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City of West Jordan
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West Jordan, Utah 84088

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THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 26-01

AN ORDINANCE FOR APPROXIMATELY 86.14 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6170 WEST 7800 SOUTH, IDENTIFIED AS THE WEST JORDAN FREE STANDING EMERGENCY ROOM PROPERTY AREA ("FSER PROPERTY");

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR THE FSER PROPERTY; AND

AMENDING THE ZONING MAP FOR THE FSER PROPERTY

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a general plan future land use map ("**General Plan Future 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 **Fulmer Lucas Engineering, LLC**, a Tennessee Limited Liability Company (referred to as "**Applicant**") and **West Jordan Health Services, LLC**, a Utah Limited Liability Company (referred to as "**Property Owner**") for approximately 86.14 acres of real property, located at approximately 6170 West 7800 South, and identified as **Assessor's Parcel Number 20-26-301-004-0000** (referred to as the "**Property**", "**FSER Property**", or "**West Jordan Free Standing Emergency Room Property Area**"), for a ***General Plan Future Land Use Map Amendment*** from the Parks, Very Low, Low, and Medium Density Residential, and Community Commercial designations to the Professional Office (43.84 acres) and Medium Density Residential (42.27 acres) designations, and for a ***Rezone*** from the A-20 (Agricultural 20-acre lots) Zone to the P-O (Professional Office) Zone (collectively "**Application**" and "**Map Amendments**"); and

WHEREAS, on December 9, 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 January 13, 2026, concerning the Map Amendments; and the City Council has reviewed and considered the Map Amendments; 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 Future Land Use Map Amendment*** from the Parks, Very Low, Low, and Medium Density Residential, and Community Commercial designations to the Professional Office (43.84 acres) and Medium Density Residential (42.27 acres) designations, and a ***Rezone*** from the A-20 (Agricultural 20-acre lots) Zone to the P-O (Professional Office) Zone, 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 13TH DAY OF JANUARY 2026.

CITY OF WEST JORDAN

By: Bob Bedore (Jan 26, 2026 09:40:48 MST)

Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☒	☐
Vice Chair Jessica Wignall	☒	☐
Council Member Annette Harris	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	☒	☐
Council Member Kayleen Whitelock	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JANUARY 23, 2026.

Mayor's Action: X Approve _____ Veto

By: _____ Jan 27, 2026
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 26-01.

_____ The Mayor vetoed Ordinance No. 26-01 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-01 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
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 3rd day of February 2026. 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, MMC, UCC
City Recorder

[Attachment on the following page(s).]

Attachment A to
ORDINANCE NO. 26-01

AN ORDINANCE FOR APPROXIMATELY 86.14 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 6170 WEST 7800 SOUTH, IDENTIFIED AS THE WEST JORDAN FREE STANDING EMERGENCY ROOM PROPERTY AREA ("FSER PROPERTY");

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP FOR THE FSER PROPERTY; AND

AMENDING THE ZONING MAP FOR THE FSER PROPERTY

LEGAL DESCRIPTION
PREPARED FOR THE FSER PROPERTY:

Legal Description of Property

A PORTION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST JORDAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°28'02" WEST ALONG THE SECTION LINE 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING: NORTH 89°58'36" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 26); THENCE NORTH 00°28'02" WEST ALONG THE SECTION LINE 2,602.43 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00°27'08" WEST ALONG THE SECTION LINE 1,304.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR (UTAH DEPARTMENT OF TRANSPORTATION) AS DESCRIBED IN DEED BOOK 9969 AT PAGE 174 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE ALONG SAID DEED THE FOLLOWING 13 (THIRTEEN) COURSES AND DISTANCES: SOUTH 21°52'57" EAST 232.37 FEET; THENCE SOUTH 23°19'58" EAST 262.06 FEET; THENCE SOUTH 18°17'43" EAST 250.48 FEET; THENCE SOUTH 30°31'34" EAST 193.13 FEET, THENCE SOUTH 49°05'36" WEST 16.31 FEET; THENCE SOUTH 40°54'24" EAST 44.24 FEET; THENCE SOUTH 23°19'58" EAST 507.09 FEET; THENCE SOUTH 32°58'34" EAST 2,116.84 FEET; THENCE SOUTH 28°28'57" EAST 508.23 FEET; THENCE ALONG THE ARC OF A 1,397.00 FOOT RADIUS CURVE TO THE RIGHT 254.88 FEET THROUGH A CENTRAL ANGLE OF 10°27'13" (CHORD: SOUTH 23°15'22" EAST 254.53 FEET); THENCE SOUTH 24°53'23" WEST 37.47 FEET; THENCE SOUTH 89°59'21" WEST 1,086.81 FEET; THENCE SOUTH 00°00'39" EAST 45.89 FEET; THENCE SOUTH 89°58'36" WEST 945.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION CONDEMNED AND ACQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED ON THAT CERTAIN FINAL JUDGMENT OF CONDEMNATION RECORDED APRIL 15, 2016, AS ENTRY NO. 12260863 IN BOOK 10421 AT PAGE 7405 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 SW1/4, SE1/4 SW1/4, SW1/4 SE1/4, NE1/4 SW1/4, NW1/4 SW1/4, SW1/4 NW1/4 AND THE NW1/4 NW1/4 OF SECTION 26, T.2S., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 26, WHICH POINT IS 945.30 FT. S. 89°45'36" E. ALONG SAID SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 26, SAID POINT IS ALSO 1.11 FT. PERPENDICULARLY DISTANT NORTHERLY FROM THE 7800 SOUTH STREET RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION -0+05.00, AND RUNNING THENCE N. 00°15'09" E. 78.89 FT.; THENCE S. 89°44'51" E. 786.81 FT. TO A POINT DESIGNATED AS POINT "A", WHICH POINT IS 80.00 FT PERPENDICULARLY DISTANT NORTHERLY FROM SAID 7800 SOUTH STREET RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 7+81.81; THENCE S. 89°44'51" E. 300.00 FT.; THENCE N. 25°09'11" E. 37.47 TO THE BEGINNING OF A 1397.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 254.88 FT. ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS N. 22°59'34" W. FOR A DISTANCE OF 254.53 FT.); THENCE N. 28°13'09" W. 508.23 FT.; THENCE N. 32°42'46" W. 2116.84 FT.; THENCE N. 23°04'10" W. 507.09 FT.; THENCE N. 40°38'36" W. 44.24 FT.; THENCE N. 49°21'24" E. 16.31 FT.; THENCE N. 30°15'46" W. 193.13 FT. THENCE N. 18°01'55" W. 250.48 FT.; THENCE N. 23°04'10" W. 262.06 FT.; THENCE N. 21°37'09" W. 232.85 FT TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT WHICH IS THE WESTERLY LINE OF SAID SECTION 26 AT A POINT DESIGNATED AS POINT "B", WHICH POINT IS 44.60 FT. RADIALLY DISTANT SOUTHWESTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 1524+63.49; THENCE N. 00°11'48" W. 1330.42 FT. ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS ALSO THE NORTHWEST CORNER OF SAID SECTION 26, SAID CORNER IS ALSO DESIGNATED AS POINT "C", WHICH POINT IS 328.63 FT. RADIALLY DISTANT EASTERLY FROM SAID MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 1537+85.74; THENCE EAST 36.23 FT. ALONG THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. 14°43'25" E. 731.36 FT.; THENCE N. 76°14'04" E. 48.42 FT.; THENCE S. 85°32'17" E. 145.75 FT.; THENCE S. 30°48'37" E. 179.83 FT.; THENCE S. 08°39'49" W. 127.59 FT.; THENCE S. 70°43'13" W. 126.81 FT.; THENCE S. 04°10'37" W. 133.37 FT.; THENCE S. 19°16'47" E. 357.21 FT.; THENCE S. 23°22'48" E. 378.38 FT.; THENCE S. 40°38'36" E. 149.31 FT.; THENCE S. 49°21'24" W. 37.47 FT.; THENCE S. 30°10'36" E. 206.28 FT.; THENCE S. 32°30'59" E. 2373.35 FT.; THENCE S. 50°27'01" E. 469.01 FT.; THENCE S. 49°02'02" E. 102.69 FT. TO THE BEGINNING OF A 1108.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 561.16 FT. ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS S. 34°30'33" E. FOR A DISTANCE OF 555.19 FT.); THENCE S. 20°00'00" E. 224.19 FT.; THENCE EAST 154.95 FT.; THENCE S. 88°05'06" E. 145.05 FT. TO A POINT DESIGNATED AS POINT "D", WHICH POINT IS 82.50 FT. PERPENDICULARLY DISTANT NORTHERLY FROM SAID 7800 SOUTH STREET RIGHT OF WAY CONTROL LINE OPPOSITE ENGINEER STATION 22+35.55; THENCE S. 88°05'06" E. 86.24 FT.; THENCE S. 89°44'51" E. 285.60 FT. TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. 00°22'44"

E. 78.32 FT. ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHERLY LINE OF SAID SECTION 26; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES (1) N. 89°45'39" W. 889.53 FT. TO THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE N. 89°45'35" W. 1723.69 FT. TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION MATCH THE ABOVE SAID RIGHT OF WAY CONTROL LINE.)

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE CITY OF WEST JORDAN, UTAH AS DISCLOSED ON THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 08, 2018, AS ENTRY NO. 12693585 IN BOOK 10636 AT PAGE 6040 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE GRANTOR'S SOUTHWEST PROPERTY CORNER, SAID POINT BEING 33.00 FEET N00°28'02"W ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°28'02"W 359.99 FEET ALONG THE WESTERLY LINE OF SAID SECTION 26; THENCE N89°31'58"E 44.39 FEET; THENCE S00°28'02"E 214.82 FEET; THENCE S35°13'17"E 141.55 FEET; THENCE S89°58'36"E 797.96 FEET; THENCE N73°17'22"E 23.79 FEET TO A POINT ON SAID PROPERTY LINE; THENCE S00°00'39"E 36.02 FEET ALONG SAID PROPERTY LINE; THENCE S89°58'36"W 945.59 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT ON THE EXISTING 7800 SOUTH STREET NORTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING 79.29 FEET N00°28'02" W ALONG THE SECTION LINE AND 990.17 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N71°06'36"E 45.36 FEET; THENCE N29°54'54"E 54.04 FEET; THENCE N00°13'00"W 85.93 FEET; THENCE N89°47'00"E 76.00 FEET; THENCE S00°13'00"E 93.72 FEET; THENCE S23°10'56"E 43.80 FEET; THENCE S62°49'14"E 30.03 FEET TO A POINT ON THE EXISTING 7800 SOUTH STREET NORTHERLY RIGHT-OF-WAY LINE; THENCE S89°59'21"W 189.86 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Tax Parcel No. 20-26-301-004-0000

Ordinance No. 26-01 Free Standing Emergency Room Rezone and FLUM Amd

Final Audit Report 2026-02-03

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