



**THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
MEETING
July 08, 2025**

[VIEW THE MEETING](#)



8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Welcome to Committee of the Whole meeting!

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner.

WEST JORDAN PUBLIC MEETING RULES

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit <https://westjordan.primegov.com/public/portal>

WORK SESSION 4:00 pm

1. CALL TO ORDER

2. DISCUSSION TOPICS

- a. Discussion of the Sugar Factory on the Creek Townhomes Development Concept Plan
- b. Discussion of Proposed Revisions to Articles D and H of Title 4, Chapter 2, regarding provisions for Home Occupations and Massage Establishments
- c. Discussion of Permitting and Regulating the Use of Golf Carts on City Streets
- d. Discussion of Public Utilities Department, Risk, and IT Services Budget

3. ADMINISTRATIVE ITEMS

Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.

4. ADJOURN

Please note at the conclusion of this meeting, the Council will convene for its Regular Council meeting.

UPCOMING MEETINGS

- Tuesday, July 22, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- **CANCELED** – Tues., July 29, 2025 – Committee of the Whole (6:00p) – **CANCELED**

- **CANCELED** – Tues., Aug. 12, 2025 – Committee of the Whole and Regular City Council – **CANCELED**
- Tuesday, August 19, 2025 – Committee of the Whole (4:00p)
- Tuesday, August 19, 2025 – Truth in Taxation Hearing (6:00p)
- Tuesday, August 26, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

Posted and dated July 2, 2025 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 07/08/2025

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 07/08/2025

Applicant: Dale Bennett / Benchmark Civil

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of the Sugar Factory on the Creek Townhomes Development Concept Plan

2. EXECUTIVE SUMMARY

City Council is being asked to review the concept of a townhome development involving three infill parcels at 1790 West Sugar Factory Road. The properties have a combined area of 1.47 acres and are located within an existing CC-F Zone (*City Center Frame*) and the Transit Station Overlay District. The Future Land Use Map has these properties designated for *City Center/Neighborhood TSOD*. These properties are also located within the fringe area of the City Center Station Area Plan, designated for *Medium Density Residential* on the Land Use Diagram (pg. 86).

The applicant is requesting feedback from the Council concerning the following:

- Does the Council support changing the Zoning Map for these properties from CC-F (*City Center Frame*) to CC-R (*City Center Residential*)?
- Is the density of 15.6 dwelling units per acre (23 townhomes over 1.47 acres) at this location acceptable?
- Would the Council be amenable to increasing the maximum parking to 2 spaces per unit for this specific development?
- Is the private road access acceptable?
- What amenities does the Council envision for this development?
- Is the location of the open space/amenities appropriate for the development? Is it centrally located and accessible?
- Is the walkability sufficient for the City Center?
- Is the architectural style appropriate for the City Center and surrounding area?
- Is the development planned in such a way as to properly integrate with the potential future re-development of the surrounding area?
- If the Council supports the proposal in principle, how should the applicant proceed?
- Would another Committee of the Whole meeting be needed or can the applicant proceed with their application?

3. TIME SENSITIVITY / URGENCY

The applicant will be making future plans based on the feedback from the City Council. They would like to begin formal reviews as soon as possible.

4. ADMINISTRATIVE STAFF ANALYSIS

The current CC-F zone allows for mixed use development but does not allow residential only. The applicant proposes to rezone the 3 properties to CC-R (*City Center Residential*) to allow for a new townhome development consisting of 23 townhomes at an overall density of 15.6 dwelling units per acre. As part of the City Center zone, adoption of a Preliminary Development Plan and Master Development Agreement is also required.

The current ERC (equivalent residential connection) count for all 3 properties is 3, so the Public Utilities Department will require the applicant to perform an Adequate Public Facilities Study to determine how the developer can make up the difference in ERC's for water and sewer serviceability. The applicant has requested feedback from the City Council prior to spending the money and time on this extensive study.

A Pre-Application Meeting with staff and the applicant was held on April 15, 2025, and the staff comments from said meeting are included in this packet. Since that time, the applicant has had follow up meetings with staff and have updated their plan based on the Pre-Application comments. They have also had discussions with Salt Lake County Flood Control, who will require a 30-foot easement measured from the center of Bingham Creek.

The parking standards for the City Center zones & TSOD require a maximum amount of parking as well as a minimum amount of parking:

- Minimum: 1 space per unit + ½ space per additional bedroom
- Maximum: 1½ spaces per unit.
- Guest Parking: 1 space per 4 units

Each townhome will have a 2-car garage, which would exceed the maximum parking requirements. West Jordan City Code §13-6G-18 allows for flexibility of the TSOD ordinances that apply only to a specific infill project at the Council's discretion as outlined in an MDA.

5. COUNCIL STAFF ANALYSIS

The Sugar Factory proposal and concept plans align with West Jordan's balanced housing ordinance primarily through the focus on creating a medium-density residential development within the City Center area.

The proposed density is consistent with the Medium Density Residential designation on the Future Land Use Map and supports the city's goal of encouraging a variety of housing types that meet diverse community needs, as outlined in the General Plan's Housing principles. The development's location within the City Center Station Area Plan and Transit Station Overlay District also reflects the city's emphasis on placing higher-density housing near existing infrastructure to promote walkability, reduce sprawl, and support transit-oriented development.

The proposal also considers parking flexibility, by requesting approval for two parking spaces per unit, exceeding the standard maximum – this aligns with the ordinance's provisions for infill projects requiring adaptable parking solutions. The development plan also emphasizes amenities and open space placement that are accessible and integrated into the community, promoting quality of life and urban design standards consistent with the city's goals.

Ultimately, the proposal supports West Jordan's balanced housing objectives by increasing residential density in a designated urban area, encouraging infill development, and integrating amenities that serve diverse housing needs while respecting existing land use and urban design

principles.

Timeline & Background Information

This proposal has not been previously discussed with the city council in any capacity.

Additional Information & Analysis

As mentioned in the Executive Summary above, the properties are part of the City Center Station Area Plan, designated for *Medium Density Residential*, consist largely of vacant land, and:

- Current Zoning: CC-F (City Center-Frame Subdistrict)
- Current Future Land Use Designation: City Center/Neighborhood TSOD Center
- Proposed Rezone: (City Center Residential)

Applicable Guiding Principles from the General Plan

- **URBAN DESIGN**
 - Strengthen the identity and image of the City of West Jordan.
 - Support neighborhoods and developments of character.
 - Create a city center that exemplifies a high level of urban design.
- **LAND USE**
 - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
 - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
 - Land use designs must promote quality of life, safety, and good urban design.
- **HOUSING**
 - Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
 - Place high density projects near infrastructure which exists to sustain the increased density.
 - Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.

6. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

7. ATTACHMENTS

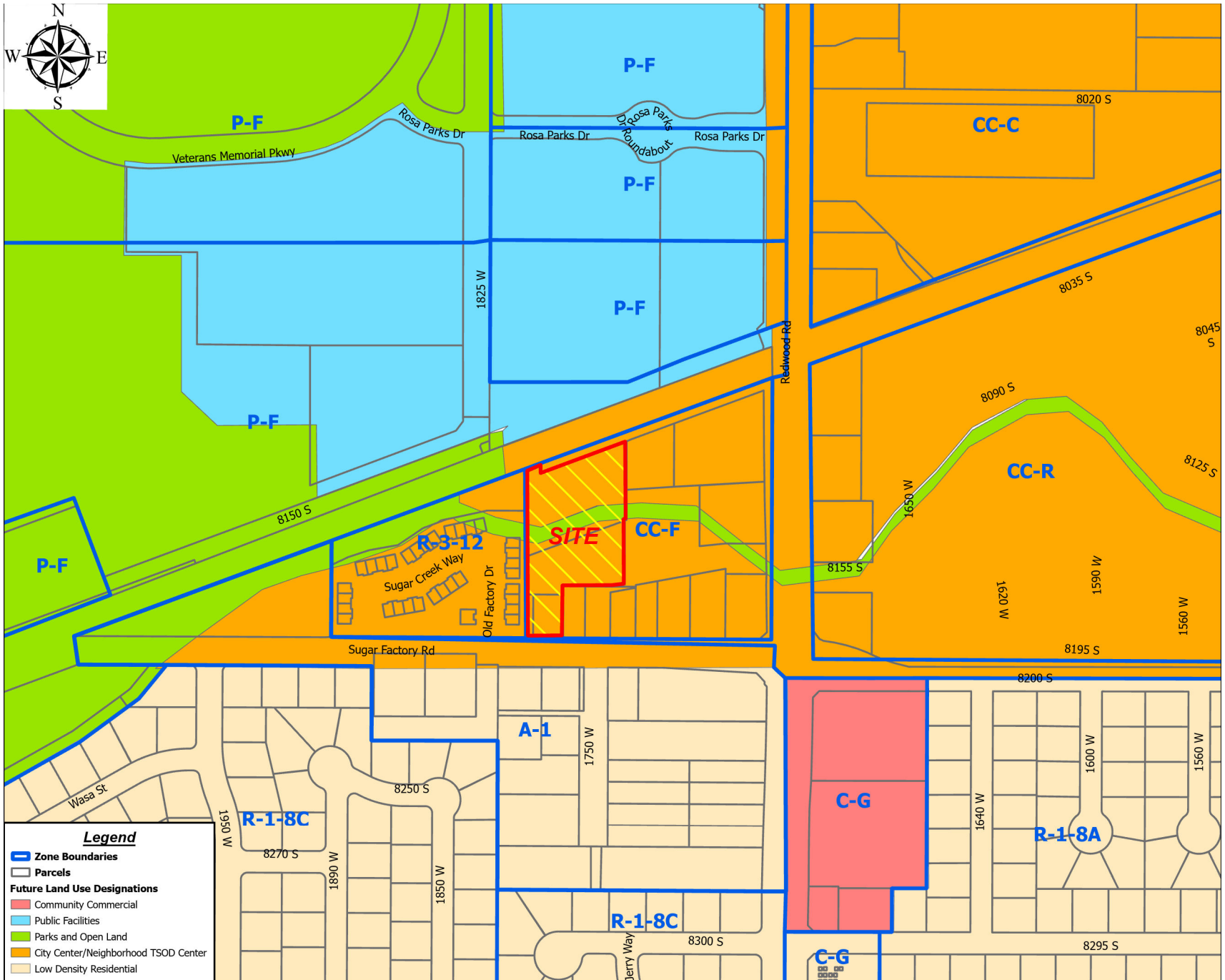
Vicinity Map

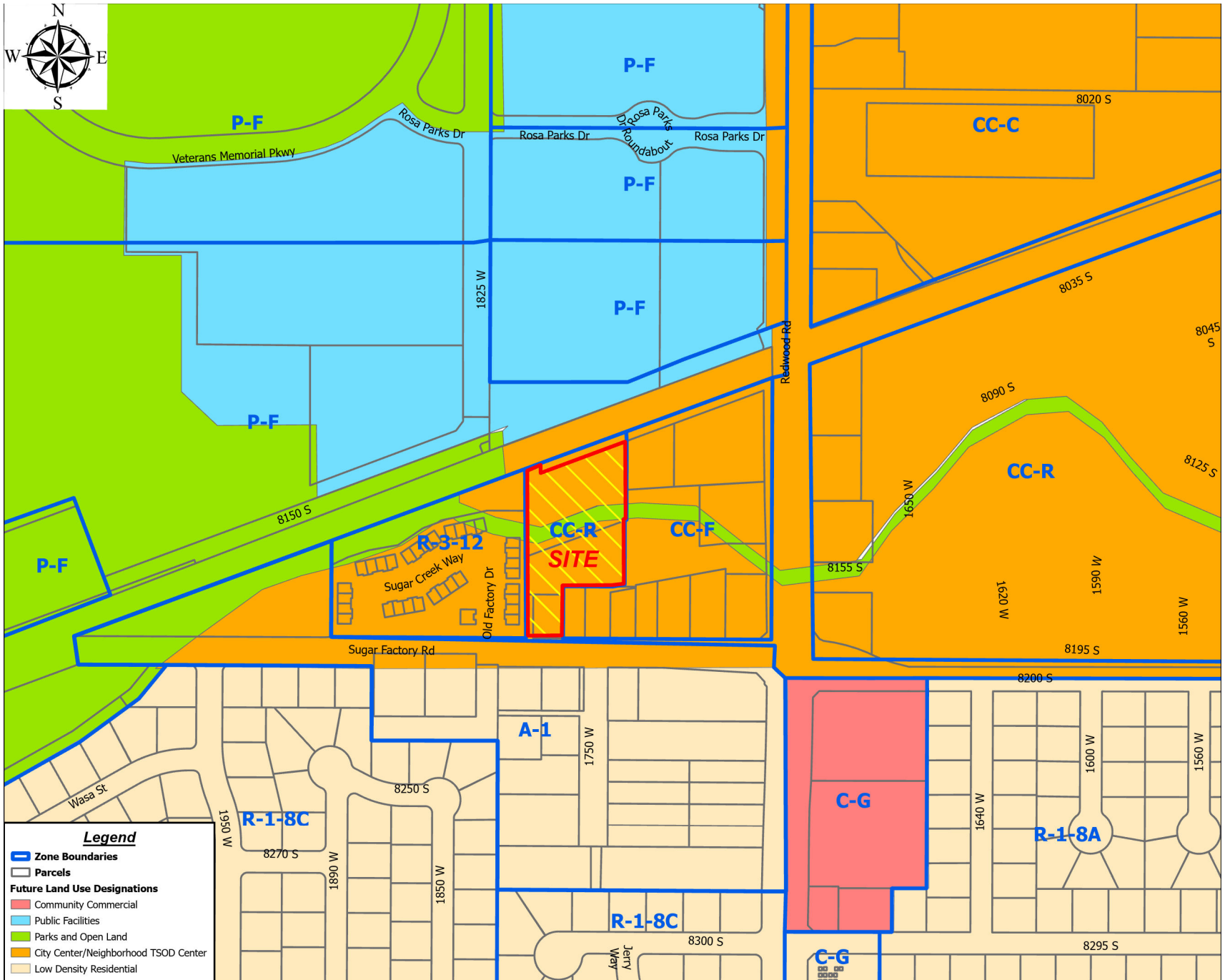
Existing Zoning & Future Land Use Map

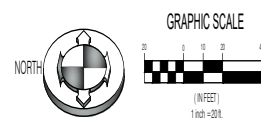
Proposed Zoning & Existing Future Land Use Map

Updated Concept Plan
Pre-Application Meeting Comments
Original Concept Plan









NOTE:
THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES ALL LIABILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD BENCHMARK, INDEMNIFY AND DEFEND BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.



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PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	Sugar Factory on the Creek Townhomes/Apartments
PROJECT ADDRESS:	1790 West Sugar Factory Road
DATE:	April 15, 2025
TO:	Dale Bennett
FROM:	Mark Forsythe

The following are departmental comments regarding your Pre-Application request:

PLANNING & ZONING DEPARTMENT / PROJECT MANAGER:

Mark Forsythe

801-569-5098

mark.forsythe@westjordan.utah.gov

Review Processes:

1. ADEQUATE PUBLIC FACILITIES STUDY, PRELIMINARY DEVELOPMENT PLAN, MASTER DEVELOPMENT AGREEMENT, REZONE

To access the required application packets/checklists, please use the following links:

Adequate Public Facilities Study: See attached Checklist B. Coordinate with Public Utilities (Dave Murphy) for details.

Development Plan (Preliminary): <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Development-Plan.pdf>

Master Development Agreement: Prepared by an attorney and reviewed by the City Attorney's Office

Rezone: <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Zoning-Map-Amendment.pdf>

Process:

- a. Adequate Public Facilities Study needed to determine how the project will be serviced. Refer to the Adequate Public Facilities Study Coordinate with Public Utilities.
- b. Revise plans based on Pre-App comments, FEMA study. Meet with staff.
- c. City Council Committee of the Whole Meeting
(Not a public hearing, does not guarantee nor grant any form of approval)
 - Determine if the City Council will accept the overall concept or reject it.



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- Advice from the City Council concerning density, amenities, architecture, walkability, trails, overall design, building height, etc.
- The City Council is focused on budget discussions for the next two months so the soonest meeting will likely be in July, if we can get updated plans a month in advance.

d. Formal Submittal

- Submit all of the plans, renderings, documents and information listed on each application's checklist included in each application packet.
- Review fees paid

e. Staff Review

- 20 business days minimum for 1st review
- 10 business days minimum for each subsequent review

f. Design Review Committee

- Reviewed by the DRC prior to the Planning Commission hearing.
- Will be put on the agenda once all design-related comments have been addressed and resolved.
- Meets on the 4th Tuesday of each month.

g. Planning Commission (Public Hearing)

- Meets on the 1st and 3rd Tuesday of each month.
- Plans must be approved by all review teams before the project will be put on the agenda.
- As the applicant, you will need to present your project to the Planning Commission, explaining how it meets all criteria for approval.
- The Planning Commission will then make a decision to recommend approval or denial to the City Council.

h. City Council (Public Hearing)

- Make all changes requested by the Planning Commission
- Meets on the 2nd and 4th Tuesday of each month
- As the applicant, you will need to present your project to the City Council, explaining how it meets all criteria for approval.
- The City Council will then make a decision to approve or deny the proposal.



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Once the City Council has approved the Rezone, Preliminary Development Plan and the Master Development Agreement, you may then apply for the Preliminary Site Plan and Preliminary Major Subdivision review.

2. PRELIMINARY SITE PLAN, PRELIMINARY MAJOR SUBDIVISION

To access the required application packets/checklists, please use the following links:

Site Plan (Preliminary): <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Site-Plan.pdf>

Major Subdivision (Preliminary): <https://www.westjordan.utah.gov/wp-content/uploads/2024/11/00November-2024-Preliminary-Major-Subdivision-Packet.pdf>

Process:

a. Formal Submittal

- Submit all of the plans, plat, documents and information listed on each application's checklist included in each application packet.
- Review fees paid

b. Staff Review

- 15 business days minimum for 1st review
- 10 business days minimum for 2nd review

c. Design Review Committee

- Reviewed by the DRC prior to the Planning Commission hearing.
- Will be put on the agenda once all design-related comments have been addressed and resolved.
- Meets on the 4th Tuesday of each month.

d. Planning Commission

- Meets on the 1st and 3rd Tuesday of each month.
- Plans must be approved by all review teams before the project will be put on the agenda.
- As the applicant, you will need to present your project to the Planning Commission, explaining how it meets all criteria for approval.
- The Planning Commission will then make a decision to approve or deny the proposal.

Once the Planning Commission has approved the Preliminary Site Plan and the Preliminary Major Subdivision, you may then apply for the Final Site Plan, Final Major Subdivision and Final Development Plan review.



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3. FINAL SITE PLAN, FINAL MAJOR SUBDIVISION, FINAL DEVELOPMENT PLAN

To access the required application packets/checklists, please use the following links:

Site Plan (Final): <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Site-Plan.pdf>

Major Subdivision (Final): <https://www.westjordan.utah.gov/wp-content/uploads/2024/11/November-2024-Final-Major-Subdivision-Packet.pdf>

Development Plan (Final): <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Development-Plan.pdf>

Process:

a. Formal Submittal

- Submit all of the plans, documents and information listed on each application's checklist included in each application packet.
- Review fees paid

b. Staff Review

- 20 business days minimum for 1st review
- 20 business days for 2nd review
- Plans and plat approved by staff once all review departments have no further redline comments.
 - Once approved, plan sets will be signed, impact fees will be paid, public improvement bonds will be posted, and a pre-construction meeting will be held.
 - Plat mylar will need to be reviewed and signed by all responsible parties and recorded at the Salt Lake County Recorder's Office.

Comments:

1. A Master Development Plan will need to be prepared in accordance with [§13-5I-13](#) and [§13-6G-17](#) of the West Jordan City Code. The MDP must be comprised of the following chapters. Each chapter must include thorough narratives, color graphics, conceptual plans and high-quality color renderings:

- a. Location and vicinity
- b. Land features (canal, topography, size, etc.)
- c. Property history and ownership
- d. Land Uses (existing and proposed)
- e. Development Proposal Narrative, with Concept Site Plan
- f. Development character/style
- g. Phasing plan, expected timeline of development



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- h. Public & private areas (plan)
 - i. Open Space (useable and passive; open space plan)
 - j. Floodplain and FEMA, SLCo requirements
 - k. Trails and riparian corridor improvements (trail/riparian corridor plan)
 - l. Walkability (circulation map)
 - m. Road cross-sections (including sidewalk, park strip, curb & gutter)
 - n. Amenities (amenities plan)
 - o. Building Architecture (elevations, 3-D renderings)
 - p. Fencing & walls
 - q. Lighting
 - r. Utilities & infrastructure (including studies, exhibits, plans, etc.)
2. Each development will need to meet the parking requirements of §13-5I-9G and §13-6G-9A-1 of the West Jordan City Code:
- a. Base parking:
 - i. minimum 1 space per unit + ½ space per additional bedroom
 - ii. maximum 1½ spaces per unit.
 - b. Guest Parking: 1 space per 4 units
 - c. The City Council may have flexibility on the maximum number of spaces if outlined as a provision in the Master Development Agreement.
3. The multi-use asphalt trail along Bingham Creek needs to be 12' wide and placed 7 feet away from the creek bank per §13-5I-10B-5. The opposite side will need to maintain 10' of clearance from the bank for maintenance.
4. Stormwater retention/detention basins cannot be included as part of fulfilling the open space requirements or calculations per §13-5I-10B-3f of the West Jordan City Code. Use of an underground detention tank underneath the park may be an acceptable alternative.
5. A 20' landscape buffer is required adjacent to neighboring residential properties per §13-13-6A-6 and §13-13-8 of the West Jordan City Code. Such buffers may be reduced to 16' through Administrative Relief from the Zoning Administrator provided the difference in landscaping is made up somewhere else in the development.
6. All sidewalks must be 5' wide per §13-5I-7-A2 and §13-5I-7-C2 of the West Jordan City Code.



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7. A 5' park strip (Amenity Zone) and road curb is required between the private street and the sidewalk per §13-5I-7A of the West Jordan City Code.
 8. Bike parking (1 space per 3 units) must be provided in well lit public spaces that deter theft per §13-6G-10 of the West Jordan City Code.
 9. All utility lines must be buried underground per §8-2-4 of the West Jordan City Code.
-

PUBLIC UTILITIES ENGINEER:

David Murphy
801-569-5074

david.murphy@westjordan.utah.gov

Comments:

WATER

1. These properties (3 lots) currently have 3 ERC attributed to them (1 per lot). The future land use map shows the area as City Center/Neighborhood TSOD Center. This land use may allow the density shown, but not without a full adequate public facilities checklist B once the full density request is known. The beginning point of this analysis would be for the 24 townhome units currently shown.
2. The City does not maintain utilities in private roads. An HOA would need to be formed to maintain the private utilities.
3. Digging to Water depths, and also for any basements, may be into the cap remediation depth for the lead and arsenic contaminated soils area, and doing so will require a full remediation plan prior to any excavation.

SEWER

1. These properties sewer service may be difficult, from a cost perspective, to obtain. There is an 8 inch line in Sugar Factory Road that may reach only the properties south of Bingham Creek. The Northern property sewer service may be able to be serviced from the Redwood Road 15 inch pipe, or from the 8 inch pipe that services



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the City's Police and Courts building. Either of these options for the north property would be very expensive (a bore under the Redwood Road concrete with UDOT permitting, or a bore under the UTA rail line, with permitting through UTA). A depth analysis needs to be completed before all proper connection points will be known.

2. The future land use map shows the area as City Center/Neighborhood TSOD Center. This land use may allow the density shown, but not without a full adequate public facilities checklist B once the full density request is known. The beginning point of this analysis would be for the 24 townhome units currently shown.
3. Digging to sewer depths, and also for any basements, will be into the cap remediation depth for the lead and arsenic contaminated soils area, and doing so will require a full remediation plan prior to any excavation.

STORM DRAINAGE

1. These properties have a FEMA floodplain Zone AE bisecting them from east to west over the Bingham Creek area. Full compliance with FEMA regulations, Salt Lake County Flood Control rules, ordinances, and statutes, and City Ordinances and standards are required.
2. Setback requirements for this 100 year storm water conveyances are shown in the Storm Drain Master Plan report show that the required channel and trail coverage zone is 186 feet wide. This area is not shown on the site plan.
3. A full storm drain report and L.I.D. calculations for the property will be required.
4. Digging to Storm drain depths, and also for any basements, may be into the cap remediation depth for the lead and arsenic contaminated soils area, and doing so will require a full remediation plan prior to any excavation.
5. Crossing of Bingham Creek will require a LOMR (Letter of Map Revision) approval from FEMA, Salt Lake County Flood Control, and the City of West Jordan for the apartment site north of Bingham Creek.

PUBLIC WORKS ENGINEER:



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Nate Nelson
801-569-5072

nate.nelson@westjordan.utah.gov

Comments:

1. Bingham Creek is a County and State regulated natural stream. It currently has steep, unstable banks. It may be necessary to pull the banks back to a more gradual and stable slope. Any work in or near the stream will require permits from Salt Lake County and the Utah State Engineers office.
2. Any work within the FEMA floodplain will need a flood control permit from the West Jordan City.
3. A minimum of 10' buffer is required by code between the edge of the creek and the trail.

TRAFFIC ENGINEER:

Nestor Gallo
801-569-5047

nestor.gallo@westjordan.utah.gov

Comments:

1. Sugar Factory Rd is a collector road with a master-planned ten-foot-wide regional trail and buffered bike lanes. On-street parking will not be allowed.
2. Show the dimensions for the driving aisle width and length.
3. Show the proposed concrete driveway width and length.
4. A minimum driving aisle width of 26 feet is required for buildings exceeding 30 feet.
5. NO PARKING AT ANY TIME signs along the driving aisle will be required.



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FIRE DEPARTMENT:

Paul Brockbank

801-260-7354

paul.brockbank@westjordan.utah.gov

Comments:

1. Provide a Building Code Analysis for each typical building that identifies total building square footage (all floors, mezzanines and garages) and construction type. This information is required to determine fire flow, flow duration, and number of fire hydrants needed for the project.
2. Show the closest existing fire hydrant on Sugar Factory Road and its distance to the project entrance.
3. Turn radius is 30' inside and 50' outside.
4. Any dead-end road that exceeds 150' requires an approved emergency vehicle turnaround.

REAL PROPERTY ADMINISTRATION:

David Clemence

801-569-5132

david.clemence@westjordan.utah.gov

Comments:

1. We will need evidence that Bank Place has been vacated, or it must be treated as a public road.
2. The waterline must be privately owned, as the 20-foot-wide roadway into the project is not sufficient for a City-owned waterline amongst other utilities.
3. An access and maintenance easement must be granted to Salt Lake County for Bingham Creek (for the Creek itself, as well as access to the Creek), large enough to



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access the creek with oversized maintenance vehicles, as Bingham Creek is a Salt Lake County Flood Control channel.

Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at:

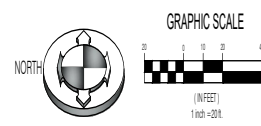
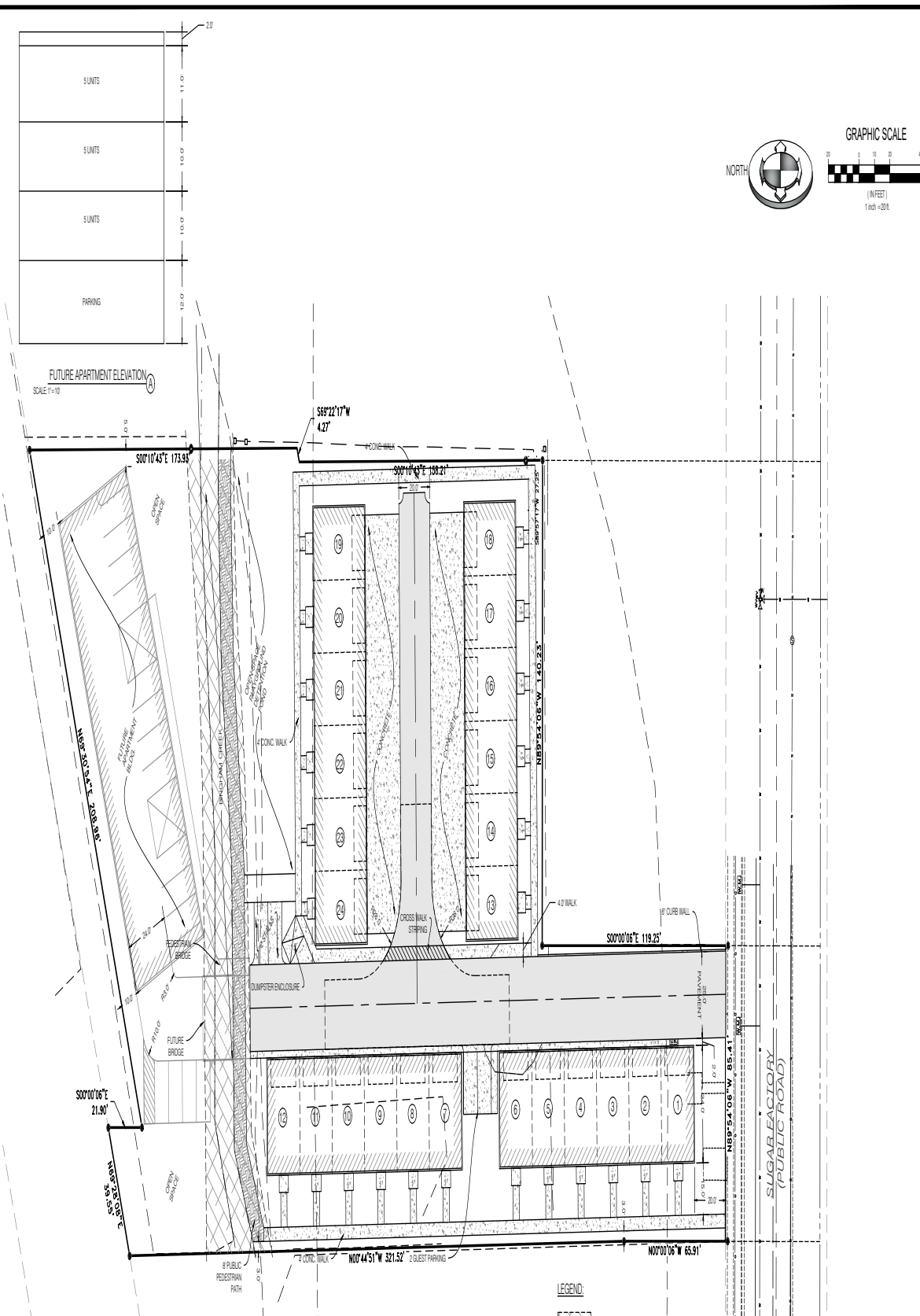
https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-38187

If the plans change significantly, another Pre-Application Meeting may be required.

Impact Fees are charged on all developments to help pay for construction costs of off-site capital improvements that service all development in West Jordan. These fees are implemented to mitigate the economic burden on The City of West Jordan in its efforts to support growth within the city. Impact Fees are assessed at the end of the review process and need to be paid before the project can be approved for construction.

If you have any questions regarding any of the review comments, please feel free to contact either the project manager or project team member.

Thank you.



FUTURE APARTMENT ELEVATION
SCALE 1/4"=10'

AREA TABLE		
BUILDINGS	34,087 SF	31%
HARDSCAPE	25,022 SF	22%
LANDSCAPE	28,483 SF	27%
TOTAL	77,592 SF	100%

TOWNHOMES PARKING COUNT		
GARAGES 36x2	48	
DRIVEWAYS (12x2)	24	
GUEST	4	
TOTAL	76	

FUTURE APARTMENT PARKING		
PARKING GARAGE	11	
GUEST	4	
TOTAL	15	

- LEGEND:
- AE ZONE
 - 8' PUBLIC PEDESTRIAN PATH
 - NEW ASPHALT
 - NEW CONCRETE

NOTE:
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DATE: 08/01/2018

BY: [Signature]

PROJECT: SUGAR FACTORY ON THE CREEK TOWNHOMES & APARTMENTS

CLIENT: SUGAR FACTORY ON THE CREEK TOWNHOMES & APARTMENTS

PROJECT NO: 1790 W SUGAR FACTORY RD, WEST JORDAN CITY, UTAH

PROJECT ADDRESS: 1790 W SUGAR FACTORY RD, WEST JORDAN CITY, UTAH

PROJECT PHONE: 801.462.0001

PROJECT FAX: 801.462.0002

PROJECT EMAIL: info@benchmarkcivil.com

PROJECT WEBSITE: www.benchmarkcivil.com

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

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www.benchmarkcivil.com

CONCEPT

CONCEPT

CONCEPT

1 OF 1



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 07/08/2025

Presenter: Patrick Boice, Senior Assistant City Attorney

Deadline of item :

Applicant:

Department Sponsor: Comm. Development - Bus. Lic

Agenda Type: DISCUSSION TOPICS

Presentation Time: 20 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of proposed revisions to Articles D and H of Title 4, Chapter 2, regarding provisions for Home Occupations and Massage establishments.

2. EXECUTIVE SUMMARY

Staff is requesting input from the Council on two matters within [Title 4, Chapter 2 of West Jordan City Code](#):

1. Proposed revisions to the licensing of home occupations (Article D).
 - a. Eliminate contradicting requirements between Title 4 and Title 13.
 - b. Simplify process for those looking to conduct a home occupation.
 - c. Remove unused or unnecessary requirements from code.
2. Proposed revisions to the licensing of massage establishments (Article H).
 - a. Enhancing regulation of massage business licensing.
 - b. Additions to code are to bring the city in line with recent changes to state law which go into effect in October 2025.
 - c. Additions to code are focused on reducing illicit activities in the community.

Note that there are other sections of Chapter 2 which need review; some sections need simple updates while others may need to be removed altogether. Instead of addressing the entire chapter at once, these remaining sections will be brought before the Council one or two at a time in upcoming COTW meetings for brief feedback and consideration.

3. TIME SENSITIVITY / URGENCY

No significant time urgency

4. FISCAL NOTE

No anticipated fiscal impact.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

Title 4, Chapter 2 was most recently considered by the City Council in the [April 22, 2025 City Council meeting](#), specifically regarding the Good Landlord Program (Article R).

As mentioned in the Executive Summary, Administrative Staff anticipates future review of remaining Articles of Chapter 2 in the coming months (one or two at a time), agenda availability pending.

Applicable Guiding Principles from the General Plan

- **ECONOMIC DEVELOPMENT**

- Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.
- Diversify and strengthen the employment and tax base in the City of West Jordan.

8. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. ATTACHMENTS

Special Licensing and Regulation of Specific Business (List)

Article D – Redline

Article D – Clean

Article H – Redline

Article H - Clean

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CHAPTER 2 SPECIAL LICENSING AND REGULATION OF SPECIFIC BUSINESSES

ARTICLE A. RESERVED

ARTICLE B. AUCTIONS AND AUCTIONEERS

ARTICLE C. CHRISTMAS TREE SALES

ARTICLE D. HOME OCCUPATIONS

ARTICLE E. TEMPORARY MERCHANTS

ARTICLE F. RESIDENTIAL SOLICITATION AND ICE CREAM WAGONS

ARTICLE G. ARCADES

ARTICLE H. MASSAGE

ARTICLE I. SEXUALLY ORIENTED BUSINESSES AND EMPLOYEES

ARTICLE J. PROFESSIONAL DANCERS AND ENTERTAINERS

ARTICLE K. PUBLIC DANCES AND DANCE STUDIOS

ARTICLE L. AGRICULTURAL VENDORS

28

29 ARTICLE M. SCRAP METAL PROCESSORS

30

31 ARTICLE N. SECONDHAND, ANTIQUE AND JUNK DEALERS

32

33 ARTICLE O. PAWNBROKERS

34

35 ARTICLE P. NUMISMATIC AND BULLION DEALERS

36

37 ARTICLE Q. EMPLOYMENT AGENCIES

38

39 ARTICLE R. RENTAL HOUSING/GOOD LANDLORD PROGRAM

40

41 ARTICLE S. WRECKER/TOWING/IMPOUND SERVICES

42

43 ARTICLE T. TOBACCO SPECIALTY BUSINESSES

44

45 ARTICLE U. RESIDENTIAL TREATMENT FACILITIES

46

47 ARTICLE V. MOBILE FOOD BUSINESS

ARTICLE D. HOME OCCUPATIONS

SECTION:

~~4-2D-1: Definition And Purpose~~

4-2D-~~21~~: Requirements

4-2D-~~32~~: Procedure

4-2D-~~43~~: Fees

~~4-2D-5: License Renewal; Inspection~~

4-2D-~~46: Other Licenses Required~~Compliance With Other Regulations

~~4-2D-1: DEFINITION AND PURPOSE:~~

~~A home occupation is any business or income producing activity conducted from a residential property. The home occupation provisions are intended to provide opportunities for minor in-home businesses which do not require the facilities of or have the impacts of larger concerns. Home occupations do not include occasional baby sitting at the dwelling which would not be classified as a daycare or preschool operation. Home occupations are considered accessory uses in residential and agricultural zones. Garage or yard sales are not considered home occupations but may be held no more than two (2) calendar days per year. Sales of night crawlers gathered from the subject property, lemonade stands and similar occasional activities related to the subject premises are not considered home occupations. Home occupations will have no significant impact on the neighborhoods in which they are located and are considered to be secondary and incidental to and compatible with residential use. (Ord. 17-36, 6-28-2017)~~

4-2D-~~21~~: REQUIREMENTS:

~~The following requirements shall apply to any home occupation:~~

A. Definition.

A home occupation is a business, profession, occupation, or trade conducted on a residential property.

B. ~~A.~~ Home occupations shall ~~be required to~~ obtain and maintain a ~~current City~~ general business license from the City of West Jordan ~~only if:~~

1. They are not listed as a permitted home occupation in Section 13-11-3 of this Code, or

2. ~~if~~ it is determined ~~to that the business will~~ have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone.

C. Home occupations ~~not required to obtain a business license that do not have an offsite impact that materially exceeds the offsite impact of the primary residential use alone~~ may receive a business license from the ~~City~~ city at their request so long as ~~an application is completed and~~ the ~~administrative~~ fee associated with ~~this the~~ license is paid in full.

~~B. The following home occupations have been determined to have a combined offsite impact that materially exceeds the offsite impact of the primary residential use alone. These home occupations shall meet all requirements of this title:~~

~~1. In-home child or adult care and preschool businesses;~~

~~2. Businesses that require or attract more than ten (10) vehicle trips per day, including but not limited to package delivery, client visits, and employee trips;~~

~~3. Businesses that have more than two (2) employees who live outside of the residence but work in the home;~~

~~4. Any business that is required to have a fire inspection; and~~

D. ~~5. Any home occupation that the combined offsite impact of the home occupation and the primary residential use materially exceeds the offsite impact of the primary residential use alone as determined by the City at its discretion after having inspected the home occupation in response to complaints from surrounding property owners. All home occupations must comply with zoning restrictions as contained in Title 13, Chapter 11 of this Code. (Ord. 17-36, 6-28-2017)~~

4-2D-~~32~~: PROCEDURE:

A. All applications for a ~~City home~~ business license ~~involving a home occupation~~ shall be referred to the City Zoning Administrator, ~~or their designee,~~ for ~~clearance review,~~ before any business license is issued. ~~Clearance shall not be given unless the Zoning Administrator is satisfied that~~ Approval of the application is contingent upon the applicant ~~meets meeting~~ all of the home occupation ~~zoning~~ standards imposed by ~~Title 13, Chapter 11 of~~ this Code.

B. More than one ~~(1)~~ home occupation may be associated with a residential dwelling, provided that all home occupations associated with a residential dwelling shall collectively comply with the regulations of this section.

~~The City may place additional restrictions on a home occupation relating to hours of operation, parking, traffic or other matters as it deems necessary to mitigate impacts on~~

~~the neighborhood and the City in general.~~ (Ord. 12-13, 6-13-2012; § 4-2D-2, amd. Ord. 17-36, 6-28-2017)

4-2D-~~43~~: FEES:

The ~~license~~ fee for a ~~City home business~~home occupation license shall be as ~~provided by City Council resolution from time to time~~set in the consolidated fee schedule. (Ord. 12-13, 6-13-2012; § 4-2D-3, amd. Ord. 17-36, 6-28-2017)

~~4-2D-5: LICENSE RENEWAL; INSPECTION:~~

~~—A. The City reserves the right to inspect any and all premises licensed for home occupation during reasonable hours to determine compliance with the provisions of this title.~~

~~—B. On the anniversary date of a City home business license, the premises will be inspected by or at the direction of the business license authority for any hazards that may have been installed after the initial inspection. (Ord. 12-13, 6-13-2012; § 4-2D-4, amd. Ord. 17-36, 6-28-2017)~~

4-2D-~~64~~: ~~OTHER LICENSES REQUIRED~~COMPLIANCE WITH OTHER REGULATIONS:

Whether a ~~City~~ business license is required under this chapter does not relieve the home occupation of any ~~requirement~~regulation of the State, County, ~~City~~ or any other public agency relating to the type of business being ~~licensed~~conducted.; ~~including the requirement to also obtain a general City business license.~~ (Ord. 12-13, 6-13-2012; § 4-2D-1, amd. Ord. 17-36, 6-28-2017)

1 ARTICLE D. HOME OCCUPATIONS

2 SECTION:

3 4-2D-1: Requirements

4 4-2D-2: Procedure

5 4-2D-3: Fees

6 4-2D-4: Compliance With Other Regulations

7
8 4-2D-1: REQUIREMENTS:

9 A. Definition.

10 A home occupation is a business, profession, occupation, or trade conducted on
11 a residential property.

12 B. Home occupations shall obtain and maintain a general business license from the
13 City of West Jordan if:

14 1. They are not listed as a permitted home occupation in Section 13-11-3 of
15 this Code, or

16 2. It is determined that the business will have a combined offsite impact that
17 materially exceeds the offsite impact of the primary residential use alone.

18 C. Home occupations not required to obtain a business license may receive a
19 business license from the city at their request so long as an application is
20 completed and the fee associated with the license is paid in full.

21 D. All home occupations must comply with zoning restrictions as contained in Title
22 13, Chapter 11 of this Code. (Ord. 17-36, 6-28-2017)

23 4-2D-2: PROCEDURE:

24 A. All applications for a business license involving a home occupation shall be
25 referred to the City Zoning Administrator, or their designee, for review, before any
26 business license is issued. Approval of the application is contingent upon the
27 applicant meeting all of the home occupation standards imposed by Title 13,
28 Chapter 11 of this Code.

29 B. More than one home occupation may be associated with a residential dwelling,
30 provided that all home occupations associated with a residential dwelling shall
31 collectively comply with the regulations of this section.

32 (Ord. 12-13, 6-13-2012; § 4-2D-2, amd. Ord. 17-36, 6-28-2017)

33 4-2D-3: FEES:

34 The fee for a home occupation license shall be as set in the consolidated fee schedule.
35 (Ord. 12-13, 6-13-2012; § 4-2D-3, amd. Ord. 17-36, 6-28-2017)

36 4-2D-4: COMPLIANCE WITH OTHER REGULATIONS:

37 Whether a business license is required under this chapter does not relieve the home
38 occupation of any regulation of the State, County, or any other public agency relating to
39 the type of business being conducted. (Ord. 12-13, 6-13-2012; § 4-2D-1, amd. Ord. 17-
40 36, 6-28-2017)

ARTICLE H. MASSAGE

SECTION:

[4-2H-1: Definitions](#)

[4-2H-2](#): License Required

[4-2H-3](#): Prohibited Acts

[4-2H-4: Massage Establishment Requirements](#)

[4-2H-5: Massage Technician Requirements](#)

[4-2H-6: Limitations if Site of Prior Revocation](#)

[4-2H-7: License Not Transferable](#)

~~4-2H-1: LICENSE REQUIRED~~ [DEFINITIONS:](#)

[All definitions used herein shall have the same meaning as those found in Utah Code section 58-47b-102, or successor provision.](#)

[4-2H-2: LICENSE REQUIRED:](#)

- [A. It is unlawful for any person, or business, to engage in, carry on, or conduct the business of massage in the city without first obtaining a general city business license and a specialty massage license.](#)
- [B. The following massage service providers are exempt from the specialty massage license requirement in subsection A:](#)
 - [a. Physicians, surgeons, chiropractors, osteopaths, nurses, or any physical therapists, who are duly licensed to practice their respective professions in the State of Utah and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering massage services subject to review or oversight by the licensed person;](#)
 - [b. Barbers and cosmetologists who are duly licensed under the laws of the State of Utah, while engaging in practices within the scope of their licenses, and limited to the massaging of the neck, face, scalp, hands, or feet of the clients;](#)

c. Employees of hospitals, nursing homes, mental health facilities, or any other health facilities duly licensed by the State of Utah, while acting within the scope of their employment;

d. Massage performed as part of a home occupation.

~~It is unlawful for any person to engage in, carry on or conduct the business of massage in the city without first obtaining a city business license.~~ (Ord. 12-13, 6-13-2012; amd. Ord. 19-47, 12-04-2019, Effective at 12 noon on January 6, 2020)

4-2H-2: PROHIBITED ACTS:

It is unlawful to engage in the following conduct at a licensed massage business:

A. It is unlawful for any person to practice or engage in or attempt to practice or engage in massage, without first being licensed by the state as a massage technician or massage apprentice.

B. It is unlawful to serve, store, allow to be served, or allow to be consumed any alcoholic beverage on the licensed premises of a massage establishment.

C. It is unlawful for a massage practitioner, or any employee of a massage establishment, to engage in lewd conduct on business premises, including locations designated by the client through an outcall massage service. Lewd acts include, but are not limited to: the performance of acts or simulated acts of sexual intercourse, masturbation, bestiality, copulation (oral, anal or vaginal), or flagellation; the actual or simulated caressing or fondling by one adult human being of the anus, genitals or breasts, of another adult human being; the actual or simulated displaying of the pubic hair, anus, vagina, penis, vulva, buttocks, areola, or any other external genitalia of the human body. The existence of clothing, a towel, or any other such matter material on or covering either or both the massage practitioner or client does not alleviate the above restricted conduct, nor is it a defense to prohibited conduct. ~~The following acts are prohibited:~~

~~—A.—State License Required: It is unlawful for any person to practice or engage in or attempt to practice or engage in massage, without first being licensed by the state as a massage technician or massage apprentice.~~

~~—B.—Alcohol: It is unlawful to serve, store, allow to be served, or allow to be consumed any alcoholic beverage on the licensed premises of a massage establishment.~~

~~—C.—Massaging Specified Anatomical Areas: It is unlawful for a massage technician, massage apprentice, or any employee of a massage establishment to touch or offer to touch or massage the specified anatomical areas of customers.~~

~~—D. Sexual Activity: It is unlawful for the massage technician, massage apprentice, or any customer or employee of the massage establishment, to display to any other person any "specified anatomical area" or to engage in any "specified sexual activity", while on the premises of the massage establishment. (Ord. 12-13, 6-13-2012)~~

4-2H-4: MESSAGE ESTABLISHMENT REQUIREMENTS:

All massage establishments shall comply with the following requirements:

A. Provide verification of registry with the State of Utah pursuant to Section 58-47b-301.1 of the State Code or successor provision.

B. Windows into the lobby area of the business must remain unobstructed and transparent to outside viewers. Opaque window coverings or graphics are prohibited.

C. Business hours are restricted to between 7:00 AM and 8:00 PM.

D. It is unlawful for a person to reside in or stay the night at a licensed massage location.

E. State licenses for each masseuse must be displayed in the front lobby. The legal name of each practitioner as well as the Department of Professional Licensing (DOPL) number must be visible.

F. A massage establishment must present a copy of the business floor plan to the city licensing authority.

G. The full name, address, and phone number of all the massage establishment's employees, independent contractors, and any other persons who are performing massage and a copy of their valid Utah massage therapist license and valid government issued photo identification must be provided with an application for a license.

H. It is unlawful to employ anyone under the age of 18 at a massage establishment.

I. A massage establishment is only allowed in zones permitted in Title 13 of this Code.

J. Security cameras are only permitted in the lobby area of a massage establishment.

K. No license shall be issued under this Article until an on-site inspection has been completed by the Business License Official or their designee.

4-2H-5: MESSAGE PRACTITIONER REQUIREMENTS:

Any person performing massage shall comply with the following requirements:

A. A massage practitioner must be properly licensed with DOPL prior to performing massage.

B. Massage practitioners shall remain fully clothed in opaque clothing while administering massage or are otherwise in an area accessed or used by the public

99 or clientele. See-through clothing or attire that exposes the individual's areolas,
100 breasts, buttocks, or genitals is prohibited.

101 4-2H-6: BUSINESS LOCATION LIMITATIONS IF SITE OF PRIOR REVOCATION

102 The Business License Official may not license a massage establishment at a location for a
103 period of one year where a previous massage establishment was located and had its
104 license revoked or suspended.

105 4-2H-7: LICENSE NOT TRANSFERABLE

106 A license issued under this Article shall not be transferred under any circumstances,
107 including but not limited to sale of the business.

ARTICLE H. MASSAGE

SECTION:

4-2H-1: Definitions

4-2H-2: License Required

4-2H-3: Prohibited Acts

4-2H-4: Massage Establishment Requirements

4-2H-5: Massage Technician Requirements

4-2H-6: Limitations if Site of Prior Revocation

4-2H-7: License Not Transferable

4-2H-1: DEFINITIONS:

All definitions used herein shall have the same meaning as those found in Utah Code section 58-47b-102, or successor provision.

4-2H-2: LICENSE REQUIRED:

A. It is unlawful for any person, or business, to engage in, carry on, or conduct the business of massage in the city without first obtaining a general city business license and a specialty massage license.

B. The following massage service providers are exempt from the specialty massage license requirement in subsection A:

a. Physicians, surgeons, chiropractors, osteopaths, nurses, or any physical therapists, who are duly licensed to practice their respective professions in the State of Utah and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering massage services subject to review or oversight by the licensed person;

b. Barbers and cosmetologists who are duly licensed under the laws of the State of Utah, while engaging in practices within the scope of their licenses, and limited to the massaging of the neck, face, scalp, hands, or feet of the clients;

c. Employees of hospitals, nursing homes, mental health facilities, or any other health facilities duly licensed by the State of Utah, while acting within the scope of their employment;

d. Massage performed as part of a home occupation.

(Ord. 12-13, 6-13-2012; amd. Ord. 19-47, 12-04-2019, Effective at 12 noon on January 6, 2020)

4-2H-2: PROHIBITED ACTS:

It is unlawful to engage in the following conduct at a licensed massage business:

A. It is unlawful for any person to practice or engage in or attempt to practice or engage in massage, without first being licensed by the state as a massage technician or massage apprentice.

B. It is unlawful to serve, store, allow to be served, or allow to be consumed any alcoholic beverage on the licensed premises of a massage establishment.

C. It is unlawful for a massage practitioner, or any employee of a massage establishment, to engage in lewd conduct on business premises, including locations designated by the client through an outcall massage service. Lewd acts include, but are not limited to: the performance of acts or simulated acts of sexual intercourse, masturbation, bestiality, copulation (oral, anal or vaginal), or flagellation; the actual or simulated caressing or fondling by one adult human being of the anus, genitals or breasts, of another adult human being; the actual or simulated displaying of the pubic hair, anus, vagina, penis, vulva, buttocks, areola, or any other external genitalia of the human body. The existence of clothing, a towel, or any other such matter material on or covering either or both the massage practitioner or client does not alleviate the above restricted conduct, nor is it a defense to prohibited conduct. (Ord. 12-13, 6-13-2012)

4-2H-4: MESSAGE ESTABLISHMENT REQUIREMENTS:

All massage establishments shall comply with the following requirements:

A. Provide verification of registry with the State of Utah pursuant to Section 58-47b-301.1 of the State Code or successor provision.

B. Windows into the lobby area of the business must remain unobstructed and transparent to outside viewers. Opaque window coverings or graphics are prohibited.

C. Business hours are restricted to between 7:00 AM and 8:00 PM.

D. It is unlawful for a person to reside in or stay the night at a licensed massage location.

E. State licenses for each masseuse must be displayed in the front lobby. The legal name of each practitioner as well as the Department of Professional Licensing (DOPL) number must be visible.

F. A massage establishment must present a copy of the business floor plan to the city licensing authority.

- G. The full name, address, and phone number of all the massage establishment's employees, independent contractors, and any other persons who are performing massage and a copy of their valid Utah massage therapist license and valid government issued photo identification must be provided with an application for a license.
- H. It is unlawful to employ anyone under the age of 18 at a massage establishment.
- I. A massage establishment is only allowed in zones permitted in Title 13 of this Code.
- J. Security cameras are only permitted in the lobby area of a massage establishment.
- K. No license shall be issued under this Article until an on-site inspection has been completed by the Business License Official or their designee.

4-2H-5: MESSAGE PRACTITIONER REQUIREMENTS:

Any person performing massage shall comply with the following requirements:

- A. A massage practitioner must be properly licensed with DOPL prior to performing massage.
- B. Massage practitioners shall remain fully clothed in opaque clothing while administering massage or are otherwise in an area accessed or used by the public or clientele. See-through clothing or attire that exposes the individual's areolas, breasts, buttocks, or genitals is prohibited.

4-2H-6: BUSINESS LOCATION LIMITATIONS IF SITE OF PRIOR REVOCATION

The Business License Official may not license a massage establishment at a location for a period of one year where a previous massage establishment was located and had its license revoked or suspended.

4-2H-7: LICENSE NOT TRANSFERABLE

A license issued under this Article shall not be transferred under any circumstances, including but not limited to sale of the business.



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 07/08/2025

Presenter: Kelvin Green/Pamela Bloom

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of Permitting and Regulating the Use of Golf Carts on City Streets

2. EXECUTIVE SUMMARY

Under Utah Code 41-6a-1510 a municipality may, by ordinance, allow a person to operate a golf cart on specified highways under the jurisdiction of the municipality.

Golf Carts are a solid and sustainable form of transportation for many individuals in the community and are exempted from requirements such as:

- titling, odometer statement, vehicle identification, license plates, and registration under Title 41, Chapter 1a, Motor Vehicle Act;
- the county motor vehicle emissions inspection and maintenance programs under Section 41-6a-1642;
- motor vehicle insurance under Title 41, Chapter 12a, Financial Responsibility of Motor Vehicle Owners and Operators Act;
- driver licensing under Title 53, Chapter 3, Uniform Driver License Act; and
- the uniform statewide fee described in Section 59-2-405.2.

West Jordan can authorize their use, and the City can designate, among other things:

- the highways a person may operate a golf cart;
- who may operate a golf cart on a highway; and
- hours during which a golf cart may operate on a highway.

3. TIME SENSITIVITY / URGENCY

none

4. FISCAL NOTE

none

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. MAYOR RECOMMENDATION

The Mayor would not support an ordinance permitting the use of golf carts on city streets.

7. COUNCIL STAFF ANALYSIS

[Utah State Law](#) does not permit the use of a golf cart on a highway unless it is authorized by the municipality in which the highway is located. In Utah, a “highway” is broadly defined as any public road, street, or way, including the entire area within the right of way that is open to public use for vehicular travel.

[St. George](#), [Nephi](#), [Hurricane](#), and [Highland](#) cities have ordinances permitting the use of golf carts. These cities have detailed certain city streets for golf cart use, age requirements, and designated speed limits. There are no Salt Lake County cities which permit the use of golf carts on city streets.

8. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. ATTACHMENTS

Map

Utah Code 41-6a-1510

Utah Code 72-3-102



Ownership

- West Jordan
- Private
- UDOT

0 0.25 0.5 1 Mile

Scale: 1:36,612

The attached map may not be accurate and should not be relied upon; it is for reference purposes only. Each party who uses this map does so at their own risk. The City of West Jordan does not guarantee that the attached map is sufficient for your intended use and disclaims responsibility for any claims or damages that might result from anyone who relies on the attached mapping information.

Effective 5/12/2020

41-6a-1510 Golf carts -- Operation on highways -- Registration, licensing requirements, titling, and taxes.

- (1)
 - (a) In accordance with this section and Section 10-8-30, a municipality may, by ordinance, allow a person to operate a golf cart on specified highways under the jurisdiction of the municipality.
 - (b) A person may not operate a golf cart on a highway unless authorized by the municipality in which the highway is located.
 - (c) If a municipality allows the operation of a golf cart on a highway in the municipality's jurisdiction, the municipality shall provide sufficient parameters regarding the operation of a golf cart on a highway to ensure public safety, including specifying:
 - (i) on which highways a person may operate a golf cart;
 - (ii) who may operate a golf cart on a highway; and
 - (iii) hours during which a golf cart may operate on a highway.
- (2) Subject to Subsection (4), a person operating a golf cart has all the rights and is subject to the provisions of this chapter applicable to the operator of any other vehicle.
- (3) A golf cart is exempt from the requirements of:
 - (a) titling, odometer statement, vehicle identification, license plates, and registration under Title 41, Chapter 1a, Motor Vehicle Act;
 - (b) the county motor vehicle emissions inspection and maintenance programs under Section 41-6a-1642;
 - (c) motor vehicle insurance under Title 41, Chapter 12a, Financial Responsibility of Motor Vehicle Owners and Operators Act;
 - (d) driver licensing under Title 53, Chapter 3, Uniform Driver License Act; and
 - (e) the uniform statewide fee described in Section 59-2-405.2.
- (4) Except as described in Subsections 41-6a-526(2) and (3), a golf cart shall comply with the same requirements as a bicycle for traffic rules under Title 41, Chapter 6a, Traffic Code.

Enacted by Chapter 84, 2020 General Session

72-3-102 State highways -- Class A state roads.

- (1) State highways comprise highways, roads, and streets designated under Chapter 4, Designation of State Highways Act.
- (2) State highways are class A state roads.
- (3) The state has title to all rights-of-way for all state highways.
- (4) The department has jurisdiction and control over all state highways.
- (5) The department shall construct and maintain each state highway using funds made available for that purpose.

Amended by Chapter 324, 2000 General Session



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 07/08/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item :

Applicant:

Department Sponsor: Admin. Services

Agenda Type: DISCUSSION TOPICS

Presentation Time: 45 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of Public Utilities Department, Risk, and IT Services Budget

2. EXECUTIVE SUMMARY

This work session is to facilitate open discussion in final preparation for the adoption of the FY2026 Budget. With all other budget items discussed in previous COTW meetings, this discussion is anticipated to center around three outstanding items: Public Utilities Department Budget, Risk Department Budget, and IT Services Department Budget.

3. TIME SENSITIVITY / URGENCY

Council must adopt a final budget no later than August 31, 2025.

4. FISCAL NOTE

Fiscal impact is dependent on any amendments adopted by the majority of the Council.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Initially scheduled to take place in June COTW meetings, the Public Utilities Department, Risk, and IT Services budgets were pushed to this COTW agenda (July 8) in order to prioritize discussions of the general fund and the proposed property tax increase.

The Utility Rates do not take effect until October 1, and Risk/IT budgets (and any item within the FY26 budget, for that matter) can be amended at any time through the end of August, if needed.

Timeline & Background Information

Although step 3 in the budget process has already occurred (see below), this discussion is still technically part of the second step in the budget process for the City Council.

- Step 1 - Receive the Mayor's Tentative Budget
 - This occurred in the [May 6, 2025 City Council Meeting](#).
- Step 2 - Discuss the tentative budget in Committee of the Whole meetings.
 - Previous budget discussions have happened on [May 13](#), [May 27](#), and [June 10](#), respectively.
- Step 3 – Via resolution, adopt the tentative budget and establish a date for a Public Hearing and adoption of final budget.

- [This occurred in the June 24, 2025 City Council Meeting.](#)
- Step 4 – Hold a Public Hearing for and adopt the final budget via ordinance.
 - Public Hearing scheduled for Tuesday, August 26, 2025.

7. POSSIBLE COUNCIL ACTION

Assuming the Council does not request an additional COTW meeting for budget discussion, the budgeting process would proceed with step 4, as explained above in the Council Staff Report.