

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 22-35

**AN ORDINANCE FOR APPROXIMATELY 29.28 TO 30.47 ACRES OF
PROPERTIES LOCATED AT APPROX. 4977 WEST 7800 SOUTH, IDENTIFIED
AS THE VILLAS AT STONE CREEK DEVELOPMENT; AND**

**AMENDING THE GENERAL PLAN LAND USE MAP
FOR THE VILLAS AT STONE CREEK DEVELOPMENT FROM
PROFESSIONAL OFFICE, MEDIUM DENSITY RESIDENTIAL,
NEIGHBORHOOD COMMERCIAL, AND PARKS AND OPEN LAND
DESIGNATIONS TO MEDIUM DENSITY RESIDENTIAL, NEIGHBORHOOD
COMMERCIAL, AND PARKS AND OPEN LAND DESIGNATIONS**

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 the City adopted the West Jordan City Code (“**City Code**”) in 2009, as amended, which provides for a zoning map for the City (“**Zoning Map**”), which is periodically updated; and

WHEREAS, an application was made by Peterson Development Company, L.L.C., a Utah Limited Liability Company and Kick Creek, L.L.C., a Utah Limited Liability Company (collectively referred to as “**Applicant**”) for approximately 29.28 to 30.47 acres of property located at approximately 4977 West 7800 South, Assessor’s Parcel Number 20-36-226-004 and nearby parcels (“**Property**”, “**Villas at Stone Creek Development**”, or “**Development**”) for, in part, a General Plan Land Use Map amendment from Professional Office, Medium Density Residential, Neighborhood Commercial, and Parks and Open Land designations to Medium Density Residential, Neighborhood Commercial, and Parks and Open Land designations (“**Application**” or “**General Plan Land Use Map Amendment**”); and

WHEREAS, the Application does not include a request for a Zoning Map amendment or rezone for the Property; the Property shall remain located in the PC (Planned Community) Zone; and

WHEREAS, on May 17, 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

WHEREAS, a public hearing was held before the City Council on June 22, 2022 concerning the General Plan Land Use Map Amendment; 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, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“**Villas at Stone Creek MDA**” or “**MDA**”), should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment; and

WHEREAS, the City Council has reviewed, considered, and approved the Villas at Stone Creek Master Development Agreement, subject to the conditions precedent set forth therein, including but not limited to the approval of the General Plan Land Use Map Amendment; 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 approve the General Plan Land Use Map Amendment.

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

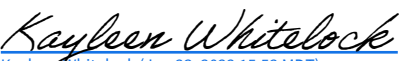
Section 1. General Plan Land Use Map Amendment. For the Property, the General Plan Land Use Map is amended from Professional Office, Medium Density Residential, Neighborhood Commercial, and Parks and Open Land designations to Medium Density Residential, Neighborhood Commercial, and Parks and Open Land designations, as per the legal descriptions in Attachments 1, 2, 3, and 4, and as per the drawing (Land Use Exhibit) in Attachment 5.

Section 2. 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 3. 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 22ND DAY OF JUNE 2022.

CITY OF WEST JORDAN

By: 
Kayleen Whitelock (Jun 23, 2022 15:52 MDT)

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"

"NO"

Council Chair Kayleen Whitelock

Council Vice-Chair Kelvin Green

Council Member Zach Jacob

Council Member Pamela Bloom

Council Member Christopher McConnehey

Council Member David Pack

Council Member Melissa Worthen


PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JUNE 23, 2022.

Mayor's Action: X Approve Veto

By: Dirk Burton
Mayor Dirk Burton

 Jun 23, 2022
Date

ATTEST:

 Tangee Sloan 


Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OR PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 22-35.

 The Mayor vetoed Ordinance No. 22-35 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.



 Ordinance No. 22-35 became effective by operation of law without the Mayor's approval or disapproval.

 Tangee Sloan 

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 24th 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. 22-35**

**AN ORDINANCE FOR APPROXIMATELY 29.28 TO 30.47 ACRES OF PROPERTIES LOCATED
AT APPROX. 4977 WEST 7800 SOUTH, IDENTIFIED AS THE VILLAS AT STONE CREEK
DEVELOPMENT; AND**

**AMENDING THE GENERAL PLAN LAND USE MAP FOR THE VILLAS AT STONE CREEK
DEVELOPMENT FROM PROFESSIONAL OFFICE, MEDIUM DENSITY RESIDENTIAL,
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MEDIUM DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, AND PARKS AND
OPEN LAND DESIGNATIONS**

Attachment 1 -- LEGAL DESCRIPTION for Development Boundary:

**Stone Creek
Development Boundary**

Monday, 9 August, 2021

All of Lots 1, 2, 6 and 7 of Market Square at Stone Creek Commercial Subdivision Phase 1, all of Lots 3, 4, and 5 of Market Square at Stone Creek Commercial Subdivision Phase 1 Amended along with more ground within the Northeast Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian U.S. Survey in West Jordan City, Salt Lake County, Utah:

Beginning at the Northwest Corner of said Subdivision located 1028.87 feet North $89^{\circ}40'50''$ West along the Section Line from the Brass Cap Monument found marking the Northeast Corner of said Section 36; and running thence South $0^{\circ}19'10''$ West 63.00 feet along the West line of said Subdivision to the South Line of 7800 South Street as platted; thence Southeasterly along the arc of a 35.00 foot radius curve to the right a distance of 54.86 feet (Center bears South $0^{\circ}19'10''$ West, Central angle equals $89^{\circ}48'35''$ and Long Chord bears South $44^{\circ}46'32''$ East 49.42 feet) to a point of tangency on the West Line of Commerce Street as platted at 33.00 foot half-width; thence South $0^{\circ}07'45''$ West 270.07 feet along said West Line; thence South $89^{\circ}52'15''$ East 66.00 feet along the South end of said Street as platted; thence North $0^{\circ}07'45''$ East 269.62 feet along the East Line of said Commerce Street to a point of curvature; thence Northeasterly along the arc of a 35.00 foot radius curve to the right a distance of 55.09 feet (Central Angle equals $90^{\circ}11'25''$ and Long Chord bears North $45^{\circ}13'28''$ East 49.58 feet) to a point of tangency on the South Line of 7800 South Street as it exists at 63.00 foot half-width; thence South $89^{\circ}40'50''$ East 806.28 feet along said South Line of 7800 South Street to a point of curvature; thence Southeasterly along the arc of a 35.00 foot radius curve to the right a distance of 54.47 feet (Central Angle equals $89^{\circ}10'26''$ and Long Chord bears South $45^{\circ}05'37''$ East 49.14 feet) to a point of tangency on the West Line of 4800 West Street as it exists at 33.00 foot half-width; thence South $0^{\circ}30'24''$ East 722.42 feet along said West Line of 4800 West Street to a point of curvature; thence Southwesterly along the arc of a 35.00 foot radius curve to the right a distance of 55.11 feet (Central Angle equals $90^{\circ}13'13''$ and Long Chord bears South $44^{\circ}36'12''$ West 49.59 feet) to a point of tangency on the Northerly Line of Hayden Peak Drive as platted to 33.00 foot half-width; thence along the Northerly Line of said Hayden Peak Drive the following three courses: South $89^{\circ}42'49''$ West 70.15 feet to a point of curvature; Southwesterly along the arc of a 474.08 foot radius curve to the left a distance of 128.19 feet (Central Angle equals $15^{\circ}29'33''$ and Long Chord bears South $81^{\circ}58'02''$ West 127.80 feet) to a point of tangency; and South $74^{\circ}13'16''$ West 380.63 feet; thence South $15^{\circ}46'44''$ East 66.00 feet along the Westerly end of said Hayden Peak Drive as platted to the Northerly Line of Lot 1 of Stone Creek Park Phase 1; thence along the Boundaries of said Lot 1 the following five courses: Southwesterly along the arc of an 875.49 foot radius curve to the left a distance of 229.95 feet (Center bears South $15^{\circ}46'44''$ East, Central Angle equals $15^{\circ}02'57''$ and Long Chord bears South $66^{\circ}41'48''$ West 229.29 feet) to a point of tangency; South $59^{\circ}10'19''$ West 106.89 feet to a point of curvature; Southwesterly, Southerly, and Southeasterly along the arc 15.00 foot radius curve to the left a distance of 23.74 feet (Central Angle equals $90^{\circ}41'29''$ and Long Chord bears South $13^{\circ}49'34''$ West 21.34 feet) to a point of tangency; South $31^{\circ}31'10''$ East 56.91 feet to a point of curvature; and Southeasterly

along the arc of a 15.00 foot radius curve to the left a distance of 20.89 feet (Central Angle equals 79°48'04" and Long Chord bears South 71°25'12" East 19.24 feet) to a point of Cusp on the North Line of Amethyst Drive as it exists at 30.00 foot half-width; thence Southwesterly along the arc of a 363.00 foot radius curve to the left a distance of 74.65 feet (Center bears South 21°19'14" East, Central Angle equals 11°46'59" and Long Chord bears South 62°47'16" West 74.52 feet) to a point on the extension of the North Line of Hayden Peak Drive as platted; thence North 89°41'46" West 361.18 feet along said North Line to the East Line of Princeton Park PUD Phase 2 as it exists on the ground; thence North 0°20'14" West 1300.53 feet along said East Line of Princeton Park PUD and along the East Line of the West Jordan City reservoir property to the Section Line; thence South 89°40'50" East 291.35 feet along said Section Line to the point of beginning.

**Contains 1,275,727 sq ft
or 29.287 acres**

Attachment 2 -- LEGAL DESCRIPTION for Medium Density Residential designation:

Medium Density Residential

A part of the Northeast Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian U.S. Survey in West Jordan City, Salt Lake County, Utah:

Beginning at a point on the South Line of 7800 South Street located 1320.22 feet North 89°40'50" West along the Section Line; and 63.00 South 0°20'14" East from the Brass Cap Monument found marking the Northeast Corner of said Section 36; and running thence South 89°40'50" East 1072.38 feet along said South Line; thence South 0°30'24" East 226.09 feet; thence North 89°29'36" East 195.00 feet to the West Line of 4800 West Street; thence South 0°30'24" East 669.64 feet along said West Line to a point of cusp on the Northerly Line of Lot 1, Stone Creek Park Phase 1 – Amended; thence along said Northerly Line of said Lot 1 and said Line extended the following six courses: Northwesterly along the arc of a 35.00 foot radius curve to the left a distance of 54.84 feet (Center bears South 89°29'36" West, Central Angle equals 89°46'47" and Long Chord bears North 45°23'48" West 49.40 feet) to a point of tangency; South 89°42'49" West 70.67 feet to a point of curvature; Southwesterly along the arc of a 408.08 foot radius curve to the left a distance of 110.35 feet (Central Angle equals 15°29'33" and Long Chord bears South 81°58'03" West 110.01 feet) to a point of tangency; South 74°13'16" West 380.63 feet to a point of curvature; Southwesterly along the arc of an 875.49 foot radius curve to the left a distance of 229.95 feet (Central Angle equals 15°02'57" and Long Chord bears South 66°41'48" West 229.29 feet) to a point of tangency; and South 59°10'19" West 355.94 feet to a point of curvature; thence Southwesterly along the arc of a 325.00 foot radius curve to the right a distance of 176.59 feet (Central Angle equals 31°07'55" and Long Chord bears South 74°44'16" West 174.43 feet) to a point of tangency; thence North 89°41'46" West 2.03 feet to a Southerly extension of the East Line of Princeton Park PUD Phase 2; thence North 0°20'14" West 1303.53 feet to and along said East Line and said Line extended to the point of beginning.

**Contains 1,273,246 sq ft
or 29.230 acres**

Attachment 3 -- LEGAL DESCRIPTION for Neighborhood Commercial designation:

**Villas at Stone Creek
Proposed Land Use Boundaries**

Wednesday, 15 September 2021

Neighborhood Commercial

A part of the Northeast Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian U.S. Survey in West Jordan City, Salt Lake County, Utah:

Beginning at a point on the South Line of 7800 South Street located 248.03 feet North 89°40'50" West along the Section Line; and 63.00 South 0°30'24" East from the Brass Cap Monument found marking the Northeast Corner of said Section 36; and running thence South 89°40'50" East 160.52 feet along said South Line to a point of curvature; thence Southeasterly along the arc of a 35.00 foot radius curve to the right a distance of 54.47 feet (Central Angle equals 89°10'26" and Long Chord bears South 45°05'37" East 49.14 feet) to a point of tangency on the West Line of 4800 West Street; thence South 0°30'24" East 188.78 feet along said West Line; thence South 89°29'36" West 195.00 feet; thence North 0°30'24" West 226.09 feet to the South Line of 7800 South Street and the point of beginning.

**Contains 43,560 sq ft
or 1.000 acre**

Attachment 4 -- LEGAL DESCRIPTION for Parks and Open Land designation:

Park and Open Land

A part of the Northeast Quarter of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian U.S. Survey in West Jordan City, Salt Lake County, Utah:

Beginning at a point located 1320.22 feet North 89°40'50" West along the Section Line; 1300.53 South 0°20'14" East; and 202.58 feet South 89°41'46" East from the Brass Cap Monument found marking the Northeast Corner of said Section 36; and running thence North 59°10'19" East 211.93 feet to a point of cusp on the Northerly Line of Lot 1, Stone Creek Park Phase 1 – Amended; thence along the Westerly Line of said Lot 1 the following three courses: Southwesterly, Southerly, and Southeasterly along the arc of a 15.00 foot radius curve to the left a distance of 23.74 feet (Center bears South 30°49'41" East, Central Angle equals 90°41'29" and Long Chord bears South 13°49'34" West 21.34 feet) to a point of tangency; South 31°31'10" East 56.91 feet to a point of curvature; and Southeasterly and Easterly along the arc of a 15.00 foot radius curve to the left a distance of 20.89 feet (Central Angle equals 79°48'04" and Long Chord bears South 71°25'12" East 19.24 feet to a point of cusp; thence Southwesterly along the arc of a 363.00 foot radius curve to the left a distance of 74.65 feet (Center bears South 21°19'14" East, Central Angle equals 11°46'59" and Long Chord bears South 62°47'16" West 74.52 feet); thence North 89°41'46" West 158.60 feet to the point of beginning.

**Contains 10,722 sq ft
or 0.246 acre**

Attachment 5 -- LAND USE EXHIBIT (See attached page)

ATTACHMENT 5 – LAND USE EXHIBIT













Ordinance No. 22-35 Approving General Plan Map Amendment for Stone Creek Development


Final Audit Report

2022-06-23


Created:	2022-06-23
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7TRdY8A4gBiA3Y0Fjp4x-FKrOPF2-CQS

"Ordinance No. 22-35 Approving General Plan Map Amendment for Stone Creek Development" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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Signature Date: 2022-06-23 - 10:20:55 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

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