

**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  
A Municipal Corporation

**ORDINANCE NO. 25-02**

**AN ORDINANCE FOR APPROXIMATELY 0.81 ACRES OF PROPERTY LOCATED AT  
APPROXIMATELY 3703 WEST 6200 SOUTH,  
IDENTIFIED AS THE PRATTPLEX DEVELOPMENT; AND**

**AMENDING THE ZONING MAP FOR THE PRATTPLEX DEVELOPMENT**

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 a zoning map for the City (“**Zoning Map**”), which is periodically updated; and

WHEREAS, an application was made by Dan Pratt and Prattplex LLC, a Utah Limited Liability Company (“**Applicant**”) for approximately 0.81 acres of real property, located at approximately 3703 West 6200 South in West Jordan, Parcel Number 21-20-126-016 (“**Property**” or “**Prattplex Development**”) for, a **Rezone** from A-5 (Agriculture 5-acre lots) Zone to C-G (General Commercial) Zone (“**Application**” and “**Rezone**”); and

WHEREAS, on December 17, 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 Rezone, based upon the criteria in City Code Sections 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on January 14, 2025 concerning the Rezone; and

WHEREAS, the City Council has reviewed and considered the Rezone; 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 Rezone.

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

**Section 1. Rezone.** For the Property, *the Rezone is approved* from A-5 (Agriculture 5-acre lots) Zone to C-G (General Commercial) Zone, as per the legal description in “Attachment 1”, which is attached hereto.

**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 14<sup>TH</sup> DAY OF JANUARY 2025.

CITY OF WEST JORDAN

Chad R Lamb  
Chad R Lamb (Jan 15, 2025 19:42 MST)  
Chad Lamb  
Council Chair

ATTEST:

Cindy M. Quick   
Cindy M. Quick, MMC  
Council Office Clerk

<b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair Kayleen Whitelock	<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 Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JANUARY 15, 2025.**

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

By: Dirk Burton      Jan 16, 2025  
Mayor Dirk Burton      Date

ATTEST:

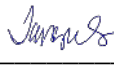

Tangee Sloan   
Tangee Sloan, CMC  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 25-02.

       The Mayor vetoed Ordinance No. 25-02 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.



       Ordinance No. 25-02 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   17   day of   January  , 2025. 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. 25-02**

**AN ORDINANCE FOR APPROXIMATELY 0.81 ACRES OF PROPERTY LOCATED AT  
APPROXIMATELY 3703 WEST 6200 SOUTH,  
IDENTIFIED AS THE PRATTPLEX DEVELOPMENT; AND  
AMENDING THE ZONING MAP FOR THE PRATTPLEX DEVELOPMENT**

***LEGAL DESCRIPTION  
PREPARED FOR PRATTPLEX:***

BEGINNING AT A POINT N89°56'56"W 637 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING; THENCE RUNNING S0°00'55"E 53.00 FEET; THENCE S0°04'59"E 4.67 FEET; THENCE S0°01'45"E 219.33 FEET; THENCE N89°56'56"W 187.177 FEET; THENCE N0°02'39"W 120.075 FEET TO A POINT ON THE EASTERLY SIDE OF THE UTAH LAKE DISTRIBUTING CANAL; THENCE ALONG SAID CANAL THE FOLLOWING 2 COURSES: N50°18'00"E 140.00 FEET; THENCE N34°36'00"E 5.55 FEET; THENCE N50°32'57"E 98.77 FEET TO A POINT ON THE SECTION LINE AND THE POINT OF BEGINNING.












# Ordinance No. 25-02 Prattplex Rezone


Final Audit Report

2025-01-17


Created:	2025-01-15
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEenkFUUCidoST94QD9HTsp-Ofs-LLf2Z

## "Ordinance No. 25-02 Prattplex Rezone" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2025-01-15 - 11:02:02 PM GMT
-  Document emailed to chad.lamb@westjordan.utah.gov for signature  
2025-01-15 - 11:06:43 PM GMT
-  Email viewed by chad.lamb@westjordan.utah.gov  
2025-01-16 - 2:42:30 AM GMT
-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb  
2025-01-16 - 2:42:57 AM GMT
-  Document e-signed by Chad R Lamb (chad.lamb@westjordan.utah.gov)  
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-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
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 Agreement completed.

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