

**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. 24-53**

**AN ORDINANCE APPROVING  
A MAJOR VARIATION TO APPROVED PLANS AND DEVELOPMENT STANDARDS FOR  
TRAFFIC CALMING AND TRAFFIC FLOW, IN ACCORDANCE WITH CITY CODE  
SECTION 13-7I-5, FOR GEM WEST JORDAN APARTMENTS (JONES LANDING NORTH),  
LOCATED AT APPROXIMATELY 6835 WEST NEW BINGHAM HIGHWAY**

WHEREAS, the Gardner Group (“**Applicant**”) and the City of West Jordan (“**City**”) previously entered into a Master Development Agreement and Development Plan for the Jones Landing North development, which includes the GEM West Jordan Apartments (the “**MDA**”), located at approximately 6835 West New Bingham Highway in West Jordan (“**Property**”), and

WHEREAS, the MDA included an attached Development Plan (“**DP**”);

WHEREAS, an application has been made by the Applicant requesting a major variation and revisions to the DP for traffic calming and traffic flow (“**Major Variation**”), in accordance with West Jordan City Code (“**City Code**”) Section 13-7I-5; and

WHEREAS, a public hearing was held before the City Council on November 20, 2024 concerning the Major Variation; 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 Major Variation.

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

**Section 1. Approval and Applicability.** In accordance with the City Code, the Major Variation, attached collectively as Exhibits A and B, is approved with the exception of 9540 South which must be terminated at or before the city property line and that any modification to how 9540 South terminates is a minor variation in the development plan. Therefore, the Property shall hereafter be subject to the Major Variation.

**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 20<sup>TH</sup> DAY OF NOVEMBER 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 DECEMBER 10, 2024.**

Mayor's Action: \_\_\_\_\_ Approve X Veto

By: Dirk Burton Dec 19, 2024  
Mayor Dirk Burton Date

ATTEST:

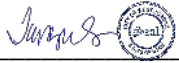
Tangee Sloan  
Tangee Sloan, CMC  
City Recorder

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

\_\_\_\_\_ The Mayor approved and signed Ordinance No. 24-53.

X The Mayor vetoed Ordinance No. 24-53 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

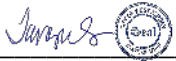
\_\_\_\_\_ Ordinance No. 24-53 became effective by operation of law without the Mayor's approval or disapproval.



\_\_\_\_\_  
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 19th day of December 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

*(Exhibits on the following page)*

**Exhibits A and B to  
ORDINANCE NO. 24-53**

**AN ORDINANCE APPROVING  
A MAJOR VARIATION TO APPROVED PLANS AND DEVELOPMENT STANDARDS  
FOR TRAFFIC CALMING AND TRAFFIC FLOW, IN ACCORDANCE WITH CITY  
CODE SECTION 13-7I-5, FOR GEM WEST JORDAN APARTMENTS (JONES  
LANDING NORTH), LOCATED AT APPROXIMATELY 6835 WEST NEW BINGHAM  
HIGHWAY**

**(See the attached pages.)**

# Ordinance No. 24-53 Major Variation for GEM Apartments

Final Audit Report

2024-12-20


Created:	2024-12-10
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1Owpoy2XZkkplwF9jOdYBV8z5FqyIL-r

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-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
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-  Document emailed to zach.jacob@westjordan.utah.gov for signature  
2024-12-10 - 5:10:38 PM GMT
-  Email viewed by zach.jacob@westjordan.utah.gov  
2024-12-10 - 5:27:48 PM 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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 Agreement completed.

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