THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 26-19

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTIONS 13-6K-1 AND 13-6K-2 (ADDING AREA D TO THE IOZ MAP AND CLARIFYING REVISIONS)

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**") desires to amend City Code Sections 13-6K-1 and 13-6K-2 (adding Area D to the IOZ Map and clarifying revisions), to be collectively referred to as "**proposed City Code amendments**"; and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on March 3, 2026, regarding the proposed City Code amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;

2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on March 24, 2026, regarding the proposed City Code amendments, 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 proposed City Code amendments.

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

Section 1. Approval of proposed City Code amendments. The proposed City Code amendments are approved, as shown in Attachments A (legislative version) and B (clean version) 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 24TH DAY OF MARCH 2026.

(*continued on the following pages*)

CITY OF WEST JORDAN

By: Bob Bedore (Mar 30, 2026 14:48:54 MDT)
Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☒	☐
Vice Chair Jessica Wignall	☒	☐
Council Member Annette Harris	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	~ absent ~	
Council Member Kayleen Whitelock	☐	☒

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 30, 2026.

Mayor's Action: X Approve _____ Veto

By: _____ Apr 1, 2026
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_X_ The Mayor approved and signed Ordinance No. 26-19.

_____ The Mayor vetoed Ordinance No. 26-19 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-19 became effective by operation of law without the Mayor's approval or disapproval.

_____

Tangee Sloan, MMC, UCC
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 10th day of April 2026. 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, MMC, UCC
City Recorder

[Attachments on the following pages.]

Attachments A and B to

ORDINANCE NO. 26-19

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTIONS 13-6K-1 AND 13-6K-2 (ADDING AREA D TO THE IOZ MAP AND CLARIFYING REVISIONS)

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages]

Proposed City Code Text Amendment – Legislative
Amending West Jordan City Code Title 13, Chapter 6, Article K by adding Area D to the Applicability map and text, and making associated technical revisions/clarifications

13-6K-1: PURPOSE:

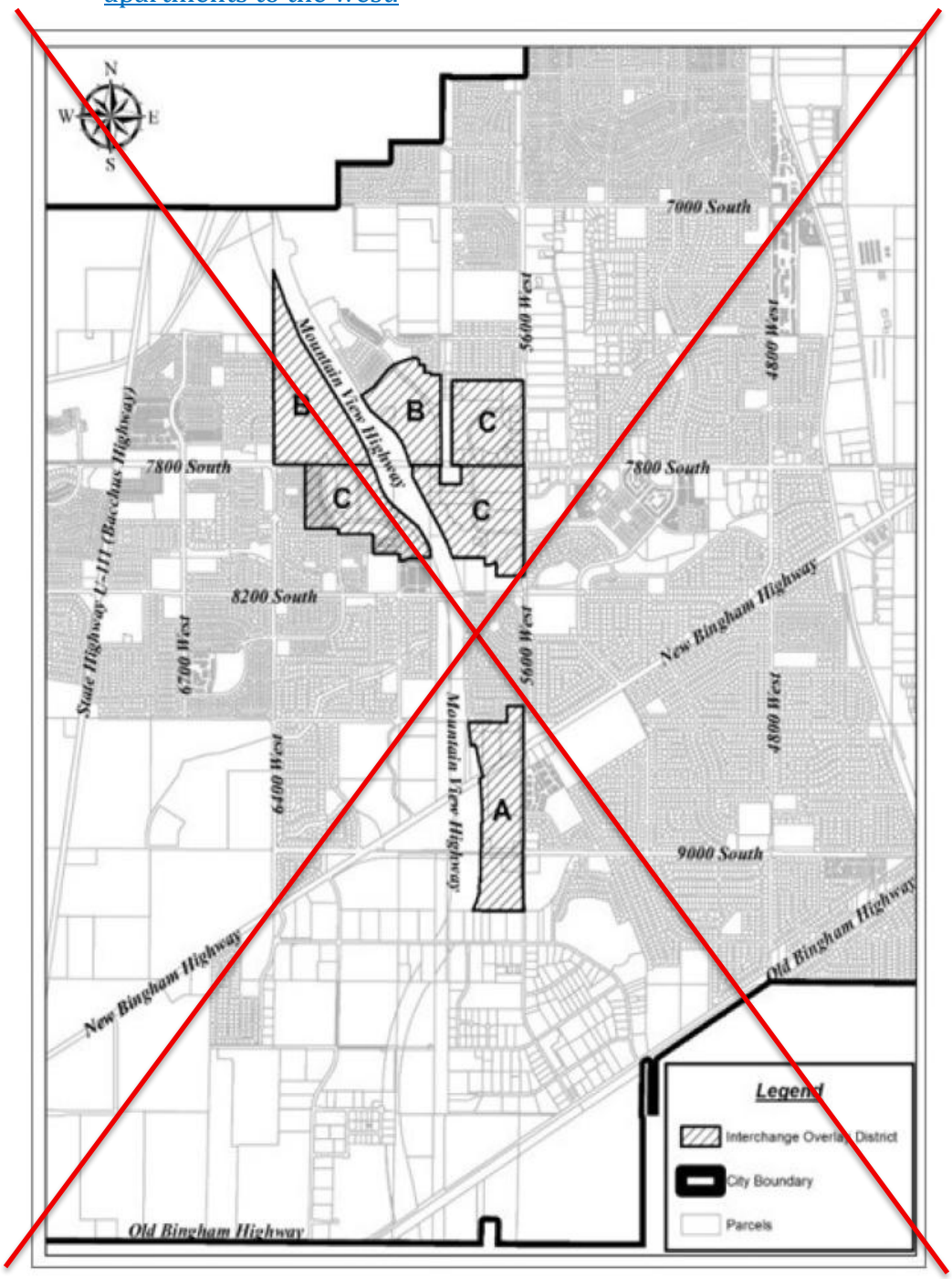
A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed use development to promote and maintain the viability of interchange areas. It is the intent:
   1. To utilize the Mountain View Corridor (SR-85) and Bangerter Highway (SR-154) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
   2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor and Bangerter Highway.
   3. To assure that market demand is strategically distributed between the potential interchanges.
   4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
   5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
   6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
   7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
   8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
   9. To design areas in a way that design off-sets any residential density impacts.
   10. To assure walkable connected communities are designed from the ground up.

(Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)

13-6K-2: APPLICABILITY:

A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.
   1. Area A. 9000 South and Mountain View Corridor - a regional commercial area. The primary intent of this area is for regional commercial uses in all parts of the area and the secondary intent is for additional housing at the north end of the area as a transition from the commercial uses to the single family homes to the north of 8600 South.
   2. Area B. 7800 South Mountain View Corridor - the intent is to provide for hospital , medical offices, neighborhood commercial and additional housing to the west of Mountain View Corridor and housing mixed with limited commercial uses to the east of Mountain View Corridor.

3. Area C. Highlands - area east and west of Mountain View Corridor off of 7800 South in the Highlands Master Planned development . Intent is a mix of housing, office and commercial.
4. Area D. 6200 South Bangerter Highway – area at the north boundary of the city on Bangerter Highway, specifically the southwest corner of the 6200 South/Bangerter Highway interchange. Intent is a mix of housing and commercial in an appropriate transition from the single-family homes to the south and the multi-family residential apartments to the west.



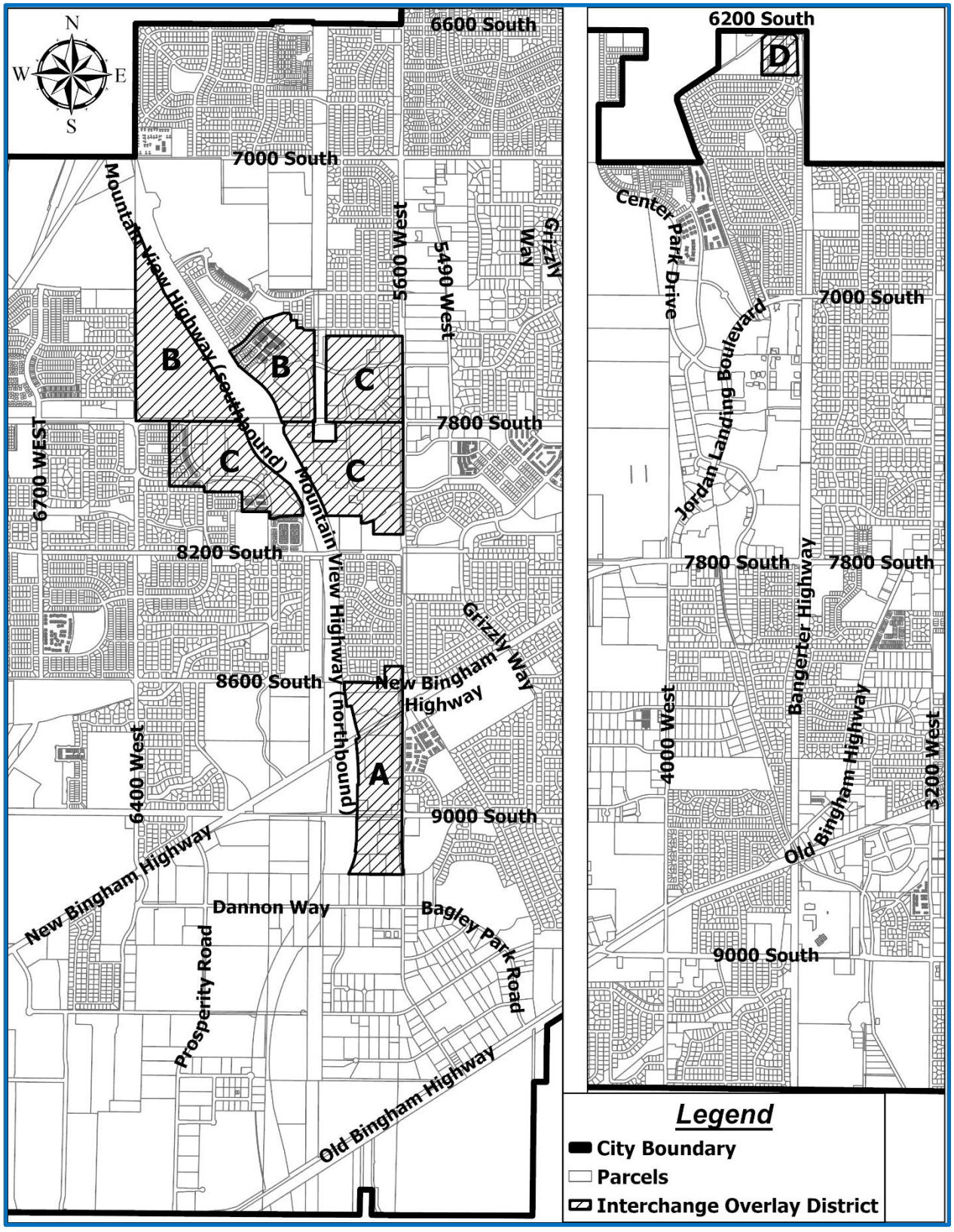


Figure 1 - Interchange Overlay Zone Map

~~4~~5. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 - Interchange Overlay Zone Map. The parcel must also be adjacent to an interchange of the Mountain View Corridor, Bangerter Highway or a major road that has access to an interchange of Mountain View Corridor or Bangerter Highway which are 7800 South, 9000 South, Dixie Drive and 5600 West. If the area is located in a current (not expired) adopted master planned project and lies within areas B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage requirements do not apply.

~~5~~6. Any new development within the specified interchange areas as defined on the zoning map, meeting the restrictions of subsection ~~6~~5 may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.

~~6~~7. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and where such requirements conflict with other requirements of the code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter.

(Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)

Proposed City Code Text Amendment – Clean
Amending West Jordan City Code Title 13, Chapter 6, Article K by adding Area D to the Applicability map and text, and making associated technical revisions/clarifications

13-6K-1: PURPOSE:

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed use development to promote and maintain the viability of interchange areas. It is the intent:
   1. To utilize the Mountain View Corridor (SR-85) and Bangerter Highway (SR-154) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
   2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor and Bangerter Highway.
   3. To assure that market demand is strategically distributed between the potential interchanges.
   4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
   5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
   6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
   7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
   8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
   9. To design areas in a way that design off-sets any residential density impacts.
   10. To assure walkable connected communities are designed from the ground up.

(Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)

13-6K-2: APPLICABILITY:

A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.
   1. Area A. 9000 South and Mountain View Corridor - a regional commercial area. The primary intent of this area is for regional commercial uses in all parts of the area and the secondary intent is for additional housing at the north end of the area as a transition from the commercial uses to the single family homes to the north of 8600 South.
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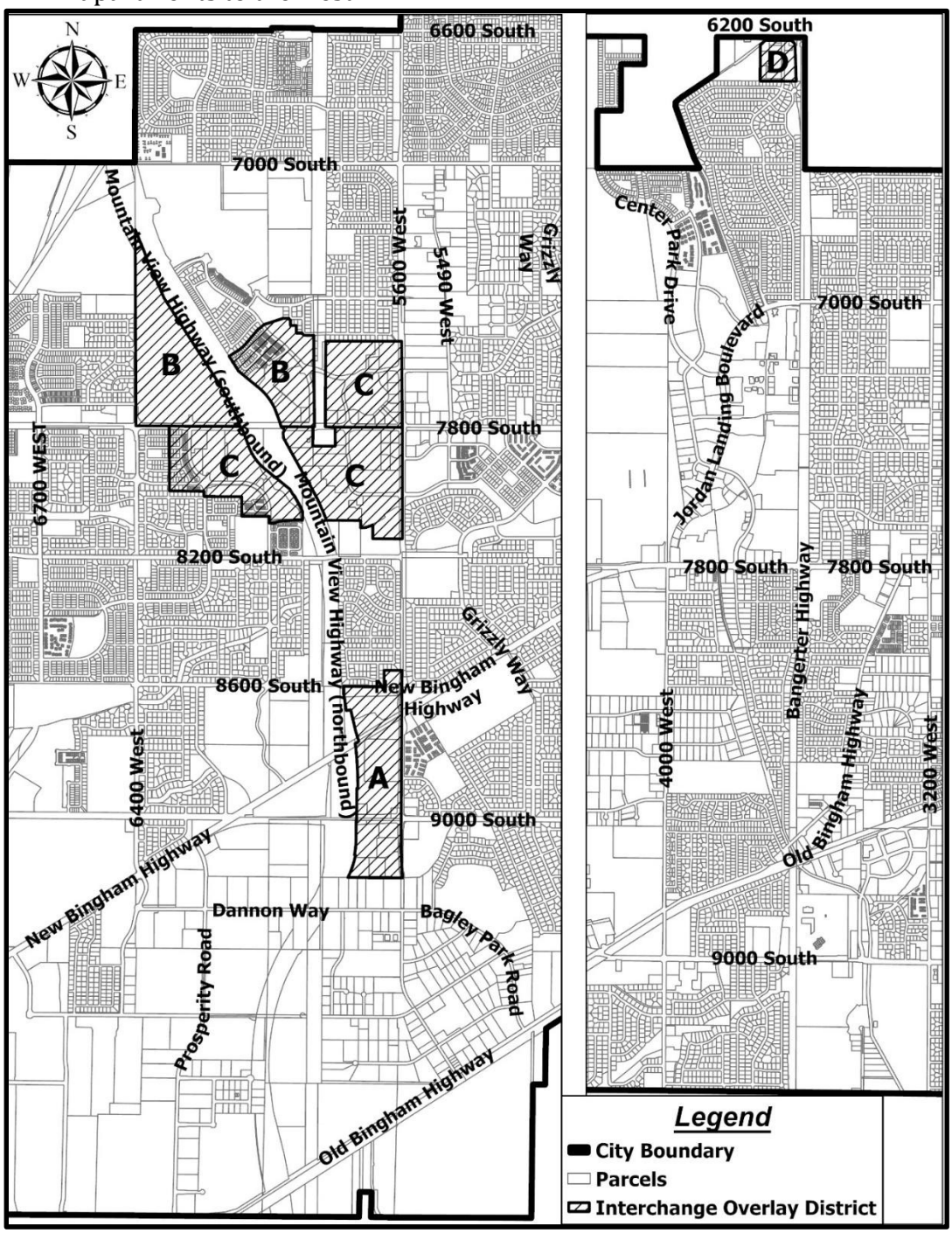

Figure 1 - Interchange Overlay Zone Map

5. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 - Interchange Overlay Zone Map. The parcel must also be adjacent to an interchange of the Mountain View Corridor, Bangerter Highway or a major road that has access to an interchange of Mountain View Corridor or Bangerter Highway which are 7800 South, 9000 South, Dixie Drive and 5600 West. If the area is located in a current (not expired) adopted master planned project and lies within areas B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage requirements do not apply.
6. Any new development within the specified interchange areas as defined on the zoning map, meeting the restrictions of subsection 5 may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.
7. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and where such requirements conflict with other requirements of the code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter.

(Ord. 19-34, 11-13-2019; amd. Ord. 21-23, 6-23-2021; Ord. 23-18, 7-26-2023)

Ordinance No. 26-19 Amd 13-6K-1 & 13-6K-2 Area D to IOZ Map

Final Audit Report 2026-04-10

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Status:	Signed
Transaction ID:	CBJCHBCAABAAL00ZR1_Z_ZkG1xVpE9jGuxFNDffYv1B5

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Signer bob.bedore@westjordan.utah.gov entered name at signing as Bob Bedore
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