

**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. 24-48

**AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE,
IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND**

**AMENDING THE GENERAL PLAN LAND USE MAP
FOR THE COPPER MEADOWS DEVELOPMENT; AND**

AMENDING THE ZONING MAP FOR THE COPPER MEADOWS DEVELOPMENT

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**”), 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 Barrett Peterson and Peterson Development Company, L.L.C., a Utah Limited Liability Company (“**Applicant**”) and Jones Mountain Estates, LLC, a Utah Limited Liability Company (“**Owner**”) for approximately 76.21 acres of real property, with a maximum density of 4.2 dwelling units per acre (318 dwelling units), located at approximately 8200 South Stokesley Drive (“**Property**” or “**Copper Meadows Development**”) for, in part, *an amendment to the General Plan Land Use Map* for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential; and a *Rezone* from Very Low-Density Single Family Residential Zone (VLSFR), Public Facilities Zone (P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC) (“**Application**”, “**General Plan Land Use Map Amendment**”, “**Rezone**”, and collectively “**General Plan Land Use Map Amendment and Rezone**”); and

WHEREAS, on October 15, 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 General Plan Land Use Map Amendment and Rezone, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on November 20, 2024 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“**Master Development Agreement for the Copper**”

Meadows Development” or “MDA”), should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed, considered, and approved the MDA, subject to the conditions precedent set forth therein, including but not limited to the approval of the General Plan Land Use Map Amendment and 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 General Plan Land Use Map Amendment and Rezone.

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


Section 1. General Plan Land Use Map Amendment and Rezone. For the Property, *the General Plan Land Use Map is approved to be amended* for Copper Meadows from Future Park, Public Facilities, and Very Low-Density Residential to Low-Density Residential; and a *Rezone is approved* from Very Low-Density Single Family Residential Zone (VLSFR), Public Facilities Zone (P-F) and Low-Density Single Family Residential Zone (LSFR) to the Planned Community Zone (PC), as per the legal description in “Attachment 1”, which is attached hereto.

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 4TH DAY OF DECEMBER 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON DECEMBER 6, 2024

Mayor's Action: X Approve Veto

By: Dirk Burton
Mayor Dirk Burton

 Dec 9, 2024
Date

ATTEST:

 Tangee Sloan
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

- The Mayor approved and signed Ordinance No. 24-48.
- The Mayor vetoed Ordinance No. 24-48 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
- Ordinance No. 24-48 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 10th day of December , 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. 24-48**

**AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE,
IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND**

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AMENDING THE ZONING MAP FOR THE COPPER MEADOWS DEVELOPMENT

***LEGAL DESCRIPTION
PREPARED FOR COPPER MEADOWS:***

WEST JORDAN CITY, UTAH

December 6, 2023

22-0322

(JDL)

AS-SURVEYED DESCRIPTIONS

AS-SURVEYED DESCRIPTION PARCEL 1

A part of the N1/2 of the SE1/4 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way of Stokesley Drive, said point also being located S01°01'24"E 59.52 feet along the Section line and S88°58'36"W 71.39 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian; running thence southerly along said right-of-way the following three (3) courses: (1) southeasterly along a 100.00 foot radius curve to the right 88.07 feet through a central angle of 50°27'33" Chord Bearing: S26°17'15"E Chord Length: 85.25 feet; thence (2) S01°01'24"E 479.76 feet to a point on a non-tangent curve; thence southerly along the arc of a non-tangent 525.34 foot radius curve to the right 295.18 feet through a central angle of 32°11'36" Chord Bearing: S15°04'44"W Chord Length: 291.31 feet to a point located at the northeast corner of that certain real property described by a Warranty Deed, recorded as Entry No. 12857173 in Book 10716 at Page 5104-5108 recording date: September 27, 2018 of official records; thence along said Deed the following two (2) courses: (1) S0°53'33"W 324.19 feet; thence (2) N89°58'57"E 126.65 feet to a point on the westerly Subdivision line of Hyde Point Phase 2 Subdivision, recorded as Entry No. 12710075 in Book 2018P at Page 55 recording date: February 5, 2018 of official records; thence southerly along said Subdivision S01°01'24"E 64.95 feet to and along the westerly Subdivision line of Hyde Point Phase 6 Subdivision, recorded as Entry No. 13211775 in Book 2020P at Page 048 recording date: March 6, 2020 of official records to a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office; thence westerly along said Survey N89°30'55"W 2672.05 feet to a point located on the easterly Deed line of a Quit-Claim Deed, recorded as Entry No. 11173136 in Book 9920 at Page 6829A recording date: April 27, 2011 of official records; thence northerly along said Deed N02°13'03"W 1234.33 feet to and along the easterly railroad right-of-way of Kennecott Railroad as described by a Right-of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of Official Records to a point marking the calculated position of the Center 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt

Lake Base & Meridian; thence N89°20'12"E 1221.45 feet along the 1/4 Section line of said Section 33 to and along the southerly Subdivision line of The Sycamores at Jordan Hills Phase 11 Subdivision, recorded as Entry No. 100202069 in Book 2007P at Page 163 recording date: April 10, 2007 of official records; thence S0°39'48"E 59.21 feet to the southerly right-of-way of said 8200 South Street; thence easterly along said right-of-way N89°22'04"E 1404.45 feet to the point of beginning.

Contains 73.88 acres±

AS-SURVEYED DESCRIPTION PARCEL 2

A part of the S1/2 of Section 33, Township 2 South, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point as determined by a filed Survey prepared by Focus Engineering, signed on January 9, 2020, File No. S2020-05-0316 on file with the office of the Salt Lake County Surveyor's Office, said point also being N02°13'03"E 1304.01 feet along the 1/4 Section line from the South 1/4 Corner of Section 33, Township 2, South, Range 2 West, Salt Lake Base & Meridian; running thence westerly along said Survey line N89°30'47"W 239.29 feet to a found rebar & cap marked Ensign Engineering located on the easterly railroad right-of-way of Kennecott Railroad; thence along said right-of-way the following two (2) courses: (1) northeasterly along the arc of a 1118.20 foot radius curve to the left 132.24 feet through a central angle of 06°46'32" Chord Bearing N24°22'42"E Chord Length: 132.16 feet; thence (2) northeasterly along the arc of a 85195.65 foot radius curve to the left 421.96 feet through a central angle of 0°17'02" Chord Bearing: N23°00'40"E Chord Length: 421.96; thence S02°13'03"E 511.18 feet to the point of beginning.

Contains 1.38 acres±

IVORY PARCEL NO: 20-33-450-002

A part of the Southeast 1/4 Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°22'00"W 109.40 feet and S0°37'57"E 897.07 feet from the East 1/4 Corner of Section 33, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence S 58°50'13" E 70.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 595.16 feet (radius bears: N 58°50'13" W) a distance of 129.40 feet through a central angle of 12°27'25" Chord: N 24°56'05" E 129.14 feet; thence S 01°02'28" E 405.02 feet; thence S 89°57'53" W 126.65 feet; thence N 00°52'29" E 324.19 feet to the point of beginning.

Containing: 0.90 acres +/-











Ordinance No. 24-48 Zoning and General Plan Map Amendments for Copper Meadows

Final Audit Report

2024-12-10


Created:	2024-12-05
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0jaRVXkXCjY9sk6E1w6_4Og859iaAhE

"Ordinance No. 24-48 Zoning and General Plan Map Amendments for Copper Meadows" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob
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 Agreement completed.

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