



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice for the WOOD RANCH ANNEXATION, located in WEST JORDAN CITY, dated March 22, 2022, complying with Section §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the WOOD RANCH ANNEXATION, located in Salt Lake County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 22nd day of March, 2022 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor



13933815 B: 11329 P: 2111 Total Pages: 51
04/15/2022 01:02 PM By: zjorgensen Fees: \$0.00
CERTIFICATE OF ANNEXATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return to: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84098



Kayleen Whitelock, Council Chair
Tangee Sloan, City Recorder
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5116

**NOTICE OF IMPENDING BOUNDARY ACTION
(Annexation)**

February 11, 2022

Via email

Lt. Governor Deidre M. Henderson
Utah State Capitol Complex
350 North State Street, Suite 220
P.O. Box 142325
Salt Lake City, UT 84114-2325

Re: Notification of Impending Boundary Action for the Wood Ranch Annexation

Dear Lt. Governor Henderson:

The “approving authority”, as that term is defined in Utah Code Ann. § 67-1a-6.5 for annexations in the City of West Jordan (“City”), is the City Council. I am the current duly elected Chair of the City Council. Please be informed that on or about December 15, 2021, the City Council adopted the attached Ordinance 21-47, approving a petition for the Wood Ranch unincorporated area to annex into the City. As the Chair of the City Council, I hereby inform you that this impending boundary action is an annexation pursuant to Utah Code Ann. § 10-2-401 *et seq.* and that the City is the entity affected by this boundary action. The boundary of the annexation is the area described on the attached approved final local entity plat.


I respectfully request that you issue a Certificate of Annexation for this boundary action as described in Utah Code Ann. § 67-1a-6.5. A letter pursuant to Utah Code Ann. § 67-1a-6.5(3)(d) from the Utah State Retirement Office is not required because this is an annexation and not an incorporation or creation of a local entity that may result in the employment of personnel. Since the City is in Salt Lake County, a First Class County, the effective date of the annexation is July 1, 2022. Pursuant to Utah Code Ann. § 67-1a-6.5(3)(e), I hereby certify that all requirements applicable to this annexation have been met.

Respectfully submitted,

Kayleen Whitelock
Kayleen Whitelock (Feb 11, 2022 12:23 MST)

Kayleen Whitelock, Council Chair
City of West Jordan

ATTEST:

Cindy M. Quick 

Cindy M. Quick, MMC
Council Office Clerk



City Recorder's Office
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5116

CITY RECORDER'S CERTIFICATE

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that the attached documents related to the Wood Ranch Annexation, is a true and correct copy of the following document:

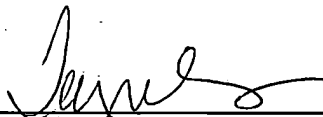
- Ordinance No. 21-47 Wood Ranch Annexation

The original document is located in the City Recorder's Office in West Jordan City Hall, 8000 South Redwood Road.

Dated this 15th day of April 2022.



[SEAL]



TANGEE SLOAN, CMC
City Recorder

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 21-47

AN ORDINANCE APPROVING AN ANNEXATION PETITION RELATING TO APPROXIMATELY 170.437 ACRES OF REAL PROPERTY AND ANNEXING SUCH REAL PROPERTY INTO THE CITY OF WEST JORDAN;

SUCH REAL PROPERTY IS BOUNDED ON THE SOUTH (AT APPROXIMATELY 7000 SOUTH) BY THE CURRENT BOUNDARY OF THE CITY OF WEST JORDAN, ON THE NORTH (AT APPROXIMATELY 6600 SOUTH) BY THE CURRENT BOUNDARY OF WEST VALLEY CITY, AND ON THE EAST AND WEST BY UNINCORPORATED SALT LAKE COUNTY, ALL SUCH REAL PROPERTY BEING WEST OF U-111/BACCHUS HIGHWAY

WHEREAS, on October 4, 2021, Third Cadence, LLC, filed an Annexation Petition (“**Annexation Petition**” or “**Petition**”; attached as “**Attachment 2**”) with the City of West Jordan, Utah (“**City**”), proposing the annexation of approximately 170.437 acres of land (“**Property**” or “**Annexation Area**”; see “**Attachment 1**”, Conceptual Annexation Map) into the City;

WHEREAS, a boundary description for the Annexation Area is included on the Plat page of the Petition (“**Exhibit “A**”, attached to “**Attachment 2**”);

WHEREAS, the Annexation Area, almost all of which is owned by G & N WOOD PROPERTIES, L.L.C., with a very small portion owned by Wood Ranch Development, LLC. The Annexation Area is generally bounded on the south (at approximately 7000 South) by the City and on the north (at approximately 6600 South) by West Valley City. The Annexation Area is generally bounded on the east and west by unincorporated Salt Lake County, all of which is west of U-111/ Bacchus Highway;

WHEREAS, Third Cadence, LLC, the Contact Sponsor of the Petition, is also the applicant for a development called “**Wood Ranch**”; the land use application(s) for a master development agreement, a general land use map amendment, and a zone change are attached as “**Attachment 3**”. Third Cadence, LLC is requesting that the City Council approve Ordinance 21-42, approving a master development agreement, and Ordinance 21-46, approving a Zone Change, for Wood Ranch (“**Approved MDA**” and “**Approved Zone Change**”). The Annexation Area is included within the Wood Ranch development area;

WHEREAS, on October 13, 2021, the City Council of the City (“**City Council**” or “**Council**”) approved Resolution 21-046, accepting the Annexation Petition for further consideration (the Minutes of this meeting are attached as “**Attachment 4**”);

WHEREAS, on November 12, 2021, the City Council received from the City Recorder, a Letter of Certification of the Annexation Petition (“**Attachment 5**”), in satisfaction of Utah Code Ann. Subsections 10-2-403(3), (4), and (5);

WHEREAS, the City Recorder, in association with other City officials, and on behalf of the City and the City Council, on November 17, 2021, posted, mailed, and submitted Notice of Certification of Annexation Petition, as well as the Notice of Public Hearing regarding the City Council Public Hearing

for December 15, 2021 (collectively “Notices”), at the appropriate locations and to the appropriate affected entities, landowners, and residents (see “Attachments 6, 7, 8, 9, and 10”; the Notices were also mailed to approximately 112 affected entities, landowners, and residents);

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a Public Hearing to take public input on the Annexation Petition on November 17, 2021 and the Planning Commission forwarded a positive recommendation to the Council (the Minutes of this meeting are attached as “**Attachment 11**”);

WHEREAS, the City Council held a Public Hearing to take public input on the Petition on December 15, 2021;

WHEREAS, the City Council has given careful consideration to the views expressed by the public during the Public Hearing; and

WHEREAS, the City Council has carefully reviewed and considered the Petition and all related materials submitted in connection with the annexation;

WHEREAS, in light of the foregoing, and after substantial deliberation, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the Annexation Petition and to proceed with the proposed annexation and other related matters.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Findings. The City Council finds that the annexation of the Annexation Area as described in the Annexation Petition, is in the best interest of the City and its residents.

Section 2. Approval of Annexation. The City Council approves the Annexation Petition and thereby grants, authorizes, and approves the annexation of the Annexation Area as described in the Petition into the boundaries of the City.

Section 3. Authorized Actions. The Mayor, CAO/City Administrator, City Attorney, City Recorder, and their designees are hereby authorized and directed to take any and all action required or advisable to be taken to give effect to the annexation approved by this Ordinance including, without limitation, the giving of all notices and the signing and filing of all items required under Utah Code Ann. Section 10-2-425.

Section 4. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date of Ordinance. This Ordinance shall become effective upon completion of the following events: (a) upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor; and (b) upon the recording of the Approved MDA and Approved Zone Change at the Salt Lake County Recorder’s Office.

Section 6. Zoning for the Annexation Area. Immediately upon the Annexation Area being annexed into the City, the Zone for the Annexation Area shall be the Planned Community Hillside Zone (PCH/MDA Zone), as set forth in the Approved MDA and Approved Zone Change.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 15TH DAY OF DECEMBER 2021.

CITY OF WEST JORDAN

By: Zach Jacob
Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON DECEMBER 16, 2021

Mayor's Action: X Approve Veto

By: Dirk Burton 12/16/2021
Mayor Dirk Burton Date

ATTEST:



Tangee Sloan
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OE PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 21-47.

 The Mayor vetoed Ordinance No. 21-47 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.



 Ordinance No. 21-47 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 16th day of December, 2021. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan
City Recorder

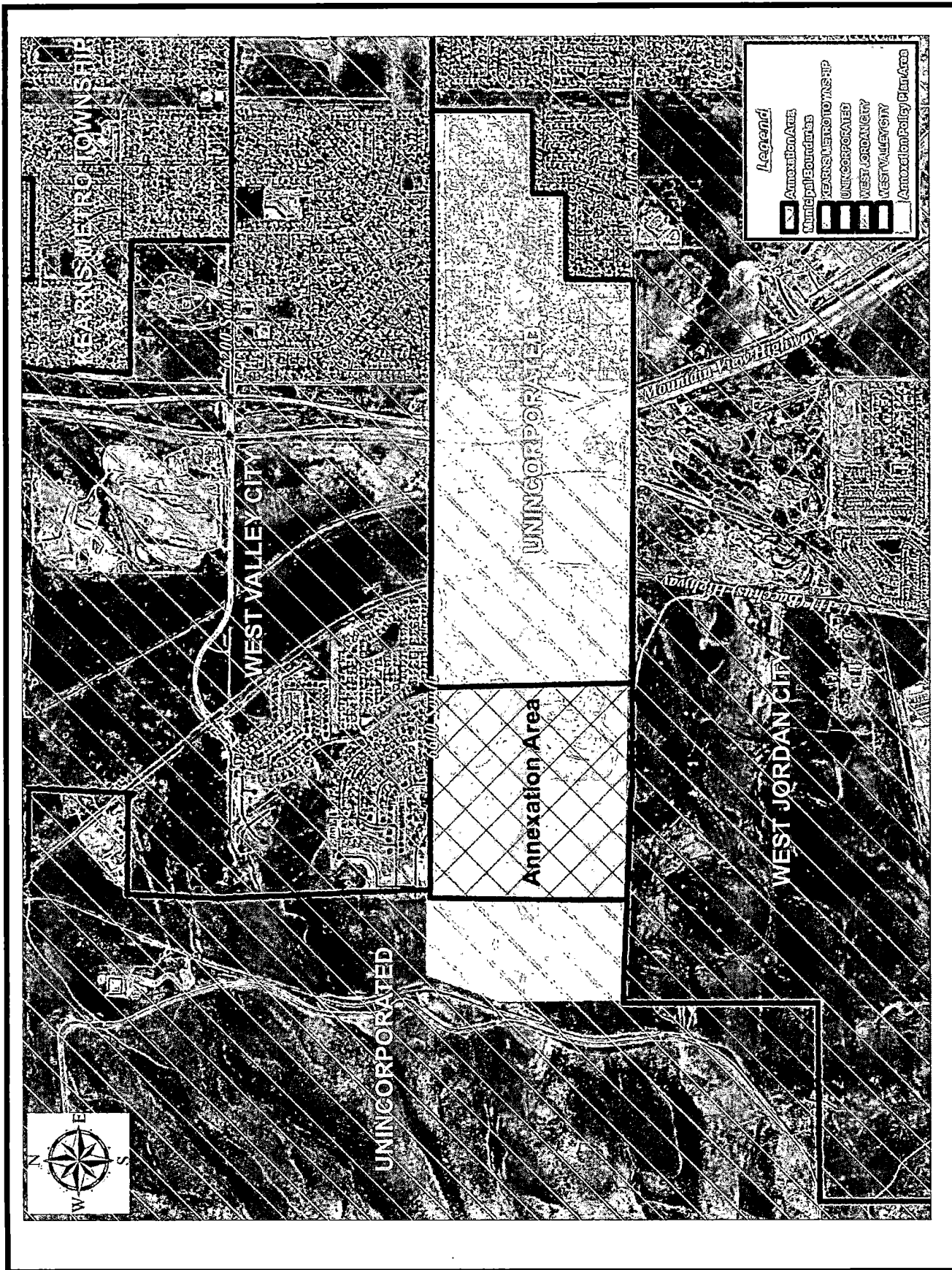
(Continued on next page)

**Attachments to
ORDINANCE NO. 21-47**

**AN ORDINANCE APPROVING AN ANNEXATION PETITION RELATING TO
APPROXIMATELY 170.437 ACRES OF REAL PROPERTY AND ANNEXING SUCH REAL
PROPERTY INTO THE CITY OF WEST JORDAN;**

**SUCH REAL PROPERTY IS BOUNDED ON THE SOUTH (AT APPROXIMATELY 7000
SOUTH) BY THE CURRENT BOUNDARY OF THE CITY OF WEST JORDAN, ON THE
NORTH (AT APPROXIMATELY 6600 SOUTH) BY THE CURRENT BOUNDARY OF WEST
VALLEY CITY, AND ON THE EAST AND WEST BY UNINCORPORATED SALT LAKE
COUNTY, ALL SUCH REAL PROPERTY BEING WEST OF U-111/BACCHUS HIGHWAY**

- Attachment 1 – Conceptual Annexation Map
- Attachment 2 – Annexation Petition (with Exhibits)
- Attachment 3 – Wood Ranch MDA, Land Use Map, and Zoning Map Application
- Attachment 4 – October 13, 2021 City Council Meeting Minutes
- Attachment 5 – Letter of Certification of Annexation Petition
- Attachment 6 – Notice of Certification of Annexation Petition
- Attachment 7 – Annexation Certificate of Posting
- Attachment 8 – Certificate of Posting for Public Hearing
- Attachment 9 – Photos – Public Hearing Signs
- Attachment 10 – Notice of Public Hearing
- Attachment 11 – November 17, 2021 Planning Commission Meeting Minutes



Attachment 1 Conceptual Annexation Map

RECORDED AS RECEIVED
 - CO RECORDER -

SEE ATTACHED

PETITION FOR ANNEXATION

**TO: CITY RECORDER'S OFFICE OF WEST JORDAN CITY, UTAH
COUNTY CLERK'S OFFICE OF SALT LAKE COUNTY, UTAH:**

The undersigned owners (the "Petitioners") of the Property (defined below) submits this Petition for Annexation (this "Petition") and respectfully represents the following:

1. This Petition is made in accordance with the requirements of Utah Code § 10-2-403.
2. The real property subject to this Petition: (i) is privately-owned by the Petitioners, (ii) contains approximately 170.437 acres, (iii) is located within the unincorporated area of Salt Lake County, (iv) is contiguous to the northern boundary of West Jordan City's limits, and (v) is more particularly described on **Exhibit "A"** attached hereto (the "Property").
3. The signatures affixed hereto is that of the Petitioners and who, by so affixing their signatures, state and confirm that:
 - a. the Petitioners are the owner of all private land area within the Property;
 - b. the Property is accurately described and depicted on the recordable map, attached hereto as **Exhibit "A"**, which was prepared by a licensed surveyor and which is made a part hereof by such reference;
 - c. in accordance with Utah Code § 10-2-403(2)(a)(i)(A), a notice of intent to file a petition was properly filed with the City Recorder of West Jordan City, Utah, a copy of which is attached hereto as **Exhibit "B"**; and
 - d. in accordance with Utah Code § 10-2-403(2)(a)(i)(B), a notice was properly mailed to each "affected entity", a copy of which is attached hereto as **Exhibit "C"**, as evidenced by that certificate of completion attached hereto as **Exhibit "D"**.
4. The Petitioners hereby designate the following person as the sole sponsor, and the contact sponsor, for this Petition. The sponsor's contact information is as follows:

Third Cadence LLC
c/o Ty McCutcheon
1703 E Yale Ave.
Salt Lake City, UT 84108

5. The Property is not, in whole or in part, subject to any other petition for annexation that was previously filed that has not been denied, rejected, or granted, in accordance to Utah Code:

§ 10-2-403(4).

WHEREFORE, Petitioner hereby requests that this Petition be considered, accepted, and certified by the West Jordan City Recorder in accordance with Utah Code § 10-2-405.

DATED this 10th day of November 2021.

PETITIONERS:

Ivory Land Corporation

By: 

Name: Kevin Anglesay

Its: Secretary

NOTICE: THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF WEST JORDAN CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN THIRTY (30) DAYS AFTER WEST JORDAN CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

EXHIBIT "A"

Recordable Map or Plat

[See Attached]

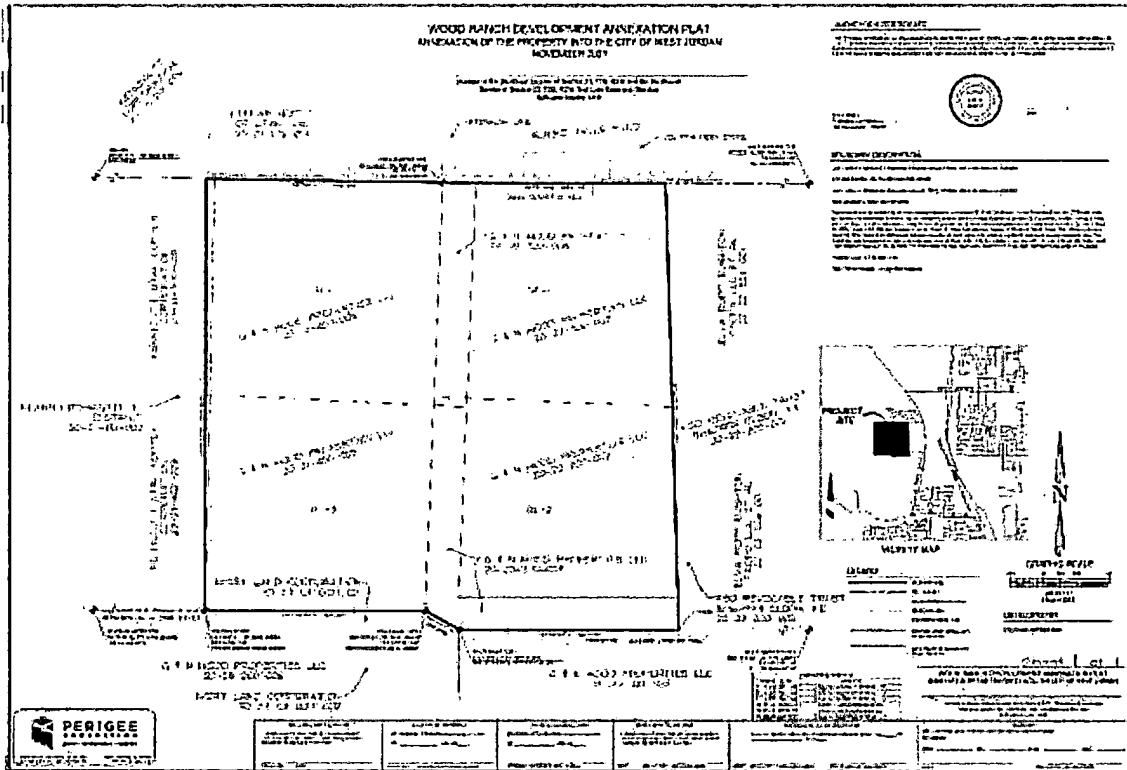


EXHIBIT "B"

Notice of Intent to File Petition

[See Attached]



City of West Jordan
Development Services Department
8000 South Redwood Road
West Jordan, UT 84088
(801) 569-5060
Fax (801) 569-5099

**NOTICE OF INTENT TO FILE
PETITION TO ANNEX**

October 9, 2019

Location/Size of property to be Annexed (accurate map attached):
approximately 169 acres of property in the vicinity of 6816 S 7000 West.

Petitioners' Statement:

The undersigned petitioner respectfully notifies the City of West Jordan that they intend to file a Petition to Annex the property described and shown in the attached Map into the City of West Jordan. The subject property is currently located within the unincorporated area of Salt Lake County, State of Utah. The undersigned petitioner requests both Salt Lake County and City of West Jordan to comply with and follow the procedures, notice requirements, and other provisions of Utah Code Ann. §10-2-403 to accomplish the annexation of the subject land into the City of West Jordan. There is no intent to change county boundaries.

PETITIONER:

Name: Rich Sonntag
Daybreak Communities
Address: 11248 Kestrel Rise Road Ste. 201
South Jordan, Utah 84009
Phone: (801) 515-7066
Email: rsonntag@daybreakcommunities.com

Signature: 

Parcel Nos. of Property Owned by G & N Wood Properties, LLC

- 20214000020000 ✓
- 20223000010000 ✓
- 20223000020000 ✓
- 20282000050000 ✓
- 20282000020000 ✓
- 20271000040000 ✓
- 20273000170000 ✓
- 20273000180000 ✓
- 20273000050000 ✓
- ~~20273000070000~~
- 20273000070000 ✓

PROPERTY OWNER AFFIDAVIT

STATE OF Utah)
COUNTY OF SLC) ss

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

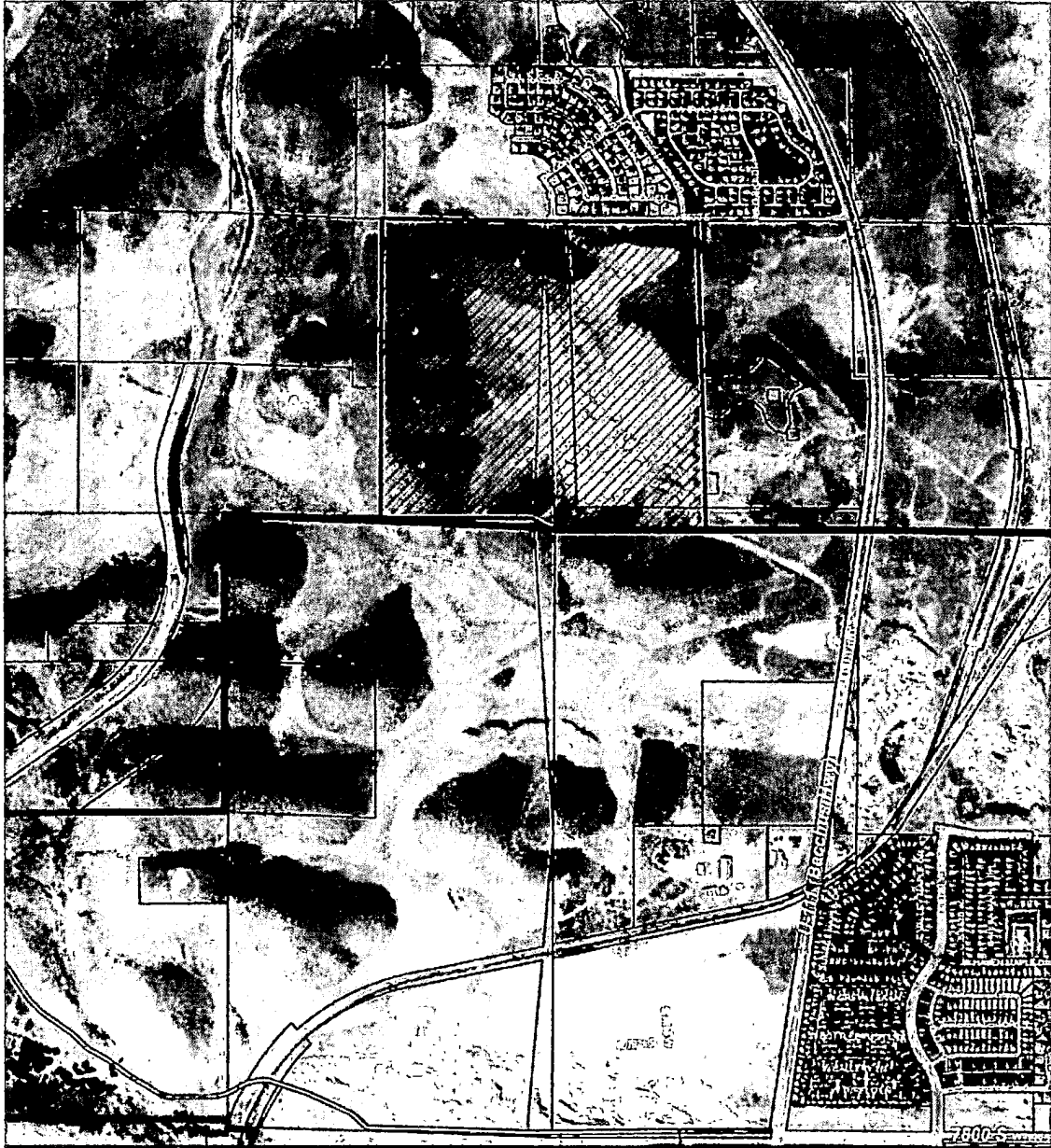
- 1. Definitions. The following definitions apply in this Affidavit:
 - a. "Application": Application includes (i) the document entitled *West Jordan City Development Services Application* ("Application Form"), (ii) this Property Owner Affidavit ("Affidavit") and any other Property Owner Affidavit(s), 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.
 - c. "Property Owner": Holder of any legal title to the Property.
 - d. "Property": That parcel identified as sidwell/parcel# 20273000190000
located at approximately 7400 S. U-111 Highway
(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 August 9, 2019, submitted to the West Jordan City by Richard A. Sonntag, Daybreak Communities, *(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 <u>MDA</u> | <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 checked="" type="checkbox"/> Design Review Committee | <input type="checkbox"/> Subdivision Major | <input checked="" type="checkbox"/> Planned Community |
| <input checked="" type="checkbox"/> Development Plan | <input type="checkbox"/> Subdivision Minor | |
| <input checked="" type="checkbox"/> General Land Use Amendment | <input type="checkbox"/> Subdivision Amended | |
| <input type="checkbox"/> Other: <u>Amendment</u> | | |






RECORDED AS RECEIVED
 - CO RECORDER -

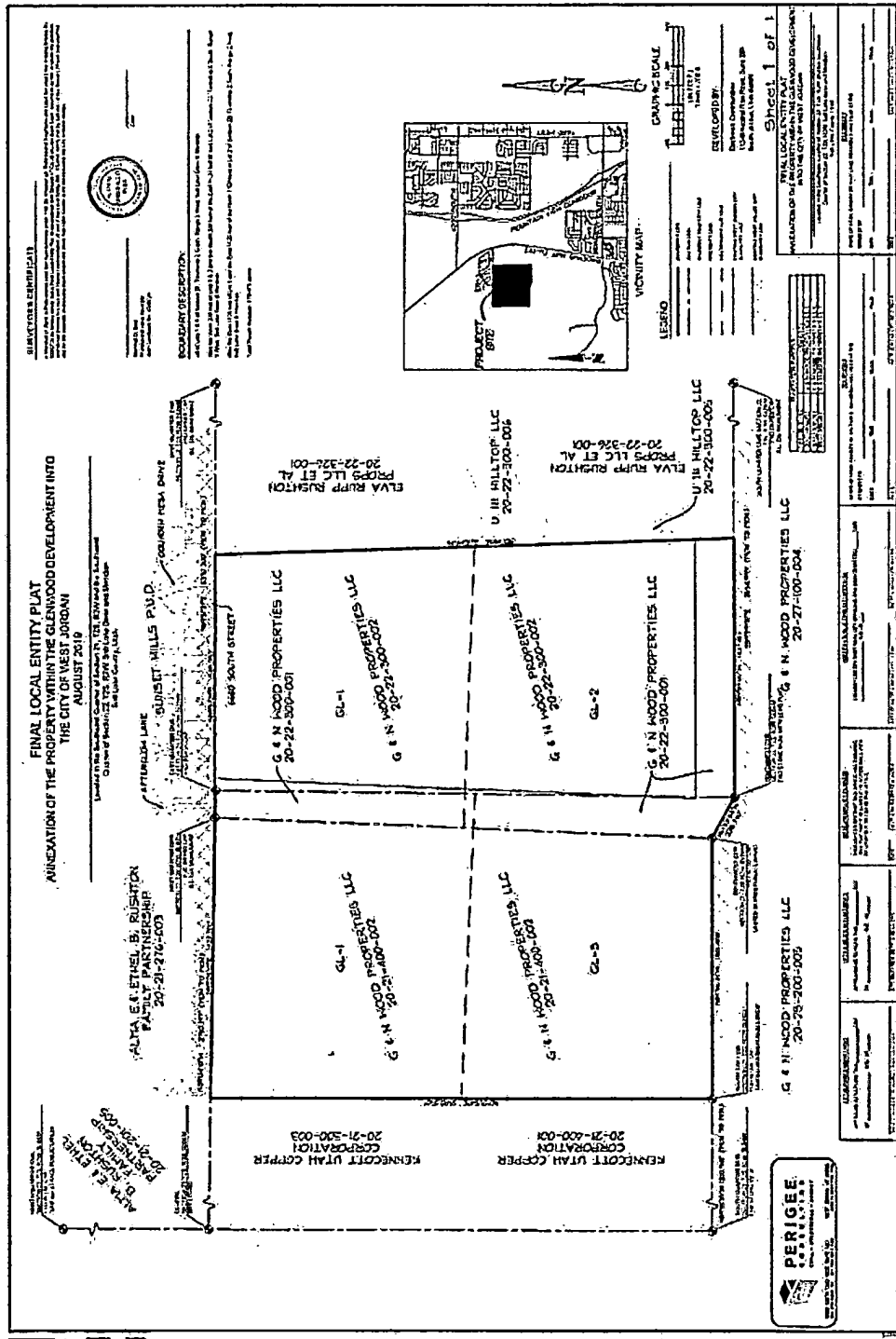


City of West Jordan
Proposed Annexation

170 Acres

<u>Legend</u>	
	Annexation Area
	Municipal Boundary
	Parcels

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PERICLE ENGINEERING
 1000 S. STATE ST. SUITE 200
 WEST JORDAN, UT 84081
 (801) 438-1111
 www.pericle.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	08/15/19
2	FINAL LOCAL ENTITY PLAT	08/15/19

OWNER	G & N WOOD PROPERTIES LLC
PROJECT	GLENWOOD DEVELOPMENT
CITY	WEST JORDAN
PLAT NO.	20-22-300-001
SECTION	10
TOWNSHIP	10N
RANGE	10E

PLAT NO.	20-22-300-001
SECTION	10
TOWNSHIP	10N
RANGE	10E
CITY	WEST JORDAN
PLAT NO.	20-22-300-001

PLAT NO.	20-22-300-001
SECTION	10
TOWNSHIP	10N
RANGE	10E
CITY	WEST JORDAN
PLAT NO.	20-22-300-001

Attention:

Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to the City of West Jordan or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of the City of West Jordan within 30 days after the City of West Jordan receives notice that the petition has been certified. There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation. You may obtain more information on the proposed annexation by contacting:

Rich Sonntag
11248 Kestrel Rise Road Ste. 201
South Jordan, Utah 84009
(801) 515-7066
rsonntag@daybreakcommunities.com

Once filed, the annexation petition will be available for inspection and copying at the office of the City of West Jordan located at 8000 South Redwood Road, West Jordan, UT

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.

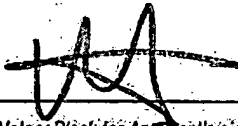
3. Property Owner(s) Consent to this Application. All Property Owner(s) (i) have reviewed and expressly approve of the contents of this Application form, and (ii) consent to the Applicant pursuing approval of the Application.

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:  Date: August 9, 2019
(Completed Notary Block for Applicant's signature must be attached to this Application form)

OFFICE USE ONLY			
MUNIS #:	<u>19196</u>	Date Received:	<u>8-9-19</u>
ODA:	Planner: <u>Laney</u>	Engineer:	Fire:

2019



NOTICE OF INTENT TO ANNEX

Affected Entity:

The City of West Jordan has received an application requesting an annexation of approximately 169 acres of property in the vicinity of 6816 S 7000 West (map on reverse side).

Contact information for the applicant is:

Rich Sonntag
11248 Kestrel Rise Road Ste. 201
South Jordan, Utah 84009
(801) 515-7066
rsontag@daybreakcommunities.com

Once filed, the annexation petition will be available for inspection and copying at the office of the City of West Jordan located at 8000 South Redwood Road, West Jordan, UT.

If you have questions regarding this notice, you may contact Larry Gardner, City Planner, City of West Jordan at Larry.Gardner@westjordan.utah.gov or 801-569-5067.



City of West Jordan Planning Division

Affidavit of Mailing

Date: 9-26-19

I, Julie Davis, affirm that a Notice of Intent to Annex was mailed to Affected Entities (attached) for the property relating to Project #19196 located at approximately 6816 South 7000 West on the 26 day of September, 2019.

A handwritten signature in cursive script, appearing to read "Julie Davis", written over a horizontal line.

Julie Davis, Executive Assistant
Development Services Department

SALT LAKE COUNTY
PLANNING DEPT
2001 S. State Street #N3600
SLC, UT 84190-4050

South Jordan Canal Company
9089 S 1300 W #130
West Jordan, UT 84088

UTA/COMMUNITY RELATIONS
MANAGER
669 W 200 S
SALT LAKE CITY UT 84101-1014

SLC DEPT OF AIRPORTS
P O BOX 145550
SLC, UT 84114-5550

LISA ROMNEY
ROCKY MOUNTAIN POWER
1569 West North Temple
Salt Lake City, UT 84116

MURRAY CITY PLANNING
4646 South 500 West
Murray, Utah 84123

Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to West Jordan City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of West Jordan City within 30 days after West Jordan receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation. You may obtain more information on the proposed annexation by contacting:

Larry Gardner
City Planner
West Jordan City
8000 South Redwood Road
West Jordan, Utah 84088
801-569-5067
larryg@wjordan.com

Lupita McClenning
Greater Salt Lake Municipal Services District
2001 S. State St., Suite N3-600
Salt Lake City, UT 84190
385.468.6675
Lmcclenning@msd.utah.gov

Norma Wood, Petition Sponsor
6816 South U-111
West Jordan, Utah 84081
c/o Jim Jardine
Ray, Quinney and Nebeker
801-323-3337
jjardine@rqn.com

Once filed, the annexation petition will be available for inspection and copying at the office of West Jordan City 8000 South Redwood Road, West Jordan, Utah 84088.

SEE ATTACHED



Development Services Application

8000 South Redwood Road, 2nd Floor, South
801-569-5182

Kristi.Peterson@westjordan.utah.gov

Property: 220214000050000, 20223000080000,
20223000020000, 20271010014001,
20271010014002, 20282000060000

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

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

Consultant: Wade Budge - Snell and Wimer
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: Email:
Name: Terri Wood Gates
Address: PO Box 1022
City: West Jordan State: UT Zip: 84084
Phone: 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

**** Property Owner(s):**

Name: G. & N Wood Properties, LLC
Address: PO Box 1324
City: West Jordan State: UT Zip: 84084
Phone: _____ Cell: _____
Email: _____

**** Property Owner(s):**

Name: Ivory Land Corporation
Address: 978 E Woodak LN
City: Salt Lake City State: UT Zip: 84117
Phone: _____ Cell: _____
Email: _____

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: [Signature] 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:

2019

Notary Block for Applicant's Signature

STATE OF Utah)

County of Salt Lake) :ss.

On this 12 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

7. BUSINESS ITEMS

a. Annexation petition from Third Cadence, LLC and G & N Wood Properties, LLC

City Recorder Tangee Sloan reviewed with the Council the process involved with an annexation petition. Assistant City Attorney Duncan Murray showed on a map the 170 acres for potential annexation and inclusion in the Wood Ranch Development. He explained that an island or peninsula of unincorporated land was not desired under current annexation law, and pointed out that it was generally understood if West Jordan approved the annexation of 170 acres, the City would be committing to approving annexation of the remaining island of unincorporated land in the long-term. Mr. Murray emphasized that acceptance of the petition however would not mandate approval of annexation in the future.

Council Member Lamb asked why the City was not considering annexation of the portion of unincorporated land west of the proposed annexation area. Mr. Murray responded it would be problematic for additional property owners to be involved with the already complicated alignment of annexation and current development agreements. City Administrator Korban Lee added that the owner of unincorporated property west of the proposed annexation area was currently in the middle of a development process through Salt Lake County.

Vice Chair Green pointed out a discrepancy between acreage listed on the petition and the proposed ordinance.

MOTION: Council Member McConnehey moved to approve Resolution No. 21-046 initially accepting the annexation petition from Third Cadence, LLC and G & N Wood Properties, LLC for further consideration, the petition being for approximately 170.7 acres located at approximately 6800 South 7200 West. Council Member Lamb seconded the motion.

Council Member Whitelock made a substitute motion to include a change to 170.437 acres.

Vice Chair Green seconded the substitute motion.

The vote was recorded as follows:

Chair Jacob	absent
Vice Chair Green	Yes
Council Member Lamb	Yes
Council Member McConnehey	Yes
Council Member Pack	Yes
Council Member Whitelock	Yes
Council Member Worthen	absent

The motion passed 5-0

Council Member McConnehey reported that the Council had received electronic and paper versions of proposed Ordinance No. 21-38 regarding Pura Vita Living Senior Housing. He suggested moving back to that agenda item. A majority of the Council indicated approval. Mr. Murray had mentioned that all terms were available for public review in the packet prior to the Council meeting.

Vice Chair Green noted the Council was returning to discussion of proposed Ordinance No. 21-38.

MOTION: Council Member McConnehey moved to approve Ordinance No. 21-38 approving the Development Agreement and Preliminary Development Plan for Pura Vita



**Tangee Sloan
City Recorder**
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5116

November 12, 2021

Via email and Certified U.S. Mail
Third Cadence, Contact Sponsor
c/o Ty McCutcheon
1703 E. Yale Ave.
Salt Lake City, UT 84108
tv@thirdcadence.com

Via email and Certified U.S. Mail
Salt Lake County Council
c/o Mitch Park, Legal Counsel
2001 South State Street N2-200
Salt Lake City, UT 84114-4575
mpark@slco.org

Via email only
City Council of the City of West Jordan
c/o Alan Anderson, Council Office Director
alan.anderson@westjordan.utah.gov

Re: Notification of Certification of Petition for Annexation submitted to the City of West Jordan on October 4, 2021, by Contact Sponsor Ty McCutcheon for Third Cadence LLC, on behalf of Property Owners G & N Wood Properties, L.L.C. et al.

Dear Mr. McCutcheon (and others):

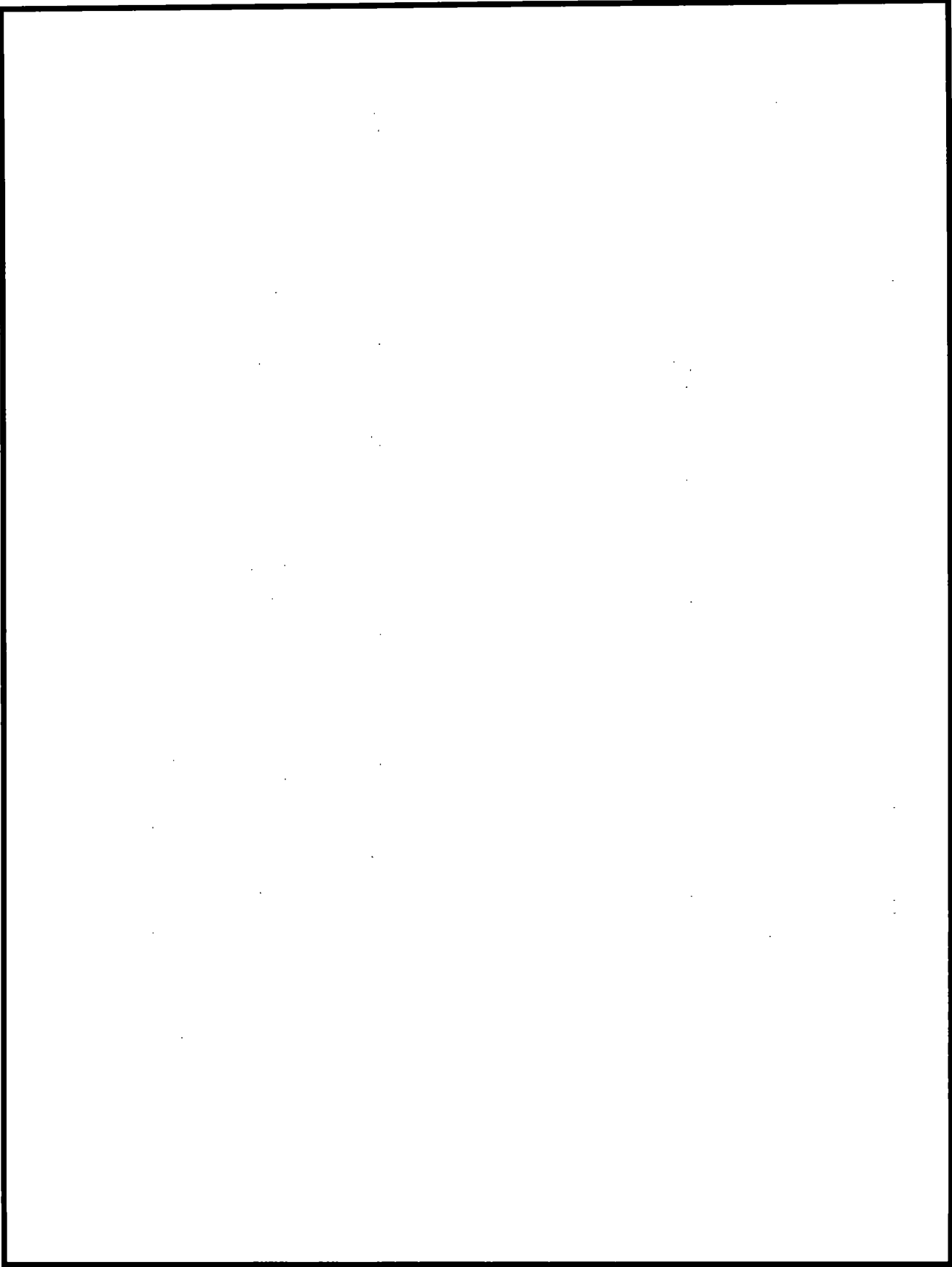
Pursuant to Utah Code §§ 10-2-405(2) and 10-2-403(3) and (4) ("Applicable Law"), and as the duly appointed City Recorder of the City of West Jordan, I am responding to you regarding the above-referenced Petition and Plat for Annexation ("Petition" and "Plat"). Copies of the Petition and Plat are attached hereto.

I have determined that the Petition and Plat meet the requirements of the Applicable Law. Therefore, pursuant to the Applicable Law, I am providing notice to you (as the Contact Sponsor), the City Council of the City of West Jordan, and the Salt Lake County Council, that I have certified the Petition as of today, November 12, 2021. Feel free to contact me should you have any questions.

Sincerely,

Tangee Sloan, City Recorder
City of West Jordan

cc: Korbán Lee, Chief Administrative Officer, City of West Jordan (via email)
I Robert Wall, City Attorney, City of West Jordan (via email)
Duncan T. Murray, Assistant City Attorney, City of West Jordan (via email)
Wade Budge, Attorney for the Contact Sponsor (via email: wbudge@swlaw.com)
Jason Boal, Snell & Wilmer L.L.P. (via email: jboal@swlaw.com)
Shykell Ledford, Comm./Admin. Coord., S. L. County Council (via email: sledford@slco.org)





NOTICE OF PROPOSED ANNEXATION

NOTICE IS HEREBY GIVEN THAT, on October 4, 2021, Third Cadence, LLC, filed an Annexation Petition ("Annexation Petition" or "Petition") with the City of West Jordan, Utah ("City"), proposing the annexation of approximately 170.437 acres of land ("Property" or "Annexation Area") into the City. Notice is further given as follows:

1. On October 13, 2021, the City Council of the City ("City Council") accepted the Annexation Petition for further consideration.
2. On November 12, 2021, the City Council received from the City Recorder, a notice of certification of the Petition, in satisfaction of Section 10-2-403(3), (4), and (5) of the Utah Code.
3. The Annexation Area consists generally of 170.437 acres, almost all of which is owned by G & N WOOD PROPERTIES, L.L.C., with a very small portion owned by Ivory Land Corporation. The Annexation Area is generally bounded on the south (at approximately 7000 South) by the City and on the north (at approximately 6600 South) by West Valley City. The Annexation Area is generally bounded on the east and west by unincorporated Salt Lake County, all of which is west of U-111/ Bacchus Highway.
4. The complete Petition, and an accurate map and legal description of the Annexation Area, is available for inspection and copying at the office of the City Recorder at 8000 South Redwood Road, West Jordan, Utah 84088 during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday.
5. The City Council may grant the Petition and annex the Property described in the Petition unless, no later than December 12, 2021, a written protest is filed with the Salt Lake County Boundary Commission, c/o Salt Lake County Clerk, Attn: Sherri Svensen, 2001 South State Street, Salt Lake City, Utah 84190, with a copy of the protest delivered to the City Recorder at 8000 South Redwood Road, West Jordan, Utah 84088. Protests may be filed by the legislative body or governing board of any affected entity, as defined under

Section 10-2-401(1)(a) of the Utah Code. A protest may also be filed by property owners if the protest contains the signatures of the owners of private real property that: (i) is located in the unincorporated area within 1/2 mile of the area proposed for annexation, (ii) covers at least 25% of the private land area located in the unincorporated area within 1/4 mile of the area proposed for annexation, and (iii) is equal in value to at least 15% of all real property located in the unincorporated area within 1/2 mile of the area proposed for annexation.

6. The Annexation Area will also be automatically annexed to a local district providing fire protection, paramedic, and emergency services, or a local district providing law enforcement service, as the case may be, as provided in Section 17B-1-416 of the Utah Code, if:

- (A) the City is entirely within the boundaries of a local district:
 - (I) that provides fire protection, paramedic, and emergency services or law enforcement service, respectively; and
 - (II) in the creation of which an election was not required because of Subsection 17B-1-214(3)(c) of the Utah Code; and
- (B) the Annexation Area is not already within the boundaries of the local district.

7. The Annexation Area will be automatically withdrawn from a local district providing fire protection, paramedic, and emergency services or a local district providing law enforcement service, as the case may be, as provided in Subsection 17B-1-502(2) of the Utah Code, if:

- (A) the Property proposed for annexation is within the boundaries of a local district:
 - (I) that provides fire protection, paramedic, and emergency services or law enforcement service, respectively; and
 - (II) in the creation of which an election was not required because of Subsection 17B-1-214(3)(c) of the Utah Code; and
- (B) the City is not within the boundaries of the local district.

DATED this 16th day of November, 2021.

/s/ City Council, The City of West Jordan, Utah

SEE ATTACHED

CERTIFICATE OF POSTING

STATE OF UTAH)
)
) SS:
COUNTY OF SALT LAKE)

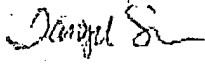
I, Tangee Sloan, do hereby certify that I am the duly appointed, qualified and acting City Recorder for the City of West Jordan, State of Utah, and do further certify that the following notice was posted in West Jordan, Utah,

NOTICE OF PROPOSED ANNEXATION

On October 4, 2021, Third Cadence, LLC filed an Annexation Petition with the City of West Jordan, Utah proposing the Annexation of approximately 170.437 acres of land (property) into the City.

The City of West Jordan posted this notice in West Jordan, Utah on November 17, 2021, at the hour of 1:00 o'clock P.M., in the following locations:

1. West Jordan City Hall, 8000 South Redwood Road
2. West Jordan Justice Center, 8040 South Redwood Road
3. West Jordan Public Works, 7960 South 4000 West
4. West Jordan Fire Station #53 7602 Jordan Landing Blvd,
5. Viridian Event Center, 8030 South 1825 West
6. Bingham Creek Library, 4534 West 9000 South
7. Macy's 7857 South 3200 West
8. West Jordan City Parks Office, 7925 South 1300 West
9. West Jordan City Passport Office, 8000 South Redwood Road
10. 6600 South Quinlan Mesa Drive, West Jordan



Tangee Sloan
City Recorder
City of West Jordan



SEE ATTACHED

Certificate of Posting for Public Hearing

Attachment 8

CERTIFICATE OF POSTING

STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE)

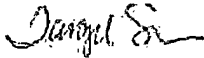
I, Tangee Sloan, do hereby certify that I am the duly appointed, qualified and acting City Recorder for the City of West Jordan, State of Utah, and do further certify that the following notice was posted in West Jordan, Utah.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of West Jordan, Utah, will hold a public hearing at or after 7:00 p.m. on Wednesday, December 15, 2021, in the City Hall Council Chambers located at 8000 South Redwood Road West Jordan, Utah, for the purpose of taking public comment in connection with the proposed annexation of approximately 170.437 acres of land ("annexation area") into the City of West Jordan. The annexation area is generally bounded on the south (at approximately 7000 S.) by the City of West Jordan, on the north (at approximately 6600 S.) by West Valley City, and on the east and west by unincorporated Salt Lake County, all of which is west of U-111/Bacchus Highway.

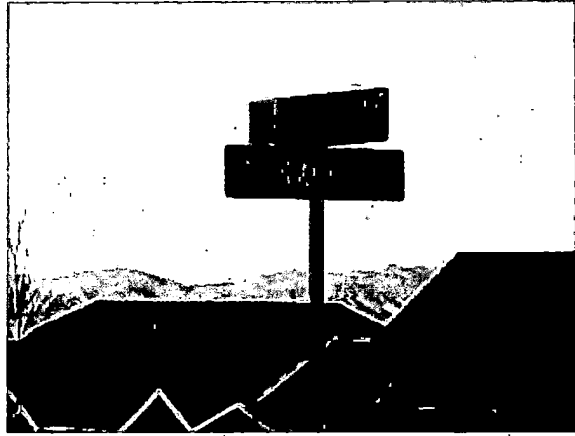
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6. Bingham Creek Library, 4834 West 9000 South
7. Macey's 7859 South 3200 West
8. West Jordan City Parks Office, 7925 South 1300 West
9. West Jordan City Passport Office, 8000 South Redwood Road
10. 6600 South Ogden Mesa Drive, West Jordan



Tangee Sloan
City Recorder
City of West Jordan





Photos – Public Hearing Signs

Attachment 9

RECORDED AS RECEIVED
- CO RECORDER -

SEE ATTACHED



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of West Jordan, Utah, will hold a public hearing at or after 7:00 p.m. on Wednesday, December 15, 2021, in the City Hall Council Chambers located at 8000 South Redwood Road West Jordan, Utah, for the purpose of taking public comment in connection with the proposed annexation of approximately 170.437 acres of land ("annexation area") into the City of West Jordan. The annexation area is generally bounded on the south (at approximately 7000 S.) by the City of West Jordan, on the north (at approximately 6600 S.) by West Valley City, and on the east and west by unincorporated Salt Lake County, all of which is west of U-111/Bacchus Highway. An Annexation Petition was filed by Third Cadence, LLC on October 4, 2021. A copy of the Annexation Petition, including a description of the annexation area proposed to be annexed into the City, is available for inspection at the office of the City Recorder at 8000 South Redwood Road, West Jordan, Utah during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, and on the City website at westjordan.utah.gov. Following the public hearing, the City Council may adopt an ordinance annexing the property in the annexation area into the City of West Jordan.

/s/ West Jordan City Council

SEE ATTACHED

**EXCERPT OF THE DRAFT PLANNING COMMISSION MINUTES FROM
NOVEMBER 17, 2021**

- 5. Wood Ranch MDA and Map Amendments: approximately 7400 South at U-111; Master Development Agreement, General 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) and Rezoning approximately 636.42 acres from A-5 (Agriculture 5-acre lots) to Planned Community Hillside (PCH) zone (including application of the PCH zone to the annexation area); Third Cadence LLC/Ty McCutcheon (applicant) [#19196; parcels 20-28-200-002, 005; 20-27-100-004; 20-27-300-017, 018, 005, 019, 007]**

- 5a. Wood Ranch Annexation: Approximately 6800 South 7200 West; Annexation of approximately 170.437 acres from Salt Lake County to the City of West Jordan; Third Cadence LLC/Ty McCutcheon and G & N Wood Properties, L.L.C. (applicant) [#19196; parcels 20-21-400-004; 20-22-300-008; 20-22-300-002]**

Scott Langford recognized that the information for this item was only recently provided to the Commission because extensive work had been done with regards to the MDA. The City Council would prefer to weigh in on the development before the end of the year. The Planning Commission has their own discretion, but he recommended that they open the public hearing, hear the presentation, and make a recommendation tonight if they feel that they have enough information. If they choose to table the hearing they should consider holding a special meeting so that the City Council can still hear the item on December 1.

Ty McCutcheon, applicant, Third Cadence, explained that their name had changed following the sale of Daybreak. The materials presented tonight have the same key elements of the development that was presented to them two years ago. However, the plans have further refined and defined a level of detail that is unique to this application and zoning. Key elements from before are the preservation of the western foothills, internal park and trail system, idea of clustered neighborhoods in the valleys and utilizing a grading plan to create a more consistent ground plane for better placement of the buildings. Open spaces will be dedicated in phases in proportion to the development. He explained the idea of hierarchy of centers and place types that bring the density into the two village center locations and a loosening of the development pattern as they move toward the foothills and finally reaching the neighborhood designation. It is also important to create a mix of architecture that orients to the street and creates a walkable neighborhood that links back to the perimeter open space system. He showed the trail network and placement of amenity nodes. The major street network connects to the regional infrastructure to the north, east, and south and accommodates potential access to the west. He showed some images of what the perimeter open space might look like using hard and soft surface trails, special moments with amenities or gathering places, etc.

At completion, the community anticipates up to 3,068 units and 250,000 square feet of neighborhood scaled commercial uses. The plan commits to 15 acres of community uses such as churches, schools, and city services. The first amenity center includes a community recreation center pool and bistro-type restaurant. They have committed to a number of live/work units to accommodate ground floor homebased businesses. A 5-acre option parcel is located at the main intersection that, if the city felt there is not enough commercial opportunities within the village center, the city could self-perform on those five acres. The last three phases to the north will have an additional community amenity and pool.

The entire community will be governed by a master homeowners' association that will maintain the internal parks and trails, lanes and alleys, and private amenities. Architectural styles and landscape patterns will be controlled through a comprehensive pattern book that will provide the detail necessary to bring the vision of Wood Ranch to life. The design will encourage water and energy conservation with low water use landscapes and energy ratings on each of the homes. To ensure a mix of housing, they have committed to additional sub-limits of 50% of the total homes in the community that can be attached of any type and within that 50%, a maximum of 600 units may be condo or apartment-type units located within the village center place type.

Mr. McCutcheon explained that three-quarters of the acreage today is within West Jordan city boundaries and the balance is unincorporated Salt Lake County. It has always been their view to develop within one jurisdiction. They anticipate the annexation to be completed with the County by July 2022 and the development agreement and rezoning recommendation would go into effect upon that approval under State Law. The gravel operation to the north will continue under the terms of their permit until they conclude their activities ahead of development of the phases in the current Salt Lake County property. The gravel company is a partner in the development group, so when mining is completed, the surface will be left at the appropriate level for construction of the neighborhoods. He described the areas of the development that will be served with water and sewer by Kearns Improvement District vs. West Jordan. The City entered into an interlocal agreement with KID. When city infrastructure becomes available then the portions to the south will develop and connect to West Jordan infrastructure. After the additional work taken with staff and the level of detail now available, they feel there is a new model for responsible foothill development that will create a place of enduring value and sustainability for all involved.

Corbin England asked what about the plans for the existing homes on the southeast corner of the development.

Ty McCutcheon said the development agreement permits those to continue until development of phase 10, which is the entire family farmstead. Additional homes could be built in that phase; up to ten in total.

Corbin England asked what happens at the end of the 50-year life of the master development agreement.

Ty McCutcheon said they expect that 50 years are enough to complete the community buildout. If not, it would be up to the parties to approve or deny an extension.

Ray McCandless said the Planning Commission recommended approval on this development in November 2019, but it did not include the annexation piece. At that time the recommended zoning was PCFB, which had since been retooled to the PCH zone. The new PCH zone requires a master development agreement in place of the master development plan. Since that time, the City Council has held a number of workshops on the PCH zone and the Wood Ranch development. Action tonight is a recommendation on the master development agreement, future land use map, the annexation, and zoning. This will be developed with four different place types and in ten phases, starting in the center. There will be a substantial amount of grading on the property to recontour or remove some of the hills and valleys in order to accommodate proper site design and utility service. A preliminary geotechnical report has been reviewed by the City and an independent geotechnical firm. The MDA limits stack flat or apartments to no more than 600 units. Accessory dwelling units will be allowed on no more than 10% of the single-family residential units, and they will not count toward the 3,068-unit cap. The planning commission will review each subdivision plat and subarea plan as it comes through. Staff felt that this project is a good fit for this particular area.

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 Master Development Agreement, General Plan Land Use Map Amendment, Annexation and Rezone as discussed in the staff report.

Trish Hatch asked how many of the total units are single-family. She said that a lot of added homes are potential with the ADU allowance.

Ray McCandless said about half of the units will be single-family.

Matt Quinney said that most of the homes will not be able to meet the lot requirements for an ADU, so it might not be that impactful.

Jay Thomas asked if maintenance of the wildland interface is the responsibility of the city or the developer and/or HOA.

Scott Langford said the rolling hills will have native vegetation and there will be a paved trail running the entire length of the wildland open space that separates it from the neighborhood.

Paul Brockbank, Fire Marshal, said concerns on this issue were partly alleviated with installation of the 10-foot hardscape trail that creates a buffer and is large enough to accommodate a fire auxiliary truck.

Jay Thomas said this type of situation is new to West Jordan and we could be impacted in the same way as other communities have been.

Scott Langford pointed out on the map the TDOS areas and trails that will be owned and maintained by West Jordan.

The discussion continued to cover the issue of having an overall plan for the wildfire interface areas for this and other future developments. Currently each development is considered one at a time. It was also pointed out that the Kearns Improvement District will be ready to service the properties within their district from day one.

Pamela Bloom asked if there had been conversations regarding much needed public transportation in the west portion of the city.

Scott Langford said the city will continue to broadcast the need. Salt Lake County and Wasatch Front Regional Council are both very aware of this project, but it just takes time.

Ammon Allen agreed with the concerns from Commissioner Thomas. He asked if the city is going to need additional staff in the way of police and parks to offset the number of units in this development.

Scott Langford said the manicured open space areas will all be owned and maintained by the HOA. The native areas will be maintained by the City. The Public Works and Parks divisions are aware of the project and have indicated that there may be additional equipment or staff, but they are fairly confident that if it is revegetated properly that the maintenance obligation of native open space should be minimal.

Trish Hatch opened the public hearing.

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

MOTION: Matt Quinney moved, based on the findings set forth in the staff report, to forward a favorable recommendation to the City Council to approve the Master Development Agreement for Wood Ranch. The motion was seconded by Corbin England and passed 7-0 in favor.

MOTION: Matt Quinney moved, based on the findings set forth in the staff report, to forward a favorable recommendation to the City Council to approve the General Plan Land Use Map Amendment as discussed in the staff report. The motion was seconded by Pamela Bloom and passed 7-0 in favor.

MOTION: Matt Quinney moved, based on the findings set forth in the staff report, to 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. The motion was seconded by Pamela Bloom and passed 7-0 in favor.

MOTION: Matt Quinney moved, based on the findings set forth in the staff report, to 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. The motion was seconded by Pamela Bloom and passed 7-0 in favor.

Ordinance No. 21-47 Wood Ranch Annexation

Final Audit Report

2021-12-16

Created:	2021-12-16
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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