

ORDINANCE NO. 2024-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST FROM THE OPEN SPACE-PARKS (OS-P) ZONE (NORTH PARCEL) AND THE RESIDENTIAL-MULTIPLE-6 PLANNED DEVELOPMENT (R-M-6 (PD)) ZONE (SOUTH PARCEL) TO THE COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD)) ZONE; KIRK YOUNG (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Planning and Zoning Ordinance of the City of South Jordan (Title 17 of the South Jordan City Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant requested that the City Council amend the Zoning Map by rezoning properties located at approximately 9800 S. 4800 W. from the Open Space-Parks (OS-P) Zone (North Parcel) and the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone (South Parcel) to the Commercial-Community Planned Development (C-C (PD)) Zone; and

WHEREAS, on November 7, 2023 the City Council approved a similar rezoning to adjacent property and this rezone is in keeping with the original intent and purpose of that approval; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Rezone of North Parcel. The zone of property described in Application PLZBA202300207 as the “North Parcel,” which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from the Open Space-Parks (OS-P) Zone to the Commercial-Community Planned Development (C-C (PD)) Zone, as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

SECTION 2. Rezone of South Parcel. The zone of property described in Application PLZBA202300207 as the “North Parcel,” which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone to the Commercial-Community Planned Development (C-C (PD)) Zone, as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

SECTION 3. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory M. Simonsen
Gregory M. Simonsen (Jan 8, 2024 09:49 MST)

Office of the City Attorney

EXHIBIT A

(Property Descriptions)

North Parcel:

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°47'04" East 153.07 feet;
thence South 00°12'56" West 55.75 feet;
thence North 89°45'04" West 153.07 feet;
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

South Parcel

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;
thence South 00°12'58" West 111.21 feet;
thence North 89°45'05" West 361.99 feet;
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres

EXHIBIT B

(Property Location Map)

