

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 22-47**

**AN ORDINANCE FOR 1.276 ACRES OF PROPERTY  
LOCATED AT APPROX. 5700 WEST 7800 SOUTH, AND  
IDENTIFIED AS “PROMONTORY AT THE HIGHLANDS”; AND**

**A REZONE OF PROMONTORY AT THE HIGHLANDS  
FROM THE HFR ZONE (HIGH DENSITY, MULTI-FAMILY RESIDENTIAL ZONE)  
TO THE SC-2 ZONE (COMMUNITY SHOPPING CENTER ZONE)**

WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan (“**General Plan**”) in 2012, as amended, which provides for a General Plan future 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 (“**Applicant**”), for parcel number 20-35-226-014, approx. 1.276 acres of property located at approx. 5700 West 7800 South (“**Application**”, “**Property**”, or “**Promontory at the Highlands**”) for a Zoning Map amendment or rezone for the Property from the HFR Zone (High Density, Multi-Family Residential Zone) to the SC-2 Zone (Community Shopping Center Zone) (“**Rezone**”); and

WHEREAS, on October 4, 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 November 2, 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 approve the Rezone.

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

**Section 1. Rezone.** For the Property, the Zoning Map is amended from the HFR Zone (High Density, Multi-Family Residential Zone) to the SC-2 Zone (Community Shopping Center Zone), as per the legal description in "Attachment 1", 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 2nd DAY OF NOVEMBER 2022.

CITY OF WEST JORDAN

By: Kayleen Whitelock  
Kayleen Whitelock (Nov 4, 2022 12:30 MDT)  
Kayleen Whitelock  
Council Chair

ATTEST:

Cindy M. Quick   
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 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 NOVEMBER 4, 2022.**

Mayor's Action:   X   Approve             Veto

By: Dirk Burton  
Mayor Dirk Burton

Nov 4, 2022  
Date

ATTEST:

Tangee Sloan  
Tangee Sloan  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 22-47.

       The Mayor vetoed Ordinance No. 22-47 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

       Ordinance No. 22-47 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 7<sup>th</sup> day of November, 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  
Tangee Sloan  
City Recorder

**Attachment 1 to  
ORDINANCE NO. 22-47**

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LOCATED AT APPROX. 5700 WEST 7800 SOUTH, AND  
IDENTIFIED AS “PROMONTORY AT THE HIGHLANDS”; AND**

**A REZONE OF PROMONTORY AT THE HIGHLANDS  
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TO THE SC-2 ZONE (COMMUNITY SHOPPING CENTER ZONE)**

**LEGAL DESCRIPTION OF PROMONTORY AT THE HIGHLANDS  
(Approximately 1.276 acres):**

**A parcel of land lying within the Northeast Quarter of Section 35, 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 Northeast corner of future Lot 8 of the forthcoming Highlands South Subdivision, being a point on the West line of 5600 West Street as it exists at 53.00 foot half-width; located 865.99 feet South 0°10'46” East along the Section line; and 53.00 feet South 89°49'14” West from a Brass Cap Monument found marking the Northeast Corner of said Section 35; and running thence North 89°52'18” West 978.69 feet along the Northerly line of said future Lot 8 to the East line of Maverik Loop Road as it exists at 30.00 foot half-width; thence North 0°18'23” West 54.17 feet along said East line; thence North 89°49'16” East 978.79 feet to said West line of 5600 West Street; thence South 0°10'46” East 59.42 feet along said West line to said Northeast corner and the point of beginning.**

**Contains 55,588 sq. ft.  
or 1.276 acres**











# Ordinance No. 22-47 Promontory at the Highlands Rezone


Final Audit Report


2022-11-05


Created:	2022-11-04
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUbkeFu8ib2nyfF_obRBTevYyYgwlvU8r3


## "Ordinance No. 22-47 Promontory at the Highlands Rezone" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2022-11-04 - 5:20:58 PM GMT- IP address: 73.63.25.48
-  Document emailed to kayleen.whitelock@westjordan.utah.gov for signature  
2022-11-04 - 5:25:09 PM GMT
-  Email viewed by kayleen.whitelock@westjordan.utah.gov  
2022-11-04 - 6:29:21 PM GMT- IP address: 67.2.13.96
-  Signer kayleen.whitelock@westjordan.utah.gov entered name at signing as Kayleen Whitelock  
2022-11-04 - 6:30:06 PM GMT- IP address: 67.2.13.96
-  Document e-signed by Kayleen Whitelock (kayleen.whitelock@westjordan.utah.gov)  
Signature Date: 2022-11-04 - 6:30:08 PM GMT - Time Source: server- IP address: 67.2.13.96
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2022-11-04 - 6:30:10 PM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2022-11-04 - 6:47:32 PM GMT- IP address: 73.63.25.48
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2022-11-04 - 6:47:45 PM GMT - Time Source: server- IP address: 73.63.25.48
-  Document emailed to dirk.burton@westjordan.utah.gov for signature  
2022-11-04 - 6:47:46 PM GMT
-  Email viewed by dirk.burton@westjordan.utah.gov  
2022-11-04 - 7:39:50 PM GMT- IP address: 67.214.227.98


 Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton  
2022-11-04 - 7:40:14 PM GMT- IP address: 67.214.227.98

 Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
Signature Date: 2022-11-04 - 7:40:16 PM GMT - Time Source: server- IP address: 67.214.227.98

 Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature  
2022-11-04 - 7:40:17 PM GMT

 Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)  
2022-11-05 - 5:37:45 PM GMT- IP address: 98.33.246.114

 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)  
Signature Date: 2022-11-05 - 5:38:45 PM GMT - Time Source: server- IP address: 98.33.246.114

 Agreement completed.  
2022-11-05 - 5:38:45 PM GMT