

1 County Recorder's Office Only
2 Above the Line

3
4
5
6
7
8
9 THE CITY OF WEST JORDAN, UTAH

10
11 **ORDINANCE NO. 24-07**

12
13 **AN ORDINANCE APPROVING THE AMENDED DEVELOPMENT PLAN**
14 **FOR THE COTTAGES AT PARKER PLACE SUBDIVISION,**
15 **LOCATED AT 7398 SOUTH REDWOOD ROAD, IN AN R-3-8 ZONE**
16

17 WHEREAS, the original preliminary development plan for The Cottages at Parker Place
18 Subdivision was adopted by the City Council on January 10, 2018.

19
20 WHEREAS, an application was made by Dave Tolman ("**Applicant**"), on behalf of the
21 property owner, for approximately 2.17 acres of property located at approximately 7398 South
22 Redwood Road concerning *The Cottages at Parker Place Subdivision* ("**Application**", or
23 "**Property**") for a development plan amendment ("**Amended Development Plan**"); and
24

25 WHEREAS, on November 14, 2023, the Application was considered by the West Jordan
26 Planning Commission ("**Planning Commission**"), which held a public hearing and which made a
27 recommendation to the West Jordan City Council ("**City Council**") concerning the Amended
28 Development Plan; and
29

30 WHEREAS, a public hearing was held before the City Council on December 20, 2023, a
31 committee of the whole (work session) was held on January 17, 2024, and an additional public
32 meeting was held on January 24, 2024, concerning the Amended Development Plan; and
33

34 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best
35 interest of the public health, safety, and welfare of the residents of the City to approve the Amended
36 Development Plan.
37

38 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
39 WEST JORDAN, UTAH AS FOLLOWS:
40

41 **Section 1. Approval and Applicability.** The Amended Development Plan (for The
42 Cottages at Parker Place Subdivision, located at 7398 South Redwood Road), attached as
43 Attachment 1, is approved. Therefore, the Property shall hereafter be subject to the Amended
44 Development Plan, the City Code, and all other pertinent City regulations, policies, and standards.
45 Recorded plats shall continue to be applicable, along with all the additional and (in some instances)
46 more stringent requirements of the Amended Development Plan, including, but not limited to, all
47 setback, parking, and storm drain requirements.

48 **Section 2. Tot Lot and Parking Lot in Perpetuity; Prohibited Parking on Drake Lane.** The
49 tot lot and parking lot identified in the Amended Development Plan, on what was identified as Lot
50 12 on the original recorded plat for the Property, shall be maintained by the Homeowners
51 Association or collectively by all the lot owners of the Property in perpetuity. On-street parking
52 on Drake Lane shall be prohibited in the areas identified in the Amended Development Plan.
53

54 **Section 3. Legal Nonconforming Nature of Certain Lots.** Lots 7 through 11 inclusive and
55 Lots 13 and 14, as identified on the original recorded plat for the Property, shall be treated as legal
56 nonconforming lots pursuant to West Jordan City Code Section 13-9-4 or successor provisions.
57

58 **Section 4. Severability.** If any provision of this Ordinance is declared to be invalid by a
59 court of competent jurisdiction, the remainder shall not be affected thereby.
60

61 **Section 5. Effective Date.** This Ordinance shall not become effective unless the City
62 Council, in its sole legislative discretion, has previously approved Ordinance 23-42 (approving the
63 zone change for the Property). If Ordinance 23-42 has been previously approved, this Ordinance
64 shall become effective immediately upon posting or publication as provided by law and upon (i)
65 the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as
66 provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days
67 after the City Council presents the Ordinance to the Mayor.
68

69 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
70 DAY OF _____ 2024.

71
72 CITY OF WEST JORDAN

73
74 By: _____
75 Zach Jacob
76 Council Chair

77 ATTEST:
78
79 _____
80 Cindy M. Quick, MMC
81 Council Office Clerk
82

83		"YES"	"NO"
84	Voting by the City Council		
85	Council Chair Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
86	Council Vice-Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
87	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
88	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
89	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
90	Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
91	Council Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>

92
93 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** _____.

94
95 Mayor's Action: _____ Approve _____ Veto

96
97
98 By: _____
99 Mayor Dirk Burton Date

100
101 ATTEST:

102
103 _____
104 Tangee Sloan, CMC
105 City Recorder

106
107
108 **STATEMENT OF APPROVAL/PASSAGE** (check one)

109
110 _____ The Mayor approved and signed Ordinance No. 24-07.

111
112
113 _____ The Mayor vetoed Ordinance No. 24-07 on _____ and the
114 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

115
116
117 _____ Ordinance No. 24-07 became effective by operation of law without the
118 Mayor's approval or disapproval.

119
120
121 _____
122 Tangee Sloan, CMC
123 City Recorder

124
CERTIFICATE OF PUBLICATION

125
126 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and
127 that a short summary of the foregoing ordinance was published on the Utah Public Notice Website
128 on the _____ day of _____ 2024. The fully executed copy of the
129 ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-
130 711.

131
132 _____
133 Tangee Sloan, CMC
134 City Recorder

135
136 *(Attachment on the following page)*

137
138
139
140
141
142
143
144
145
146
147
148

**Attachment 1 to
ORDINANCE NO. 24-07**

**AN ORDINANCE APPROVING THE AMENDED DEVELOPMENT PLAN
FOR THE COTTAGES AT PARKER PLACE SUBDIVISION,
LOCATED AT 7398 SOUTH REDWOOD ROAD, IN AN R-3-8 ZONE**

**The Amended Development Plan for The Cottages at Parker Place Subdivision
(See the attached pages.)**