

**ORDINANCE NO. 2025 – 08 - Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10378 SOUTH JORDAN GATEWAY IN THE CITY OF SOUTH JORDAN FROM C-F (COMMERCIAL - FREEWAY) ZONE TO R-M (RESIDENTIAL - MULTIPLE) ZONE AND PD (PLANNED DEVELOPMENT) FLOATING ZONE; RANDY SMITH / FIELDSTONE HOMES, (APPLICANT)**

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

**WHEREAS**, Applicant, Randy Smith/Fieldstone Homes, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

**WHEREAS**, the South Jordan Planning Commission reviewed the 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 will enhance the public health, safety and 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.** The property described in Application PLZBA202500153, filed by Randy Smith / Fieldstone Homes and located at approximately 10378 S. Jordan Gateway in the City of South Jordan, Utah, is hereby rezoned from C-F (Commercial - Freeway) Zone to R-M (Residential - Multiple) Zone and PD (Planned Development) Floating Zone on property described in the attached **Exhibit A**.

**SECTION 2. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

**SECTION 3. 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 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 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 Simonsen  
Gregory Simonsen (Nov 26, 2025 11:52:08 MST)  
\_\_\_\_\_  
Office of the City Attorney

**EXHIBIT A**  
(Property Description)

Parcel: 27-13-100-059

A parcel of land situated in the Northwest Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the North line of Lot 1, JORDAN STATION APARTMENTS, said point being South 00°54'50" West 1,338.00 feet along the Quarter Section line and North 89°48'25" West 915.49 feet from the North Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running;

thence North 89°48'25" West 377.94 feet;  
thence North 00°05'54" West 281.47 feet;  
thence South 89°27'04" East 122.08 feet;  
thence North 86°26'00" East 256.33 feet;  
thence South 00°05'54" East 297.52 feet to the point of beginning.

Contains 108,287 square feet or 2.486 acres