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. 25-26

AN ORDINANCE FOR APPROXIMATELY 20.60 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 5600 WEST 8600 SOUTH, IDENTIFIED AS THE MERCED CREEK DEVELOPMENT;

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE MERCED CREEK DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE MERCED CREEK 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 The Boyer Company, L.C., a Utah Limited Liability Company (referred to as "**Applicant**") and Sawtell Properties LLC, Boyer Airport Center II, L.C., Boyer West Jordan Residential, L.C., Yale Kilgore Investments LLC, and Kick Creek, L.L.C., each a Utah Limited Liability Company (all referred to collectively as "**Property Owner**"), for approximately 20.60 acres of real property, located at approximately 5600 West 8600 South and identified as **Assessor's Parcel Numbers 26-02-226-004 ("Parcel 1"), 26-02-226-006 ("Parcel 2"), 26-02-226-002 ("Parcel 3"), 26-02-200-044 ("Parcel 4"), 26-02-226-007 and 26-02-226-008 ("collectively Parcel 5"), Parcels 1 through 5 comprising approx. 19.34 acres, 26-02-200-021 ("5600 W. Vacated Parcel", approx. 0.17 acres), and a parcel currently with no assigned "active" Parcel Number ("8600 S. Vacated Parcel", approx. 1.09 acres)** (collectively referred to as the "**Property**" or "**Merced Creek Development**"), for, in part, a ***General Plan Land Use Map Amendment*** from Medium-Density Residential, Neighborhood Commercial, and Regional Commercial to High Density Residential, and a ***Rezone*** from HFR, SC-2, and SC-3 to the Planned Community Zone (P-C Zone), with the addition of the Interchange Overlay Zone (IOZ) ("**Application**" and "**Map Amendments**"); and

WHEREAS, on May 20, 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 Map Amendments, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on June 24, 2025 concerning the Map Amendments; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property ("**MDA**"), should the City Council, in its sole legislative discretion, choose to adopt the Map Amendments; and

WHEREAS, the City Council has reviewed, considered, and approved the MDA, subject to the conditions precedent set forth therein, including but not limited to the approval of the Map Amendments; and

WHEREAS, the City Council desires to approve the Rezone to the P-C Zone, even though the Property is comprised of less than 200 acres because the City Council determines, pursuant to City Code Section 13-5C-5(A)(2), that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of Article 13-5C will be complied with; 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 Map Amendments.

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

Section 1. Map Amendments. For the Property, the ***Map Amendments are approved***, with a ***General Plan Land Use Map Amendment*** from Medium-Density Residential, Neighborhood Commercial, and Regional Commercial to High Density Residential, and a ***Rezone*** from HFR, SC-2, and SC-3 to the Planned Community Zone (P-C Zone), with the addition of the Interchange Overlay Zone (IOZ), 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 24TH DAY OF JUNE 2025.

CITY OF WEST JORDAN

Chad Lamb (Jun 25, 2025 14:03 MDT)

Chad Lamb
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

[See the following pages.]

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	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JUNE 25, 2025

Mayor's Action: X Approve _____ Veto

By: _____ Jun 25, 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. 25-26.

_____ The Mayor vetoed Ordinance No. 25-26 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-26 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 30 day of June, 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, CMC
City Recorder

Attachment A to
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LEGAL DESCRIPTION
PREPARED FOR MERCED CREEK:

Ordinance No. 25-26 Approving Map Amendments for Merced Creek

Final Audit Report 2025-06-30

Created:	2025-06-25
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
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"Ordinance No. 25-26 Approving Map Amendments for Merced Creek" History

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Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
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