

*Recording Requested By and  
When Recorded Return to:*

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

14404511 B: 11583 P: 167 Total Pages: 11  
07/01/2025 01:58 PM By: jlucas Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CITY OF WEST JORDAN  
8000 S REDWOOD RDWEST JORDAN, UT 840884604

For Recording Purposes Do  
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH  
A Municipal Corporation

**ORDINANCE NO. 25-26**

**AN ORDINANCE FOR APPROXIMATELY 20.60 ACRES OF PROPERTIES LOCATED AT  
APPROXIMATELY 5600 WEST 8600 SOUTH,  
IDENTIFIED AS THE MERCED CREEK DEVELOPMENT;**

**AMENDING THE GENERAL PLAN LAND USE MAP  
FOR THE MERCED CREEK DEVELOPMENT; AND**

**AMENDING THE ZONING MAP FOR THE MERCED CREEK 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 The Boyer Company, L.C., a Utah Limited Liability Company (referred to as “**Applicant**”) and Sawtell Properties LLC, Boyer Airport Center II, L.C., Boyer West Jordan Residential, L.C., Yale Kilgore Investments LLC, and Kick Creek, L.L.C., each a Utah Limited Liability Company (all referred to collectively as “**Property Owner**”), for approximately 20.60 acres of real property, located at approximately 5600 West 8600 South and identified as **Assessor’s Parcel Numbers 26-02-226-004 (“Parcel 1”), 26-02-226-006 (“Parcel 2”), 26-02-226-002 (“Parcel 3”), 26-02-200-044 (“Parcel 4”), 26-02-226-007 and 26-02-226-008 (“collectively Parcel 5”), Parcels 1 through 5 comprising approx. 19.34 acres, 26-02-200-021 (“5600 W. Vacated Parcel”, approx. 0.17 acres), and a parcel currently with no assigned “active” Parcel Number (“8600 S. Vacated Parcel”, approx. 1.09 acres)** (collectively referred to as the “**Property**” or “**Merced Creek Development**”), for, in part, a *General Plan Land Use Map Amendment* from Medium-Density Residential, Neighborhood Commercial, and Regional Commercial to High Density Residential, and a *Rezone* from HFR, SC-2, and SC-3 to the Planned Community Zone (P-C Zone), with the addition of the Interchange Overlay Zone (IOZ) (“**Application**” and “**Map Amendments**”); and

WHEREAS, on May 20, 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 Map Amendments, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on June 24, 2025 concerning the Map Amendments; 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 Map Amendments; 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 Map Amendments; and

WHEREAS, the City Council desires to approve the Rezone to the P-C Zone, even though the Property is comprised of less than 200 acres because the City Council determines, pursuant to City Code Section 13-5C-5(A)(2), that the surrounding neighborhood will not be adversely affected by the granting of such zone classification and that the provisions of Article 13-5C will be complied with; 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 Map Amendments.

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


**Section 1. Map Amendments.** For the Property, the *Map Amendments are approved*, with a *General Plan Land Use Map Amendment* from Medium-Density Residential, Neighborhood Commercial, and Regional Commercial to High Density Residential, and a *Rezone* from HFR, SC-2, and SC-3 to the Planned Community Zone (P-C Zone), with the addition of the Interchange Overlay Zone (IOZ), as per the legal description in “Attachment A”, 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.

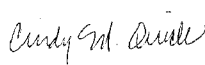

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 24<sup>TH</sup> DAY OF JUNE 2025.

CITY OF WEST JORDAN

 (Jun 25, 2025 14:03 MDT)

Chad Lamb  
Council Chair

ATTEST:

Cindy M. Quick, MMC  
Council Office Clerk

*[See the following pages.]*

**Voting by the City Council**

|                              | <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 JUNE 25, 2025**

Mayor's Action:   X   Approve        Veto

By:   
Mayor Dirk Burton

Jun 25, 2025

Date

ATTEST:

Tangee Sloan, CMC  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 25-26.

       The Mayor vetoed Ordinance No. 25-26 on                                  and the  
City Council timely overrode the veto of the Mayor by a vote of        to       .

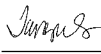

       Ordinance No. 25-26 became effective by operation of law without the  
Mayor's approval or disapproval.

Tangee Sloan, CMC  
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 30 day of June, 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.

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Tangee Sloan, CMC  
City Recorder

**Attachment A to  
ORDINANCE NO. 25-26**

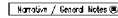
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***LEGAL DESCRIPTION  
PREPARED FOR MERCED CREEK:***

## Title Report Legal Description

[illegible][illegible]

- [illegible]

## Property Owner

**Test 1011** applies, IFF, a **Weak Initial Subtyping** congruence, is in **Formal1**, 1) and **Form2** are **Good**  $\mathcal{L}_{\text{Formal1}}$ ,  
a **Weak Initial Subtyping** congruence, is in **Formal1** and 2) **Form2** is not **Good**  $\mathcal{L}_{\text{Formal1}}$  then  $\text{WeakInitSub}(\mathcal{L}_{\text{Formal1}})$  is a **Weak Initial**  
**Subtyping** congruence, is in **Form2** and 3) **Form2** is not **Good**  $\mathcal{L}_{\text{Formal1}}$  and 2) **Form2** is not **Good**  $\mathcal{L}_{\text{Formal1}}$ , IFF, a **Weak Initial Subtyping**  
congruence, is an **extended** **Weak-Strong**, is **Formal1** in **Formal1**, is in **Formal2** in **Formal2** and  
is in **Formal3** in **Formal3**.

### Surveyor's Certification

[illegible][illegible]



### Roadway Vacation

A parcel of land being part of an entire tract described as "Parcel B" on that Special Warranty Deed recorded November 22, 2002 as Entry No. 8431265 in Book 8689, at Page 1030 in the Office of the Salt Lake County Recorder. Said parcel is located in the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** on a westerly boundary line of said "Parcel B", which is 66.78 feet N.  $89^{\circ}38'44''$  W. along the Section Line and 174.71 feet South from the Northeast Corner of said Section 2; thence N.  $88^{\circ}43'11''$  E. 12.63 feet; thence S.  $00^{\circ}03'01''$  W. 296.58 feet; thence N.  $22^{\circ}10'03''$  W. 50.83 feet to a point of tangency with 236.00 – foot radius curve to the left, concave easterly; thence Northerly 131.83 feet along the arc of said curve, through a central angle of  $32^{\circ}00'17''$ , (Chord bears N.  $06^{\circ}09'52''$  W. 130.12 feet); thence N.  $09^{\circ}50'19''$  E. 121.65 feet to the **Point of Beginning**.

The above-described tract contains 7,401 sq. ft or 0.169 acre, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** N.  $89^{\circ}38'44''$  W. along the Section line between the Northeast Corner and the North Quarter Corner of said Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

8600 SOUTH STREET  
(Public Right-of-Way)

POB

L1

N9°50'19"E 121.65'

WEST JORDAN CITY  
26-02-200-021

SAWTELL PROPERTIES, LLC  
26-02-226-002

5600 WEST STREET  
(Public Right-of-Way)

R=236.00' L=131.83' Δ=32°00'17"  
CHB=N6°09'52"W CH=130.12'

S0°03'01"W 296.58'

N22°10'03"W 50.83'

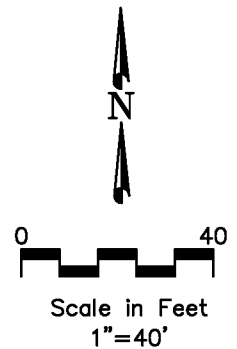
### LEGEND

- Boundary
- Adjacent parcel
- Roadway Vacation

### LINE TABLE

| LINE # | LENGTH | BEARING       |
|--------|--------|---------------|
| L1     | 12.63  | N88° 43' 11"E |

EXHIBIT "B"



CITY OF WEST JORDAN  
Roadway Vacation

Assessor Parcel No:  
26-02-200-021

Part of the Northeast Quarter  
Sec. 2, T.3S., R.2W., S.L.B.&M.

PREPARED BY:



**CIVIL ENGINEERING  
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

Date: March 26, 2025

Page 2 of 2

West Jordan Acquisition Parcel

A parcel of land located in the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 66.78 feet N. 89°38'44" W. along the Section Line and 174.71 feet South from the Northeast Corner of said Section 2; thence S. 88°43'11" W. 1,090.10 feet to a easterly right-of-way line of Mountain View Corridor (SR-85) having UDOT Project No.: MP-0182(6); thence along said easterly right-of-way line the following two (2) courses: 1) N. 09°00'44" W. 48.23 feet; 2) N. 01°39'09" W. 8.28 feet to a toe of slope; thence along said toe of slope the following five (5) courses: 1) S. 82°59'14" E. 25.08 feet; 2) S. 87°10'05" E. 69.22 feet; 3) S. 89°24'24" E. 334.59 feet; 4) N. 85°13'05" E. 179.95 feet; 5) N. 81°01'34" E. 69.63 feet to a point 1.0' southerly of an existing sidewalk; thence along a line parallel and perpendicularly 1.0' southerly of said existing sidewalk the following four (4) courses: 1) S. 89°56'58" E. 67.04 feet; 2) S. 84°29'23" E. 159.71 feet; 3) N. 89°59'36" E. 102.72 feet; 4) N. 82°58'04" E. 59.86 feet to the westerly right-of-way line of 5600 West Street ; thence S. 39°45'22" E. 51.27 feet along said right-of-way line to the **Point of Beginning**.

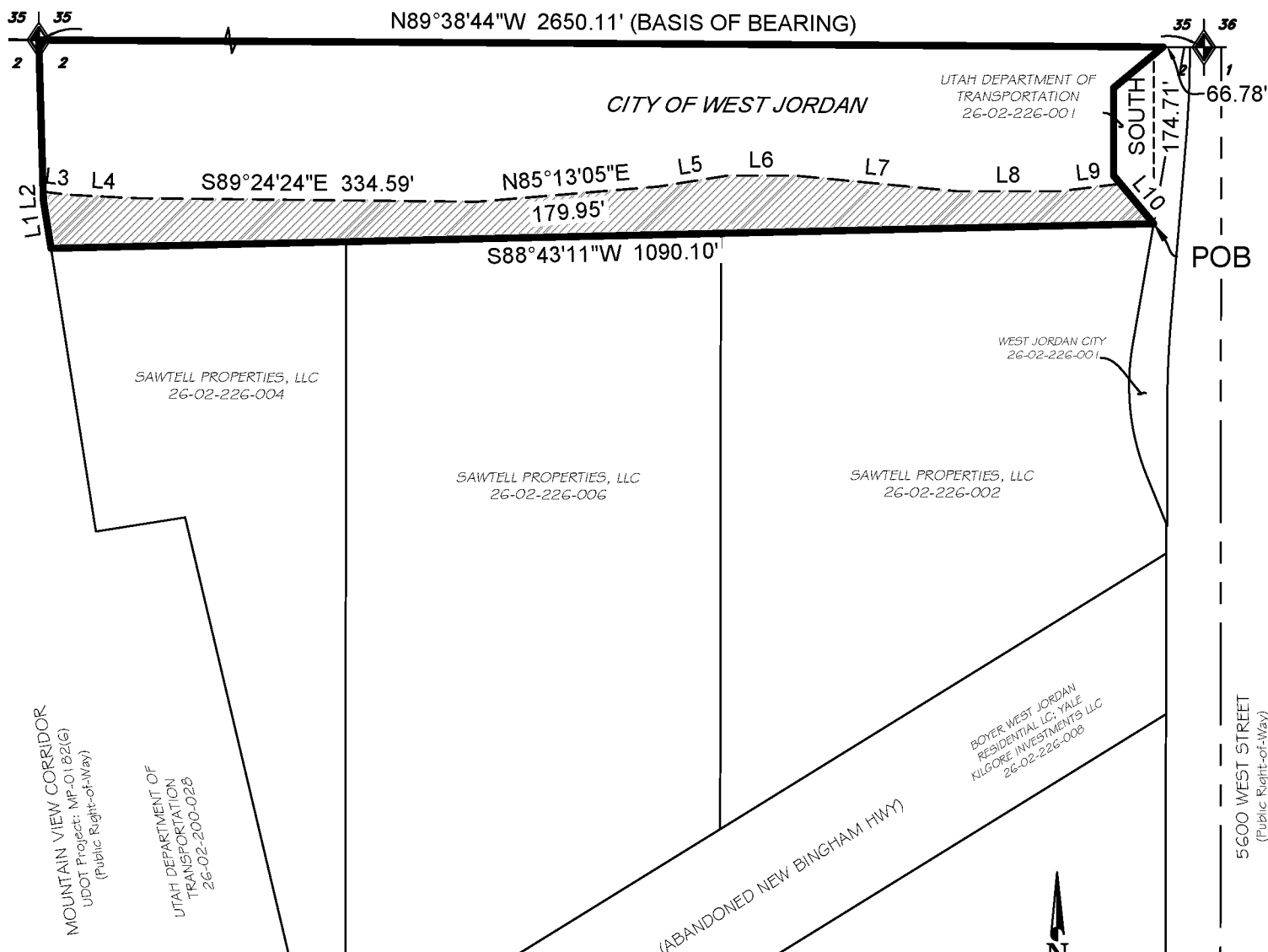
The above-described parcel contains 47,353 sq. ft or 1.087 acres, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** N. 89°38'44" W. along the Section line between the Northeast and the North Quarter Corner of said Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Found North Quarter  
Section 2, T.3S., R.2W., SLB&M  
Standard Flat Brass 4"

Found Northeast Corner  
Section 2, T.3S., R.2W., SLB&M  
Standard Flat Brass 4"



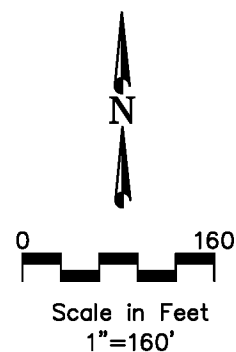
LINE TABLE

| LINE # | LENGTH | BEARING       |
|--------|--------|---------------|
| L1     | 48.23  | N9° 00' 44"W  |
| L2     | 8.28   | N1° 39' 09"W  |
| L3     | 25.08  | S82° 59' 14"E |
| L4     | 69.22  | S87° 10' 05"E |
| L5     | 69.63  | N81° 01' 34"E |

LINE TABLE

| LINE # | LENGTH | BEARING       |
|--------|--------|---------------|
| L6     | 67.04  | S89° 56' 58"E |
| L7     | 159.71 | S84° 29' 23"E |
| L8     | 102.72 | N89° 59' 36"E |
| L9     | 59.86  | N82° 58' 04"E |
| L10    | 51.27  | S39° 45' 22"E |

EXHIBIT "B"



LEGEND

- Boundary
- Acquisition Area
- Adjacent parcel

CITY OF WEST JORDAN  
Merced Creek Aquisition Exhibit

Assessor Parcel No:  
N/A

Northeast Quarter, Sec. 2, T.3S., R.2W., S.L.B.&M.

PREPARED BY:



**CIVIL ENGINEERING  
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

Date: May 27, 2025

Page 2 of 2