

**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. 26-31

**An Ordinance for Approximately 3.457 Acres of Properties
Located at Approximately 4606, 4614, and 4622 West 7800 South,
Identified as the 7800 South Commercial Property;**

**Amending the General Plan Future Land Use Map
for the 7800 South Commercial Property; and**

Amending the Zoning Map for the 7800 South Commercial 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 **Margaret Grosse Hyatt**, an individual, and **7800 South, LLC**, a Utah Limited Liability Company (referred to collectively as “**Applicant**”), on behalf of **7800 South, LLC**, a Utah Limited Liability Company (referred to as “**Property Owner**”) for approximately 3.457 acres of real property, located at approximately 4606, 4614, and 4622 West 7800 South and identified as **Assessor’s Parcel Numbers 21-30-376-008-0000, 21-30-376-009-0000, and 21-30-376-010-0000** (collectively referred to as the “**Property**” or “**7800 South Commercial Property**”), for, in part, a **General Plan Future Land Use Map Amendment** from a Business and Research Park designation to a Community Commercial designation, and a **Rezone** from the C-M Zone (Heavy Commercial Zone) to the C-G Zone (General Commercial Zone) (collectively “**Application**” and “**Map Amendments**”); 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 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 9, 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 Future Land Use Map Amendment*** from a Business and Research Park designation to a Community Commercial designation, and a ***Rezone*** from the C-M Zone (Heavy Commercial Zone) to the C-G Zone (General Commercial Zone), as per the legal description in “Exhibit A”, which is attached hereto. The zoning shall automatically revert to the original C-M (Heavy Commercial) zoning if a subdivision, site plan, or other similar application is not approved by the City for the Property by June 9, 2029.

Section 2. Impact Fees and Development Fees. The applicant requesting subdivision, site plan, or other similar application approval or building permit approval 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 15:27:46 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 Zach Jacob	☒	☐
Council Member Chad Lamb	~ absent ~	
Council Member Kent Shelton	~ absent ~	
Council Member Kayleen Whitelock	☒	☐

(Continued on the next page)

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. 26-31.

 The Mayor vetoed Ordinance No. 26-31 on

 The City Council timely overrode the veto of the Mayor by a vote of to .

 Ordinance No. 26-31 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 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

(Exhibit on the following page)

Exhibit A to

**An Ordinance for Approximately 3.457 acres of Properties Located
at Approximately 4606, 4614, and 4622 West 7800 South,
Identified as the 7800 South Commercial Property;**

**Amending the General Plan Future Land Use Map
for the 7800 South Commercial Property; and**

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Legal Description

Prepared for 7800 South Commercial Property:

Assessor's Parcel Numbers 21-30-376-008-0000, 21-30-376-009-0000, and 21-30-376-010-0000

Lot 6, Jordan Landing Area 4 Subdivision 2nd Amd. 11107-1241,

Lot 7, Jordan Landing Area 4 Subdivision 2nd Amd. 11107-1241, and

Lot 8, Jordan Landing Area 4 Subdivision 2nd Amd. 11107-1241.

Ordinance No. 26-31 Approving Zoning and General Plan Map Amendments for 7800 South Commercial

Final Audit Report

2026-06-18

Created:	2026-06-11
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAARlCLJFJMSqA0It8DWwdgLi4HNmT7j3vU

"Ordinance No. 26-31 Approving Zoning and General Plan Map Amendments for 7800 South Commercial" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Signer jessica.wignall@westjordan.utah.gov entered name at signing as Jessica Wignall
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