

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 For Recording Purposes Do
10 Not Write Above This Line

11
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
45

46 WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the
47 conditions precedent therein; and

48
49
50
51
52

53
54

55
56
57
58
59
60

61
62

63
64
65
66

67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93

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"/>

94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129

130
131
132
133
134
135
136
137
138
139
140
141
142

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
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 _____ day of _____, 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

143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161

**Attachment A to
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**

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