

1 **Recording Requested By and**  
2 **When Recorded Return to:**

3  
4 City of West Jordan  
5 Attention: City Recorder  
6 8000 South Redwood Road  
7 West Jordan, Utah 84088  
8

9  
10 For Recording Purposes Do  
11 Not Write Above This Line

12 THE CITY OF WEST JORDAN, UTAH  
13 A Municipal Corporation

14 **ORDINANCE NO. 24-47**

15  
16 **AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT**  
17 **APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE,**  
18 **IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; AND**

19 **APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT,**  
20 **SUBJECT TO THE APPROVAL OF A GENERAL PLAN LAND USE MAP AMENDMENT,**  
21 **REZONE, AND OTHER CONDITIONS PRECEDENT**  
22

23 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan  
24 (“General Plan”) in 2023, as amended, which provides for a general plan land use map (“General Plan  
25 Land Use Map”), which is periodically updated; and the City adopted the West Jordan City Code (“City  
26 Code”) in 2009, as amended, which provides for development agreements, and which provides for a  
27 zoning map for the City (“Zoning Map”), which is periodically updated; and

28 WHEREAS, an application was made by Barrett Peterson and Peterson Development Company,  
29 L.L.C., a Utah Limited Liability Company (“Applicant”) and Jones Mountain Estates, LLC, a Utah  
30 Limited Liability Company (“Owner”) for approximately 76.21 acres of real property, with a maximum  
31 density of 4.2 dwelling units per acre (318 dwelling units), located at approximately 8200 South  
32 Stokesley Drive (“Property” or “Copper Meadows Development”) for, in part, a request for a Master  
33 Development Agreement (which includes a Master Development Plan), subject to a General Plan Future  
34 Land Use Map amendment, rezone, and other conditions precedent (“Application”, “MDA”, and  
35 “General Plan Land Use Map Amendment and Rezone”); and

36 WHEREAS, on October 15, 2024, the Application was considered by the West Jordan Planning  
37 Commission (“Planning Commission”), which held a public hearing and made a *positive*  
38 recommendation to the West Jordan City Council (“City Council”) concerning the Copper Meadows  
39 Development, including the MDA; and

40 WHEREAS, a public hearing was held before the City Council on November 20, 2024  
41 concerning the Copper Meadows Development, including the MDA; and

42 WHEREAS, the Applicant and the Owner have agreed to and have executed the MDA that will  
43 govern the development of the Property, should the City Council, in its sole legislative discretion, choose  
44 to adopt the MDA and the General Plan Land Use Map Amendment and Rezone, and should all the  
45 conditions precedent in the MDA be fulfilled; and

46  
47 WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the



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. 24-47.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 24-47 on \_\_\_\_\_ and the  
City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 24-47 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

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142  
143 **Attachment 1 to**  
144 **ORDINANCE NO. 24-47**  
145

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152  
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155 **MASTER DEVELOPMENT AGREEMENT**  
156 **(Including Exhibit A, Legal Description,**  
157 **Exhibit B, the Master Development Plan aka Residential Development Plan, and**  
158 **Exhibit C, Transfer Form)**  
159 **For the Copper Meadows Development**  
160 **(See the following pages)**  
161