

**Recording Requested By and  
When Recorded Return to:**

City of West Jordan  
Attention: City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

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For Recording Purposes Do  
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 25-06**

**AN ORDINANCE APPROVING MAP DESIGNATIONS  
(ZONING MAP AND GENERAL PLAN FUTURE LAND USE MAP)  
FOR APPROXIMATELY 1.38 ACRES OF PROPERTY,  
LOCATED AT APPROXIMATELY 7339 WEST 8200 SOUTH, AND  
IDENTIFIED AS THE COPPER MEADOWS ANNEXATION AREA**

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, certified the Annexation Petition; and

WHEREAS, the City Council has approved the Annexation Petition, by approving Ordinance 25-05; and

WHEREAS, the West Jordan Planning Commission (“**Planning Commission**”) held a public hearing on November 19, 2024 and recommended, for the Annexation Area, assigning a **General Plan Future Land Use Map designation of Low Density Residential**, and assigning a **Zoning Map designation of P-C (Planned Community) Zone**, as set forth in “Attachment B” (“**Map Designations**”); and

WHEREAS, the City Council held a public hearing on March 11, 2025 and has reviewed and may legally approve the Map Designations; 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 Map Designations.

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

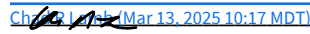
**Section 1. Approval of Map Designations.** The Map Designations for the Annexation Area described in "Attachment B" are approved, and the Mayor and the Mayor's designees are authorized to record the Map Designations at the Salt Lake County Recorder's Office.

**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 11<sup>TH</sup> DAY OF MARCH 2025.

CITY OF WEST JORDAN

  
Chad Lamb  
Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

<b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
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. 25-06.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 25-06 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 25-06 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   17   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

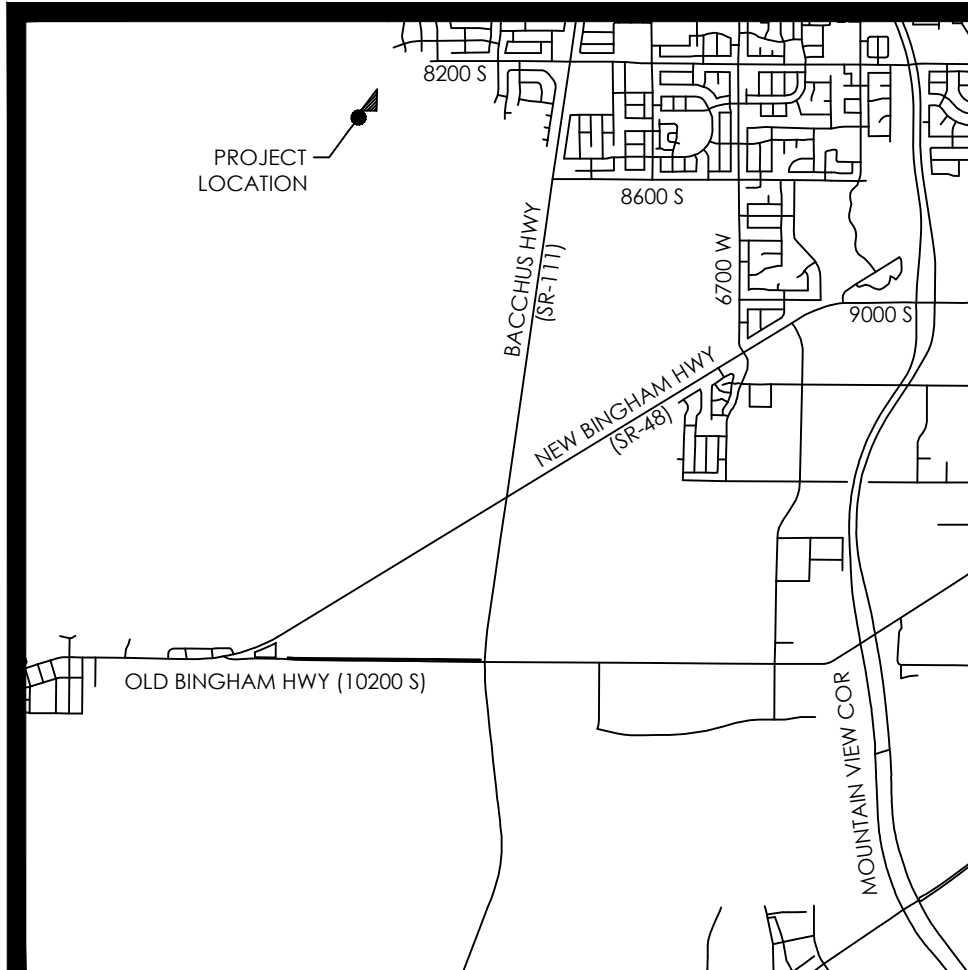
**Attachments to  
ORDINANCE NO. 25-06**

**AN ORDINANCE APPROVING MAP DESIGNATIONS  
(ZONING MAP AND GENERAL PLAN FUTURE LAND USE MAP)  
FOR APPROXIMATELY 1.38 ACRES OF PROPERTY,  
LOCATED AT APPROXIMATELY 7339 WEST 8200 SOUTH, AND  
IDENTIFIED AS THE COPPER MEADOWS ANNEXATION AREA**

**Attachment A - 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**

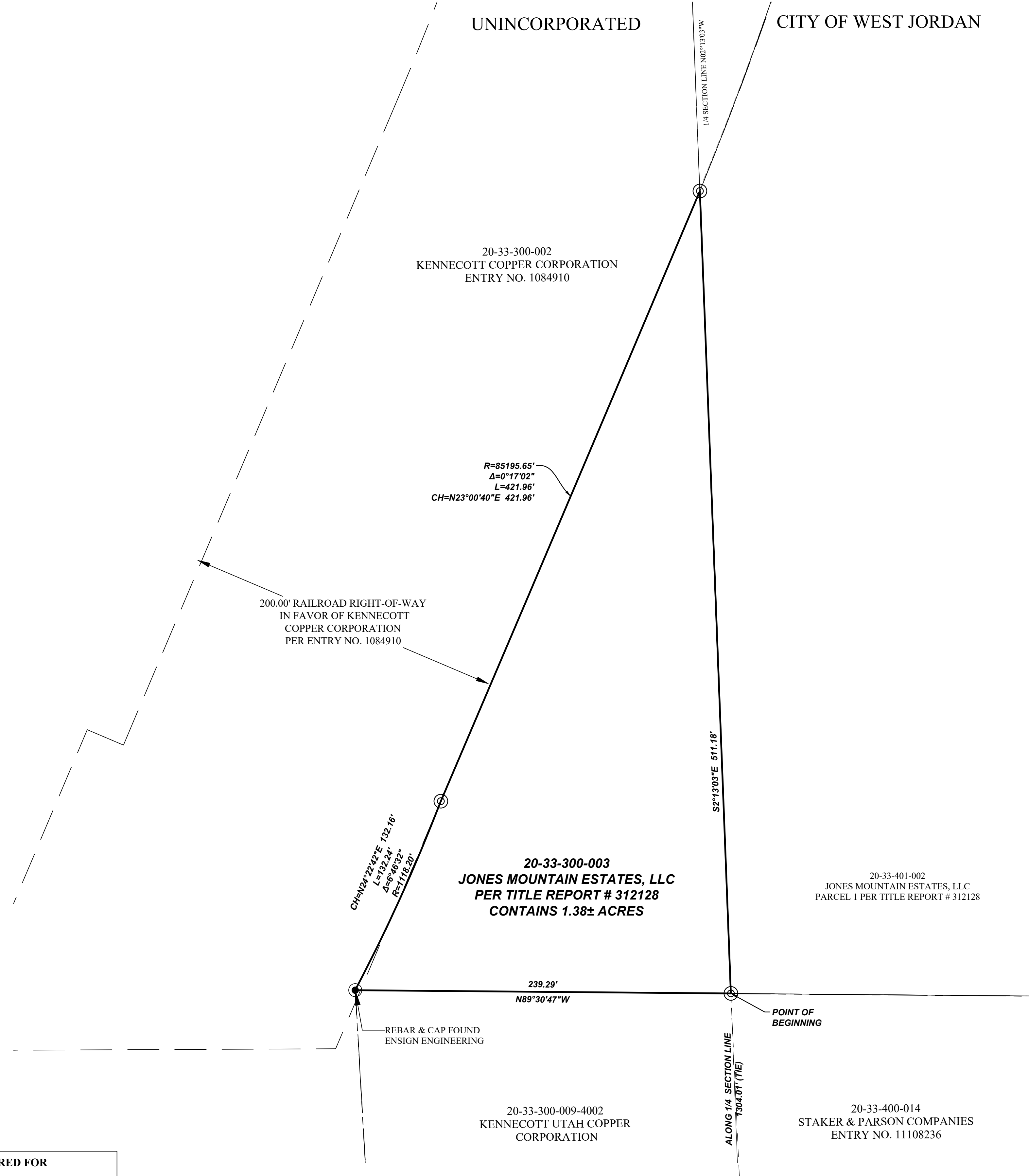
	BOUNDARY
	SECTION LINE
	EASEMENT
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	BOUNDARY MARKERS (TO BE SET)
	FOUND BOUNDARY MARKER



GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft.

# 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 \_\_\_\_\_

**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

**SALT LAKE COUNTY SURVEYOR**  
APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
ROS # \_\_\_\_\_  
SALT LAKE COUNTY SURVEYOR

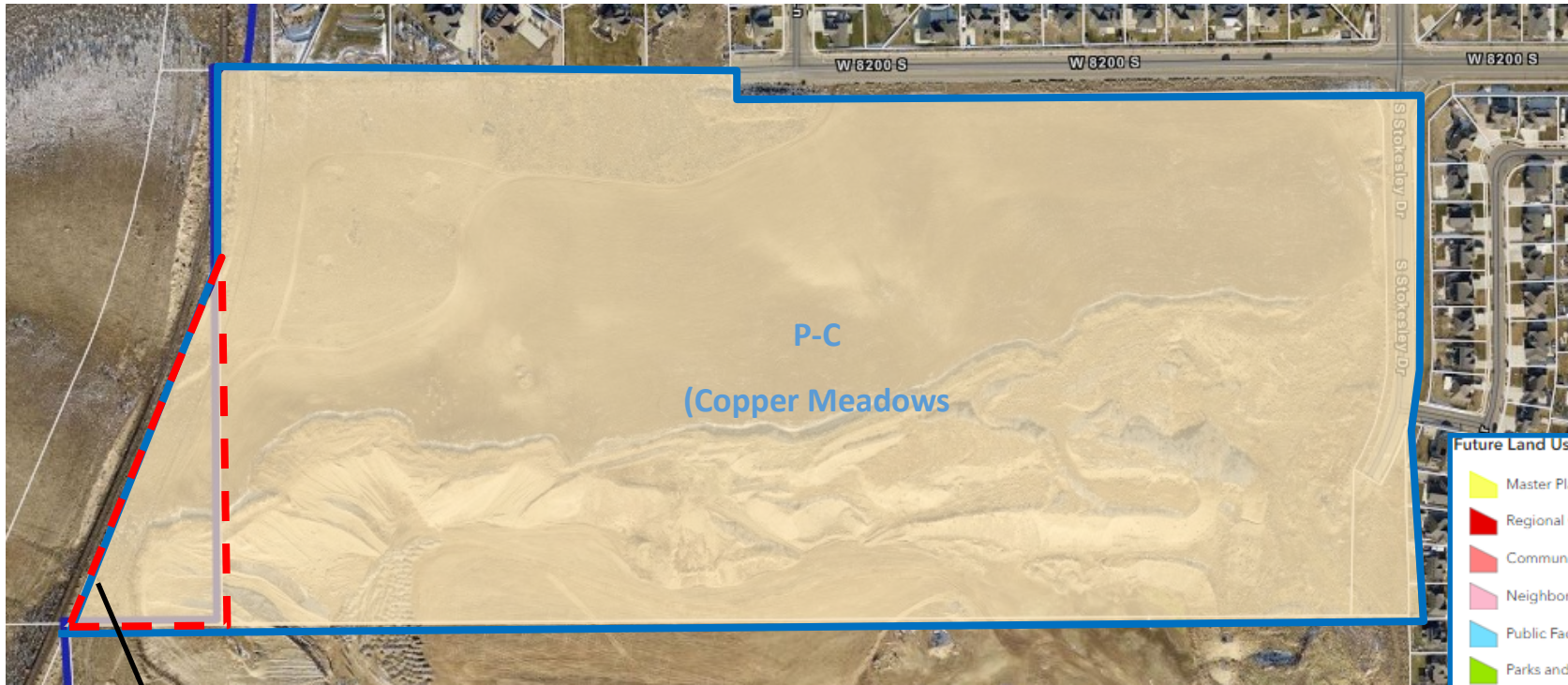
**PREPARED FOR**  
**OWNER**  
JONES MOUNTAIN ESTATES, LLC  
9487 S ANGUS DRIVE,  
SOUTH JORDAN, UT 84095  
**DEVELOPER**  
VIC BARNES  
PETERSON DEVELOPMENT  
225 SOUTH 200 EAST #200,  
SALT LAKE CITY, UT 84111



**Attachment B - Map Designations for  
THE COPPER MEADOWS ANNEXATION AREA**

**See the following page(s).**





Annexation Area

- Future Land Use**
- Master Planned Community
  - Regional Commercial
  - Community Commercial
  - Neighborhood Commercial
  - Public Facilities
  - Parks and Open Land
  - Agricultural Open Space
  - Future Park
  - Light Industrial
  - City Center/Neighborhood TSOD Center
  - Mixed Use
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Very High Density Residential
  - Professional Office
  - Research Park
  - Southwest Quadrant
  - Potential Residential Overlay District











# Ordinance No. 25-06 Copper Meadows Map Designations

Final Audit Report

2025-03-17

Created:	2025-03-12
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVZGmC2HqtkvgvQuD9_JIBBilfHF0D0Dr


## "Ordinance No. 25-06 Copper Meadows Map Designations" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2025-03-12 - 9:42:01 PM GMT
-  Document emailed to chad.lamb@westjordan.utah.gov for signature  
2025-03-12 - 9:49:03 PM GMT
-  Email viewed by chad.lamb@westjordan.utah.gov  
2025-03-13 - 4:16:48 PM GMT
-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb  
2025-03-13 - 4:17:07 PM GMT
-  Document e-signed by Chad R Lamb (chad.lamb@westjordan.utah.gov)  
Signature Date: 2025-03-13 - 4:17:09 PM GMT - Time Source: server
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2025-03-13 - 4:17:11 PM GMT
-  Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2025-03-13 - 4:27:39 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2025-03-13 - 4:27:51 PM GMT - Time Source: server
-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature  
2025-03-13 - 4:27:52 PM GMT
-  Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
2025-03-14 - 0:45:57 AM GMT




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


Signature Date: 2025-03-14 - 0:46:11 AM GMT - Time Source: server

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

2025-03-14 - 0:46:13 AM GMT

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

2025-03-17 - 6:10:53 PM GMT

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

Signature Date: 2025-03-17 - 6:11:28 PM GMT - Time Source: server

 Agreement completed.

2025-03-17 - 6:11:28 PM GMT