

**Recording Requested By and
When Recorded Return to:**

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

14386930 B: 11572 P: 5766 Total Pages: 7
05/20/2025 01:06 PM By: ctafoya Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CITY OF WEST JORDAN
8000 S REDWOOD RD WEST JORDAN, UT 840884604

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-17

**AN ORDINANCE FOR APPROXIMATELY 192.320 ACRES OF PROPERTY
LOCATED AT APPROXIMATELY 7381 WEST NEW BINGHAM HIGHWAY,
IDENTIFIED AS THE 190 COMMERCE DEVELOPMENT; AND**

AMENDING THE ZONING MAP FOR THE 190 COMMERCE DEVELOPMENT

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“**General Plan**”) in 2023, 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 Ryan Simmons and The Boyer Company L.C., a Utah Limited Liability Company (“**Applicant**”) for approximately 192.320 acres of real property, located at approximately 7381 West New Bingham Highway in West Jordan, including portions of **Parcel Numbers 26-09-300-012-0000 and 26-09-100-006-0000** (“**Property**” or “**190 Commerce Development**”), for a **Rezone** from A-20 (Agriculture, minimum 20-acre lots) Zone to M-1 (Light Industrial) Zone (“**Application**” and “**Rezone**”), which is consistent with the Light Industrial designation on the General Plan Land Use Map; and

WHEREAS, on April 15, 2025, 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 Rezone, based upon the criteria in City Code Sections 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on May 13, 2025 concerning the Rezone; and

WHEREAS, the City Council has reviewed and considered the 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 Rezone.

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

[See the next page.]

Section 1. Rezone. For the Property, *the Rezone is approved from A-20 (Agriculture, minimum 20-acre lots) Zone to M-1 (Light Industrial) Zone*, as per the legal description in "Attachment A", 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 13TH DAY OF MAY 2025.

CITY OF WEST JORDAN

By: Chad Lamb (May 14, 2025 16:02 MDT)
Chad Lamb
Council Chair

ATTEST:

Cindy M. Quick
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

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

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MAY 14, 2025

Mayor's Action: X Approve Veto

By: Dirk Burton May 17, 2025
Mayor Dirk Burton Date

ATTEST:



Tangee Sloan
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 25-17.

 The Mayor vetoed Ordinance No. 25-17 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 25-17 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 20th day of May , 2025. 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 A to
ORDINANCE NO. 25-17**

**AN ORDINANCE FOR APPROXIMATELY 192.320 ACRES OF PROPERTY
LOCATED AT APPROXIMATELY 7381 WEST NEW BINGHAM HIGHWAY,
IDENTIFIED AS THE 190 COMMERCE DEVELOPMENT; AND
AMENDING THE ZONING MAP FOR THE 190 COMMERCE DEVELOPMENT**

***LEGAL DESCRIPTION AND ALTA SURVEY
PREPARED FOR 190 COMMERCE:***

See the attached pages.

Beginning at the intersection of the southerly right of way line of New Bingham Highway and westerly right of way of Bacchus Highway, said point being S01°06'54"W 1,875.96 feet along the section line and S88°53'06"E 141.29 feet from the Northeast corner of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along the westerly right of way line of Bacchus Highway, SR-111 as established by UDOT project S-228(1) the following two (2) courses, (1) S07°59'36"W 3,375.69 feet; thence (2) S18°52'04"W 92.38 feet to the northerly deed line of a Special Warranty Deed, recorded in the Salt Lake County Recorder's office as Entry No. 9639657 in Book 9256 at Page 2375; thence along said northerly deed line N89°34'44"W 228.33 feet to the easterly deed line of a Warranty Deed, recorded in the Salt Lake County Recorder's office as Entry No. 11827575 in Book 10221 at Page 2559; thence along said deed the following three (3) courses, (1) N13°26'16"E 100.00 feet; thence (2) N89°34'44"W 100.00 feet; thence (3) S13°26'16"W 100.00 feet to the northerly line of a Special Warranty Deed, recorded in the Salt Lake County Recorder's office as Entry No. 9639657 in Book 9256 at Page 2375; thence along said northerly deed line the following two (2) courses, (1) N89°34'44"W 3,830.58 feet; thence (2) Westerly along the arc of a non-tangent curve to the right having a radius of 3,624.18 feet (radius bears: N03°57'14"E and the Chord: N85°51'17"W 24.21 feet) a distance of 24.21 feet through a central angle of 00°22'58" to the easterly line of South Jordan Zones 7 & 8 Tank, a one lot subdivision, recorded in the Salt Lake County Recorder's office as Entry No. 12710103 in Book 2018P at Page 56; thence along said easterly line N00°03'56"E 501.03 feet to the southerly right of way of New Bingham Highway, SR-209 as established by UDOT project S-6(4); thence along said southerly right of way line N58°15'05"E 5,505.48 feet to the point of beginning.



