

REQUEST FOR CITY COUNCIL ACTION

SUBJECT: Barber Property General Land Use Plan (GLUP) Amendment and Rezone

SUMMARY: Barber property GLUP Amendment and Rezone; 7401 South 5490 West; Future Land Use Map Amendment for 10.02 acres from Very Low Density Residential to Low Density Residential and Rezone 10.02 acres from "RR-1D" (Rural Residential, 40,000 sq. ft. minimum lot area) to "R-1-12F" (Residential, Single-family, 12,000 sq. ft. minimum lot area) & RR-20 (Rural Residential, 20,000 sq. ft. minimum lot area); Ryan Peterson/Peterson Development, LLC (applicant) [Kent Page #18767; parcels 20-25-300-007 and 20-25-300-008]

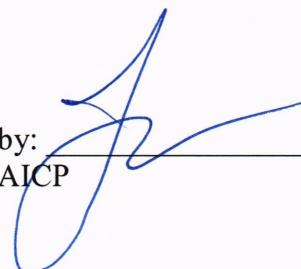
STAFF RECOMMENDATION: Based on the analysis and findings contained in the Staff Report, Staff offers a weak positive recommendation to the City Council regarding Ordinance No.

PLANNING COMMISSION RECOMMENDATIONS: The Planning Commission on January 21, 2020 forwarded two positive recommendations (both with a 6 to 1 vote) that the City Council approve the Barber Property's General Plan Future Land Use Map Amendment for 10.01 acres from Very Low Density Residential to Low Density Residential and rezone 10.01 acres from RR-1D to R-1-12F and RR-20F at 7401 South 5490 West as depicted in Exhibit C.

MOTION RECOMMENDED: "I move that the City Council approve Ordinance No.

Prepared and presented by: Kent Page
Kent Page, AICP
Senior Planner

Recommended by:
Larry Gardner, AICP
City Planner



Authorized for
Council Consideration: Korban Lee
Korban Lee
Chief Administrative Officer

Approving as to Form: Duncan Murray
Duncan Murray
Assistant City Attorney



I. BACKGROUND:

The applicant requested before the City Council, in public hearings October 23, 2019 and December 4, 2019, the following:

- 1) Amend the Future Land Use Map from Very Low Density Residential to Low Density Residential.
- 2) Rezone from RR-1D (Rural Residential 40,000 sq. ft. minimum lot area) to R-1-12F (Single-family residential, 12,000 sq. ft. minimum) and RE-20 (Residential Estates, 20,000 sq. ft. minimum).

During the December 4, 2019 City Council meeting, the applicant revised the rezone request of RE-20F to RR-20F. The difference between “RE” (Residential Estates) and “RR” (Rural Residential) is that in a “RR” zone animal rights are allowed. On December 4, 2019 the City Council asked that this revised rezone request be considered by the Planning Commission.

On January 21, 2020 the Planning Commission recommended with a 6 to 1 vote to the City Council to amend the General Plan Future Land Use Map for 10.02 acres from Very Low Density Residential to Low Density Residential on property located at 7401 South 5490 West.

Also on January 21, 2020 the Planning Commission recommended with a 6 to 1 vote to the City Council to rezone 10.02 acres from RR-1D (Rural Residential, 40,000 sq. ft. minimum lot area) to R-1-12F (Residential, Single-family, 12,000 sq. ft. minimum lot area, “F” size home) and RR-20F (Rural Residential, Single-family, 20,000 sq. ft. minimum lot area, “F” size home at 7401 South 5490 West. (Please see Exhibit C)

The reasoning for the change from “RE” to “RR” is that “RR” would be more compatible with the adjacent property to the east zoned RR-1E.

The proposed amendment affects 10.02 total acres at approximately 7401 South 5490 West. The southern parcel (20-25-300-008) contains one single-family dwelling; the northern parcel (20-25-300-007) has no existing dwelling; both parcels have been used for agriculture.

If the land use map amendment and rezoning are approved, the applicant is proposing to subdivide the properties into 19 single-family residential lots. (Please see Exhibit C)

II. GENERAL INFORMATION & ANALYSIS

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

	Future Land Use	Zoning	Existing Land Use
North	Very Low Density & Low Density Residential	RR-1D & RR-.5D	Agriculture & Single-family Residential
South	Low Density Residential	R-1-12F	Single-family Residential
East	Medium Density Residential	RR-1E	Single-family Residential
West	Very Low Density & Low Density Residential	A-1 & RR-1D	Agriculture & Single-family Residential

III. FINDINGS OF FACT

Section 13-7C-6: Amendments to the Land Use Map

According to City Code, Section 13-7C-6, any amendments to the general plan, including maps, shall be approved only if the following are met.

Finding A: *The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.*

Discussion: Statements, goals, and policies in the General Plan support and do not support the proposed Land Use Amendment (pp.18-32)

Goal	Conforms
Maintain Stability & Consistency In Land Use Decision-Making	No
Continually & Consistently Update the Future Land Use Map, Zoning Map, and Zoning Ordinance for ease of Reference and Administration	Neutral
Promote Land Use Policies & Standards that are Economically Feasible & Orderly, which also Protect Desirable Existing Land Uses & Minimize Impacts to Existing Neighborhoods	Neutral
Provide a Safe & Healthy Living Environment for All Citizens of the City	Neutral
Establish Community Pride through Creation of Attractive, Well-designed, & Maintained Neighborhoods	Neutral
Manage Growth Occurring Within the City	Neutral
Encourage a Diversity of Dwelling Unit Types & Densities in Residential Areas	Yes

“Land use decisions shall, as much as possible, be guided by the maps, goals, and policies of the General Plan.” (p.18) The General Plan calls for this property to be “Very Low Density Residential.”

The General Plan states that lower density single-family residential uses are most preferred while a range of residential densities and housing types should be provided (p.23).

The General Plan defines “Very Low Density Residential” as up to two dwellings per acre; “Low Density Residential” is defined as 1 to 3.0 dwelling units per acre (p.24).

The Future Land Use Map calls for the two parcels (in this rezone application) to continue to be “Very Low Density Residential”; R-1-12 (the proposed rezone) is considered “Low Density Residential” but not “Very Low Density Residential”.

The General Plan advises to “Update the Future Land Use Map on an as-needed basis after positively finding that the location of the new or changed use is appropriate for the area and that no negative impact will be created to the neighborhood or the city because of the change”. (p.19) The General Plan is

dated 2012, and growth around subject properties have since changed acceptable fire response times. Public road 5490 West is master planned as a 60-foot collector street.

The City has changed the land use and zoning on properties to the south to R-1-12.

Finding: The proposed GLUP (General Land Use Plan) map amendment conforms with the City's General Plan.

Finding B: *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment. (See Comprehensive General Plan, pp. 23-32)*

Discussion: The City has relatively few undeveloped acres classified as "Low Density Residential". Most "Low Density Residential" properties are built-out.

It is a General Plan residential goal and policy to provide a safe and healthy, living environment for all citizens of the city and to ensure safety, accessibility, and walkability within and between neighborhoods (p.26). While the official Future Land Use Map should accurately represent the future land use needs and goals of the city (p.19), walkability within and between "Very Low Density" or "Low Density" can be unrealistic.

Finding: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Finding C: *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity*

Discussion: The proposed amendment is compatible with adjacent "Low Density Residential" and single-family land use to the south; but it will be less compatible with adjacent "Very Low Density Residential" to the north and to the west. The Future Land Use Map calls for this property to remain "Very Low Density Residential."

"Low Density Residential" is often not compatible with "Very Low Density Residential" because zones considered "Very Low Density Residential" need more acreage to conduct rural residential land uses such as the maintaining and keeping of large animals. However, the adjacent "agricultural" land is minor agricultural – often considered "hobby farming". And, zones classified as "Very Low Density Residential" need more acreage to buffer potential nuisances (insects, odors, noises) between properties that maintain animals and fowl and properties which do not. Only the Rural Residential (RR) zones classified in the "Low Density" designation allows the maintaining and keeping of animal and fowl; most zones in this designation do not allow the maintaining and keeping of animal and fowl.

Finding: The proposed amendment will be compatible with and incompatible with other land uses, existing or planned, in the vicinity.

Finding D. *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.*

Discussion: The application holds the burden of proof that the proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

The application addresses whether the amendment is an overall improvement to the adopted general land use map by answering the following questions with the following answers:

1. Public purpose for the amendment in question.

The public purpose for the amendment in question is to change 10.02 acres to a zone and land use that fits well with the adjacent zoning and land uses and will be a good fit for the adjacent existing neighborhoods.

2. Confirmation that the public purpose is best served by the amendment in question.

Low density single family lots are the best fit for these parcels when considering the existing land uses surrounding this site. Due to the shape of the parcels, with the intent of keeping one lot with an existing home as a lot, we will have varying lot sizes. The smallest lot we are seeking would fall within the 12,000 square foot minimum lot size requirement. All others are larger so we are requesting the R-1-12F zone to meet this minimum requirement.

3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.

The proposed amendment is compatible with the general plan policies, goals and objectives. The adjacent zones are RR-1D to the north, RR-1E to the east, R-1-10D(ZC) to the south-east, R-1-12F to the south and A-1 to the west. The surrounding land uses are very low, low and medium density residential. This is a prime location to put low density residential with lots ranging in size to match the adjacent lots and home sizes.

4. Consistency of the proposed amendment with the general plan's timing and sequencing provisions on changes of use.

The proposed amendment is consistent with the general plan's timing and sequencing provisions of changes of use. This property has not been submitted for any changes in zone or land use in the past year.

5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's policies.

The proposed amendment supports the general plan's policies regarding keeping a majority of new development as single-family lots. The proposed amendment also supports the general plan's policies on the location of low-density single-family housing.

6. Adverse impacts on adjacent land owners.

The impacts to adjacent landowners will be minimal. Access to this subdivision will be gained from the existing stub road in the Bella Estates subdivision and from 5490 West. Due to the 4-minute response time for fire/emergency vehicles it is required that we stub onto 5490 West. We are proposing 17 lots (19 with revised concept) so there will be minimal impact on traffic through the existing neighborhood. It will trigger the development of 5490 W. adjacent to and south of these parcels into a public street so there will be less traffic drawn through the existing neighborhood to the south and will allow a more direct route onto 5490 W. and out onto the arterial street 5600 W. This will allow for more direct vehicular and pedestrian access from the existing neighborhood to the commercial center on 5600 W. and 7800 S.

7. Verification that the correctness in the original zoning or general land use plan map is correct for the area in question.

The original zoning is consistent with the general land use plan map.

8. Impacts on City services such as water, sewer, storm drain, public streets, traffic, fire and police services.

There is water, sewer, and storm drain stubbed in 5400 West. 5490 W. will be constructed on the portion adjacent to this project. There will only be an estimated 17 lots in this project so impact to traffic will be minimal. This project will not have a large impact on fire and police services.

9. Impacts on schools.

This project will have minimal impact on schools due to it only including 16 new lots (19 with revised Concept Plan).

10. Impacts on the local economy and other factors as requested by the planning department.

This project will have minimal impact on the local economy.

Finding: It is unclear whether the proposed amendment constitutes an overall improvement to the adopted general land use map.

Finding E. *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.*

Discussion: The City's Transportation Master Plan identifies 5490 West street to become a two or three lane collector regardless of this proposed amendment; as a result, 5490 West's right-of-way is in the process of widening.

Finding: As mentioned in Finding A, the proposed amendment will and will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements than would otherwise be needed without the proposed change.

Finding F. *The proposed amendment is consistent with other adopted plans, codes and ordinances.*

Discussion: Staff is not aware of any other adopted plans, codes, and/or ordinances that are consistent with or inconsistent with this request.

Finding: Staff is not aware of any other adopted plans, codes, and/or ordinances that are consistent with or inconsistent with this request.

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

Prior to making a positive recommendation to the City Council for a Zoning Map amendment, the Planning Commission considered the following staff findings:

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

Discussion: The rezone application is to change the current RR-1D (Rural Residential, 40,000 sq. ft. minimum lot area) to R-1-12F (Single-family Residential, 12,000 sq. ft. minimum lot area) and RR-20 (Residential Estate, 20,000 sq. ft. minimum lot area).

This question has essentially been answered already under “Finding A”: the General Plan says that lower density single-family residential uses are most preferred while a range of residential densities and housing types should be provided (p.23).

The 2012 General Plan defines Very Low Density Residential and Low Density Residential land use designation as follows:

“Very Low Density will include development having up to two dwelling units per acre. Characteristics of land in this category range from extremely large acreages of land still in agricultural production, to fairly large lots (an acre or more) some of which may allow horses and other farm animals to be kept. Very low density residential uses are appropriate as a buffer between higher density single-family development and dedicated open lands or on hillsides where sensitive slopes make higher density development inadvisable.” (p.24)

“Low Density Residential will include development providing for low intensity single-family detached residential uses typically found in suburban and traditional neighborhoods.” (Page 25)

The current zoning map shows few properties zoned R-1-12, and the Future Land Use Map shows few properties classified as Very Low Density Residential.

The General Plan classifies the proposed zone of R-1-12 as “Low Density Residential” and this particular property to be “Very Low Density Residential.”

The following is the Residential Density table from the General Plan:

Residential Density - Adjusted Net Density

Density Designation	Density Range (Dwelling Units Per Acre)	Zoning Districts
Very Low Density	Up to 2.0	All A, RR, RE Zones, PC, PRD
Low Density	1 to 3.0	RR, RE, R-1-12, R-1-14, PC, PRD
Medium Density	3.1 to 5.0	R-1-8, R-1-9, R-1-10, PC, PRD
High Density	5.1 to 10.0	RM, R-1-5, R-1-6, R-2, R-3-6, R-3-8, R-3-10, PC, PRD
Very High Density	10.1 and up	R-3-12, R-3-16, R-3-20, R-3-22, PC, PRD

The proposed R-1-12F zoning is compatible with the southern adjacent property zoned R-1-12F. However, it is not compatible with the A-1 property to the west, the RR-1D to the north, nor the RR-1E to the east. (This general area will continue to experience pressures for denser zoning due to surrounding areas having denser zoning.)

With sufficient road dedication, the concept plan is compliant with the master transportation plan for 5490 West to become a two or three lane collector road.

The proposed rezone to R-1-12F is not in compliance with the current General Plan's land use designation of "Very Low Density", and the proposed rezone to RR-20 is probably considered "Low Density" while RR-40 is considered "Very Low Density".

Finding: The proposed amendment is consistent with and inconsistent 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: Changing the land use from Rural Residential, one-acre minimum, to Residential, 12,000 square foot lots minimum and to Rural Residential, 20,000 square foot lots will be positive for the existing R-1-12 adjacent properties, but it will be neutral for the remaining Rural Residential adjacent properties. Rezoning (and the subsequent development) will allow the City to acquire additional right-of-way for a master planned two or three lane collector along 5490 West.

Finding: The proposed amendment will result in compatible and incompatible land use relationships and does and does not adversely affect adjacent properties. The current and the proposed land uses are both single-family.

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

Discussion: The rezone application's concept plan shows potential in furthering public health, safety and the general welfare of the citizens of the City with the proposed amendment. Staff has been working with the applicant to improve visualization of how this property, if rezoned, can best be utilized to further the public health, safety and general welfare of the citizens of the City.

As stated earlier, it can be reasonably argued that the proposed amendment furthers the public health, safety and general welfare of the citizens of the City; it can also be reasonably argued that the proposed amendment hinders the public health, safety and general welfare of the citizens of the City.

The proposed rezone's concept plan can establish community pride through the creation of an attractive, well-designed, and maintained neighborhood. (p.27)

Finding: The proposed amendment may further 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 proposed amendment will not unduly impact the adequacy of public services and facilities, but it will stretch fire response times without development of 5490 West. The Fire Department says that the concept plan submitted with this rezone application provides adequate emergency access.

Finding: The proposed amendment should 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: This property is within the Airport Overlay Conical Zone (Ac): "A zone that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of four thousand feet (4,000')." The Conical Zone is considered the least impactful area of the Airport Overlay Zone. When this property is platted, the plat should state that this area is within the "Airport Overlay Conical Zone (Ac)".

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

V. SUMMARY OR CONCLUSION

This application's proposed Future Land Use Map amendment from Very Low Density Residential to Low Density Residential, and proposed Rezoning from RR-1D to R-1-12F and RR-20 is partially supported by the General Plan.

VI. ATTACHMENTS

- Exhibit A – Zoning/Future Land Use Map
- Exhibit B – Aerial Map
- Exhibit C – Revised Concept Plan, Rezone
- Exhibit D - DRAFT P.C. Minutes January 21, 2020
- Exhibit E - Application



Exhibit A

Zoning/Future Land Use Map

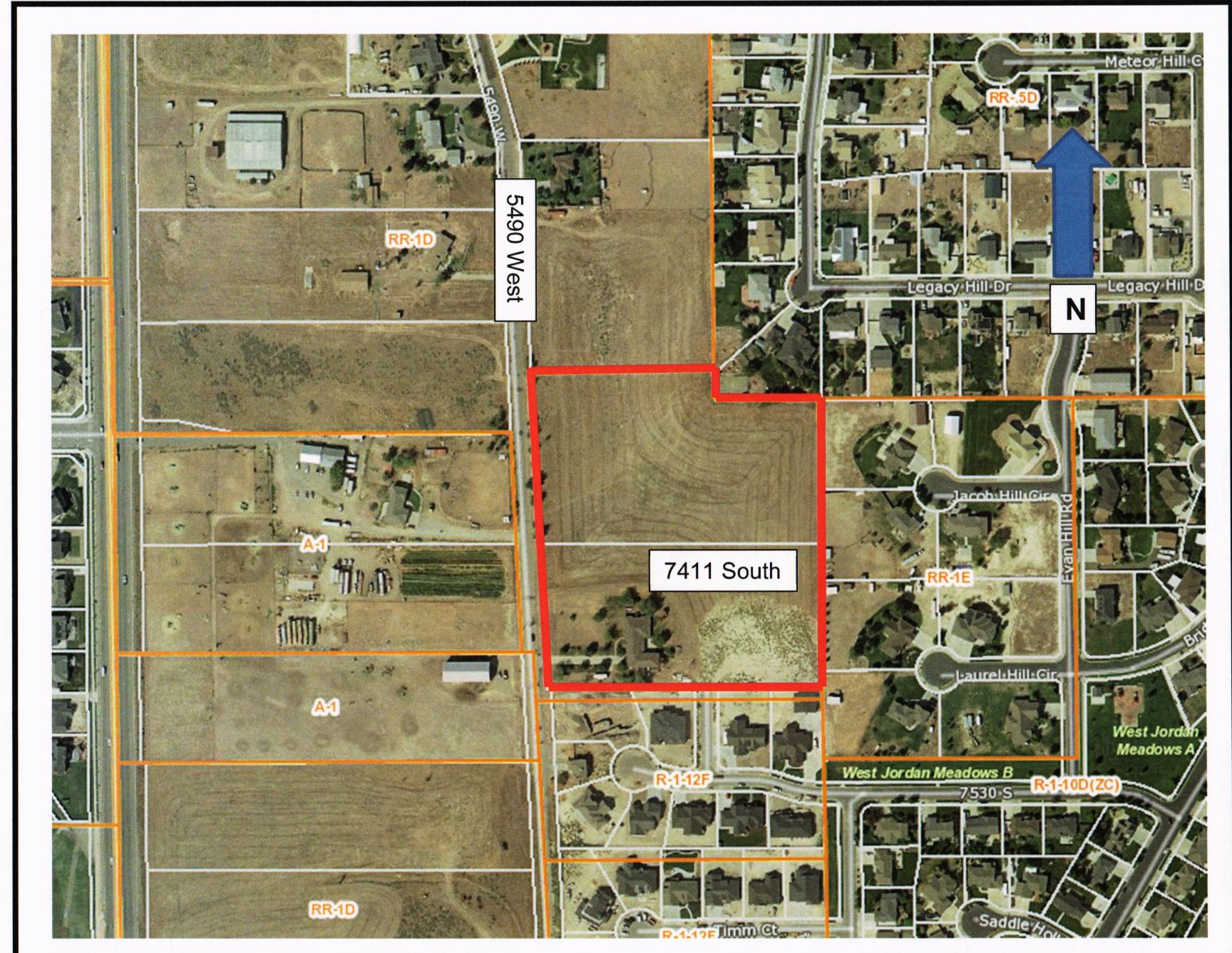
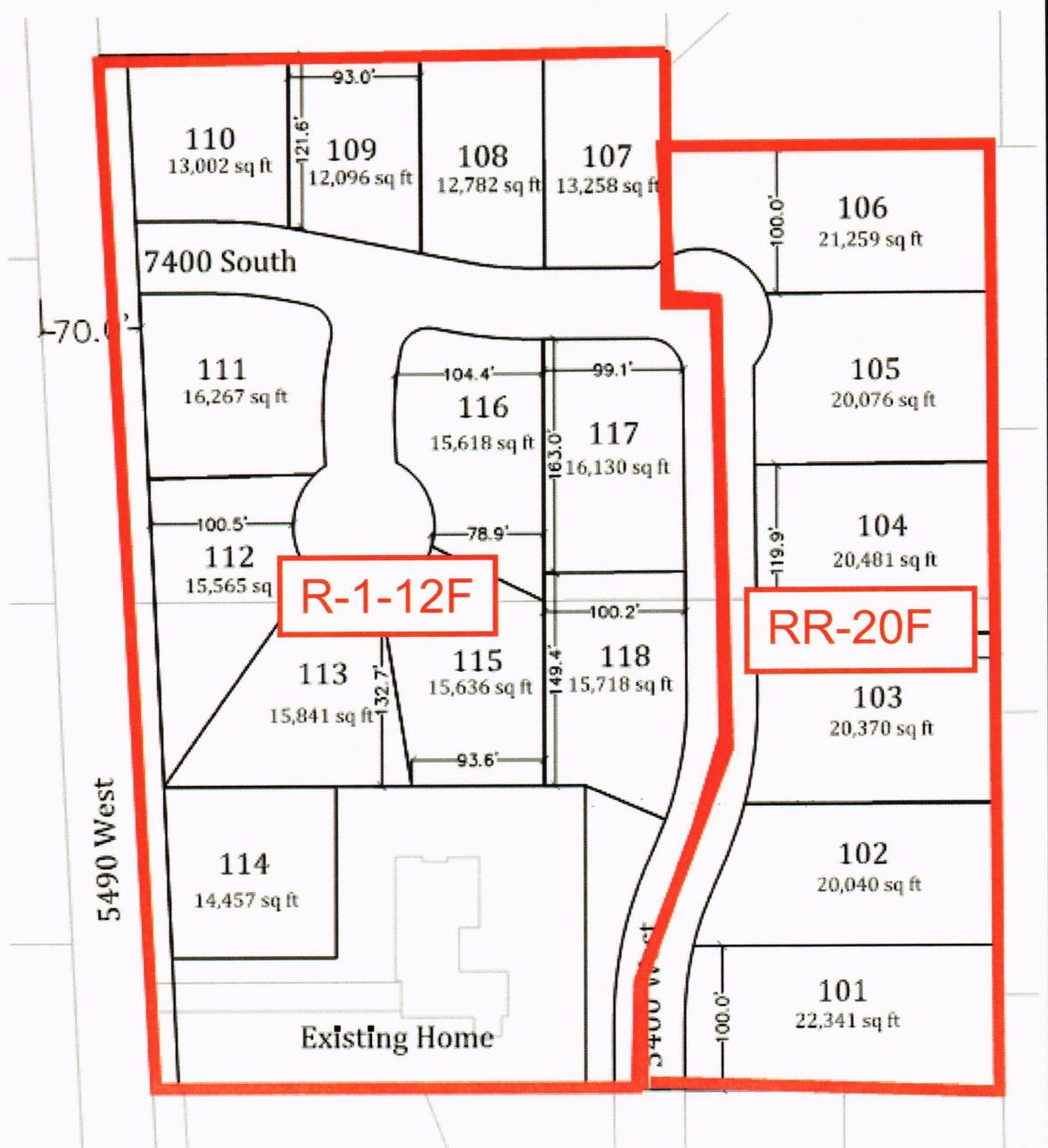


Exhibit B

Aerial Map

Revised Concept Plan, Rezone

Exhibit C



4. **Barber Property; (remanded by City Council) 7401 South 5490 West; General Plan Land Use Map Amendment for 10.02 acres from Very Low Density Residential to Low Density Residential and Rezone from RR-1D (Rural Residential 1-acre minimum lots) Zone to R-1-12F (Single-family Residential 12,000 square foot minimum lots) Zone and RR-20F (Rural Residential 20,000 square foot minimum lots) Zone; Peterson Development LLC/Ryan Peterson (applicant) [#18767; parcel 20-25-300-007, 008]**

Kent Page said the planning commission and city council had held two public hearings each on this property. The city council asked that the planning commission weigh in on the latest request to rezone the property to R-1-12F and RR-20F. Previously the request was for RE-20F on the east side of the property. The new request would allow for animal rights based on acreage.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Barber Property to amend the General Plan Future Land Use Map for 10.02 acres from Very Low Density Residential to Low Density Residential and rezone 10.02 acres from RR-1D (Rural Residential, 40,000 sq. ft. minimum lot area) to R-1-12F (Residential, Single-family, 12,000 sq. ft. minimum lot area, "F" size home) and RR-20F (Rural Residential, 20,000 sq. ft. minimum lot area, "F" size home).

There was a brief clarification regarding the animal point system. The number of large, medium, and small farm animals allowed is determined by the lot size. A half-acre lot could have two large animals. The abutting property to the east is rural residential.

Matt Quinney explained that this is a business item, so there will be no public comment taken.

MOTION: Trish Hatch moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Barber Property; 7401 South 5490 West; Peterson Development LLC/Ryan Peterson (applicant) amending the General Plan Future Land Use Map for 10.02 acres from Very Low Density Residential to Low Density Residential. The motion was seconded by Bob Bedont and passed 6-1 in favor with Jay Thomas casting the negative vote.

MOTION: Trish Hatch moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the Barber Property; 7401 South 5490 West; Peterson Development LLC/Ryan Peterson (applicant) to Rezone 10.02 acres from RR-1D Zone to R-1-12F and RR-20F Zones. The motion was seconded by Bob Bedont and passed 6-1 in favor with Jay Thomas casting the negative vote.



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION
8000 South Redwood Road
(801) 569-5180

Sidwell # 2025300008, 2025300007 Acreage: 10.02 Lots: _____ Zoning: RR-1D

Project Location: 7401 S 5490 W

Project Name: Barber property

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

Applicant: Ryan Peterson Company: Peterson Development LLC

Address: 225 South 200 East Suite 200

City: Salt Lake City State: Utah Zip: 84111

Telephone: Office: 801-532-2233 Cell: _____

Email: ryan@choosepeterson.com

Property Owner: David and Lora Barber

Address: 7401 S 5490 W

City: West Jordan State: Utah Zip: 84081

Telephone: Office: _____ Cell: _____

Email: _____

Engineer: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email: _____

Architect: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email: _____

SIGNATURE: DATE:

Project #: 18767 Date: 6-11-2019

Received By: ODA Kristi PLANNING Kent ENGINEERING Nate

Exhibit E Application

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 20-01

AN ORDINANCE AMENDING THE GENERAL PLAN FUTURE LAND USE MAP ON 10.02 ACRES FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND REZONE OF 10.02 ACRES FROM RR-1D (RURAL RESIDENTIAL, SINGLE-FAMILY, 40,000 SQ. FT. MINIMUM) TO R-1-12F (RESIDENTIAL, SINGLE-FAMILY, 12,000 SQ. FT. MINIMUM LOT AREA, "F" SIZE HOME) ZONE AND RR-20F (RURAL RESIDENTIAL, SINGLE-FAMILY, 20,000 SQ. FT. MINIMUM LOT AREA, "F" SIZE HOME) ZONE ON PROPERTY GENERALLY LOCATED AT 7401 SOUTH 5490 WEST.

WHEREAS, an application was made by Peterson Development LLC to amend the General Plan Future Land Use Map on 10.02 acres from Very Low Density Residential to Low Density Residential and rezone of 10.02 acres from RR-1D (Rural Residential, 40,000 sq. ft. minimum lot area, "D" size home) zone to R-1-12F (Residential, Single-family, 12,000 sq. ft. minimum, "F" size home) zone and to RR-20F (Rural Residential, Single-family, 20,000 sq. ft. minimum, "F" size home) zone on property generally located at 7401 South 5490 West; and,

WHEREAS, on January 21, 2020 the request was considered by the Planning Commission, which has made a positive recommendation to the City Council; and

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on February 12, 2020; and,

WHEREAS, the City Council of the City of West Jordan finds 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 amendment 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 Future Land Use Map of the City of West Jordan, Utah, is hereby amended by changing the future land use designation on 10.02 acres from Very Low Density Residential to Low Density Residential; more appropriately described below:

Parcel 20253000070000 Legal description

BEG N 2366.16 FT & E 874.67 FT FR SW COR SEC 25, T 2S, R 2W,S L M; N 2[^]38'39" W 360.02 FT; E

427.38 FT; S 0[^]24'32" E 67.93 FT; S 89[^]58'40" E 229.79 FT; S 0[^]24'32" E 291.63 FT; W643.24 FT TO BEG.
5.01 AC M OR L. 5024-104 5046-0784 5694-2012 5786-2578 5842-1185 7452-2737 9407-8750

And

Parcel 20253000080000 Legal description

BEG N 2023.17 FT & E 890.51 FT FR SW COR SEC 25, T 2S, R 2W,S L M; N 2[^]38'39" W 343.36 FT; E 643.24 FT; S 0[^]24'32" E 343FT; W 629.85 FT TO BEG. 5.01 AC M OR L. 4769-587 4806-0344 5557-0317 6496-0062 9407-8750

Section 2. The Zoning Map of the City of West Jordan, Utah, is hereby amended by changing the zoning on 10.02 acres from RR-1D (Rural Residential, 40,000 sq. ft. minimum lot area, "D" size home) to R-1-12F (Residential, Single-family, 12,000 sq. ft. minimum, "F" size home) Zone and RR-20F (Rural Residential, 20,000 sq. ft. minimum lot area, "F" size home); more appropriately described below:

Parcel 20253000070000 Legal description

BEG N 2366.16 FT & E 874.67 FT FR SW COR SEC 25, T 2S, R 2W,S L M; N 2[^]38'39" W 360.02 FT; E 427.38 FT; S 0[^]24'32" E 67.93 FT; S 89[^]58'40" E 229.79 FT; S 0[^]24'32" E 291.63 FT; W643.24 FT TO BEG.
5.01 AC M OR L. 5024-104 5046-0784 5694-2012 5786-2578 5842-1185 7452-2737 9407-8750

And

Parcel 20253000080000 Legal description

BEG N 2023.17 FT & E 890.51 FT FR SW COR SEC 25, T 2S, R 2W,S L M; N 2[^]38'39" W 343.36 FT; E 643.24 FT; S 0[^]24'32" E 343FT; W 629.85 FT TO BEG. 5.01 AC M OR L. 4769-587 4806-0344 5557-0317 6496-0062 9407-8750

The described property shall hereafter be subjected to the R-1-12F (Residential, Single-family, 12,000 sq. ft. minimum lot area, "F" size home) and RR-20F (Rural Residential, 20,000 sq. ft. minimum lot area, "F" size home) land-use restrictions and limitations as are stipulated for these zones.

Section 3. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed and adopted by the City Council of West Jordan, Utah, this _____ day of _____, 2020.

CITY OF WEST JORDAN

By: _____
Christopher McConnehey
Council Chair

ATTEST:

TANGEE SLOAN,
Deputy City Recorder

Voting by the City Council

"YES"

"NO"

Chair Chris McConnehey

Zach Jacob

Melissa Worthen

Chad Lamb

Kayleen Whitelock

Kelvin Green

David Pack

Mayor Dirk Burton

Approve _____

Veto _____

Date _____, 2020

ATTEST:

TANTEE SLOAN,
Deputy City Recorder

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Tantee Sloan, certify that I am the Deputy City 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 _____, 2020, pursuant to Utah Code Annotated, 10-3-711.

Tantee Sloan,
Deputy City Recorder

[SEAL]