Recording Requested By and
When Recorded Return to:

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

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 26-28

AN ORDINANCE FOR APPROXIMATELY 0.41 TO 0.43 ACRES OF PROPERTY LOCATED AT 8305 SOUTH 2200 WEST, IDENTIFIED AS THE "DIAZ LOT"; AND

AMENDING THE ZONING MAP FOR THE "DIAZ LOT"

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**" or "**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 Marco Diaz and UDG, Corp, a Utah corporation (collectively "**Applicant/Owner**") for approximately 0.41 to 0.43 acres of real property, **Parcel Number 21-34-304-012-0000,** located at 8305 South 2200 West ("**Property**" or "**Diaz Lot**"), for a ***Rezone*** from the P-F (Public Facilities) Zone to the R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone ("**Application**" and "**Rezone**"); and

WHEREAS, on May 19, 2026, 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 Section 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on June 9, 2026, concerning the Rezone; and the City Council has reviewed and considered 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 and Reversion. For the Property, a ***Rezone is approved*** from the P-F (Public Facilities) Zone to the R-1-8 (Single-family residential 8,000 square foot lots minimum) Zone, as per the attached legal description, identified as "Exhibit A". The zoning shall automatically revert to the original P-F zoning if a building permit is not issued by the City for the Property by June 9, 2029.

Section 2. Impact Fee and Development Fees. The applicant requesting a building permit for the Property shall pay all impact fees and development fees required by the City's consolidated fee schedule.

Section 3. 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 4. 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 9th DAY OF JUNE 2026.

CITY OF WEST JORDAN

By: Jessica Wignall (Jun 11, 2026 13:57:45 MDT)
Jessica Wignall
Acting 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 Kayleen Whitelock	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	~ absent ~	
Council Member Kent Shelton	~ absent ~	

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JUNE 11, 2026.

Mayor's Action: X Approve _____ Veto

By: _____ Jun 11, 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. 26-28.

_____ The Mayor vetoed Ordinance No. 26-28 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-28 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 foegoing ordinance was published on the Utah Public Notice Website on the 18 day of June 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).]

Exhibit A to
ORDINANCE NO. 26-28

AN ORDINANCE FOR APPROXIMATELY 0.43 ACRES OF PROPERTY LOCATED AT 8305 SOUTH 2200 WEST, IDENTIFIED AS THE "DIAZ LOT"; AND

AMENDING THE ZONING MAP FOR THE "DIAZ LOT"

LEGAL DESCRIPTION:

Parcel Number 21-34-304-012-0000

That portion of the following described South Jordan Canal Company Property lying within and being confined by the boundaries of the following described UDG, Corp. Property, which was conveyed to UDG, Corp. by that certain Warranty Deed dated July 15, 2025, and filed July 16, 2025, under Entry No. 14410546, in Book 11586, at Page 4529, in the office of the Salt Lake County Recorder, said properties lying within Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows, to wit:

South Jordan Canal Company Property:

Beginning on West side at right angles to and 2 Rods from center of said canal, 52 Rods South and 7 Rods East of Northwest corner of Southwest Quarter of Section 34, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 36 Rods to Mary Larson's East line; thence North 10.5 Rods; thence Southerly along East side of canal 46 Rods to Robert Lancaster North line; thence West 4.5 Rods to point of beginning

UDG, Corp. Property:

Beginning South 856.342 feet more or less and **West** 2641.877 feet more or less from the Center of Section 34, Township 2S, Range 1 West, Salt Lake Base and Meridian and running thence North 193 073 feet more or less; thence South 80°38' East 113.23 feet more or less; thence South 13°33'39" West 49 89 feet more or less; thence South 35°08'03" East 149.485 feet more or less; thence West 186.299 feet more or less to the point of beginning.

Less any portions thereof lying within a dedicated street or right of way.

Reserving unto Grantor a canal access and maintenance easement over and across that portion of the foregoing described UDG, Corp. Property lying between the west bank of the canal and the UDG, Corp. Property easterly property line, for purposes of operating and maintaining the canal, including but not limited to weed control, canal channel maintenance, and regular inspections. Grantor does not maintain trees within the easement, which is the sole responsibility of the Grantee to maintain and remove trees as necessary.

Ordinance No. 26-28 Diaz Lot Rezone

Final Audit Report 2026-06-18

Created:	2026-06-11
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7ohSiXANQXOtsQUT6nCby0Mcsh_rEZu6

"Ordinance No. 26-28 Diaz Lot Rezone" History

Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2026-06-11 - 7:17:51 PM GMT

Document emailed to jessica.wignall@westjordan.utah.gov for signature
2026-06-11 - 7:20:25 PM GMT

Email viewed by jessica.wignall@westjordan.utah.gov
2026-06-11 - 7:57:26 PM GMT

Signer jessica.wignall@westjordan.utah.gov entered name at signing as Jessica Wignall
2026-06-11 - 7:57:43 PM GMT

Document e-signed by Jessica Wignall (jessica.wignall@westjordan.utah.gov)
Signature Date: 2026-06-11 - 7:57:45 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature
2026-06-11 - 7:57:46 PM GMT

Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature
2026-06-11 - 9:38:58 PM GMT

Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)
2026-06-11 - 10:55:46 PM GMT

Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)
Signature Date: 2026-06-11 - 11:07:29 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature
2026-06-11 - 11:07:31 PM GMT

Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

2026-06-18 - 3:01:38 PM GMT

Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

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Agreement completed.

2026-06-18 - 3:02:04 PM GMT

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