

**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. 24-47

**AN ORDINANCE FOR APPROXIMATELY 76.21 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 8200 SOUTH STOKESLEY DRIVE,
IDENTIFIED AS THE COPPER MEADOWS DEVELOPMENT; 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 Barrett Peterson and Peterson Development Company, L.L.C., a Utah Limited Liability Company (“**Applicant**”) and Jones Mountain Estates, LLC, a Utah Limited Liability Company (“**Owner**”) for approximately 76.21 acres of real property, with a maximum density of 4.2 dwelling units per acre (318 dwelling units), located at approximately 8200 South Stokesley Drive (“**Property**” or “**Copper Meadows Development**”) 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 October 15, 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 Copper Meadows Development, including the MDA; and

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

WHEREAS, the Applicant and the Owner have agreed to and have 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

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 adopt the MDA, subject to the City Council, in its sole legislative discretion, choosing to adopt the General Plan Land Use Map Amendment and Rezone, and subject to all the conditions precedent in the MDA being fulfilled.

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

Section 1. Approval of MDA. The MDA, which includes an MDP (in “Attachment 1”), and three amendments as presented during the City Council meeting and as attached (in “Amendment 1, 2, and 3”) is approved and the Mayor is authorized to execute said MDA. The approval of the MDA is subject to the conditions precedent set forth in the MDA, including but not limited to the City Council, in its sole legislative discretion, subsequently choosing to adopt, by Ordinance, the General Plan Land Use Map Amendment and Rezone. The Applicant and Owner were required to sign and execute the MDA before these Ordinances were presented to the City Council.

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 4TH DAY OF DECEMBER 2024.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
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 type="checkbox"/>	<input checked="" type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON DECEMBER 6, 2024.

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

**Attachment 1 to
ORDINANCE NO. 24-47**

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

**MASTER DEVELOPMENT AGREEMENT
(Including Exhibit A, Legal Description,
Exhibit B, the Master Development Plan aka Residential Development Plan including
Amendment 1, 2, and 3, and
Exhibit C, Transfer Form)
For the Copper Meadows Development
(See the following pages)**