

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

3
4 City of West Jordan
5 Attention: City Recorder
6 8000 South Redwood Road
7 West Jordan, Utah 84088
8

9
10 For Recording Purposes Do
11 Not Write Above This Line

12 THE CITY OF WEST JORDAN, UTAH
13 A Municipal Corporation

14 **ORDINANCE NO. 25-07**

15
16 **AN ORDINANCE FOR APPROXIMATELY 54.199 ACRES OF PROPERTIES LOCATED AT**
17 **APPROXIMATELY 9000 SOUTH 6800 WEST,**
18 **IDENTIFIED AS THE WASATCH ELECTRIC DEVELOPMENT; AND**

19 **APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT,**
20 **SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE) AND**
21 **OTHER CONDITIONS PRECEDENT**
22

23 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan
24 (“General Plan”) in 2023, as amended, which provides for a general plan land use map (“General Plan
25 Land Use Map”), which is periodically updated; and the City adopted the West Jordan City Code (“City
26 Code”) in 2009, as amended, which provides for development agreements, and which provides for a
27 zoning map for the City (“Zoning Map”), which is periodically updated; and

28 WHEREAS, an application was made KC Gardner Company, L.C., a Utah Limited Liability
29 Company dba Gardner Group (“Applicant”) and Equestrian Partners, LLC; V & M Jones Family, LLC;
30 Gardner-Plumb, L.C.; and M H Jones Family, LLC (collectively “Owner”) for approximately 54.199
31 acres of real property, located at approximately 9000 South 6800 West, Assessor’s Parcel Numbers 26-
32 03-326-001-0000, 26-03-300-008-0000, and 26-03-400-006-0000 (“Property” or “Wasatch Electric
33 Development”), for, in part, a request for a Master Development Agreement (which includes a Master
34 Development Plan), subject to a rezone and other conditions precedent (“Application”, “MDA”, and
35 “Rezone”); and

36 WHEREAS, on January 7, 2025, the Application was considered by the West Jordan Planning
37 Commission (“Planning Commission”), which held a public hearing and made a *positive*
38 recommendation to the West Jordan City Council (“City Council”) concerning the Wasatch Electric
39 Development, including the MDA; and

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

42 WHEREAS, the Applicant and the Owner have agreed to and have executed the MDA that will
43 govern the development of the Property, should the City Council, in its sole legislative discretion, choose
44 to adopt the MDA and the Rezone, and should all the conditions precedent in the MDA be fulfilled; and
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46 WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the
47 conditions precedent therein; and

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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 (in "Attachment B"), 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 _____ DAY OF _____ 2025.

CITY OF WEST JORDAN

Chad Lamb
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

| Voting by the City Council | "YES" | "NO" |
|------------------------------|--------------------------|--------------------------|
| Chair Chad Lamb | <input type="checkbox"/> | <input type="checkbox"/> |
| Vice Chair Kayleen Whitelock | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Bob Bedore | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Pamela Bloom | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Kelvin Green | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Zach Jacob | <input type="checkbox"/> | <input type="checkbox"/> |
| Council Member Kent Shelton | <input type="checkbox"/> | <input type="checkbox"/> |

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96 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON** _____.

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98 Mayor's Action: _____ Approve _____ Veto

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101 By: _____
102 Mayor Dirk Burton Date

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105 ATTEST:

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108 _____
109 Tangee Sloan, CMC
110 City Recorder

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

114
115 _____ The Mayor approved and signed Ordinance No. 25-07.

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

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121 _____ Ordinance No. 25-07 became effective by operation of law without the
122 Mayor's approval or disapproval.

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125 _____
126 Tangee Sloan
127 City Recorder

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130 **CERTIFICATE OF PUBLICATION**

131 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
132 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
133 _____ day of _____, 2025. The fully executed copy of the ordinance is retained
134 in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

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138 _____
139 Tangee Sloan
140 City Recorder

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145 **Attachment A to**
146 **ORDINANCE NO. 25-07**

147
148 **AN ORDINANCE FOR APPROXIMATELY 54.199 ACRES OF PROPERTIES LOCATED AT**
149 **APPROXIMATELY 9000 SOUTH 6800 WEST,**
150 **IDENTIFIED AS THE WASATCH ELECTRIC DEVELOPMENT; AND**

151 **APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT,**
152 **SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE) AND**
153 **OTHER CONDITIONS PRECEDENT**
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157 **Attachment B**
158 **MASTER DEVELOPMENT AGREEMENT**
159 **(Including Exhibits)**
160 **For the Wasatch Electric Development**
161 **(See the following pages)**