

**THE CITY OF WEST JORDAN, UTAH  
ORDINANCE NO. 24-35**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(AMENDING LOT LINE ADJUSTMENT PROCEDURES);  
AMENDING SECTION 14-3-14**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“Council” or “City Council”) desires to amend Section 14-3-14 (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing and provided a recommendation on June 18, 2024, regarding the proposed City Code amendments, which are all land use regulations in the land use titles; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;
2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;
3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and
4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on August 27, 2024, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

**Section 1. Amendment of City Code Provisions.** City Code Section 14-3-14 is amended as shown in Attachment 1 (legislative version and clean version) to this Ordinance.

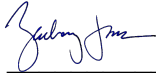
**Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**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.

*(See next page)*

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
27TH DAY OF AUGUST 2024.

CITY OF WEST JORDAN

By:   
Zach Jacob  
Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

	<b>"YES"</b>	<b>"NO"</b>
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 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 AUGUST 28, 2024.**

Mayor's Action:   X   Approve             Veto

By:   
Mayor Dirk Burton

  Aug 29, 2024    
Date

ATTEST:

   
Tangee Sloan, CMC  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 24-35.

       The Mayor vetoed Ordinance No. 24-35 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

       Ordinance No. 24-35 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 30th day of August 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 pages)*

**Attachment 1 to**  
**ORDINANCE NO. 24-35**  
**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE**  
**(AMENDING LOT LINE ADJUSTMENT PROCEDURES);**  
**AMENDING SECTION 14-3-14**

*(See the following pages for the legislative version and the clean version)*

**14-3-4: LOT LINE ADJUSTMENTS:**

A. Requirements for Approval: Lot line adjustments may be approved by the zoning administrator; provided, that:

1. At least one or more of the properties is a lot in a recorded subdivision;
- ~~2.~~ No property or part of a property needed to meet the width, yard, area, coverage, parking, frontage or other requirements for a building lot may be transferred, sold, bequeathed, or leased apart from such lot, unless other space so complying is provided;
- ~~23.~~ No land shall be sold which will result in a lot being created for building purposes that does not comply with the requirements of the city's land use regulations zoning ordinance;
- ~~34.~~ The lot line adjustment will not affect any street right of way; and
- ~~45.~~ The lot line adjustment will not create any new lots; and
6. The lot line adjustment otherwise complies with all other requirements of law, including Utah Code Subsections 10-9a-523(2) and 10-9a-608(5) or related or successor provisions.

B. Application Requirements: Applications for lot line adjustments shall be submitted to the zoning administrator community development department and shall include the following:

1. A completed application form and checklist, including a statement of indemnification to the city and certification of compliance with all the requirements of this section, signed and filed jointly by all the owners of the two (2) or more affected lots or parcels;
2. ~~A fee~~ Payment of a fee, as established by ~~resolution of~~ the city council in the consolidated fee schedule;
3. ~~Three (3) An electronic PDF copies copy~~ of a survey, prepared by a licensed land surveyor or professional engineer, illustrating all relevant information described in the lot line adjustment application form and checklist showing the two (2) affected lots, the location of existing buildings on the lots, the proposed location of the new lot line, and the size of the two (2) lots before and after the lot line adjustment. ~~The survey shall be accurately drawn to scale and shall be certified by the surveyor or engineer who prepared it;~~ and
4. An agreement or deed, in a form acceptable to the city, between and signed by all the record owners of the adjoining lots consenting to relocation of the property boundary line. (2001 Code § 87-3-104; amd. 2009 Code; Ord. 19-51, 12-11-2019, Effective at 12 noon on January 6, 2020)

C. Zoning Administrator Approval and Recording of Notice of Approval: The following requirements apply:

1. The zoning administrator shall consult with other appropriate city staff and shall review the lot line adjustment application;
2. The zoning administrator shall approve a lot line adjustment application if the exchange of title will not result in a violation of any land use regulation;
3. If a lot line adjustment application is approved, the city shall record a notice of lot line adjustment approval in the office of the county recorder which:
  - a. Is approved by the zoning administrator; and
  - b. Recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and
4. A notice of lot line adjustment approval recorded under this Subsection C does not act as a conveyance of title to real property.

D. Recording of Documents to Convey Title Between Property Owners: If the lot line adjustment application is approved by the zoning administrator in accordance with Subsection C, the owners of record of adjoining properties may:

1. Record the approved survey at the county offices; and
2. Exchange title to the portions of the properties identified in the approved survey and approved lot line adjustment, by recording, at the county recorder's office, the appropriate agreement or deed.

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3. No land shall be sold which will result in a lot being created for building purposes that does not comply with the requirements of the city's land use regulations;
4. The lot line adjustment will not affect any street right of way;
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3. An electronic PDF copy of a survey, prepared by a licensed land surveyor, illustrating all relevant information described in the lot line adjustment application form and checklist; and
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# Ordinance No. 24-35 Amend Section 14-3-14 Lot Line Adjustment Procedures

Final Audit Report

2024-08-30

Created:	2024-08-28
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzCyilPBhd7ZKybbray2AMYadHMFfXVSx


## "Ordinance No. 24-35 Amend Section 14-3-14 Lot Line Adjustm ent Procedures" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2024-08-28 - 10:16:57 PM GMT
-  Document emailed to zach.jacob@westjordan.utah.gov for signature  
2024-08-28 - 10:19:30 PM GMT
-  Email viewed by zach.jacob@westjordan.utah.gov  
2024-08-29 - 6:53:33 PM GMT
-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob  
2024-08-29 - 6:53:56 PM GMT
-  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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-  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  
2024-08-29 - 8:33:31 PM GMT
-  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  
2024-08-29 - 9:35:51 PM GMT




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


Signature Date: 2024-08-29 - 9:35:53 PM GMT - Time Source: server

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Signature Date: 2024-08-30 - 4:41:09 PM GMT - Time Source: server

 Agreement completed.

2024-08-30 - 4:41:09 PM GMT