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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST JORDAN CITY  
3000 S REDWOOD RD  
WEST JORDAN UT 84088  
BY: MGA, DEPUTY - WI 174 P.

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 20-35**

**AN ORDINANCE APPROVING THE JONES RANCH  
MASTER DEVELOPMENT PLAN AND MASTER DEVELOPMENT  
AGREEMENT FOR 592 ACRES OF PROPERTY LOCATED AT  
APPROXIMATELY 8800 S U-111, AS DEFINED IN THE REQUEST FOR  
COUNCIL ACTION REPORT, PERMITTING A MAXIMUM RESIDENTIAL  
DENSITY OF 2,960 RESIDENTIAL UNITS**

WHEREAS, the City of West Jordan (“City”) adopted the West Jordan City Code (“City Code”) in 2009, which provides for master planned developments; and

WHEREAS, an application (“Application”) was made by Ivory Development and certain property owners (“Applicant”) for approval of a Master Development Plan (“MDP”) and a Master Development Agreement (“MDA”) to allow for 2,960 residential units on 592 acres of property (“Property”) located at approximately 8800 S U-111 (“Jones Ranch Development”) in a planned community zone (“Planned Community Zone” or “PC Zone”); and

WHEREAS, The Jones Ranch Development MDA and MDP describe certain conditions for development of 2,960 residential lots at a maximum density of 5 dwelling units per acre on property (“Property”) containing approximately 592 acres, generally located at 8800 South U-111 (parcel numbers: 20334000140000, 604100080000, 26032510010000, 2603200050000, 2603100070000, 2604200010000, 2604100020000, 2604200070000, and 2034300013000), more specifically described in Exhibit A of the MDA; and

WHEREAS, on February 4, 2020, the MDP for the Jones Ranch Development was reviewed by the Planning Commission, which held a public hearing and which forwarded a positive recommendation to the West Jordan City Council (“City Council”) for its approval of said MDP, which will allow for the Jones Ranch Development; and

WHEREAS, a public hearing was held before the City Council on September 30, 2020 regarding the MDP and MDA for the Jones Ranch Development; and

WHEREAS, the City Council has determined that:

1. the proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and
2. the proposed site development plan’s building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and
3. the proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and