

**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. 24-17

**AN ORDINANCE FOR APPROXIMATELY 16.36 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 1996 & 1986 WEST GARDNER LANE,
IDENTIFIED AS PIERSON FARMS PROJECT; AND**

AMENDING THE ZONING MAP FOR PIERSON FARMS PROJECT

Parcel Numbers 27-03-126-007 and 21-34-352-005

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“**General Plan**”) in 2024, as amended, which provides for a general plan 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 John Gassman and McArthur Homes, Inc., a Utah Domestic Corporation (“**Applicant**”) for approximately 16.36 acres of property located at approximately 1996 & 1986 West Gardner Lane, Parcel Numbers 27-03-126-007 and 21-34-352-005 (“**Application**”, “**Property**”, or “**Pierson Farms Project**”), for a Zoning Map amendment or rezone for the Property *from A-1 (Agriculture 1- acre lots) Zone to R-1-8 (Single-family Residential 8,000 square foot minimum lots) Zone* (“**Rezone**”); and

WHEREAS, on March 5, 2024, 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-6A; and

WHEREAS, a public hearing was held before the City Council on April 24, 2024 concerning the Rezone; and

WHEREAS, 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, the Zoning Map is amended by changing the zoning designation *from A-1 (Agriculture 1- acre lots) Zone to R-1-8 (Single-family Residential 8,000 square*

foot minimum lots) Zone, as per the legal description in “Attachment 1”, which is attached hereto (**Parcel Numbers 27-03-126-007 and 21-34-352-005**).


Section 2. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-9a-534(3)(d, h), and other applicable and successor provisions, and at the request of the Applicant, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Concept Site Plans, 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 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 APRIL 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	~ absent ~	
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 type="checkbox"/>	<input checked="" type="checkbox"/>

(Continued on the following pages)

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

Mayor's Action: X Approve Dirk Burton Veto

By: Dirk Burton
Mayor Dirk Burton

 Apr 26, 2024
Date

ATTEST:

 Tangee Sloan


Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-17.


 The Mayor vetoed Ordinance No. 24-17 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-17 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 29th day of April , 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

Tangee Sloan
City Recorder

**Attachment 1 to
ORDINANCE NO. 24-17**

**AN ORDINANCE FOR APPROXIMATELY 16.36 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 1996 & 1986 WEST GARDNER LANE,
IDENTIFIED AS PIERSON FARMS PROJECT; AND**

AMENDING THE ZONING MAP FOR PIERSON FARMS PROJECT

Parcel Numbers 27-03-126-007 and 21-34-352-005

LEGAL DESCRIPTION:

A part of the Southwest Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian and the Northwest Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located on the northerly Right-of-way line of Gardner Lane (8600 South), said point also being located N89°54'27"W 1155.91 along the Section line and S0°05'33"W 333.37 feet from the South Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base & Meridian; thence along said Right-of-way N89°34'25"W 6.14 feet to the easterly deed line as described in Quit Claim Deed recorded as Entry #13274207; thence along said deed the following five (5) courses: (1) N00°25'35"E 185.63 feet; thence (2) N69°35'11"W 167.80 feet; thence (3) Southwesterly along the arc of a non-tangent curve to the right having a radius of 225.71 feet (radius bears: N67°53'47"W) a distance of 46.08 feet through a central angle of 11°41'50" Chord: S27°57'08"W 46.00 feet; thence (4) Southerly along the arc of a non-tangent curve to the left having a radius of 182.22 feet (radius bears: S56°12'02"E) a distance of 107.49 feet through a central angle of 33°47'56" Chord: S16°54'00"W 105.94 feet; thence (5) South 100.60 feet to said northerly Right-of-way line of Gardner Lane (8600 South); thence along said Right-of-way N89°34'25"W 147.10 feet; thence N02°31'00"W 148.60 feet; thence N26°00'00"W 197.00 feet; thence along said existing fence line the following four (4) courses: (1) N29°30'00"W 146.86 feet; thence (2) N33°15'00"W 156.51 feet; thence (3) Northerly along the arc of a non-tangent curve to the right having a radius of 339.50 feet (radius bears: N53°47'30"E) a distance of 226.59 feet through a central angle of 38°14'27" Chord: N17°05'16"W 222.41 feet; thence (4) N00°55'30"W 113.30 feet; thence N19°08'00"W 192.60 feet; thence N33°00'00"W 152.13 feet; thence N89°54'27"E 827.63 feet more or less to and along an existing fence line to the westerly deed line as described by Special Warranty Deed recorded as Entry #12941056; thence more or less to and along the westerly deed lines as described by Warranty Deed recorded as Entry #13743714, Quit Claim Deed recorded as Entry #13567838, Warranty Deed recorded as Entry #13986524, Quit Claim Deed recorded as Entry #10321544, Warranty Deed recorded as Entry #14158030, Quit Claim Deed recorded as Entry #9983849 and a Warranty Deed recorded as Entry #13224387 S00°05'33"W 1223.69 feet to the point of beginning.







Ordinance No. 24-17 Zoning Map Amendment for Pierson Farms


Final Audit Report

2024-04-29

Created:	2024-04-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeDR3cU-8zqEDJtFOHgMdeo9TUuU1DOT3

"Ordinance No. 24-17 Zoning Map Amendment for Pierson Farms" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2024-04-25 - 6:05:49 PM GMT- IP address: 73.98.254.78
-  Document emailed to zach.jacob@westjordan.utah.gov for signature
2024-04-25 - 6:10:36 PM GMT
-  Email viewed by zach.jacob@westjordan.utah.gov
2024-04-26 - 1:06:38 AM GMT- IP address: 172.59.153.37
-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob
2024-04-26 - 1:07:34 AM GMT- IP address: 172.59.153.37
-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)
Signature Date: 2024-04-26 - 1:07:36 AM GMT - Time Source: server- IP address: 172.59.153.37
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature
2024-04-26 - 1:07:37 AM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2024-04-26 - 4:34:19 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
Signature Date: 2024-04-26 - 4:34:28 PM GMT - Time Source: server
-  Document emailed to dirk.burton@westjordan.utah.gov for signature
2024-04-26 - 4:34:29 PM GMT
-  Email viewed by dirk.burton@westjordan.utah.gov
2024-04-26 - 8:48:12 PM GMT

 Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton


2024-04-26 - 8:48:48 PM GMT

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


Signature Date: 2024-04-26 - 8:48:50 PM GMT - Time Source: server

 Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature


2024-04-26 - 8:49:04 PM GMT

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

2024-04-27 - 5:02:44 PM GMT

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

2024-04-29 - 6:51:09 PM GMT

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

Signature Date: 2024-04-29 - 6:53:37 PM GMT - Time Source: server

 Agreement completed.

2024-04-29 - 6:53:37 PM GMT