

THE CITY OF WEST JORDAN, UTAH

**ORDINANCE NO. 24-06**

**AN ORDINANCE FOR APPROXIMATELY 2.17 ACRES OF PROPERTY LOCATED AT 7398 SOUTH REDWOOD ROAD (THE COTTAGES AT PARKER PLACE SUBDIVISION);**

**AND REZONE FROM THE R-3-8(SHO) ZONE (MULTI-FAMILY RESIDENTIAL ZONE WITH A SENIOR HOUSING OVERLAY, 8 DWELLING UNITS PER ACRE) TO THE R-3-8 ZONE (MULTI-FAMILY RESIDENTIAL ZONE, 8 DWELLING UNITS PER ACRE)**

WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan (“**General Plan**”) in 2023, 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 Dave Tolman (“**Applicant**”), on behalf of the property owner, for approximately 2.17 acres of property located at approximately 7398 South Redwood Road concerning *The Cottages at Parker Place Subdivision* (“**Application**”, or “**Property**”) for, in part, a Zoning Map amendment or rezone to change the zoning designation from the R-3-8(SHO) Zone (Multi-Family Residential Zone with a Senior Housing Overlay, 8 Dwelling Units Per Acre) to the R-3-8 Zone (Multi-Family Residential Zone, 8 Dwelling Units Per Acre) (“**Rezone**”); and

WHEREAS, the Property is currently designated as Medium Density Residential on the existing Future Land Use Map and is proposed to remain as Medium Density Residential on the Future Land Use Map; and

WHEREAS, on November 14, 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 December 20, 2023, a committee of the whole (work session) was held on January 17, 2024, and an additional public meeting was held on January 24, 2024, 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 future 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 protects 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-3-8(SHO) Zone (Multi-Family Residential Zone with a Senior Housing Overlay, 8 Dwelling Units Per Acre) to the R-3-8 Zone (Multi-Family Residential Zone, 8 Dwelling Units Per Acre), as per the legal description in “Attachment 1”, which is attached hereto. Despite the change in zoning, the lots shall be developed according to the Amended Development Plan for the Cottages at Parker Place (“Amended Development Plan”).


**Section 2. Applicability of Building Design Elements.** In accordance with Utah Code Ann. Section 10-9a-534(3)(d, h), and at the request of the Applicant, and in consideration for the previous increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Amended Development Plan, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

**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 not become effective unless the City Council, in its sole legislative discretion, subsequently approves Ordinance 23-43 (approving the Amended Development Plan). If Ordinance 23-43 is approved, 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 JANUARY 2024.

CITY OF WEST JORDAN

By:   
\_\_\_\_\_  
Zach Jacob  
Council Chair

ATTEST:

   
\_\_\_\_\_  
Cindy M. Quick, MMC  
Council Office Clerk

(Continued on the following pages)


**Voting by the City Council**

**"YES"      "NO"**

Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Chad Lamb	~ absent ~	
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JANUARY 25, 2024.**

Mayor's Action:   X   Approve             Veto

By:         Jan 25, 2024    
Mayor Dirk Burton      Date

**ATTEST:**

   
Tangee Sloan, CMC  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 24-06.

       The Mayor vetoed Ordinance No. 24-06 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

       Ordinance No. 24-06 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   29th   day of   January   2024. 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. 24-06**

**AN ORDINANCE FOR APPROXIMATELY 2.17 ACRES OF PROPERTY LOCATED AT 7398  
SOUTH REDWOOD ROAD (THE COTTAGES AT PARKER PLACE SUBDIVISION);  
AND REZONE FROM THE R-3-8(SHO) ZONE (MULTI-FAMILY RESIDENTIAL ZONE WITH  
A SENIOR HOUSING OVERLAY, 8 DWELLING UNITS PER ACRE) TO THE R-3-8 ZONE  
(MULTI-FAMILY RESIDENTIAL ZONE, 8 DWELLING UNITS PER ACRE)**

**LEGAL DESCRIPTION:**

Lots 1-15, The Cottages at Parker Place Subdivision  
(including Parcel A)

# Ordinance No. 24-06 Cottages at Parker Place Rezone Updated 011924

Final Audit Report

2024-01-29

Created:	2024-01-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAdSFj8YmG_iZadDnD9iseYks6S0kFFIV4

## "Ordinance No. 24-06 Cottages at Parker Place Rezone Update d 011924" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2024-01-25 - 6:43:29 PM GMT- IP address: 73.98.254.78
-  Document emailed to zach.jacob@westjordan.utah.gov for signature  
2024-01-25 - 6:47:53 PM GMT
-  Email viewed by zach.jacob@westjordan.utah.gov  
2024-01-25 - 6:59:57 PM GMT- IP address: 172.59.152.194
-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob  
2024-01-25 - 7:00:56 PM GMT- IP address: 172.59.152.138
-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
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-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
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-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
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-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2024-01-25 - 7:51:11 PM 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


2024-01-25 - 8:52:18 PM GMT- IP address: 174.204.3.197

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

Signature Date: 2024-01-25 - 8:52:20 PM GMT - Time Source: server- IP address: 174.204.3.197

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

2024-01-29 - 5:22:09 PM GMT- IP address: 207.225.200.66

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

Signature Date: 2024-01-29 - 5:24:33 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2024-01-29 - 5:24:33 PM GMT