

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 24-13**

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

**APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT, SUBJECT TO THE APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT, REZONE, AND OTHER CONDITIONS PRECEDENT**

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 development agreements, and 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 (“**Property**” or “**Jones Landing North Project**”) for, in part, a request for a Master Development Agreement (which includes a Master Development Plan), subject to a General Plan Future Land Use Map amendment, rezone, and other conditions precedent (“**Application**”, “**MDA**”, and “**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 Jones Landing North Project, including the MDA; and

WHEREAS, a public hearing was held before the City Council on March 27, 2024 concerning the Jones Landing North Project, including the MDA; and

WHEREAS, the Applicant has agreed to and has executed the MDA that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the MDA and the General Plan Land Use Map Amendment and Rezone, and should all the conditions precedent in the MDA be fulfilled; and

WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the conditions precedent therein; 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 adopt the MDA, subject to the City Council, in its sole legislative discretion, choosing to adopt the General Plan Land Use Map Amendment and Rezone, and subject to all the conditions precedent in the MDA being fulfilled.

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


**Section 1. Approval of MDA.** The MDA (in "Attachment 1") is approved and the Mayor is authorized to execute said MDA. The approval of the MDA is subject to the conditions precedent set forth in the MDA, including but not limited to the City Council, in its sole legislative discretion, subsequently choosing to adopt, by Ordinance, the General Plan Land Use Map Amendment and Rezone. The Applicant and Owner were required to sign and execute the MDA before these Ordinances were presented to the City Council.

**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 28TH 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**

	<b>"YES"</b>	<b>"NO"</b>
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"/>

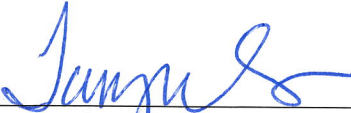
**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 28, 2024.**

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

By:   
Mayor Dirk Burton

4.2.2024  
Date

ATTEST:

  
Tangee Sloan, CMC  
City Recorder

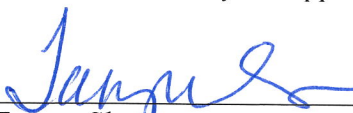


**STATEMENT OF APPROVAL OF PASSAGE (check one)**

The Mayor approved and signed Ordinance No. 24-13.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 24-13 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.


\_\_\_\_\_ Ordinance No. 24-13 became effective by operation of law without the Mayor's approval or disapproval.

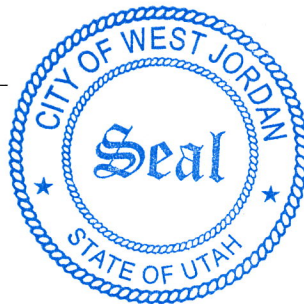
  
Tangee Sloan  
City Recorder



**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 3rd 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  
City Recorder



**Attachment 1 to  
ORDINANCE NO. 24-13**

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REZONE, AND OTHER CONDITIONS PRECEDENT**

**MASTER DEVELOPMENT AGREEMENT  
For the Jones Landing North Project  
(See the following pages)**