

**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. 26-05**

**AN ORDINANCE FOR APPROXIMATELY 14.73 ACRES OF PROPERTIES LOCATED AT  
APPROXIMATELY 5927 WEST 9000 SOUTH,  
IDENTIFIED AS THE TITAN WEST JORDAN PROPERTY;**

**AMENDING THE GENERAL PLAN LAND USE MAP  
FOR THE TITAN WEST JORDAN PROPERTY; AND**

**AMENDING THE ZONING MAP FOR THE TITAN WEST JORDAN 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 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 **Titan Property Management, LLC**, a Utah Limited Liability Company (referred to as “Applicant”), on behalf of **Jordan Star L.L.C., AIL Group, LLC, and Pracvest, L.C.**, each being a Utah Limited Liability Company (referred to collectively as “Property Owner”) for approximately 14.73 acres of real property, located at approximately 5927 West 9000 South and identified as Assessor’s Parcel Number 26-02-401-001 (collectively referred to as the “Property” or “Titan West Jordan Property”), for, in part, a *General Plan Land Use Map Amendment* from a Regional Commercial designation to a Light Industrial designation, and a *Rezzone* from a P-C (Planned Community) Zone to an M-1 (Light Manufacturing) Zone (collectively “Application” and “Map Amendments”); and

WHEREAS, on January 6, 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 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 February 10, 2026 concerning the Map Amendments; and

WHEREAS, 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 Land Use Map Amendment* from a Regional Commercial designation to a Light Industrial designation, and a *Rezone* from a P-C (Planned Community) Zone to an M-1 (Light Manufacturing) 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 10<sup>TH</sup> DAY OF FEBRUARY 2026.

CITY OF WEST JORDAN

By:   
Bob Bedore (Feb 24, 2026 18:06:26 MST)  
Bob Bedore  
Council Chair

ATTEST:

   
Cindy M. Quick, MMC  
Council Office Clerk

<b>Voting by the City Council</b>	<b>"YES"</b>	<b>"NO"</b>
Chair Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair Jessica Wignall	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Annette Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(continued on the next page)

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

Mayor's Action:   X   Approve      \_\_\_\_\_ Veto

By: Dirk Burton  
Mayor Dirk Burton

Feb 27, 2026  
Date

ATTEST:

Tangee Sloan 

Tangee Sloan, MMC, UCC  
City Recorder

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

  X   The Mayor approved and signed Ordinance No. 26-05.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 26-05 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.

\_\_\_\_\_ Ordinance No. 26-05 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan 

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   March   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 

Tangee Sloan, MMC, UCC  
City Recorder

*(Attachment on the following page)*

**Attachment A to  
ORDINANCE NO. 26-05**

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**AMENDING THE ZONING MAP FOR THE TITAN WEST JORDAN PROPERTY**

***LEGAL DESCRIPTION  
PREPARED FOR TITAN WEST JORDAN PROPERTY:***

Lot 1, Jordan Star Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, Salt Lake County, State of Utah.

# Ordinance No. 26-05 Titan GPLUM Amd & Rezone

Final Audit Report

2026-03-03

Created:	2026-02-23
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAPEL9a9hn0k2TCYvDx2YtcNdbwcU5XLLU

## "Ordinance No. 26-05 Titan GPLUM Amd & Rezone" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
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-  Document emailed to bob.bedore@westjordan.utah.gov for signature  
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-  Email viewed by bob.bedore@westjordan.utah.gov  
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-  Signer bob.bedore@westjordan.utah.gov entered name at signing as Bob Bedore  
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 Agreement completed.

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