

THE CITY OF WEST
A Municipal Corporation

ORDINANCE NO. 21-46

AN ORDINANCE REZONING TO PLANNED COMMUNITY HILLSIDE (PCH) ZONE FOR APPROXIMATELY 634.48 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7400 SOUTH AT HIGHWAY U-111

WHEREAS, the City adopted the West Jordan City Code (“City Code”) in 2009, which provides for a zoning map (“Zoning 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 included a request for a Zoning Map amendment for the same area from the low density, Agriculture 5-acre lot (A-5) zone to new Planned Community Hillside (PCH) zone (“Zoning 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 Zoning 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 Zoning Map Amendment;

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

WHEREAS, consistent with City Code Section 13-7D-7A, the City Council has determined the following concerning the Zoning Map Amendment:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan;
2. The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties;
3. The proposed amendment furthers the public health, safety and general welfare of the citizens of the City;
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; and
5. The proposed amendment is consistent with the provisions of any applicable overlay

zoning districts which may impose additional standards;

WHEREAS, the Property Owners and the Petitioner have agreed to execute an extensively negotiated master development agreement (“MDA”) that is a condition precedent to this Zoning Map Amendment and will govern the development of the Property; and

WHEREAS, the City Council has reviewed and approved the MDA, and finds that it is in the best interest of the health, safety, and welfare of the residents of the City to adopt the Zoning Map Amendment, subject to the terms and conditions of the MDA;

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

Section 1. Amendment to Zoning Map. Once the conditions precedent to the enforcement of the MDA have been fulfilled, the City Zoning Map shall be amended as depicted in Attachment 1.

Section 2. Legal description. Once the conditions precedent to the enforcement of the MDA have been fulfilled, the Zoning Map Amendment shall apply to the property described in Attachment 2, including the Annexation Area (upon the finalization of its annexation into the City).

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.

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

CITY OF WEST JORDAN

By: [Signature]
Zach Jacob
Council Chair

ATTEST:

[Signature]
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"
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>

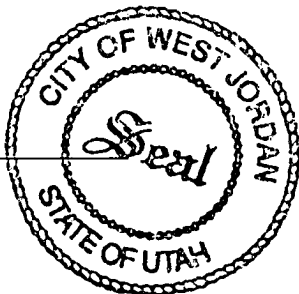
PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON December 15, 2021.

Mayor's Action: Approve Veto

By: [Signature] 12.15.2021
Mayor Dirk Burton Date

ATTEST:

[Signature]
Tangee Sloan
City Recorder

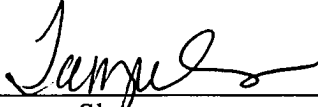


STATEMENT OF APPROVAL OE PASSAGE (check one)

The Mayor approved and signed Ordinance No. 21-46.

The Mayor vetoed Ordinance No. 21-46 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.


Ordinance No. 21-46 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 11th day of December, 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.



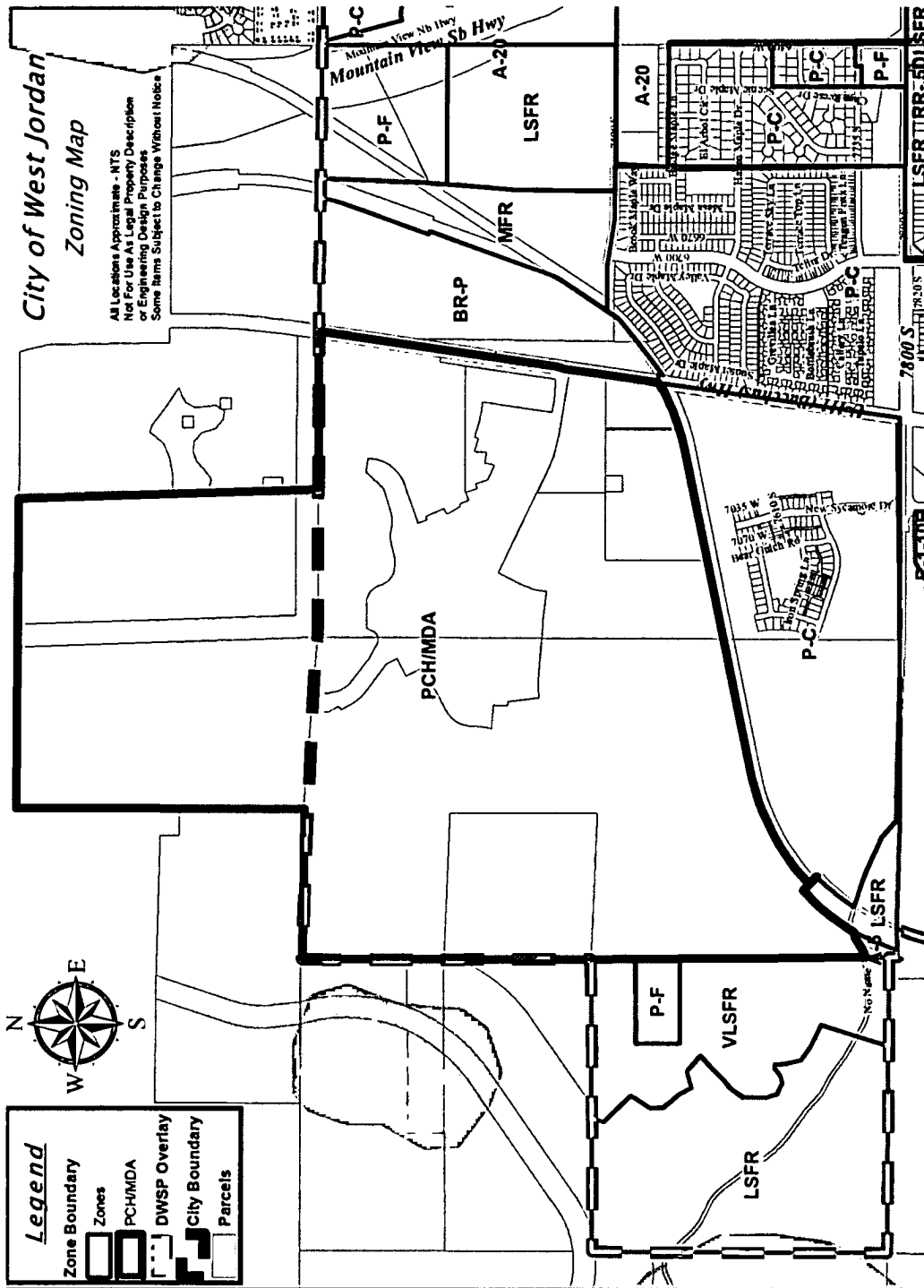
Tangee Sloan
City Recorder

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**Attachment 1 to
ORDINANCE NO. 21-46**

**AN ORDINANCE REZONING TO PLANNED COMMUNITY HILLSIDE (PCH) ZONE FOR
APPROXIMATELY 634.48 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7400
SOUTH AT HIGHWAY U-111**

PCH-MPD Zone Map



**Attachment 2 to
ORDINANCE NO. 21-46**

**AN ORDINANCE REZONING TO PLANNED COMMUNITY HILLSIDE (PCH) ZONE FOR
APPROXIMATELY 634.48 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 7400
SOUTH AT HIGHWAY U-111**

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.