

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 22-39**

**AN ORDINANCE FOR 7.26 ACRES OF PROPERTY LOCATED AT APPROX. 7662 SOUTH 5490 WEST, IDENTIFIED AS “PART OF HIGHLANDS LANDING” OR “THE HIGHLANDS LANDING PROPERTY”; AND**

**A REZONE OF THE HIGHLANDS LANDING PROPERTY FROM THE R-3-20 (SHO) ZONE (MULTI-FAMILY RESIDENTIAL, 20 UNITS PER ACRE MAXIMUM DENSITY, WITH SENIOR HOUSING OVERLAY) TO THE R-3-20 ZONE (MULTI-FAMILY RESIDENTIAL, 20 UNITS PER ACRE MAXIMUM DENSITY)**

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 Barrett Peterson and Peterson Development Company, L.L.C., a Utah Limited Liability Company (“**Applicant**”) for parcel number 20-25-351-014, approximately 7.26 acres of property (“**Property**” or “**Highlands Landing Property**”) located at approximately 7662 South 5490 West (“**Application**”) for a request for a Zoning Map amendment or rezone (“**Rezone**”) from the R-3-20 (SHO) Zone (Multi-Family Residential, 20 Units Per Acre Maximum Density, With Senior Housing Overlay) to the R-3-20 Zone (Multi-Family Residential, 20 Units Per Acre Maximum Density); and

WHEREAS, the Applicant has not made any application for any change to the City’s General Plan’s Future Land Use Map for the Property; and

WHEREAS, on June 21, 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 Rezone; and

WHEREAS, a public hearing was held before the City Council on August 24, 2022 concerning the Rezone; 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, 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 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 Zoning Map.** The Zoning Map is hereby amended by changing the zoning on the Highlands Landing Property, approximately 7.26 acres, located at approximately 7662 South 5490 West, from the R-3-20 (SHO) Zone (Multi-Family Residential, 20 Units Per Acre Maximum Density, With Senior Housing Overlay) to the R-3-20 Zone (Multi-Family Residential, 20 Units Per Acre Maximum Density), as per the legal description in "Attachment 1", which is attached hereto.

**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 24<sup>TH</sup> DAY OF AUGUST 2022.

CITY OF WEST JORDAN

By: Kayleen Whitelock  
Kayleen Whitelock (Aug 26, 2022 10:12 MDT)  
Kayleen Whitelock  
Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

| <b>Voting by the City Council</b>     | <b>"YES"</b>                        | <b>"NO"</b>                         |
|---------------------------------------|-------------------------------------|-------------------------------------|
| Council Chair Kayleen Whitelock       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Council Vice-Chair Kelvin Green       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Council Member Zach Jacob             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Council Member Pamela Bloom           | <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 type="checkbox"/>            | <input checked="" type="checkbox"/> |



**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON AUGUST 25, 2022.**

Mayor's Action:   X   Approve             Veto

By:   
Mayor Dirk Burton

  Aug 26, 2022    
Date

ATTEST:


Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OF PASSAGE (check one)**

  X   The Mayor approved and signed Ordinance No. 22-39.

       The Mayor vetoed Ordinance No. 22-39 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

       Ordinance No. 22-39 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   29th   day of   August  , 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

**Attachment 1 to  
ORDINANCE NO. 22-39**

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**LEGAL DESCRIPTION OF “THE HIGHLANDS LANDING PROPERTY”**

**(Approximately 7.26 acres):**

A portion of Parcel A of Highlands Landing Commercial Subdivision along with more land within the Southwest Quarter of Section 25, 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 Southeast Corner of Lot 1 of said Highlands Landing Commercial Subdivision located 711.61 feet North 0°43'28" West along the Section Line, and 514.51 feet North 89°59'18" East along the South Line of said Lot 1 from the Southwest Corner of said Section 25; and running thence North 0°00'42" West 400.49 feet along the East Line of said Lot 1 to the Northeast Corner thereof on the South Line of Highlands Loop Road; thence North 89°59'18" East 19.00 feet along said South Line; thence North 0°00'42" West 50.00 feet to the North Line of said Parcel A; thence North 89°59'18" East 405.63 feet along said North Line; thence South 2°39'21" East 835.94 feet; thence North 89°56'21" West 423.43 feet; thence Northwesterly along the arc of a 500.00 foot radius curve to the left a distance of 142.11 feet (Center bears North 89°56'21" West, Central Angle equals 16°17'06" and Long Chord bears North 8°04'54" West 141.63 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 500.00 foot radius curve to the right a distance of 141.48 feet (Central Angle equals 16°12'45" and Long Chord bears North 8°07'04" West 141.01 feet) to a point of tangency; thence North 0°00'42" West 104.19 feet to the point of beginning.











# Ordinance No. 22-39 Approving Zone Change for Highlands Landing

Final Audit Report

2022-08-29

|                 |                                               |
|-----------------|-----------------------------------------------|
| Created:        | 2022-08-25                                    |
| By:             | Cindy Quick (Cindy.quick@westjordan.utah.gov) |
| Status:         | Signed                                        |
| Transaction ID: | CBJCHBCAABAASD4pPsBJZAcoduNaeX9le5Tq8apdlmYy  |

## "Ordinance No. 22-39 Approving Zone Change for Highlands Landing" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2022-08-25 - 9:38:31 PM GMT- IP address: 73.63.25.48
-  Document emailed to kayleen.whitelock@westjordan.utah.gov for signature  
2022-08-25 - 9:40:00 PM GMT
-  Email viewed by kayleen.whitelock@westjordan.utah.gov  
2022-08-26 - 4:11:42 PM GMT- IP address: 67.2.8.215
-  Signer kayleen.whitelock@westjordan.utah.gov entered name at signing as Kayleen Whitelock  
2022-08-26 - 4:12:04 PM GMT- IP address: 67.2.8.215
-  Document e-signed by Kayleen Whitelock (kayleen.whitelock@westjordan.utah.gov)  
Signature Date: 2022-08-26 - 4:12:05 PM GMT - Time Source: server- IP address: 67.2.8.215
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2022-08-26 - 4:12:07 PM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2022-08-26 - 4:40:27 PM GMT- IP address: 73.63.25.48
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2022-08-26 - 4:40:40 PM GMT - Time Source: server- IP address: 73.63.25.48
-  Document emailed to dirk.burton@westjordan.utah.gov for signature  
2022-08-26 - 4:40:42 PM GMT
-  Email viewed by dirk.burton@westjordan.utah.gov  
2022-08-26 - 10:57:06 PM GMT- IP address: 67.214.227.98

 Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton


2022-08-26 - 10:57:24 PM GMT- IP address: 67.214.227.98

 Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)

Signature Date: 2022-08-26 - 10:57:25 PM GMT - Time Source: server- IP address: 67.214.227.98

 Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature

2022-08-26 - 10:57:27 PM GMT

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

2022-08-29 - 7:58:12 PM GMT- IP address: 207.225.200.66

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

Signature Date: 2022-08-29 - 7:58:40 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2022-08-29 - 7:58:40 PM GMT