

THE CITY OF WEST JORDAN, UTAH

**ORDINANCE NO. 21-23**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(INTERCHANGE OVERLAY ZONE: SECTIONS 13-6K-1 AND 13-6K-2)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

WHEREAS, titles 5, 8, 9, 10, 11, 12, 13, 14, and 15 of the City Code have been adopted as “Land Use Regulations”, as defined by Utah Code Ann. Subsection 10-9a-103(32) or successor provisions; and

WHEREAS, the City desires to amend and repeal certain sections of the City Code, which have been adopted as Land Use Regulations (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing on May 18, 2021 regarding the proposed City Code amendments and forwarded a positive recommendation to the City Council of the City (“City Council”) regarding the proposed code amendments; and

WHEREAS, after reviewing the Planning Commission’s recommendation, and after the City Council held its own public hearing on June 23, 2021 regarding the proposed City Code amendments, the City Council finds it to be in the best interest of the public health, safety, and welfare to adopt the following amendments to the City Code.

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

**Section 1. Amendment.** The following two (2) sections of the City Code, both of which are land use regulation sections, are amended so that they shall now read as shown on Attachment 1 to this Ordinance:

§ 13-6K-1 and § 13-6K-2.

**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 either (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 him.

(Continued on the following pages)

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 23<sup>RD</sup> DAY OF JUNE 2021.

CITY OF WEST JORDAN

By:  \_\_\_\_\_

Zach Jacob  
Council Chair

ATTEST:

\_\_\_\_\_  
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 Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** Jun 25, 2021

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

By:  \_\_\_\_\_  
Mayor Dirk Burton

Jun 25, 2021  
Date

ATTEST:



\_\_\_\_\_  
Tangee Sloan  
City Recorder

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

X The Mayor approved and signed Ordinance No. 21-23.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 21-23 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.


\_\_\_\_\_ Ordinance No. 21-23 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 28th day of June, 2021. 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 on the following page)*

## Attachment 1

**[Attachment to ORDINANCE NO. 21-23  
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(INTERCHANGE OVERLAY ZONE: SECTIONS 13-6K-1 AND 13-6K-2)]**

### **Legislative Version:**

#### **13-6K-1: PURPOSE:**

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial, and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) and Bangerter Highway (SR-154) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor and the Bangerter Highway.
3. To assure that market demand is strategically distributed between the potential interchanges.
4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
9. To design areas in a way that design off-sets any residential density impacts.
10. To assure walkable connected communities are designed from the ground up. (Ord. 19-34, 11-13-2019)

#### **13-6K-2: APPLICABILITY:**

- A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.

1. Area A. 90th South and Mountain View - a regional commercial area. At the north end of the area, the intent is to provide higher density housing as a transition from the commercial uses to the single family homes to the north of 8600 South.

2. Area B. 7800 South Mountain View - the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east.

3. Area C. Highlands - area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial.

A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and

Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map. The overlay varies the allowed uses by interchange to assure improved market demand as per the following:

1. Old Bingham Highway and Mountain View - primarily manufacturing uses, commercial and transitoriented development (area A).

2. 90th South and Mountain View - a regional commercial area with vehicle sales as the anchor and the potential for mixed non-residential uses and residential uses north of New Bingham Highway corridor (area B).

3. 90th South and Mountain View New Bingham Highway transition - the area located east of Mountain View, west of 5600 West, south of 8600 South and adjacent to the vacated New Bingham Highway. The intent is to provide higher density housing as a transition from commercial with vehicle sales to the single family homes to the north of 8600 South. This area also has the possibility of limited commercial uses. This area cannot receive IOZ overlay independent of area B (area C).

4. 7800 South Mountain View - the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east (area D).

5. Highlands - area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial (area E).

Figure 1 - Interchange Overlay Zone Map [replace current figure with the figure below]

6.4. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 - Interchange Overlay Zone Map. The area must be minimum of 50 contiguous acres. One parcel must be adjacent to both an interchange of the Mountain View Corridor and the major road it accesses (78th South, 90th South, Old Bingham Highway or 5600 West). If the area is located in a current (not expired) adopted master planned project and lies within areas D or E B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage requirements do not apply.

**7.5.** Any new development within the specified interchange areas as defined on the zoning map, meeting the restrictions of subsection 6 may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.

**8.6.** IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and where such requirements conflict with other requirements of the code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter. (Ord. 19-34, 11-13-2019)

### **Clean Version:**

#### **13-6K-1: PURPOSE:**

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial, and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor.
3. To assure that market demand is strategically distributed between the potential interchanges.
4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
9. To design areas in a way that design off-sets any residential density impacts.
10. To assure walkable connected communities are designed from the ground up. (Ord. 19-34, 11-13-2019)

### 13-6K-2: **APPLICABILITY:**

- A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor. The locations where the IOZ may be adopted are shown on Figure 1 - Interchange Overlay Zone Map.
1. Area A. 90th South and Mountain View - a regional commercial area. At the north end of the area, the intent is to provide higher density housing as a transition from the commercial uses to the single family homes to the north of 8600 South.
  2. Area B. 7800 South Mountain View - the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east.
  3. Area C. Highlands - area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial.
  4. To apply for the IOZ, a property must be located in one of the areas shown on Figure 1 - Interchange Overlay Zone Map. The area must be minimum of 50 contiguous acres. One parcel must be adjacent to both an interchange of the Mountain View Corridor and the major road it accesses (78th South, 90th South, or 5600 West). If the area is located in a current (not expired) adopted master planned project and lies within areas B or C as shown on the Interchange Overlay Zone Map as of November 14, 2019, the proximity and acreage requirements do not apply.
  5. Any new development within the specified interchange areas as defined on the zoning map, meeting the restrictions of subsection 6 may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.
  6. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan code. This chapter reflects the minimum requirements and where such requirements conflict with other requirements of the code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter. (Ord. 19-34, 11-13-2019)

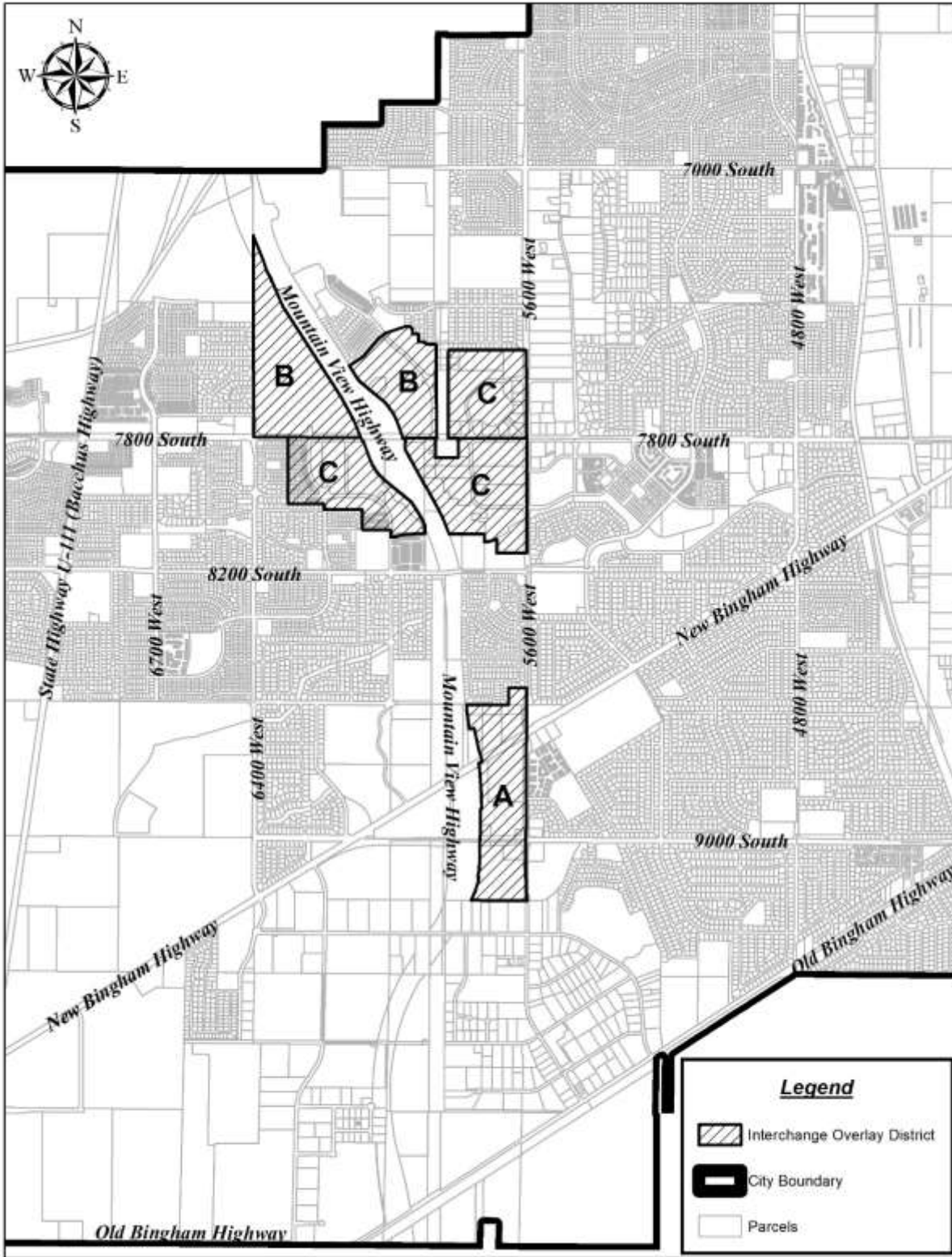


Figure 1 - Interchange Overlay Zone Map














# Ordinance No. 21-23 IOZ Text Amendment


Final Audit Report

2021-06-28

Created:	2021-06-24
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhWB71AbaPP3ec2WFIJMXORgOyGxW5brZ

## "Ordinance No. 21-23 IOZ Text Amendment" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2021-06-24 - 9:14:20 PM GMT- IP address: 207.225.200.66
-  Document emailed to Zach Jacob (zach.jacob@westjordan.utah.gov) for signature  
2021-06-24 - 9:16:30 PM GMT
-  Email viewed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
2021-06-24 - 10:47:49 PM GMT- IP address: 172.58.72.59
-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
Signature Date: 2021-06-25 - 4:15:37 PM GMT - Time Source: server- IP address: 172.58.73.30
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2021-06-25 - 4:15:38 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2021-06-25 - 8:02:55 PM GMT - Time Source: server- IP address: 98.202.140.103
-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature  
2021-06-25 - 8:02:57 PM GMT
-  Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
2021-06-25 - 10:26:08 PM GMT- IP address: 207.225.200.66
-  Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
Signature Date: 2021-06-25 - 10:27:10 PM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature  
2021-06-25 - 10:27:11 PM GMT
-  Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)  
2021-06-28 - 4:37:55 PM GMT- IP address: 207.225.200.66

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

Signature Date: 2021-06-28 - 4:38:26 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2021-06-28 - 4:38:26 PM GMT