

1 **Recording Requested By and**
2 **When Recorded Return to:**
3 City of West Jordan
4 Attention: City Recorder
5 8000 South Redwood Road
6 West Jordan, Utah 84088
7

8 _____
9 For Recording Purposes Do
Not Write Above This Line

10 THE CITY OF WEST JORDAN, UTAH
11 A Municipal Corporation

12 **ORDINANCE NO. 24-30**

13 **AN ORDINANCE FOR APPROXIMATELY 2.54 ACRES OF PROPERTIES LOCATED AT**
14 **APPROXIMATELY 1390 WEST 9000 SOUTH GARDNER LANE,**
15 **IDENTIFIED AS VICTORY BUILDERS COMMERCIAL PROJECT; AND**

16 **AMENDING THE ZONING MAP FOR VICTORY BUILDERS COMMERCIAL PROJECT**

17 **Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027**

18 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan
19 (“**General Plan**”) in 2024, as amended, which provides for a general plan land use map (“**General Plan**
20 **Land Use Map**”), which is periodically updated; and the City adopted the West Jordan City Code (“**City**
21 **Code**”) in 2009, as amended, which provides for a zoning map for the City (“**Zoning Map**”), which is
22 periodically updated; and

23 WHEREAS, an application was made by Tanner Hansen and Victory Builders, LLC, a Utah
24 Limited Liability Company (“**Applicant**”) for approximately 2.54 acres of property located at
25 approximately 1390 West 9000 South, Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-
26 027 (“**Application**”, “**Property**”, or “**Victory Builders Commercial Project**”), for a Zoning Map
27 amendment or rezone for the Property from *Neighborhood Shopping Center (SC-1) and Community*
28 *Shopping Center (SC-2)* to *General Commercial (C-G)* (“**Rezone**”); and

29 WHEREAS, on June 18, 2024, the Application was considered by the West Jordan Planning
30 Commission (“**Planning Commission**”), which held a public hearing and made a *positive*
31 recommendation to the West Jordan City Council (“**City Council**”) concerning the Rezone, based upon
32 the criteria in City Code Section 13-7D-6(A); and

33 WHEREAS, a public hearing was held before the City Council on July 10, 2024 concerning the
34 Rezone; and

35 WHEREAS, the City Council has reviewed and considered the Rezone; and

36 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
37 of the public health, safety, and welfare of the residents of the City to approve the Rezone.

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

40 **Section 1. Rezone.** For the Property, the Zoning Map is amended by changing the zoning
41 designation from *Neighborhood Shopping Center (SC-1) and Community Shopping Center (SC-*

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PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-30.

_____ The Mayor vetoed Ordinance No. 24-30 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-30 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 _____ day of _____, 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

136
137 **Attachment 1 to**
138 **ORDINANCE NO. 24-30**

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144
145 ***LEGAL DESCRIPTION:***

146 ***See the attached pages.***