

**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

Ordinance No. 26-35

**An Ordinance for Approximately 2.28 Acres of Property
Located at 1390 West 9000 South,
Identified as Immaculate Development; and
Amending The Zoning Map For
Immaculate Development**

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 Mike Clark, an individual (the “**Applicant**”), and Spratling Investment Corporation, a Utah Corporation, and R.S. II, No. 6 LLC, a Utah limited liability company (both entities collectively, the “**Owner**”), for approximately 2.28 acres of real property, **Parcel Number 27-03-278-026-0000**, located at 1390 West 9000 South (“**Property**” or “**Immaculate Development**”), for a **Rezone** from an SC-1 Zone (Neighborhood Shopping Center Zone) to an SC-2 Zone (Community Shopping Center Zone) (“**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 SC-1 Zone (Neighborhood Shopping Center Zone) to an SC-2 Zone (Community Shopping Center Zone), as per the

attached legal description, identified as "Attachment A". The zoning shall automatically revert to the original SC-1 zoning if a final building permit 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, site plan, and/or conditional use permit approval or a building permit(s) for the Property shall pay all the applicable 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 West Jordan, Utah, this 14th day of July 2026.

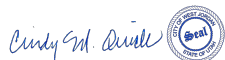
City of West Jordan



Jessica Wignall (Jul 17, 2026 09:37:54 MDT)

Jessica Wignall
Council Chair

Attest:



Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

Chair Jessica Wignall

"Yes"



"No"



Vice Chair Kent Shelton



Council Member Bob Bedore



Council Member Annette Harris



Council Member Zach Jacob



Council Member Chad Lamb



Council Member Kayleen Whitelock



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:



Tangee Sloan, MMC, UCC
City Recorder

(Continued on the following pages)

Statement of Approval/Passage (check one)

 X The Mayor approved and signed Ordinance No. 26-35.

 The Mayor vetoed Ordinance No. 26-35 on .

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

 Ordinance No. 26-35 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

(Continued on the next page)

Attachment A

Ordinance No. 26-35

**An Ordinance for Approximately 2.28 Acres of Property
Located at 1390 West 9000 South,
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Amending The Zoning Map For
Immaculate Development**

Parcel No. 27-03-278-026-0000

Legal Description:

BEG S 89°53'45" W 318 FT & N 0°02'16" W 73 FT FR E 1/4 COR SEC 3, T 3S, R 1W, SLM; S 89°53'45" W 336.27 FT; N 0°13'39" E 330 FT; N 89°53'45" E 10.15 FT; S 0°02'16" E 14.06 FT; S 37°43'50" E 9.78 FT; S 75°25'23" E 57.72 FT; N 89°53'45" E 252.02 FT; S 87°04'47" E 60.08 FT; N 89°53'45" E 228.42 FT; S 0°02'16" E 30.4 FT; S 89°53'45" W 278 FT; S 0°02'16" E 260FT TO BEG. 2.28 AC. 8333-5476 9083-2911

Ordinance No. 26-35 Immaculate Auto Rezone

Final Audit Report

2026-07-20

Created:	2026-07-16
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAANwPxU5br5U4sD7_vk_STqZytIOI2tYMQ

"Ordinance No. 26-35 Immaculate Auto Rezone" 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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Agreement completed.

2026-07-20 - 3:56:13 PM GMT



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