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. 26-30

An Ordinance for Approximately 1.77-1.78 Acres of Properties Located at Approximately 1790 West Sugar Factory Road, Identified as the Sugar Factory on the Creek Townhomes; and Amending the Zoning Map for the Sugar Factory on the Creek Townhomes

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 Bennett Properties LLC, a Utah Limited Liability Company (referred to as "**Applicant**") and David E. Alires and Paul K. Alires (referred to collectively as "**Property Owner**"), for approximately 1.77 to 1.78 acres of real property, located at approximately 1790 West Sugar Factory Road and identified as **Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000** (collectively referred to as the "**Property**" or "**Sugar Factory on the Creek Townhomes**"), for, in part, a ***Rezone*** from the CC-F Zone (City Center - Frame Zone) to the CC-R Zone (City Center - Residential Zone) (collectively "**Application**" and "**Map Amendments**"); and

Whereas, on May 19, 2026, 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**" or ("**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 9, 2026, and an additional public meeting was held on July 28, 2026, concerning the Map Amendments; and

Whereas, the City Council has reviewed and considered the Map Amendments; 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:

(*continued on the next page*)

Section 1. Rezone (Map Amendments) and Reversion. For the Property, a ***Rezone is approved*** from the CC-F Zone (City Center - Frame Zone) to the CC-R Zone (City Center - Residential Zone), as per the attached legal description, identified as "Exhibit A". The zoning shall automatically revert to the original CC-F zoning if a subdivision application or other similar application is not approved by the City for the Property by June 9, 2029.

Section 2. Impact Fees and Development Fees. The applicant requesting subdivision application or other similar application approval or building permit approval for the Property shall pay all impact fees and development fees required by the City's consolidated fee schedule.

Section 3. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-20-618(3)(h), and other applicable and successor provisions, and at the request of the Applicant, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Rezone and Concept Site Plans, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

Section 4. 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 5. 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 July 2026.

City of West Jordan

By: Jessica Wignall (Aug 4, 2026 11:02:57 MDT)
Jessica Wignall
Council Chair

Attest:

Cindy M. Quick, MMC
Council Office Clerk

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

(*Continued on the next page*)

Presented to the Mayor by the City Council on August 4, 2026.

Mayor's Action: X Approve _____ Veto

By: _____ Aug 5, 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. 26-30.

_____ The Mayor vetoed Ordinance No. 26-30 on _____.

_____ The City Council overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-30 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 7th day of August 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

(Exhibit on the following page)

Exhibit A to
Ordinance No. 26-30

An Ordinance for Approximately 1.77-1.78 Acres of Properties Located at Approximately 1790 West Sugar Factory Road, Identified as the Sugar Factory on the Creek Townhomes; and Amending the Zoning Map for the Sugar Factory on the Creek Townhomes

Assessor's Parcel Numbers 21-34-180-001-0000, 21-34-181-001-0000, and 21-34-181-005-0000

Legal Description Prepared for Sugar Factory on the Creek Townhomes:

- 1790 W. Sugar Factory Rd West Jordan

Warranty Deed Recorded October 10, 1963 as Entry No. 1931799 in Book 2072 at Page 563

Beginning at the Southwest corner of Lot 51, West Jordan Subdivision, according to official plat thereof on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, Utah, and running thence North 0° West 378.84 feet; thence North 69°25' East 208.94; thence South 33.12 feet; thence West 143.2 feet; thence South 119.25 feet; thence West 52.55 feet to the place of beginning.

Quit-Claim Deed Recorded February 3, 2016 as Entry No. 12215921 in Book 10400 at Page 303

Parcel 1:

The West 16.99 feet of Lot 14, and all of Lots 15 through 21, West Jordan Subdivision, together with one-half of vacated street abutting on the South and one-half of the vacated street abutting on the West.

Parcel 2:

All of Lot 52, except that part conveyed to Sunderland, and all of Lots 53 to 57, West Jordan Subdivision, together with one-half of the vacated alleys and streets adjacent to said property.

Parcel 3:

The West 2.55 feet of Lot 49 and all of Lots 50 and 51, West Jordan Subdivision, together with one-half of the vacated street abutting on the West.

As-Surveyed Description is described as follows:

Beginning at a point on the northerly boundary line of Sugar Factory Road (8200 South Sreet), a public street at a point North 89°54'06" West along the quarter section line (basis of bearing) 511.14 feet and North 00°05'54" east 61.50 feet from the Center of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian (2.5" standard flat brass Salt Lake County monument #2S1W3405), and running thence North 89°54'06" West 85.41 feet along said northerly line of Sugar Factory Road; thence along the easterly line of Sugar Creek Condominiums (Entry No. 7803298) the following two (2) courses: North 00°00'06" West 65.91 feet and North 00°44'51" west 321.52 feet, more or less, to the southerly line of the Utah Transit Authority Property; thence North 69°28'08" east along said southerly line 39.55 feet; thence along the West Jordan (alleyway) property the following two (2) courses: South 00°00'06" east 21.90 feet (South 00°06' East 22.00 per deed) and North 69°30'54" East 208.96 feet (North 69°25' East 208.94 feet per deed); to a point on the westerly line of that Certain property (APN 21-34-181-018) and boundary line agreement (Entry No. 13436840) the following three (3) courses: South 00°10'43" East 173.93 feet, South 69°22'17" West 4.27 feet, and South 00°10'43" east 158.21 feet; thence north 89°54'06" west 140.23 feet (West 143.20 feet per deed); thence south 00°00'06" east 119.25 feet (South 119.25 feet per deed) to the point of beginning.

Contains 1.781 acres, more or less.

Note: the above As-Surveyed Description was created from the Record of Survey prepared by James Dale Pitkin dated 10/10/2024 (S2025-03-0200).

Ordinance No. 26-30 Sugar Factory on the Creek Townhomes Rezone

Final Audit Report 2026-08-07

Created:	2026-08-04
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP5wkODtPik8Oq0Vz3qrPXZx0tsRxejlT

"Ordinance No. 26-30 Sugar Factory on the Creek Townhomes Rezone" History

Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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Signer jessica.wignall@westjordan.utah.gov entered name at signing as Jessica Wignall
2026-08-04 - 5:02:55 PM GMT

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Agreement completed.

2026-08-07 - 6:38:24 PM GMT

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