

**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. 24-18

**AN ORDINANCE FOR APPROXIMATELY 9.75 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 7220 SOUTH 1300 WEST,
IDENTIFIED AS TAYLOR FARMS PROJECT; AND**

AMENDING THE ZONING MAP FOR TAYLOR FARMS PROJECT

Parcel Numbers 21-27-276-021 and 21-27-276-022

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 Robbie Thomson and Utah Land Co, LLC, a Utah Domestic Limited Liability Company (“**Applicant**”) for approximately 9.75 acres of property located at approximately 7220 South 1300 West, Parcel Numbers 21-27-276-021 and 21-27-276-022 (“**Application**”, “**Property**”, or “**Taylor Farms Project**”), for a Zoning Map amendment or rezone for the Property *from A-5 (Agriculture 5- acre lots) Zone to R-1-8 (Single-family Residential 8,000 square foot minimum lots) Zone* (“**Rezone**”); and

WHEREAS, on March 19, 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-5 (Agriculture 5- 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 21-27-276-021 and 21-27-276-022**).

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 checked="" type="checkbox"/>	<input type="checkbox"/>

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. 24-18.

 The Mayor vetoed Ordinance No. 24-18 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-18 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. 24-18**

**AN ORDINANCE FOR APPROXIMATELY 9.75 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 7220 SOUTH 1300 WEST,
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LEGAL DESCRIPTION:

Beginning at a point which is South 0°04'10" East 1,608.59 feet along the section line and South 89°56'42" West 33.00 feet from the Northeast Corner of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°04'10" East 185.01 feet; thence Northwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°55'50" West and the chord bears North 45°05'18" West 21.22 feet with a central angle of 90°02'16"); thence South 89°53'34" West 171.87 feet; thence South 00°05'15" East 159.83 feet; thence South 89°56'42" West 1,100.17 feet; thence North 00°04'10" West 330.00 feet; thence North 89°56'42" East 1,287.00 feet to the point of beginning.
Contains 394,878 Square Feet or 9.065 Acres












Ordinance No. 24-18 Taylor Farms Rezone

Final Audit Report

2024-04-29

Created:	2024-04-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC1aaLgbGD598iWL3F8ABYkMo-5X64u4A

"Ordinance No. 24-18 Taylor Farms Rezone" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Document emailed to zach.jacob@westjordan.utah.gov for signature
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-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob
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-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)
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-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Document emailed to dirk.burton@westjordan.utah.gov for signature
2024-04-26 - 4:34:09 PM GMT
-  Email viewed by dirk.burton@westjordan.utah.gov
2024-04-26 - 8:48:57 PM GMT
-  Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton
2024-04-26 - 8:49:20 PM GMT

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

Signature Date: 2024-04-26 - 8:49:22 PM GMT - Time Source: server

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2024-04-29 - 6:53:49 PM GMT

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

Signature Date: 2024-04-29 - 6:54:21 PM GMT - Time Source: server

 Agreement completed.

2024-04-29 - 6:54:21 PM GMT