOOD RANCH PARK & TRAIL CONCEPTS



SEATING ALONG TRAIL



ICONIC ELEMENTS ALONG TRAIL NETWORK



MOUNTAIN BIKING - SINGLE TRACK



WOOD RANCH
REPRESENTATIVE LANDSCAPE CONCEPTS





WOOD RANCH CONCEPTUAL RESIDENTIAL ARCHITECTURE



GREENCOURT PROTOTYPE



WOOD RANCH
PROTOTYPES OF BASECAMP & VILLAGE CENTER



WOOD RANCH
INITIAL ARCHITECTURAL TYPES



SEE ATTACHED

Exhibit J Annexation Petition