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. 26-36

AN ORDINANCE FOR APPROXIMATELY 1.74 ACRES OF PROPERTY LOCATED AT 8415 SOUTH SUSAN WAY, IDENTIFIED AS SUSAN WAY SUBDIVISION; AND

AMENDING THE ZONING MAP FOR SUSAN WAY SUBDIVISION

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 Angela Roberts (the "**Applicant**") and M.S.C., Inc, a Nevada Corporation (the "**Owner**") for approximately 1.74 acres of real property, **Parcel Number 21-32-326-009-0000,** located at 8415 South Susan Way ("**Property**" or "**Susan Way Subdivision**"), for a ***Rezone*** from an RR-1C zone (Rural Residential, 1 acre lots) to an R-1-12 zone (Single-Family Residential, 12,000 sq. ft. lots) ("**Application**" and "**Rezone**"); and

WHEREAS, on June 16, 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 July 14, 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 an RR-1C zone (Rural Residential, 1 acre lots) to an R-1-12 zone (Single-Family Residential, 12,000 sq. ft. lots), as per the attached legal description, identified as "Attachment A". The zoning shall automatically revert to the

original RR-1C zoning if a final subdivision plat is not approved by the City for the Property by July 14, 2029.

Section 2. Impact Fee and Development Fees. The applicant requesting subdivision plat approval or a building permit(s) for the Property shall pay all the 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 14th DAY OF JULY 2026.

CITY OF WEST JORDAN

By: _____
Jessica Wignall (Jul 17, 2026 09:37:11 MDT)
Jessica Wignall
Council Chair

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

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

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JULY 17, 2026.

Mayor's Action: X Approve _____ Veto

By: _____
Mayor Dirk Burton

Jul 17, 2026
_____
Date

ATTEST (see next page):

ATTEST:

_____

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

_X_ The Mayor approved and signed Ordinance No. 26-36.

_____ The Mayor vetoed Ordinance No. 26-36 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-36 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 20 day of July 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. 26-36

AN ORDINANCE FOR APPROXIMATELY 1.74 ACRES OF PROPERTY LOCATED AT 8415 SOUTH SUSAN WAY, IDENTIFIED AS SUSAN WAY SUBDIVISION; AND

AMENDING THE ZONING MAP FOR SUSAN WAY SUBDIVISION

LEGAL DESCRIPTION:

Parcel Number Parcel Number 21-32-326-009-0000

BEG MOST SE'LY COR LOT 18, HUNTINGTON ESTATES SUB #1; S 17°28'30" E 221.854 FT M OR L; N 89°39'51" W 648.681 FT M OR L; N'LY 23.45 FT M OR L; N 72°31'30" E 616.85 FT TO BEG. 1.74 AC M OR L.

Ordinance No. 26-36 Susan Way Rezone

Final Audit Report 2026-07-20

Created:	2026-07-16
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPdnGUVy0rq3JZeKJtFvukb8-Mv-I5iY1

"Ordinance No. 26-36 Susan Way Rezone" History

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Signer jessica.wignall@westjordan.utah.gov entered name at signing as Jessica Wignall
2026-07-17 - 3:37:09 PM GMT

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Agreement completed.

2026-07-20 - 3:48:40 PM GMT

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