



THE CITY OF WEST JORDAN  
A Municipal Corporation

ORDINANCE NO. 21-43

**AN ORDINANCE FOR PROPERTIES FOR APPROXIMATELY 634.48 ACRES LOCATED AT APPROXIMATELY 7400 SOUTH AT HIGHWAY U-111 AMENDING THE GENERAL PLAN LAND USE MAP TO MASTER PLANNED COMMUNITY**

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“General Plan”) in 2012, which provides for a general plan land use map (“General Plan Land Use Map”) that is periodically amended;

WHEREAS, on October 4, 2021, Norma G. Wood and Terri Wood Gates of G & N Wood Properties, L.L.C., Wood Ranch Development, LLC (collectively “Property Owners”), and Third Cadence, LLC (“Petitioner”) submitted an amended petition (“Petition”) to rezone, annex, and develop approximately 634.48 acres of property (“Property” or “Wood Ranch”) located at approximately 7400 South at Highway U-111;

WHEREAS, the amended Petition revised an original petition for a smaller (464.037 acre) development project that was submitted in 2018 by a different petitioner, on behalf of most of the current property owners;

WHEREAS, the Petition also included a request for an amendment to the General Plan Land Use Map (“General Plan Land Use Map Amendment”);

WHEREAS, on November 17, 2021, the West Jordan Planning Commission (“Planning Commission”) held a public hearing to take public input on the proposed General Plan Land Use Map Amendment;

WHEREAS, on November 17, 2021, the Planning Commission made a positive recommendation to the West Jordan City Council (“City Council”) to approve the proposed General Plan Land Use Map Amendment;

WHEREAS, the City Council held a public hearing on December 1, 2021, to take public input on the proposed General Plan Land Use Map Amendment;

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the proposed General Plan Land Use Map Amendment:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
2. 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;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. 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;
5. 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; and

6. The proposed amendment is consistent with other adopted plans, codes, and ordinances; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following General Plan Land Use Map Amendment.

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

**Section 1. Amendment to General Plan Land Use Map.** The General Plan Land Use Map is hereby amended as depicted on Attachment 1 by changing the general plan land use designation on approximately 634.48 acres, located at approximately 7400 South at Highway U-111, to Master Planned Community.

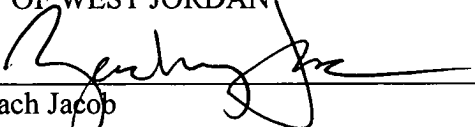
**Section 2. Legal description.** The legal description of the General Plan Land Use Map Amendment is provided in Attachment 2.

**Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.


**Section 4. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS  
15<sup>th</sup> DAY OF DECEMBER, 2021.

CITY OF WEST JORDAN

By:   
Zach Jacob  
Council Chair

ATTEST:

  
Cindy M. Quick, MMC  
Council Office Clerk



**Voting by the City Council**

Council Vice-Chair Kelvin Green  
 Council Chair Zach Jacob  
 Council Member Chad R. Lamb  
 Council Member Christopher McConnehey  
 Council Member David Pack  
 Council Member Kayleen Whitelock  
 Council Member Melissa Worthen

"YES"	"NO"
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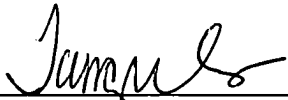
**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** December 15, 2021.

Mayor's Action:  Approve       Veto

By:   
Mayor Dirk Burton

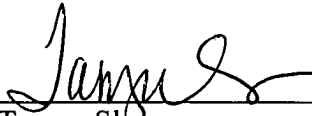
12.15.2021  
Date

ATTEST:

  
Tangee Sloan  
City Recorder

**STATEMENT OF APPROVAL OE PASSAGE** (check one)

- The Mayor approved and signed Ordinance No. 21-43.
- The Mayor vetoed Ordinance No. 21-43 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.
- Ordinance No. 21-43 became effective by operation of law without the Mayor's approval or disapproval.

  
Tangee Sloan  
City Recorder

**CERTIFICATE OF PUBLICATION**

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the \_\_\_\_\_ day of \_\_\_\_\_, 2021. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

\_\_\_\_\_  
Tangee Sloan  
City Recorder

**Attachment 1 to  
ORDINANCE NO. 21-43**

**AN ORDINANCE FOR PROPERTIES FOR APPROXIMATELY 634.48 ACRES LOCATED  
AT APPROXIMATELY 7400 SOUTH AT HIGHWAY U-111 AMENDING THE GENERAL  
PLAN LAND USE MAP TO MASTER PLANNED COMMUNITY**

**General Plan Land Use Map Amendment**

**Attachment 2 to  
ORDINANCE NO. 21-43**

**AN ORDINANCE FOR PROPERTIES FOR APPROXIMATELY 634.48 ACRES LOCATED  
AT APPROXIMATELY 7400 SOUTH AT HIGHWAY U-111 AMENDING THE GENERAL  
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**LEGAL DESCRIPTION:**

Wood Ranch Overall Boundary Description

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°58'53" East 1327.789 feet along the South Section line to a brass cap monument marking the South Quarter Corner of said Section 22; thence South 0°06'38" East 63.498 feet along the North-South Quarter Section Line of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian to a point on the Westerly Right-of-Way of State Road No. 111; thence South 08°02'22" West 3047.447 feet along said Westerly Right-of-Way to a point on the Northerly Right-of-Way of the Kennecott Copperton Railroad Alignment and Right of Way Survey on record with Salt Lake County (#S 02-05-0254) to a point on a 2241.849 foot radius non tangent curve to the right, (radius bears North 27°31'57" West, Chord: South 70°23'14" West 617.789 feet); thence along said Northerly Right-of-Way to following (5) courses: 1) along the arc of said curve 619.761 feet through a central angle of 15°50'22"; 2) South 78°18'25" West 2900.260 feet to a point on a 2133.700 foot radius tangent curve to the left, (radius bears South 11°41'35" East, Chord: South 62°32'55" West 1158.941 feet); 3) along the arc of said curve 1173.682 feet through a central angle of 31°31'00"; 4) North 43°12'35" West 75.000 feet to a point on a 2208.700 foot radius non tangent curve to the left, (radius bears South 43°12'35" East, Chord: South 39°06'14" West 590.830 feet); 5) along the arc of said curve 592.606 feet through a central angle of 15°22'22" to a point on the North Line of a 33 foot wide road known as the TV Tower Access Road; thence along said TV Tower Access Road the following (3) courses: 1) South 75°30'29" West 50.760 feet; 2) South 59°45'48" West 113.050 feet to a point on a 439.922 foot radius non tangent curve to the right, (radius bears North 30°24'28" West, Chord: South 64°05'16" West 68.965 feet); 3) along the arc of said curve 69.036 feet through a central angle of 08°59'29" to a point on the North-South Quarter Section line of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°11'28" West 5033.640 feet along said Quarter Section line to the North Quarter Corner of said Section 28; thence along the North Line of the Northeast Quarter of said Section 28 South 89°55'48" East 1331.176 feet; thence North 00°05'54" East 2580.681 feet to a point on the extension of the South Line of Sunset Hills P.U.D. Phase 3 subdivision; thence along said South Line and South Line extended South 89°27'22" East 1451.104 feet; thence North 00°28'18" East 1.993 feet to a point on the South Line of Sunset Hills P.U.D. Phase 2A subdivision; thence along said South Line South 89°51'15" East 1330.142 feet; thence South 01°44'31" East 2684.289 feet to the point of beginning.

Property contains 634.480 acres.