

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 21-29

**AN ORDINANCE FOR PROPERTIES LOCATED AT 7479, 7481 AND 7485
SOUTH REDWOOD ROAD;**

**AMENDING THE GENERAL PLAN LAND USE MAP FOR 3.59 ACRES FROM
MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; AND**

**REZONE FROM R-1-8C (SINGLE-FAMILY RESIDENTIAL) TO R-1-8C(IDO-
1) (SINGLE-FAMILY RESIDENTIAL WITH AN INFILL DEVELOPMENT
OVERLAY)**

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“General Plan”) in 2012, which provides for a general plan land use map (“General Plan Land Use Map”), which is periodically updated; and the City adopted the West Jordan City Code (“City Code”) in 2009, which provides for a zoning map (“Zoning Map”), which is periodically updated; and

WHEREAS, an application was made by Nadine A. Riddle and Enterprises, Inc. (“Property Owner”) and Ivory Development, LLC (“Applicant”) for property (“Property”) located at 7479, 7481 and 7485 South Redwood Road (“Application”) for, in part, a General Plan Land Use Map amendment (“General Plan Land Use Map Amendment”) on 3.59 acres from Medium Density Residential to High Density Residential; and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone (“Rezone”) for the same area from R-1-8C (Single-Family Residential) zone to R-1-8C(IDO-1) (Single-Family Residential with an Infill Development Overlay) zone (collectively the “General Plan Land Use Map Amendment and Rezone”); and

WHEREAS, on June 15, 2021 the Application was considered by the West Jordan Planning Commission (“Planning Commission”), which held a public hearing and which made a positive recommendation to the West Jordan City Council (“City Council”) concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, a public hearing was held before the City Council on July 28, 2021 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the General Plan Land Use Map Amendment:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
2. 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;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. 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;
5. 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; and
 6. The proposed amendment is consistent with other adopted plans, codes and ordinances; and

WHEREAS, consistent with City Code Section 13-7D-7A, the City Council has determined the following concerning the Rezone:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the City;
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; and
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

WHEREAS, House Bill 1003 (2021 Utah Legislature, 1st Special Session), as codified at Utah Code Ann. Section 10-9a-534(3)(h), allows for a land use regulation, including “Building Design Elements”, as defined therein, to apply to property in exchange for an increase in density; and

WHEREAS, the Applicant has agreed to and has executed a development agreement and preliminary development plan (“Joseph View Cottages Development Agreement”) that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed and approved the Joseph View Cottages Development Agreement, subject to the adoption of the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has found it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following General Plan Land Use Map Amendment and Rezone.

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

Section 1. Amendment to General Plan Land Use Map. The General Plan Land Use Map is hereby amended by changing the general plan land use designation on approximately 3.59 acres, located at 7479, 7481 and 7485 South Redwood Road, from Medium Density Residential to High Density Residential, as per the legal description in “Attachment 1”, which is attached hereto.

Section 2. Amendment to Zoning Map. The Zoning Map is hereby amended by changing the

zoning on the same approximately 3.59 acres from R-1-8C (Single-Family Residential) zone to R-1-8C(IDO-1) (Single-Family Residential with an Infill Development Overlay) zone; as per the legal description in "Attachment 1", which is attached hereto, with the described property being hereafter subjected to the R-1-8C(IDO-1) (Single-Family Residential with an Infill Development Overlay) land use restrictions, limitations, and other requirements, as are stipulated for this zone.


Section 3. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(h), and at the request of the Property Owner and Applicant, and in consideration for the increase in density allowed by the Rezone, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

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. This Ordinance shall become effective immediately upon posting or publication as provided by law and either (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 him.


PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28TH DAY OF JULY 2021.

CITY OF WEST JORDAN

By: 

Zach Jacob
Council Chair

ATTEST:



Cindy M. Quick, MMC
Council Office Clerk

VOTING BY THE CITY COUNCIL

	"YES"	"NO"
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input type="checkbox"/>	<input checked="" 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	~ Absent ~	

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON 8/4/21.

Mayor's Action: Approve Veto

By: 
Mayor Dirk Burton

8/4/21
Date

ATTEST:



Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OR PASSAGE (check one)

The Mayor approved and signed Ordinance No. 21-29.

The Mayor vetoed Ordinance No. 21-29 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.



Ordinance No. 21-29 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 6th day of August, 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

Attachment 1 to

ORDINANCE NO. 21-29

**AN ORDINANCE FOR PROPERTIES LOCATED AT 7479, 7481 AND 7485 SOUTH
REDWOOD ROAD**

[Legal Description]

3.59 acres of land situated in the Southeast Quarter of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the easterly right of way line of Redwood Road (State Route 68), said point being South $0^{\circ}11'21''$ West 330.00 feet and South $89^{\circ}48'39''$ East 53.00 feet from the center of said Section 27 and running thence South $89^{\circ}48'39''$ East 475.00 feet to the westerly boundary line of the Jordan West subdivision as recorded as entry no. 2775190; thence along said westerly boundary line South $00^{\circ}11'21''$ West 329.10 feet to the northerly boundary line of Jordan Dale subdivision as recorded as entry no. 1743215; thence along said northerly boundary line North $89^{\circ}48'39''$ West 475.00 feet to said easterly right of way line; thence along said easterly right of way line North $00^{\circ}11'21''$ East 329.10 feet to the point of beginning.











Ordinance No. 21-29 Approving Map Amendments for Joseph View Cottages


Final Audit Report

2021-08-05


Created:	2021-07-29
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1utZUSyex77FJl1D8jCH2qrlGIHV9i75

"Ordinance No. 21-29 Approving Map Amendments for Joseph View Cottages" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2021-07-29 - 10:33:06 PM GMT- IP address: 98.202.140.103
-  Document emailed to Zach Jacob (zach.jacob@westjordan.utah.gov) for signature
2021-07-29 - 10:36:23 PM GMT
-  Email viewed by Zach Jacob (zach.jacob@westjordan.utah.gov)
2021-07-30 - 8:29:32 PM GMT- IP address: 67.166.75.80
-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)
Signature Date: 2021-07-30 - 8:29:56 PM GMT - Time Source: server- IP address: 67.166.75.80
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature
2021-07-30 - 8:29:58 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
Signature Date: 2021-07-30 - 8:57:41 PM GMT - Time Source: server- IP address: 98.202.140.103
-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature
2021-07-30 - 8:57:42 PM GMT
-  Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)
2021-08-02 - 3:13:10 PM GMT- IP address: 198.135.172.162
-  Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)
Signature Date: 2021-08-05 - 2:24:23 AM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature
2021-08-05 - 2:24:25 AM GMT

 Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

2021-08-05 - 6:56:15 PM GMT- IP address: 207.225.200.66

 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

Signature Date: 2021-08-05 - 6:56:44 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2021-08-05 - 6:56:44 PM GMT