

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

City of West Jordan  
Attention: City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

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For Recording Purposes Do  
Not Write Above This Line

**THE CITY OF WEST JORDAN, UTAH  
ORDINANCE NO. 24-42**

**AN ORDINANCE APPROVING AN AMENDED SUB-AREA 1 PLAN  
FOR JONES RANCH, CURRENTLY KNOWN AS “DRY CREEK HIGHLANDS”,  
LOCATED AT APPROXIMATELY 9000 SOUTH 6400 WEST**

**WHEREAS**, the City of West Jordan, a municipality and political subdivision of the State of Utah (the “**City**”), and Ivory Development, LLC, a Utah limited liability company or its successors and assigns (the “**Master Developer**”) are parties to that certain Development Agreement, with an effective date of November 4, 2020, as amended (collectively, the “**Development Agreement**”) regarding, among other items, the obligations of the Parties with respect to the installation of required infrastructure improvements in the Jones Ranch Development, located at approximately 9000 South 6400 West, and presently known as Dry Creek Highlands Development, as described in the legal description attached to the Development Agreement (“**Development**”); and

**WHEREAS**, the City and the Master Developer desire to amend the Sub-Area 1 Plan for the Development (“**Amended Sub-Area 1 Plan**”); and

**WHEREAS**, on August 6, 2024, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and which made a recommendation to the West Jordan City Council (“**City Council**”) concerning the Amended Sub-Area 1 Plan; and

**WHEREAS**, a public hearing was held before the City Council on August 27, 2024, and an additional public meeting was held on September 11, 2024, concerning the Amended Sub-Area 1 Plan; 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 Amended Sub-Area 1 Plan.

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

**Section 1. Approval and Applicability.** The Amended Sub-Area 1 Plan (for Dry Creek Highlands), attached as Attachment 1, is approved. Therefore, the Property shall hereafter be subject to the Amended Sub-Area 1 Plan.

**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 11<sup>TH</sup> DAY OF SEPTEMBER 2024.

CITY OF WEST JORDAN

By: Zach Jacob  
Zach Jacob  
Council Chair

ATTEST:

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

**Voting by the City Council**

	<b>"YES"</b>	<b>"NO"</b>
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 SEPTEMBER 16, 2024.**

Mayor's Action:  X  Approve      \_\_\_\_\_ Veto  
By: Dirk Burton      Sep 17, 2024  
Mayor Dirk Burton      Date

ATTEST:

Tangee Sloan  
Tangee Sloan, CMC  
City Recorder

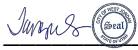
**STATEMENT OF APPROVAL/PASSAGE (check one)**

- X  The Mayor approved and signed Ordinance No. 24-42.
- \_\_\_\_\_ The Mayor vetoed Ordinance No. 24-42 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.
- \_\_\_\_\_ Ordinance No. 24-42 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan  
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 18th day of September 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 page)*

**Attachment 1 to  
ORDINANCE NO. 24-42**

**AN ORDINANCE APPROVING AN AMENDED SUB-AREA 1 PLAN  
FOR JONES RANCH, CURRENTLY KNOWN AS “DRY CREEK HIGHLANDS”,  
LOCATED AT APPROXIMATELY 9000 SOUTH 6400 WEST**

**Amended Sub-Area 1 Plan for  
Jones Ranch, Currently Known as “Dry Creek Highlands”  
(See the attached pages.)**










# Ordinance No. 24-42 Dry Creek Highlands Amended Sub-Area Plan 1


Final Audit Report


2024-09-18


Created:	2024-09-16
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZJryYcJeSC8msCdJXWbuOjXUGoHRRtOa


## "Ordinance No. 24-42 Dry Creek Highlands Amended Sub-Area Plan 1" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
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-  Document emailed to zach.jacob@westjordan.utah.gov for signature  
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-  Email viewed by zach.jacob@westjordan.utah.gov  
2024-09-17 - 1:19:08 AM GMT
-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob  
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-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
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-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
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 Signer dirk.burton@westjordan.utah.gov entered name at signing as Dirk Burton  
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 Agreement completed.  
2024-09-18 - 3:47:19 PM GMT