

**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. 25-05

**AN ORDINANCE APPROVING AN ANNEXATION PETITION FOR
APPROXIMATELY 1.38 ACRES OF PROPERTY,
LOCATED AT APPROXIMATELY 7339 WEST 8200 SOUTH, AND
IDENTIFIED AS THE COPPER MEADOWS ANNEXATION AREA,
SUBJECT TO THE APPROVAL OF MAP DESIGNATIONS**

WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan (“**General Plan**”) in 2023, as amended, which provides for a general plan future land use map (“**General Plan 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 development agreements, and which provides for a zoning map for the City (“**Zoning Map**”), which is periodically updated; and

WHEREAS, pursuant to Utah Code Section 10-2-403 to 10-2-406 (“**Annexation Law**”), an annexation petition sponsor submitted an annexation petition for an area described as Copper Meadows (“**Sponsor**”; “**Annexation Petition**”; and “**Annexation Area**” or “**Copper Meadows Annexation Area**”); and

WHEREAS, the Annexation Area is described in the map and legal description in “Attachment A” (“**Map and Legal Description**”); and

WHEREAS, the Sponsor collected the real property owner signature from the Annexation Area on the Annexation Petition and submitted it to the City Recorder on January 16, 2025; and

WHEREAS, the West Jordan City Council (“**City Council**”) accepted the Annexation Petition for further consideration at its January 28, 2025 meeting, by approving Resolution 25-004; and

WHEREAS, the City Recorder, on February 3, 2025, verified that the Annexation Law owner signature requirements were met, including an adequate number of owner signatures to meet acreage (more than 50%) and assessed value thresholds (33 1/3% or more), and certified the Annexation Petition; and

WHEREAS, certain affected entities and qualified property owners were allowed by Annexation Law to file a protest to the Annexation Petition (“**Protest**”) by March 5, 2025, but no affected entity or qualified property owner has filed a Protest; and

WHEREAS, the City Council has held a public hearing on March 11, 2025 and has reviewed and

may legally approve the Annexation Petition; 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 Annexation Petition, subject to the City Council, in its sole legislative discretion, choosing to adopt Zoning Map and General Plan Future Land Use Map designations (“**Map Designations**”) for the Annexation Area.

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


Section 1. Approval of Annexation Petition. The Annexation Petition for the Annexation Area described in the Map and Legal Description in “Attachment A”, is approved, subject to the City Council, in its sole legislative discretion, subsequently adopting the Map Designations Ordinance (Ordinance 25-06). Once Ordinance 25-06 is approved, the Mayor and the Mayor’s designees are authorized to complete the Annexation Petition process for this Annexation Area, including but not limited to recording a “Local Entity Plat”.

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 11TH DAY OF MARCH 2025.

CITY OF WEST JORDAN


Chad Lamb
Council Chair

ATTEST:


Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair Kayleen Whitelock	<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 Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 12, 2025.

Mayor's Action: X Approve _____ Veto

By: 
Mayor Dirk Burton

Mar 13, 2025
Date

ATTEST:

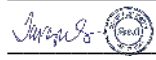

 
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 25-05.



_____ The Mayor vetoed Ordinance No. 25-05 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-05 became effective by operation of law without the
Mayor's approval or disapproval.

 
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 17th day of March , 2025. 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
City Recorder

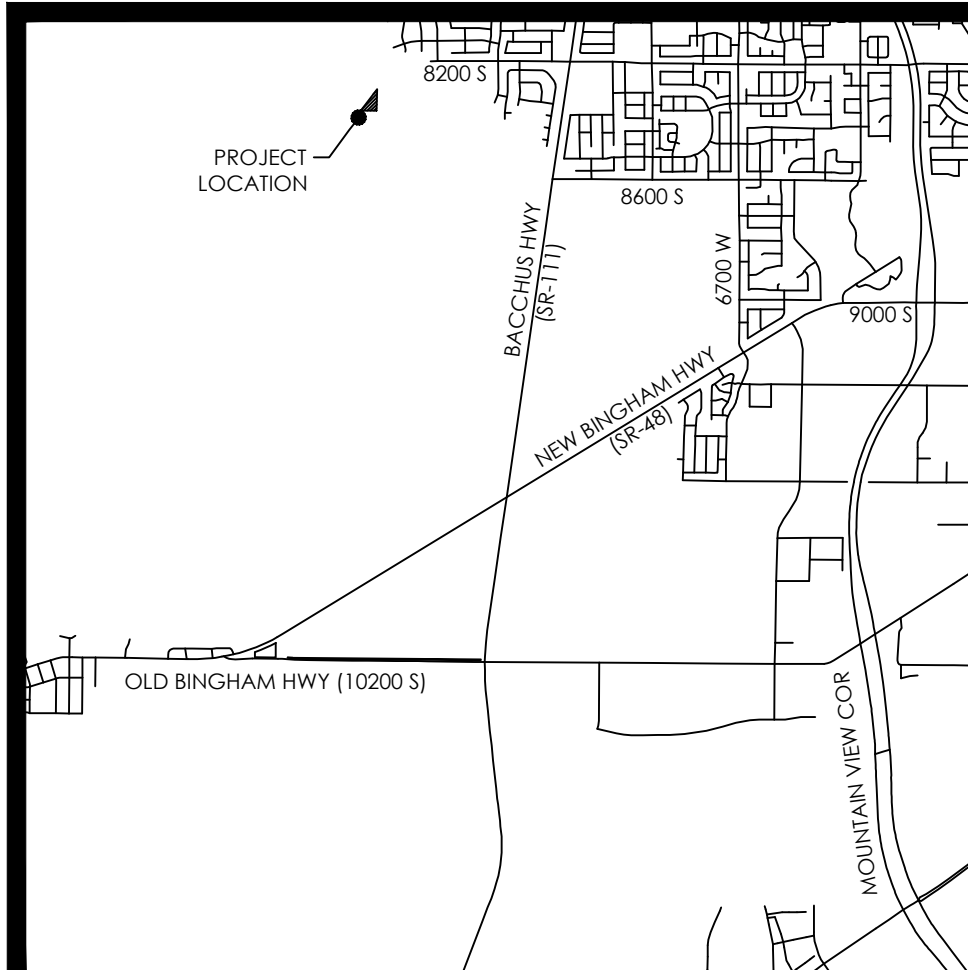
**Attachment A to
ORDINANCE NO. 25-05**

**AN ORDINANCE APPROVING AN ANNEXATION PETITION FOR
APPROXIMATELY 1.38 ACRES OF PROPERTY,
LOCATED AT APPROXIMATELY 7339 WEST 8200 SOUTH, AND
IDENTIFIED AS THE COPPER MEADOWS ANNEXATION AREA,
SUBJECT TO THE APPROVAL OF MAP DESIGNATIONS**

**Map and Legal Description for
THE COPPER MEADOWS ANNEXATION AREA**

**(This document is identified as a “Final Local Entity Plat”,
but is not being used as such for purposes of this Attachment.)**

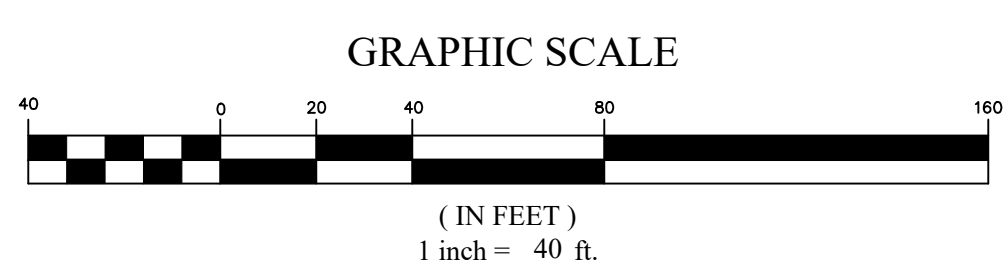
See the following page(s).



VICINITY MAP
N.T.S

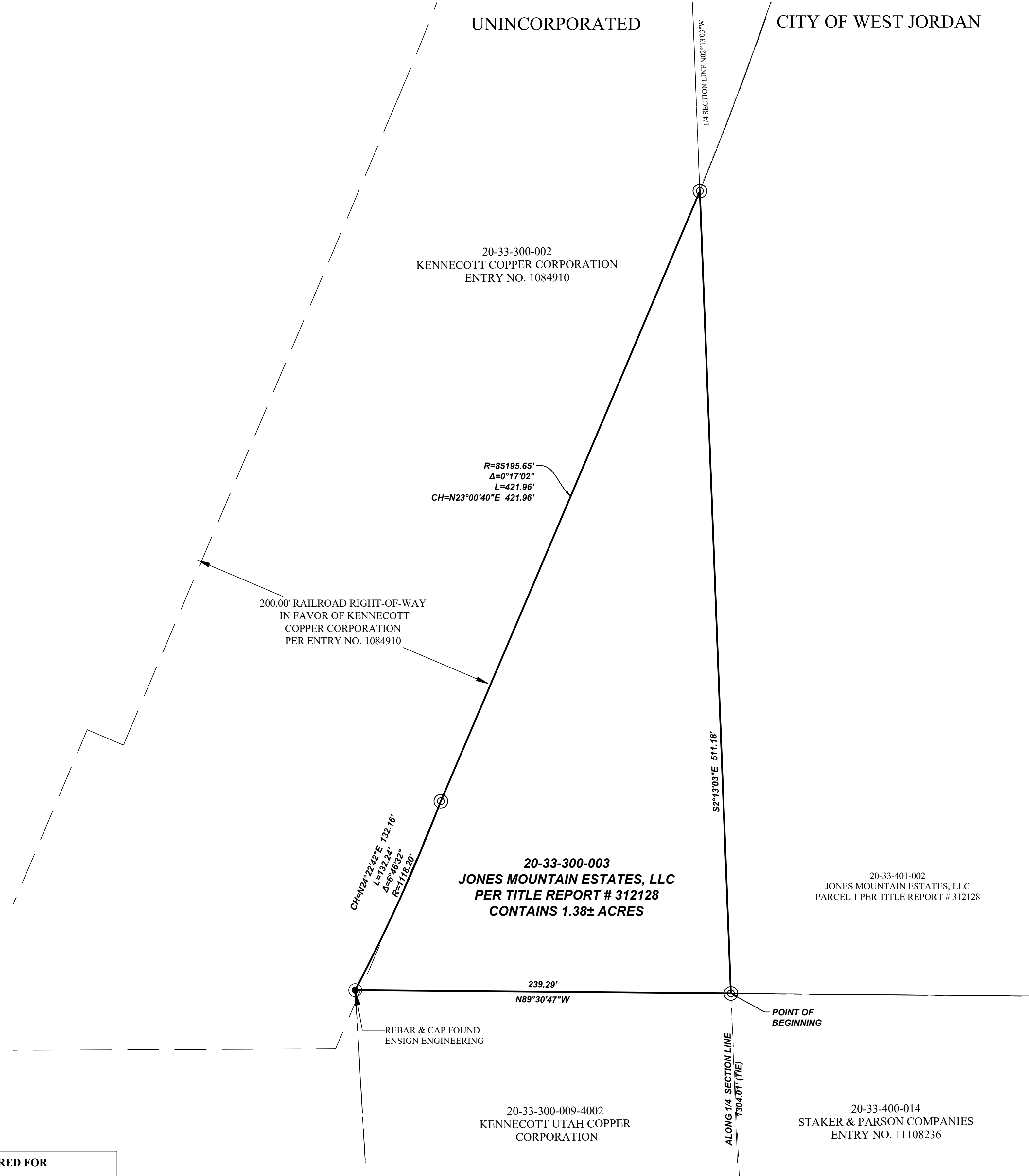
LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	BOUNDARY MARKERS (TO BE SET)
	FOUND BOUNDARY MARKER



CITY OF WEST JORDAN- COPPER MEADOWS

FINAL LOCAL ENTITY PLAT
 LOCATED A PART OF THE S1/2 OF SECTION 33, T2S, R2W,
 SALT LAKE BASE & MERIDIAN
 CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH
 ANNEXATION OF THE PROPERTY INTO THE CITY OF WEST JORDAN



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 12554439 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN SALT LAKE COUNTY TO BE ANNEXED INTO WEST JORDAN CITY.



Justin Lundberg
 Justin Lundberg
 Professional Land Surveyor
 License No. 12554439

12/27/24
 Date

BOUNDARY DESCRIPTION

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 on the Southwest Corner of that certain real property as described by an Annexation to the City of West Jordan, recorded on March 12, 1987 as Entry No. 4416240 in Book 87-3 at Page 18 on file with the Salt Lake County Recorder's office, said point also being located on the northerly line 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, 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 as determined by a Right-Of-Way Deed, recorded on June 10, 1947 as Entry No. 1084910 in Book 542 at Page 131 of official records; thence along said right-of-way the following two (2) courses: (1) northeasterly along the arc of a 118.20 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 to a point located on the westerly line of said Annexation Plat, said line also being the Centerline of Section 33; thence southerly along said Centerline S02°13'03"E 511.18 feet to the point of beginning.

Contains: 60112 Sq. feet± or 1.38 acres±

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED CITY OF WEST JORDAN COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO THE CITY OF WEST JORDAN, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERE WITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-403 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN IN PART OF SAID CITY AND SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE:

CITY OF WEST JORDAN

IN WITNESS WHEREOF, WE HAVE APPROVED THIS ____ DAY OF _____ A.D. 20__ BY THE CITY OF WEST JORDAN COUNCIL.

MAYOR _____ DATE _____

ATTEST-CITY RECORDER _____ DATE _____

SALT LAKE COUNTY SURVEYOR
 APPROVED AS TO FORM THIS ____ DAY OF _____ A.D. 20__
 ROS # _____
 SALT LAKE COUNTY SURVEYOR

PREPARED FOR
 OWNER
 JONES MOUNTAIN ESTATES, LLC
 9487 S ANGUS DRIVE,
 SOUTH JORDAN, UT 84095
 DEVELOPER
 VIC BARNES
 PETERSON DEVELOPMENT
 225 SOUTH 200 EAST #200,
 SALT LAKE CITY, UT 84111



CITY OF WEST JORDAN
 COPPER MEADOWS FINAL LOCAL ENTITY PLAT
 LOCATED IN THE S1/2 OF SECTION 33, T2S, R2W,
 SALT LAKE BASE & MERIDIAN
 CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH
 ANNEXATION OF THE PROPERTY INTO THE CITY OF WEST JORDAN

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 \$ _____
 FEE _____ SALT LAKE COUNTY RECORDER

Z:\2023\22-0322\COPPER MEADOWS\DESIGN 22-0322.DWG\SHEET IS 22-0322 AREA ANNEXATION PLAT.DWG









Ordinance No. 25-05 Copper Meadows Annexation

Final Audit Report

2025-03-17


Created:	2025-03-12
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATjx_UZHe6cKHc4aantjvYYxOrMQIVDBj

"Ordinance No. 25-05 Copper Meadows Annexation" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2025-03-12 - 9:06:29 PM GMT
-  Document emailed to chad.lamb@westjordan.utah.gov for signature
2025-03-12 - 9:11:15 PM GMT
-  Email viewed by chad.lamb@westjordan.utah.gov
2025-03-13 - 4:16:10 PM GMT
-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
2025-03-13 - 4:16:32 PM GMT
-  Document e-signed by Chad R Lamb (chad.lamb@westjordan.utah.gov)
Signature Date: 2025-03-13 - 4:16:34 PM GMT - Time Source: server
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature
2025-03-13 - 4:22:05 PM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2025-03-13 - 4:34:00 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
Signature Date: 2025-03-13 - 4:34:15 PM GMT - Time Source: server
-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature
2025-03-13 - 4:34:17 PM GMT
-  Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)
2025-03-14 - 0:44:03 AM GMT

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


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2025-03-14 - 0:44:22 AM GMT

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2025-03-17 - 6:13:27 PM GMT

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

Signature Date: 2025-03-17 - 6:13:56 PM GMT - Time Source: server

 Agreement completed.

2025-03-17 - 6:13:56 PM GMT