

**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. 25-08**

**AN ORDINANCE FOR APPROXIMATELY 54.199 ACRES OF PROPERTIES LOCATED AT  
APPROXIMATELY 9000 SOUTH 6800 WEST,  
IDENTIFIED AS THE WASATCH ELECTRIC DEVELOPMENT; AND**

**AMENDING THE ZONING MAP FOR THE WASATCH ELECTRIC 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 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 **Rezone** from the Community Shopping Center (SC-2), Medium Density, Multi-Family Residential West Side Planning (MFR), Low Density, Single Family Residential West Side Planning (LSFR), and Public Facilities (P-F) Zones to the Southwest Quadrant Mixed Use (SWQ-MU) Zone (“**Application**” 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 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 28, 2025 concerning the Rezone; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“**MDA**”), should the City Council, in its sole legislative discretion, choose to adopt the Rezone; and

WHEREAS, the City Council has reviewed, considered, and approved the MDA, subject to the conditions precedent set forth therein, including but not limited to the approval of 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 the Community Shopping Center (SC-2), Medium Density, Multi-Family Residential West Side Planning (MFR), Low Density, Single Family Residential West Side Planning (LSFR), and Public Facilities (P-F) Zones to the Southwest Quadrant Mixed Use (SWQ-MU) 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 28<sup>TH</sup> DAY OF JANUARY 2025.

CITY OF WEST JORDAN

 (Jan 31, 2025 11:16 MST)

Chad Lamb  
Council Chair

ATTEST:


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"/>

*(Continued on next page)*

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JANUARY 31, 2025.**

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

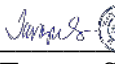

By:       Jan 31, 2025  
Mayor Dirk Burton      Date

ATTEST:

   
Tangee Sloan, CMC  
City Recorder

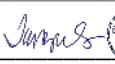

**STATEMENT OF APPROVAL OF PASSAGE (check one)**

- X   The Mayor approved and signed Ordinance No. 25-08.
  
- \_\_\_\_\_ The Mayor vetoed Ordinance No. 25-08 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.
  
- \_\_\_\_\_ Ordinance No. 25-08 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 1 to  
ORDINANCE NO. 25-08**

**AN ORDINANCE FOR APPROXIMATELY 54.199 ACRES OF PROPERTIES LOCATED AT  
APPROXIMATELY 9000 SOUTH 6800 WEST,  
IDENTIFIED AS THE WASATCH ELECTRIC DEVELOPMENT; AND  
AMENDING THE ZONING MAP FOR THE WASATCH ELECTRIC DEVELOPMENT**

***LEGAL DESCRIPTION  
PREPARED FOR WASATCH ELECTRIC:***

**BOUNDARY DESCRIPTION**

A parcel of land situate in the Southeast and Southwest Quarters of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 9000 South Street, said point being South 89°46'23" East 1,497.97 feet along the section line and South 00°13'37" West 67.00 feet from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said southerly right-of-way line the following three (3) courses:

(1) South 89°46'23" East 1,085.43 feet;

(2) South 44°46'24" East 32.33 feet;

(3) South 89°46'23" East 87.00 feet;

thence South 00°07'41" West 144.71 feet;

thence South 07°07'48" West 66.23 feet;

thence South 01°29'41" West 30.02 feet;

thence South 00°04'31" West 1,095.75 feet;

thence North 89°55'29" West 80.00 feet;

thence North 00°04'31" East 2.50 feet;

thence Northwesterly 39.27 feet along the arc of a 25.00 foot radius curve to the left (center bears North 89°55'29" West and the chord bears North 44°55'29" West 35.36 feet with a central angle of 90°00'00");

thence North 89°55'29" West 579.77 feet;

thence North 00°04'31" East 25.00 feet;

thence North 89°55'29" West 1,329.82 feet to the easterly right-of-way line of Utah Highway 111;

thence North 08°03'05" East 1,057.17 feet along said easterly right-of-way line;

thence South 89°49'31" East 681.23 feet;

thence North 00°10'31" East 263.97 feet to the point of beginning.

Contains 2,360,924 Square Feet or 54.199 Acres and 2 Lots and 1 Parcel