

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 21-20

**AN ORDINANCE FOR PROPERTY LOCATED AT 9000 SOUTH AND
MOUNTAIN VIEW CORRIDOR/5892 WEST DANNON WAY;
AMENDING THE GENERAL PLAN LAND USE MAP FOR 4.5 ACRES FROM
REGIONAL COMMERCIAL TO LIGHT INDUSTRIAL; AND
REZONE FROM P-C (PLANNED COMMUNITY) TO M-1 (LIGHT
MANUFACTURING)**

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”), which is periodically updated; and the City adopted the West Jordan City Code (“City Code”) in 2009, which provides for a zoning map (“Zoning Map”), which is periodically updated; and

WHEREAS, an application was made by Jordan Starr (owner)/Elizabeth Cole, Wadsworth Development Group (applicant) for property (“Property”) located at 90th South and Mountain View Corridor/5892 West Dannon Way (“Application”) for, in part, a General Plan Land Use Map amendment (“General Plan Land Use Map Amendment”) on 4.5 acres from Regional Commercial to Light Industrial; and

WHEREAS, the Application also included a request for a Zoning Map amendment or rezone (“Rezone”) for the same area from P-C (Planned Community) Zone to M-1 (Light Manufacturing) zone (collectively the “General Plan Land Use Map Amendment and Rezone”); and

WHEREAS, on May 4, 2021 the Application was considered by the Planning Commission, which held a public hearing and which made a positive recommendation to the City Council concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, a public hearing was held before the West Jordan City Council (“City Council”) on June 9, 2021 concerning the General Plan Land Use Map Amendment and Rezone; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the 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, consistent with City Code Section 13-7D-7A, the City Council has determined the following concerning the Rezone:

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted General Plan and land use map;
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; and

WHEREAS, the City Council has found it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following amendments to the General Plan Land Use Map Amendment and Rezone.

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 by changing the general plan land use designation on approximately 4.5 acres, located at 9000 South and Mountain View Corridor/5892 West Dannon Way, from Regional Commercial to Light Industrial, as per the legal description in “Attachment 1”, which is attached hereto.

Section 2. Amendment to Zoning Map. The Zoning Map is hereby amended by changing the zoning on the same approximately 4.5 acres from P-C (Planned Community) Zone to M-1 (Light Manufacturing) zone; as per the legal description in “Attachment 1”, which is attached hereto, with the described property being hereafter subjected to the M-1 (Light Manufacturing) land use restrictions, limitations, and other requirements, as are stipulated for this zone.

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 either (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 him.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 9TH DAY OF JUNE 2021.

CITY OF WEST JORDAN

By: Zach Jacob
Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick 
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 Kelvin Green	<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 Jun 15, 2021


Mayor's Action: X Approve _____ Veto
By: Dirk Burton Jun 15, 2021
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan 
Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OE PASSAGE (check one)

- X The Mayor approved and signed Ordinance No. 21-20.
- _____ The Mayor vetoed Ordinance No. 21-20 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
- _____ Ordinance No. 21-20 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 the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2021 pursuant to Utah Code Annotated, 10-3-711.

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 15th day of June, 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. 21-20

**AN ORDINANCE FOR PROPERTY LOCATED AT 9000 SOUTH AND MOUNTAIN VIEW
CORRIDOR/5892 WEST DANNON WAY**

[Legal Description]

A parcel of land situated in the Southeast Quarter section 2, Township 3 South, Range 2 West, Salt Lake base and Meridian mor particularly described as follows:

Beginning at a point being North 89°43'08" West 1862.79 feet and South 0°11'21" West 128.00 feet and South 0°10'57" West 812.31 feet from the East Quarter Corner Section 2, Township 3 South, Range 2 West, Salt Lake base and Meridian, and running;

thence South 0°10'57" West 249.55 feet;
thence North 89°46'29" West 784.00 feet;
thence North 0°02'32" East 249.55 feet;
thence South 89°46'29" East 784.61 feet to the point of beginning.

Contains 195,723 square feet. 4.493 acres.











Ordinance No. 21-20 for RLW Expansion GPLUA and Rezone


Final Audit Report

2021-06-15


Created:	2021-06-14
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYp3ZPMcqFcznJy8l2Xffk4ZQsyJ_2s76

"Ordinance No. 21-20 for RLW Expansion GPLUA and Rezone" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

Signature Date: 2021-06-15 - 6:11:20 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2021-06-15 - 6:11:20 PM GMT