

**ORDINANCE NO. 24-05**

**AN ORDINANCE APPROVING THREE STATION AREA PLANS  
PURSUANT TO UTAH CODE ANN. SECTION 10-9a-403.1 (HB 462, 2022 G.S.)  
FOR THE BINGHAM JUNCTION (MIDVALE), HISTORIC GARDNER,  
AND WEST JORDAN CITY CENTER STATIONS,  
LOCATED AT 7387 S BINGHAM JUNCTION BOULEVARD (MIDVALE),  
1127 WEST 7800 SOUTH, AND 8021 S REDWOOD ROAD, RESPECTIVELY**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“Council” or “City Council”) has also adopted the 2023 General Plan, which is periodically updated (“General Plan”); and

WHEREAS, House Bill 462 (2022) was adopted with the goals of maximizing development potential around transit stations through a collaborative planning approach, and each city with a fixed-guideway public transit station (FrontRunner, Trax, BRT) is required to adopt a “station area plan” for everything within a ½ mile radius of each station; and

WHEREAS, On August 15, 2022, the City of West Jordan and Midvale City (“Cities”) were awarded \$350,000 by the Wasatch Front Regional Council (“WFRC”) through a technical assistance program to create Station Area Plans for West Jordan City Center, Historic Gardner, and Bingham Junction Trax Stations (“Station Area Plans”), and the consultant firm “Design Workshop” was selected by the Cities and WFRC after a competitive RFP process, and the project kicked off in November, 2022; and

WHEREAS, the project team has held multiple meetings with City Councils of both Cities, as well as with business and property owners, Jordan School District, IHC, and UDOT; and

WHEREAS, Planning Charrettes were held in both Cities, two community surveys were distributed, and open houses were held in both Cities; and

WHEREAS, Station Area Plans are essentially “Small-Area Plans” to guide future land use and zoning decisions, and the concepts presented are examples of anticipated development, with any actual development to go through standard development processes; and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing and provided a recommendation on January 2, 2024, regarding the Station Area Plans; and

WHEREAS, the City Council held a public hearing on January 24, 2024, regarding the Station Area Plans, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the Station Area Plans, which will further the intent of the General Plan.

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

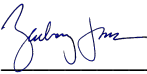
**Section 1.** Adoption of Station Area Plans. The Station Area Plans are adopted, as shown in Attachment 1 to this Ordinance.

**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 24<sup>TH</sup> DAY OF JANUARY 2024.

CITY OF WEST JORDAN

By:   
Zach Jacob  
Council Chair

ATTEST:


   
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

	<b>"YES"</b>	<b>"NO"</b>
Council Chair Zach Jacob	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Vice Chair Chad Lamb	~ absent ~	
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<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 JANUARY 25, 2024.**

Mayor's Action:   X   Approve             Veto

By:         Jan 25, 2024    
Mayor Dirk Burton      Date

ATTEST:

   
Tangee Sloan, CMC  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 24-05.

       The Mayor vetoed Ordinance No. 24-05 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

       Ordinance No. 24-05 became effective by operation of law without the Mayor’s approval or disapproval.

\_\_\_\_\_  
Tangee Sloan, CMC  
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   29th   day of   January   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, CMC  
City Recorder

*(Attachment on the following pages)*

**Attachment 1**

**(to ORDINANCE NO. 24-05  
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# Ordinance No. 24-05 Station Area Plans - Bingham Junction, Historic Gardner, City Center

Final Audit Report

2024-01-29

Created:	2024-01-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAmEa4r-4dlZWYdyCOULiUIR5uswPkNdg

## "Ordinance No. 24-05 Station Area Plans - Bingham Junction, Historic Gardner, City Center" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2024-01-25 - 6:08:07 PM GMT- IP address: 73.98.254.78
-  Document emailed to zach.jacob@westjordan.utah.gov for signature  
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-  Email viewed by zach.jacob@westjordan.utah.gov  
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-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob  
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-  Document e-signed by Zach Jacob (zach.jacob@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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 Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton


2024-01-25 - 7:02:12 PM GMT- IP address: 67.214.227.98

 Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)

Signature Date: 2024-01-25 - 7:02:14 PM GMT - Time Source: server- IP address: 67.214.227.98

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2024-01-29 - 4:15:26 PM GMT- IP address: 207.225.200.66

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Signature Date: 2024-01-29 - 4:17:34 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2024-01-29 - 4:17:34 PM GMT