

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
10 General Plan, which is periodically updated (“General Plan”); and
11

12 WHEREAS, House Bill 462 (2022) was adopted with the goals of maximizing development
13 potential around transit stations through a collaborative planning approach, and each city with a fixed-
14 guideway public transit station (FrontRunner, Trax, BRT) is required to adopt a “station area plan”
15 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
17 awarded \$350,000 by the Wasatch Front Regional Council (“WFRC”) through a technical assistance
18 program to create Station Area Plans for West Jordan City Center, Historic Gardner, and Bingham
19 Junction Trax Stations (“Station Area Plans”), and the consultant firm “Design Workshop” was
20 selected by the Cities and WFRC after a competitive RFP process, and the project kicked off in
21 November, 2022; and

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

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

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

30 WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public
31 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
33 Area Plans, and finds it to be in the best interest of the public health, safety, and welfare of the
34 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
36 WEST JORDAN, UTAH AS FOLLOWS:

37 **Section 1. Adoption of Station Area Plans.** The Station Area Plans are adopted, as shown in
38 Attachment 1 to this Ordinance.

39 **Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court
40 of competent jurisdiction, the remainder shall not be affected thereby.

41 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting
42 or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council
43 duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto
44 the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

45 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
46 _____ DAY OF _____ 2024.

47
48 CITY OF WEST JORDAN

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51 By: _____

52
53 Council Chair

54 ATTEST:
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56
57 _____
58 Cindy M. Quick, MMC
59 Council Office Clerk

62 Voting by the City Council	"YES"	"NO"
63 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
64 Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
65 Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
66 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
67 Council Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
68 Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
69 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

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72 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** _____.

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74 Mayor's Action: _____ Approve _____ Veto

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77 By: _____
78 Mayor Dirk Burton Date _____

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81 *ATTEST (see next page):*

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ATTEST:

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

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

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

_____ Ordinance No. 24-05 became effective by operation of law without the
Mayor's approval or disapproval.

Tangee Sloan, CMC
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, CMC
City Recorder

(Attachment on the following pages)

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**Attachment 1 to
ORDINANCE NO. 24-05**

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