

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 22-22**

**AN ORDINANCE FOR APPROXIMATELY 62 ACRES OF PROPERTIES LOCATED AT  
APPROX. 6835 WEST 9800 SOUTH, IDENTIFIED AS JONES LANDING  
MANUFACTURING DEVELOPMENT; AND**

**REZONE FROM THE A-20 ZONE (AGRICULTURE 20-ACRE LOTS ZONE)  
TO THE M-1 ZONE (LIGHT MANUFACTURING ZONE)**

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“**General Plan**”) in 2012, 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 Company, L.C./Ben Seastrand (“**Applicant**”) for approximately 62 acres of property located at approximately 6835 West 9800 South (“**Property**” or “**Jones Landing Manufacturing Development**”) for, in part, a request for a Zoning Map amendment or rezone for the Property from the A-20 Zone (Agriculture 20-Acre Lots Zone) to the M-1 Zone (Light Manufacturing Zone) (“**Application**” and “**Rezone**”), which is consistent with the General Plan Land Use Map, which identifies the area as “Light Manufacturing”; and

WHEREAS, on April 5, 2022, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and which made a recommendation to the West Jordan City Council (“**City Council**”) concerning the Rezone; and

WHEREAS, a public hearing was held before the City Council on July 13, 2022 concerning the Rezone; 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 Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“**Jones Landing Master Development Agreement**” or “**MDA**”), should the City Council, in its sole legislative discretion, choose to adopt the Rezone; and

WHEREAS, the City Council has reviewed, considered, and approved the Jones Landing Master

Development Agreement, subject to the conditions precedent set forth therein, including but not limited to the approval of 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:

**Section 1. Amendment to Zoning Map.** The Zoning Map is amended by changing the zoning designation on the Property (approximately 62 acres, located at approximately 6835 West 9800 South) from the A-20 Zone (Agriculture 20-Acre Lots Zone) to the M-1 Zone (Light Manufacturing Zone), 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.

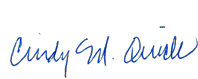

**Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the 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 13th DAY OF JULY 2022.

CITY OF WEST JORDAN

By: Kayleen Whitelock  
Kayleen Whitelock (Jul 15, 2022 13:22 MDT)  
Kayleen Whitelock  
Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

	<b>"YES"</b>	<b>"NO"</b>
Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<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 Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JULY 14, 2022**

Mayor's Action:   X   Approve             Veto

By:   
Mayor Dirk Burton

  Jul 15, 2022    
Date

ATTEST:



Tangee Sloan  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 22-22.

       The Mayor vetoed Ordinance No. 22-22 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.



       Ordinance No. 22-22 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   18th   day of   July  , 2022. 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. 22-22**

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APPROX. 6835 WEST 9800 SOUTH, IDENTIFIED AS JONES LANDING  
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**REZONE FROM THE A-20 ZONE (AGRICULTURE 20-ACRE LOTS ZONE)  
TO THE M-1 ZONE (LIGHT MANUFACTURING ZONE)**

**LEGAL DESCRIPTION:**

A parcel of land situated 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 Southeast corner of the Southwest Quarter of the Northeast Quarter Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian said point being North 89°33'12" West 1324.66 feet along the Quarter section line from the East Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°33'12" West 1,926.83 feet along the Quarter section line to the easterly boundary line of Oquirrh View Industrial Park Plat;

thence along said easterly boundary line the following two (2) courses:

(1) Northwesterly 25.01 feet along the arc of a 16.00 foot radius curve to the right (center bears North 00°26'48" East and the chord bears North 44°46'36" West 22.54 feet with a central angle of 89°33'12");

(2) North 1,345.44 feet;

thence South 89°42'10" East 1,968.78 feet to the westerly boundary line of Vast Data Centers Subdivision;

thence South 01°05'42" West 1,366.50 feet said westerly boundary line to the point of beginning.

Contains 2,667,262 Square Feet or 61.232 Acres











# Ordinance No. 22-22 Approving Zoning Map Amendment for Jones Landing


Final Audit Report

2022-07-18


Created:	2022-07-14
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnKEgZdiLzDh4qYTEfCdY_bSaRkDCEB4u

## "Ordinance No. 22-22 Approving Zoning Map Amendment for Jones Landing" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2022-07-14 - 10:07:57 PM GMT- IP address: 73.63.25.48
-  Document emailed to kayleen.whitelock@westjordan.utah.gov for signature  
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-  Email viewed by kayleen.whitelock@westjordan.utah.gov  
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-  Document e-signed by Kayleen Whitelock (kayleen.whitelock@westjordan.utah.gov)  
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-  Document emailed to dirk.burton@westjordan.utah.gov for signature  
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-  Email viewed by dirk.burton@westjordan.utah.gov  
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-  Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
Signature Date: 2022-07-15 - 8:00:47 PM GMT - Time Source: server- IP address: 67.214.227.98

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

Signature Date: 2022-07-18 - 5:38:02 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2022-07-18 - 5:38:02 PM GMT