

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

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

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-07

**AN ORDINANCE FOR APPROXIMATELY 54.199 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 9000 SOUTH 6800 WEST,
IDENTIFIED AS THE WASATCH ELECTRIC DEVELOPMENT; AND
APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT,
SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE) AND
OTHER CONDITIONS PRECEDENT**

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

WHEREAS, an application was made KC Gardner Company, L.C., a Utah Limited Liability Company dba Gardner Group (“**Applicant**”) and Equestrian Partners, LLC; V & M Jones Family, LLC; Gardner-Plumb, L.C.; and M H Jones Family, LLC (collectively “**Owner**”) for approximately 54.199 acres of real property, located at approximately 9000 South 6800 West, **Assessor’s Parcel Numbers 26-03-326-001-0000, 26-03-300-008-0000, and 26-03-400-006-0000** (“**Property**” or “**Wasatch Electric Development**”), for, in part, a request for a Master Development Agreement (which includes a Master Development Plan), subject to a rezone and other conditions precedent (“**Application**”, “**MDA**”, and “**Rezone**”); and

WHEREAS, on January 7, 2025, 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 Wasatch Electric Development, including the MDA; and

WHEREAS, a public hearing was held before the City Council on January 28, 2025 concerning the Wasatch Electric Development, including the MDA; and

WHEREAS, the Applicant and the Owner have agreed to and have executed the MDA that will govern the development of the Property, should the City Council, in its sole legislative discretion, choose to adopt the MDA and the Rezone, and should all the conditions precedent in the MDA be fulfilled; and

WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the conditions precedent therein; 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 adopt the MDA, subject to the City Council, in its sole legislative discretion, choosing to adopt the Rezone, and subject to all the conditions precedent in the MDA being fulfilled.

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


Section 1. Approval of MDA. The MDA (in "Attachment A"), which includes an MDP, is approved and the Mayor is authorized to execute said MDA. The approval of the MDA is subject to the conditions precedent set forth in the MDA, including but not limited to the City Council, in its sole legislative discretion, subsequently choosing to adopt, by Ordinance, the Rezone. The Applicant and Owner were required to sign and execute the MDA before these Ordinances were presented to the City Council.

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 28TH DAY OF JANUARY 2025.

CITY OF WEST JORDAN


Chad Lamb (Jan 31, 2025 11:16 MST)
Chad Lamb
Council Chair

ATTEST:




Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	"YES"	"NO"
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 31, 2025.

Mayor's Action: Approve Veto

By:  Jan 31, 2025
Mayor Dirk Burton Date

ATTEST:



 
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

The Mayor approved and signed Ordinance No. 25-07.



The Mayor vetoed Ordinance No. 25-07 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

Ordinance No. 25-07 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 4th day of February, 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 A to
ORDINANCE NO. 25-07**

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OTHER CONDITIONS PRECEDENT**

**MASTER DEVELOPMENT AGREEMENT
(Including Exhibits)
For the Wasatch Electric Development
(See the following pages)**












Ordinance No. 25-07 Wasatch Electric MDA-P


Final Audit Report

2025-02-04


Created:	2025-01-31
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAADKfrXhj1T6XfbZuMTUziE8zLiBhuglQo

"Ordinance No. 25-07 Wasatch Electric MDA-P" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
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 Agreement completed.

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