

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 24-07

**AN ORDINANCE APPROVING THE AMENDED DEVELOPMENT PLAN
FOR THE COTTAGES AT PARKER PLACE SUBDIVISION,
LOCATED AT 7398 SOUTH REDWOOD ROAD, IN AN R-3-8 ZONE**

WHEREAS, the original preliminary development plan for The Cottages at Parker Place Subdivision was adopted by the City Council on January 10, 2018.

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 a development plan amendment (“**Amended Development Plan**”); 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 Amended Development Plan; 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 Amended Development Plan; 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 Amended Development Plan.

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

Section 1. Approval and Applicability. The Amended Development Plan (for The Cottages at Parker Place Subdivision, located at 7398 South Redwood Road), attached as Attachment 1, is approved. Therefore, the Property shall hereafter be subject to the Amended Development Plan, the City Code, and all other pertinent City regulations, policies, and standards. Recorded plats shall continue to be applicable, along with all the additional and (in some instances) more stringent requirements of the Amended Development Plan, including, but not limited to, all setback, parking, and storm drain requirements.

Section 2. Tot Lot and Parking Lot in Perpetuity; Prohibited Parking on Drake Lane. The tot lot and parking lot identified in the Amended Development Plan, on what was identified as Lot 12 on the original recorded plat for the Property, shall be maintained by the Homeowners Association or collectively by all the lot owners of the Property in perpetuity. On-street parking on Drake Lane shall be prohibited in the areas identified in the Amended Development Plan.

Section 3. Legal Nonconforming Nature of Certain Lots. Lots 7 through 11 inclusive and Lots 13 and 14, as identified on the original recorded plat for the Property, shall be treated as legal nonconforming lots pursuant to West Jordan City Code Section 13-9-4 or successor provisions.

Section 4. 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 5. Effective Date. This Ordinance shall not become effective unless the City Council, in its sole legislative discretion, has previously approved Ordinance 23-42 (approving the zone change for the Property). If Ordinance 23-42 has been previously 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 24TH DAY OF JANUARY 2024.

CITY OF WEST JORDAN

By: 
Zach Jacob
Council Chair

ATTEST:


 
Cindy M. Quick, MMC
Council Office Clerk

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 Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<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"/>
Council Member Bob Bedore	<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. 24-07.

 The Mayor vetoed Ordinance No. 24-07 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-07 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. 24-07**

**AN ORDINANCE APPROVING THE AMENDED DEVELOPMENT PLAN
FOR THE COTTAGES AT PARKER PLACE SUBDIVISION,
LOCATED AT 7398 SOUTH REDWOOD ROAD, IN AN R-3-8 ZONE**

**The Amended Development Plan for The Cottages at Parker Place Subdivision
(See the attached pages.)**

Revised Preliminary Development Plan

(Original Plan: The Cottages at Parker Place

□ **Approved January 10, 2017)**

Parker Place

**A Fourteen Lot Residential Planned
Development**

West Jordan, UT

Rochelle DB-3 LC

Liberty Homes

9075 South 1300 East

Suite 201

Sandy, UT 84094

(801) 839-4898

Draft: January 19, 2024

Revised per City Council Comments

Parker Place, known as The Cottages at Parker Place in the past, is a fourteen-lot subdivision by Liberty Homes. Liberty Homes purchased the property roughly two years ago, has made subdivision improvements, and has been attempting to sell homes for eighteen months.

Parker Place was approved as an R-3-8 (SHO), or Senior Housing Overlay, property that limits the occupancy of the homes, requiring at least one person who is 55 years or older. It also limits the maximum number of bedrooms to two.

Liberty Homes has submitted a zone change to remove the SHO designation and lift the restrictions on age and bedrooms. If approved, the property zoning would be R-3-8, and Liberty Homes could sell to families of any age and build homes with more than two bedrooms.

EXISTING CONDITIONS

The figure below is a Google Earth screen capture where the photo is dated May 29, 2023. Parker Place, shown within the red boundary, has most of the required subdivision improvements; six homes have been fully constructed and two additional foundations have been poured. Six lots that have not been improved.



PROPOSED DEVELOPMENT PLAN

Existing Six Completed Homes (Lots 1 – 6):

Liberty Homes proposes to sell the fully constructed six homes as is except that full yard landscaping will be installed prior to occupancy. The Parker Place HOA will maintain the front yard landscaping.

Existing Two Poured Foundations (Lots 9 – 10):

Liberty Homes will complete the construction of the homes on Lots 9 and 10, and landscape the full yards. The Parker Place HOA will maintain front yard landscaping.

Unimproved Six Lots (Lots 7, 8 and 11-14):

Lot 12 will be reserved for parking and recreation space. The next section will discuss the improvements for Lot 12.

Lots 7, 8, 11, 13 and 14 will be developed with new homes. The following section will discuss the architecture proposed for the new lots.

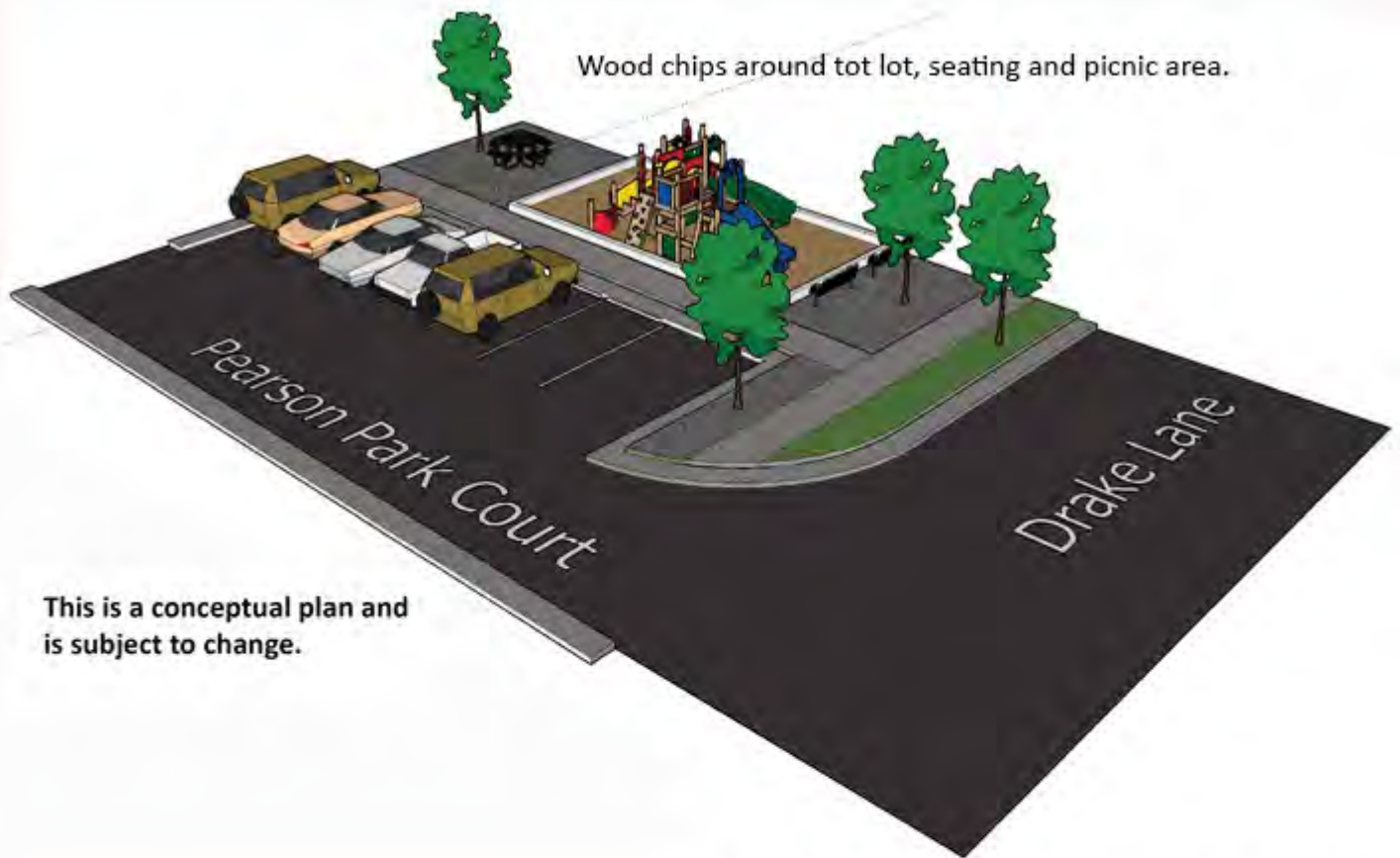
Liberty Homes landscape the full yards. The Parker Place HOA will maintain the front yard landscaping.

Lot 12 Improvement: Off-Street Parking and Recreation

The original The Cottages at Parker Place did not plan for off-street parking and recreation space. With either families or age-restricted buyers, guest parking is needed.

As a concession if SHO is removed, Lot 12, which was initially planned as a residential lot, will be converted to off-street parking and recreation and owned and maintained by the HOA.

Exhibit 2 is a conceptual plan for parking and recreation.



This is a conceptual plan and is subject to change.

Lot 12 Conceptual Plan

Seven (7) Parking Spaces

Sidewalk

Playground Structure

Picnic Table

Park Benches

Shade Trees

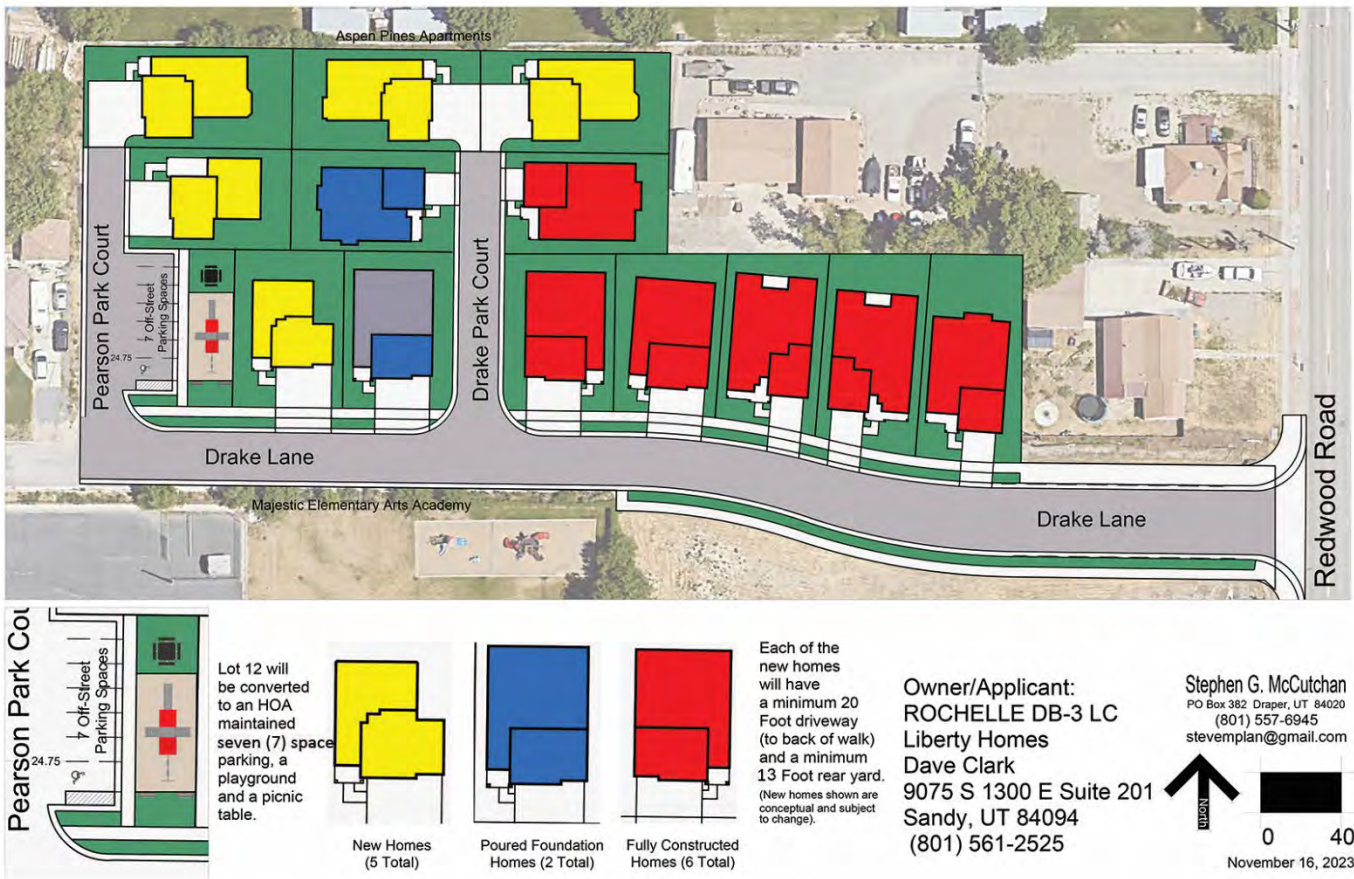
Stephen G. McCutchan
PO Box 382 Draper, UT 84020
(801) 557-6945
stevemplan@gmail.com

Exhibit 2

Parker Place Conceptual Plan

The street locations and lots for Parker Place were established through The Cottages at Parker Place Final Development Plan. Six homes have been fully constructed and two lots have poured foundations. Lot 12 will be converted to an off-street parking area and a recreation space. The following exhibit is the Conceptual Plan for Parker Place, illustrating the fully constructed homes in red, the poured foundations in blue and the new homes in yellow.

The new home footprints shown are conceptual and subject to change within the setback limits established herein and other West Jordan planning and building requirements.



Setbacks

The property owner/builder agrees to the following minimum building setbacks:

- New construction on Lots 7, 8, 11, 13 and 14 will have:
 - Minimum front yard setbacks of 20 Feet.
 - Minimum side yard setbacks shall be 5 feet.
 - Minimum rear yard setbacks shall be 13 feet.

Drake Lane On-Street Parking Management

Drake Lane is a city street owned and maintained by the City of West Jordan. Passing through The Cottages at Parker Place, it continues to provide access to several parcels, including the Drake Family Farms, a Utah Century Farm that has “continuously operated by the same family for at least 100 years. Six generations of the Drake Family have farmed at this site in West Jordan, Utah”. (Source: <https://www.drakefamilyfarms.com/utah/about>).

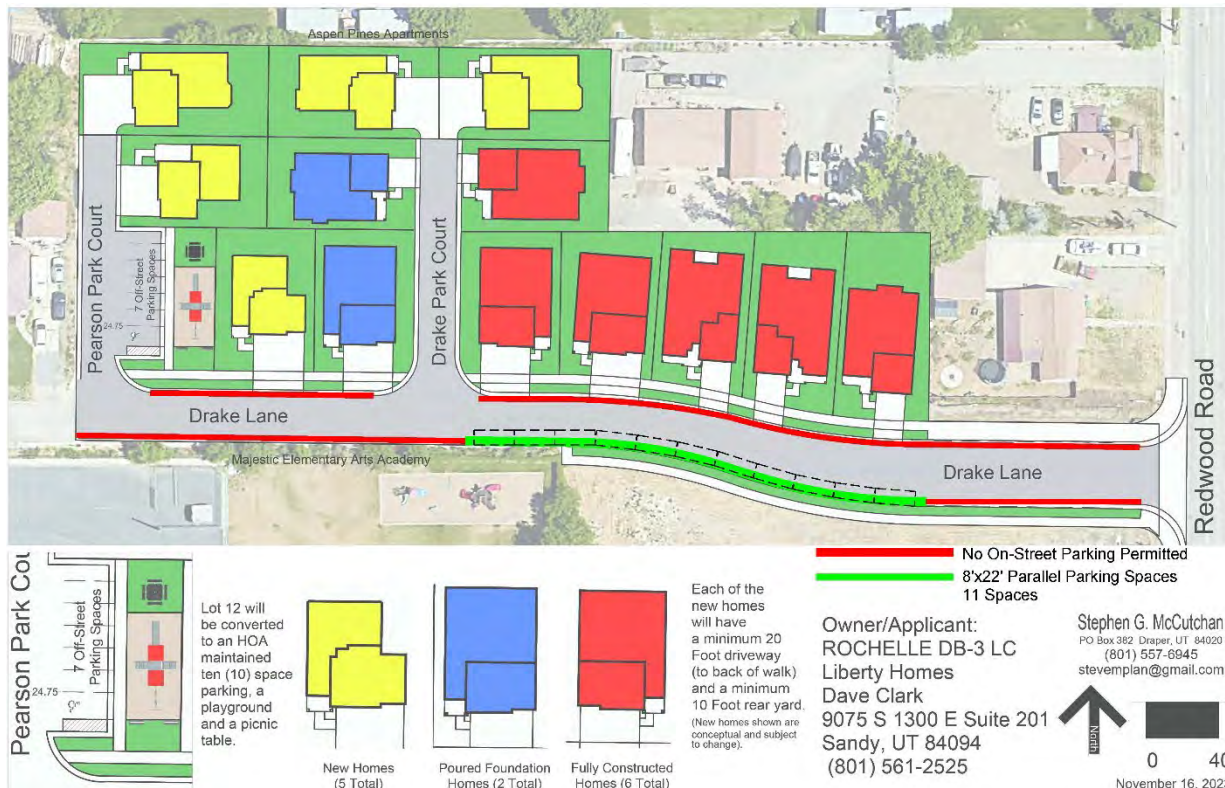
It is important that on-street parking be managed to ensure that continuous public access to the Drake Family Farm will be maintained, including large service trucks essential to the farm’s operations.

On-street parking will be limited to a portion of the south side of Drake Lane, as shown in the following exhibit. The area where parking is permitted is shown in green, where eleven (11) parallel parking spaces are delineated.

Parking is not permitted on the remainder of Drake Lane, as shown by the red line.

The developer will post City-approved “No Parking” signs to illustrate to residents and the public where on-street parking is not permitted.

The parking allowed on Drake Lane does not change the restricted parking requirements of City Code Section 7-3-10, which prohibits parking on city streets “when it is snowing or snow is on the street from November 1 and ending April 30 of the following year.”



New Homes Architectural Conceptual Elevation and Floor Plans

At this time, there are four additional plans available for the five remaining lots. Additional home plans may be available at a later date.

The available plans are:

Katalla

Columbia

Emery

Rockwell.

These plans will be available with both two and three-car garages.

Katalla

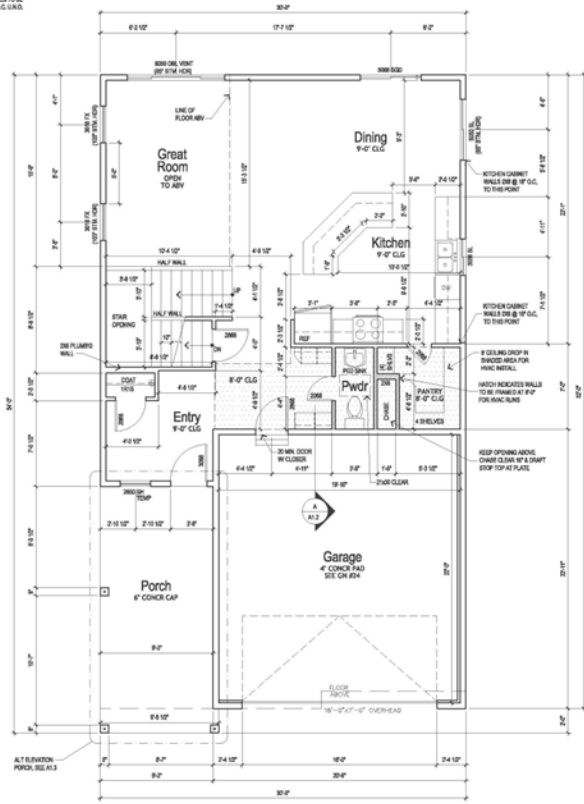
Conceptual Elevations



Katalla

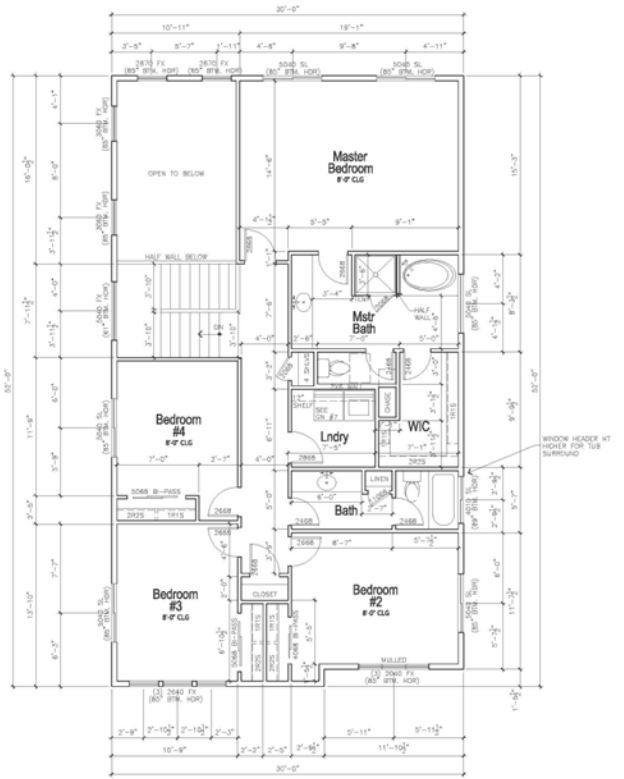
Floor Plans

NOTE:
ALL EXTERIOR WALLS TO BE
20 WALLS @ 8" C.C. UNCL.



First Floor

NOTE:
ALL EXTERIOR WALLS TO BE
20 WALLS @ 8" C.C. UNCL.



Second Floor

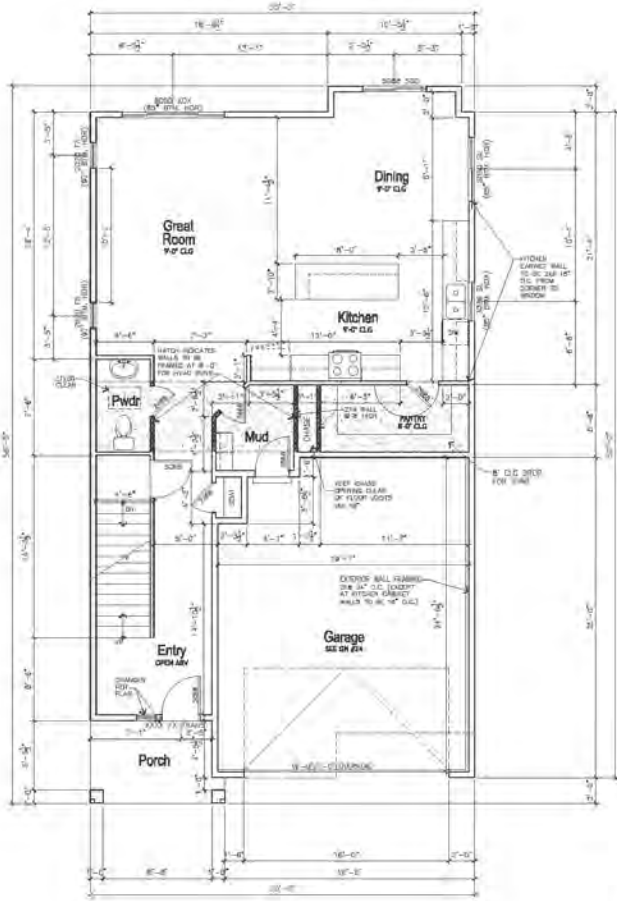
Columbia

Conceptual Elevations

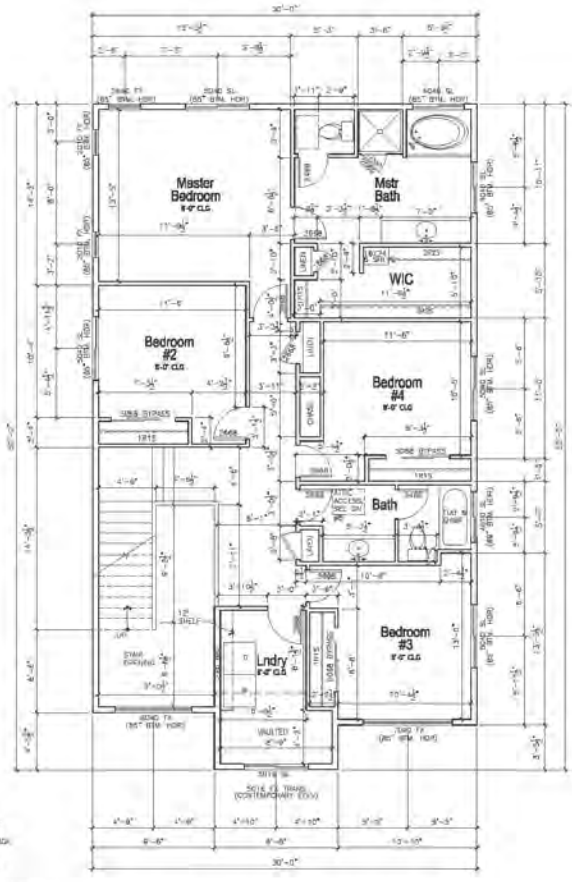


Columbia

Floor Plans



First Floor



Second Floor

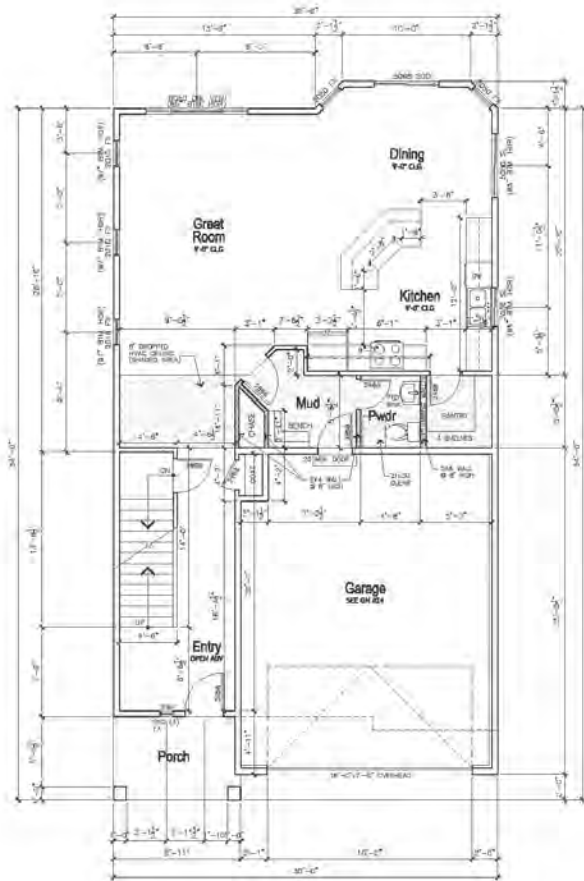
Emery

Conceptual Elevations

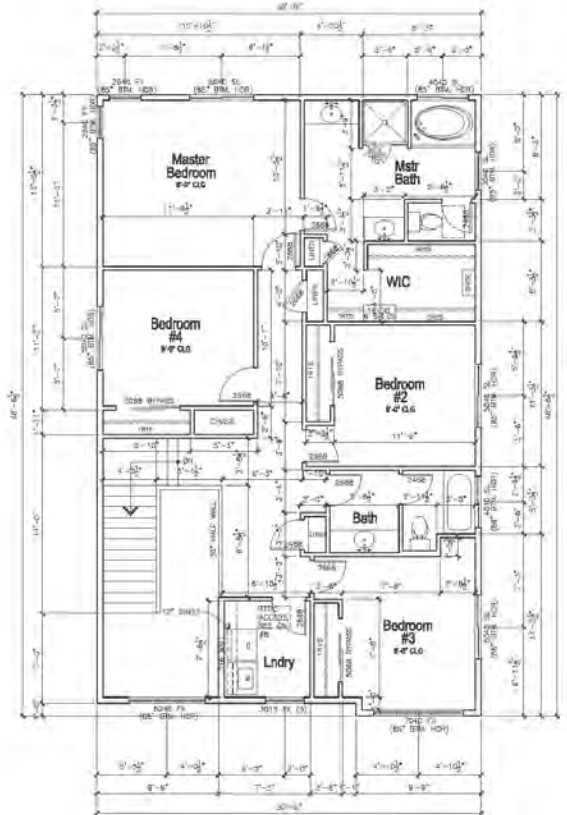


Emery

Floor Plans



First Floor



Second Floor

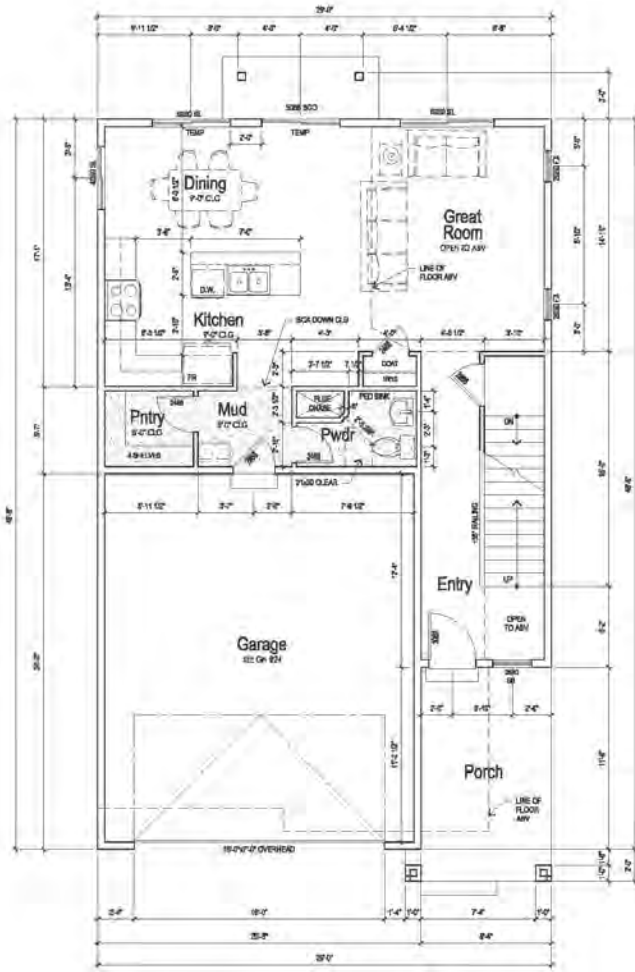
Rockwell

Conceptual Elevations

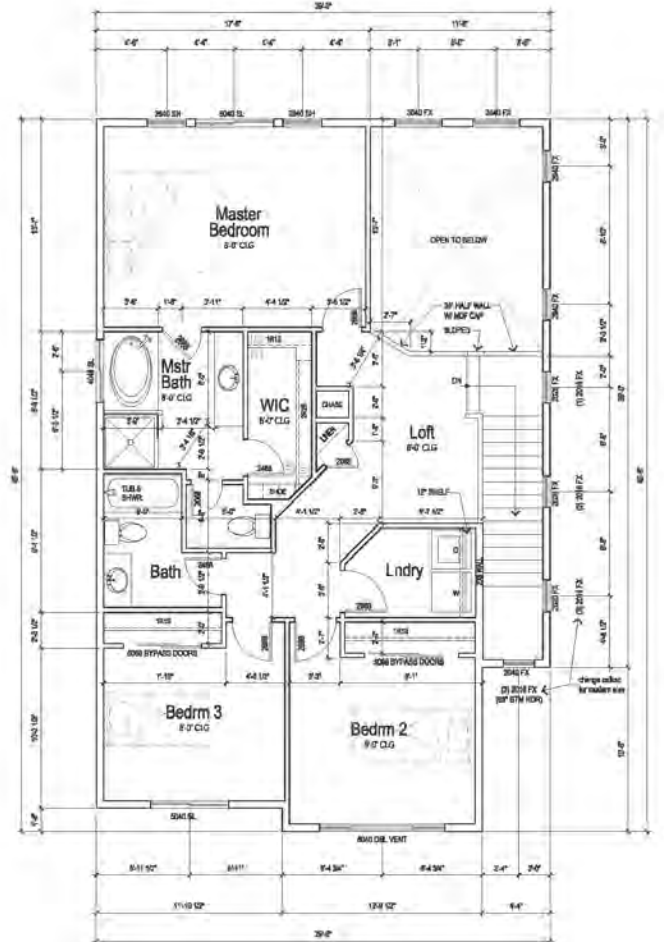


Rockwell

Floor Plans



First Floor



Second Floor




Ordinance No. 24-07 Cottages at Parker Place Amended Development Plan Updated 011924

Final Audit Report

2024-01-29

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By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA20PW7JEX0QW21JIErC1GiDzKs2CTXeAT

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 Agreement completed.

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