

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

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

14290288 B: 11519 P: 2586 Total Pages: 21
09/19/2024 01:41 PM By: tpham Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return to WEST JORDAN CITY RECORDER
8000 S REDWOOD RD WEST JORDAN, UT 84088



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 11TH 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

	"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 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.)**

DRY CREEK HIGHLANDS SUB-AREA PLAN 1
CONSISTING OF VILLAGES 1, 2, AND 4
OF THE JONES RANCH MASTER DEVELOPMENT PLAN

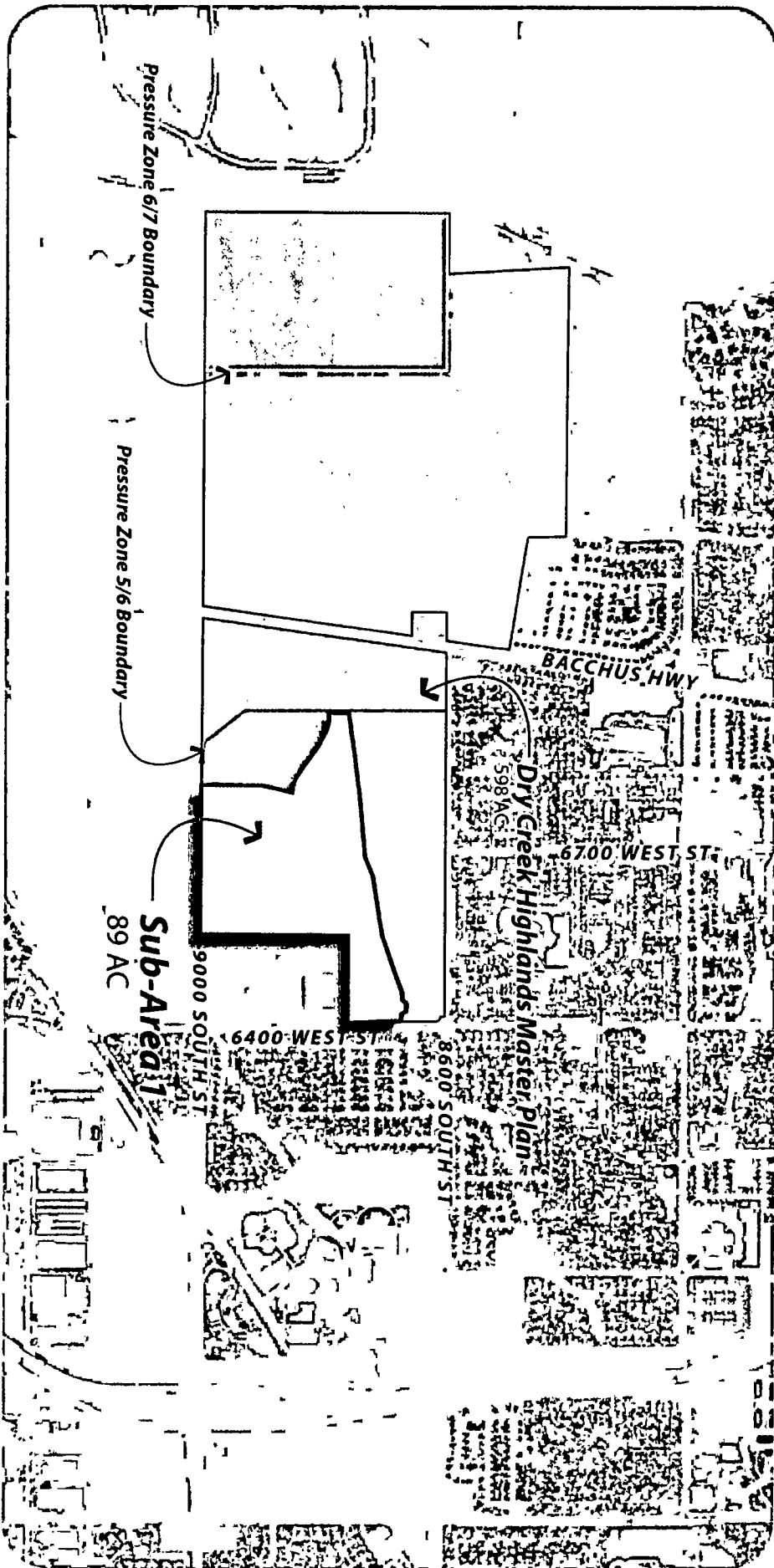


IVORYHOMES
JANUARY 2024

This SUB-AREA PLAN and all other Dry Creek Highlands sub-area plans reflect and are subject to what is currently referred to as the Jones Ranch Master Development Plan & Jones Ranch Master Development Agreement.

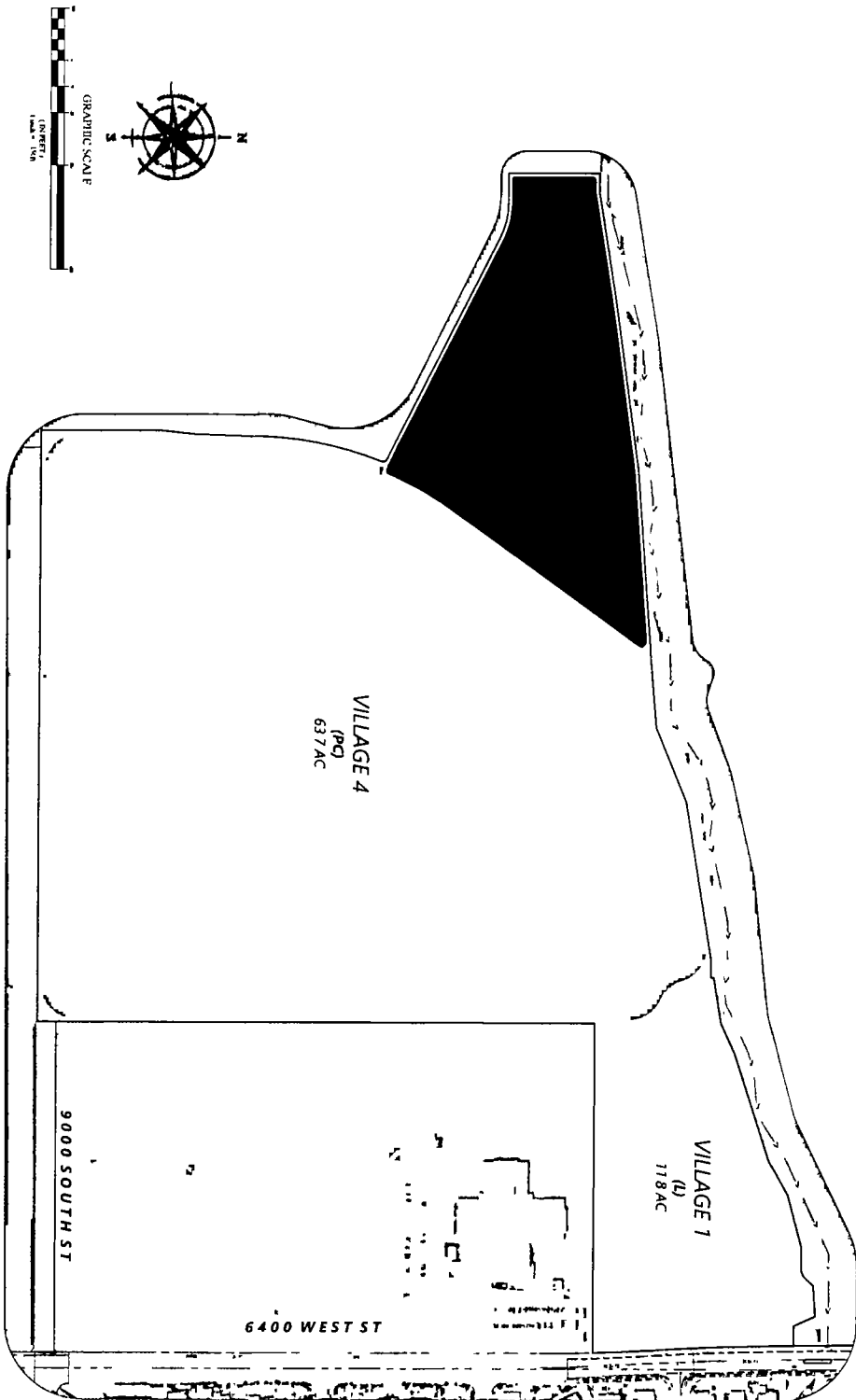
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

CONTEXT MAP



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

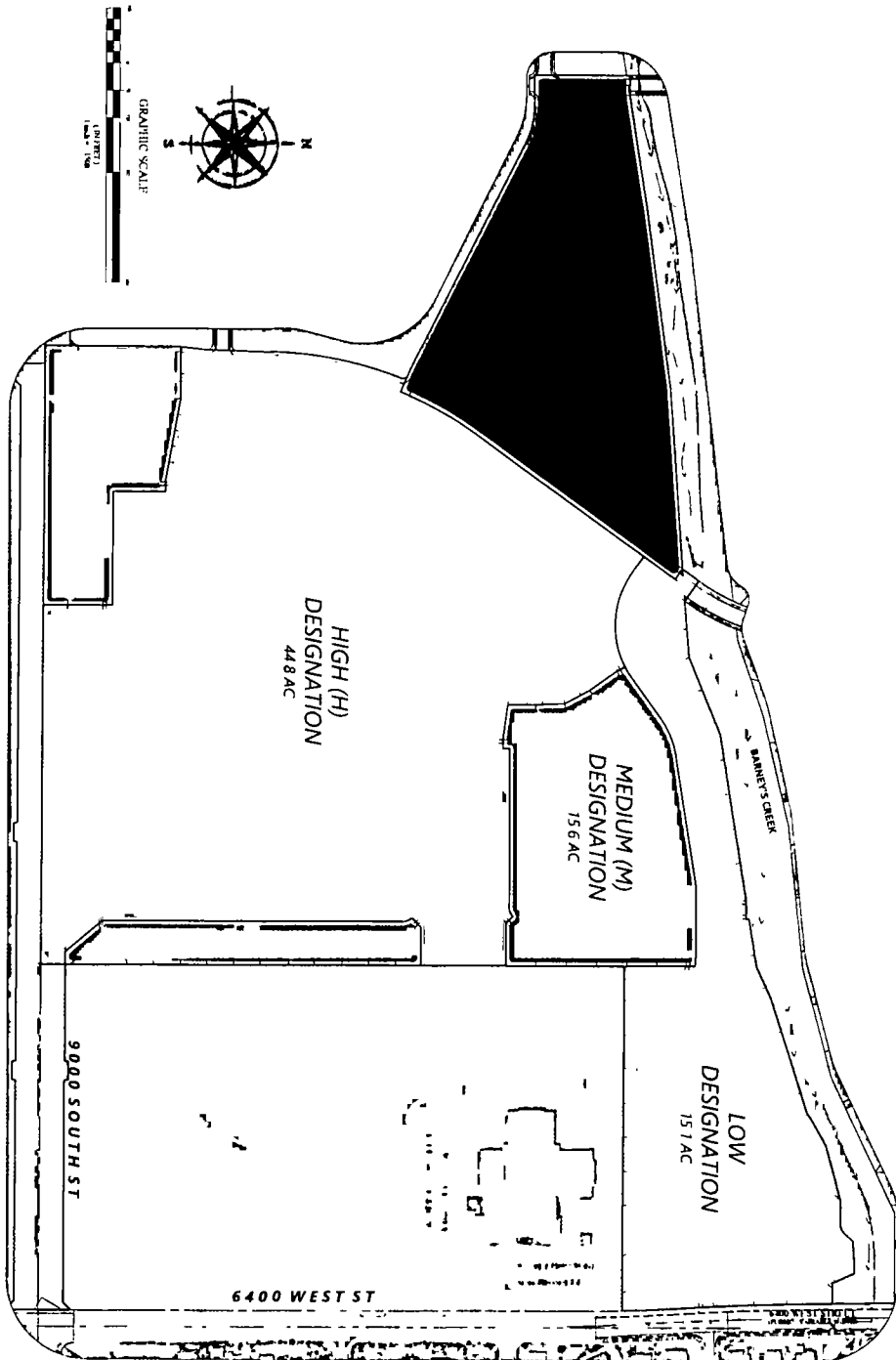
VILLAGES WITHIN PHASE SUB-AREA 1



DRY CREEK HIGHLANDS  west Jordan, Utah

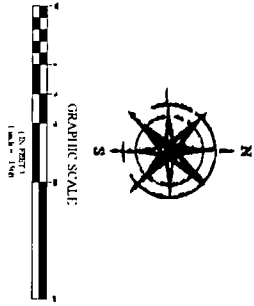
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

HOUSING DESIGNATION



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

PRODUCT PLAN

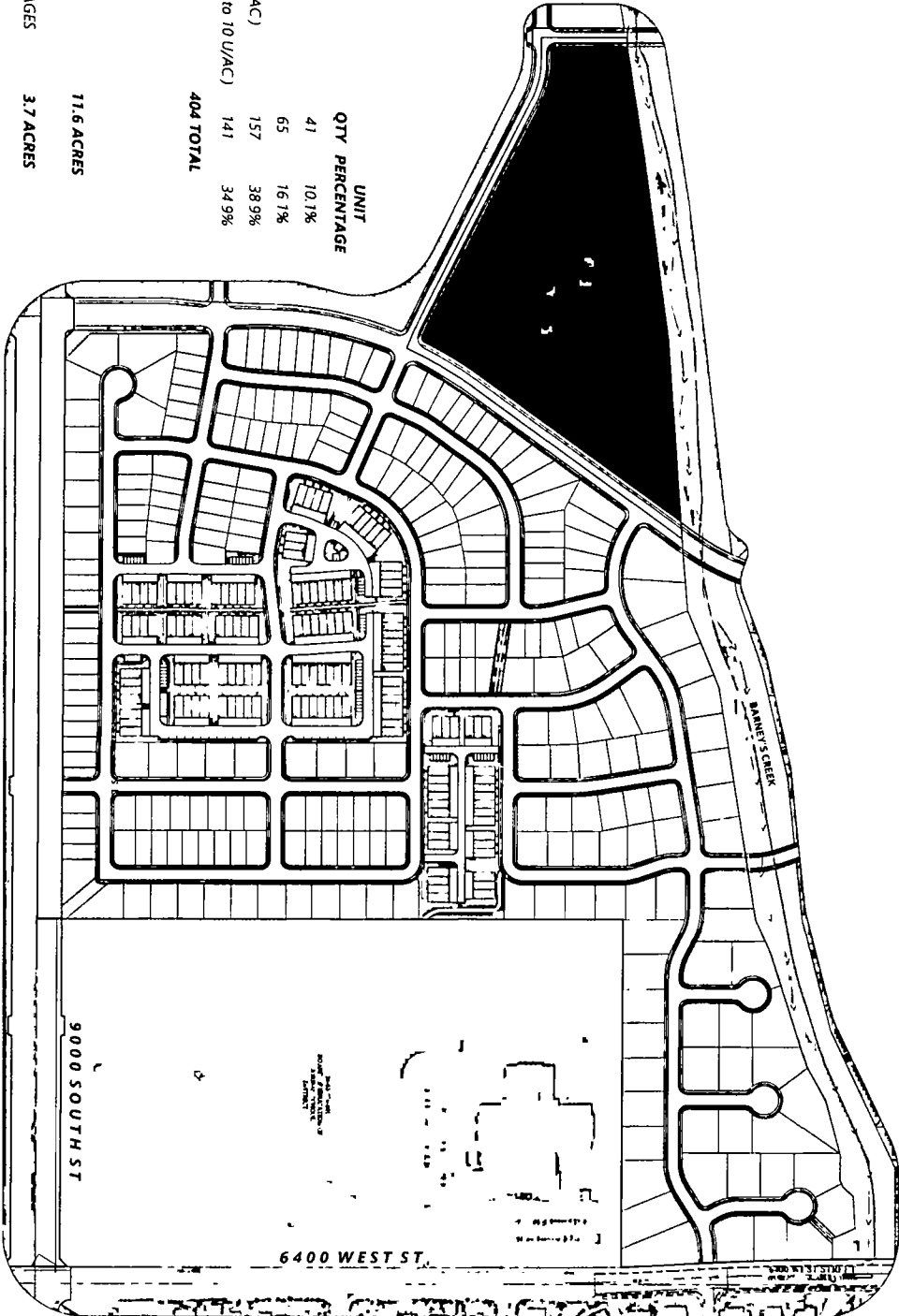


PRODUCT OVERVIEW

UNIT	QTY	PERCENTAGE
(L) LOW DESIGNATION (1 to 3 U/AC)	41	10.1%
(M) MEDIUM DESIGNATION (3 to 5 U/AC)	65	16.1%
(H) HIGH DESIGNATION F-LOAD (5 to 10 U/AC)	157	38.9%
(H) HIGH DESIGNATION R-LOAD TOWNS (5 to 10 U/AC)	141	34.9%
404 TOTAL		

OPEN SPACE TABULATIONS

<ul style="list-style-type: none"> <input type="checkbox"/> GROOMED OPEN SPACE <small>(54.5% OF 21.3 ACRES THROUGHOUT JONES RANCH MDP)</small> <input type="checkbox"/> ADDITIONAL OPEN SPACE THROUGHOUT VILLAGES <small>(26.4% OF 14 ACRES THROUGHOUT JONES RANCH MDP)</small> 	<p>11.6 ACRES</p> <p>3.7 ACRES</p>
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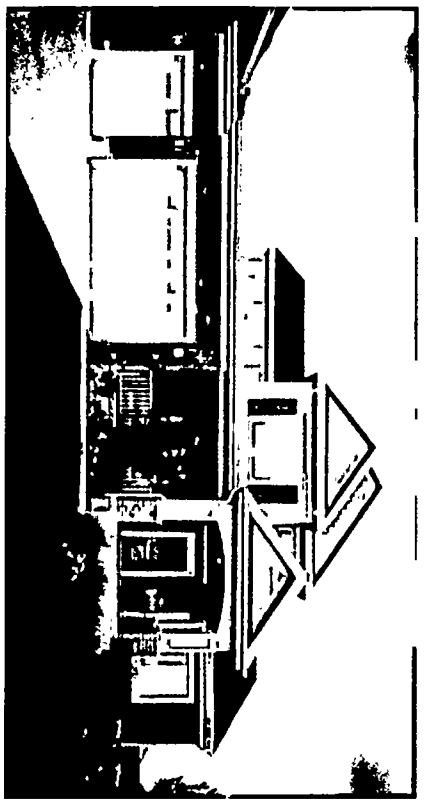
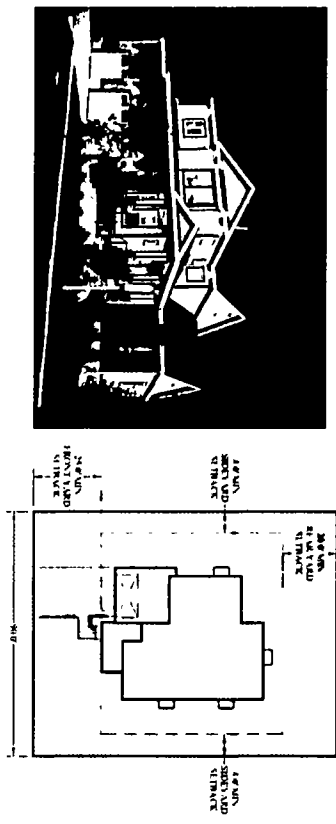
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

PRODUCT EXAMPLES (1 OF 2)

Low (L) Designation

Homes within the Low designation will be traditional single family detached homes sited on lots 10,000 square feet or larger, with a minimum lot width of 90 feet.

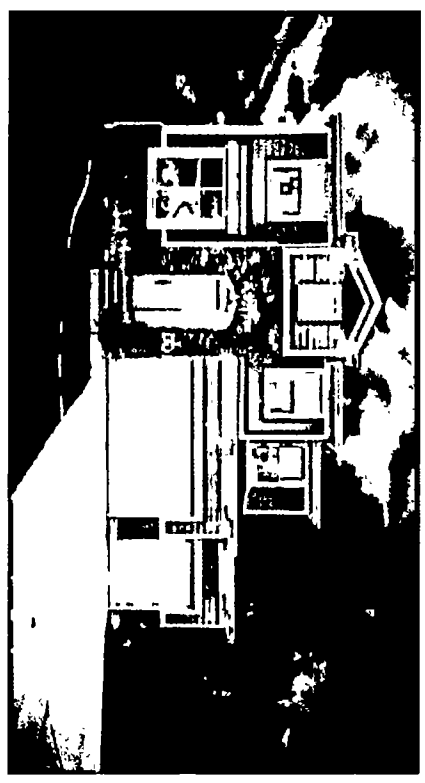
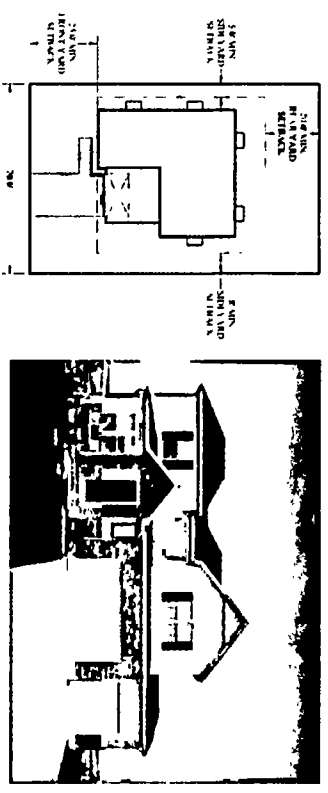
The Low designation villages will include large yards with front or side load garages, well-spaced homes, and will be located on both the east and west side of Dry Creek Highlands. The images below generally illustrate the architectural character of homes within the Low designation.



Medium (M) Designation

Homes within the Medium designation will be traditional single family detached homes sited on lots 6,000 square feet or larger, with a minimum lot width of 70 feet.

The homes within the Medium designation villages will feature medium sized yards, front or side load garages, and will be located throughout the Dry Creek Highlands community. The images below generally illustrate the architectural character of homes within the Medium designation.



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

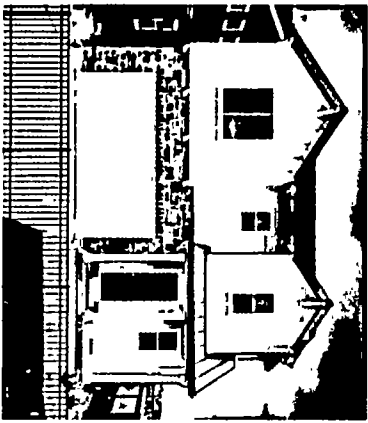
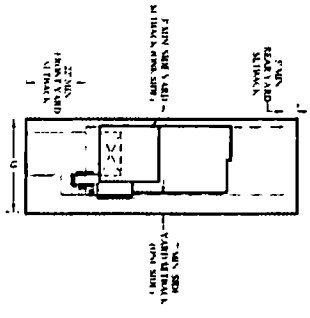
PRODUCT EXAMPLES (2 OF 2)

High (H) Designation

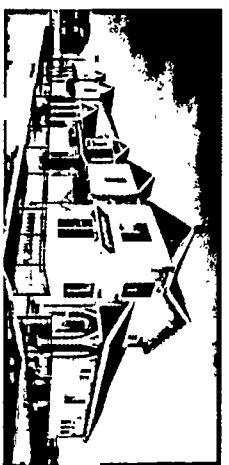
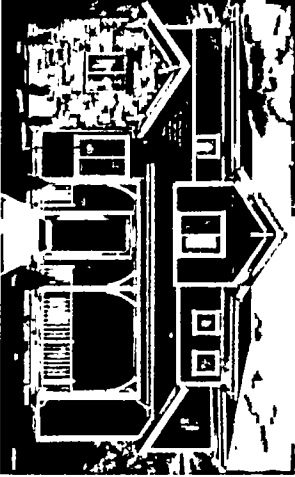
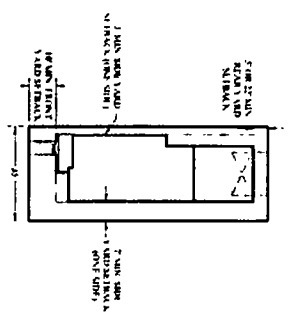
Homes in the High designation will include a variety of housing types including, but not limited to, single family, cluster homes with shared driveways, and townhomes

The homes within the High designation villages may be attached or detached, and will have two-car garages that can be accessed from the front or rear of the home. In the Jones Ranch MDP these homes are located centrally and near Bacchus Highway. The images below generally illustrate the architectural character of homes within the High designation. Homes closer than five feet (5') to the property line require a firewall per International Building Code (IBC).

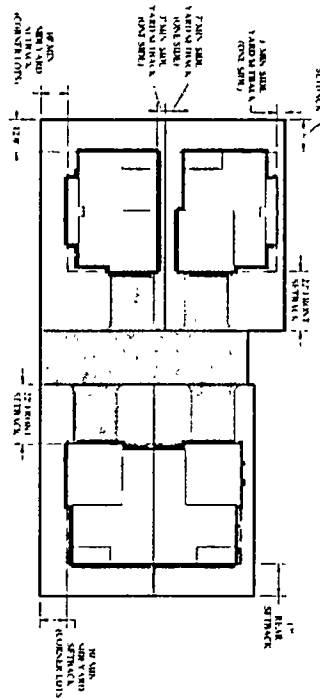
Front-Load Cottage



Rear-Load Cottage



Cluster Homes



Rear-yard setbacks on rear-load cottages & townhomes shall be either 5' or 22'. In the event that the rear-load townhome has a 22' rear setback, the front setback shall be 10' instead of 22'. All rear-load towns & cluster homes shall have garage access from private lanes only

Note: All rear-load townhomes and cluster homes shall have garage access from private lanes only.

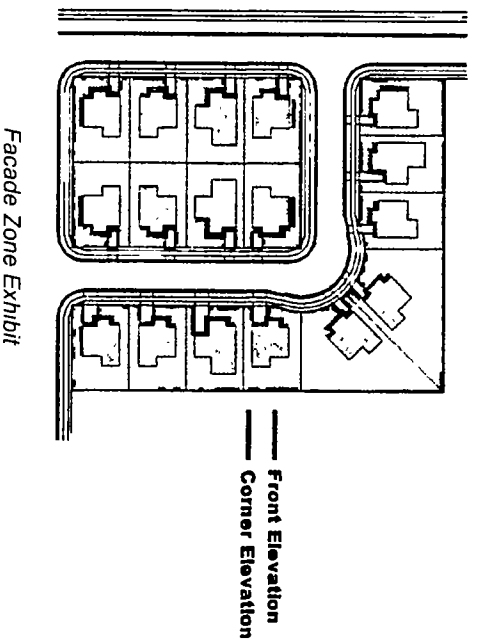
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

ARCHITECTURAL DESIGN GUIDELINES

DRY CREEK HIGHLANDS SUB-AREA 1 to comply with all architectural design guidelines outlined in the Jones Ranch Master Development Plan detailed on pages 44 to 63

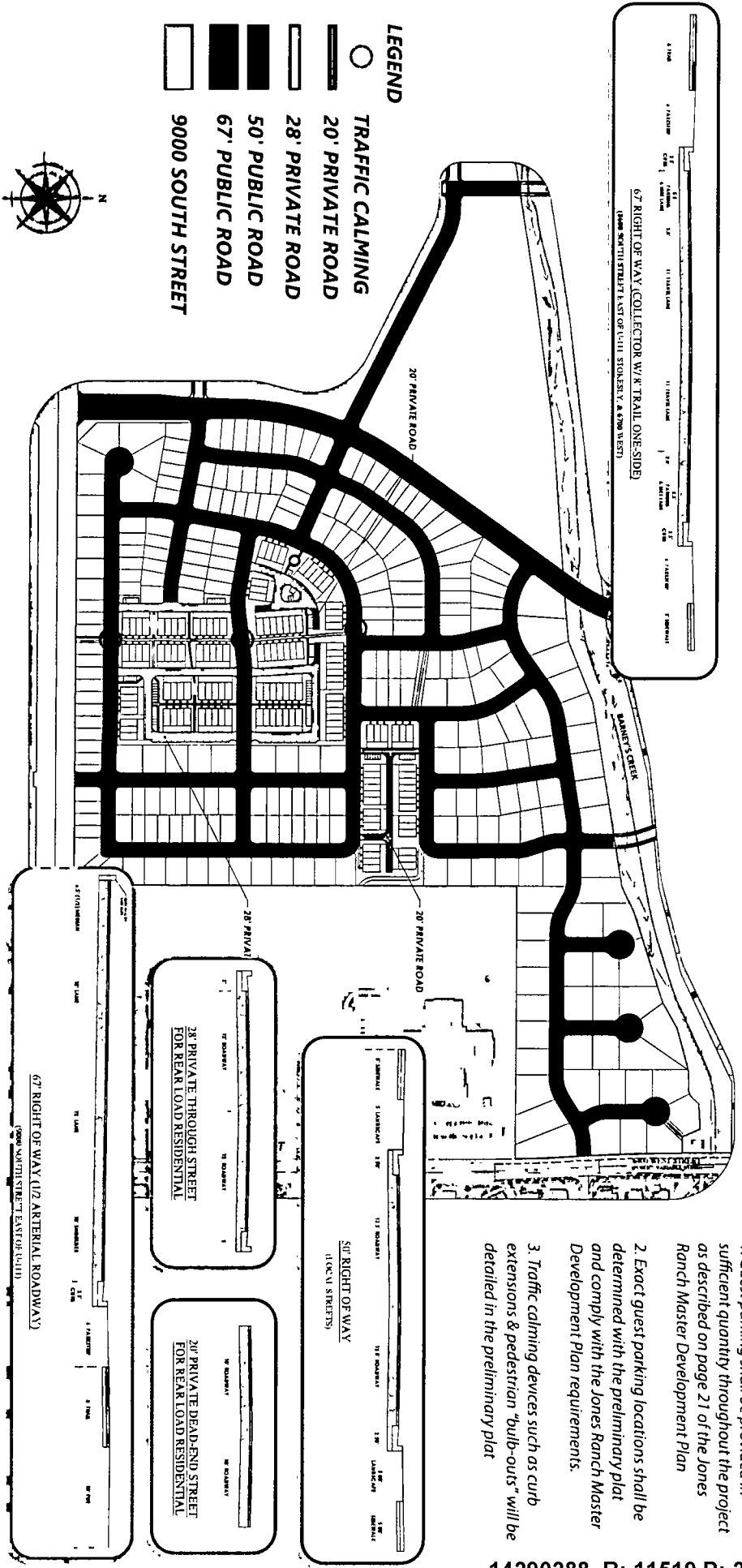
FAÇADE ZONES

Front and corner lot elevations that are visible from public areas are important to community character. It is imperative for these facades to be articulated to improve the street scene and aesthetics of the neighborhood. Facade zones will be identified as applicable front elevations and corner lots. (See exhibit below)



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

STREETS DIAGRAM

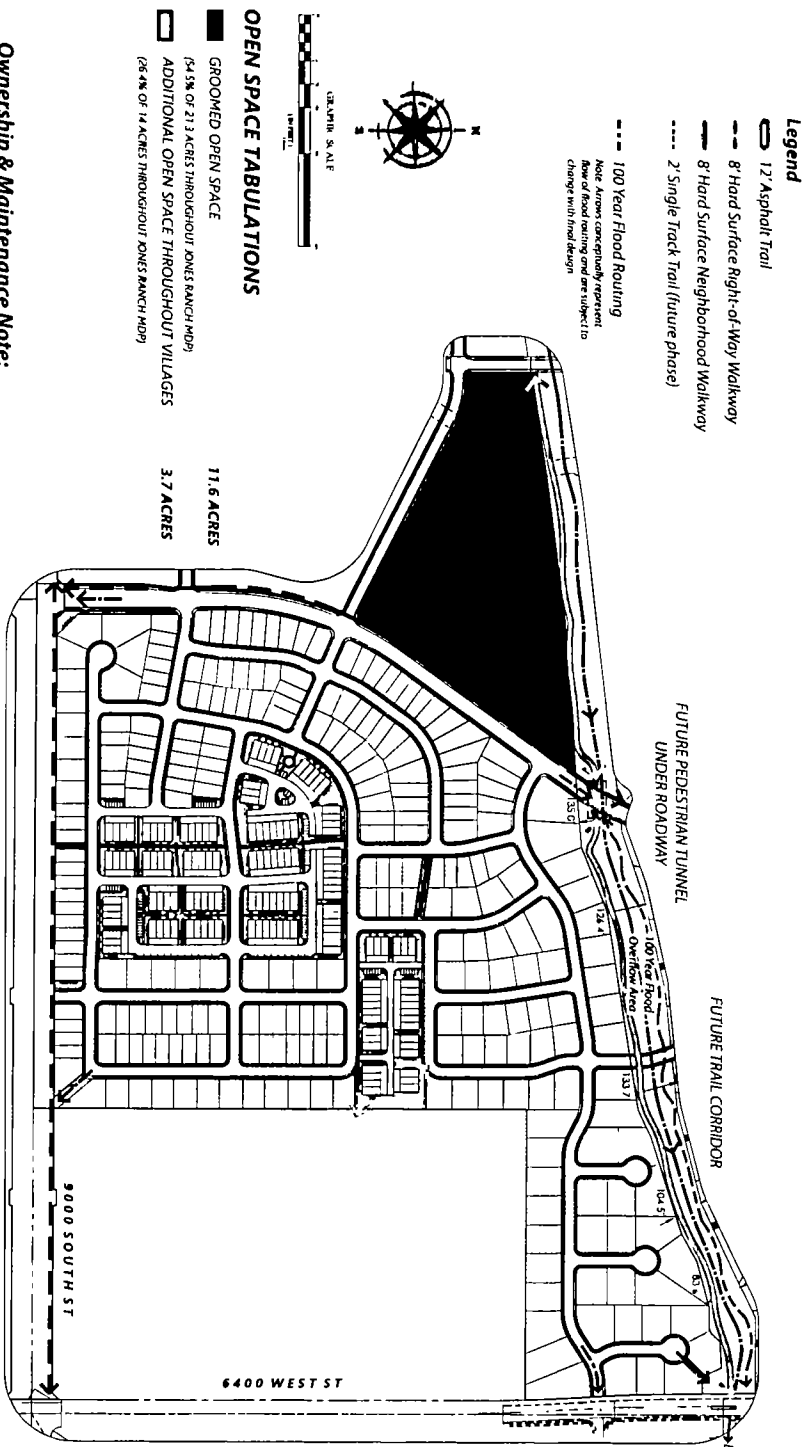


- Parking & Traffic Calming Notes:**
1. Guest parking shall be provided in sufficient quantity throughout the project as described on page 21 of the Jones Ranch Master Development Plan
 2. Exact guest parking locations shall be determined with the preliminary plat and comply with the Jones Ranch Master Development Plan requirements.
 3. Traffic calming devices such as curb extensions & pedestrian "bulb-outs" will be detailed in the preliminary plat

DRY CREEK HIGHLANDS westjordan, utah

DRY CREEK HIGHLANDS SUB-AREA PLAN 1

OPEN SPACE & AMENITIES



- Legend**
- 12' Asphalt Trail
 - 8' Hard Surface Right-of-Way Walkway
 - 8' Hard Surface Neighborhood Walkway
 - 2' Single Track Trail (future phase)
 - 100 Year Flood Routing

Note: Arrows conceptually represent flow of flood routing and are subject to change with final design.

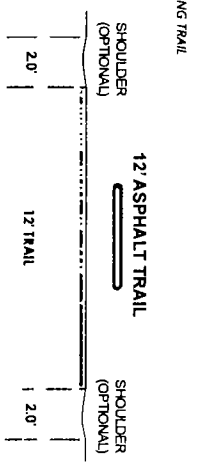
OPEN SPACE TABULATIONS

- GROOMED OPEN SPACE
- 11.6 ACRES
- (54.5% OF 213 ACRES THROUGHOUT JONES RANCH MDP)
- ADDITIONAL OPEN SPACE THROUGHOUT VILLAGES
- 3.7 ACRES
- (6.4% OF 14 ACRES THROUGHOUT JONES RANCH MDP)

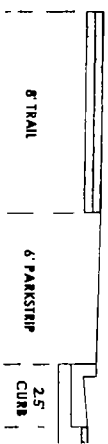
Ownership & Maintenance Note:

1. All groomed open space to be owned and maintained by the HOA. All passive open space to be dedicated to West Jordan City and maintained by the HOA.

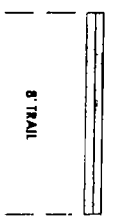
Trail Cross Sections



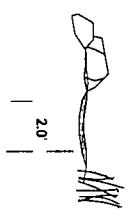
8' HARD SURFACE PEDESTRIAN WALKWAY IN RIGHT-OF-WAY



8' HARD SURFACE PEDESTRIAN WALKWAY WITHIN NEIGHBORHOOD



2' SINGLE TRACK TRAIL



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

AMENITY OPTIONS

Additional Amenities in Jones Ranch Master Development Plan

Dry Creek Highlands will have a total of ten (10) Additional Amenities as defined in the Dedication & Maintenance of Open Space section below. Each Additional Amenity will be approved with each village plan in (Phase Sub-Area Development Plans – 13-5C-2D).

Dedication & Maintenance of Open Space (13-5C-6)

- A. Dedication Of Open Space** All planned developments shall provide roadways, trails, open space, open land, common areas, and parks within the project area that shall either be dedicated to the City or maintained in perpetuity by a development home owners' association.
- B. Computation Of Area** Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, park strips, and commercially paved areas shall not be included in computations of permanent open space. All open space is required to be usable open space.
- C. Design Of Common Open Space, Open Land, And Common Areas** Diversity in the design and use of common open space, open land, parks, and common areas is encouraged, and approval shall be judged as to its appropriateness based on the following criteria
 - a. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. The configuration of such space shall be to accommodate parks, play fields, and play areas as directed by the City
 - b. Areas intended for restricted use shall be interspersed within residential development so as to convey a sense of openness within the neighborhood. Residential developments shall not totally exclude open space from fronting on streets at appropriate intervals.
 - c. Agricultural lands shall be located in areas having suitable production capabilities, including soil conditions, fertility, water, access, and land configuration to accommodate the intended cultivation practices.
- D. Trail System** Required A pedestrian trail system around and through the development that connects to established and planned trails in the area. The minimum width of the trail shall be eight feet (12') wide.
- E. Additional Amenities In PC Zone:** Based on the overall planned unit count and in addition to all required amenities (trails, open space, parks, etc.), additional amenities shall be provided as defined in subsections E1 through E9 of this section and as described in the Master Development Plan. More than one additional amenity may be provided from a single category, and there is no requirement to provide additional amenities from any given category.



Residential Unit Count	
0-199	No additional amenities required
200 - 500	2 total additional amenities
501 - 800	4 total additional amenities
801 - 1,100	6 total additional amenities
1,101 - 1,400	8 total additional amenities
1,401 and up	10 total additional amenities



E1. Active Recreational Facilities: These facilities may include sports courts, tennis courts, pedestrian bridges, community parks, swimming pools, sports fields, playgrounds, bike paths, skate parks, pavilions, community gardens, cemeteries, plazas, public squares, dog parks, and other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

E2. Common Buildings Or Facilities: Developments which contain buildings or facilities that are constructed for use by the residents of the Planned Community or citizens of the community for meetings, indoor recreation, receptions, classes, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

E3. Civic Sites: Developments which set aside and/or donate property for civic uses including police or fire satellite stations, Municipal buildings, schools, public recreation facilities, and other public buildings or facilities, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.



E4. Street Beautification: Along all collector streets (as determined by the City) in the development, ten feet (10') wide park strips with minimum two inch (2") caliper trees planted twenty five feet (25') on center along with six foot (6') sidewalks. Tree species shall be approved by the Urban Forester and may be clustered where needed or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

E5. Pedestrian and Bicycle Enhancements Along All Collector Streets: Pedestrian and bicycle amenities not typically required as part of the street improvements may include, but are not limited to, raised planters, bulb-outs or curb extensions, pedestrian plazas with seating areas and tables, additional bike lanes/facilities not already required, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

E6. Water Features: Water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, pond, or other similar features that are used commonly and are highly visible in the Planned Community or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

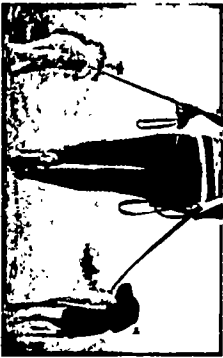
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

AMENITY OPTIONS

E7. Theme Lighting Or Other Theme Design. A theme may be incorporated into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements or other design themes unique to the development, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

E8. Design Features. Architecture that is unique, visionary, and timeless as determined by the Planning Commission and City Council.

E9. Entry Monuments. Planned Communities which provide a landscaped entry sign(s) for residential areas



(Hidden Valley Park - Sandy, UT)

F. Use Of Open Space. Use of open space is limited to the following:

- a. Natural areas of undisturbed vegetation, or areas replanted with vegetation after development, including woodlands, floodplains, waterways, and natural areas. Use and maintenance is limited to removal of litter and accumulated plant material. Natural waterways are to be maintained as free flowing and devoid of debris. Stream channels shall conform to the City stormwater master plan and be maintained so as not to alter base flood elevations.
- b. Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five (5) acres.
- c. Garden plots for the common use of residents.
- d. Greenways and waterways may include pedestrian ways, trails, bike paths, and equestrian trails linking residential areas with other open space uses.
- e. Recreation areas designed for specific recreational activities such as parks, athletic fields, lot lots, play fields, playgrounds, tennis courts, and similar facilities.
- f. Stormwater control and management in conjunction with other allowed uses described in this section (2001 Code 89-3-406 and 2009 Code, Ord. 10-20, 7-28-2010, Ord. 19-13, 5-8-2019)



DRY CREEK HIGHLANDS westjordan, utah

Proposed Open Space

The proposed open spaces at Dry Creek Highlands will generally consist of natural, undisturbed park areas for passive recreation opportunities and programmed community park space for active recreation and play. The majority of the natural and programmed park spaces will occur within the existing Barney's Creek drainage, with additional open space planned for the regional stormwater basin area at the northeast corner and a trail corridor along the south side of 8800 South street. The following are area calculations for the open spaces and parks:



Passive Open Space	79.3 acres
Active Open Space	21.3 acres
Additional O.S. (Throughout Villages)	14 acres
Total:	±100.7 acres (17%)

Open Space Descriptions & Intent

The intent for the natural open spaces through Barney's Creek is to preserve the existing natural character of the drainage area to the greatest extent possible, with modifications to existing topography and vegetation for pedestrian trails, trail-side amenities, and stormwater basins. The amenities anticipated within the natural open spaces may include, but not be limited to natural-surface or hard-surfaced trails, trail-head features, benches and trash receptacles, overhead shelters, and naturally landscaped stormwater basins.

The intent for the programmed community park spaces & trails through Barney's Creek is to provide active recreation opportunities for residents of Dry Creek Highlands in a park environment. The existing drainage channel will provide a natural transition from the native open spaces to the programmed parks, which will generally provide pavilions for larger gatherings, playgrounds and equipment for a variety of age groups and abilities, sports courts and space for play fields, hard-surfaced trails, signage and monumentation, and park space for dogs.

The trail corridor will provide open space between the backs of proposed residential lots and 8600 South street for a pedestrian trail alignment and landscape buffering. This trail alignment will connect to pedestrian pathways along neighborhood streets and trails through the natural open spaces and community parks.



(Dimple Dell Park - Sandy, UT)

Construction of Park, Open Space, and Amenities

The Jones Ranch MDP shall include a total of approximately 100.7 acres of Open Space, consisting of approximately 79.3 acres of Passive Open Space, and approximately 21.3 acres of Active Open Space & Parks. Boundaries of all open space areas may be adjusted by developer, but shall not be less than 17% of the overall acreage.



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

AMENITY OPTIONS

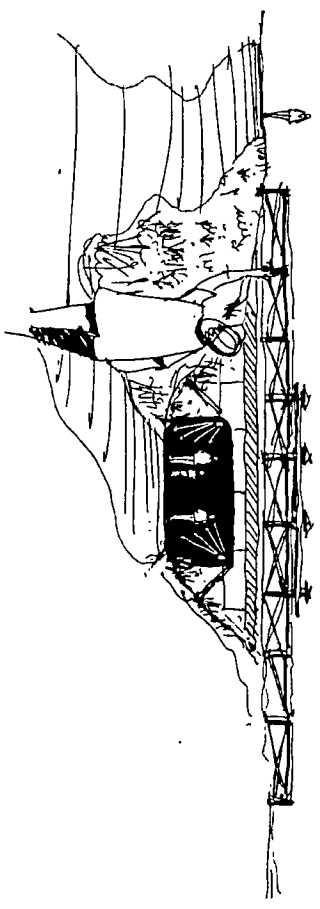
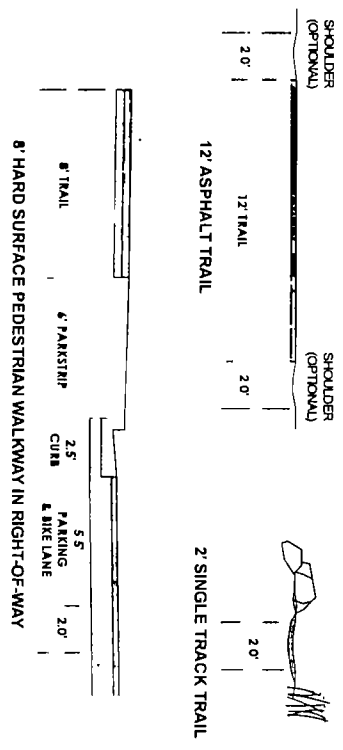
Master Developer shall cause the Open Space and Amenities to be constructed concurrently with each residential phase wherein the Amenities are located. Master Developer shall not be required to install the Amenities, or portions of the Amenities, before building permits are applied for construction on residential lots adjoining the Amenities. The Open Space and Amenities are depicted and described in the Jones Ranch MDP. Upon completion of the Open Space and Amenities, Master Developer shall dedicate the Amenities to West Jordan City or the Master Homeowner's Association or sub-association for the Project. The developer shall construct the pool and clubhouse amenities within the Club Ivory Amenity in the time and manner identified in the Jones Ranch Master Development Agreement (and any amendments thereto). The clubhouse building will be a minimum of 5,000 ft².

Pedestrian Circulation
 Pedestrian circulation at Dry Creek Highlands will be promoted through a network of sidewalks along neighborhood streets, paved pathways through park spaces, and natural surface trails that meander through the native landscape. This network of pathways and trails will provide opportunities for residents of the community to connect to other neighborhoods within the community, to parks and open spaces, to commercial and retail shops, and to the City's network of master planned trails without having to get into a car.

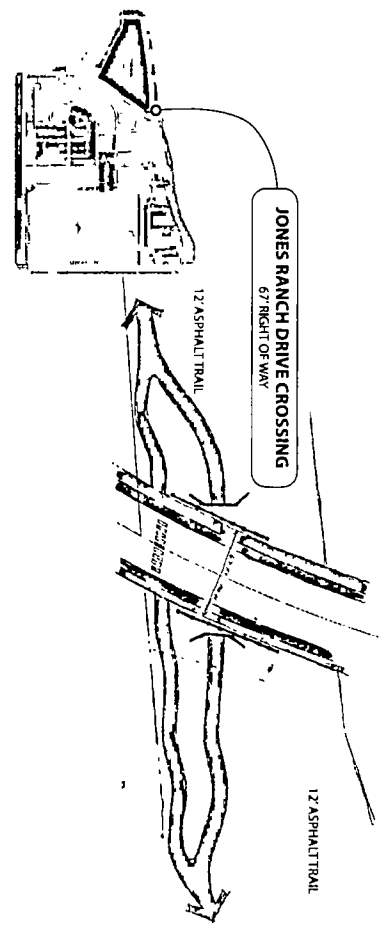
Pedestrian amenity nodes will be strategically located along the pathways and trails, which may include benches, overhead shelters, trash receptacles, dog waste stations, and trail-heads and signage. These nodes may also include irrigated landscaped areas for shade trees and visual enhancement, and will provide opportunities for rest, protection from inclement weather, and wayfinding.



Proposed Trail Cross Sections

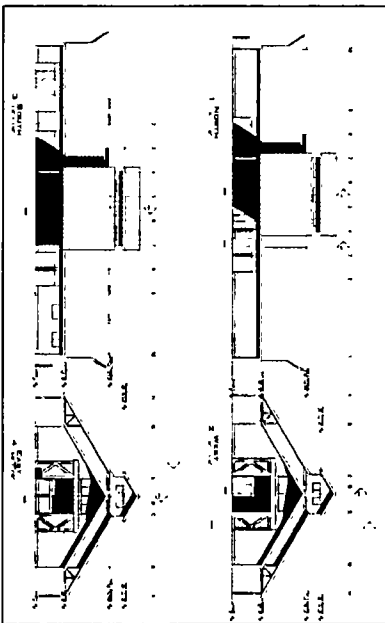
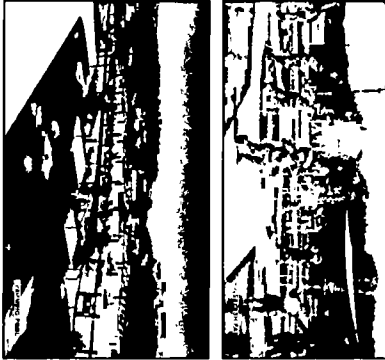
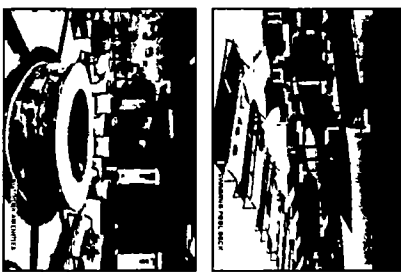
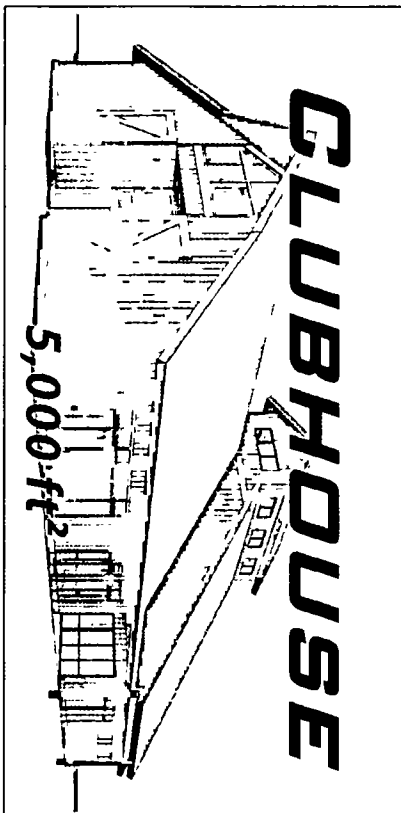
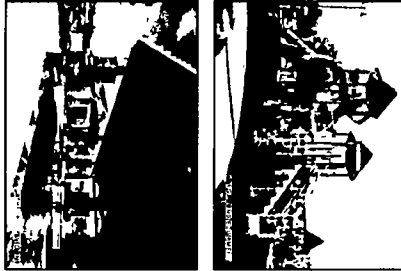


CONCEPT FOR PEDESTRIAN TUNNELS WITHIN BARNEY'S CREEK



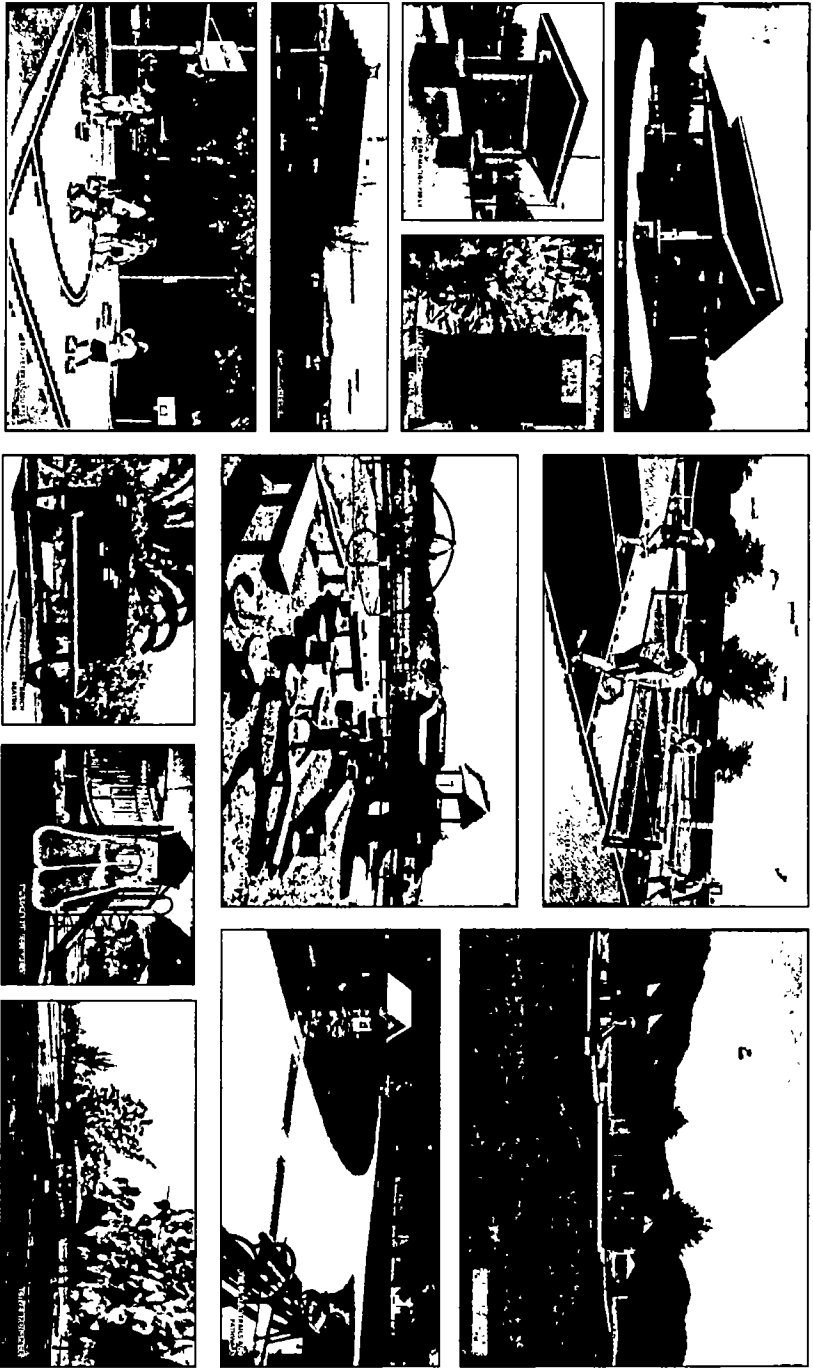
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

AMENITY OPTIONS



DRY CREEK HIGHLANDS SUB-AREA PLAN 1

AMENITY OPTIONS



DRY CREEK HIGHLANDS  westJordan, Utah

DRY CREEK HIGHLANDS SUB-AREA PLAN 1

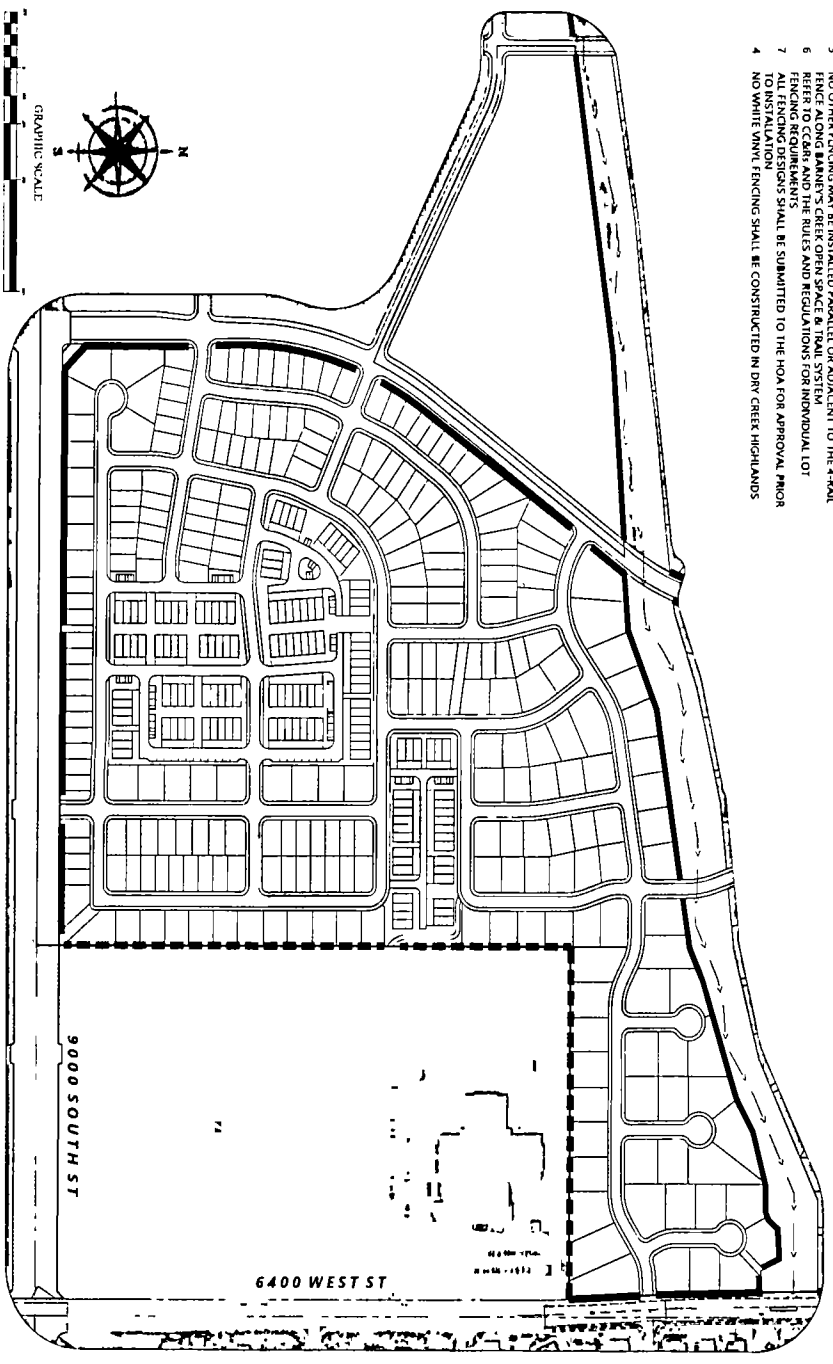
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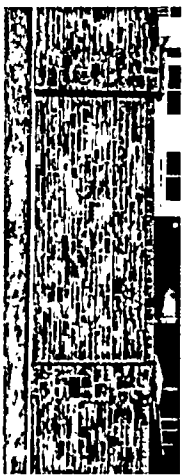
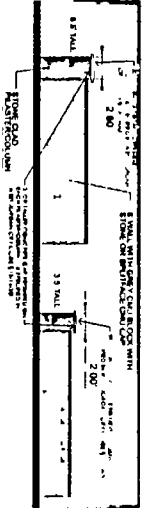
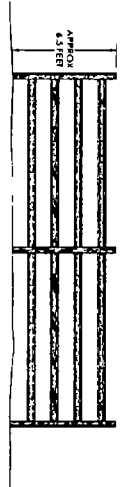
DRY CREEK HIGHLANDS SUB-AREA PLAN 1

WALL/FENCING PLAN

- NOTES**
- 1 DEVELOPER SHALL INSTALL FENCE TO BE OWNED AND MAINTAINED BY THE HOA.
 - 2 DEVELOPER SHALL INSTALL 4-RAIL FENCE ALONG BARNNEY'S CREEK.
 - 3 MESH WIRE FENCING MAY BE INSTALLED ON THE INTERIOR OF THE 4-RAIL HOA/OWNER'S EXPENSE FROM ESCROWING MESH WIRE TO BE INSTALLED AT THE HOMEOWNER'S EXPENSE.
 - 4 NO PRIVACY FENCE OF ANY KIND IS ALLOWED ON ANY BACKYARD OR SIDEYARD LOT ADJACENT TO BARNNEY'S CREEK OPEN SPACE & TRAIL SYSTEM.
 - 5 NO OTHER FENCING MAY BE INSTALLED PARALLEL OR ADJACENT TO THE 4-RAIL FENCE.
 - 6 REFER TO CC&R AND THE RULES AND REGULATIONS FOR INDIVIDUAL LOT FENCING REQUIREMENTS.
 - 7 ALL FENCING DESIGNS SHALL BE SUBMITTED TO THE HOA FOR APPROVAL PRIOR TO INSTALLATION.
 - 8 NO WHITE VINYL FENCING SHALL BE CONSTRUCTED IN DRY CREEK HIGHLANDS.



- FENCE TYPE**
- 6' CONCRETE PANEL WALL AND/OR 6' CMU BLOCK WALL
 - 4-RAIL WOOD FENCE (DEVELOPER TO INSTALL)
 - - - EXISTING SCHOOL FENCE
 - 4-RAIL WOOD FENCE



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