

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Preston Park Zoning Map Amendment from A-5 to R-1-10E

**SUMMARY: APPLICATION/REQUEST: Preston Park Rezone;** 8528 South 1300 West; Rezone of 9.75 acres from an A-5 (Agricultural 5-acre lots) Zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) Zone; Boyer Company – Spencer Moffat (applicant) [Larry Gardner #ZC20140004]

**FISCAL IMPACT:** None.

**STAFF RECOMMENDATION:** Based on the findings set forth in this staff report, staff recommends that the City Council rezone 9.75-acres of property from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West.

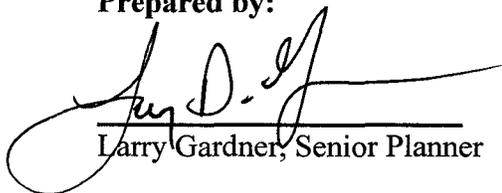
**PLANNING COMMISSION RECOMMENDATION:** On June 17, 2014 the Planning Commission, by a unanimous vote, recommends that the City Council approve the request to rezone 9.75 acres of property located at approximately 8528 South 1300 West from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots).

**MOTION RECOMMENDED:**

“I move to adopt and authorize the Mayor to sign Ordinance 14-25 to rezone 9.75-acres of property from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West.

***Roll Call vote required***

**Prepared by:**

  
Larry Gardner, Senior Planner

**Reviewed by/Concur with:**

  
Tom Burdett, Development Director

**Recommended by:**

  
Richard L. Davis, City Manager

**Reviewed as to legal form:**

  
Robert Thorup, Deputy City Attorney

**I. BACKGROUND:**

The applicant is proposing to rezone 9.75 acres of property located at 8528 South 1300 West from A-5 (Agriculture 5 acre lot minimum) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots, house size E). The property is designated as Medium Density Residential on the Future Land Use Map which supports R-1-10 zoning. The property has always been used for agriculture and has been zoned as such. There are not any buildings constructed on the property. The applicant is requesting the rezone in preparation for a housing development.

**II. GENERAL INFORMATION & ANALYSIS**

The subject property’s surrounding zoning and land uses are as follows:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Low-Density Residential	R-1-12F	Oxford Estates Subdivision and a Church
<b>South</b>	Medium-Density Residential	R-1-10F and A-5	Taymar Subdivision and a Single Family Home
<b>West</b>	Medium-Density Residential	R-1-8B and RR-1A	Plum Creek Subdivision and Hartman Subdivision
<b>East</b>	Low-Density Residential	R-1-12E	Arbor Meadows Cove Subdivision

The applicant is requesting to rezone the subject property from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots). The zone change request is consistent with the General Plan which states that R-1-10 zoning is appropriate for the Medium Density Residential Future Land Use map designation. The Medium-Density Residential Land Use designation has a net density range of 3.1 to 5.0 units per acre. The applicant’s Letter of Intent states that 27 single family lots will be developed on 9.75-acres of property. The concept plan, which is for illustrative purposes only and is non-binding with this rezone, as provided in (Exhibit C) shows the proposed roadway design and lot configuration. The average lot size is expected to be 13,060 sq. ft. in area with the smallest lot being 11,859 sq. ft., for a total of 3.33 net units per acre.

**III. FINDINGS OF FACT**

**Section 13-7D-7(A): Amendments to the Zoning Map**

According to City Code, Section 13-7D-7(A), the following shall be met in approving any amendments to the Zoning Map.

**Criteria 1:** *The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City’s General Plan.*

**Discussion:** The subject property is located within the Medium-Density Residential land use designation. This designation was created for those residential uses which fall between 3.1 and 5.0 dwelling units per acre. The applicant is proposing to change the zoning designation on 9.75 acres of land

currently zoned as A-5 to R-1-10E which is consistent with the Medium Density Land Use designation of the General Plan.

Furthermore, Goal 4 Policy 2 states: “Single-family housing should be the primary residential development type in the city.” The applicant’s intent is to construct single family homes on the property. The concept plan shows an interconnected street system with neighboring developments, the development is limited to one cul-de-sac and the lot sizes are similar in area to adjacent developments. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan.

**Finding:** The proposed amendment is consistent with the purposes, goals, objectives, and policies of the City’s General Plan.

**Criteria 2:** *The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.*

**Discussion:** The concept plan shows single-family lots which average 13,060 sq.ft. in size. The average lot size for adjacent developments:

- Oxford Estates, to the north, is 12,547 sq. ft.;
- Taymar Subdivision, to the South, is 13,389 sq. ft.;
- Plum Creek (immediately to the west) is approximately 8300 square feet.

The proposed subzone for home size will be an “E” which relates to the following minimum living areas:

- 1 level dwelling (rambler/split entry) -3,000 sq. ft. minimum living space;
- Split level dwelling – 2,400 sq. ft. minimum living space; and,
- Multi-story dwelling (2 or more) – 3,000 sq. ft. living space.

The lot sizes and housing sizes are nearly the same as what exists around the proposed development. The property is relatively flat and slopes gently from West to East. There will be road and sidewalk connectivity to both the Oxford Estates Subdivision and Taymar Subdivision and a connection to 1300 West Street.

The City Engineering Department has indicated that the City does have the ability to service the project. Water and sanitary sewer connections will be made to the existing lines in 1300 West. Storm drain will be collected and channeled to a detention basin at the east end of the project before being discharged into the existing storm drain in 1300 West.

**Finding:** The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

**Criteria 3:** *The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.*

**Discussion:** The R-1-10E zoning district has specific standards which will be met when the property is subdivided and developed. The R-1-10E zone is compatible with the existing zones and housing densities found in surrounding neighborhoods and will not harm the public health, safety or welfare of the city as a whole.

**Finding:** The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

**Criteria 4:** *The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.*

**Discussion:** The Engineering Department has determined that the City has the ability to service the development with water, sewer, streets and storm drainage subject to developer constructed improvements at the time of subdivision plat approval. Garbage collection will be provided as part of the normal City garbage collection service. The Fire Department will review the proposed development at the time of subdivision application to ensure full serviceability. The proposed development will have three road connections. It is anticipated that the majority of the traffic will empty onto 1300 West, which is a collector street, directly from the development without traveling through adjacent developments. The addition of 27 homes should not change the traffic level of service for 1300 West.

The Jordan School District is aware of the proposed subdivision; however, as of the completion of this report no official comments from the District have been received. Utah law prohibits conditioning a land use approval on obtaining school district willingness, capacity or ability to serve the development.

Schools in the area include:

- Riverside Elementary .36 miles to the South. Riverside Elementary serves 750 students on a traditional schedule. There is sidewalk installed leading to the school.
- West Jordan Middle School 1.8 miles to the Northwest. West Jordan Middle currently serves 950 students in grades seven through nine.
- The high school in the area is West Jordan High located approximately 2.7 miles away at 8136 South 2700 West. West Jordan High serves 1790 students.

**Finding:** The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

**Criteria 5:** *The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

**Discussion:** The property is not located within any overlay zone.

**Finding:** This criterion does not apply.

#### **IV. SUMMARY OR CONCLUSION:**

The proposed zone map amendment from A-5 to R-1-10E will be compatible with adjoining land uses and with the General Plan of West Jordan City.

#### **V. STAFF RECOMMENDATIONS:**

Based on the findings set forth in this staff report, staff recommends that the City Council rezone the property from A-5 (Agricultural 5-acre lots) to a R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West.

#### **VI. RECOMMENDED MOTION:**

##### **Zoning Map Amendment Motion:**

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council rezone the property located at 8528 South 1300 West from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) zone.

*If the moving Council Member disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:*

Based on my reading of the staff report and/or the new evidence and further explanations and discussions received in this meeting today, I move that the City Council deny the request to rezone the property generally located at 8528 South 1300 West from A-5 (Agricultural 5-acre lots) to a R-1-10E (Single-family Residential, 10,000 square foot minimum lots) zone. Specifically, I disagree with the Staff and find that the following required criterion for a Zoning Map Amendment has not been met:

##### **Zoning Map Amendment Findings:**

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan.
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.
4. The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.
5. The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Which criteria has been met or not met? Why?

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*Note: All applicable criteria must be met to support a positive action by the Planning Commission.*

#### **VIII. ATTACHMENTS:**

- Exhibit A – Zoning and Land Use Map
- Exhibit B – Concept Subdivision aerial
- Exhibit C- Concept Subdivision
- Exhibit D – Letter of Intent
- Exhibit E – Application
- Exhibit F – Planning Commission Minutes June 17, 2014
- Exhibit G – Power Point Presentation
- Exhibit H – Ordinance amending the zoning map





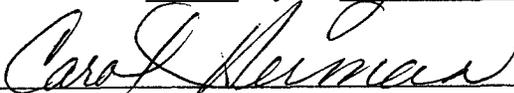
**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5100  
Fax (801) 565-8978

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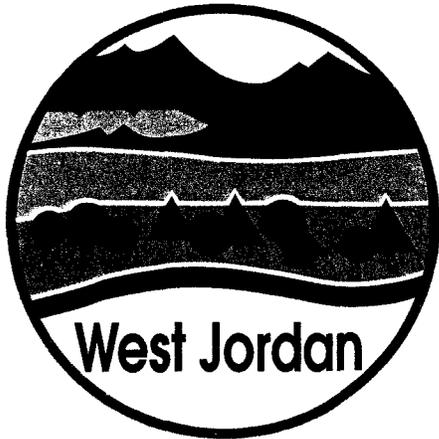
**THE CITY OF WEST JORDAN, UTAH  
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, July 9, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a Rezone of 9.75 acres from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential 10,000 square foot minimum lots) for Preston Park Subdivision Rezone located at approximately 8528 South 1300 West; The Boyer Company, LC/Spencer Moffat, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available on the City's website [www.wjordan.com](http://www.wjordan.com) approximately 4-days prior to the meeting.

Posted this 19<sup>th</sup> day of June 2014.



Carol Herman  
Deputy City Clerk



**City of West Jordan**  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5100  
Fax (801) 565-8978

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June 18, 2014

Spencer Moffat  
The Boyer Company, LC  
90 South 400 West #200  
Salt Lake City, UT 84101

Dear Mr. Moffat:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, July 9, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a Rezone of 9.75 acres from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential 10,000 square foot minimum lots) for Preston Park Subdivision Rezone located at approximately 8528 South 1300 West; The Boyer Company, LC/Spencer Moffat, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

Carol Herman  
Deputy City Clerk

cc: Planning Department





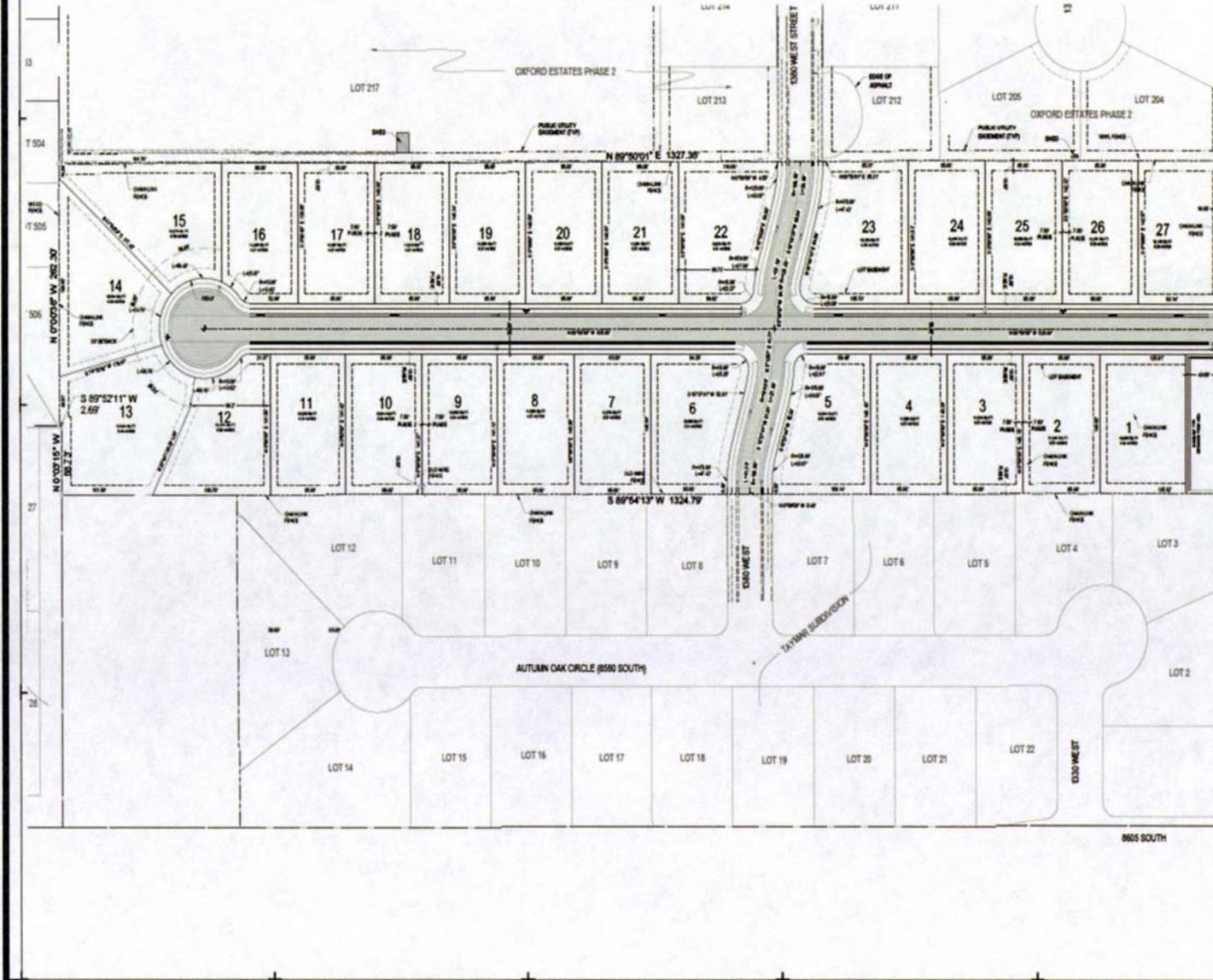
***Exhibit B***

**Aerial w/concept subdivis**

# PRESTON PARK SUBDIVISION

## PRELIMINARY PLAT

8528 SOUTH 1300 WEST  
WEST JORDAN, UTAH, 84088  
LOCATED IN THE SE CORNER SECTION 34,  
TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
SALT LAKE B&M



**Exhibit C**

**Concept subdivision**



8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

June 3, 2014  
West Jordan City  
Planning and Engineering Dept.  
8000 South Redwood Road  
West Jordan, Utah 84088

**Preston Park Subdivision  
Zoning Map Amendment**

The purpose of the proposed Preston Park Subdivision is a single-family residential development located at 8528 South and 1300 West in West Jordan. The proposed development is a 27 lot single family residential development on a total of 9.75 acres of land, Parcel # 21-34-476-002, will provide upscale housing for new residents of West Jordan. It will also increase the tax base for the city.

The existing land has been farmed and slopes gently from west to east. There are no existing structures. The proposed lot configuration, storm drain and sewer design takes into account the sloping terrain. The city has stated there is capacity in the existing systems for the new lots. There will be no negative impacts to the adjacent properties. The local economy will benefit from the additional patrons. There will be no negative impacts on schools or accessible routes to them.

- Total Area Within Development 9.75 acres.
- Minimum Lot Size 11,859 square feet
- Total Number of Lots 27 Single Family Residential Lots
- Traffic impacts will be minimal connecting onto 1380 and 1300 West streets.
- Estimated Total Peak Water Demand 27 con. X 800 gpd/con. = 21,600 gpd
- Estimated Total Peak Sewer Demand 27 con. X 3.5 people/con. X 100 gpd/person x 4 (peaking factor) = 37,800 gpd
- Storm Water Drainage Connect to existing storm drain in 1300 West Street. 9.75 acres \* .2 cfs/ac=1.95 cfs

Best Regards,

Robert J. Poirier  
Project Manager

**1983-2014**  
**Providing Quality Engineering & Surveying for Over 30 Years**  
[www.mcneilengineering.com](http://www.mcneilengineering.com)

**Letter of Intent - Rezone**

**Exhibit D**



CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road  
(801) 569-5180

Sidwell # 21-344-76002 Acreage: 9.75 Lots: \_\_\_\_\_ Zoning: A-5

Project Location: ~~8110 S. 1300 W.~~ 8528 South 1300 W

Project Name: PRESTON PARK. Rezone from A-5 to R-1-10E

Type of Application:  Subdivision  Conditional Use Permit  
 Site Plan  General Land Use Amendment  
 Rezone  Agreement  
 Condominium  Other \_\_\_\_\_

Applicant: SPENCER MOFFAT Company: THE BOYER COMPANY L.C.

Address: 90 S. 400 W. #200

City: SLL State: UT Zip: 84101

Telephone: Office: 801-521-4761 Cell: \_\_\_\_\_

Email smoffat@boyercompany.com

Property Owner: ECG PROPERTIES LLC

Address: 1049 W. 8600 S.

City: WEST JORDAN State: UT Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email \_\_\_\_\_

Engineer: ROB PORTIER Company: MCNEILL ENGINEERING

Address: 8610 SANDY PKWY

City: SANDY State: UT Zip: 84047

Telephone: Office: 801-255-7700 Cell: \_\_\_\_\_

Email \_\_\_\_\_

Architect: NA Company: NA

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Project #: ZC20140004 Date: 5/27/14  
Received By: ODA pc PLANNING lg ENGINEERING tj

Application  
Exhibit E

Please find the Planning Commission Minutes of June 17, 2014 on the following pages.

**Exhibit F Planning Commission Minutes**

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 17, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Sophie Rice, David Pack, Zach Jacob, Lesa Bridge, Ellen Smith, and Bill Heiner.

**STAFF:** Tom Burdett, Ray McCandless, Larry Gardner, Todd Johnson, Robert Thorup, Julie Davis

**OTHERS:** Betty Naylor, Darlene Fish, Glen Fish, Kevin Hood, Kelle Cetraro, Spencer Moffat

\*\*\*\*\*  
The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. An email from Mark Atencio in favor of the rezoning on Item #2 was distributed to the commission.

The possibility of a field trip with the Planning Commission and City Council regarding development standards was discussed.

\*\*\*\*\*  
The regular meeting was called to order at 6:00 p.m.

- 1. Consent Calendar**  
**Approve Minutes from June 3, 2014**

**MOTION:** Sophie Rice moved to approve the Consent Calendar. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

- \*\*\*\*\*
- 2. Preston Park Subdivision Rezone; approximately 8528 South 1300 West; Rezone approximately 9.75 acres from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential 10,000 square foot minimum lots) Zone; The Boyer Company LC/Spencer Moffat (applicant) [#ZC20140004; parcel 21-34-476-002]**

Larry Gardner gave an overview of the application to rezone the property from A-5 to R-1-10E, which is surrounded by single-family residential uses. The proposal fits well within the medium density land use designation and the R-1-10 zone. He showed a conceptual subdivision layout for 3.3 units per acre with 27 proposed lots. The average lot size in the concept plan is just more than 13,000 square feet with the smallest lot being 12,000 square feet and the largest being 17,600 square feet. The concept plat shows connections to the subdivisions to the north and south and to 1300 West. The parcel to the west is a residential lot, so there will be no connection at that point.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone the property from A-5 (Agricultural 5-acre lots) to a R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West.

Spencer Moffat, applicant, Boyer Company, said they look forward to continuing to work with staff as they have been doing with Loneview Subdivision. They now own the property and are hopeful to get this development going to finish the area between two existing subdivisions. He was available to answer questions.

Dan Lawes opened the public hearing.

Kevin Hood, West Jordan resident, said there is a manhole in his back yard, which is adjacent to the subject property, and he wondered if they would be accessing that with this development. If so, he asked what type of remediation would take place.

Glen Fish, West Jordan resident, asked what the home square footage would be.

Dan Lawes said it would be 3,000 square feet.

Kelle Cetraro, West Jordan resident, said he had been a neighbor to this property for 17 years in Oxford Estates. He understood that the minimum house size is 3,000 square feet, but it can be larger. He would like the development to move forward as quickly as possible because the vacant lot next to his has been used as a turnaround all these years and it has caused him to make many repairs to his sprinkler system. He has no disagreements with the information in the packet. He felt that the development would be positive, especially in making the property along 1300 West more consistent with residential development.

Further public comment was closed at this point for this item.

Spencer Moffat said he didn't think they would be accessing the manhole that was spoken of by Mr. Hood, but he would check into it. He thought that the homes would probably be between 3,000 and 4,000 square feet.

Larry Gardner reminded those in attendance that this application is to change the zoning; the subdivision would come to them later in the process.

**MOTION:** Zach Jacob moved to forward a positive recommendation to the City Council for the Preston Park Subdivision Rezone; 8528 South 1300 West; The Boyer Company LC/Spencer Moffat (applicant) to rezone 9.75 acres from A-5 to R-1-10E. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

\*\*\*\*\*

Tom Burdett gave an update on recent city council actions.

**MOTION:** Bill Heiner moved to adjourn.

The meeting adjourned at 6:17 p.m.

DAN LAWES  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Please find the Power Point presentation of June 17, 2014 on the following pages.

**Exhibit G Power Point Presentation**



# PRESTON PARK

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Subdivision Rezone Application

West Jordan Planning Commission

June 17, 2014



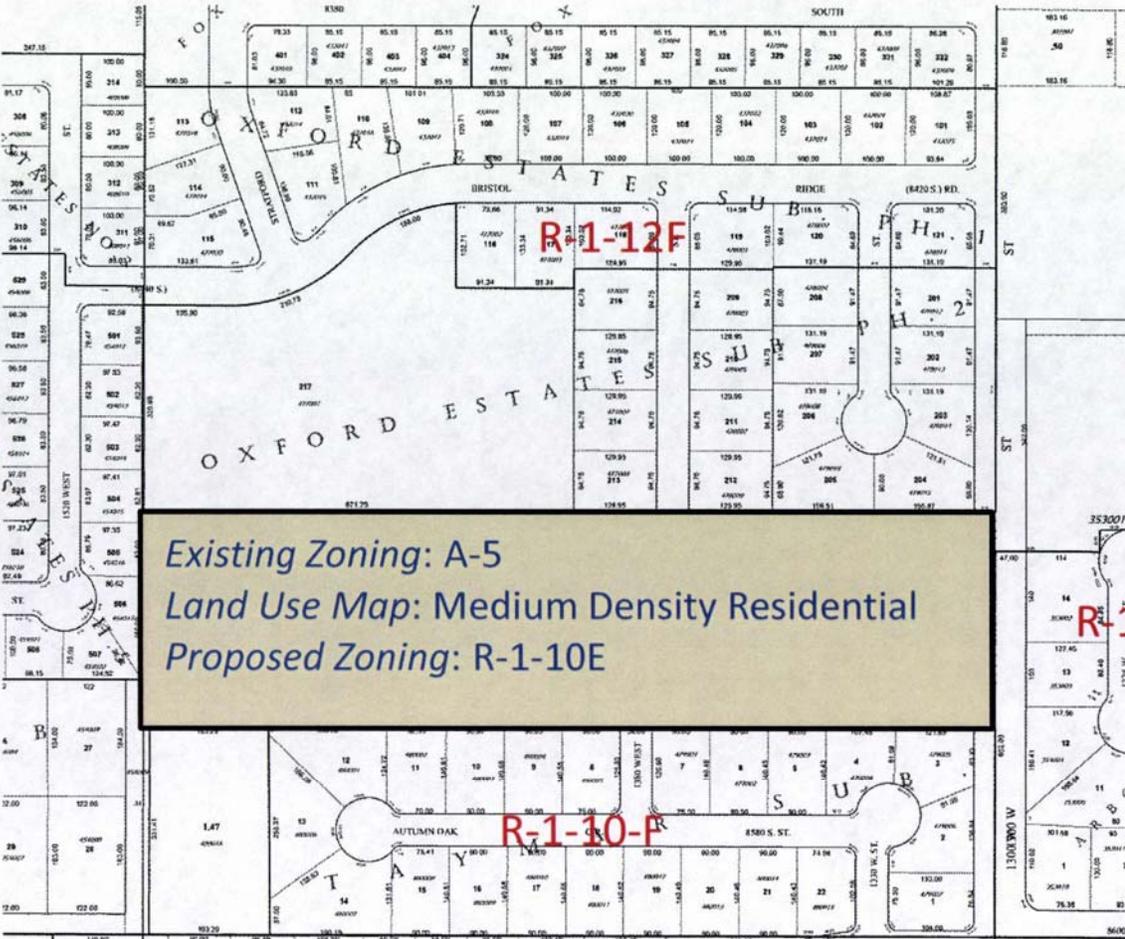
# Preston Park Aerial

*9.75 Acres*



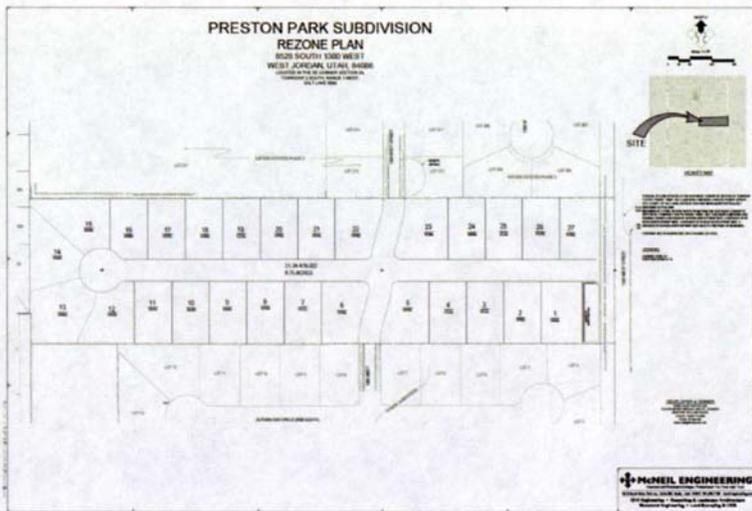
# Preston Park Proposed Zoning

R-1-12-E



# Proposed Plan & Density

## Proposed Plat



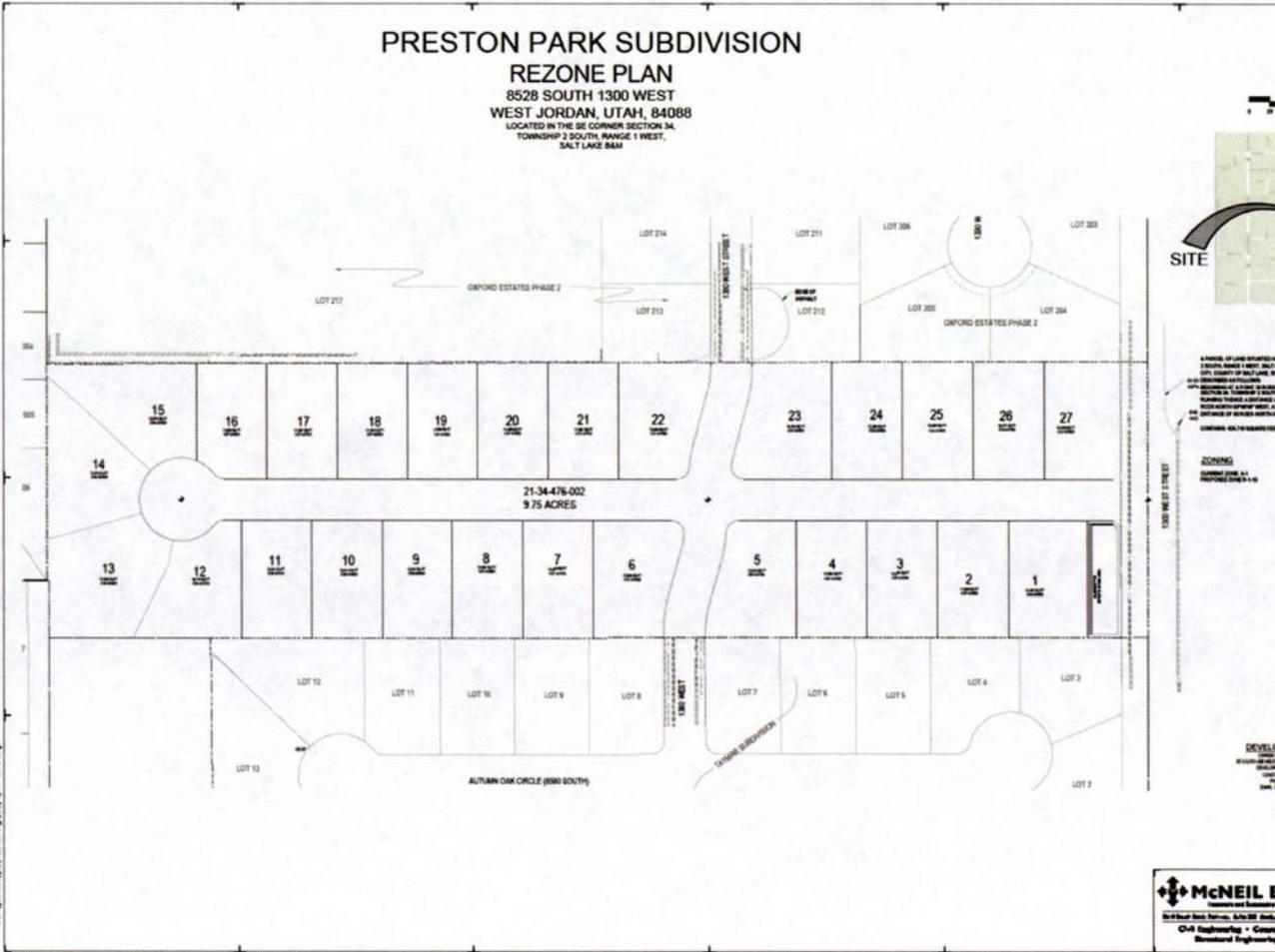
## Preston Park

- Number of Lots: 27
- Avg. Lot Size: 13,060 sq ft
  - Smallest Lot: 11,859 sq ft
  - Largest Lot: 17,638 sq ft
- Proposed Density: 3.33 un/ac
- "E" Designation: Minimum lot sizes of 3,000 sf for rammed concrete story

## Zone Requirements

- R-1-10E minimum lot size
- Medium Density Designation 5.0 un/ac

# Preston Park Proposed Plat



# Criteria for Rezone

- **Criteria 1** - Consistent with purposes, goals, objectives and policies of General plan
  - Meets medium density land use designation
  - Single family development, which is similar to adjacent developments
- **Criteria 2** – Results in compatible land use relationship and does not adversely affect adjacent properties
  - Surround by SFR
  - Average lot size of Preston Park (13,060 sf) is in line with adjacent subdivisions: Oxford (12,547 sf), Taymar (13,389 sf), Plum Creek (12,547 Sf)

## Criteria for Rezone (con't)

- **Criteria 3** – Furthers health, safety and general welfare of citizens of City
  - Compatible with adjacent developments, does not adversely affect or residents
- **Criteria 4** – Does not unduly impact public services and facilities (police, fire, water, sewer, roadways)
  - Preston Park is surrounded by residential developments, it is a piece that has always been stipulated as developing at some point
  - Utilities have capacity
  - Subdivision will have access to 1300 West. Most subdivision traffic use 1300 West, and will not spill into adjacent neighborhoods
- **Criteria 5** – Overlay zoning does not apply

Please find the ordinance amending the zoning map on the following pages.

**Exhibit H**      **Ordinance**

**THE CITY OF WEST JORDAN, UTAH**

**A Municipal Corporation**

**ORDINANCE NO. 14-25**

**AN ORDINANCE AMENDING THE ZONING MAP FROM A-5 (AGRICULTURAL 5-ACRE LOTS) ZONE TO R-1-10E (SINGLE-FAMILY RESIDENTIAL, 10,000 SQUARE FOOT MINIMUM LOTS) ZONE FOR 9.75 ACRES OF PROPERTY LOCATED AT 8528 SOUTH 1300 WEST**

WHEREAS, an application was made by Boyer Company to amend the zoning map from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for 9.75 acres of property located at 8528 South 1300 West.

WHEREAS, on June 17, 2014, the zoning map amendment request was considered by the Planning Commission, which has made a positive recommendation to the City Council concerning the rezone from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for 9.75 acres of property located at 8528 South 1300 West; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on July 9, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. the proposed amendments to the zoning map are consistent with the purposes, goals, objectives, and policies of the City's General Plan; and,
2. the proposed amendments to the zoning map are harmonious with the overall character of existing development in the immediate vicinity of the subject property; and,
3. the proposed amendments to the zoning map will not adversely affect adjacent properties; and,
4. the proposed amendments to the zoning map are consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and,
5. public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection, are now, or will be made by the Developer, adequate.

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

Section 1. The Zoning Map Of The City Of West Jordan, Utah, is hereby amended by changing the zoning from A-5 (Agricultural 5-acre lots) zone to R-1-10E (Single-family Residential, 10,000 square foot minimum lots) zone on property located at approximately at 8528 South 1300 West, more appropriately described below:

A parcel of land situated in the southeast corner of section 34, township 2 south, range 1 west, Salt Lake Base & Meridian, located in West Jordan City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point 20 rods north from the southeast corner of section 34, township 2 south, range 1 west, salt lake base & meridian, and running thence a distance of 20 rods north 0°00'00" east, a distance of 80 rods north 90°00'00" west, a distance of 20 rods south 0°00'00" east, a distance of 80 rods north 90°00'00" east back to the point of beginning. Parcel # 21-34-476-002-0000  
 Contains: 424,710 square feet, or 9.75 acres.

The described property shall hereafter be subjected to the R-1-10 land-use restrictions and limitations as are stipulated for this zone.

Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 9th day of July 2014.

**CITY OF WEST JORDAN**

By: \_\_\_\_\_  
 Kim V. Rolfe  
 Mayor

ATTEST: \_\_\_\_\_  
 MELANIE S. BRIGGS, MMC  
 City Clerk

<b>Voting by the City Council</b>	<b>"AYE"</b>	<b>"NAY"</b>
<b>Councilmember Jeff Haaga</b>	_____	_____
<b>Councilmember Stoker</b>	_____	_____
<b>Councilmember Nichols</b>	_____	_____
<b>Councilmember Hansen</b>	_____	_____
<b>Councilmember Southworth</b>	_____	_____
<b>Councilmember McConnehey</b>	_____	_____
<b>Mayor Kim V. Rolfe</b>	_____	_____

**CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION**

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
 City Clerk/Recorder

[SEAL]

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