Recording Requested By and
When Recorded Return to:

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 26-12

AN ORDINANCE FOR APPROXIMATELY 1.21 ACRES OF PROPERTIES LOCATED AT 2659 WEST 7000 SOUTH AND 2660 WEST BEVERLY GLEN AVENUE, IDENTIFIED AS ROLFE SUBDIVISION; AND

AMENDING THE ZONING MAP FOR ROLFE SUBDIVISION

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 ("**General Plan Land Use Map**" or "**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 Kim Rolfe ("**Applicant/Owner**") for approximately 1.21 acres of real property, **Parcel Numbers 21-28-201-053-0000 and 21-28-201-054-0000,** located at 2659 West 7000 South and 2660 West Beverly Glen Avenue ("**Property**" or "**Rolfe Subdivision**"), for a ***Rezone*** from the RR-.5D (Rural Residential half-acre minimum lots) Zone and the R-1-10D (Single-family residential 10,000 square foot lots minimum) Zone to the R-1-10 (Single-family residential 10,000 square foot lots minimum) Zone ("**Application**" and "**Rezone**"); and

WHEREAS, on February 3, 2026, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the Rezone, based upon the criteria in City Code Section 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on February 24, 2026, concerning the Rezone; and the City Council has reviewed and considered the Rezone; 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, a ***Rezone is approved*** from the RR-.5D (Rural Residential half-acre minimum lots) Zone and the R-1-10D (Single-family residential 10,000 square foot lots minimum) Zone to the R-1-10 (Single-family residential 10,000 square foot lots minimum) Zone, as per the legal description in "Attachment A".

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 24TH DAY OF FEBRUARY 2026.

CITY OF WEST JORDAN

By: Bob Bedore (Mar 3, 2026 16:04:59 MST)
Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☒	☐
Vice Chair Jessica Wignall	☒	☐
Council Member Annette Harris	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	☒	☐
Council Member Kayleen Whitelock	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 3, 2026

Mayor's Action: X Approve _____ Veto

By: _____ Mar 3, 2026
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 26-12.

_____ The Mayor vetoed Ordinance No. 26-12 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-12 became effective by operation of law without the Mayor's approval or disapproval.

_____

Tangee Sloan, MMC, UCC
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 16th day of March 2026. 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, MMC, UCC
City Recorder

[Attachment on the following page(s).]

Attachment A to
ORDINANCE NO. 26-12

AN ORDINANCE FOR APPROXIMATELY 1.21 ACRES OF PROPERTIES LOCATED AT 2659 WEST 7000 SOUTH AND 2660 WEST BEVERLY GLEN AVENUE, IDENTIFIED AS ROLFE SUBDIVISION; AND

AMENDING THE ZONING MAP FOR ROLFE SUBDIVISION

LEGAL DESCRIPTION:

Parcel Numbers 21-28-201-053-0000 and 21-28-201-054-0000

A COMBINED PARCEL OF LAND CONSISTING ALL OF SALT LAKE COUNTY PARCEL NUMBER(S) 21-28-201-053 AND 21-28-201-054, SAID PARCELS DESCRIBED IN A WARRANTY DEED, ENTRY NUMBER 9390904 AND A SPECIAL WARRANTY DEED, ENTRY NUMBER 14354355, SAID DESCRIBED PARCELS ALSO BEING ALL OF LOT 2, STEADMAN ESTATES SUBDIVISION, PLAT ENTRY NUMBER 2039106, AND LOT 3, BEVERLY GLEN SUBDIVISION, PLAT ENTRY NUMBER 3320588, DOCUMENTS AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID COMBINED PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST JORDAN CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP, RING AND LID STREET MONUMENT (SLCO 21282035), SOUTHEASTERLY OF SAID LOT 3, LOCATED IN BEVERLY GLEN AVENUE, THENCE SOUTH 89°54'20” WEST 138.62 FEET, THENCE NORTH 21.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, A POINT ON A 2430.33 FOOT NON-TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEARS NORTH 03°47'00" EAST 2160.75 FEET FROM A FOUND 2 INCH BRASS CAP RING / LID MONUMENT MARKING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) 33.03 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 00°46'44 (CHORD BEARS SOUTH 86°14'50” WEST 33.03 FEET) TO THE BEGINNING OF A 2380.33 FOOT REVERSE CURVE TO THE RIGHT, (2) 57.12 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 01°22'30” (CHORD BEARS SOUTH 86°38'27” WEST 57.12 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°10'15” WEST 169.32 FEET ALONG THE WEST LINE OF SAID LOT 3 AND MORE OR LESS ALONG AN EXISTING VINYL FENCE LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°54'20” WEST 8.03 FEET ALONG SAID SOUTH LINE LINE AND AN EXISTING WIRE FENCE LINE TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°01'15” WEST 312.82 FEET ALONG AN EXISTING WOOD FENCE LINE AND THE PROJECTION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°54'20” EAST 120.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°01'15” EAST 312.82 FEET ALONG THE EAST FACE OF AN EXISTING MASONRY BLOCK WALL AND THE EXTENSION THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°54'20” WEST 21.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°10'15” EAST 163.96 FEET ALONG THE EAST LINE OF SAID LOT 3 AND MORE OR LESS ALONG AN EXISTING VINYL FENCE LINE TO THE POINT OF BEGINNING.

OVERALL / COMBINED PARCEL CONTAINS: 52547 S.F. / 1.21 AC +/-

Ordinance No. 26-12 Kim Rolfe Rezone

Final Audit Report 2026-03-16

Created:	2026-03-03
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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"Ordinance No. 26-12 Kim Rolfe Rezone" History

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