

**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. 24-30

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

AMENDING THE ZONING MAP FOR VICTORY BUILDERS COMMERCIAL PROJECT

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

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“**General Plan**”) in 2024, 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 Tanner Hansen and Victory Builders, LLC, a Utah Limited Liability Company (“**Applicant**”) for approximately 2.54 acres of property located at approximately 1390 West 9000 South, Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027 (“**Application**”, “**Property**”, or “**Victory Builders Commercial Project**”), for a Zoning Map amendment or rezone for the Property from *Neighborhood Shopping Center (SC-1) and Community Shopping Center (SC-2)* to *General Commercial (C-G)* (“**Rezone**”); and

WHEREAS, on June 18, 2024, 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 Section 13-7D-6(A); and

WHEREAS, a public hearing was held before the City Council on July 10, 2024 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 Zoning Map is amended by changing the zoning designation from *Neighborhood Shopping Center (SC-1) and Community Shopping Center (SC-*

42 2) to **General Commercial (C-G)**, as per the legal description in “Attachment 1”, which is attached hereto
43 **(Parcel Numbers 27-03-278-024, 27-03-278-025, and 27-03-278-027).**

44 **Section 2. Applicability of Building Design Elements.** In accordance with Utah Code Ann.
45 Section 10-9a-534(3)(h), and other applicable and successor provisions, and at the request of the
46 Applicant, and in consideration for the increase in density, as well as the other benefits regarding the
47 requested residential types allowed by the Rezone and Concept Site Plans, all applicable Building Design
48 Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed
49 thereon.

50 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid by a court of
51 competent jurisdiction, the remainder shall not be affected thereby.

52 **Section 4. Effective Date.** This Ordinance shall become effective immediately upon posting or
53 publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly
54 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance
55 within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

56 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
57 _____ DAY OF _____ 2024.

58
59 CITY OF WEST JORDAN

60
61
62 By: _____
63 Zach Jacob
64 Council Chair

65 ATTEST:
66
67 _____
68 Cindy M. Quick, MMC
69 Council Office Clerk

74	Voting by the City Council	"YES"	"NO"
75	Council Chair Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
76	Council Vice-Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
77	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
78	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
79	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
80	Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
81	Council Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>

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87
88 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** _____.

89
90 Mayor's Action: _____ Approve _____ Veto

91
92
93 By: _____
94 Mayor Dirk Burton Date

95
96 ATTEST:

97
98
99 _____
100 Tangee Sloan, CMC
101 City Recorder

102
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106
107 **STATEMENT OF APPROVAL OF PASSAGE** (check one)

108
109 _____ The Mayor approved and signed Ordinance No. 24-30.

110
111
112 _____ The Mayor vetoed Ordinance No. 24-30 on _____ and the
113 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

114
115 _____ Ordinance No. 24-30 became effective by operation of law without the
116 Mayor's approval or disapproval.

117
118
119 _____
120 Tangee Sloan
121 City Recorder

122
123
124 **CERTIFICATE OF PUBLICATION**

125 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
126 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
127 _____ day of _____, 2024. The fully executed copy of the ordinance is retained
128 in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

129
130
131 _____
132 Tangee Sloan
133 City Recorder

**Attachment 1 to
ORDINANCE NO. 24-30**

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LEGAL DESCRIPTION:

See the attached pages.