

**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. 24-23

**AN ORDINANCE FOR APPROXIMATELY 53.2 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 7141 SOUTH U-111 HIGHWAY,
IDENTIFIED AS THE ONELEVEN PROJECT; AND**

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

WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan (“**General Plan**”) in 2023, 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 development agreements, and which provides for a zoning map for the City (“**Zoning Map**”), which is periodically updated; and

WHEREAS, an application was made by One Eleven Development, LLC a Utah Limited Liability Company (“**Applicant**”) and Bland Recycling, LLC, a Utah Limited Liability Company (“**Owner**”) for approximately 53.2 acres of real property located at approximately 7141 South U-111 Highway (“**Property**” or “**Oneleven Project**”) for, in part, a request for a Master Development Agreement (which includes a Master Development Plan), subject to a General Plan Future Land Use Map amendment, rezone, and other conditions precedent (“**Application**”, “**MDA**”, and “**General Plan Land Use Map Amendment and Rezone**”); and

WHEREAS, on April 16, 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 Oneleven Project, including the MDA; and

WHEREAS, a public hearing was held before the City Council on May 22, 2024 concerning the Oneleven Project, including the MDA; and

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

WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the conditions precedent therein; and

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON AUGUST 1, 2024.

Mayor's Action: X Approve Veto

By: 
Mayor Dirk Burton

 Aug 7, 2024
Date

ATTEST:

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-23.

 The Mayor vetoed Ordinance No. 24-23 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-23 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 8th day of August , 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

**Attachment 1 to
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**MASTER DEVELOPMENT AGREEMENT
For the Oneleven Project
(See the following pages)**












Ordinance No. 24-23 Oneleven MDA-P

Final Audit Report

2024-08-07


Created:	2024-08-06
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_G6Cwr1zICgkBEkcyCjsUsr8BTRPKO-H

"Ordinance No. 24-23 Oneleven MDA-P" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
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-  Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton
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 Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)


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 Agreement completed.

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