

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 23-16

**AN ORDINANCE FOR APPROXIMATELY 0.22 ACRES OF PROPERTY
LOCATED AT 1897 WEST 7800 SOUTH; AND**

**REZONE FROM THE R-1-8A ZONE (SINGLE-FAMILY RESIDENTIAL ZONE,
WITH 8,000 SQUARE FOOT MINIMUM SIZE LOTS AND "A" SIZE HOMES)
TO THE P-O ZONE (PROFESSIONAL OFFICE)**

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 ("**Future 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 Nhung Cao ("**Applicant**"), who is the current property owner, for approximately 0.22 acres of property located at approximately 1897 West 7800 South *Assessor's Parcel Number 21-34-126-010-0000* ("**Application**", or "**Property**") for, in part, a Zoning Map amendment or rezone to change the zoning designation from the R-1-8A Zone (Single-Family Residential Zone, with 8,000 Square Foot Minimum Size Lots and "A" Size Homes) to the P-O Zone (Professional Office) ("**Rezone**"); and

WHEREAS, the Property is currently designated as Professional Office on the existing Future Land Use Map and is proposed to remain as Professional Office on the Future Land Use Map; and

WHEREAS, on April 18, 2023, 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 May 10, 2023 concerning the Application and Rezone; and

WHEREAS, consistent with City Code Section 13-7D-6A, the Planning Commission 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 by changing the zoning designation from the R-1-8A Zone (Single-Family Residential Zone, with 8,000 Square Foot Minimum Size Lots and “A” Size Homes) to the P-O Zone (Professional Office), 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 10TH DAY OF MAY 2023.

CITY OF WEST JORDAN

By: 
Christopher McConnehey
Council Chair

ATTEST:

 
Cindy M. Quick, MMC
Council Office Clerk

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



PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MAY 16, 2023.

Mayor's Action: Approve Veto

By: 
Mayor Dirk Burton

May 17, 2023
Date



ATTEST:

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)



- The Mayor approved and signed Ordinance No. 23-16.
- The Mayor vetoed Ordinance No. 23-16 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
- Ordinance No. 23-16 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, CMC
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 19th day of May 2023. 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, CMC
City Recorder

(Attachment on the following page)

**Attachment 1 to
ORDINANCE NO. 23-16**

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WEST 7800 SOUTH; AND**

**REZONE FROM THE R-1-8A ZONE (SINGLE-FAMILY RESIDENTIAL ZONE,
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TO THE P-O ZONE (PROFESSIONAL OFFICE)**

LEGAL DESCRIPTION:

Beginning at a point East 1414.15 feet & South 53 feet from the Northwest corner of Section 34,
Township 2 South, Range 1 West, Salt Lake Base & Meridian; from thence running East 74.9 feet; South
130 feet more or less; West 74.9 feet; North 130 feet more or less to the point of beginning.
Contains 0.22 acres (9,737 square feet)












Ordinance No. 23-16 Lacier Lash Rezone

Final Audit Report

2023-05-18


Created:	2023-05-16
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAe9rnzh0zge07ev6uweKol5FIE9RnzB1k

"Ordinance No. 23-16 Lacier Lash Rezone" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2023-05-16 - 10:06:16 PM GMT- IP address: 73.98.254.78
-  Document emailed to chris.mcconnehey@westjordan.utah.gov for signature
2023-05-16 - 10:09:00 PM GMT
-  Email viewed by chris.mcconnehey@westjordan.utah.gov
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-  Signer chris.mcconnehey@westjordan.utah.gov entered name at signing as Christopher McConnehey
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-  Document e-signed by Christopher McConnehey (chris.mcconnehey@westjordan.utah.gov)
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-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
Signature Date: 2023-05-17 - 4:49:11 AM GMT - Time Source: server- IP address: 73.98.254.78
-  Document emailed to dirk.burton@westjordan.utah.gov for signature
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-  Email viewed by dirk.burton@westjordan.utah.gov
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-  Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton
2023-05-17 - 3:31:30 PM GMT- IP address: 204.124.13.151

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

Signature Date: 2023-05-17 - 3:31:32 PM GMT - Time Source: server- IP address: 204.124.13.151

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2023-05-18 - 11:17:52 PM GMT- IP address: 207.225.200.66

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

Signature Date: 2023-05-18 - 11:19:30 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2023-05-18 - 11:19:30 PM GMT