Recording Requested By and
When Recorded Return to:

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

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-18

AN ORDINANCE FOR APPROXIMATELY 20.96 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5891 WEST 7000 SOUTH, IDENTIFIED AS THE BINGHAM HEIGHTS PHASE 5 DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE BINGHAM HEIGHTS PHASE 5 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 Lynsi Neve and Perry Homes Utah, Inc., a Utah Business Corporation ("**Applicant**") for approximately 20.96 acres of real property, located at approximately 5891 West 7000 South in West Jordan, **Parcel Number 20-26-200-006-0000** ("**Property**" or "**Bingham Heights Phase 5 Development**"), for a ***Rezone*** from LSFR (Low Density Single-Family Residential WSPA) Zone to R-1-9 (Single-Family Residential, 9000 Square Foot minimum lots) Zone ("**Application**" and "**Rezone**"), which is consistent with the current 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 27, 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:

Section 1. Rezone. For the Property, ***the Rezone is approved*** from LSFR (Low Density Single-Family Residential WSPA) Zone to R-1-9 (Single-Family Residential, 9000 Square Foot minimum lots) 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 27TH DAY OF MAY 2025.

CITY OF WEST JORDAN

By: Chad R Lamb (May 29, 2025 11:01 MDT)
Chad Lamb
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Chad Lamb	☒	☐
Vice Chair Kayleen Whitelock	☒	☐
Council Member Bob Bedore	☒	☐
Council Member Pamela Bloom	☒	☐
Council Member Kelvin Green	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Kent Shelton	☒	☐

(See next page.)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MAY 29, 2025.

Mayor's Action: X Approve _____ Veto

By: _____ May 29, 2025
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 25-18.

_____ The Mayor vetoed Ordinance No. 25-18 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-18 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 30th 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. 25-18

AN ORDINANCE FOR APPROXIMATELY 20.96 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5891 WEST 7000 SOUTH, IDENTIFIED AS THE BINGHAM HEIGHTS PHASE 5 DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE BINGHAM HEIGHTS PHASE 5 DEVELOPMENT

LEGAL DESCRIPTION
PREPARED FOR BINGHAM HEIGHTS PHASE 5:

Beginning at a point on the West line of the Utah Power and Light Company property as conveyed by Warranty Deed in Book 4471, at Page 508, said point lying South 89°44'02" West 1804.74 feet and North 0°04'24" East 263.37 feet from the East Quarter corner of said Section 26; and running thence South 89°43'43" West 860.87 feet to the West line of the Northeast Quarter of said Section 26; thence North 0°35'20" West along said West line 1053.15 feet; thence North 89°42'26" East 873.04 feet to said West line of the Utah Power and Light Company property; thence South 0°04'24" West along said West line 1053.48 feet to the point of beginning.

Ordinance No. 25-18 Bingham Heights Ph 5 Rezone

Final Audit Report 2025-05-30

Created:	2025-05-29
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
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