



THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
July 08, 2025

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

PARTICIPATE IN MEETING

VIEW THE MEETING

Welcome to City Council meeting!

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

- To provide public comment, click "**Participate in Meeting**" (registration required)
- To observe the meeting, click "**View the Meeting**"

WEST JORDAN PUBLIC MEETING RULES

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CITY COUNCIL MEETING 7:00 PM

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. SPECIAL RECOGNITION**
 - a. West Jordan Police Department Badge Pinning
- 4. PUBLIC COMMENT**
- 5. PUBLIC HEARINGS**
 - a. Ordinance No. 25-23 Amendments to Multiple Sections of West Jordan City Code
Title 13 to Permit Short Term Rentals and Update a Related Definition
 - b. Resolution No. 25-039 requesting a fee waiver of \$855 for the American Foundation for Suicide Prevention Event
- 6. BUSINESS ITEMS**
 - a. Resolution No. 25-037 Formalizing the Appointment of the Chair, Vice-Chair and Past Chair Positions for the Period of July to December 2025
- 7. REPORTS TO COUNCIL**
 - a. City Council Reports
 - b. Council Office Report
 - c. Mayor's Report

d. City Administrator's Report

8. CONSENT ITEMS

- a. Approve Meeting Minutes
 - June 24, 2025 – Committee of the Whole Meeting
- b. Resolution No. 25-034 indicating the intent of the West Jordan City Council to adjust a common municipal boundary with West Valley City in the Oquirrh Highlands area.

9. ADJOURN

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: Need Council to take action

Meeting Date Requested : 07/08/2025

Presenter: Larry Gardner, City Planner

Deadline of item :

Applicant: West Jordan City

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-23 Amendments to Multiple Sections of West Jordan City Code Title 13 to Permit Short Term Rentals and Update a Related Definition

2. EXECUTIVE SUMMARY

The City Council approved Ordinance No. 25-12 at the [April 22, 2025 City Council Meeting](#) that allows for the administration - through business licensing - of short-term rentals in West Jordan. However, that ordinance did not address where short-term rentals will be permitted. The proposed ordinance will define a short-term rental and describe the respective zones where they will be permitted. The proposed ordinance will have short term rentals as permitted uses in A-1, A-5 and A-20 agriculture zones; R-1,R-2,R-3,RR and RE residential zones; PRD and P-C planned community zones; CC-C and CC-F City Center zones; IH-L and IH-D Integrated Housing zones; IO-Z Interchange Overlay zone; SW-Q Southwest Quadrant; VLSFR, LSFR, MFR West side Planning Area zones.

3. TIME SENSITIVITY / URGENCY

Not urgent.

4. FISCAL NOTE

No fiscal impact.

5. PLANNING COMMISSION RECOMMENDATION

Jimmy Anderson moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for this application with the caveat in the R-M Zone if they own their lot that short term rentals be permitted. The motion was seconded by John Roberts and passed 7-0 in favor.

6. ADMINISTRATIVE STAFF ANALYSIS

The proposed ordinance amendment.

13-2-3 Definition:

"Short-term rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

As defined the short-term rental can be the entire unit or just a portion of it but only for a period fewer than 30 days.

Use Tables: The use tables of the respective zones sans the notes are in this report in the following order as attachments A and B.:

- Residential zones
- Agriculture zone
- Planned Community zones
- City Center zones
- Integrated Housing Zones
- Interchange Overlay Zone
- Southwest Quadrant Zone
- West Side Planning Area Zones

7. COUNCIL STAFF ANALYSIS

In the [April 22, 2025 City Council meeting](#), Council adopted (via 6-0 vote) Ordinance No. 25-12 which approved text amendments to the Good Landlord Program, created licensing for short-term rentals, and revised applicable fees within the Consolidated Fee Schedule.

Ordinance No. 25-12 established the following regarding short-term rentals:

- Short-term rentals defined (Section 4-2R-4) as accommodations for less than 30 days and require a separate license, adherence to parking regulations, and notification to neighboring property owners.
- Landlords must pay a license fee and display their license number in online listings
- Inspections (Section 4-2R-5): Licensed properties are subject to inspections, which require advance notice or a warrant for interior checks.
- License Denial, Revocation, or Suspension (Section 4-2R-6): Licenses may be denied or revoked for various reasons, including noncompliance with city regulations, violations of site plans, or refusal to allow inspections. Landlords can appeal such decisions.

As noted in the Executive Summary, this Ordinance (No. 25-23) looks to specify zoning where short-term rentals will be permitted within West Jordan.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

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THE CITY OF WEST JORDAN, UTAH

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ORDINANCE NO. 25-23

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AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
14 AMENDING THE LAND USE TABLES IN SECTIONS 13-5A-2, 13-5B-2, 13-5C-4, 13-5I-4, 13-5J-
15 4, 13-5M-2, 13-5N-4, AND 13-6K-4, BY ADDING “SHORT TERM RENTALS” AS A
16 PERMITTED USE; AND ADDING A DEFINITION FOR “SHORT TERM RENTALS”
17 IN SECTION 13-2-3 (DEFINITIONS)

18 WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in
19 2009; and the City Council of the City (“Council” or “City Council”) desires to amend the land use
20 tables in Sections 13-5A-2, 13-5B-2, 13-5C-4, 13-5I-4, 13-5J-4, 13-5M-2, 13-5N-4, and 13-6K-4, by
21 adding “Short Term Rentals” as a Permitted Use; and to add a Definition for “Short Term Rentals” in
22 Section 13-2-3 (Definitions) in the City Code (“proposed City Code amendments”); and

23 WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing
24 and provided a recommendation on May 20, 2025, regarding the proposed City Code amendments, which
25 are all land use regulations in the land use titles; and determined the following, pursuant to City Code
26 Section 13-7D-6B:

27 1. The proposed City Code amendments conform to the General Plan and are consistent with the
28 adopted goals, objectives and policies described therein;

29 2. The proposed City Code amendments are appropriate given the context of the request and there is
30 sufficient justification for a modification to the land use titles;

31 3. The proposed City Code amendments will not create a conflict with any other section or part of the
32 land use titles or the General Plan; and

33 4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any
34 special privileges to a single property owner or cause, and they are only necessary to make a modification
35 to the land use titles in light of corrections or changes in public policy; and

36 WHEREAS, the City Council held a public hearing on July 8, 2025, regarding the proposed City
37 Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the
38 residents of the City to adopt the proposed City Code amendments.

39 NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST
40 JORDAN, UTAH AS FOLLOWS:

41 **Section 1. Amendment of City Code Provisions.** With regards to the City Code, the land use tables
42 in Sections 13-5A-2, 13-5B-2, 13-5C-4, 13-5I-4, 13-5J-4, 13-5M-2, 13-5N-4, and 13-6K-4 are amended
43 and a Definition for “Short Term Rentals” is added in Section 13-2-3 (Definitions), as shown in Attachments
44 A (legislative version) and B (clean version) to this Ordinance.

45 **Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of
46 competent jurisdiction, the remainder shall not be affected thereby.

47 **Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or
48 publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly
49 overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance
50 within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

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(Continued on the following pages)

44 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
45 _____ DAY OF _____ 2025.

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47 CITY OF WEST JORDAN

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49 By: _____
50 Kayleen Whitelock
51 Council Chair

52 ATTEST:

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55 Cindy M. Quick, MMC
56 Council Office Clerk

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59 **Voting by the City Council** **"YES"** **"NO"**
60 Chair Kayleen Whitelock
61 Vice Chair Bob Bedore
62 Council Member Pamela Bloom
63 Council Member Kelvin Green
64 Council Member Zach Jacob
65 Council Member Chad Lamb
66 Council Member Kent Shelton

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75 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

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77 Mayor's Action: _____ Approve _____ Veto

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80 By: _____ _____
81 Mayor Dirk Burton Date

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84 ATTEST:

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87 _____
88 Tangee Sloan, CMC
89 City Recorder

92 STATEMENT OF APPROVAL/PASSAGE (check one)

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94 _____ The Mayor approved and signed Ordinance No. 25-23.

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97 _____ The Mayor vetoed Ordinance No. 25-23 on _____ and the
98 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

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101 _____ Ordinance No. 25-23 became effective by operation of law without the
102 Mayor's approval or disapproval.

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106 _____
107 Tangee Sloan, CMC
108 City Recorder
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111 CERTIFICATE OF PUBLICATION

112 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
113 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____
114 day of _____ 2025. The fully executed copy of the ordinance is retained in the Office
115 of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

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118 _____
119 Tangee Sloan, CMC
120 City Recorder
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123 *(Attachment on the following pages.)*

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134 Attachments A and B to

135 ORDINANCE NO. 25-23

136 AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
137 AMENDING THE LAND USE TABLES IN SECTIONS 13-5A-2, 13-5B-2, 13-5C-4, 13-5I-4, 13-5J-
138 4, 13-5M-2, 13-5N-4, AND 13-6K-4, BY ADDING "SHORT TERM RENTALS" AS A
139 PERMITTED USE; AND ADDING A DEFINITION FOR "SHORT TERM RENTALS"

IN SECTION 13-2-3 (DEFINITIONS)

Attachment A – Legislative Version

Attachment B - Clean Version

(See the following pages for the attachments.)

“ATTACHMENT A”

13-2-3 "Short-term rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

13-5B-2 PERMITTED AND CONDITIONAL USES:

Uses allowed in residential zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided that they comply with all other requirements of this article and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the planning commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this code and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the zoning administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the zoning administrator and shall comply with title 15 of this code and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in residential zones.

Legend:

P = Permitted use

C = Conditional use

AC = Administrative conditional use

U s e	R-1	R-2	R-3	R-R	R-E	R-M
Accessory Dwelling Unit External ¹	P			P	P	
Accessory Dwelling Unit Internal ¹	P			P	P	
Active and independent adult community		C	P			C
Adult daycare, general			C			
Adult daycare, limited	AC	AC	AC	AC	AC	AC
Assisted living facility		C	C			
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C	C
Church/place of worship	C	C	C	C	C	C
Continuing care retirement facility/ community		C	C			
Convalescent care facility		C	C			

Dwelling, multi-family			P			
Dwelling, single-family	P	P	P	P	P	P
Dwelling, two-family		P	P			
Golf course	C	C	C	C	C	C
Group home, large			C			
Group home, small	P	P	P	P	P	P
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance	P	P	P	P	P	P
Large scale public utilities	C	C	C	C	C	C
Manufactured/modular home ²	P	P	P	P	P	P
Mass transit railway system	P	P	P	P	P	P
Mental health care facility for elderly persons		C	C			
Mobile home						P
Mobile home park						C
Model home	P	P	P	P	P	P
Nursing home		C	C			
Public park	P	P	P	P	P	P
Residential substance abuse treatment home, large			C			
Residential substance abuse treatment home, small			AC			
Schools, K - 12	C	C	C	C	C	C
<u>Short Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P¹</u>
Temporary office for real estate sales and preleasing only	P	P	P	P	P	P
Transitional home, large			C			
Transitional home, small			AC			

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¹ Permitted if lot or parcel is owned by applicant.

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38 **13-5A-2: PERMITTED AND CONDITIONAL USES:**

39 Uses allowed in Agricultural Zones are listed in the table below. Those uses identified as
40 "permitted" (P) are allowed by right; provided that they comply with all other requirements of
41 this article and all other applicable requirements of this title. Uses identified as "conditional"
42 (C) must be approved by the Planning Commission pursuant to the standards and procedures
43 for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code and
44 comply with all other applicable requirements of this title. Uses identified as "administrative
45 conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the
46 standards set forth in chapter 7, article E of this title, except that the public hearing shall be
47 conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all
48 other applicable requirements of this title. Uses not specifically listed in this section shall not
49 be allowed in Agricultural Zones.

50 **PERMITTED AND CONDITIONAL USES IN AGRICULTURAL ZONES**

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Legend:

P = Permitted use

C = Conditional use

AC = Administrative conditional use

Use	A-1	A-5	A-20
Accessory dwelling unit	P3	P3	P3
Agricultural (processing)	P	P	P
Agriculture, except swine, dairies and animal specialties	P	P	P
Agriculture, swine or dairy	C	C	C
Animal specialties	C	C	C
Athletic field	C	C	C
Barn as a primary building (agricultural use)	P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C
Cannabis production establishments			P2

Church/place of worship	C	C	C
Dwelling, single-family	P	P	P
Golf course	C	C	C
Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance	P	P	P
Kennel	C	C	P
Large scale public utilities	C	C	C
Manufactured/modular home ¹	P	P	P
Mass transit railway system	P	P	P
Pet groomer	P	P	P
Public park	P	P	P
Riding academy or commercial stable	C	C	C
Schools, K - 12	C	C	C
<u>Short Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>
Topsoil operations	C	C	C

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58 **13-5C-4: PERMITTED AND CONDITIONAL USES:**

59 A. Uses allowed in Planned Development Zones are listed in the table below. Those uses
 60 identified as "permitted" (P) are allowed by right; provided that they comply with all other
 61 requirements of this article and all other applicable requirements of this title. Uses identified
 62 as "conditional" (C) must be approved by the Planning Commission pursuant to the standards
 63 and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of
 64 this Code and comply with all other applicable requirements of this title. Uses identified as
 65 "administrative conditional uses" (AC) shall be approved by the Zoning Administrator
 66 pursuant to the standards set forth in chapter 7, article E of this title, except that the public
 67 hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this

68 Code, and all other applicable requirements of this title. Uses not specifically listed in this
69 section shall not be allowed in Planned Development Zones.

70 PERMITTED AND CONDITIONAL USES IN PLANNED RESIDENTIAL
71 DEVELOPMENTS (PRD) AND PLANNED COMMUNITIES (PC)

72 GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these
73 zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with
74 the words "alcoholic beverage," being listed in section 17-1-6.

Legend:		
P	=	Permitted use
C	=	Conditional use
AC	=	Administrative conditional use

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Use	PRD	PC
Accessory Dwelling Unit External ¹		P
Accessory Dwelling Unit Internal ¹	P	P
Active and independent adult community	P	P
Adult daycare, general	C	C
Adult daycare, limited	AC	AC
Assisted living facility	C	C
Athletic field	C	C
Auditorium or stadium		C
Bank or financial institution		P
Building moved from another site (see section 13-8-12 of this title)	C	C
Church/place of worship	P	P
Continuing care retirement facility/community	C	C
Convalescent care facility	C	C
Cultural service		C
Daycare, general	AC	AC
Daycare, limited	P	P
Dwelling, multiple-family	P	P
Dwelling, single-family	P	P
Dwelling, single-family, attached (no more than 8 units per building with no more than 2 walls in common and no units above other units)	P	P
Dwelling, two-family	P	P

Gated community	C	
Government service	C	P
Group home, large	C	C
Group home, small	P	P
Hotel or motel		C
Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance	P	P
Large scale public utilities	C	C
Mass transit railway system	P	P
Massage therapy		P
Media service		C
Medical service	C	AC
Mental health care facility for elderly persons	C	C
Model home	P	P
Neighborhood commercial	C	P
Nursing home	C	C
Office		P
Personal care service		P
Personal instruction service		C
Pet groomer		P
Petting zoo		C
Preschool	AC	AC
Public park, playgrounds and athletic areas	P	P
Reception center		C
Recreation and entertainment, indoor		P
Recreation and entertainment, outdoor		P
Repair service, limited		P
Residential substance abuse treatment home, large	C	C
Residential substance abuse treatment home, small	AC	AC
Restaurant, fast food (general)		C
Restaurant, fast food (limited)		C
Restaurant, general		P
Retail, general		P
School, vocational		P
Schools, K - 12	P	P
Secondhand store		C
Short Term Rental	P	P
Temporary office	AC	AC
Transitional home, large	C	C

Transitional home, small	AC	AC
Utility, major	C	C
Vehicle and equipment repair, limited		C 2
Veterinarian services	C	C

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79 **13-5I-4: PERMITTED, CONDITIONAL AND PROHIBITED USES:**

80 A. Permitted And Conditional Uses: Uses allowed in the city center subdistricts are listed in
 81 the following table. Those uses identified as "permitted" (P) are allowed by right; provided
 82 that they comply with all other requirements of this title. Uses identified as "conditional" (C)
 83 may be approved by the planning commission pursuant to the standards and procedures for
 84 conditional uses set forth in chapter 7, article E of this title and title 15 of this code, so long as
 85 they comply with all other applicable requirements of this title. Uses identified as
 86 "administrative conditional uses" (AC) shall be approved by the zoning administrator
 87 pursuant to the standards set forth in chapter 7, article E of this title, except that the public
 88 hearing shall be conducted by the zoning administrator, and shall comply with title 15 of this
 89 code, and all other applicable requirements of this title. Uses not specifically listed in this
 90 section shall not be allowed in the city center zone.

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93 **PERMITTED AND CONDITIONAL USES IN CITY CENTER SUBDISTRICTS**

94 GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these
 95 zones are listed in the use table in section 17-10-4, with any applicable definitions, starting
 96 with the words "alcoholic beverage," being listed in section 17-1-6.

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98 Legend:

99 P = Permitted use

100 C = Conditional use

101 AC = Administrative conditional use

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Use	CC-C	CC-R	CC-F
Auditorium	C		
Bail bonds and pawnbrokers	C		C
Banks, credit unions with drive-up service windows		C	AC
Banks, credit unions without drive-up service windows	P	C	P
Bed and breakfast	P	P	
Check cashing credit card services			C
Church/place of worship	C		C
College or university, satellite campus	P		C
Convention center	P		

Daycare, general	AC	AC	AC
Daycare, limited	P	P	P
Department store	P		C
Drive-up automated teller machines	C		AC
Farmers' market	P		P
Health and fitness facility	P		P
Hotel	P	C	C
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance		P	
Mass transit railway system	P	P	P
Massage therapy	P	AC	P
Media service	P		C
Medical service	P	C	P
Mixed use development	P	C	P
Model home	P	P	P
Motel			C
Movie theater	P		
Municipal, recreational and cultural facilities and services	P	C	P
Off-site parking	C	C	C
Office	P	C	P
Outdoor dining	P	C	AC
Park and ride lot	P		
Park, public or private	P	P	P
Parking structures	P	C	C
Personal care service	P	AC	P
Personal instruction service	AC	AC	AC
Pet groomer	P		P
Preschool	AC	AC	AC
Reception center	C		
Recreational facilities, indoor and outdoor	P		C
Residential, attached single-family		P	
Residential, multi-family (single use) over 45 feet in height	P	C	
Residential, multi-family (single use) under 45 feet in height	P	P	
Restaurant, fast food (general)			C
Restaurant, fast food (limited) ¹	C		C
Restaurant, general	P	C	P
Retail greater than 15,000 square feet	C		C

Retail up to 15,000 square feet	P	C	P
School, vocational	C		C
Secondhand store			C
Service establishment up to 15,000 square feet	P	C	P
<u>Short Term Rentals</u>	<u>P</u>		<u>P</u>
Small scale public utilities	C		C
Tattoo and body engraving service	C		
Transit station structures, facilities	P		
Utility, minor	C		C
Vehicle and equipment repair (general)			C
Vehicle and equipment repair (limited)			C

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109 **INTEGRATED HOUSING ZONE. 13-5M-2: PERMITTED USES:**

110 A. IH-L: Single-family dwellings; twin homes; duplexes; tri-plex; multi-family; multi-plex;
 111 [Short Term Rentals](#).

112 B. IH-D: Single-family dwellings; twin Homes; duplexes; tri-plex; multi-family; multi-plex;
 113 [Short Term Rentals](#). For the purposes of this section, multiplex is defined as six (6) units per
 114 building or less.

115 C. Commercial uses in IH-D shall be treated as if zoned SC-1 and shall follow the use table
 116 and requirements of chapter 13-5E. (Ord. 22-37, 8-10-2022)

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120 **13-6K-4: USES:**

121 A. Specific uses and categories of use are listed below. Use categories are subject to the
 122 definitions found in section 3. The definitions are meant to describe typical uses in the
 123 category. Not all potential uses for the category are listed. Uses not mentioned may be added
 124 through an interpretation of the Zoning Administrator. Uses shall vary between the specified
 125 interchanges. "P" indicates that a use is permitted within the IOZ. No letter (i.e., a blank
 126 space), or the absence of the use from the table, indicates that use is not allowed within the
 127 Overlay or is only allowed in certain areas of the Overlay. Uses may be subject to additional
 128 restrictions and limitations found in Table 2.

129 B. Permitted uses, including categories of use, are defined in the following table:
 130 Table 1
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USE S	IOZ	SPECIFIC USE STANDARDS
Indoor entertainment	P	
Residential facility for the elderly or persons with a disability, assisted care facility, nursing facility	P	
Hotel, Motel, Bed & Breakfast	P	
Public, quasi-public use, schools (public, charter, private) and Civic uses	P	
Hospital and all other medical, dental facilities	P	
Neighborhood Retail	P	No commercial building over 12,000 square feet is allowed. In addition, no business shall occupy a space greater than 5000 square feet.
General Retail and Entertainment	P	See table 2 for additional limitations
Automobile, motorcycle, recreational vehicle sales	P	Only allowed in area a
Retail Food Trucks, Farmers Market including vegetable stands	P	As an accessory use on private property and not within a front or side yard setback. On-street locations may be allowed on a non-UDOT street
Drive up uses with outside order windows or structures, such as restaurants, banks, convenience stores with gas pumps, etc.	P	No order window or structure is allowed within 150 ft. of a residential use. Speakers to be oriented away from adjacent residential uses. No drive-ups facing the required front yard and all gas pumps shall not be located in the front yard.
Neighborhood Service	P	See definition
General Service	P	See definition
Office	P	See building types section for standards
Mixed-Use (commercial, or office and/or residential use within the same building or located adjacent within a unified site plan)	P	Non-residential uses are required for at least 50% of the ground floor facing a public street. This commercial space shall have a minimum depth of 30 ft.
Multi-family condominiums, townhouses, or apartment buildings	P	See building types section for standards.
<u>Short Term Rentals</u>	P	<u>Allowed in single family, condominiums and townhouses only.</u>

Single family detached homes including small lot single family detached homes	P	See building types section for standards.
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134 **13-5N-4: PERMITTED, CONDITIONAL, AND PROHIBITED USES:**

135 General Note: Any permitted or conditional alcoholic beverage uses allowed in these zones are
 136 listed in the use table in section 17-10-4, with any applicable definitions, starting with the
 137 words "alcoholic beverage," being listed in section 17-1-6.

138 A. Uses allowed in southwest quadrant mixed use zone are listed in the table below. Those
 139 uses identified as "permitted"

140 (P) are allowed by right; provided, that they comply with all requirements of this article, and
 141 all other applicable requirements of this title. Uses identified as "conditional" (C) must be
 142 approved by the Planning Commission pursuant to the standards and procedures for
 143 conditional uses set forth in chapter 7, article E of this title and title 15 of this Code and
 144 comply with all other applicable requirements of this title. Uses identified as "administrative
 145 conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the
 146 standards set forth in chapter 7, article E of this title, except that the public hearing shall be
 147 conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all
 148 other applicable requirements of this title. Uses not specifically listed in this section shall not
 149 be allowed in the southwest quadrant mixed use zone.

150

Use	SWQ-MU
Adult daycare, general	C
Adult daycare, limited	AC
Agri-science, medical or dental laboratories, or research facilities	P
Alcohol uses allowed according to Title 17	P
Assembly of previously manufactured parts, subassemblies or components	P
Auditorium or stadium	C
Automated car wash	P
Bank or financial institution	P
Basic industry (nonhazardous or offensive)	P
Business service	P
Business, equipment rental and supplies	P
College or university	P
Construction sales and service	P
Cultural service	P
Data center	P
Data processing/analysis	P
Daycare, general	P

Daycare, limited	P
Dwelling, mixed density residential	P
Dwelling, multi-family	P
Dwelling, single-family	P
Engineering laboratories; flex-space	P
Freight terminal	P
Funeral home	P
Gasoline and fuel storage and sales	C
Gasoline service station	P
Government service	P
Health and fitness facility	P
Helipads ¹	C
Hospital	P
Hotel or motel	P
Laboratory, processing	P
Laundry and dry cleaning, limited	P
Manufacture of, or light assembly or repair of previously manufactured parts	P
Manufacturing, general	P
Manufacturing, limited	P
Mass transit railway system	P
Media service	P
Medical and dental offices	P
Medical imaging processing, business incubators, software development, engineering and similar technology related industry	P
Medical or dental laboratory	P
Medical service (excluding blood banks)	P
Motion picture, TV, radio, recording studio and production	P
Motor vehicle sales and service, new	C
Motor vehicle sales and service, used	C
Office: sales, administrative, business, professional, except pawnshop and bail bond services	P
Personal care service	P
Personal instruction service	P
Pet groomer	P
Pet hotel	P
Preschool	P
Printing and copying, limited	P
Printing, general	P

Protective service	P
Public park	P
Reception center	C
Recreation and entertainment, indoor	P
Recreation and entertainment, outdoor	P
Repair service, general	P
Repair services, limited	P
Research laboratories or research and development center	P
Research service	P
Restaurant, fast food (general and limited)	C
Restaurant, general	P
Retail, general	P
<u>Short Term Rentals are allowed in Single Family and Mixed Density Residential only.</u>	<u>P</u>
Small equipment rental	P
Utility, major	C
Utility, minor	P
Vehicle and equipment repair, general	C
Vehicle and equipment repair, limited	P
Veterinarian	C
Warehouse	P
Wholesale and warehousing, general	P
Wholesale and warehousing, limited	P
Wholesale, storage and distribution - light or medium	P
1. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.	

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153 13-5J-4: PERMITTED AND CONDITIONAL USES:

154 A. Scope:

155 1. Uses allowed in the WSPA are listed in the following tables. Those uses identified with
156 a (P) are "permitted" and allowed by right. Those uses identified with a (C) are "conditional"
157 and require approval by the planning commission. Those uses identified with an (AC) are
158 "administrative conditional uses" and may be approved by the zoning administrator. All uses
159 are subject to all other applicable provisions of this code. Uses not specifically listed are not
160 allowed in the WSPA.

161 2. Due to the commercial component of the MU zone, a separate land use chart has been
162 created to differentiate the district from the four (4) zones that are entirely residential in
163 nature.

164

B. Residential Permitted And Conditional Land Use Chart:

165

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

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Legend			
:			
	P	=	Permitted use
	C	=	Conditional use
	AC	=	Administrative conditional use

170

171

Use	VLSF R	LSF R	MF R	HF R
Accessory Dwelling Unit External ³	P	P		
Accessory Dwelling Unit Internal ³	P	P		
Active and independent adult community		C	P	P
Adult daycare, general			C	C
Adult daycare, limited	AC	AC	AC	AC
Agriculture (parcels over 5 acres) ¹	P			
Assisted living facility			C	C
Athletic field	C	C	C	C
Church/place of worship	C	C	C	C
Continuing care retirement facility/community			C	C
Convalescent care facility			C	C
Dwelling, attached single-family		P	P	P
Dwelling, detached single-family	P	P	P	
Dwelling, multi-family			P	P
Dwelling, two-family			P	P
Gated community	C	C	C	C
Golf course	C	C	C	C
Group home, large			C	C
Group home, small	P	P	P	P
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance	P	P	P	P
Manufactured/prefabricated home ²	P	P	P	
Mass transit railway system	P	P	P	P
Mental health facility for elderly persons			C	C

Model home	P	P	P	P
Nursing home			C	C
Park, public or private	P	P	P	P
Public utilities, large scale	C	C	C	C
Public utilities, small scale	C	C	C	C
Residential substance abuse treatment home, large			C	C
Residential substance abuse treatment home, small			AC	AC
Schools, K - 12	C	C	C	C
<u>Short Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Temporary office for real estate and preleasing	P	P	P	P
Transitional home, large			C	C
Transitional home, small			AC	AC

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"ATTACHMENT B"

13-2-3 "Short-term rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

13-5B-2 PERMITTED AND CONDITIONAL USES:

Uses allowed in residential zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided that they comply with all other requirements of this article and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the planning commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this code and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the zoning administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the zoning administrator and shall comply with title 15 of this code and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in residential zones.

Legend:

P = Permitted

use C =

Conditional use

AC = Administrative conditional use

Use	R-1	R-2	R-3	R-R	R-E	R-M
Accessory Dwelling Unit External ¹	P			P	P	
Accessory Dwelling Unit Internal ¹	P			P	P	
Active and independent adult community		C	P			C
Adult daycare, general			C			
Adult daycare, limited	AC	AC	AC	AC	AC	AC
Assisted living facility		C	C			
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C	C
Church/place of worship	C	C	C	C	C	C
Continuing care retirement facility/ community		C	C			
Convalescent care facility		C	C			
Dwelling, multi-family			P			
Dwelling, single-family	P	P	P	P	P	P
Dwelling, two-family		P	P			
Golf course	C	C	C	C	C	C
Group home, large			C			
Group home, small	P	P	P	P	P	P
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance	P	P	P	P	P	P
Large scale public utilities	C	C	C	C	C	C
Manufactured/modular home ²	P	P	P	P	P	P

Mass transit railway system	P	P	P	P	P	P
Mental health care facility for elderly persons		C	C			
Mobile home						P
Mobile home park						C
Model home	P	P	P	P	P	P
Nursing home		C	C			
Public park	P	P	P	P	P	P
Residential substance abuse treatment home, large			C			
Residential substance abuse treatment home, small			AC			
Schools, K - 12	C	C	C	C	C	C
Short Term Rental	P	P	P	P	P	P ¹
Temporary office for real estate sales and preleasing only	P	P	P	P	P	P
Transitional home, large			C			
Transitional home, small			AC			

¹ Permitted if lot or parcel is owned by applicant.

13-5A-2: PERMITTED AND CONDITIONAL USES:

Uses allowed in Agricultural Zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided that they comply with all other requirements of this article and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in Agricultural Zones.

PERMITTED AND CONDITIONAL USES IN AGRICULTURAL ZONES**Legend:**

P = Permitted use

C = Conditional use

AC = Administrative conditional use

Use	A-1	A-5	A-20
Accessory dwelling unit	P ³	P ³	P ³
Agricultural (processing)	P	P	P
Agriculture, except swine, dairies and animal specialties	P	P	P
Agriculture, swine or dairy	C	C	C
Animal specialties	C	C	C
Athletic field	C	C	C
Barn as a primary building (agricultural use)	P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C
Cannabis production establishments			P2
Church/place of worship	C	C	C
Dwelling, single-family	P	P	P
Golf course	C	C	C

Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance	P	P	P
Kennel	C	C	P
Large scale public utilities	C	C	C
Manufactured/modular home ¹	P	P	P
Mass transit railway system	P	P	P
Pet groomer	P	P	P
Public park	P	P	P
Riding academy or commercial stable	C	C	C
Schools, K - 12	C	C	C
Short Term Rental	P	P	P
Topsoil operations	C	C	C

13-5C-4: PERMITTED AND CONDITIONAL USES:

A. Uses allowed in Planned Development Zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided that they comply with all other requirements of this article and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in Planned Development Zones.

PERMITTED AND CONDITIONAL USES IN PLANNED RESIDENTIAL DEVELOPMENTS (PRD) AND PLANNED COMMUNITIES (PC)

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:		
P	=	Permitted use
C	=	Conditional use
AC	=	Administrative conditional use

Use	PR D	PC
Accessory Dwelling Unit External 1		P
Accessory Dwelling Unit Internal 1	P	P
Active and independent adult community	P	P
Adult daycare, general	C	C
Adult daycare, limited	AC	AC
Assisted living facility	C	C
Athletic field	C	C
Auditorium or stadium		C
Bank or financial institution		P
Building moved from another site (see section 13-8-12 of this title)	C	C
Church/place of worship	P	P
Continuing care retirement facility/community	C	C
Convalescent care facility	C	C
Cultural service		C
Daycare, general	AC	AC
Daycare, limited	P	P
Dwelling, multiple family	P	P

Dwelling, single-family	P	P
Dwelling, single-family, attached (no more than 8 units per building with no more than 2 walls in common and no units above other units)	P	P
Dwelling, two-family	P	P
Gated community	C	
Government service	C	P
Group home, large	C	C
Group home, small	P	P
Hotel or motel		C
Household pets, subject to regulations of animals in title 6, chapter 3 of this Code, or successor ordinance	P	P
Large scale public utilities	C	C
Mass transit railway system	P	P
Massage therapy		P
Media service		C
Medical service	C	AC
Mental health care facility for elderly persons	C	C
Model home	P	P
Neighborhood commercial	C	P
Nursing home	C	C
Office		P
Personal care service		P
Personal instruction service		C
Pet groomer		P
Petting zoo		C
Preschool	AC	AC
Public park, playgrounds and athletic areas	P	P
Reception center		C
Recreation and entertainment, indoor		P
Recreation and entertainment, outdoor		P
Repair service, limited		P
Residential substance abuse treatment home, large	C	C
Residential substance abuse treatment home, small	AC	AC
Restaurant, fast food (general)		C
Restaurant, fast food (limited)		C
Restaurant, general		P
Retail, general		P
School, vocational		P
Schools, K - 12	P	P
Secondhand store		C
Short Term Rental	P	P
Temporary office	AC	AC
Transitional home, large	C	C
Transitional home, small	AC	AC
Utility, major	C	C
Vehicle and equipment repair, limited		C 2
Veterinarian services	C	C

13-5I-4: PERMITTED, CONDITIONAL AND PROHIBITED USES:

A. Permitted And Conditional Uses: Uses allowed in the city center subdistricts are listed in the following table. Those uses identified as "permitted" (P) are allowed by right; provided that they comply with all other requirements of this title. Uses identified as "conditional" (C) may be approved by the planning commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this code, so long as they comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the zoning administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the zoning administrator, and shall comply with title 15 of this code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in the city center zone.

PERMITTED AND CONDITIONAL USES IN CITY CENTER SUBDISTRICTS

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:

P = Permitted use

C = Conditional use

AC = Administrative conditional use

Use	CC-C	CC-R	CC-F
Auditorium	C		
Bail bonds and pawnbrokers	C		C
Banks, credit unions with drive-up service windows		C	AC
Banks, credit unions without drive-up service windows	P	C	P
Bed and breakfast	P	P	
Check cashing credit card services			C
Church/place of worship	C		C
College or university, satellite campus	P		C
Convention center	P		
Daycare, general	AC	AC	AC
Daycare, limited	P	P	P
Department store	P		C
Drive-up automated teller machines	C		AC
Farmers' market	P		P
Health and fitness facility	P		P
Hotel	P	C	C
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance		P	
Mass transit railway system	P	P	P
Massage therapy	P	AC	P
Media service	P		C
Medical service	P	C	P

Mixed use development	P	C	P
Model home	P	P	P
Motel			C
Movie theater	P		
Municipal, recreational and cultural facilities and services	P	C	P
Off-site parking	C	C	C
Office	P	C	P
Outdoor dining	P	C	AC
Park and ride lot	P		
Park, public or private	P	P	P
Parking structures	P	C	C
Personal care service	P	AC	P
Personal instruction service	AC	AC	AC
Pet groomer	P		P
Preschool	AC	AC	AC
Reception center	C		
Recreational facilities, indoor and outdoor	P		C
Residential, attached single-family		P	
Residential, multi-family (single use) over 45 feet in height	P	C	
Residential, multi-family (single use) under 45 feet in height	P	P	
Restaurant, fast food (general)			C
Restaurant, fast food (limited) ¹	C		C
Restaurant, general	P	C	P
Retail greater than 15,000 square feet	C		C
Retail up to 15,000 square feet	P	C	P
School, vocational	C		C
Secondhand store			C
Service establishment up to 15,000 square feet	P	C	P
Short Term Rentals	P		P
Small scale public utilities	C		C
Tattoo and body engraving service	C		
Transit station structures, facilities	P		
Utility, minor	C		C
Vehicle and equipment repair (general)			C
Vehicle and equipment repair (limited)			C

Integrated Housing Zone. 13-5M-2: PERMITTED USES:

- A. IH-L: Single-family dwellings; twin homes; duplexes; tri-plex; multi-family; multi-plex; Short Term Rentals.
- B. IH-D: Single-family dwellings; twin Homes; duplexes; tri-plex; multi-family; multi-plex; Short Term Rentals. For the purposes of this section, multiplex is defined as six (6) units per building or less.
- C. Commercial uses in IH-D shall be treated as if zoned SC-1 and shall follow the use table and requirements of chapter 13-5E. (Ord. 22-37, 8-10-2022)

13-6K-4: USES:

A. Specific uses and categories of use are listed below. Use categories are subject to the definitions found in section 3. The definitions are meant to describe typical uses in the category. Not all potential uses for the category are listed. Uses not mentioned may be added through an interpretation of the Zoning Administrator. Uses shall vary between the specified interchanges. "P" indicates that a use is permitted within the IOZ. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not allowed within the Overlay or is only allowed in certain areas of the Overlay. Uses may be subject to additional restrictions and limitations found in Table 2.

B. Permitted uses, including categories of use, are defined in the following table:

Table 1

USE S	IOZ	SPECIFIC USE STANDARDS
Indoor entertainment	P	
Residential facility for the elderly or persons with a disability, assisted care facility, nursing facility	P	
Hotel, Motel, Bed & Breakfast	P	
Public, quasi-public use, schools (public, charter, private) and Civic uses	P	
Hospital and all other medical, dental facilities	P	
Neighborhood Retail	P	No commercial building over 12,000 square feet is allowed. In addition, no business shall occupy a space greater than 5000 square feet.
General Retail and Entertainment	P	See table 2 for additional limitations
Automobile, motorcycle, recreational vehicle sales	P	Only allowed in area a
Retail Food Trucks, Farmers Market including vegetable stands	P	As an accessory use on private property and not within a front or side yard setback. On-street locations may be allowed on a non-UDOT street
Drive up uses with outside order windows or structures, such as restaurants, banks, convenience stores with gas pumps, etc.	P	No order window or structure is allowed within 150 ft. of a residential use. Speakers to be oriented away from adjacent residential uses. No drive-ups facing the required front yard and all gas pumps shall not be located in the front yard.
Neighborhood Service	P	See definition
General Service	P	See definition

Office	P	See building types section for standards
Mixed-Use (commercial, or office and/or residential use within the same building or located adjacent within a unified site plan)	P	Non-residential uses are required for at least 50% of the ground floor facing a public street. This commercial space shall have a minimum depth of 30 ft.
Multi-family condominiums, townhouses, or apartment buildings	P	See building types section for standards.
Short Term Rentals	P	Allowed in single family, condominiums and townhouses only.
Single family detached homes including small lot single family detached homes	P	See building types section for standards.

13-5N-4: PERMITTED, CONDITIONAL, AND PROHIBITED USES:

General Note: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

A. Uses allowed in southwest quadrant mixed use zone are listed in the table below. Those uses identified as "permitted"

(P) are allowed by right; provided, that they comply with all requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in the southwest quadrant mixed use zone.

Use	SWQ-MU
Adult daycare, general	C
Adult daycare, limited	AC
Agri-science, medical or dental laboratories, or research facilities	P
Alcohol uses allowed according to Title 17	P
Assembly of previously manufactured parts, subassemblies or components	P
Auditorium or stadium	C
Automated car wash	P
Bank or financial institution	P
Basic industry (nonhazardous or offensive)	P
Business service	P
Business, equipment rental and supplies	P
College or university	P
Construction sales and service	P
Cultural service	P
Data center	P
Data processing/analysis	P
Daycare, general	P
Daycare, limited	P
Dwelling, mixed density residential	P
Dwelling, multi-family	P
Dwelling, single-family	P

Engineering laboratories; flex-space	P
Freight terminal	P
Funeral home	P
Gasoline and fuel storage and sales	C
Gasoline service station	P
Government service	P
Health and fitness facility	P
Helipads ¹	C
Hospital	P
Hotel or motel	P
Laboratory, processing	P
Laundry and dry cleaning, limited	P
Manufacture of, or light assembly or repair of previously manufactured parts	P
Manufacturing, general	P
Manufacturing, limited	P
Mass transit railway system	P
Media service	P
Medical and dental offices	P
Medical imaging processing, business incubators, software development, engineering and similar technology related industry	P
Medical or dental laboratory	P
Medical service (excluding blood banks)	P
Motion picture, TV, radio, recording studio and production	P
Motor vehicle sales and service, new	C
Motor vehicle sales and service, used	C
Office: sales, administrative, business. professional, except pawnshop and bail bond services	P
Personal care service	P
Personal instruction service	P
Pet groomer	P
Pet hotel	P
Preschool	P
Printing and copying, limited	P
Printing, general	P
Protective service	P
Public park	P
Reception center	C
Recreation and entertainment, indoor	P
Recreation and entertainment, outdoor	P

Repair service, general	P
Repair services, limited	P
Research laboratories or research and development center	P
Research service	P
Restaurant, fast food (general and limited)	C
Restaurant, general	P
Retail, general	P
Short Term Rentals are allowed in Single Family and Mixed Density Residential only.	P
Small equipment rental	P
Utility, major	C
Utility, minor	P
Vehicle and equipment repair, general	C
Vehicle and equipment repair, limited	P
Veterinarian	C
Warehouse	P
Wholesale and warehousing, general	P
Wholesale and warehousing, limited	P
Wholesale, storage and distribution - light or medium	P

1. See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

13-5J-4: PERMITTED AND CONDITIONAL USES:

A. Scope:

1. Uses allowed in the WSPA are listed in the following tables. Those uses identified with a (P) are "permitted" and allowed by right. Those uses identified with a (C) are "conditional" and require approval by the planning commission. Those uses identified with an (AC) are "administrative conditional uses" and may be approved by the zoning administrator. All uses are subject to all other applicable provisions of this code. Uses not specifically listed are not allowed in the WSPA.

2. Due to the commercial component of the MU zone, a separate land use chart has been created to differentiate the district from the four (4) zones that are entirely residential in nature.

B. Residential Permitted And Conditional Land Use Chart:

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend :			
P	=	Permitted use	
C	=	Conditional use	
AC	=	Administrative conditional use	

Use	VLSF R	LSF R	MF R	HF R
Accessory Dwelling Unit External ³	P	P		
Accessory Dwelling Unit Internal ³	P	P		
Active and independent adult community		C	P	P
Adult daycare, general			C	C
Adult daycare, limited	AC	AC	AC	AC
Agriculture (parcels over 5 acres) ¹	P			
Assisted living facility			C	C
Athletic field	C	C	C	C
Church/place of worship	C	C	C	C
Continuing care retirement facility/community			C	C
Convalescent care facility			C	C
Dwelling, attached single-family		P	P	P
Dwelling, detached single-family	P	P	P	

Dwelling, multi-family			P	P
Dwelling, two-family			P	P
Gated community	C	C	C	C
Golf course	C	C	C	C
Group home, large			C	C
Group home, small	P	P	P	P
Household pets, subject to regulations of animals in title 6, chapter 3 of this code, or successor ordinance	P	P	P	P
Manufactured/prefabricated home ²	P	P	P	
Mass transit railway system	P	P	P	P
Mental health facility for elderly persons			C	C
Model home	P	P	P	P
Nursing home			C	C
Park, public or private	P	P	P	P
Public utilities, large scale	C	C	C	C
Public utilities, small scale	C	C	C	C
Residential substance abuse treatment home, large			C	C
Residential substance abuse treatment home, small			AC	AC
Schools, K - 12	C	C	C	C
Short Term Rentals	P	P	P	
Temporary office for real estate and preleasing	P	P	P	P
Transitional home, large			C	C
Transitional home, small			AC	AC

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING
COMMISSION HELD MAY 20, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

PRESENT: Jay Thomas, Tom Hollingsworth, John Roberts, Trish Hatch, Ammon Allen, Emily Gonzalez, and Jimmy Anderson

STAFF: Scott Langford, Larry Gardner, Tayler Jensen, Mark Forsythe, Megan Jensen, Duncan Murray, Julie Davis, Nathan Nelson

1. Text Amendment – Short Term Rentals; Amend the West Jordan City Code Sections 13-5A-2, 13-5B-2, 13-5C-4, 13-5I-4, 13-5J-4, 13-5M-2, 13-5N-4, and 13-6K-4 of Title 13 adding “Short Term Rentals” as a permitted use and Section 13-2-3 Definitions; city-wide applicability; City of West Jordan (applicant)

Larry Gardner gave the proposed definition of a short term rental is ‘a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days’. The City Council recently passed a business license code regulating short term rentals and this code amendment is to identify permitted zones based on the table in the staff report.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Jimmy Anderson thought that they should be allowed in the R-M zone on individually owned lots in a mobile home subdivision, because it is the same as any other single-family residence.

Larry Gardner stated he would not be opposed to adding R-M and CC-R to the chart.

Jay Thomas opened the public hearing.

Jordan Smith, West Jordan resident, said his concern is how these are regulated and what the recourse is to deal with problems.

Larry Gardner said the business license regulation deals with public safety and nuisances.

Further public comment was closed at this point for this item.

Jimmy Anderson would like to allow someone who owns their own land in the R-M zone to be treated just like any other single-family residence.

Larry Gardner said he would work on that verbiage. Any issues with parking will be dealt with according to business licensing regulations and parking enforcement.

MOTION: Jimmy Anderson moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for this application with the caveat in

the R-M Zone if they own their lot that short term rentals be permitted. The motion was seconded by John Roberts and passed 7-0 in favor.



Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, July 8, 2025, at 7:00 pm (or as soon thereafter as possible)** at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-23 Amendments to Multiple Sections of West Jordan City Code Title 13 to Permit Short-Term Rentals and Update a Related Definition

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

*Posted June 25, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk*



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/08/2025

Presenter: Council Office

Deadline of item :

Applicant: American Foundation for Suicide Prevention

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-039 requesting a fee waiver of \$855 for the American Foundation for Suicide Prevention Event

2. EXECUTIVE SUMMARY

The Council is being asked to approve a fee waiver in the amount of \$855 for the American Foundation for Suicide Prevention (AFSP). AFSP has scheduled use of the Community Room at City Hall on Saturday, July 26 from 8am-5pm in order to offer free certification classes regarding mental health and suicide prevention. Classes will be held in Spanish.

3. TIME SENSITIVITY / URGENCY

AFSP has the Community Room scheduled on July 26.

4. FISCAL NOTE

State law requires that collective fee waivers for the year cannot exceed 1% of the city's total budget of \$740,000. At this point in the budget year, the Council has not exceeded, nor remotely approached, this limit.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

The American Foundation for Suicide Prevention has a [Utah chapter](#) which was established in 2010.

Sergio de Chazal will lead the classes on July 26. He became certified 8 years ago in Youth Mental Health First Aid. Last year he received the National Council award for being one of the instructors who taught the most Youth Mental Health First Aid courses.

Applicant has coordinated with Glori Buchei, the Community Outreach Coordinator, in the Mayor's Office.

Granting the fee waiver would contribute to achieving the City Council Budget Priority related to Citizen Engagement by providing "opportunities for residents to engage in their community through diverse events and encourage good neighbor programs." The Council has adopted some Budget Priorities that this fee waiver may meet; namely being, "Resident Focused" in that West Jordan Schools receive a higher percentage of the grants and having a "Sense of Community" as noted on page 12 of the FY2025 Budget Book.

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Application

Confirmation for Room Reservation

THE CITY OF WEST JORDAN, UTAH

RESOLUTION NO. 25-039

A RESOLUTION APPROVING A FEE WAIVER TO THE AMERICAN FOUNDATION FOR SUICIDE PREVENTION.

WHEREAS, the American Foundation for Suicide Prevention is a non-profit organization dedicated to suicide prevention, saving lives, and offering hope to those impacted by suicide; and

WHEREAS, the American Foundation for Suicide Prevention provides free educational courses for suicide prevention; and

WHEREAS, the Utah Code Annotated 10-8-2(1)(a)(v), a City may “authorize municipal services or other nonmonetary assistance to be provided to or waive fees required to be paid by a nonprofit entity, whether or not the municipality receives consideration in return”; and

WHEREAS, before the City may authorize City services or nonmonetary assistance, or to waive fees to a non-profit entity under UCA 10-8-2(1)(a)(v) and UCA 10-8-2(2)(b), the City must meet two requirements: (1) hold a public hearing and (2) find that the “total amount of services or other nonmonetary assistance provided or fees waived under Section (1)(a)(v) in any given fiscal year [does] not exceed 1% of the municipality’s budget for that fiscal year”; and

WHEREAS, UCA 10-8-2(2)(a) exempts cities from the requirement to perform a study that is otherwise required when money is appropriated for corporate purposes under UCA 10-8-2(1)(a)(i); and

WHEREAS, the City Council believes that City staff’s estimates of the monetary value of City services, nonmonetary assistance, and fees waived for the American Foundation for Suicide Prevention is correct and is in the amount of \$855; and

WHEREAS, the City Council believes that the “total amount of services or other nonmonetary assistance provided or fees waived under Section (1)(a)(v) in this given fiscal year does not exceed 1% of the municipality’s budget for this fiscal year” or committed to this next fiscal year; and

WHEREAS, after review by the City Council, the City Council believes it to be in the best interest of the City to provide city services, nonmonetary assistance, and/or a waiver of fees for the American Foundation for Suicide Prevention in the amount of \$855.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THAT:

Section 1. Findings. The City Council makes the following findings:

- 1) The American Foundation for Suicide Prevention is a non-profit organization.
- 2) The combined value of services, nonmonetary assistance, and fee waivers given to the American Foundation for Suicide Prevention is equal to \$855.
- 3) The combined value of services, nonmonetary assistance, and fee waivers given to the American Foundation for Suicide Prevention, combined with all other services, nonmonetary assistance, and fee waivers provided to all others given this fiscal year, does not exceed 1% of the City’s budget for this fiscal year or committed to this next fiscal year.

4) The public hearing relating the City's provision of services, nonmonetary assistance, and fee waivers for the American Foundation for Suicide Prevention was performed in accordance with applicable noticing and other open and public meetings laws.

Section 2. Services, Nonmonetary Assistance, and Fee Waiver. The City Council hereby authorizes the use of city services and nonmonetary assistance and waives the fees for the American Foundation for Suicide Prevention in an amount of \$855 to be used for activities arising out of or related to certification classes for suicide prevention.

Section 3. Effective Date. This Resolution shall take effect upon its passage.

PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 8TH DAY OF JULY 2025.

CITY OF WEST JORDAN

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

"YES" **"NO"**

<input type="checkbox"/>	<input type="checkbox"/>

Fee Waiver Application : Entry # 20**Event Name**

Free Class - Primeros Auxilios para la salud mental de los jovenes

Event Location

Community City Hall Room

Entity or Group Name

American Foundation for Suicide Prevention

Website

<https://afsp.org/>

Contact Name

Sergio de Chazal

Phone**Email****Event Summary**

Free certification class to learn signs, symptoms, risks, protection and what to do and what resources are available to help someone during a mental crisis or suicidal thoughts.

Background Information

American Foundation for Suicide Prevention is a non-profit, voluntary organization established in 1987 that offers nationwide resources and education for mental health crisis, suicide prevention, help for survivors or family members.

Services, Non-Monetary Assistance, and Fees

Since the class is a free class, I am requesting the fee to be waived for the rental of the community room where the class will be held at on July 26, 2025, from 8:00 AM to 5:00 PM. The cost of the room is \$855.00 (\$95.00 per hour)

Consent

I agree to the terms and conditions of applying for a fee waiver.

Confirmation of Reservation(s) for Event

- [Accepted -Primero-Auxilio-para-la-Salud-Mental-de-Jovenes.pdf](#)

From: [Julie Poole](#) on behalf of [City Hall Community Room \(Max 120\)](#)
To: [Glori Buchei](#)
Subject: Accepted: Primero Auxilio para la Salud Mental de Jovenes
Start: Saturday, July 26, 2025 8:30:00 AM
End: Saturday, July 26, 2025 6:00:00 PM
Location: City Hall Community Room (Max 120)



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/08/2025

Presenter: Alan Anderson, Council Office Director

Deadline of item : 07/08/2025

Applicant:

Department Sponsor: Council Office

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-037 Formalizing the Appointment of the Chair, Vice-Chair and Past Chair Positions for the Period of July to December 2025

2. EXECUTIVE SUMMARY

The City Council has adopted a rotation schedule for council leadership effective January 2025. The rotation is reflected in [Appendix B](#) of the Council Policies and Procedures manual. Council Leadership for July 1, 2025 through December 31, 2025 is as follows:

- Chair – Kayleen Whitelock (At-large A)
- Vice-Chair – Bob Bedore (District 2)
- Past-Chair – Chad Lamb (District 1)

3. TIME SENSITIVITY / URGENCY

Leadership rotates every six months, effective on January 1 and July 1 of each year. Council officially approves the ongoing rotation cycle in the first City Council meetings of January and July by way of resolution.

4. FISCAL NOTE

Not applicable

5. MAYOR RECOMMENDATION

N/A

6. COUNCIL STAFF ANALYSIS

In the [December 4, 2024 City Council Meeting](#), Council adopted Resolution No. 24-041, amending City Council Policies and Procedures. Included as part of this amendment was the creation of Appendix B (Attachment A of this packet), establishing a rotation schedule for council leadership.

State law requires the city council to have a chair, who is responsible to preside over meetings, sign official documents, and act as official spokesperson of the city council for items established as a result of council actions (ordinances, resolutions, etc.).

7. POSSIBLE COUNCIL ACTION

Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Resolution 25-037

Leadership Rotation

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-037

**A RESOLUTION CERTIFYING THE LEGAL COMPLIANCE OF THE SELECTION FOR
COUNCIL CHAIR, COUNCIL VICE-CHAIR AND COUNCIL PAST-CHAIR; AND
IDENTIFYING THE NAMES OF THE COUNCIL MEMBERS ELECTED TO THESE
POSITIONS FOR JULY 1 THROUGH DECEMBER 31, 2025:**

WHEREAS, the City Council of the City of West Jordan (“**City**” and “**Council**” or “**City Council**”) is empowered by state law, Utah Code Section 10-3b-203(1)(a)(iv), to elect one of its own members as council chair; and

WHEREAS, the West Jordan City Code (“**City Code**”), in Section 1-6-9, sets forth the procedures for electing a council chair, council vice-chair, and council past-chair; and

WHEREAS, City Council Policies and Procedures Rule 6.4 defines the rotation calendar shown as Appendix B, and;

WHEREAS, the City Council desires to comply with the referenced provisions of the Utah Code and City Code with regards to the appointment of a council chair, council vice-chair, and council past-chair for July 1, 2025 through December 31, 2025, at the City Council meeting held on July 8, 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
WEST JORDAN, UTAH, THAT:**

Section 1. Certification of the Selection of Council Chair. The City Council certifies under the rotation schedule adopted that Kayleen Whitelock is duly appointed as Council Chair for July 1 through December 31, 2025.

Section 2. Certification of the Selection of Council Vice-Chair. The City Council certifies under the rotation schedule adopted that Bob Bedore is duly appointed as Council Vice Chair for July 1 through December 31, 2025.

Section 3. Certification of the Election of Council Past-Chair. The City Council certifies under the rotation schedule adopted that Chad Lamb is duly appointed as Council Past-Chair for July 1 through December 31, 2025.

Section 4. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all sections, parts, and provisions shall be severable.

Section 5. Effective Date. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this 8th day of July 2025.

(Continued on the following page)

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Council Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Past Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

Council Leadership Rotation



	2025		2026	
Chair	District 1	At-Large A	District 2	At-Large B
Vice-Chair	At-Large A	District 2	At-Large B	District 3
Past Chair	District 3	District 1	At-Large A	District 2
	2027		2028	
Chair	District 3	At-Large C	District 4	District 1
Vice-Chair	At-Large C	District 4	District 1	At-Large A
Past Chair	At-Large B	District 3	At-Large C	District 4
	2029		2030	
Chair	At-Large A	District 2	At-Large B	District 3
Vice-Chair	District 2	At-Large B	District 3	At-Large C
Past Chair	District 1	At-Large A	District 2	At-Large B
	2031		2032	
Chair	At-Large C	District 4	District 1	At-Large A
Vice-Chair	District 4	District 1	At-Large A	District 2
Past Chair	District 3	At-Large C	District 4	District 1
	2033		2034	
Chair	District 2	At-Large B	District 3	At-Large C
Vice-Chair	At-Large B	District 3	At-Large C	District 4
Past Chair	At-Large A	District 2	At-Large B	District 3
	2035		2036	
Chair	District 4	District 1	At-Large A	District 2
Vice-Chair	District 1	At-Large A	District 2	At-Large B
Past Chair	At-Large C	District 4	District 1	At-Large A
	2037		2038	
Chair	At-Large B	District 3	At-Large C	District 4
Vice-Chair	District 3	At-Large C	District 4	District 1
Past Chair	District 2	At-Large B	District 3	At-Large C

Each year is broken into two semesters; January 1-June 30 (first column), and July 1 through December 31 (second column).

Rules

- If Chair is newly elected, they swap with the alternate seat holder in the same semester of the following year, unless that position is also held by a newly elected member.
 - If both positions above are newly elected councilmembers, the newly elected Chair will instead swap with the alternate seat in the 2nd semester of the following year.
- If Vice Chair and Past Chair are newly elected, no change occurs.



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, June 24, 2025 – 4:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Chad Lamb, Vice Chair Kayleen Whitelock, Bob Bedore, Pamela Bloom (remote), Kelvin Green, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, City Planner/Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Deputy Police Chief Jeremy Robertson, Public Works Director Brian Clegg, Public Information Manager Marie Magers

Chair Lamb called the meeting to order at 4:05 pm (due to technical difficulties) and noted that Council Member Bloom was participating remotely.

2. DISCUSSION TOPICS

a. *Discussion of Proposed South Valley Water Reclamation Facility*

Senior Planner Ray McCandless showed the subject property was currently designated on the Future Land Use Map (FLUM) as Business and Research Park (BR-P). The property was surrounded on three sides by residential subdivisions, and adjacent to the South Valley Water Reclamation Plant, zoned Public Facility (PF). Mr. McCandless explained that setbacks required in the BR-P Zone were much larger than in the PF Zone. He said the requested change of the FLUM designation and the zoning from BR-P to PF would allow the proposed administrative office building to be closer to the northwest corner. He showed a conceptual building rendering for a new administrative office building.

Taigon Worthen, Facility Engineer with South Valley Water Reclamation, said open space between Gardner Village and the South Valley Water Reclamation Facility was owned either by Rocky Mountain Power or South Valley Water Reclamation, reserved for future process development. Mr. Worthen said South Valley Water Reclamation had worked on plans for the proposed building for several years, and explained the goal to move some of the facility traffic away from the existing plant. He explained that Major Public Facility was a conditional use in the PF Zone, providing an amount of control to the City. Mr. Worthen emphasized that the intent was to keep the property for use by South Valley Water Reclamation.

Mr. Worthen discussed slope and elevations on the property, and said it made the most economical sense to put the new administration building next to 13000 West. He said the rooftop of the proposed single-story building would probably not exceed 15 feet. Mr. Worthen spoke of the possibility of adding an open slab/basin dump station close to the canal on the property. Council Member Bedore said he thought it was smart to separate public interactions from the main plant facility.

Community Development Director Scott Langford said the property was initially zoned BR-P as a buffer to adjacent residential. He commented that a dump station and some of the other operations would be allowed in the PF Zone, but not in a Professional Office (PO) Zone. Responding to a question from Vice Chair Whitelock, Mr. Worthen said a portion of the possible dump site would be like RV dump sites at gas stations, and a portion would be a recessed pit wide enough for trucks to back in. Mr. Worthen stated the Board would not build a clarifier on the subject parcel. Council Member Green said the current Board may not have intentions to put a clarifier on the subject parcel, but with the PF Zone, it was something a future Board could decide to do, which he found worrisome for the future of the neighborhood.

Council Member Bloom disconnected at 4:29 pm.

Vice Chair Whitelock asked if the Council wanted to hold a Town Hall meeting to discuss the issue with neighboring residents. Council Member Green expressed support. Council Member Jacob pointed out it was not the current residents who would likely be impacted 10-30 years down the road. He said the immediate impact was the office building. Mr. Worthen said the only improvement planned for and budgeted for at that time was the administration building. He said the plant treated 23 million gallons of sewage water every day. Growth was trending upward, and South Valley Water Reclamation partnered with Jordan Basin Improvement District. Decisions regarding growth at the south end of the valley and possible expansion of Jordan Basin Improvement District, would impact future decisions of South Valley Water Reclamation.

Mr. Worthen explained that sewer interceptors that flowed into South Valley Water Reclamation Facility paralleled the Jordan River, and said moving clarifying operations to the subject property would not make sense pragmatically. He said the higher they had to pump and lift the water, the more the process would cost in electricity.

Council Member Shelton asked how moving the dump station to the subject property would affect the neighbors. Mr. Worthen said the facility received noise complaints from elevated neighboring multi-family residents when large construction dumps or activity late at night occurred. He showed on a map where the dump station would be moved, and said there was not significant noise or odor associated with the dump station. Trucks were the loudest element. Mr. Worthen said they took odor control very seriously. Chair Lamb said there would be odors when things were dumped, but the odor would probably not permeate the whole area.

Council Member Green said he was generally comfortable with the requested rezone, but still had some concerns about long-term possibilities, and wanted to understand any alternatives. Mr. Langford asked if the Council was supportive of moving the administration building to the proposed location. A majority of the Council appeared to

indicate support. Mr. Langford suggested moving forward with a rezone to PO, and directing staff to gather more information about potential impacts to other operations.

Council Member Bedore expressed interest in visiting the existing dump station to get a better idea of potential impacts to neighbors. Responding to a question from Council Member Shelton, Mr. Worthen said outhouse haulers were dumped and charged differently than municipalities.

Chair Lamb summarized that the Council consensus was to rezone to the PO Zone and have the applicant come back in the future for any other use.

b. Presentation of the Economic Development Strategic Plan

Economic Development Director David Dobbins introduced Fred Philpot with LRB Public Finance Advisors. Mr. Philpot said he had enjoyed working on the Economic Development Strategic Plan project. He said the goal of the project had been to bring all information relative to economic development and economic development strategies together in one document, with intention to amend and refresh the document over time as needed.

Mr. Philpot presented the following findings:

- West Jordan was home to a growing population, characterized by a young demographic and average to above-average income levels.
- West Jordan had a concentration of residential development, with 66% of the market value attributed to single-family residential property types.
- West Jordan captured 82% of retail and service sales relative to the State average (100%).
- West Jordan had 8 active Redevelopment Agency (RDA) project areas.

Mr. Philpot said his hope was that the current Council and future Councils would be able to open the document if they had specific questions relative to an economic node. He presented a high-level SWOT (strengths, weaknesses, opportunities, threats) Analysis.

Mr. Philpot presented the following perspective provided by the City Council:

- Focus on City Center
- Focus on branding (internal & external)
- Regional retail focus (dining, shopping, entertainment)
- Focus on industrial development should remain a priority
- Ensure a diverse economy
- Address transportation needs

Economic Development Strategies:

- Enhance the quality of life in West Jordan
- Promote a diverse economy
- Plan for commercial that serves residents
- Promote professional office and business environments

Mr. Dobbins said he and Mr. Philpot would be willing to sit down one-on-one with Council Members to go through the document and answer any questions. City Administrator Korban Lee suggested the intersection of 90000 South and U-111 should perhaps be

considered separate from the rest of the Southwest Quadrant because plans for commercial development at the intersection were different from the broader industrial development plans in the quadrant. Mr. Dobbins said he agreed with isolating the intersection to look at retail opportunities to provide services for the whole west side.

c. Discussion of External ADU Setbacks and Applicability to Lots Over 10,000 Square Feet

Council Office Director Alan Anderson said the Council discussed ADUs in March 2025 at the request of a couple residents who had third-acre lots, but were not able to build accessory dwelling units (ADUs) because of the zoning. Mr. Anderson said at the discussion in March a majority of the Council indicated support for allowing external ADUs on single-family residential lots of 10,000 square feet or larger regardless of the zone. Mr. Anderson showed current West Jordan setbacks compared to setback requirements in other area cities.

Mr. Anderson said staff recommended keeping the current six-foot setback from a primary dwelling for external ADUs. Chair Lamb said he suspected the current 15-foot setback from the rear property line was the biggest problem for residents wanting to build an external ADU. Senior Planner Tayler Jensen said staff probably received an equal number of calls from residents asking why the current setback was so big, and why a neighbor was allowed to build an ADU so close to a property line.

Council Member Bloom reconnected remotely

Council Member Jacob asked why the setbacks for external ADUs would be different from setbacks for an external garage. Staff responded that Code required an external ADU to be built as a dwelling and meet requirements for a dwelling, which was not required for an external garage. Council Member Jacob said he believed the impact on neighbors of an external garage and an external ADU would be similar. Staff commented that most external garages were not built with a second story with windows that could look onto neighboring properties. Staff said structures built less than five feet from a property line were required to meet restrictions for a fire wall, which could be challenging for homeowners adding an external ADU. Council Member Green said he would not want setbacks between buildings to be less than six feet. Council Member Jacob said he would be comfortable with a six-foot setback from property lines. Vice Chair Whitelock said she wanted to keep the restriction that a setback would increase with an increased building height.

Council Member Jacob suggested adopting the same setbacks for external ADUs as external garages. Council Member Shelton said he believed neighbors would be more uncomfortable knowing individuals were occupying an ADU and looking onto their property than they would with a garage. Council Member Shelton said he liked the idea of requiring frosted windows or no windows along property lines if an external ADU were a certain height.

Council Member Green commented that many residents used an external garage as a shop, which could be much noisier than a residence. He said he liked the idea of the same

setbacks for external ADUs and garages, but suggested requiring frosted windows on any side facing a neighbor if an external ADU was higher than 17 feet. Council Member Jacob expressed agreement. Staff asked, if the Council considered eliminating windows on a second floor adjacent to a property line, to keep in mind that ADUs involved bedrooms that were required to have external egress for safety.

Council Members Shelton, Whitelock, and Lamb said they were not comfortable with three-foot setbacks for external ADUs. A majority of the Council indicated support for six-foot setbacks from the rear property line and the internal side property line. The Council and staff discussed different corner side yard configurations. Vice Chair Whitelock said she did not believe a six-foot setback was enough for a corner side yard. A majority of the Council indicated support for having the same setback for external ADU corner side yards as external garages (20 feet).

Vice Chair Whitelock said she supported the requirement that the setback should increase as the height increased beyond 17 feet. Council Member Jacob said he would support requiring the setback to increase with increased height unless frosted glass was used on second stories along property lines. Vice Chair Whitelock pointed out that frosted glass would not contribute to privacy when the windows were open. Chair Lamb said he did not want to require frosted windows, but agreed that for a two-story external ADU, the setback should be different. Council Members Jacob and Green expressed support. A member of staff emphasized that an external ADU would not be considered a flag lot home.

d. Discussion Regarding a Proposal to Exempt Townhomes from the Balanced Housing Ordinance

Senior Planner Tayler Jensen said staff were directed a few months previous to look at the possibility of making exemptions to the Balanced Housing Ordinance for townhomes, and said Staff were seeking clarification from the Council on how to move forward. Mr. Jensen explained that per the State, the City could only regulate design standards for townhomes if there was a master development agreement (MDA), or in exchange for additional density. Mr. Jensen presented three options to the Council:

- Permit townhomes in select residential zones, but be unable to enforce design criteria;
- Create a new zone/overlay that may be applied to property to allow townhomes and regulate design; or
- Amend existing ordinances so an applicant could “choose” to enter into an MDA that would allow townhomes, and then enforce design criteria.

Council Member Green pointed out the PCH Zone and Integrate Housing Zone already allowed townhomes as an exception. Mr. Jensen said staff suggested starting the discussion with R2 and R3 Zones. He asked the following questions to frame the discussion:

- If an exception were to be granted, would the intent be to regulate design criteria? If so, to what extent?
- Should an overall increase in density for townhomes be allowed, or would gross densities match existing zoning designations?

- Would specific areas be targeted? If so, where?

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Vice Chair Whitelock said she was not sure water was available for the currently entitled but undeveloped units, let alone adding more units. Vice Chair Whitelock said she did not want to open up the possibility for townhomes without design standards. Council Member Green suggested maintaining the density of the underlying zone, and said he would want the "missing middle" of residential housing addressed if an exception were approved. Mr. Langford commented that all utility models were based on the General Plan maps approved by the Council. It was suggested that a developer would need to maintain the ERUs anticipated in the General Plan or somehow bring more water to the table.

Council Member Jacob talked about small household water needs, and suggested a case could be made with the State to change current water law. City Attorney Josh Chandler responded that many discussions about water were happening at the State level. Mr. Langford repeated his suggestion to begin with R2 and R3 Zones to see if making changes made sense. Council Member Jacob said whatever changes were made would affect the west side of the City most.

Council Member Green said he did not want to have entire neighborhoods of townhomes because they did not work. He expressed the opinion that townhomes needed to be mixed with other housing types. Council Member Jacob suggested a PRD Zone with an overlay to allow more townhomes (50%), with minimum acreage requirements removed and open space requirements included. Council Member Green suggested the acreage requirement could be removed from the Integrated Housing Zone (IHZ), and six units per acre allowed with deed restrictions. He expressed support for modifying the IHZ and maintaining the equivalent residential connections (ERCs). Mr. Langford asked if a majority of the Council wanted staff to work on the suggestion and bring it back for review and discussion. A majority of the Council expressed support.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Chair Lamb adjourned the meeting at 6:03 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 24, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this ____ day of ____ 2025



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/08/2025

Presenter: Tangee Sloan, City Recorder

Deadline of item :

Applicant: Tangee Sloan

Department Sponsor: Admin. Services

Agenda Type: CONSENT ITEMS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-034 indicating the intent of the West Jordan City Council to adjust a common municipal boundary with West Valley City in the Oquirrh Highlands area.

2. EXECUTIVE SUMMARY

The City Council is being asked to approve Resolution No. 25-034, which indicates the City's intent to adjust a shared municipal boundary with West Valley City.

The purpose of the proposal is to realign the boundary line in the Oquirrh Highlands area to better reflect existing property lines. This adjustment is being coordinated with West Valley City.

If approved, the outcome would provide clarity to property owners, Cities, and other entities.

3. TIME SENSITIVITY / URGENCY

Utah State Code 10-2-903, A resolution indicating intent is required prior to proceeding with a boundary adjustment. Once adopted, a 60-day protest period begins. After the protest period, a public hearing could be scheduled, and the Council could approve the boundary adjustment by ordinance. Timely adoption would allow the boundary adjustment to be finalized before the end of the calendar year, which is important for assessment, taxation purposes.

4. FISCAL NOTE

None known at this time.

5. PLANNING COMMISSION RECOMMENDATION

None

6. ADMINISTRATIVE STAFF ANALYSIS

The proposed boundary adjustment is the result of coordination between West Jordan City and West Valley City to correct a common boundary in the Oquirrh Highlands area.

The adjustment affects developed parcels where city services, jurisdictional responsibilities, or infrastructure do not align cleanly with the current city boundary. Both cities have reviewed parcel data, utility infrastructure, and public safety coverage to determine the best location for the adjusted boundary.

There are no changes to zoning, land use entitlements, service responsibilities or voter precincts proposed as part of this resolution.

Attached is a copy of the proposed Final Local Entity Plat which identifies the small strips of land being transferred between the cities. These small transfers will allow the common city boundary to match and be identical to lot and parcel lines. There are no entire parcels being proposed to be transferred; but rather, there are only small portions of parcels being proposed to be transferred.

Therefore, this boundary adjustment resolution is the second step in a two-step process to establish a corrected common boundary with West Valley City in the Oquirrh Highlands area. The first step was completing the Oquirrh Highlands Annexation, thus creating a common boundary with West Valley City. This second step is to correct the common boundary to match property lines. State law does not allow for a single step process to accomplish this result. Thus, the City is now considering the second step in this two-step process.

7. MAYOR RECOMMENDATION

None

8. COUNCIL STAFF ANALYSIS

This item represents one of the final steps in completing the annexation of the Oquirrh Highlands area into the City. [On February 25, 2025](#), the Council approved Ordinance No. 25-03 approving the annexation petition, and Ordinance No. 25-04 approving zoning and General Plan Future Land Use Map designations for the area. At the meeting Council was provided with a timeline and status report outlining the remaining steps to finalize the annexation as follows:

- The Lieutenant Governor will issue a Certificate of Annexation.
- The City shall provide additional notice to affected entities, etc.
- If the Certificate of Annexation is issued by the Lieutenant Governor's Office by Apr. 30, 2025, the Annexation shall take effect on July 1, 2025 (including for tax purposes, etc.).

Current Step:

- The Boundary Adjustment with West Valley City will be timed and coordinated with this Annexation process.

The final approval will take place after a 60-day protest period and final public hearing.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

Resolution No. 25-034

1 THE CITY OF WEST JORDAN, UTAH

2 **RESOLUTION NO. 25-034**

3 **A RESOLUTION INDICATING THE INTENT OF THE WEST JORDAN CITY COUNCIL**
4 **TO ADJUST A COMMON MUNICIPAL BOUNDARY WITH WEST VALLEY CITY**
5 **IN THE OQUIRRH HIGHLANDS AREA**

6 WHEREAS, the City of West Jordan and its City Council (the “**City**” and “**City Council**”) recently
7 completed the annexation of the Oquirrh Highlands Annexation Area (“**OH Annexation**” and “**Oquirrh**
8 **Highlands Area**”), which OH Annexation became effective on July 1, 2025; and

9 WHEREAS, because of the OH Annexation, the City now has a common boundary with West
10 Valley City (“**WVC**”), as depicted in the attached document entitled “Final Local Entity Plat, Oquirrh
11 Highlands Boundary Adjustment” (**Attachment A, “Proposed OH Boundary Adjustment Plat”**); and

12 WHEREAS, the City and WVC, and together with their legislative bodies (“**City Councils**” and
13 “**Both Councils**”), recognize that the current common boundary of the City with WVC along the Oquirrh
14 Highlands Area does not follow existing subdivision lines and property lines (“**Current OH Common**
15 **Boundary**”); and

16 WHEREAS, Both Councils desire to adjust the Current OH Common Boundary, as depicted in the
17 Proposed OH Boundary Adjustment Plat, such that Tract A, as described therein, shall be transferred from
18 the City to WVC and Tract B shall be transferred from WVC to the City, as described therein (collectively
19 “**OH Boundary Adjustment**”); and

20 WHEREAS, Both Councils acknowledge that Utah Code Section 10-2-903, subsections 1 and 2,
21 states that “[t]he legislative bodies of two or more municipalities having common boundaries may adjust
22 the common boundaries . . . [and each legislative body may] adopt a resolution indicating the intent of the
23 municipal legislative body to adjust a common boundary. . . .”; and

24 WHEREAS, Both Councils now desire to adopt resolutions indicating the intent of each municipal
25 legislative body to adjust the common municipal boundary from the Current OH Common Boundary,
26 using the OH Boundary Adjustment, such that the common municipal boundary for the area would
27 become that which is depicted in the Proposed OH Boundary Adjustment Plat.

28 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST
29 JORDAN, UTAH, THAT:

30 **Section 1.** Statement of Intent. The City Council hereby states its intent to adjust a common
31 municipal boundary with West Valley City in the Oquirrh Highlands Area, consistent
32 with the attached Proposed OH Boundary Adjustment Plat.

33 **Section 2.** Statement of Understanding. The City Council hereby states its understanding that the
34 city council for WVC will also approve a similar resolution stating its city’s intent to
35 adjust the same common municipal boundary with the City in the Oquirrh Highlands
36 Area, consistent with the attached Proposed OH Boundary Adjustment Plat.

37 **Section 3.** Effective Date. This Resolution shall immediately take effect upon its passage.

40 Passed by the City Council of the City of West Jordan, Utah, this ____ day of _____ 2025.

41 **CITY OF WEST JORDAN**

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44 By: _____
45 Kayleen Whitelock
46 Council Chair

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48 ATTEST:
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52 Cindy M. Quick, MMC
53 Council Office Clerk

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58 **Voting by the City Council** **"YES"** **"NO"**
59 Chair Kayleen Whitelock
60 Vice Chair Bob Bedore
61 Council Member Pamela Bloom
62 Council Member Kelvin Green
63 Council Member Zach Jacob
64 Council Member Chad Lamb
65 Council Member Kent Shelton
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**ATTACHMENT A TO
RESOLUTION NO. 25-034**

**A RESOLUTION INDICATING THE INTENT OF THE WEST JORDAN CITY COUNCIL
TO ADJUST A COMMON MUNICIPAL BOUNDARY WITH WEST VALLEY CITY
IN THE OQUIRRH HIGHLANDS AREA**

***Document entitled “Final Local Entity Plat, Oquirrh Highlands Boundary Adjustment”,
which is a “Proposed OH Boundary Adjustment Plat”***

