

1 **THE CITY OF WEST JORDAN, UTAH**
2 **ORDINANCE NO. 24-05**

3 **AN ORDINANCE APPROVING THREE STATION AREA PLANS**
4 **PURSUANT TO UTAH CODE ANN. SECTION 10-9a-403.1 (HB 462, 2022 G.S.)**
5 **FOR THE BINGHAM JUNCTION (MIDVALE), HISTORIC GARDNER,**
6 **AND WEST JORDAN CITY CENTER STATIONS,**
7 **LOCATED AT 7387 S BINGHAM JUNCTION BOULEVARD (MIDVALE),**
8 **1127 WEST 7800 SOUTH, AND 8021 S REDWOOD ROAD, RESPECTIVELY**

9 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**”) has also adopted the 2023 General Plan, which is periodically updated (“**General Plan**”); and

12 WHEREAS, House Bill 462 (2022) was adopted with the goals of maximizing development potential around transit stations through a collaborative planning approach, and each city with a fixed-guideway public transit station (FrontRunner, Trax, BRT) is required to adopt a “station area plan” for everything within a ½ mile radius of each station; and

16 WHEREAS, On August 15, 2022, the City of West Jordan and Midvale City (“**Cities**”) were awarded \$350,000 by the Wasatch Front Regional Council (“**WFRC**”) through a technical assistance program to create Station Area Plans for West Jordan City Center, Historic Gardner, and Bingham Junction Trax Stations (“**Station Area Plans**”), and the consultant firm “Design Workshop” was selected by the Cities and WFRC after a competitive RFP process, and the project kicked off in November, 2022; and

22 WHEREAS, the project team has held multiple meetings with City Councils of both Cities, as well as with business and property owners, Jordan School District, IHC, and UDOT; and

25 WHEREAS, Planning Charrettes were held in both Cities, two community surveys were distributed, and open houses were held in both Cities; and

27 WHEREAS, Station Area Plans are essentially “Small-Area Plans” to guide future land use and zoning decisions, and the concepts presented are examples of anticipated development, with any actual development to go through standard development processes; and

30 WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on January 2, 2024, regarding the Station Area Plans; and

32 WHEREAS, the City Council held a public hearing on January 24, 2024, regarding the Station Area Plans, 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 Station Area Plans, which will further the intent of the General Plan.

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

37 **Section 1. Adoption of Station Area Plans.** The Station Area Plans are adopted, as shown in Attachment 1 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
____ DAY OF _____ 2024.

CITY OF WEST JORDAN

By: _____

Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"

"NO"

Council Member Chad Lamb

☐☐

Council Member Pamela Bloom

☐☐

Council Member Kelvin Green

☐☐

Council Member Zach Jacob

☐☐

Council Member Bob Bedore

☐☐

Council Member Kayleen Whitelock

☐☐

Council Member Kent Shelton

☐☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton Date

ATTEST (see next page):

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84
85 ATTEST:
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89 _____
90 Tangee Sloan, CMC
91 City Recorder
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95 **STATEMENT OF APPROVAL/PASSAGE (check one)**
96

97 _____ The Mayor approved and signed Ordinance No. 24-05.
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99

100 _____ The Mayor vetoed Ordinance No. 24-05 on _____ and the
101 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
102

103 _____ Ordinance No. 24-05 became effective by operation of law without the
104 Mayor's approval or disapproval.
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109 _____
110 Tangee Sloan, CMC
111 City Recorder
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CERTIFICATE OF PUBLICATION

114
115 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that
116 a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
117 _____ day of _____ 2024. The fully executed copy of the ordinance is
118 retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
119

120
121 _____
122 Tangee Sloan, CMC
123 City Recorder
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126 *(Attachment on the following pages)*
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**Attachment 1 to
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