

**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-*

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

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

Section 3. 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 4. 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 31ST DAY OF JULY 2024.

CITY OF WEST JORDAN

By: Chad R Lamb
Chad R Lamb (Aug 3, 2024 14:57 MDT)
Chad Lamb
Council Vice Chair


ATTEST:

Cindy M. Quick 
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
Council Chair Zach Jacob	~ absent ~	
Council Vice-Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Mayor's Action: X Approve Veto

By: 
Mayor Dirk Burton

 Aug 5, 2024
Date

ATTEST:

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-30.

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

 Ordinance No. 24-30 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 5th 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
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

LEGAL DESCRIPTION:

See the attached pages.

ADDRESS: 1390 W 9000 S

Parcel ID 27032780270000
Parcel Acres 1.32
Owner Name SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 7/6/90
Address 1390 W 9000 S
Total Assessed Value 563500.00
Garbage Day Tuesday
High School West Jordan
Middle School West Jordan
Elementary School Riverside
Zip Code 84088
Subdivision Name
Zone Name SC-2
Legal Description BEG S 89°53'45" W 684.27 FT & N 0°02'16" W 458 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; N 89°53'45" E 215.67 FT; N 0°02'16" W 267.21 FT; S 89°53'19" W 215.72 FT; S 0°02'16" E 267.14 FT TO BEG. 1.32 AC M OR L.

ADDRESS: 1390 W 9000 S

Parcel ID 27032780240000
Parcel Acres 0.73
Owner Name SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 07/06/1990
Address 1390 W 9000 S
Total Assessed Value 311600.00
Garbage Day Tuesday
High School West Jordan
Middle School West Jordan
Elementary School Riverside
Zip Code 84088
Subdivision Name
Zone Name SC-1(ZC)
Legal Description BEG S 89°53'45" W 318 FT; N 0°02'16" W 73 FT; S 89°53'45" W 336.27 FT & N 0°13'39" E 330 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; N 89°50'20" W 30 FT; N 0°13'39" E 55 FT; E 366.27 FT; S 92.58 FT; N 87°04'47" W 10.42 FT; S 89°53'45" W 252.02 FT; N 75°25'23" W 57.72 FT; N 37°43'50" W 9.78 FT; N 0°02'16" W 14.06 FT; S 89°53'45" W 10.15 FT TO BEG. 0.73 AC.8333-5476

ADDRESS: 1390 W 9000 S

Parcel ID 27032780250000
Parcel Acres 0.49
Owner Name SPRATLING INVESTMENT CORPORATION; RONALD N SPRATLING JR TRUST 7/6/90
Address 1390 W 9000 S
Total Assessed Value 209200.00
Garbage Day Tuesday
High School West Jordan
Middle School West Jordan
Elementary School Riverside
Zip Code 84088
Subdivision Name
Zone Name SC-1(ZC)
Legal Description BEG N 333 FT FR SE COR OF NE 1/4 SEC 3, T 3S, R 1W, SLM; N 125 FT; W 318 FT; S 92.58 FT; S 87°04'47" E 49.66 FT M OR L; E 228.42 FT; S 0°02'16" E 30.4 FT; E 40 FT TO BEG. LESS STREET. 0.49 AC. 6534-0102 8333-5476












Ordinance No. 24-30 Victory Builders Rezone

Final Audit Report

2024-08-05

Created:	2024-08-02
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATi1nMTBx_BsOH-viuVKYsTeHvFRMZifJ

"Ordinance No. 24-30 Victory Builders Rezone" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2024-08-02 - 4:34:42 PM GMT
-  Document emailed to chad.lamb@westjordan.utah.gov for signature
2024-08-02 - 4:37:36 PM GMT
-  Email viewed by chad.lamb@westjordan.utah.gov
2024-08-03 - 8:57:35 PM GMT
-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
2024-08-03 - 8:57:50 PM GMT
-  Document e-signed by Chad R Lamb (chad.lamb@westjordan.utah.gov)
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-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Document emailed to dirk.burton@westjordan.utah.gov for signature
2024-08-03 - 9:31:08 PM GMT
-  Email viewed by dirk.burton@westjordan.utah.gov
2024-08-05 - 12:53:25 PM GMT
-  Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton
2024-08-05 - 12:54:16 PM GMT

 Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)

Signature Date: 2024-08-05 - 12:54:18 PM GMT - Time Source: server

 Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature

2024-08-05 - 12:54:20 PM GMT

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 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

Signature Date: 2024-08-05 - 5:34:19 PM GMT - Time Source: server

 Agreement completed.

2024-08-05 - 5:34:19 PM GMT