

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

ORDINANCE NO. 24-14

AN ORDINANCE FOR APPROXIMATELY 53.4 ACRES OF PROPERTIES LOCATED AT  
APPROXIMATELY 6835 WEST NEW BINGHAM HIGHWAY,  
IDENTIFIED AS JONES LANDING NORTH PROJECT; AND

AMENDING THE GENERAL PLAN LAND USE MAP  
FOR JONES LANDING NORTH PROJECT; AND

AMENDING THE ZONING MAP FOR JONES LANDING NORTH PROJECT

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“General Plan”) in 2024, as amended, which provides for a general plan land use map (“General Plan Land Use Map”), which is periodically updated; and the City adopted the West Jordan City Code (“City Code”) in 2009, as amended, which provides for a zoning map for the City (“Zoning Map”), which is periodically updated; and

WHEREAS, an application was made by Gardner West Jordan, L.C., a Utah Limited Liability Company (“Applicant”) for approximately 53.4 acres of property located at approximately 6835 West New Bingham Highway (“Application”, “Property”, or “Jones Landing North Project”) for, in part, a *General Plan Future Land Use Map amendment from the Light Industrial and Future Park designations to the Southwest Quadrant designation* (“General Plan Land Use Map Amendment”); and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone for the Property *from the A-20 Zone (Agriculture, 20-acre minimum lots Zone) and M-1 Zone (Light Manufacturing Zone) to the SWQ-MU Zone District (Southwest Quadrant Mixed Use)* (“Rezone” and collectively “General Plan Land Use Map Amendment and Rezone”); and

WHEREAS, on February 20, 2024, the Application was considered by the West Jordan Planning Commission (“Planning Commission”), which held a public hearing and made a *positive* recommendation to the West Jordan City Council (“City Council”) concerning the General Plan Land Use Map Amendment and Rezone, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

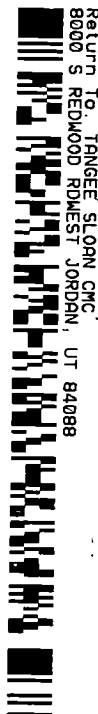
WHEREAS, a public hearing was held before the City Council on March 27, 2024 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“Master Development Agreement for the Jones Landing North Project” or “MDA”), should the City Council, in its sole legislative discretion, choose to adopt the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, the City Council has reviewed, considered, and approved the MDA, subject to the conditions precedent set forth therein, including but not limited to the approval of the General Plan Land Use Map Amendment and Rezone; 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 approve the General Plan Land Use Map Amendment and Rezone.

14224805 B: 11482 P: 7608 Total Pages: 4  
04/05/2024 12:17 PM By: Emehanovic Fees: \$0.00  
Rashelle Hobbs, Recorder Salt Lake County, Utah



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


**Section 1. General Plan Land Use Map Amendment and Rezone.** For the Property, the General Plan Land Use Map is amended from the Light Industrial and Future Park designations to the Southwest Quadrant designation and the Zoning Map is amended by changing the zoning designation from the A-20 Zone (Agriculture, 20-acre minimum lots Zone) and M-1 Zone (Light Manufacturing Zone) to the SWQ-MU Zone District (Southwest Quadrant Mixed Use), as per the legal description in "Attachment 1", which is attached hereto.

**Section 2. 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 3. 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 27TH DAY OF MARCH 2024.

CITY OF WEST JORDAN

By:   
Zach Jacob  
Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 28, 2024.

Mayor's Action: X Approve \_\_\_\_\_ Veto

By: *Dirk Burton* 4.4.2024  
Mayor Dirk Burton Date

ATTEST:

*Tangee Sloan*  
Tangee Sloan, CMC  
City Recorder



STATEMENT OF APPROVAL OF PASSAGE (check one)

The Mayor approved and signed Ordinance No. 24-14.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 24-14 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 24-14 became effective by operation of law without the Mayor's approval or disapproval.

*Tangee Sloan*  
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 4<sup>th</sup> day of April, 2024. 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*  
Tangee Sloan  
City Recorder



**Attachment 1 to  
ORDINANCE NO. 24-14**

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IDENTIFIED AS JONES LANDING NORTH PROJECT; AND**

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***LEGAL DESCRIPTION:***

**MH Jones Southeast Parcel**

A parcel of land situate in north half of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of New Bingham Highway (U-48) and the easterly right-of-way line of 6900 West Street, said point being South 01°06'59" West 758.22 feet along the quarter section line and West 729.29 feet from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 58°17'58" East 1,188.42 feet along said southerly right-of-way line to the northwest corner of West Jordan NBH Zone 4 Tanks and Pond Subdivision;

thence South 31°42'02" East 401.65 feet along the west line to the southwest corner of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;

thence North 58°17'58" East 315.55 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision;

thence South 89°42'36" East 571.31 feet along the south line of said West Jordan NBH Zone 4 Tanks and Pond Subdivision to the 40 acre line;

thence South 01°05'42" West 1,084.30 feet;

thence North 88°54'18" West 96.22 feet along the 40 acre line;

thence North 89°42'10" West 570.94 feet;

thence Westerly 43.35 feet along the arc of a 54.50 foot radius curve to the left (center bears South 00°17'50" West and the chord bears South 67°30'39" West 42.22 feet with a central angle of 45°34'23");

thence Westerly 127.56 feet along the arc of a 80.50 foot radius curve to the right (center bears North 45°16'33" West and the chord bears North 89°52'44" West 114.63 feet with a central angle of 90°47'37");

thence Northwesterly 44.59 feet along the arc of a 56.50 foot radius curve to the left (center bears South 45°31'04" West and the chord bears North 67°05'33" West 43.44 feet with a central angle of 45°13'14");

thence North 89°42'10" West 13.73 feet;

thence North 66°39'53" West 49.83 feet;

thence North 89°42'10" West 120.58 feet;

thence South 00°26'48" West 348.86 feet;

thence West 923.72 feet to the easterly right-of-way line of 6900 West Street;

thence along said easterly right-of-way line the following two (2) courses:

(1) North 690.62 feet;

(2) Northwesterly 283.69 feet along the arc of a 531.50 foot radius curve to the left (center bears West and the chord bears North 15°17'27" West 280.33 feet with a central angle of 30°34'53") to the point of beginning.

Contains 2,325,156 Square Feet or 53.378 Acres