

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-29

AN ORDINANCE FOR 0.39 ACRES OF PROPERTY LOCATED AT APPROX. 1875 WEST 7800 SOUTH, IDENTIFIED AS ORTEGA PROPERTY, AS WELL AS NEARBY PROPERTY;

AND A REZONE FROM THE R-1-8A ZONE (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT MINIMUM LOT SIZE ZONE, WITH MINIMUM A SIZE DWELLINGS) TO THE P-O ZONE (PROFESSIONAL OFFICE ZONE) FOR THE 0.39 ACRES ORTEGA PROPERTY;

AND AMENDMENT TO THE GENERAL PLAN LAND USE MAP FROM PARKS AND OPEN LAND TO PROFESSIONAL OFFICE SPACE FOR 0.82 ACRES, WHICH INCLUDES THE ORTEGA PROPERTY AND NEARBY PROPERTY

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

WHEREAS, an application was made by Efrain Ortega (“Applicant”) for parcel number 21-34-126-011, approximately 0.39 acres of property (“Property” or “Ortega Property”) located at approximately 1875 West 7800 South (“Application”) for, in part, a request for an amendment to the General Plan’s Future Land Use Map (“General Plan Land Use Map Amendment”) for the Property from the Parks and Open Land designation to the Professional Office Space designation; and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone (“Rezone”) for the same area from R-1-8A Zone (Single-Family Residential 8,000 square foot minimum lot size zone, with minimum A size dwellings) to the P-O Zone (Professional Office Zone) (collectively the “General Plan Land Use Map Amendment and Rezone”); and

WHEREAS, on May 3, 2022 the Application was considered by the West Jordan Planning Commission (“Planning Commission”), which held a public hearing and which made a recommendation to the West Jordan City Council (“City Council”) concerning the General Plan Land Use Map Amendment and Rezone, which included a recommendation for a Rezone on the Ortega Property and a General Plan Land Use Map Amendment on approximately 0.82 acres, located at approximately 1871 West 7800 South, 1875 West 7800 South, and 1897 West 7800 South (“Ortega Property and Nearby Property”); and

WHEREAS, a public hearing was held before the City Council on June 8, 2022 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 amendment to the General Plan Land Use Map:

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.

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, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the General Plan Land Use Map Amendment and Rezone, as recommended by the Planning Commission.

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

Section 1. Amendment to the General Plan Land Use Map. The General Plan Land Use Map is hereby amended by changing the designations on the Ortega Property and Nearby Property, approximately 0.82 acres, located at approximately 1871 West 7800 South, 1875 West 7800 South, and 1897 West 7800 South, from the Parks and Open Land designation to the Professional Office Space designation, 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 Ortega Property, approximately 0.39 acres, located at approximately 1875 West 7800 South, from R-1-8A Zone (Single-Family Residential 8,000 square foot minimum lot size zone, with minimum A size dwellings) to the P-O Zone (Professional Office Zone), as per the legal description in "Attachment 2", which is attached hereto.

Section 3. 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 4. Effective Date. This Ordinance shall become effective immediately 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.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 8TH DAY OF JUNE 2022.

CITY OF WEST JORDAN

By: Kayleen Whitelock
Kayleen Whitelock (Jun 13, 2022 14:33 MDT)
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick 

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<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 Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>


PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JUNE 13, 2022

Mayor's Action: X Approve Veto

By: Dirk Burton
Mayor Dirk Burton

Jun 13, 2022
Date

ATTEST:

Tangee Sloan 

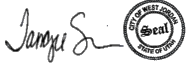
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 22-29.

_____ The Mayor vetoed Ordinance No. 22-29 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

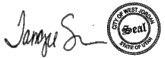
_____ Ordinance No. 22-29 became effective by operation of law without the Mayor's approval or disapproval.



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 14th day of June, 2022. 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

**Attachments to
ORDINANCE NO. 22-29**

AN ORDINANCE FOR 0.39 ACRES OF PROPERTY LOCATED AT APPROX. 1875 WEST 7800 SOUTH, IDENTIFIED AS ORTEGA PROPERTY, AS WELL AS NEARBY PROPERTY;

AND A REZONE FROM THE R-1-8A ZONE (SINGLE-FAMILY RESIDENTIAL 8,000 SQUARE FOOT MINIMUM LOT SIZE ZONE, WITH MINIMUM A SIZE DWELLINGS) TO THE P-O ZONE (PROFESSIONAL OFFICE ZONE) FOR THE 0.39 ACRES ORTEGA PROPERTY;

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Attachment 1

LEGAL DESCRIPTION:

**BEGINNING AT A POINT 1414.15 FEET EAST AND 53 FEET SOUTH FROM THE
NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT
LAKE BASE A MERIDIAN; THENCE RUNNING EAST 269.9 FEET; THENCE SOUTH 131.6
FEET; THENCE WEST 195 FEET; THENCE NORTH 1.6 FEET; THENCE WEST 74.9 FEET;
THENCE NORTH 130 FEET TO THE POINT OF BEGINNING.**

CONTAINS 0.82 ACRES (35,399 SF)

Attachment 2

LEGAL DESCRIPTION:

BEG E 1489.05 FT & S 53 FT FR NW COR SEC 34, T2S, R1W, SLM; E 130 FT; S 131.6 FT M OR L; W 130 FT; N 131.6 FT M OR L TO BEG. 0.39 AC M OR L.











Ordinance No. 22-29 Approving Zone Change and FLUMA for Ortega Property


Final Audit Report

2022-06-14


Created:	2022-06-13
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjDzSjt_fdGqMaO9ulezlbpm33OQ0DLmE

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Signature Date: 2022-06-14 - 6:08:11 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2022-06-14 - 6:08:11 PM GMT