



**THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
July 22, 2025**

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

PARTICIPATE IN MEETING



VIEW THE MEETING



Welcome to City Council meeting!

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- 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. REPORT TO COUNCIL

- Report to the City Council by the West Jordan Historical Society

4. PUBLIC COMMENT

5. PUBLIC HEARINGS

- Resolution No. 25-042 Placement of a Monument Honoring Erika Ellis on the Jordan River Parkway
- Ordinance No. 25-30 a Rezone of 2.70 Acres to Add the Infill Development Overlay Zone (IDO-1) to a Parcel in Lumina, Located at 8399 South Dunlop Drive
- Ordinance No. 25-32 a Rezone of 0.865 acres to C-G Zone (General Commercial) at 1394 West and 1378 West 7800 South for Sprinkler Supply Hardscape Expansion
- Ordinance No. 25-31 Amending Land Use Tables in Chapter 13 to Remove "Massage Therapy" as a Permitted or Conditional Use
- Resolution No. 25-040 Amending the West Jordan City Consolidated Fee Schedule

6. BUSINESS ITEMS

- Resolution No. 25-033 Adoption of Multi-Jurisdictional Hazard Mitigation Plan

- b. Resolution No. 25-041 Establishing Water and Sewer Rates
- c. Mosquito Abatement Report
 - Report by Kelvin Green of a proposed property tax increase by South Salt Lake Valley Mosquito Abatement District
 - Comment on report by members of the public and/or city council members.

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 – Regular City Council Meeting
 - July 8, 2025 – Committee of the Whole Meeting
 - July 8, 2025 – Regular City Council Meeting
- b. Resolution No. 25-038 – Dish Wireless Lease Agreement – 7945 S Temple Drive

9. ADJOURN

UPCOMING MEETINGS

- **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 18, 2025 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Patrick Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: Dean Ellis

Department Sponsor: Administration

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-042 Placement of a Monument Honoring Erika Ellis on the Jordan River Parkway

2. EXECUTIVE SUMMARY

Dean Ellis, a West Jordan resident, is seeking to place a monument bench in memory of his late wife, Erika Ellis. The proposed bench is constructed of granite and is intended to be placed on the Jordan River Parkway at approximately 8600 South.

[Title 8, Chapter 15](#), of the West Jordan City Code outlines all of the requirements for a monument to be placed on City property. The applicant has submitted an application with City Administration and has provided plans for the monument. The applicant is aware that the monument will become the property of the City once placed. The applicant will bear all financial expenses pertaining to the construction and installation of the monument.

A list of community members who support this proposal is included in the packet.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

Applicant will bear all costs.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

The application and supporting documentation are attached as part of the packet.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

As mentioned in the Executive Summary, [West Jordan City Code 8-15](#) governs the general processes and requirements for Memorials, Monuments, and Naming of Public Places and Facilities.

Applicable requirements as established in [8-15-4](#):

- Subsection A - the proposal must have a high level of community support, commemorates a group who made a significant contribution to the state of Utah, and reflects the character and landscape of the area.
- Subsection B – the placement of the monument must happen posthumously.
- Subsections D&E – the memorial’s name is not complex, unduly long, difficult to spell or pronounce, and is not duplicated anywhere in the city.
- Subsection I – the proposal is subject to an appropriately noticed public hearing.
 - Public hearing scheduled for July 22, 2025.

Applicable safety requirements as established in [8-15-6](#):

- Subsection A - Any memorial or monument, or part thereof, that is not installed flush with a surface and, any memorial or monument that rises from ground level less than seven feet (7'), shall have rounded edges and shall avoid tripping hazards in the design and installation process.
- Subsection C - All memorials and monuments shall be designed to be noticeably separated from walkways, established lines of nonwalkway travel through parks, and established or reasonably likely areas of group running type play or activity.

Applicable specific principles as established in [8-15-7](#):

- Subsection A3 – a) Demonstrate some specific justification for being located at the proposed site; b) Be consistent with the city council's approved plans for the proposed site or facility; c) Not compromise the amenity value, aesthetic integrity or character of the proposed site; d) Not interfere with existing and proposed usage patterns, and circulation at the site and must not pose any safety risk to users of the site or facility; e) Contribute to the public space from a functional and/or aesthetic character of the site and should be designed and manufactured using high quality materials and workmanship; f) Be compatible and at a design and quality level commensurate with the location or setting of the site and must be compatible with the surroundings.
 - ***See attachments in packet for plaque specifications and examples.***
- Subsection B – The city council will not consider for approval monuments or memorials which will impose a significant financial burden on the city to maintain.
- Subsection C - It will be the city council's responsibility to approve the design, size, material, text and graphics to be used for memorials and monuments.

9. POSSIBLE COUNCIL ACTION

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

1. Approve the monument request;
2. Not approve the monument request;
3. Continue the item to a future specified date.

10. ATTACHMENTS

Resolution No. 25-042

Application

Community Support

Parks Bench Specs

Area Map

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-042

**A RESOLUTION APPROVING PLACEMENT OF MONUMENT HONORING ERIKA
ELLIS ON JORDAN RIVER PARKWAY**

WHEREAS, Dean Ellis, a resident of West Jordan, seeks to donate a bench to be placed on the Jordan River Parkway;

WHEREAS, the proposed bench honors Erika Ellis, who passed away in March, 2025. Erika was an avid runner and walker who spent a significant amount of time on the Jordan River Parkway;

WHEREAS, the proposed bench meets all of the requirements of Tile 8, Chapter 15 of the West Jordan City Code and is consistent with the purpose and aesthetics of the Jordan River Parkway;

WHEREAS, the City Council took public comment on placement of the proposed bench at a duly noticed public hearing held on July 22, 2025.

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

Section 1. The City Council approves the proposed bench for placement along the Jordan River Parkway.

Section 2. This Resolution shall take effect immediately upon passage. (UCA § 10-3-719)

ADOPTED by the City Council of the City of West Jordan, Utah, this ____ day of ____ 2025.

(Continued on the following pages)

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

50	Voting by the City Council	"YES"	"NO"
51	Council Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
52	Council Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
53	Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
54	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
55	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
56	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
57	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>

PROPOSAL FOR PLACEMENT OF MEMORIAL OR MONUMENT

West Jordan City Code, Title 8, Chapter 15



Name of sponsor

Dean Ellis

Applicant name

[Redacted]

Address of applicant

[Redacted]

Phone number

[Redacted]

E-mail address

I am seeking to place a:

☐ Memorial

☒ Monument

MEMORIAL: A plate, tablet, or slab made of metal, stone or any other appropriate material with text and/or graphics displayed on it and fixed on, applied to, or inserted in a surface, created to recognize and preserve the memory of a person, group, event or place.

MONUMENT: A structure or a three-dimensional physical object (e.g., a sculpture) created to recognize and preserve the memory of a person, group, event or place. A water feature or memorial garden type proposal may be deemed a monument

Details about the proposed project:

Please describe the proposed location for the memorial or monument:

adjacent to the Jordan River Trail at
approximately 8600 South.

Please describe what kind of memorial or monument you are proposing to install:

Stone Bench (drawing attached) with the
words "In Loving Memory of Erika Ellis"
engraved on the side.

Please explain why you want this memorial or monument in this specific location:

Erika died 3-25-25. She was an avid runner
and walker. She loved and used the Trail
almost everyday until her cancer made it
impossible.

Please describe how funding will be provided for this proposal:

I will pay for it myself

If a person is the subject of the memorial or monument, are they still living?

☐ Yes ☒ No

If deceased, did the person die more than 100 years ago?

☐ Yes ☒ No

If deceased, and if it has not been 100 years since their death, does their immediate family consent to this proposal?

☒ Yes ☐ No

Does a similar memorial or monument already exist in West Jordan?

☐ Yes ☒ No

Does this proposal involve a memorial on a site which is already recognized by a formal or informal name?

☐ Yes ☒ No

Does the proposed memorial or monument contain any statement of religious principles or scriptural verses?

☐ Yes ☒ No

If yes, please describe how such principle or verse is unavoidably entwined with an otherwise historically significant event or the persona of the person to be honored.

Please attach the following documents:

- A list of names and phone numbers for persons in the West Jordan Community who are in support of this proposal.
- Any images or artist renderings of the proposed installation.
- A safety survey of the memorial or monument demonstrating that the design and location will meet or exceed the safety concerns of the City Code and the professional standards of the surveyor.

☒ I understand that this proposal is subject to review and approval by the City Council and that a public hearing will be held before the proposal can be approved.

☒ I understand that I am responsible for the total cost of design, fabrication, transportation, site preparation, installation, lighting, electrical and all other costs relating to the memorial or monument.

☒ I understand that all donated memorials, monuments, park/street furniture, equipment, and trees shall become and remain City property.

☒ I certify that I have read the applicable City Code and that this Proposal is in compliance with all rules and requirements.

Dean Ellis

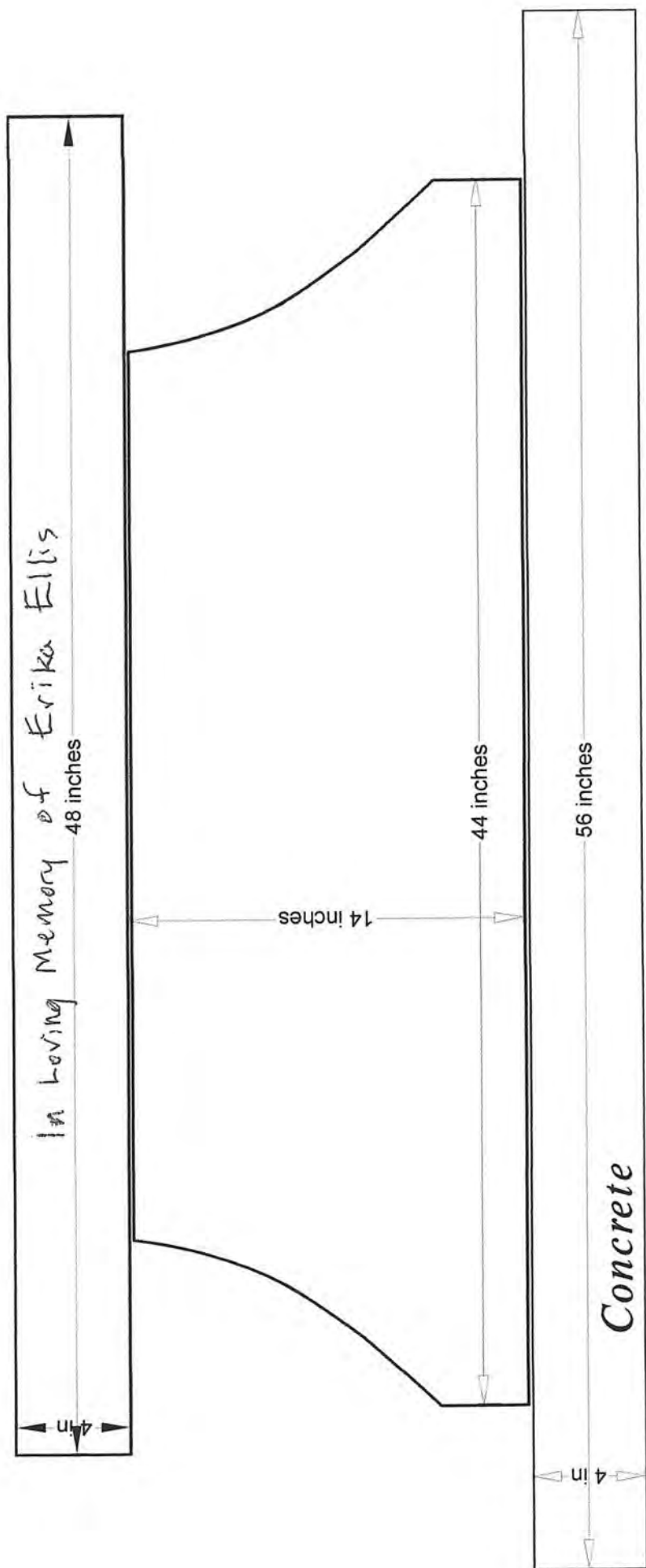
Signature

6-12-25

Date

Dean Ellis

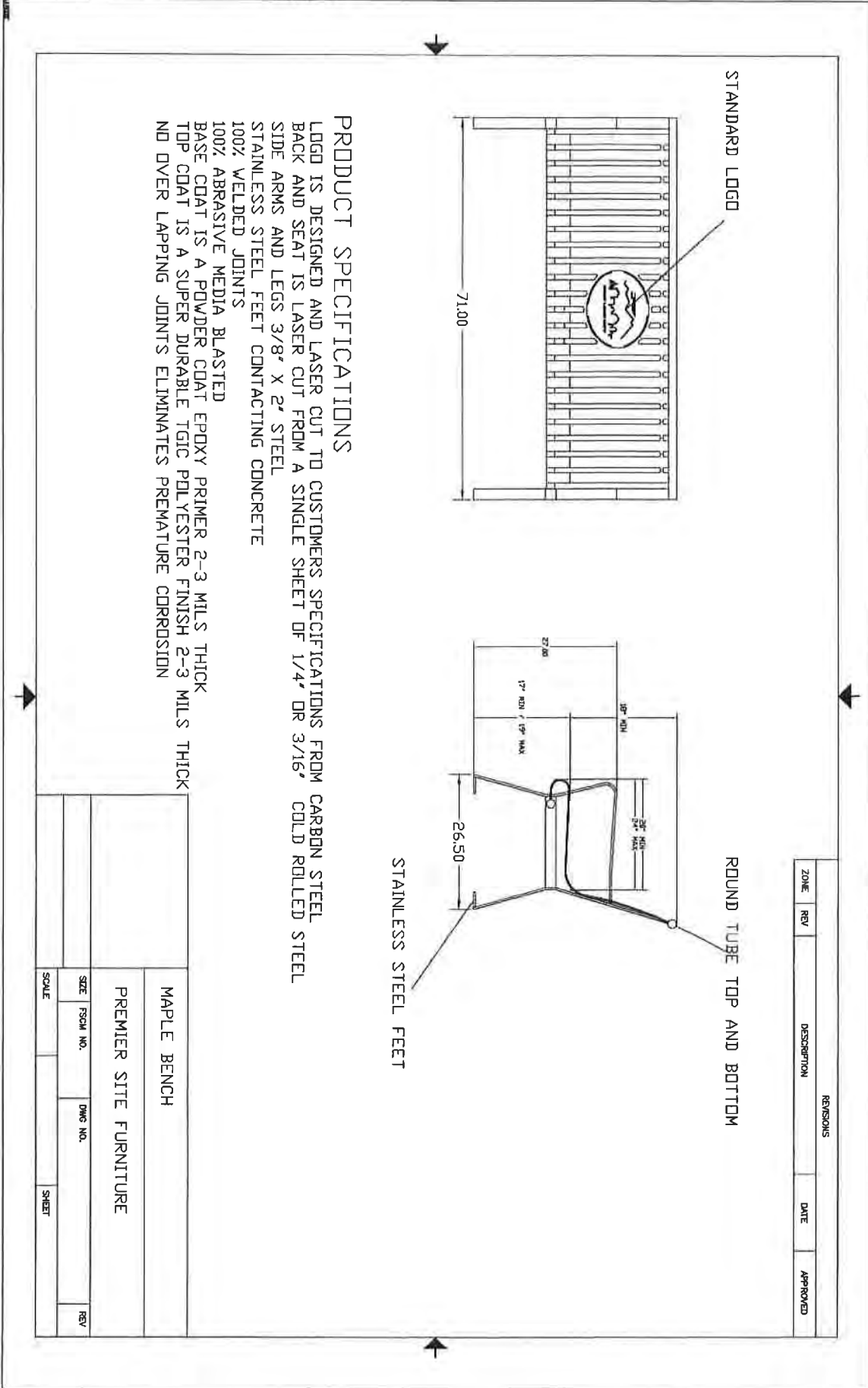
Printed name



Persons in West Jordan in support of
this proposal (Stone Bench Memorial
to Erika Ellis).

Glendon Mitchell
Toni Mitchell
Cheralyn Anderson
Brinton Anderson
Alisha Johnson
Brad Johnson
Jeremy Mitchell
Lisa Mitchell
Paul McGrath
Jill McGrath
Jackie Stringham
Brian Stringham
Natalie Diamond
Wayne Diamond
Eric Marsing
Lacey Marsing
Cyd Asay
Todd Asay









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 22, 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. 25-30 a Rezone of 2.70 acres to add the Infill Development Overlay Zone (IDO-1) to a parcel in Lumina, located at 8399 South Dunlop Drive
- Ordinance No. 25-31 amending Land Use Tables in Chapter 13 to remove "Massage Therapy" as a permitted or conditional use
- Ordinance No. 25-32 a Rezone of 0.865 acres to C-G Zone (General Commercial) at 1394 West and 1378 West 7800 South for Sprinkler Supply Hardscape Expansion
- Proposal for Placement of a Monument Honoring Erika Ellis on the Jordan River Parkway

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 July 9, 2025

/s/ Cindy M. Quick, MMC

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Tayler Jensen, Senior Planner

Deadline of item :

Applicant: Garbett Homes/Damian Mora

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. 25-30 a Rezone of 2.70 Acres to Add the Infill Development Overlay Zone (IDO-1) to a Parcel in Lumina, Located at 8399 South Dunlop Drive

2. EXECUTIVE SUMMARY

The City Council is being asked to consider the following:

- Add the *Infill Development Overlay Zone (IDO-1)* to 2.70 acres located at 8399 South Dunlop Drive (Underlying Zoning to remain *R-1-8* Single Family Residential 8,000 SF minimum lot sizes).
- Approve modified lot and bulk standards as allowed by (13-6I-4 A) of the West Jordan Municipal Code. The proposed modifications are:
 - Minimum Lot Sizes of 3,000 SF (Standard is 8,000)
 - Minimum Lot Width of 42' (standard is 75')
 - Minimum Front Setback of 10' (Standard is 30', 22' on Cul-de-sacs)
 - Minimum Corner Setbacks of 5' (Standard is 20')
 - Minimum Interior Side Setback of 5' (Standard is 8')
 - Minimum Rear Setback of 10' (Standard is 25')
 - Maximum Lot Building Coverage 60% (Standard is 40%)
 - Minimum Driveway of 22', with a 22' x 9' concrete pad adjacent to the garage if the lot shape doesn't allow for a 22' driveway (lot 12 in their concept)

It should be noted that if approved the *IDO-1* doesn't permit an increase in density over the underlying zone. At 2.7 acres the *R-1-8* Zone would not permit more than 14 residential units.

3. TIME SENSITIVITY / URGENCY

n/a

4. FISCAL NOTE

n/a

5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on [June 17th, 2025](#). After a public hearing (which included one comment that was concerned with the project), the following recommendation was made:

Ammon Allen moved to forward a negative recommendation to the City Council to Rezone 2.7 acres from R-1-8C to R-1-8C (IDO-1) for Lumina located at 8399 South Dunlop Drive based on

Finding 2, the rezone may result in incompatible land use relationships due to the size of the lots in comparison with the neighbors, and Finding 3 the proposed setbacks are a concern for the health, safety, and general welfare of the citizens of the city from a public safety perspective. The motion was seconded by Jay Thomas and passed 5-1 in favor of a negative recommendation with Trish Hatch casting the negative vote. Jimmy Anderson was absent.

6. ADMINISTRATIVE STAFF ANALYSIS

Background:

The General Plan Defines *Low-Density Residential* as:

“Development providing for low intensity single-family detached residential uses typically found in suburban and traditional neighborhoods.”

This property is currently undeveloped. The Future Land Use Designation is *Low-Density Residential*. The Current Zoning for the property is *Residential single-family, 8,000 SF lots (R-1-8)*. At 2.70 Acres in size the subject property could provide 9-14 dwelling units depending on property shape, and road/infrastructure requirements.

Rezone: The applicant is proposing to add the *Infill Development Overlay Zone (IDO-1)* to approximately 2.70 Acres. The purpose of the *Infill Development Overlay (IDO)* is to “Promote and facilitate the development and redevelopment of infill properties that cannot be reasonably developed using currently adopted zoning, subdivision, and engineering standards.” The applicant is not proposing a subdivision at this time but has provided a concept plan, which shows thirteen (13) lots.

Design Review Committee

This proposal has been reviewed by the Design Review Committee (DRC) twice. At the first review the DRC asked that the applicant provide minimum lot size standards, and to require that homes be setback to allow for a required 22’ driveway.

The applicant revised their proposal, clarifying that all lots would be a minimum of 3,000 Square Feet, and that 22’ driveways would be provided, with the exception of where there is a lot that doesn’t allow for a 22’ driveway due to the lot shape that a 9’ X 22’ Concrete parking pad would be provided adjacent to the garage. On May 27th, 2025, the DRC recommended approval of this plan to the Planning Commission.

GENERAL INFORMATION & ANALYSIS:

This property is located at 8399 South Dunlop Drive. The property is triangular in shape bordering the UTA Trax Line and Utah & Salt Lake Canal on the south. Dunlop Drive and McGregor lane both provide access to the property. The Property is vacant/undeveloped land. The future land use designation for the entire property is *Low-Density Residential* and the current zoning is *Residential Single-Family, 8,000 SF lots (R-1-8)*.

	Future Land Use	Zoning	Existing Conditions
North	Low-Density Residential	R-1-8	Residential Subdivision (Mountain View Estates)
South	Medium-Density Residential	RR-1E & R-1-4	Trax Line and Canal, then Fahnian Ranchettes and Green Meadow Park

West	Medium-Density Residential	R-1-4	Canal & Meadow Green Farms Subdivision
East	Low-Density Residential and Medium-Density residential	R-1-8 & R-2	Trax Line, and 2700 West

FINDINGS OF FACT:

Zoning Map Amendment

Section 13-7D-6(A): Zoning Map Amendment:

Amendments to the zoning map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Finding 1: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the Adopted General Plan and future land use map;

Staff Analysis: The proposed amendment is consistent with the current vision of the General Plan and the Future Land Use Map which designate this property as *Low-Density Residential*. The R-1-8 Zone is appropriate within this Future Land Use Designation, and the addition of the *Infill Development Overlay (IDO-1)* zone is appropriate as it **does not** allow for an increase in density, but rather amends development standards to allow the building out of difficultly shaped infill properties.

The 2023 West Jordan General Plan incorporates "Guiding Principles" instead of goals, the following Guiding Principles have been identified as significant for this project:

- A. Land Use – Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - i. The proposed rezone complies with the adopted General Plan, and allows the applicant to build the already zoned project density. It supports the adopted vision of the city council which minimizes impacts to existing neighborhoods.
- B. Housing – Encourage a balanced variety of housing types that meets the needs of all life stages with a mix of opportunities for today and into the future.
 - i. The property in question is zoned for single-family residential with the density of 1 unit per 8,000 square feet. This proposal allows that same product to be built but with different lot standards, due to the nature of the lot shape.

Staff Opinion: It is the opinion of staff that the proposed rezone is consistent with the purposes, goals, objectives, and policies of the adopted General Plan and Future Land Use Map.

Finding 2: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Staff Analysis: The proposed development will result in compatible land uses and relationships as it is consistent with the adopted general plan, and the current zoning. The only purpose for the rezone is to allow the encumbered lot to be developed.

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Finding 3: The proposed amendment protects the public health, safety, and general welfare of the citizens of the city.

Staff Analysis: The proposed amendment only allows the lot sizes and bulk standards to be amended by the City Council. It does not change allowed uses or grant additional density to the site.

Staff Opinion: The proposed amendment furthers the public health, safety, and general welfare of the citizens of the city.

Finding 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Staff Analysis: The proposed amendment is consistent with current Future Land Use Designations and public service master plans, meaning the city has long planned for this type of zoning and future development in this location.

Staff Opinion: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change.

Finding 5: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Staff Analysis: The proposed amendment is not subject to any applicable overlay zoning districts.

Staff Opinion: The proposed amendment is not subject to any applicable overlay zoning districts.

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Despite the Community Development staff supporting the rezone proposal, the Planning Commission forwarded a recommendation of denial to the City Council in their [June 17, 2025 meeting](#). Specifically, some commissioners felt that the lot sizes—around 3,000 square feet—were significantly smaller than typical for the area and could pose practical challenges for construction, especially with setbacks and utility requirements. There were also expressed worries about the potential impact on emergency services access and the overall compatibility with existing neighborhoods. Ultimately, the commission considered that the proposal's lot sizes and standards might be too aggressive or inappropriate for the area, leading them to lean towards a negative recommendation or to suggest increased minimum lot sizes and tighter standards before approval.

As mentioned in the Administrative Staff Analysis above, the property is currently vacant land, and:

- Current Zoning: Residential Single-Family (R-1-8)
- Current Future Land Use Designation: Low-Density Residential (LSFR)
- Proposed Rezone: Add the Infill Development Overlay Zone (with existing R-1-8).

Guiding Principles from the General Plan

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

9. 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.

10. ATTACHMENTS

Ordinance No. 25-30

Attachment A: Legal Description

Attachment B: Preliminary Development Plan

Attachment C: Current Future Land Use & Zoning Map

Attachment D: Aerial Image

Attachment E: Elevations

1 **Recording Requested By and**
2 **When Recorded Return to:**

3
4 City of West Jordan
5 Attention: City Recorder
6 8000 South Redwood Road
7 West Jordan, Utah 84088
8

9
10 For Recording Purposes Do
Not Write Above This Line

11 THE CITY OF WEST JORDAN, UTAH
12 A Municipal Corporation

13 **ORDINANCE NO. 25-30**

14 **AN ORDINANCE FOR APPROXIMATELY 2.70 ACRES OF PROPERTIES LOCATED AT**
15 **APPROXIMATELY 8399 SOUTH DUNLOP DRIVE,**
16 **IDENTIFIED AS THE LUMINA DEVELOPMENT; AND**

17 **AMENDING THE ZONING MAP FOR THE LUMINA DEVELOPMENT; AND**

18
19 **APPROVING A DEVELOPMENT PLAN, INCLUDING DEVELOPMENT REGULATIONS,**
20 **CONSISTENT WITH THE R-1-8C(IDO-1) ZONE FOR THE LUMINA DEVELOPMENT**
21

22 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan
23 (“**General Plan**”) in 2023, as amended, which provides for a general plan land use map (“**General Plan**
24 **Land Use Map**” or “**Future Land Use Map**”), which is periodically updated; and the City adopted the
25 West Jordan City Code (“**City Code**”) in 2009, as amended, which provides for a zoning map for the City
26 (“**Zoning Map**”), which is periodically updated; and

27 WHEREAS, an application was made by Garbett Realty, P.C. dba Garbett Homes, a Utah
28 professional corporation (“**Applicant**” and “**Owner**”) for approximately 2.70 acres of real property,
29 **parcel number 21-33-378-011**, located at approximately 8399 South Dunlop Drive, with a maximum of
30 four dwelling units to be constructed thereon (“**Property**” or “**Lumina Development**”) for, a *Rezone*
31 from the R-1-8C Zone (Single-family residential, 8,000 square foot minimum lots) to the R-1-8C(IDO-1)
32 Zone (adding the Infill Development Overlay Zone), and approval of a *Lumina Development Plan*
33 (“**Development Plan**”), including development standards (“**Development Regulations**”), consistent with
34 the R-1-8C(IDO-1) Zone and City Code Section 13-6I-4(A) (“**Application**” and “**Rezone**”); and

35 WHEREAS, on June 17, 2025, the Application was considered by the West Jordan Planning
36 Commission (“**Planning Commission**”), which held a public hearing and made a *negative*
37 recommendation to the West Jordan City Council (“**City Council**”) concerning the Rezone and
38 Development Plan, based upon the criteria in City Code Section 13-7D-6; and

39 WHEREAS, a public hearing was held before the City Council on July 22, 2025, concerning the
40 Rezone and Development Plan; and the City Council has reviewed and considered the Rezone and
41 Development Plan; and

42 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
43 of the public health, safety, and welfare of the residents of the City to approve the Rezone and
44 Development Plan.
45

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

48 **Section 1. Rezone and Development Plan.** For the Property, a ***Rezone is approved*** from the R-1-
49 8C Zone (Single-family residential, 8,000 square foot minimum lots) to the R-1-8C(IDO-1) Zone (adding
50 the Infill Development Overlay Zone), as per the legal description in “Attachment A”, and the ***Lumina***
51 ***Development Plan is approved***, including Development Regulations in Section 4 thereof, as set forth in
52 “Attachment B”.

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

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

59 PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS
60 _____ DAY OF _____ 2025.

61
62
63 CITY OF WEST JORDAN

64
65
66 By: _____
67 Kayleen Whitelock
68 Council Chair

69 ATTEST:

70
71
72 _____
73 Cindy M. Quick, MMC
74 Council Office Clerk

75			
76			
77			
78	Voting by the City Council	"YES"	"NO"
79	Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
80	Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
81	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
82	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
83	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
84	Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
85	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

86
87
88 [See next page.]

89
90
91 PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

93 Mayor's Action: _____ Approve _____ Veto

94
95
96 By: _____
97 Mayor Dirk Burton Date _____
98
99

100 ATTEST:
101
102
103

104 _____
105 Tangee Sloan, CMC
106 City Recorder
107

108 **STATEMENT OF APPROVAL OF PASSAGE** (check one)
109

110 _____ The Mayor approved and signed Ordinance No. 25-30.
111

112
113 _____ The Mayor vetoed Ordinance No. 25-30 on _____ and the
114 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
115

116 _____ Ordinance No. 25-30 became effective by operation of law without the
117 Mayor's approval or disapproval.
118
119
120

121 _____
122 Tangee Sloan
123 City Recorder

124 **CERTIFICATE OF PUBLICATION**

125 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
126 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
127 _____ day of _____, 2025. The fully executed copy of the ordinance is retained
128 in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
129
130
131

132 _____
133 Tangee Sloan
134 City Recorder

135 *[See next page.]*
136
137
138

**Attachment A to
ORDINANCE NO. 25-30**

**AN ORDINANCE FOR APPROXIMATELY 2.70 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 8399 SOUTH DUNLOP DRIVE,
IDENTIFIED AS THE LUMINA DEVELOPMENT; AND**

AMENDING THE ZONING MAP FOR THE LUMINA DEVELOPMENT; AND

**APPROVING A DEVELOPMENT PLAN, INCLUDING DEVELOPMENT REGULATIONS,
CONSISTENT WITH THE R-1-8C(IDO-1) ZONE FOR THE LUMINA DEVELOPMENT**

LEGAL DESCRIPTION

BEG N 0°06'29" E 1262.86 FT & N 89°53'31" W 33 FT FR S 1/4 COR SEC 33, T 2S, R 1W, SLM; S 0°06'29" W 8 FT; N 89°53'31" W 87.52 FT; S 69°27' W 667.19 FT; N 20°33' W 35.5 FT; N 69°27' E 10 FT M OR L; N 51°22' W 86 FT; S 69°27' W 20 FT; N 51°22' W 75.7 FT M OR L; N 60° W 290 FT M OR L; E 1134 FT M OR L; S 0°06'29" W 42.94 FT TO BEG. LESS RAILROAD & KENNECOTT. ALSO LESS & EXCEPTING BEG N 0°01'04" E 1254.86 FT & W 33.01 FT FRS 1/4 COR SEC 33, T2S, R1W, SLM; N 89°58'44" W 87.51 FT; S 69°21'35" W 667.20 FT; N 20°39'17" W 23.77 FT; N 69°25'05" E 769.40 FT; S 0°01'04" W 57.57 FT TO BEG. 2.51 AC M OR L. 5705-2460 7749-1116 9112-1697 9636-2389

Lumina Development Plan

1. Project Overview

Project Name: Lumina

Location: 8399 South Dunlop Drive, West Jordan (Parcel: 21-33-378-011-0000)

Zoning: R-1-8C

Requested Zoning: Infill Development Overlay District 1 (IDO-1)

Number of Lots: 13 single family lots

Density: 4.8 units/acre

Developer: Garbett Homes

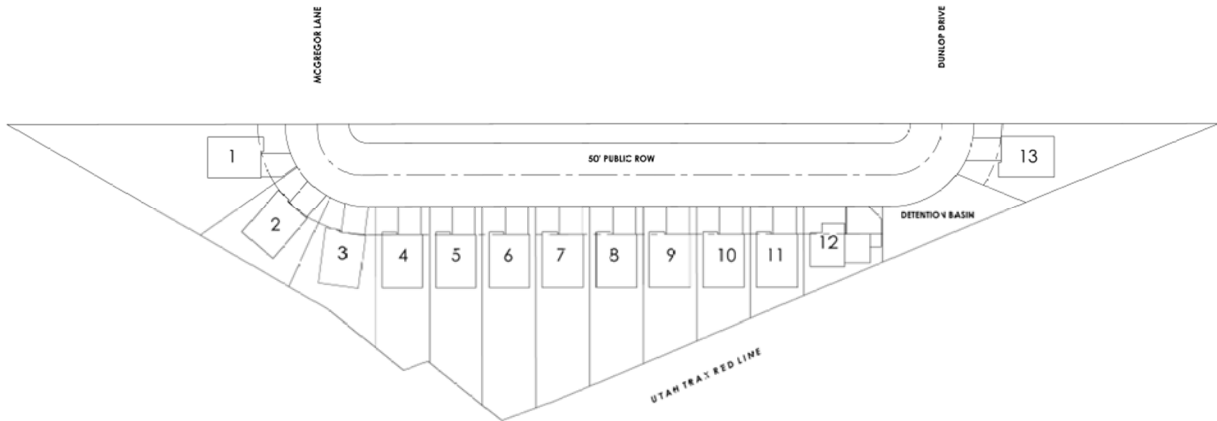
2. Statement of Need

We are requesting a zoning map amendment of the property located at approximately 8399 South Dunlop Drive, West Jordan. The property is currently zoned R-1-8C and we would like to add the Infill Development Overlay District 1 (IDO-1). The request is made to facilitate the development of the property without an overall increase in the density of the site. The site is triangular, is located within an established neighborhood, borders a canal on the west side, the Trax line to the south and east, making the site difficult to develop. Developing this project would provide more detached housing opportunities in the area.

The site is less than 5 acres and has been in its current configuration for more than ten years. The site has direct access to existing utility distribution facilities. The site is also surrounded by properties within 1,000' radius in which the total developable land area is not more than 25% vacant and greater than 50% of the total number of lots or parcels have been developed 15 or more years ago. There is also an absence of development and investment activity in the area compared to other areas in the City and a majority percentage of the site is vacant.

3. Development Goals

With the adoption of the IDO, the goal is to develop 13 detached lots on the property and connect Dunlop Drive and McGregor Lane with a 50' wide right of way.



4. Development Regulations

The permitted and conditional land use options are those associated with R-1 zones including Dwelling, single-family. We are proposing single family homes for the entire site.

Reference District/Base Zoning (R-1-8) Standards:

- Minimum Lot Size: 8,000 sq. ft.
- Minimum Lot Width: 75'
- Minimum Front Yard: 30' (22' on cul-de-sacs)
- Minimum Corner Side Yard: 20'
- Minimum Interior Side Yard: 8'
- Minimum Rear Yard: 25'
- Rear Yard Corner Lot: 20'
- Maximum Building Height: 35'
- Maximum Building Coverage: 40%
- Separation Between Buildings on Same Lot: 6'

Requested Modification to Reference District/Base Zoning (R-1-8) Standards:

- Minimum Lot Size: 3,000 sq. ft.
- Minimum Lot Width: 42' (42' at the garage setback for homes on curves or cul-de-sacs)
- Minimum Front Yard: 10'
- Minimum Corner Side Yard: 5'
- Minimum Interior Side Yard: 5'
- Minimum Rear Yard: 10'
- Rear Yard Corner Lot: 10'
- Maximum Building Height: 35'
- Maximum Building Coverage: 60%
- Separation Between Buildings on Same Lot: 6'
- Minimum Driveways: 22'

- Exception: where a 22' driveway cannot be achieved because of lot shape and not enough depth, we are proposing a 9'x22' concrete pad adjacent to garage (see lot 12).

5. Neighborhood Compatibility

The application does not request a change in density, and the proposed density of 4.8 units/acres matches the Future Land Use designation for the site of Low Density Residential, therefore the proposed project adheres to the neighborhood compatibility component. At the Pre-Application meeting we were told that the best path forward was to include the standard 50' right of way and that requesting a variance on the width would not be the best path forward. The 50' right of way takes up a large portion of the developable area but we made sure to include it and is one of the reasons we are requesting a modification of the base zoning lot standards. Keeping the 50' right of way in addition to promoting community health and safety promotes neighborhood compatibility.

6. General Development Standards

The site plan shows a proposed 50' right of way connecting Dunlop Drive with McGregor Lane. The only deviations requested are those to the lot standards and relief of the design and material standards.

7. Infrastructure Element

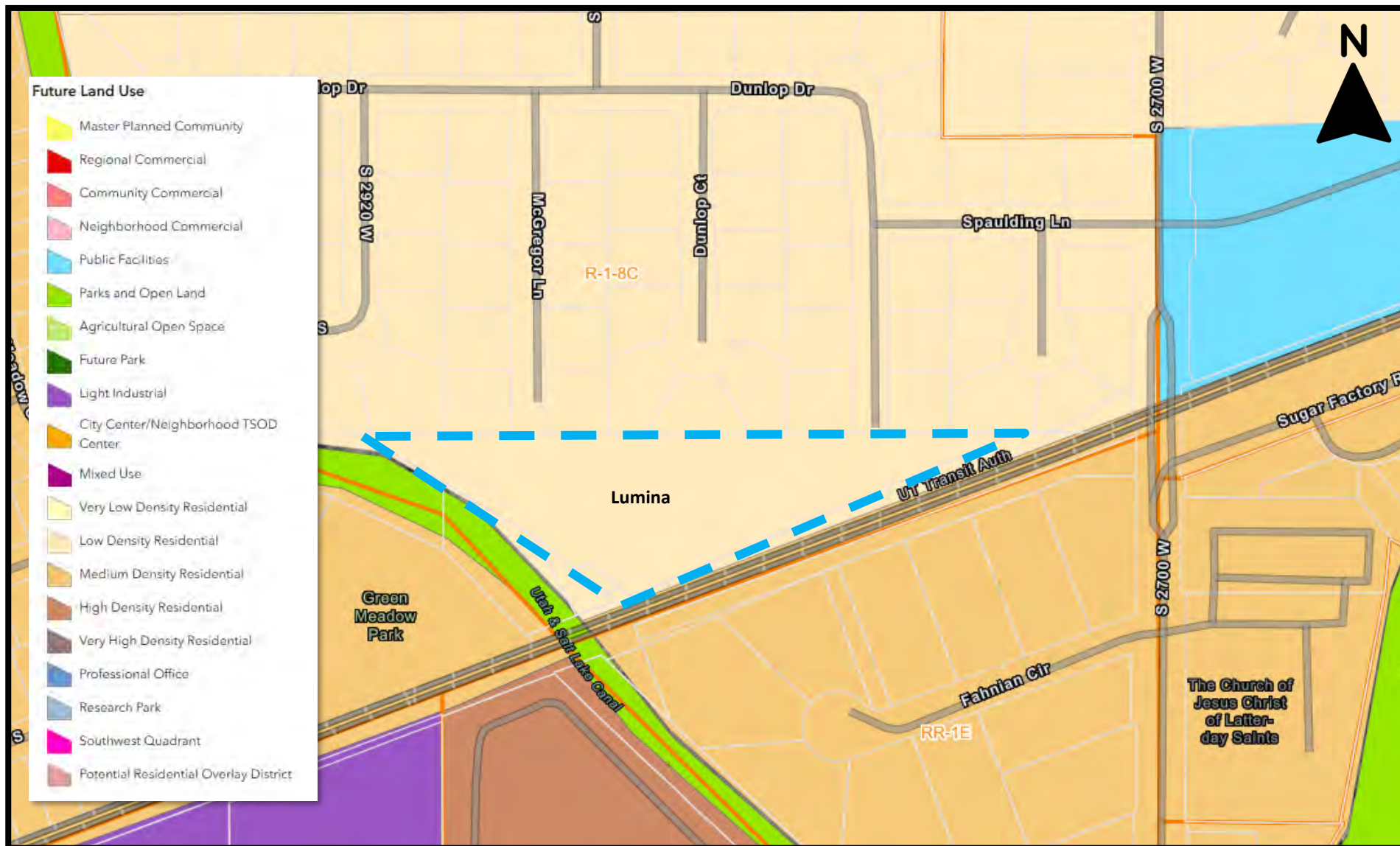
The application does not request a change in density therefore there should be adequate existing public facilities for the proposed project.

8. Additional Details

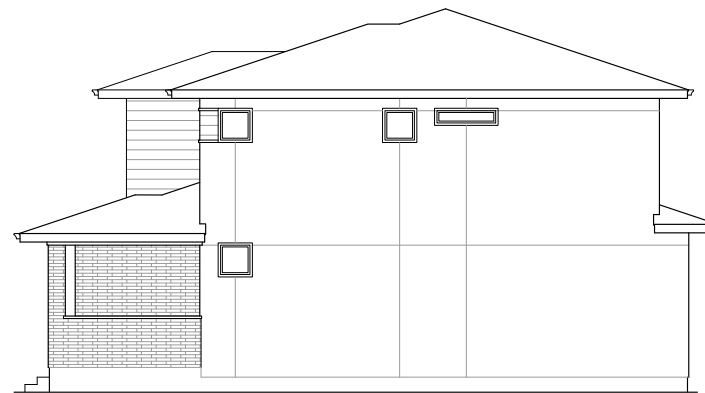
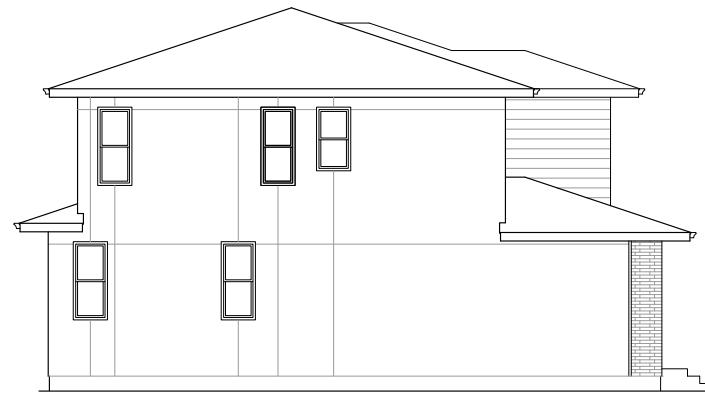
- a. Landscaping. All lots will have front yard waterwise landscaping standard. Park strips in front of lots will also utilize waterwise designs.
- b. The detention basin if required will be landscaped. The detention area could also serve as common space as it would be easily and conveniently accessed by a paved walkway.

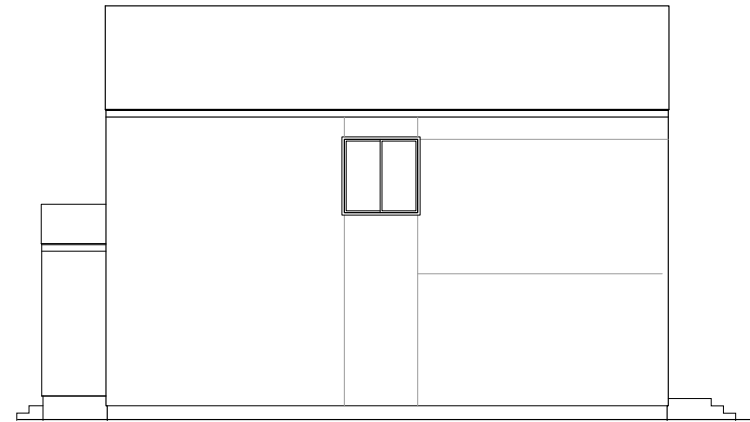
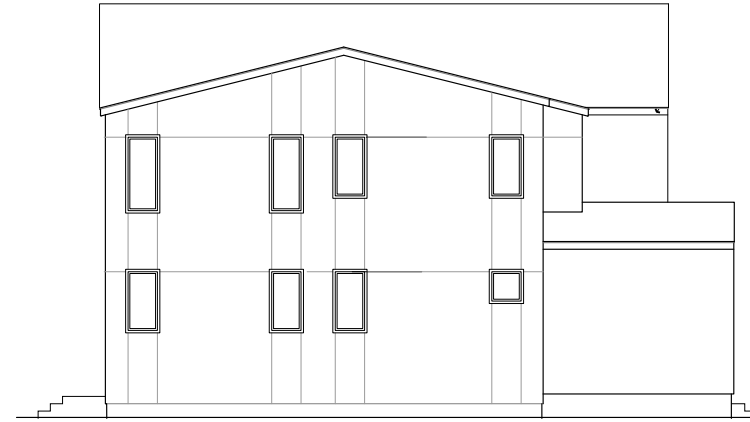
9. Design and Materials

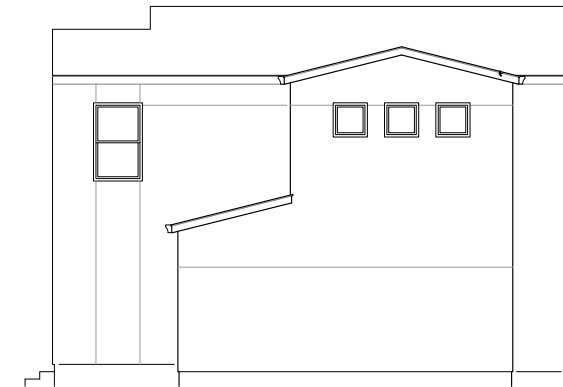
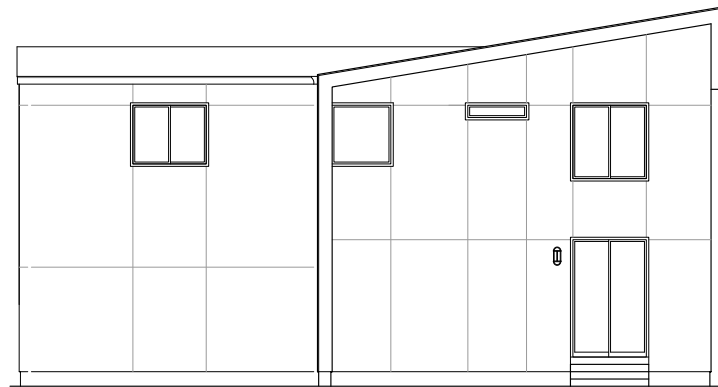
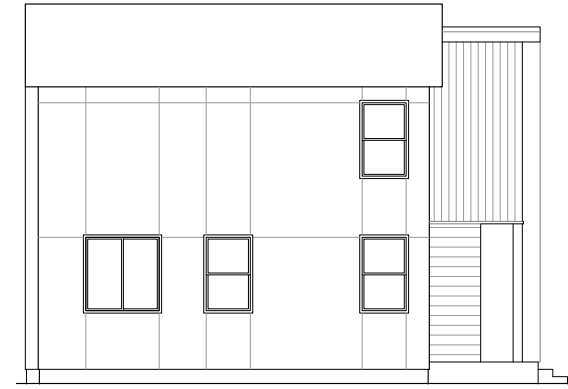
We are also asking for relief of the Design and Materials section 13-5B-6 standards to accommodate the proposed architectural elevations included.











MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 17, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

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

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed. Training on the land use appeal authority was provided by Assistant City Attorney Patrick Boice.

The regular meeting was called to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance

1. **Approve Minutes of June 3, 2025**
2. **Ratify Action Appointing Jay Thomas to the CDBG Committee**

MOTION: John Roberts moved to approve the Consent Calendar. The motion was seconded by Ammon Allen and passed 6-0 in favor. Jimmy Anderson was absent.

3. **Beck Construction; 5434 West Leo Park Road; Conditional Use Permit for Outdoor Storage in the Drinking Water Source Protection Overlay; M-1 Zone; Beck Construction /Garen Beck (applicant) [#34442; parcel 26-01-351-012]**

Garen Beck, applicant, said they have been doing business in this area for 13 years and it was recently brought to their attention that in order to comply with the code they need a conditional use permit for outdoor staging of their trucks and some materials used for emergency repairs. They will be building a 3,000 square foot shop that they will use for light fleet repairs, and they will pave the parking area. He explained that they handle some materials like gravel, sand, and cement on a limited basis. Focus Engineering and Megan Jensen have helped them through this process to come into compliance. He stated that they will have to keep some of their equipment onsite while they construct the building.

Megan Jensen said the site is in the groundwater protection zone for outdoor storage and the main concern is parking vehicles on a paved surface. The site plan is currently under review that shows a gravel area for storage and paved area around the building, which will be for vehicles and equipment. Solid metal screening is required in the front and privacy slats are required on the back and side yards. When asked, she indicated that a code enforcement case initiated this application.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Outdoor Storage and Operations, located at 5434 West Leo Park Road in an M-1 zone and Drinking Water Source Protection Overlay zone, with the conditions of approval listed in the staff report.

1. All vehicles and equipment shall be stored on the designated asphalt parking area. No vehicles or equipment with the potential to leak contaminating substances shall be stored on the gravel areas.

Trish Hatch wanted to be sure the applicant and his employees understood that vehicles must be parked on a paved surface and not in the gravel storage area. She asked about enforcement on parking.

Megan Jensen said it would be a matter of code enforcement to make sure vehicles are maintained and parked on a paved surface.

Jay Thomas opened the public hearing.

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

Garen Beck explained that they will only have enough gravel on site to make 20 cubic yards of cement for emergencies. All their staging is done on concrete. He said they do not want to contaminate the material with their vehicles.

Tom Hollingsworth asked if any liquids are stored on the site.

Garen Beck said they have minimal 5-gallon containers with additives, but they will be stored indoors.

Ammon Allen pointed out that he knows the applicant and recognizes that they are one of the cleanest construction companies he has worked with so there should not be a problem. However, the code is not specific to an individual and the site may change hands, and he felt that the review reflects the code requirements.

MOTION: Ammon Allen moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Conditional Use Permit for Outdoor Storage and Operations, located at 5434 West Leo Park Road in an M- 1 zone and Drinking Water Source Protection Overlay zone, subject to all the conditions of approval. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Jimmy Anderson was absent.

4. **Lumina; 8399 South Dunlop Drive; Rezone 2.70 acres from R-1-8C (Single-family residential, 8,000 square foot minimum lots) Zone to R-1-8C(IDO-1) (Infill Development Overlay) Zone; Garbett Homes/Damian Mora (applicant) [#34532; parcel 21-33-378-011]**

Damian Mora, Garbett Homes, stated that the property is 2.7 acres within an established neighborhood for more than 25 years. The proposal is for 13 single-family detached homes. They are asking for the IDO-1 zone, which was created to help develop difficult sites. The property is bordered on the south by

the Trax line and the Salt Lake Canal. The proposed amendment is consistent with the goals, objectives, and policies of the adopted general plan and future land use map. The proposed density is 4.8 units per acre, which matches the current land use that has a range of 3.1 to 5 units per acre. He stated that the findings regarding a compatible relationship are met. Implementation of the IDO zone does not change the allowed use and density, and it will not impact public services and facilities. The plan includes a full 50-foot right-of-way and connects to the existing roads, which is also why they need to ask for a reduction in the lot and bulk standards. Utilities Department asked them to connect the water line on McGregor to Dunlop Drive, which will be a city benefit. He explained Garbett Hommes building standards.

Tayler Jensen said the Infill Development Overlay zone allows the applicant to propose different development standards, but they cannot increase the density. The infrastructure will take a large part of the property so the IDO will allow them to have smaller lots but with the underlying density. The applicant provided a concept layout, however that is not being approved tonight. If the zoning is approved, the subdivision will have to be engineered properly and comply with the adopted development standards, which could change the layout slightly from the concept. The IDO requires that the property be undeveloped for a significant period of time, which is the case for this property. He showed the proposed building elevations. The Design Review Committee was concerned with adequate parking so the applicant changed the development standards for a minimum driveway length of 22 feet except where the lot is not long enough and then a 9' x 22' long pad next to the driveway would be provided. He reviewed the proposed setbacks, lot width, and lot size.

Based on the analysis contained in the report, staff recommended that the Planning Commission make a positive recommendation to the City Council for the proposed Rezone.

Trish Hatch said the proposed lot size is a significant change to the surrounding lots, and she felt that they are asking a lot.

Tayler Jensen explained that the IDO allows the applicant to propose standards that would allow them to develop the infill property. If the property is rezoned by the City Council, development standards will be adopted for that specific property. He stated that the Commission could recommend approval of the proposed standards along with the rezoning or recommend changes if they feel it is appropriate.

Jay Thomas opened the public hearing.

Mandy Snyder, West Jordan resident speaking remotely, said her back yard faces the field. She asked how far away from her back fence the proposed road will be. She was also concerned with the congestion and noise that 13 homes would put on the roads. She asked how the water that comes onto the property will be protected and what the building process would look like. She asked if the rezoning would change taxes for the neighborhood or if there would be any other changes that would affect the whole community.

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

Tayler Jensen said a rezoning will not change taxes. The road will ideally be as close to the existing property line as possible, so it does not create a no man's land. The possibility of providing that land to adjacent property owners would be talked through at the platting stage. He said that the traffic engineer had looked at the layout and the proposal will cause 13 houses worth of traffic on the local roads, but it will not create a significant amount of traffic, and a study was not required. The subdivision will maintain all storm water that will be gathered and sent to a city system. A detention basin is shown on the concept.

John Roberts said he is on the Design Review Committee and the primary concern was traffic related so he appreciated them changing the driveways to 22 feet. He stated that the subdivision layout is a conversation for a different day because it will have to be engineered to meet the standards and could change. He pointed out that there are only 18 homes that currently use the two streets that will connect to this development, so even though they aren't approaching the threshold for a traffic study, the number of homes and traffic will double for these people.

Ammon Allen agreed that the property needs the IDO if it is going to be developed, but he found it difficult to propose changes to the standards without approving the plat at the same time.

John Roberts said if the zone change is approved and then the Commission does not like the subdivision layout when it comes before them, they would not have a recourse. He would not be in favor of a plat that included lot 12. He wondered if they were giving up control by not having something more solid.

Jay Thomas said he was also concerned with the setbacks.

Tayler Jensen said they would not be giving up control. As the Planning Commission and City Council, they are setting the rules for development and then the applicant has to prove that they can comply with them on a plat, or they might lose a lot. He explained that because of state law, the city can only require engineering on the final plat, so the preliminary plat might not change much from the concept. He stated that the Commission should decide if the proposal is appropriate or if any changes are recommended.

Ammon Allen was not prepared to make changes to the proposal, but he did not like it. The lots are very deep and very narrow. With five-foot setbacks it will be difficult to construct anything, such as a retaining wall, in the backyard once the home is built.

Jay Thomas was concerned with emergency services access and the possibility of a fire spreading to a neighboring home.

John Roberts asked if there was an estimate of what the smaller lot sizes are on the concept plat. He was also hesitant to suggest changes but also hesitant to approve it. He was considering an increase to the minimum lot size.

Tayler Jensen said the applicant has proposed 3,000 square foot minimum, so the smallest lot is probably about that size.

John Roberts said that is less than half of what the minimum is for the area.

Trish Hatch asked what else would they put on this infill property. She thought it was better to develop it than to leave it, and homes are the only thing that could go there. She was willing to give the applicant a green light to see how the property could be developed.

Jay Thomas agreed, but he was still concerned with the lot sizes.

Ammon Allen said the rezone includes the proposed standards. They are either going to pass this forward to the City Council with recommended changes to the proposed standards or give a negative recommendation and let the City Council debate the standards. He would like the minimum lot size increased with the majority being 8,000 square feet or that they limit the number of small lots.

MOTION: Ammon Allen moved to forward a negative recommendation to the City Council to Rezone 2.7 acres from R-1-8C to R-1-8C (IDO-1) for Lumina located at 8399 South Dunlop Drive based on Finding 2, the rezone may result in incompatible land use relationships due to the size of the lots in comparison with the neighbors, and Finding 3 the proposed setbacks are a concern for the health, safety, and general welfare of the citizens of the city from a public safety perspective. The motion was seconded by Jay Thomas and passed 5-1 in favor of a negative recommendation with Trish Hatch casting the negative vote. Jimmy Anderson was absent.

- 5. Text Amendment – Massage Therapy; Amend the West Jordan City Code Title 13 removing “Massage Therapy” as a permitted or conditional use from Sections 13-5C-4 Planned Community zone; 13-5E-4 C-G, C-M, SC-1, and SC-2 zones; 13-5F-2 M-P, M-1, M-2 zones and 13-5I-4 CC zone; City-wide applicability; City of West Jordan (applicant)**

Larry Gardner explained that Massage Therapy has been allowed in the referenced zones for many years. There has been increased criminal activity, human trafficking, and prostitution with this use in some of the commercial zones. Information regarding calls for service from the police department was provided to the commissioners today. The report showed where several of the businesses were at the same location. This occurred when a business license was revoked but then the same operations returned under a different name. This ordinance amendment will remove the use from certain zones, including zones that are close to neighborhoods. This use would remain in SC-3, P-O, and BR-P zone as well as home occupations. The SC-3 zone is for larger shopping centers and tenants are usually vetted more thoroughly.

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 the Text Amendment regarding Massage Therapy.

Brock Hudson, Community Preservation Manager, explained that several of these businesses are located in strip malls. Recently a police sting operation resulted in charges filed at a location that has had six different business names. This was within 100 feet of a Pizza Hut where families come and go. The text amendment will help to regulate the businesses to non-family oriented locations. He had no objection to the businesses if they stay within the law.

Larry Gardner added that current businesses in these zones will become a non-conforming use. If they operate within the law they can operate forever. If their business license should be revoked then they would not be able to apply for another business license at that location.

John Roberts did not want to prohibit legitimate locations completely and asked if there was a way to carve out an exception for businesses such as a health and beauty spa that might have a massage therapist onsite.

Larry Gardner said massage therapy is a standalone business. This is not intended for spas that have a massage therapist. He said there are other zones where a massage therapist could open a business or have a home occupation.

John Roberts said he agreed with the idea of the amendment but want to avoid the law of unintended consequences.


Jay Thomas opened the public hearing.

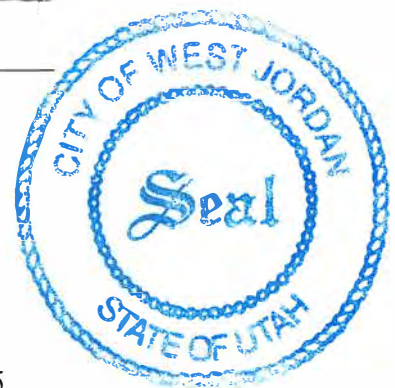
Further public comment was closed at this point for this item.

MOTION: Trish Hatch 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 the Text Amendment regarding Massage Therapy. The motion was seconded by John Roberts and passed 6-0 in favor. Jimmy Anderson was absent.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:53 p.m.


JAY THOMAS
Chair



ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 1 day of July, 2025



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 22, 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. 25-30 a Rezone of 2.70 acres to add the Infill Development Overlay Zone (IDO-1) to a parcel in Lumina, located at 8399 South Dunlop Drive
- Ordinance No. 25-31 amending Land Use Tables in Chapter 13 to remove “Massage Therapy” as a permitted or conditional use
- Ordinance No. 25-32 a Rezone of 0.865 acres to C-G Zone (General Commercial) at 1394 West and 1378 West 7800 South for Sprinkler Supply Hardscape Expansion
- Proposal for Placement of a Monument Honoring Erika Ellis on the Jordan River Parkway

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 July 9, 2025

/s/ Cindy M. Quick, MMC

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 07/22/2025

Applicant: Sprinkler Supply Co. / Mike Canning

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. 25-32 a Rezone of 0.865 acres to C-G Zone (General Commercial) at 1394 West and 1378 West 7800 South for Sprinkler Supply Hardscape Expansion

2. EXECUTIVE SUMMARY

The City Council is being asked to decide upon a proposal by Sprinkler Supply Co. to rezone 2 parcels of land totaling 0.865 acres from an existing R-2 zone (*Two-Family Residential*) to a C-G zone (*General Commercial*). The parcel containing the 5-unit apartment complex will not be included in this requested rezone and will remain in the R-2 zone. No amendments to the General Plan's Future Land Use Map are proposed because the property is currently designated for Community Commercial on the Future Land Use Map. If the rezone is approved, the applicant intends to develop both properties as an expansion of their outdoor display yard.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

The West Jordan Planning Commission held a public hearing on [July 1, 2025](#) on the requested Zone Change. The Planning Commission voted 7-0 for a Positive Recommendation to the City Council for the proposed Zone Change.

6. ADMINISTRATIVE STAFF ANALYSIS

I. BACKGROUND:

The proposed rezone will affect 2 parcels located approximately 1 block west of the 7800 South/1300 West intersection. The east parcel currently consists of 2 detached single-family homes and a large detached garage. One of these homes was initially constructed in 1947, while the other was constructed 3 years later. The west parcel is land locked and was split off from the parcel to the south by deed when Sprinkler Supply Co. purchased the property earlier this year. This parcel split has not yet been approved by the City and a subdivision plat will need to be reviewed to create a viable lot.

Both parcels are located within an R-2 zone, which has been in place for many years. It is unclear exactly when this R-2 zone was initially established, but limited records show it has been in place for

at least 30 years.

The adjacent Sprinkler Supply Hardscape site is 1.17 acres and is located within a different zoning district, which is the CC-F (City Center Frame) Zone. Both the CC-F and proposed C-G zone permit this use, which is considered retail with an outdoor display area. This site was fully developed 4 years ago.

II. GENERAL INFORMATION & ANALYSIS

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Current Use
North	Low Density Residential	R-1-8B	Single-family residential
South	Neighborhood Commercial	C-M	7800 South, Mister Car Wash
West	City Center/Neighborhood TSOD Center	CC-F	Sprinkler Supply Hardscape
East	Low Density Residential, Community Commercial	R-2, C-G	Single-family residential, German Auto Specialists

The applicant has recently purchased both parcels with the intent to expand their outdoor display yard currently located on the adjacent 1.17-acre parcel to the west at 1414 West 7800 South. Because the R-2 zone is a residential zone that does not allow commercial uses, the parcels will need to be rezoned to a commercial zone that allows for such uses. If the proposed rezone is approved, the construction plans will need to be reviewed through an Amended Site Plan review process and all 3 parcels will need to be combined into a single lot through a subdivision plat reviewed by the City.

III. DETERMINATIONS

ZONING MAP AMENDMENT

13-7D-6: Criteria to Recommend Approval: An amendment to the Zoning Map may be recommended for approval by the Planning Commission to the City Council only if affirmative determinations are made regarding each of the following criteria:

Criteria 1: The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map;

Staff Analysis: The subject parcels to be rezoned are located within an area that is designated for Community Commercial on the General Plan's Future Land Use Map. According to the General Plan, the Community Commercial land use designation is intended for shopping centers and commercial businesses that serve a trade area population of 10,000 to 70,000 people. The intended development of the properties within the proposed rezone area is expansion of a major hardscape retailer which serves a trade area population relatively within the range listed in the General Plan. The proposed rezone will also be located adjacent to an existing shopping center and any future development would thereby complement this shopping center and meet the intent of the General Plan's purpose for the Community Commercial land use designation.

Regarding commercial rezones, the General Plan has Guiding Principles that may pertain to the proposed rezone. These Guiding Principles and subsequent analysis are provided as follows:

LAND USE

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

The proposed C-G zone is consistent with the Future Land Use Map. The C-G zone is a commercial zone that allows for similar development as permitted by the surrounding zones.

ECONOMIC DEVELOPMENT

Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.

Approval of the proposed C-G zone would help an existing hardscape supply business to expand, thereby helping to retain a quality business.

Staff Opinion: The proposed zone change is consistent with the purposes, goals, objectives, and policies of the City's General Plan.

Criteria 2: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Staff Analysis: The adjacent properties to the north and east of the proposed rezone area consist of single-family residential lots. East and west of the rezone area are commercial properties which include a shopping center and Sprinkler Supply Hardscape's current site. These commercial properties directly abut the single-family neighborhoods to the north, and the proposed C-G zone would follow a similar pattern. Approving the C-G zone for the 2 parcels would essentially fill in a zone gap by replacing an out-of-place R-2 zone with a commercial zone to complete the land use pattern along this area of 7800 South.

The minimum size for a C-G zone required by the zoning ordinances is 2 acres. Although the individual parcels to be rezoned total 0.87 acres, the adjacent C-G zones along 7800 South total 3.29 acres. When combined with the adjacent zones, the total C-G zone acreage would be 4.16 acres, which would meet the minimum 2-acre requirement.

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Criteria 3: The proposed amendment protects the public health, safety and general welfare of the citizens of the city;

Staff Analysis: The current zoning of the subject parcels is not conducive to development or improvement of the area. Under the current R-2 zoning, only a single-family house with no established legal access could be built on the landlocked west parcel and no further development could occur on the east parcel because it already has 2 single-family homes. This severely limits the development potential of these properties, which would perpetually remain in their current state unless the zone is changed. Any commercial development under the proposed C-G zone would be required to improve the properties through paved surfaces, border walls and landscaped buffers, thereby reducing the impact on the adjacent neighborhoods and improving the aesthetics, functionality and vitality of the site.

The existing R-2 zone directly fronts a major arterial road, which is not conducive to single and/or two-family residential development due to the unsafe access of said road. The applicant intends to develop the properties to create a U-shaped traffic flow through their site, with a right-in-only access off 7800 South at the east end and using the existing west access on 7800 South as a right-out-only access. Once constructed, this plan should dramatically improve safety compared to the existing back-out driveways for the existing single-family homes on the subject parcels.

Staff Opinion: The proposed amendment furthers the public health, safety and general welfare of the citizens of the city.

Criteria 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Staff Analysis: Based on the Community Commercial land use designation and the ERC (equivalent residential connection) table in the 2022 Water Master Plan, both parcels have a combined ERC count of 1.9. This amount of available servicing makes any development difficult, both for the current two-family residential zoning and future commercial zoning. The intended purpose of the proposed zone is to expand the display area and driveway access for Sprinkler Supply Hardscape, which would not require any ERC's and would thereby be ideal for these particular parcels in regard to serviceability.

The purpose of the proposed rezone is to develop the property as an extension of the neighboring commercial display yard to the west. Such development will not require any water or sewer services whatsoever. The property currently contains two single-family homes that are currently connected to City water and sewer utilities, but these existing laterals will need to be properly abandoned through the Public Utilities Department.

Despite the absence of water and sewer utilities, the new development will need to be designed to properly handle and channel storm water. The site is adjacent to existing main storm lines along 7800 South and on the adjacent property to the east along the southern half of the common property line. These improvements and systems will be reviewed for compliance with City standards during the future Amended Site Plan review.

Staff Opinion: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer, refuse, and roadways.

Criteria 5: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Staff Analysis: The properties that will be affected by the proposed rezone are not located within any overlay district.

Staff Opinion: This criterion does not apply.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

Timeline & Background Information

Sprinkler Supply Company has three locations in West Jordan, UT and specializes in irrigation and landscaping supplies. They are a supplier of sprinklers and sprinkler system parts, also offering services like landscape design and supplies for landscaping projects.

As mentioned in the Administrative Staff Analysis above, the properties (located adjacent to the 7800 S location) total 0.865 acres and if approved, would be developed into an expansion of their outdoor display yard.

Zoning (for both properties):

- Current Zoning: R-2 Zone (Two-family residential)
- Current Future Land Use Designation: Community Commercial
- Proposed Rezone: C-G Zone (General Commercial)

Applicable Guiding Principles from the General Plan

- **URBAN DESIGN**
 - Strengthen the identity and image of the City of West Jordan.
 - Support neighborhoods and developments of character.
- **LAND USE**
 - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
 - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
 - Land use designs must promote quality of life, safety, and good urban design.
- **ECONOMIC DEVELOPMENT**
 - Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.

9. 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.

10. ATTACHMENTS

Ordinance No. 25-32

Legal Description

Vicinity Map

Existing Zoning & Existing Future Land Use Map
Proposed Zoning Map & Existing Future Land Use Map
Concept Plan
Justification Letter
Planning Commission Minutes (draft)

1 **Recording Requested By and**
2 **When Recorded Return to:**

3
4 City of West Jordan
5 Attention: City Recorder
6 8000 South Redwood Road
7 West Jordan, Utah 84088
8

9
10 For Recording Purposes Do
Not Write Above This Line

11 THE CITY OF WEST JORDAN, UTAH
12 A Municipal Corporation

13 **ORDINANCE NO. 25-32**

14 **AN ORDINANCE FOR APPROXIMATELY 0.865 ACRES OF PROPERTIES**
15 **LOCATED AT APPROXIMATELY 1394 & 1378 WEST 7800 SOUTH,**
16 **IDENTIFIED AS THE SPRINKLER SUPPLY HARDSCAPE DEVELOPMENT; AND**

17 **AMENDING THE ZONING MAP FOR**
18 **THE SPRINKLER SUPPLY HARDSCAPE DEVELOPMENT**
19

20 WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan
21 (“General Plan”) in 2023, as amended, which provides for a general plan land use map (“General Plan
22 Land Use Map” or “Future Land Use Map”), which is periodically updated; and the City adopted the
23 West Jordan City Code (“City Code”) in 2009, as amended, which provides for a zoning map for the City
24 (“Zoning Map”), which is periodically updated; and

25 WHEREAS, an application was made by *SS, Inc., a Utah corporation, dba Sprinkler Supply*
26 *Company* (“Applicant” and “Owner”) for approximately 0.865 acres of real property, parcel numbers
27 21-27-476-066 and 21-27-476-026, located at approximately 1394 & 1378 West 7800 South (“Property”
28 or “Sprinkler Supply Hardscape Development”), for a *Rezone* from the R-2 Zone (Two-Family
29 Residential Zone) to the C-G Zone (General Commercial Zone) (“Application” and “Rezone”); and

30 WHEREAS, on July 1, 2025, the Application was considered by the West Jordan Planning
31 Commission (“Planning Commission”), which held a public hearing and made a *positive*
32 recommendation to the West Jordan City Council (“City Council”) concerning the Rezone, based upon
33 the criteria in City Code Section 13-7D-6; and

34 WHEREAS, a public hearing was held before the City Council on July 22, 2025, concerning the
35 Rezone; and the City Council has reviewed and considered the Rezone; and

36 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
37 of the public health, safety, and welfare of the residents of the City to approve the Rezone.
38

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

41 **Section 1. Rezone.** For the Property, a *Rezone is approved* from the R-2 Zone (Two-Family
42 Residential Zone) to the C-G Zone (General Commercial Zone), as per the legal description in
43 “Attachment A”.

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

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

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

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"

"NO"

Chair Kayleen Whitelock

☐

9

Vice Chair Bob Bedore

☐☐

Council Member Pamela Bloom

☐☐

Council Member Kelvin Green

9

9

Council Member Zach Jacob

☐☐

Council Member Chad Lamb

☐☐

Council Member Kent Shelton

9

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: Approve Veto

By: _____
Mayor Dirk Burton

_____ Date

[Attestation on the next page.]

92
93 ATTEST:
94
95
96

97 _____
98 Tangee Sloan, CMC
99 City Recorder
100
101

102 **STATEMENT OF APPROVAL OF PASSAGE** (check one)
103

104 _____ The Mayor approved and signed Ordinance No. 25-32.
105
106

107 _____ The Mayor vetoed Ordinance No. 25-32 on _____ and the
108 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
109

110 _____ Ordinance No. 25-32 became effective by operation of law without the
111 Mayor's approval or disapproval.
112
113

114 _____
115 Tangee Sloan
116 City Recorder
117

118
119 **CERTIFICATE OF PUBLICATION**
120

121 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
122 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
123 _____ day of _____, 2025. The fully executed copy of the ordinance is retained
124 in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
125

126 _____
127 Tangee Sloan
128 City Recorder
129
130

131 *[See next page.]*
132
133
134
135
136
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138
139

Attachment A to
ORDINANCE NO. 25-32

AN ORDINANCE FOR APPROXIMATELY 0.865 ACRES OF PROPERTIES
LOCATED AT APPROXIMATELY 1394 & 1378 WEST 7800 SOUTH,
IDENTIFIED AS THE SPRINKLER SUPPLY HARDSCAPE DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR
THE SPRINKLER SUPPLY HARDSCAPE DEVELOPMENT

LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED WEST 664.5 FEET AND NORTH 53 FEET MORE OR LESS
FROM THE SECTION CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN;

THENCE EAST 55 FEET, NORTH 417.25 FEET, MORE OR LESS, THENCE WEST 118.00 FEET;
THENCE SOUTH 233.87 FEET, MORE OR LESS, THENCE EAST 63.00 FEET, THENCE SOUTH
183.38 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AREA: 37,683 SQUARE FEET OR 0.865 ACRES

Attachment A to
ORDINANCE NO. 25-32

AN ORDINANCE FOR APPROXIMATELY 0.865 ACRES OF PROPERTIES
LOCATED AT APPROXIMATELY 1394 & 1378 WEST 7800 SOUTH,
IDENTIFIED AS THE SPRINKLER SUPPLY HARDSCAPE DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR
THE SPRINKLER SUPPLY HARDSCAPE DEVELOPMENT

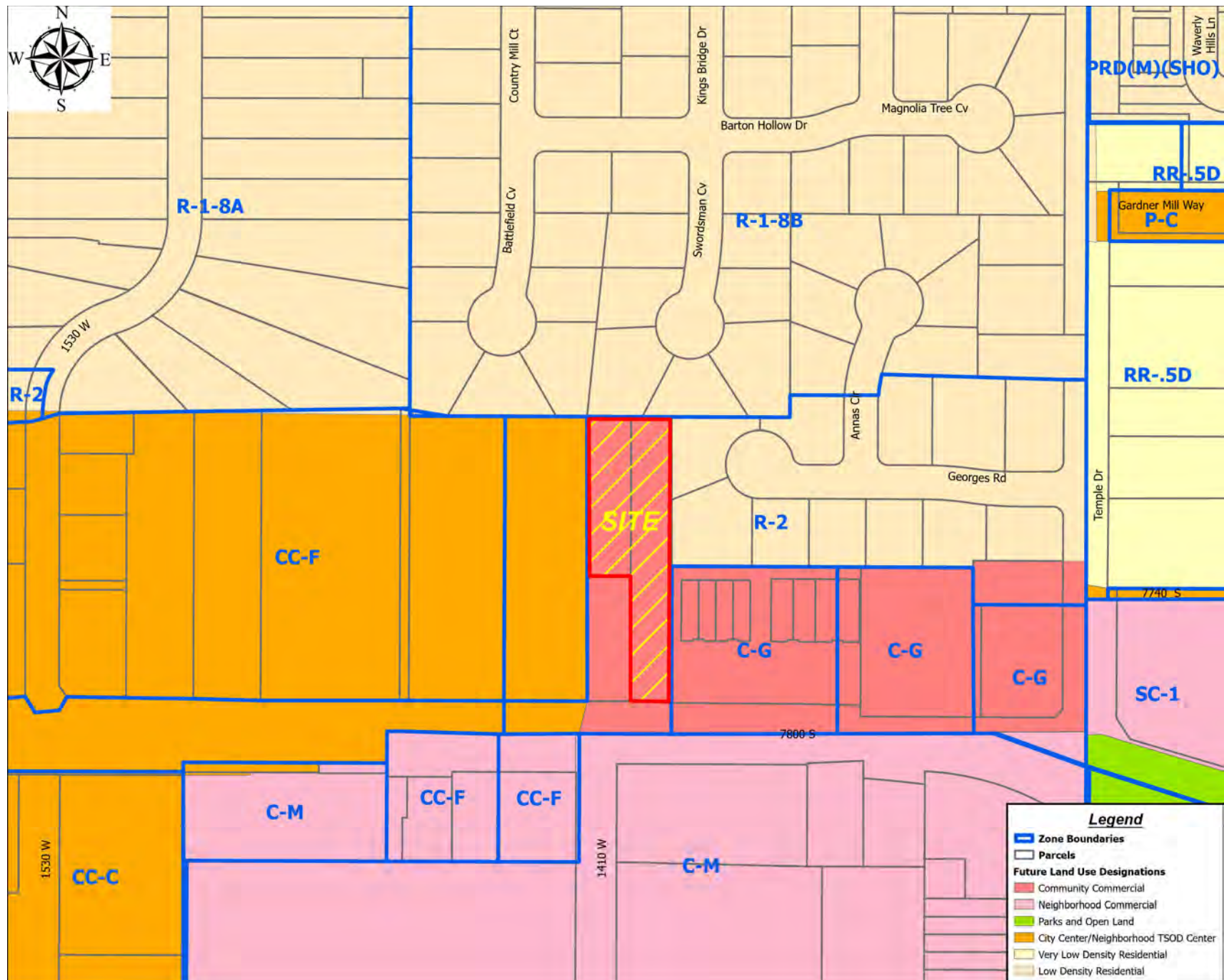
LEGAL DESCRIPTION:

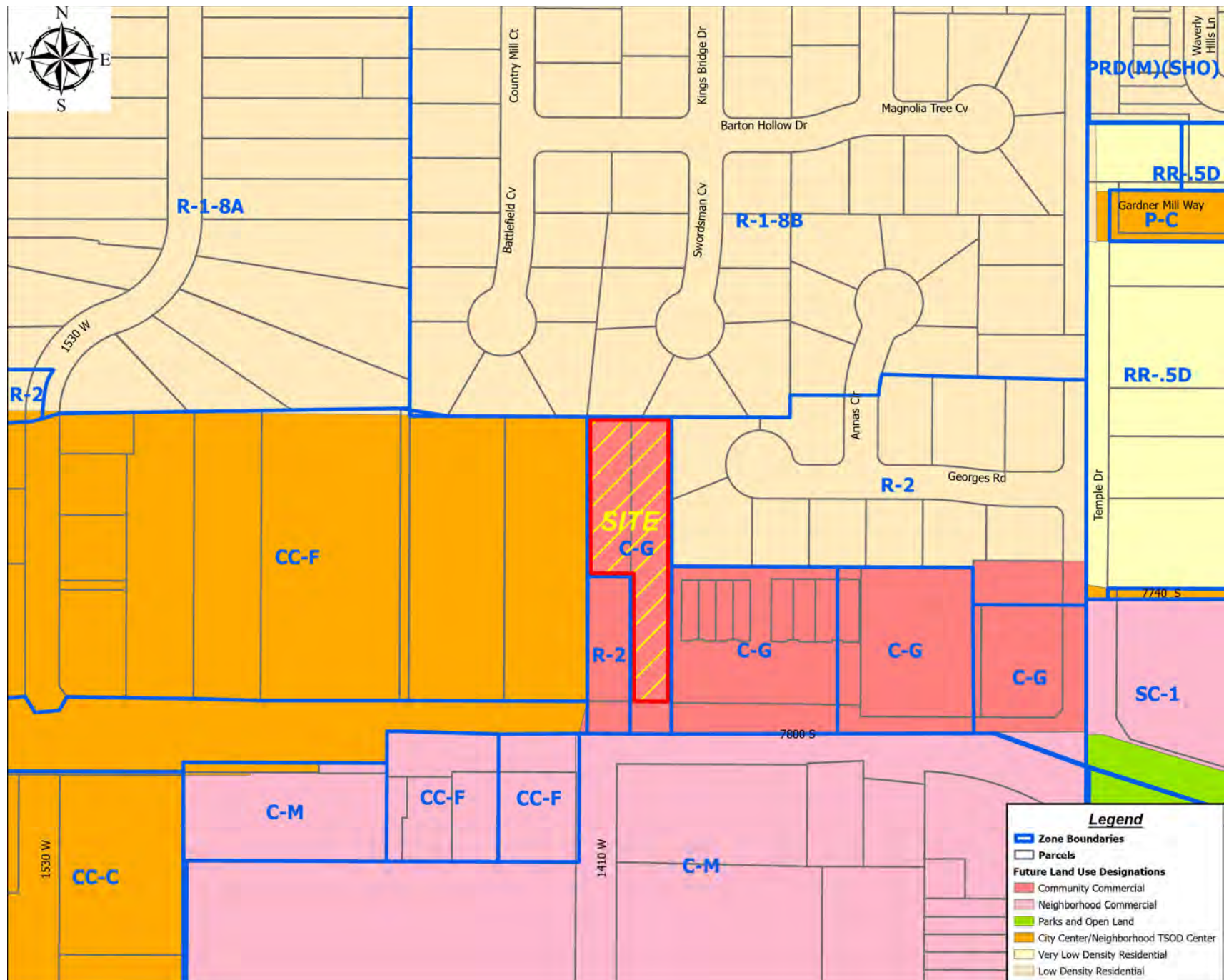
BEGINNING AT A POINT LOCATED WEST 664.5 FEET AND NORTH 53 FEET MORE OR LESS
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183.38 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AREA: 37,683 SQUARE FEET OR 0.865 ACRES

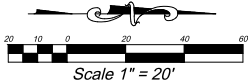
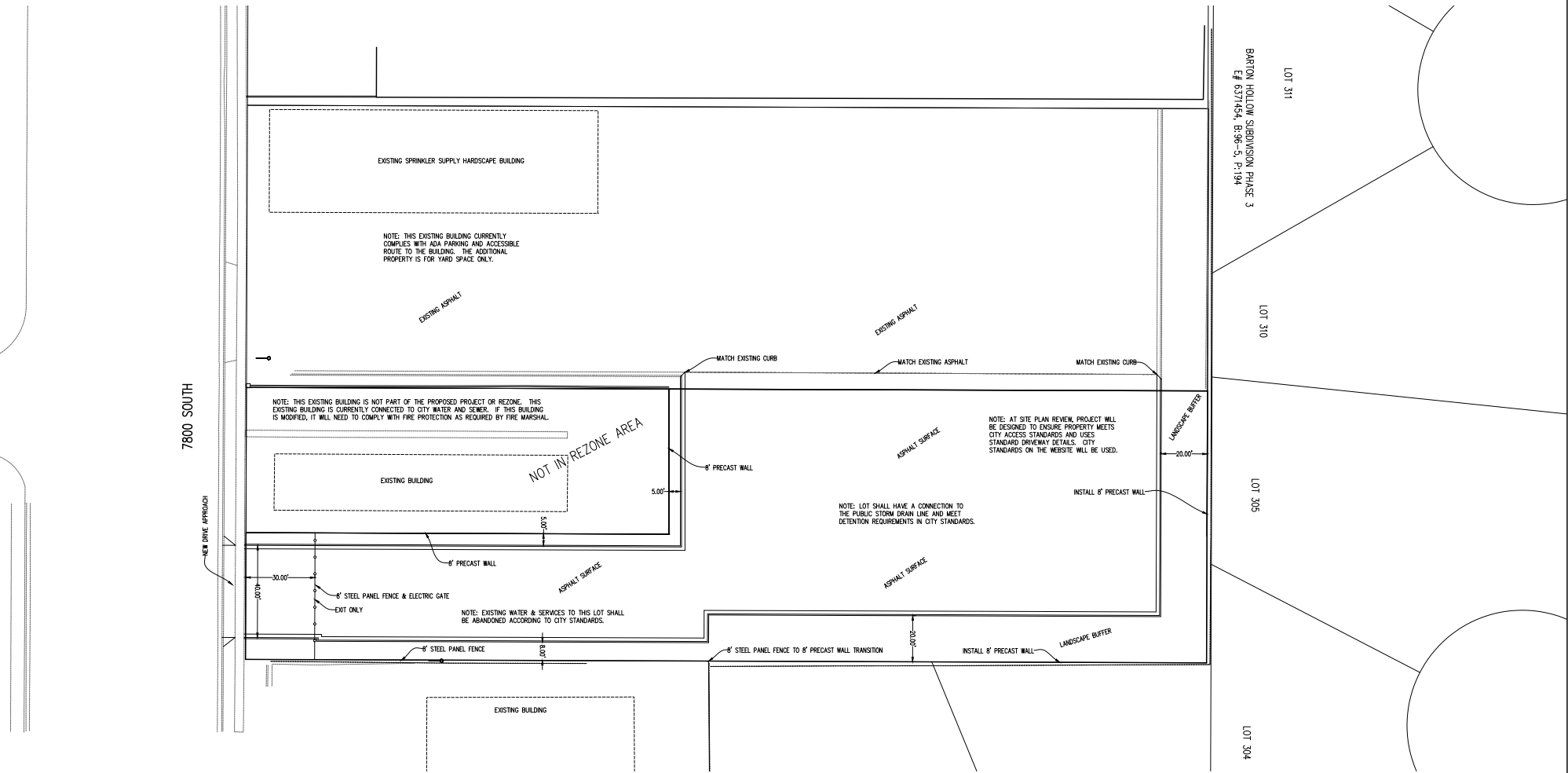







SPRINKLER SUPPLY HARDSCAPE EXPANSION

THIS PROJECT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR:
OR CIVIL ENGINEERING
3032 S. 1030 W., SUITE 202
SALT LAKE CITY, UT 84119
(801) 949-6296

BENCH MARK		REVISIONS	
SOUTHEAST CORNER SECTION 27, T2S, R1W, SLEAM ELEVATION = 4344.98	Rev.	Date	Description
	1	06/09/25	REVISED CONCEPT PLANS PER REZONE REVIEW

Developer: Sprinkler Supply c/o Mike Caring, 801-84-2474 7878 S. 1410 West, West Jordan, UT 84088		SPRINKLER SUPPLY HARDSCAPE EXPANSION		
 David W. Peterson, P.E., License #21893 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504, david@exce.com	WEST JORDAN		1414 W. 7800 S.	UTAH
	Drawn by: D.W.P.		Scale: 1"=20'	
	Designed by: D.W.P.		CONCEPT PLAN	
	Checked by: D.W.P.		Date: 04/01/25	
				C1

Sprinkler Supply Hardscape Expansion

Zone Map Amendment explanation

- The present zone is R-2 and the proposed zone is C-G
- The public purpose for the amendment is to permit the expansion of the Sprinkler Supply Hardscape site and match the zoning of existing Hardscape site and the existing retail to the East of the site along 7800 South.
- The public purpose is best served by this change to best align with adjacent property uses.
- This amendment is in alignment with the general plan policies, goals and objectives for this area.
- This amendment is consistent with the general plan's timing and sequencing provisions on changes of use since the adjacent uses along 7800 South are already in the proposed zone.
- This amendment will not hinder or obstruct attainment of the general plan's policies because the proposed use is in alignment with them.
- There is an old apartment building located adjacent to this proposed use. The general plan for this apartment building is for the C-G zone. The proposed yard expansion will be constructed in accordance with the buffering requirements to minimize impact on this building. The Residential areas to the North and East will also be buffered in accordance with the city requirements to minimize impact on these existing residential homes.
- The original zoning and general land use plan map is correct for the area in questions.
- This site will have no impact on water or sewer services since it will not be required for the yard expansion. The storm drain will restrict any release to 0.2 cfs/acre per the city requirements. The traffic and street impact will not increase what is already being used by the existing Sprinkler Supply Hardscape site. There will be no impact on fire and police services.
- This will have no impact on schools.
- This yard expansion will ensure that the existing Sprinkler Supply site can continue to prosper in this location. This will have a positive impact on the economy.

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 1, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Larry Gardner, Mark Forsythe, Duncan Murray, Julie Davis

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed.

The regular meeting was called to order at 6:00 p.m. with a quorum present.

Pledge of Allegiance

1. Approve Minutes of June 17, 2025

MOTION: Ammon Allen moved to approve the Minutes of June 17, 2025. The motion was seconded by John Roberts and passed 7-0 in favor.

2. Sprinkler Supply Hardscape Rezone; 1394 & 1378 West 7800 South; Rezone .865 acres from R-2 (Two-family Residential) Zone to C-G (General Commercial) Zone; Sprinkler Supply Co., (applicant) [#34575; parcels 21-27-476-026, 066]

Mike Canning, Sprinkler Supply Company, said they are asking to rezone two parcels to expand their existing operations west of the parcels. The request is in line with the retail uses to the east. He explained that about four years ago they expanded from their location on the south side of 7800 South to the north. They estimated a period of 8 to 10 years for buildout of the hardscape line, but it was maximized at three years. This expansion should allow them to stay at this location for a longer period of time.

Mark Forsythe pointed out that a parcel with a 5-plex residential building fronting 7800 South will remain in the R-2 zoning district and is not included in the request. The land use designation for the proposed site is community commercial, which matches the requested zoning district. The rezone will continue the commercial pattern of the C-G zone. The combined acreage of the C-G zoning in this area exceeds the minimum of two acres for a total of 4.2 acres. The C-G zone allow for retail and outdoor display areas. The ERC count is limited in the area, but the proposal to continue the outdoor display area will not use water or sewer, which is beneficial to the utility situation.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council concerning the proposed Rezone for 0.865 acres of property from an R-2 (Two-Family Residential) Zone to a C-G (General Commercial) Zone.

Ammon Allen asked why they are not asking for the CC-F zone to match their other parcel for this business.

Mark Forsythe said the future land use map calls for community commercial, so a request to expand the CC-F zone would require a future land use map amendment.

Trish Hatch said she was not a fan of keeping the small R-2 zoning, but hopefully in time it will be rezoned to C-G as well.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch 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 to Rezone the parcels comprising 0.865 acres and located at 1394 and 1378 West 7800 South from an R-2 Zone to a C-G Zone. The motion was seconded by Tom Hollingsworth and passed 7-0 in favor.

MOTION: Emily Gonzalez moved to adjourn.

The meeting was adjourned at 6:11 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2025



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 22, 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. 25-30 a Rezone of 2.70 acres to add the Infill Development Overlay Zone (IDO-1) to a parcel in Lumina, located at 8399 South Dunlop Drive
- Ordinance No. 25-31 amending Land Use Tables in Chapter 13 to remove "Massage Therapy" as a permitted or conditional use
- Ordinance No. 25-32 a Rezone of 0.865 acres to C-G Zone (General Commercial) at 1394 West and 1378 West 7800 South for Sprinkler Supply Hardscape Expansion
- Proposal for Placement of a Monument Honoring Erika Ellis on the Jordan River Parkway

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 July 9, 2025

/s/ Cindy M. Quick, MMC

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Larry Gardner, City Planner

Deadline of item : 07/08/2025

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. 25-31 Amending Land Use Tables in Chapter 13 to Remove "Massage Therapy" as a Permitted or Conditional Use

2. EXECUTIVE SUMMARY

The proposed amendment will eliminate massage therapy as a use in the majority of the commercial zones, all industrial zones and in the planned community zone of the city (Section 13-5C-4 (Planned Community Zone); Section 13-5E-4 (C-G, C-M, SC-1, and SC-2 Zones); Section 13-5F-2 (M-P, M-1, and M-2 Zones); and Section 13-5I-4 (CC Zone). Massage therapy businesses in many of the zones have become a haven for criminal activity and human trafficking. Some of the massage therapy businesses have been shut down, had their business licenses revoked, and criminal prosecution proceeds only to have the business reopen days later under a "new" business owner. Many of the businesses have become a drain on public safety, and code enforcement not to mention the toll on the victims of human trafficking. The rationale is that once a business license is revoked then another business license in the same zone cannot be issued because the use is no longer allowed in the zone. The proposed amendment will make legitimate massage therapy businesses, legal non-conforming uses which can remain operating as long as the business operates within the law.

3. TIME SENSITIVITY / URGENCY

No Urgency.

4. FISCAL NOTE

No fiscal impact.

5. PLANNING COMMISSION RECOMMENDATION

Trish Hatch 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 the Text Amendment regarding Massage Therapy. The motion was seconded by John Roberts and passed 6-0 in favor. Jimmy Anderson was absent.

6. ADMINISTRATIVE STAFF ANALYSIS

The proposed ordinance will remove massage therapy as a permitted or conditional use from the following zones:

- General commercial (C-G)
- Heavy commercial (C-M)
- Neighborhood shopping center (SC-1)

- Community shopping center (SC-2)
- Manufacturing Park (M-P)
- Light Manufacturing (M-1)
- Major Manufacturing (M-2)
- Planned Community (PC)
- City Center-Core (CC-C)
- City Center-Frame (CC-F)

Massage therapy will remain a permitted use in the:

- Regional shopping center (SC-3)
- Professional office (P-O)
- Business and research park zone (BR-P)
- Home-Occupations

13-2-3 Definition:

“Massage Therapy” Any establishment where a person, firm, association, or corporation engages in or carries on the activity of “massage”, as defined in section 4-1A-2 of this Code and as regulated by the State of Utah Massage Therapy Practice Act, or its successor.

A guiding principle of the land use portion of the General Plan states: *“Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.”* The proposed amendment will protect existing neighborhoods by not allowing a use that is having a detrimental effect to business areas by harboring criminal activity.

7. COUNCIL STAFF ANALYSIS

From the [2024 Periodic Review of Massage Therapy \(Utah Department of Commerce, January 2025\)](#), there are statewide concerns regarding illegitimate massage therapy practices, which are primarily driven by the proliferation of illicit massage businesses (IMBs) and instances of sexual misconduct by massage therapists.

Key concerns from the 2024 review:

- **Illicit massage businesses (IMBs):** These businesses often operate as fronts for prostitution, potentially involving human trafficking, money laundering, and tax evasion. Salt Lake County ranks high in the number of IMBs compared to other counties nationwide.
- **Sexual misconduct:** There have been numerous complaints related to sexual misconduct by licensed and unlicensed massage therapists, causing harm to clients and eroding trust in the legitimate massage industry.
- **Fragmented regulation:** The lack of a centralized, state-level regulatory structure for massage establishments and owners in Utah makes it difficult to hold them accountable and effectively enforce regulations.
- **Easy establishment of illicit businesses:** IMBs can exploit the current regulations to obtain licenses and permits, making it difficult for authorities to shut them down permanently.
- **Risks to clients:** Beyond the potential for sexual misconduct, clients may unknowingly encounter health code violations or be exposed to human trafficking situations when frequenting IMBs.

Also from the review - Utah lawmakers are exploring ways to address these concerns, including stricter regulations and enhanced enforcement mechanisms.

Some proposed solutions include:

- **Massage establishment registry:** Creating a state-level registry that requires all massage establishments to register with the Division of Professional Licensing (DOPL) could allow for better screening, background checks, and potential denial of registration for businesses with a history of illegal activities.
- **Increased accountability:** Requiring business license applicants to interview with law enforcement, undergo background checks, and sign attestations against illegal activities could help prevent "straw buyers" from shielding owners of illicit businesses.
- **Enhanced penalties:** Implementing stricter penalties for individuals involved in illicit massage practices, including fines and potential jail time, could act as a deterrent.
- **Interagency collaboration:** Fostering cooperation between state agencies and local law enforcement is crucial for investigations and enforcement efforts.
- **Public awareness:** Raising public awareness about the risks associated with illegitimate massage businesses and encouraging reporting of suspicious activity is essential for protecting the public.

Applicable Guiding Principles from the General Plan

- **URBAN DESIGN**
 - Strengthen the identity and image of the City of West Jordan.
- **LAND USE**
 - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - Land use designs must promote quality of life, safety, and good urban design.
- **ECONOMIC DEVELOPMENT**
 - Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in 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.

9. ATTACHMENTS

Ordinance

Planned Commercial Zones – Legislative and Clean versions

Commercial Zones – Legislative and Clean versions

Manufacturing Zones – Legislative and Clean versions

City Center Zones – Legislative and Clean versions

1 **THE CITY OF WEST JORDAN, UTAH**
2 **ORDINANCE NO. 25-31**

3 **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;**
4 **AMENDING THE LAND USE TABLES IN**
5 **SECTIONS 13-5C-4 (PLANNED COMMUNITY ZONE);**
6 **13-5E-4 (C-G, C-M, SC-1, AND SC-2 ZONES); 13-5F-2 (M-P, M-1, AND M-2 ZONES);**
7 **AND 13-5I-4 (CC ZONE), TO REMOVE “MASSAGE THERAPY”**
8 **AS A PERMITTED OR CONDITIONAL USE IN THOSE ZONES**
9

10 WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City**
11 **Code**”) in 2009; and the City Council of the City (“**Council**” or “**City Council**”) desires to amend
12 the land use tables in Sections 13-5C-4 (Planned Community zone); 13-5E-4 (C-G, C-M, SC-1, and
13 SC-2 zones); 13-5F-2 (M-P, M-1, and M-2 zones); and 13-5I-4 (CC zone), to remove “Massage
14 Therapy” as a permitted or conditional use in those zones (“**proposed City Code amendments**”);
15 and

16 WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public
17 hearing and provided a recommendation on June 17, 2025, regarding the proposed City Code
18 amendments, which are all land use regulations in the land use titles; and determined the following,
19 pursuant to City Code Section 13-7D-6B:

- 20 1. The proposed City Code amendments conform to the General Plan and are consistent with the
21 adopted goals, objectives and policies described therein;
- 22 2. The proposed City Code amendments are appropriate given the context of the request and
23 there is sufficient justification for a modification to the land use titles;
- 24 3. The proposed City Code amendments will not create a conflict with any other section or part
25 of the land use titles or the General Plan; and
- 26 4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer
27 any special privileges to a single property owner or cause, and they are only necessary to make a
28 modification to the land use titles in light of corrections or changes in public policy; and

29 WHEREAS, the City Council held a public hearing on July 22, 2025, regarding the proposed
30 City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare
31 of the residents of the City to adopt the proposed City Code amendments.

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

34 **Section 1. Amendment of City Code Provisions.** With regards to the City Code, the land use
35 tables in Sections 13-5C-4 (Planned Community zone); 13-5E-4 (C-G, C-M, SC-1, and SC-2 zones);
36 13-5F-2 (M-P, M-1, and M-2 zones); and 13-5I-4 (CC zone), are amended to remove “Massage
37 Therapy” as a permitted or conditional use in those zones, as shown in Attachments A (legislative
38 versions) and B (clean versions) to this Ordinance.

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

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

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

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"

"NO"

Chair Kayleen Whitelock

☐☐

Vice Chair Bob Bedore

☐☐

Council Member Pamela Bloom

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Council Member Kelvin Green

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Council Member Zach Jacob

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Council Member Chad Lamb

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Council Member Kent Shelton

☐☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

Mayor's Action: _____ Approve _____ Veto

By: _____
Mayor Dirk Burton Date _____

ATTEST:

Tangee Sloan, CMC
City Recorder

84
85
86 **STATEMENT OF APPROVAL/PASSAGE** (check one)
87

88 _____ The Mayor approved and signed Ordinance No. 25-31.
89

90
91 _____ The Mayor vetoed Ordinance No. 25-31 on _____ and the
92 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
93

94
95 _____ Ordinance No. 25-31 became effective by operation of law without the
96 Mayor's approval or disapproval.
97

98
99 _____
100 Tangee Sloan, CMC
101 City Recorder
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105
106 **CERTIFICATE OF PUBLICATION**
107

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

113 _____
114 Tangee Sloan, CMC
115 City Recorder
116

117 *(Attachment on the following pages.)*
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**Attachments A and B to
ORDINANCE NO. 25-31
AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
AMENDING THE LAND USE TABLES IN
SECTIONS 13-5C-4 (PLANNED COMMUNITY ZONE);
13-5E-4 (C-G, C-M, SC-1, AND SC-2 ZONES); 13-5F-2 (M-P, M-1, AND M-2 ZONES);
AND 13-5I-4 (CC ZONE), TO REMOVE “MASSAGE THERAPY”
AS A PERMITTED OR CONDITIONAL USE IN THOSE ZONES**

- Attachment A – Legislative Versions**
A-1 – Section 13-5C-4 (Planned Community Zone)
A-2 – Section 13-5E-4 (C-G, C-M, SC-1, and SC-2 Zones)
A-3 – Section 13-5F-2 (M-P, M-1, and M-2 Zones)
A-4 – Section 13-5I-4 (CC Zones)

- Attachment B - Clean Versions**
B-1 – Section 13-5C-4 (Planned Community Zone)
B-2 – Section 13-5E-4 (C-G, C-M, SC-1, and SC-2 Zones)
B-3 – Section 13-5F-2 (M-P, M-1, and M-2 Zones)
B-4 – Section 13-5I-4 (CC Zones)

(See the following pages for the attachments.)

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	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
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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19 Notes:

- 20 1. In the Planned Community (PC) zone External Accessory Dwelling Units are only permitted on lots
21 platted 10,000 square feet and larger. See 13-5B-8 for Requirements for both internal and external
22 Accessory Dwelling Units.
- 23 2. Only if immediately adjacent to an arterial street and if not included in a residential development.

Use	PRD	PC
Use	PRD	PC
Farmers' market		P

Laundry or dry cleaning, limited		P
Medical service	C	P

B. The following land uses are only allowed as either permitted or conditional uses in

Planned Development Zones that are designated as transit oriented developments on the general land use plan map:

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

PLANNED COMMUNITIES (PC) THAT ARE ALSO DESIGNATED AS TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONES

Neighborhood commercial	P	P
Office, except pawnshop and bail bond services		P
Parking, commercial		P
Pet groomer		P
Printing and copying, limited		P
Restaurant, fast food (general)		P
Restaurant, fast food (limited)		P

(2001 Code § 89-3-404; amd. 2009 Code; Ord. 09-12, 4-14-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 12-01, 2-22-2012; Ord. 12-14, 6-13-2012; Ord. 13-10, 3-27-2013; Ord. 13-17, 4-24-2013; Ord. 13-33, 11-13-2013; Ord. 14-09, 5-14-2014; Ord. 16-06, 1-13-2016; Ord. 16-13, 3-9-2016; Ord. 17-39, 7-12-2017; Ord. 21-18, 6-9-2021; Ord. 21-31, 8-25-2021; Ord. 22-15, 4-27-2022; Ord. 23-19, 6-28-2023)

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

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	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
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
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

18

19 Notes:

- 20 1. In the Planned Community (PC) zone External Accessory Dwelling Units are only permitted on lots
21 platted 10,000 square feet and larger. See 13-5B-8 for Requirements for both internal and external
22 Accessory Dwelling Units.
- 23 2. Only if immediately adjacent to an arterial street and if not included in a residential development.

Use	PRD	PC
Use	PRD	PC
Farmers' market		P

Laundry or dry cleaning, limited		P
Medical service	C	P

B. The following land uses are only allowed as either permitted or conditional uses in

Planned Development Zones that are designated as transit oriented developments on the general land use plan map:

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

PLANNED COMMUNITIES (PC) THAT ARE ALSO DESIGNATED AS TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONES

Neighborhood commercial	P	P
Office, except pawnshop and bail bond services		P
Parking, commercial		P
Pet groomer		P
Printing and copying, limited		P
Restaurant, fast food (general)		P
Restaurant, fast food (limited)		P

(2001 Code § 89-3-404; amd. 2009 Code; Ord. 09-12, 4-14-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 11-03, 2-9-2011; Ord. 11-35, 11-22-2011; Ord. 12-01, 2-22-2012; Ord. 12-14, 6-13-2012; Ord. 13-10, 3-27-2013; Ord. 13-17, 4-24-2013; Ord. 13-33, 11-13-2013; Ord. 14-09, 5-14-2014; Ord. 16-06, 1-13-2016; Ord. 16-13, 3-9-2016; Ord. 17-39, 7-12-2017; Ord. 21-18, 6-9-2021; Ord. 21-31, 8-25-2021; Ord. 22-15, 4-27-2022; Ord. 23-19, 6-28-2023)

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

13-5E-3: PERMITTED AND CONDITIONAL USES:

Uses allowed in commercial 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 commercial zones.

PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

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	C-G	C-M	SC-1	SC-2	SC-3
Adult daycare, general	C	C	C	C	C
Adult daycare, limited	C		C		
Agricultural sales and service		P			
Animal husbandry services		C			
Auditorium or stadium		C			P
Automated car wash	P	P	C	P	P
Bail bonds and pawnbrokers	C				
Bank or financial institution	P		P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C
Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Construction sales and service		AC			

Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Helipads ¹	C	C	C	C	C
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Motor vehicle sales and service, new	C			C	P
Motor vehicle sales and service, used	C			C	C
Office	P	P	P	P	P
Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet boarding				C	C
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P

Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C
Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C	C	C	C
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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18 (2001 Code §89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-
19 2010; Ord. 1132, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord.
20 14-09, 5-14-2014; Ord. 15-20,
21 8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34, 6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord.
22 20-18, 7-29-2020; Ord. 21-05, 2-24-2021; Ord. 21-24, 7-28-2021; Ord. 21-31, 8-25-2021; Ord. 22-03, 1-27-
23 2022; Ord. 22-32, 9-14-
24 2022)

13-5E-3: PERMITTED AND CONDITIONAL USES:

Uses allowed in commercial 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 commercial zones.

PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

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	C-G	C-M	SC-1	SC-2	SC-3
Adult daycare, general	C	C	C	C	C
Adult daycare, limited	C		C		
Agricultural sales and service		P			
Animal husbandry services		C			
Auditorium or stadium		C			P
Automated car wash	P	P	C	P	P
Bail bonds and pawnbrokers	C				
Bank or financial institution	P		P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C
Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Construction sales and service		AC			

Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Helipads ¹	C	C	C	C	C
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy					P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Motor vehicle sales and service, new	C			C	P
Motor vehicle sales and service, used	C			C	C
Office	P	P	P	P	P
Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet boarding				C	C
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P

Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C
Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C	C	C	C
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.					

17

18 (2001 Code §89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-
19 2010; Ord. 1132, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord.
20 14-09, 5-14-2014; Ord. 15-20,
21 8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34, 6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord.
22 20-18, 7-29-2020; Ord. 21-05, 2-24-2021; Ord. 21-24, 7-28-2021; Ord. 21-31, 8-25-2021; Ord. 22-03, 1-27-
23 2022; Ord. 22-32, 9-14-
24 2022)

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

Uses allowed in Manufacturing 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 Manufacturing Zones.

PERMITTED AND CONDITIONAL USES IN MANUFACTURING ZONES

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	M-P	M-1	M-2
Agricultural sales and service		P	P
Animal crematorium		P	
Animal crematorium located within 100 feet of any Residential Zone or structure		C	
Basic industry (nonhazardous or offensive)		P	
Building moved from another site (see section 13-8-12 of this title)	C	C	C
Business, equipment rental and supplies		P	P
Business service	P	P	P
Cannabis production establishments:			P2
Church or place of worship	AC	AC	
College or university	P	P	P
Construction sales and rental		P	P
Data center		P	
Daycare, General		P	
Daycare, Limited		P	
Freight terminal		P	P

Gasoline and fuel storage sales		P	P
Gasoline service station		P	P
Government service	P	P	P
Helipads ³	C	C	C
Junk or salvage yard		C	C
Large scale public utilities	C	C	C
Laundry service		P	
Manufacturing, general	P	P	P
Manufacturing, limited	P	P	P
Mass transit railway system	P	P	P
Massage therapy	P	P	P
Media service	P	P	P
Medical or dental laboratory	P	P	
Military facility		C	
Motor vehicle sales and service, new and used		AC	
Office	P	P	P
Parking, commercial		P	
Parking, commercial (no fee)	P	P	
Personal care service	P	P	P
Personal instruction service	AC	C	
Pet boarding	C	C	C
Pet groomer		P	
Printing, general:	P	P	P
Public park:	P	P	P
Recreation and entertainment, indoor:	C		
Recycling collection station:	C	C	C
Recycling facility:	C	C	C
Repair services, general:		P	P
Repair services, limited:		P	P
Research service:	P	P	P
Restaurant, fast food (general):		AC	AC
Restaurant, fast food (limited):		AC	AC

Schools, K-12:	C	C	C
Schools, vocational:	P	P	P
Sexually oriented business:			C1
Small equipment rental:	P	P	P
Temporary office:	P	P	P
Transportation service:		P	P
Transportation service (office only):		P	P
Utility, major:	C	C	C
Utility, major (office only):	P	P	P
Vehicle and equipment repair, general:		P	P
Vehicle and equipment repair, limited:		P	P
Warehouse, self-service storage:		C	
Wholesale and warehousing, general:		P	P
Wholesale and warehousing, limited:	P	P	P

21

22 Notes:

23 1. See also section 4-2I-6 of this Code.

24 2. A cannabis production establishment may not be located:

25 a. Within 1,000 feet of a public or private school, a licensed child-care facility or preschool, a church, a
26 public library, a public playground, or a public park; or

27 b. In a district, or within 600 feet of a district that is zoned as primarily residential. The proximity
28 requirements shall be measured from the nearest entrance to the cannabis production establishment by
29 following the shortest route of ordinary pedestrian travel to the property boundary of the community
30 location or residential area.

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

33 (2001 Code § 89-3-703; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-35, 11-22-2011; Ord. 12-05, 2-22-
34 2012; Ord. 14-
35 09, 5-14-2014; Ord. 16-31, 7-13-2016; Ord. 17-25, 6-28-2017; Ord. 19-18, 5-1-2019; Ord. 19-35, 11-13-
36 2019; Ord. 21-31,
37 8-25-2021; Ord. 22-03, 1-27-2022; Ord. 22-15, 4-27-2022; Ord. 22-32, 9-14-2022; Ord. 23-27, 9-13-2023)

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

Uses allowed in Manufacturing 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 Manufacturing Zones.

PERMITTED AND CONDITIONAL USES IN MANUFACTURING ZONES

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	M-P	M-1	M-2
Agricultural sales and service		P	P
Animal crematorium		P	
Animal crematorium located within 100 feet of any Residential Zone or structure		C	
Basic industry (nonhazardous or offensive)		P	
Building moved from another site (see section 13-8-12 of this title)	C	C	C
Business, equipment rental and supplies		P	P
Business service	P	P	P
Cannabis production establishments:			P2
Church or place of worship	AC	AC	
College or university	P	P	P
Construction sales and rental		P	P
Data center		P	
Daycare, General		P	
Daycare, Limited		P	
Freight terminal		P	P

Gasoline and fuel storage sales		P	P
Gasoline service station		P	P
Government service	P	P	P
Helipads ³	C	C	C
Junk or salvage yard		C	C
Large scale public utilities	C	C	C
Laundry service		P	
Manufacturing, general	P	P	P
Manufacturing, limited	P	P	P
Mass transit railway system	P	P	P
Media service	P	P	P
Medical or dental laboratory	P	P	
Military facility		C	
Motor vehicle sales and service, new and used		AC	
Office	P	P	P
Parking, commercial		P	
Parking, commercial (no fee)	P	P	
Personal care service	P	P	P
Personal instruction service	AC	C	
Pet boarding	C	C	C
Pet groomer		P	
Printing, general:	P	P	P
Public park:	P	P	P
Recreation and entertainment, indoor:	C		
Recycling collection station:	C	C	C
Recycling facility:	C	C	C
Repair services, general:		P	P
Repair services, limited:		P	P
Research service:	P	P	P
Restaurant, fast food (general):		AC	AC
Restaurant, fast food (limited):		AC	AC
Schools, K-12:	C	C	C

Schools, vocational:	P	P	P
Sexually oriented business:			C1
Small equipment rental:	P	P	P
Temporary office:	P	P	P
Transportation service:		P	P
Transportation service (office only):		P	P
Utility, major:	C	C	C
Utility, major (office only):	P	P	P
Vehicle and equipment repair, general:		P	P
Vehicle and equipment repair, limited:		P	P
Warehouse, self-service storage:		C	
Wholesale and warehousing, general:		P	P
Wholesale and warehousing, limited:	P	P	P

21

22 Notes:

23 1. See also section 4-2I-6 of this Code.

24 2. A cannabis production establishment may not be located:

25 a. Within 1,000 feet of a public or private school, a licensed child-care facility or preschool, a church, a
26 public library, a public playground, or a public park; or

27 b. In a district, or within 600 feet of a district that is zoned as primarily residential. The proximity
28 requirements shall be measured from the nearest entrance to the cannabis production establishment by
29 following the shortest route of ordinary pedestrian travel to the property boundary of the community
30 location or residential area.

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

33 (2001 Code § 89-3-703; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 11-35, 11-22-2011; Ord. 12-05, 2-22-
34 2012; Ord. 14-

35 09, 5-14-2014; Ord. 16-31, 7-13-2016; Ord. 17-25, 6-28-2017; Ord. 19-18, 5-1-2019; Ord. 19-35, 11-13-
36 2019; Ord. 21-31,

37 8-25-2021; Ord. 22-03, 1-27-2022; Ord. 22-15, 4-27-2022; Ord. 22-32, 9-14-2022; Ord. 23-27, 9-13-2023)

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
Offsite 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
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

19

20 Note:

21 1. See subsection B of this section for additional standards.

22 B. Prohibited Uses: The following uses are prohibited within the boundaries of the city center zone:

23 Automobile/vehicle sales.

24 Automobile/vehicle washing facilities (car wash).

25 Billboards.

26 Gasoline service stations.

27 Industrial and manufacturing uses.

28 Outdoor kennels.

29 Outside storage and operations.

30 Public or private storage facilities, unless accessory to a residential use.

31 Restaurant, fast food (limited) with drive-through within one thousand three hundred feet (1,300') of light
32 rail station within the CC-C district (measurement is a straight line from light rail station platform to business
33 door).

34 Utility, major.

35 Warehousing facilities and uses. (2001 Code § 89-3-1004; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord.
36 10-20, 7-28-
37 2010; Ord. 11-34, 11-9-2011; Ord. 11-35, 11-22-2011; Ord. 13-17, 4-24-2013; Ord. 13-33, 11-13-2013; Ord.
38 13-34, 12-4-
39 2013; Ord. 14-09, 5-14-2014; Ord. 16-13, 3-9-2016; Ord. 20-18, 7-29-2020; Ord. 21-31, 8-25-2021; Ord. 24-
40 54, 12-4-2024)

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

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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		AC	
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
Offsite 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
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

19

20 Note:

21 1. See subsection B of this section for additional standards.

22 B. Prohibited Uses: The following uses are prohibited within the boundaries of the city center zone:

23 Automobile/vehicle sales.

24 Automobile/vehicle washing facilities (car wash).

25 Billboards.

26 Gasoline service stations.

27 Industrial and manufacturing uses.

28 Outdoor kennels.

29 Outside storage and operations.

30 Public or private storage facilities, unless accessory to a residential use.

31 Restaurant, fast food (limited) with drive-through within one thousand three hundred feet (1,300') of light
32 rail station within the CC-C district (measurement is a straight line from light rail station platform to business
33 door).

34 Utility, major.

35 Warehousing facilities and uses. (2001 Code § 89-3-1004; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord.
36 10-20, 7-28-
37 2010; Ord. 11-34, 11-9-2011; Ord. 11-35, 11-22-2011; Ord. 13-17, 4-24-2013; Ord. 13-33, 11-13-2013; Ord.
38 13-34, 12-4-
39 2013; Ord. 14-09, 5-14-2014; Ord. 16-13, 3-9-2016; Ord. 20-18, 7-29-2020; Ord. 21-31, 8-25-2021; Ord. 24-
40 54, 12-4-2024)

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING
COMMISSION HELD JUNE 17, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

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

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed. Training on the land use appeal authority was provided by Assistant City Attorney Patrick Boice.

The regular meeting was called to order at 6:00 p.m. with a quorum present.

5. Text Amendment — Massage Therapy; Amend the West Jordan City Code Title 13 removing "Massage Therapy" as a permitted or conditional use from Sections 13-5C-4 Planned Community zone; 13-5E-4 c-G, c-M, SC-I, and SC-2 zones; 13-5F-2 M-P, M-1, M-2 zones and 13-5I-4 CC zone; City-wide applicability; City of West Jordan (applicant)

Larry Gardner explained that Massage Therapy has been allowed in the referenced zones for many years. There has been increased criminal activity, human trafficking, and prostitution with this use in some of the commercial zones. Information regarding calls for service from the police department was provided to the commissioners today. The report showed where several of the businesses were at the same location. This occurred when a business license was revoked but then the same operations returned under a different name. This ordinance amendment will remove the use from certain zones, including zones that are close to neighborhoods. This use would remain in SC-3, P-O, and BR-P zone as well as home occupations. The SC-3 zone is for larger shopping centers and tenants are usually vetted more thoroughly.

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 the Text Amendment regarding Massage Therapy.

Brock Hudson, Community Preservation Manager, explained that several of these businesses are located in strip malls. Recently a police sting operation resulted in charges filed at a location that had six different business names. This was within 100 feet of a Pizza Hut where families come and go. The text amendment will help to regulate the businesses to non-family oriented locations. He had no objection to the businesses if they stay within the law.

June 17, 2025

Page 2

Larry Gardner added that current businesses in these zones will become a non-conforming use. If they operate within the law, they can operate forever. If their business license should be revoked, then they would not be able to apply for another business license at that location.

John Roberts did not want to prohibit legitimate locations completely and asked if there was a way to carve out an exception for businesses such as a health and beauty spa that might have a massage therapist onsite.

Larry Gardner said massage therapy is a standalone business. This is not intended for spas that have a massage therapist. He said there are other zones where a massage therapist could open a business or have a home occupation.

John Roberts said he agreed with the idea of the amendment but wanted to avoid the law of unintended consequences.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch 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 the Text Amendment regarding Massage Therapy. The motion was seconded by John Roberts and passed 6-0 in favor. Jimmy Anderson was absent.



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 22, 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. 25-30 a Rezone of 2.70 acres to add the Infill Development Overlay Zone (IDO-1) to a parcel in Lumina, located at 8399 South Dunlop Drive
- Ordinance No. 25-31 amending Land Use Tables in Chapter 13 to remove "Massage Therapy" as a permitted or conditional use
- Ordinance No. 25-32 a Rezone of 0.865 acres to C-G Zone (General Commercial) at 1394 West and 1378 West 7800 South for Sprinkler Supply Hardscape Expansion
- Proposal for Placement of a Monument Honoring Erika Ellis on the Jordan River Parkway

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 July 9, 2025

/s/ Cindy M. Quick, MMC

Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Becky Condie, Budget & Management Analyst

Deadline of item : 08/26/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-040 Amending the West Jordan City Consolidated Fee Schedule

2. EXECUTIVE SUMMARY

In the Council Work Session on July 8, 2025, the majority of the Council supported a change in landscape water usage fees. The requested change was to set the landscape usage fees equal to the residential usage fees.

3. TIME SENSITIVITY / URGENCY

Utility rate changes become effective on October 1, 2025. In the [Council Work Session on July 8, 2025](#), the majority of the Council supported a change in landscape water usage fees. The requested change is to set the landscape usage fees equal to the residential usage fees. The Council requested these fees be adopted prior to the adoption of the FY 2026 Annual Budget which is scheduled for consideration at the regular Council Meeting on August 26, 2025.

4. FISCAL NOTE

Revenue from water sales will increase by less than 3% from this fee change. This adjustment will be made with a future budget amendment. Due to the required legislative process to change the transfer from the Water Fund to the General Fund, no adjustment will be requested.

5. MAYOR RECOMMENDATION

N/A

6. COUNCIL STAFF ANALYSIS

Landscape Meter Usage – July 2024-June 2025

- # of landscape meter accounts: 500
- Total gallons used over the past 12 months: 482,576,000 gallons
- Total gallons used by the Top 20: 143,577,000
- % of total water delivered over the past 12 months: 6.5%
- % of landscape water use from Top 20: 30%
- No water is used between December 2024 – April 2025

Below in Figure 1 are the top 20 users of the landscape water rates in West Jordan:

Rank	Customer	Retail	School	Park areas	Apartments	HOA
1	Jordan Landing	13,437.62				
2	West Hills Middle School		13,371.84			
3	Liberty Landing Apartments				12,589.56	
4	West Jordan Middle School		10,063.05			
5	Affinity 56 Apartments				9,744.57	
6	Copper Hills Youth Center		8,330.03			
7	Sam's Club	7,406.49				
8	Serenity at Jordan Landing Apartments				7,345.00	
9	LDS Church			7,172.91		6772 S 3420 W Sports field/park Large Park Strip on Prosperity Rd
10	Visible Supply Chain			6,257.22		
11	Ascent Academy Charter School		6,009.89			
12	Target Stores	5,915.73				
13	Antelope Canyon Elementary School		5,227.00			
14	LDS Church			4,994.80		8385 S 4800 W Sports field/park
15	Copper Rim HOA				4,622.50	
16	Amazon	4,462.33				1934 W 7705 South Sports field/park
17	LDS Church			4,306.59		
18	Oquirrh West HOA				4,142.22	
19	Wilshire Place Apartments				4,121.84	
20	Trimble Creek HOA					4,056.00

Figure 1

To perform the calculations to "thousands of gallons", for example, Jordan Landing is 13,437.62 "thousand gallons" or converted to 13,437,620 gallons per year. Water season runs about 7 months and they do not use water for 5 months.

13,437,620 gallons / 7 months is roughly 1,919,660 gallons per month. For purposes of the water numbers below, the city purchases in excess of 20,000 acre feet of water per year or more than 7 billion gallons.

Below in Figure 2 is a chart of what the increase and the increase to match to residential rates would do. The green column is current rates they pay today. Blue column is what is in the proposed budget and orange column is matching to residential.

[illegible]

Figure 2

In Figure 3 below are the increased rates, by percentage, if adopted. (purple column)

Key: Yellow columns are proposed residential rates and matching landscape rates per council direction

- green (column E) is current rates (what is paid today)

- blue (column F) is current rates adopted with the tentative budget
- orange column (column G) is council direction to raise landscape to residential rates.
- Column H is the per unit increase
- Purple (column I) is the percentage of increase from current rates, not adopted in the tentative budget rates. $((G-E)/E.)$

	B	C	D	E	F	G	H	I
		Residential		Landscape				
		Current	Proposed Oct. 1	Current	Adopted Tent. Budget	Proposed Oct. 1*	Increase from Proposed (G-E)	% Increase $((G-E)/E)$
Base		\$ 20.91	\$ 21.64	\$ 20.91	\$ 21.64	\$ 21.64	\$ 0.73	3.491%
Tier 1 - 0-7,000 Gallons		\$ 2.35	\$ 2.43	\$ 2.35	\$ 2.35	\$ 2.43	\$ 0.08	3.404%
Tier 2 - 7,001-25,000 Gallons		\$ 3.82	\$ 3.95	\$ 3.66	\$ 3.79	\$ 3.95	\$ 0.29	7.923%
Tier 3 - 25,001-50,000 Gallons		\$ 4.03	\$ 4.17	\$ 3.81	\$ 3.94	\$ 4.17	\$ 0.36	9.449%
Tier 4 - 50,001-100,000 Gallons		\$ 4.29	\$ 4.44	\$ 3.92	\$ 4.06	\$ 4.44	\$ 0.52	13.265%
Tier 5 - 100,000+ Gallons		\$ 4.97	\$ 5.14	\$ 4.70	\$ 4.86	\$ 5.14	\$ 0.44	9.362%
		* Council Requested Landscape rates increase to match residential rates.						

Figure 3

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;

8. ATTACHMENTS

Resolution No. 25-040 with Attachments A & B

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-040

**A RESOLUTION AMENDING THE WEST JORDAN CITY
CONSOLIDATED FEE SCHEDULE**

WHEREAS, the City Council desires to update certain fees shown in the West Jordan Consolidated Fee Schedule to better recover the cost of providing the related services; and

WHEREAS, the City Council hereby finds this action in the best interest of the City.

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

Section 1. Approval. The City Council hereby amends the Consolidated Fee Schedule for West Jordan City as shown in Attachment A & B attached hereto and incorporated herein by reference.

Section 2. 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 of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of West Jordan, Utah this 22nd day of July 2025.

CITY OF WEST JORDAN

By: _____
Kayleen Whitelock
Council Chairperson

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

Chair Kayleen Whitelock

Vice Chair Bob Bedore

Council Member Pamela Bloom

Council Member Kelvin Green

Council Member Zach Jacob

Council Member Chad Lamb

Council Member Kent Shelton

"YES"

"NO"

☐☐☐☐☐☐☐☐☐☐☐☐☐☐

**Attachment A to
Resolution No. 25-040**

Red-line version of Changes to the Consolidated Fee Schedule



CONSOLIDATED FEE SCHEDULE

Effective through June 30, 2026

Updated June 24, 2025 Res. 25-030

WATER

New rates will be effective on October 1, 2025. However, for administrative purposes, the rate will be changed on the first billing of each customer that contains any October dates of service. For previous rates, please see the 2025 Fee Schedule.

1) Water Utility Rates (base charge plus usage rate)

a) Residential

Low-income residents who are qualified by Salt Lake County for the Circuit Breaker Tax Relief Program may receive the first 7,000 gallons of water at no charge, the base rate and other rates still apply.

i) Base charge

¾" meter	\$21.64
⅝" meter	\$21.64
1" meter	\$21.64

ii) Usage rate (cost per 1,000 gallons)

Tier 1 0 – 7,000 gallons	\$2.43
Tier 2 7,001 – 25,000 gallons	\$3.95
Tier 3 25,001 – 50,000 gallons	\$4.17
Tier 4 50,001 – 100,000 gallons	\$4.44
Tier 5 Over 100,000 gallons	\$5.14

b) Landscape

i) Base charge (cost per month)

¾" meter	\$21.64
⅝" meter	\$32.47
1" meter	\$48.70
1 ½" meter	\$75.75
2" meter	\$108.21
3" meter	\$347.36
4" meter	\$741.00
6" meter	\$1,343.07
8" meter	\$2,014.61
10" meter	\$2,940.86

ii) Usage rate (cost per 1,000 gallons)

Tier 1 0 – 7,000 gallons	\$2.43
Tier 2 7,001 – 25,000 gallons	\$3.79 <u>3.95</u>
Tier 3 25,001 – 50,000 gallons	\$3.94 <u>4.17</u>
Tier 4 50,001 – 100,000 gallons	\$4.06 <u>4.44</u>
Tier 5 Over 100,000 gallons	\$4.86 <u>5.14</u>

ATTACHMENT B to**Resolution No. 25-040***Comparison of Adopted Fee Schedule to Amended Fee Schedule*

		Adopted Fee Schedule		Amended	<i>Change</i>	
		<u>Residential</u>	<u>Landscape</u>	<u>Landscape</u>		
ii) Usage rate (cost per 1,000 gallons)						
Tier 1	0 – 7,000 gallons	\$2.43	\$2.43	\$2.43	No change	
Tier 2	7,001 – 25,000 gallons	\$3.95	\$3.79	\$3.95	\$0.16	4%
Tier 3	25,001 – 50,000 gallons	\$4.17	\$3.94	\$4.17	\$0.23	6%
Tier 4	50,001 – 100,000- gallons	\$4.44	\$4.06	\$4.44	\$0.38	9%
Tier 5	Over 100,000 gallons	\$5.14	\$4.86	\$5.14	\$0.28	6%



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Jeffory Mulcahy, Emergency Manager

Deadline of item :

Applicant:

Department Sponsor: Emergency Management

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-033 Adoption of Multi-Jurisdictional Hazard Mitigation Plan

2. EXECUTIVE SUMMARY

The Council is being asked to consider the adoption of the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan

- The purpose of the proposal is to meet the criteria required under the Robert T. Stafford Disaster Relief and Emergency Assistance Act for local jurisdictions to be eligible for certain types of non-emergency disaster assistance and hazard mitigation funding.
- If approved and adopted, the outcome would bring the City of West Jordan in compliance allowing us to apply for key FEMA grant programs.

3. TIME SENSITIVITY / URGENCY

Jurisdiction adoption is required within one year of plan approval.

4. FISCAL NOTE

N/A

5. ADMINISTRATIVE STAFF ANALYSIS

A proactive hazard mitigation plan enables the City of West Jordan to identify and assess the risks associated with these hazards and implement measures to reduce their potential impacts to protect the city and build long-term resilience.

A Hazard Mitigation Plan is required under the Robert T. Stafford Disaster Relief and Emergency Assistance Act for local jurisdictions to be eligible for certain types of non-emergency disaster assistance and hazard mitigation funding. Jurisdictions must have a FEMA-approved and locally adopted plan to apply for key grant programs, including Hazard Mitigation Grant Program (HMGP), Hazard Mitigation Grant Program Post Fire and High-Hazard Potential Dam (HHPD) Rehabilitation Grant Program.

The 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) meets these federal requirements and reflects a county-wide commitment to hazard risk reduction. The MJHMP provides a blueprint for assessing vulnerability, prioritizing mitigation actions, and identifying local, state, and federal funding sources to implement those actions.

6. MAYOR RECOMMENDATION

Following a conversation with the Mayor, the Mayor supports a resolution adopting the Multi-Jurisdiction Hazard Mitigation Plan.

7. COUNCIL STAFF ANALYSIS

The MJHMP is updated every five years, with the most recent edition drafted in 2019 and adopted in 2020.

After formally adopting Salt Lake County's MJHMP, West Jordan can take further steps to fully enact and implement its provisions within the city limits. This involves, adhering to the existing plan, ensuring compliance with existing code, considering opportunities for customization and adding specific details relevant to West Jordan's unique characteristics and risks.

8. 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.

9. ATTACHMENTS

Resolution
Executive Summary
Slide Deck

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-033

**A RESOLUTION OF THE CITY OF WEST JORDAN ADOPTING THE SALT LAKE
COUNTY EMERGENCY MANAGEMENT MULTI-JURISDICTIONAL HAZARD
MITIGATION PLAN**

Whereas, the City Council of the City of West Jordan recognizes the threat that natural hazards pose to people and property within the City of West Jordan; and

Whereas, the City of West Jordan has prepared a multi-hazard mitigation plan, hereby known as the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, 2025, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

Whereas, the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, 2025, identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of West Jordan from the impacts of future hazards and disasters; and

Whereas, adoption by the City Council of the City of West Jordan demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, 2025.

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

Section 1. In accordance with West Jordan City Code 1-6-6, the City Council of the City of West Jordan adopts the Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan, 2025. While content related to the City of West Jordan may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of West Jordan to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

Section 2. This Resolution shall take effect immediately.

Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2025.

CITY OF WEST JORDAN

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

(continued on the following page)

51	Voting by the City Council	"YES"	"NO"
52	Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
53	Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
54	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
55	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
56	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
57	Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
58	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

Executive Summary

The City of West Jordan is exposed to a wide variety of natural hazards, including earthquakes, flooding, and severe weather events, all of which pose significant risks to life, property, and critical infrastructure.

Why Hazard Mitigation Planning? Proactive hazard mitigation planning enables communities to identify and assess the risks associated with these hazards and implement measures to reduce their potential impacts to protect communities and build long-term resilience.

A Hazard Mitigation Plan is required under the Robert T. Stafford Disaster Relief and Emergency Assistance Act for local jurisdictions to be eligible for certain types of non-emergency disaster assistance and hazard mitigation funding. Jurisdictions must have a FEMA-approved and locally adopted plan to apply for key grant programs, including Hazard Mitigation Grant Program (HMGP), Hazard Mitigation Grant Program Post Fire and High-Hazard Potential Dam (HHPD) Rehabilitation Grant Program.

The 2025 Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) meets these federal requirements and reflects a county-wide commitment to hazard risk reduction. The MJHMP provides a blueprint for assessing vulnerability, prioritizing mitigation actions, and identifying local, state, and federal funding sources to implement those actions.

Why this is coming before the City of West Jordan City Council: While Salt Lake County Emergency Management (SLCo EM) is the lead agency, the City of West Jordan is a participant in the effort to establish a multi-jurisdictional hazard mitigation plan. SLCo EM received federal grant funding (BRIC) to complete this plan.

By adopting volumes 1 and 2 of the MJHMP the city actively recognizes the hazards in the county as well as proactively demonstrates its commitment to fulfilling the goals and objectives in the plan. Following Salt Lake County's adoption, the final step for approval from the state of Utah and FEMA, involves submitting evidence of adoption through resolution by participating jurisdictions. The 2025 MJHMP is an update using the 2019 plan as a base (adopted May 5, 2019). Plans must be updated five years from adoption.

The 2025 MJHMP serves as a strategic planning document for Salt Lake County and its 26 participating entities - including 23 cities and towns, two school districts, and Salt Lake Community College. It supports community planners, emergency managers, elected officials, and the public in making informed decisions about land-use, infrastructure, emergency preparedness, and resource allocation.

The 2025 MJHMP is organized into two volumes:

- **Volume 1** includes a comprehensive overview of the planning process, profiles of each hazard identified that can impact the county, an evaluation of mitigation strategies from the 2019 plan, and new strategies for the upcoming five-year cycle.
- **Volume 2** contains jurisdiction-specific annexes for each participant including the City of West Jordan. Since each community within Salt Lake County may face different hazards or have unique vulnerabilities, these annexes detail local hazard histories and vulnerabilities, review the progress of mitigation actions identified in the 2019 plan, and outline new mitigation strategies developed during the 2025 update.

Hazard Identification, Risk Assessment, Vulnerabilities and Capabilities

Following FEMA and Utah Division of Emergency Management guidelines, the planning team identified and assessed 19 hazards – both natural and human-caused – using historical data, risk modeling tools such as HAZUS, and local expertise to understand the potential impacts of hazards across Salt Lake County. The planning team conducted a comprehensive risk and vulnerability assessment for each hazard identified in the plan. This process included analyzing the likelihood of future hazard events, reviewing past occurrences, and evaluating the exposure and vulnerability of people, property, infrastructure, and critical services in each jurisdiction. The 2025 MJHMP documents each jurisdiction’s current plans, programs, and policies that support hazard mitigation. This includes participation in the National Flood Insurance Program (NFIP) and alignment with General Plans, Community Wildfire Protection Plans, and other ongoing planning efforts. Jurisdictions and participating entities used this update as an opportunity to strengthen internal coordination, review past progress, and improve integration of hazard mitigation into community goals.

Hazards that have been added as a standalone profile and hazard assessment since the 2019 plan are highlighted in red for clarity and comparison:

NATURAL HAZARDS

Avalanche	Flooding	Lightning
Drought	Heavy Rain	Public Health Epidemic-Pandemic
Earthquake	Radon	Severe Winter Weather
Extreme Cold	High Wind	Tornado
Extreme Heat	Landslide/ Slope Failure	Wildfire

MAN-MADE AND TECHNOLOGICAL HAZARDS

Civil Disturbance	Hazardous Materials
Dam Failure	Terrorism and Cyberterrorism

Developing Mitigation Goals and Actions

The heart of the mitigation plan is the mitigation strategy, which serves as the long-term blueprint for reducing the potential losses identified in the risk assessment. The Mitigation Strategy was evaluated from the 2019 MJHMP and updated goals and objectives were outlined for the county and its participating entities including the City of West Jordan.

Mitigation Actions were developed collaboratively in coordination with local subject matter experts, county/local departments, private sector partners, and non-profit organizations, and input from workshops held in the fall of 2024.



Salt Lake County Multi-Jurisdictional Mitigation Plan

June 2025 Update





Hazard Mitigation

- ***Hazard Mitigation*** is any sustained action to reduce or eliminate the long-term risk to human life and property from hazards.
- **2025 Multi-Jurisdictional Hazard Mitigation Plan**
 - Is a countywide strategy to assess vulnerabilities and identify strategies to reduce risk
 - Updates County/Local Jurisdiction Mitigation Actions and identifies funding opportunities to help complete projects/actions identified by the county and/or local jurisdictions



Hazard Mitigation

- **2025 Multi-Jurisdictional Hazard Mitigation Plan**
 - Provides an organized and well-documented evaluation of the hazards that threaten Salt Lake County and details what each jurisdiction is susceptible to
 - Identifies each jurisdiction and the county as a whole vulnerability to natural hazards, man-made and technological, along with goals, objectives, and actions to minimize future loss of life and property damage.



Hazard Mitigation

- **2025 Multi-Jurisdictional Hazard Mitigation Plan**
 - The primary purpose of mitigation planning is to systematically identify policies, actions, and tools that can be used to implement those actions identified to reduce the risk of loss of life/property damage before a disaster strikes.



Why Mitigation Planning Matters

Identifies hazards that could potentially impact Salt Lake County, what potential impacts of those hazards, and develops and prioritizes goals to reduce or eliminate the long-term risk to life and property.

- Damage can be prevented by taking the time to analyze hazard data on where and how they can occur through knowledge gained in hazard identification and loss estimation modeling.



Why Mitigation Planning Matters

- Builds community resilience and long-term sustainability for future generations
- Countywide strategy to assess vulnerabilities and identify strategies to reduce risk.
- Updates County / Local Mitigation Actions and identifies funding opportunities





Federal Requirements for Local Plans

Required under Robert T. Stafford Disaster Relief and Emergency Assistance Act to be eligible for non-emergency disaster assistance and hazard mitigation funding.

- Plan must be updated every 5 years.
- Plan must meet state and federal planning requirements outlined in FEMA's Local Mitigation Planning Policy Guide.





Federal Requirements for Local Plans

Jurisdictions must have a FEMA-approved and locally adopted plan to apply for key grant programs, including:

- Hazard Mitigation Grant Program (HMPG)
- Hazard Mitigation Grant Program Post Fire
- High-Hazard Potential Dam (HHPD) Rehabilitation Grant Program





Purpose and Plan Participants

Salt Lake County took the lead in coordinating the multi-jurisdictional planning efforts, bringing together multiple jurisdictions and resources to achieve a comprehensive approach.

- County Adoption
- Local Adoption





Purpose and Plan Participants

The 2025 MJHMP builds on the 2019 plan, serving as a strategic planning document for Salt Lake County and its 26 participating entities

- 23 cities and towns
- 2 School Districts
- 1 Community College





Purpose and Plan Participants

The 2025 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) incorporates updated hazard vulnerability data for Salt Lake County, reflecting changes since 2019.

- The purpose of this information is to support community planners, emergency managers, elected officials, and the public in making informed decisions about land use, public infrastructure, emergency preparedness, and resource allocation.





Why Multi-Jurisdictional Planning

Shared Risks – Shared Solutions

- Hazards like earthquakes, floods, and wildfires don't just stop at jurisdictional lines. A regional approach strengthens coordination and consistency

Integrated Mitigation Strategy

- Helps ensure mitigation actions identified by the county and local jurisdictions are complementary, avoiding gaps and redundancies



Why Multi-Jurisdictional Planning

Fosters Collaboration and Efficiency

- Allows jurisdictions and the county to combine resources, expertise, and data collection, saving time and money compared to individual plans
- Encourages collaboration between local governments, school districts, utilities, and special services districts

Increased Funding Competitiveness

- A county-wide plan helps smaller jurisdictions access FEMA and other grants they might not qualify for on their own



Plan Structure

Volume 1: Countywide Overview Base Plan

- Describes the planning process, profiles identified hazard, assesses the county's capabilities, evaluates progress from 2019, outlines updated/new mitigation actions for the next 5 years

Volume 2: Jurisdiction-Specific Annexes

- Profiles each hazard specific to each community, assesses jurisdictions capabilities, reviews local hazard histories and vulnerabilities, evaluates progress, and outlines updated/new actions



Plan Participants



A fully integrated MJHMP participant is required to

- Participate in planning meetings
- Data collection
- Assist with the development of their jurisdiction-specific hazard annex
- Formally adopt the plan via resolution
- Meet FEMA/State requirements to be a participant in the MJHMP as outlined in FEMA's Local Hazard Mitigation Policy Guide





Stakeholder Engagement

The plan must provide an opportunity for stakeholders to be involved

- Local / regional agencies involved in hazard mitigation activities
- Agencies that have the authority to implement mitigation actions
- Neighboring communities



Stakeholder Engagement

The plan must provide an opportunity for stakeholders to be involved

- Representatives of businesses, academia, and other private organizations
- Representatives of nonprofit organizations, including community-based organizations that work directly with and/or provide support to underserved communities and socially vulnerable populations



Hazard Identification Overview

19 hazards identified using historical/current data, modeling tools (HAZUS), and subject matter expert input.

Natural Hazards:

- Avalanche, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Heavy Rain, Severe Winter Weather, High-Wind, Landslide/Slope Failure, Lightning, Public Health Epidemic-Pandemic, Radon, Tornado, Wildfire

Man – Made and Technological Hazards:

- Civil Disturbance, Dam Failure, Hazardous materials, Terrorism, and Cyberterrorism



The 2025 MJHMP



What's New?

- Newly incorporated communities are fully integrated
- Added 2 school districts (Jordan, Canyons)
- Expansion of jurisdictional eligibility to receive HHPD Funding
- Incorporated analysis of how changing climate conditions influence local hazard risks for Salt Lake County
- Updated mitigation goals and actions to reflect current priorities and emerging threats





The 2025 MJHMP

What's New?

New standalone hazard profiles for:

- Extreme Cold, Extreme Heat, Heavy Rain, High Wind, Lightning, Public Health Epidemic/Pandemic, Wildfire, Civil Disturbance, and Dam Failure

Includes an assessment of socially vulnerable populations, addressing factors such as:

- Age, Income, Disability, Language barriers, housing conditions, and access to transportation, and services



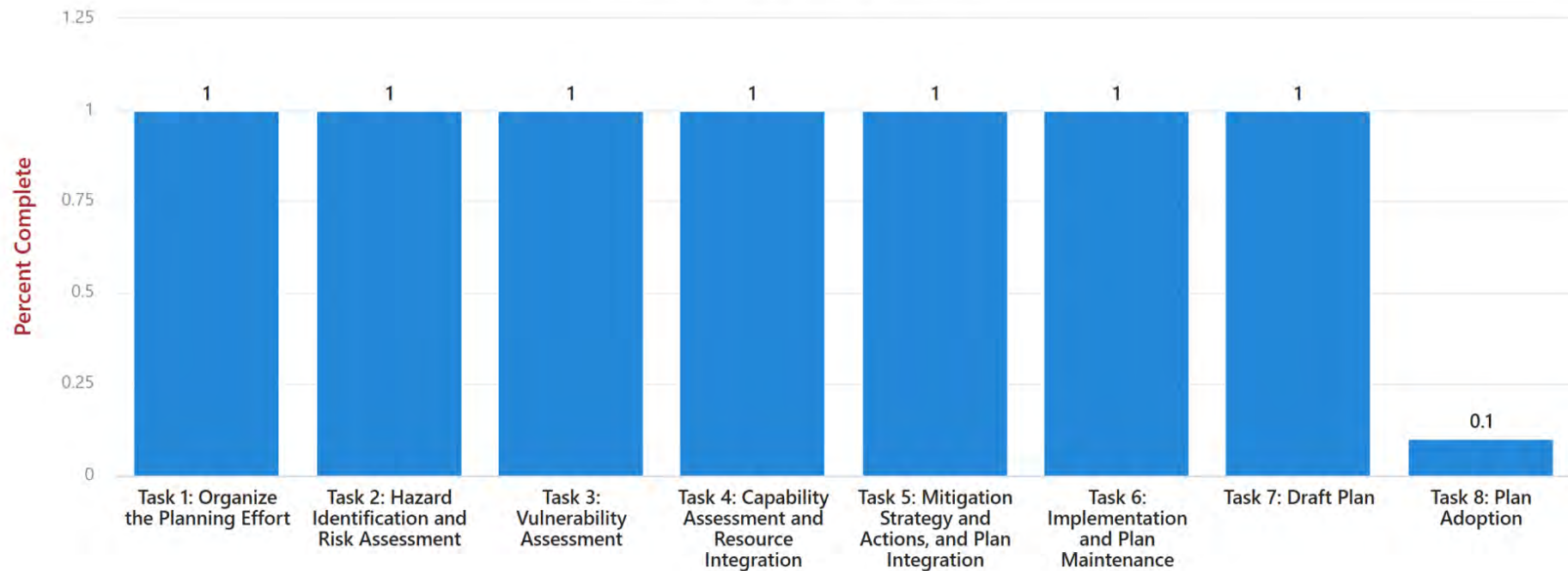
Types of Mitigation Actions

- Local Plans and Regulations
- Structure and Infrastructure Projects
- Natural Systems Protection – nature-based solutions
- Education and Awareness Programs



Plan Update: Activities to Date

Project Completion Tracker





What is Next for SLCo?

- **Council review of the draft plan**
- Salt Lake County EM seeks adoption of the draft Hazard Mitigation Plan by the SLCo Council
- **Upon FEMA approval, SLCo will be in compliance and eligible to receive federal recovery and mitigation funding**
- Collaborate with valley stakeholders in pursuing grant funding, public outreach on mitigation strategies



What is Next for WeJo?

- **Plans to be formally adopted by the city/board councils**
- Once adopted, jurisdiction/school districts may apply for state and federal grant funding to support implementation of local mitigation strategies





REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 07/22/2025

Presenter: Becky Condie, Budget & Management Analyst

Deadline of item : 08/26/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-041 Establishing Water and Sewer Rates

2. EXECUTIVE SUMMARY

The rates as proposed in Attachment A of Resolution No. 25-041 support the direction received from the majority of the Council during the Council Work Session on July 8, 2025 related to landscape water usage fees. The change sets landscape usage rates to the residential rate.

3. TIME SENSITIVITY / URGENCY

Utility rate changes become effective on October 1, 2025. In the [Council Work Session on July 8, 2025](#), the majority of the Council supported a change in landscape water usage fees. The change sets landscape usage rates to the residential rate. The Council requested these fees be adopted prior to the adoption of the FY 2026 Annual Budget which is scheduled for consideration at the regular Council Meeting on August 26, 2025.

4. FISCAL NOTE

The rates as proposed in Attachment A of Resolution No. 25-041 support the FY 2026 budget for the Water and Sewer Funds

5. ADMINISTRATIVE STAFF ANALYSIS

[Utah Code 10-3-717](#) provides, "Unless otherwise required by law, the governing body may exercise all administrative powers by resolution including...establishing water and sewer rates."

[West Jordan City Code 9-2A-1](#) also supports water rates being "adopted by resolution of the City Council, which may be amended from time to time."

6. MAYOR RECOMMENDATION

N/A

7. COUNCIL STAFF ANALYSIS

Administrative Services has additionally provided the following insight on landscape meter accounts:

- # of landscape meter accounts: 500
- Total gallons used over the past 12 months: 482,576,000 gallons
- Total gallons used by the Top 20: 143,577,000
- % of total water delivered over the past 12 months: 6.5%

- % of landscape water use from Top 20: 30%
- No water is used between December 2024 – April 2025

Below in Figure 1 are the top 20 users of the landscape water rates in West Jordan:

TOP 20 LANDSCAPING METER USAGE (in thousands of gallons)
July 2024 - June 2025

Rank	Customer	Retail	School	Park areas	Apartments	HOA
1	Jordan Landing	13,437.62				
2	West Hills Middle School		13,371.84			
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15	Copper Rim HOA					4,622.50
16	Amazon	4,462.33				
17	LDS Church			4,306.59		1934 W 7705 South Sports field/park
18	Oquirrh West HOA					4,142.22
19	Wilshire Place Apartments				4,121.84	
20	Trimble Creek HOA					4,056.00

Figure 1

To perform the calculations to "thousands of gallons", for example, Jordan Landing is 13,437.62 "thousand gallons" or converted to 13,437,620 gallons per year. Water season runs about 7 months and they do not use water for 5 months.

13,437,620 gallons / 7 months is roughly 1,919,660 gallons per month. For purposes of the water numbers below, the city purchases in excess of 20,000 acre feet of water per year or more than 7 billion gallons.

Below in Figure 2 is a chart of what the increase and the increase to match to residential rates would do. The green column is current rates they pay today. Blue column is what is in the proposed budget and orange column is matching to residential.

Jordan Landing	Annual	13,437,620							
	months	7							
	Month Avg	1,919,660							
			Units	Current	Adopted	Proposed Match			
Base	\$	20.91	1	\$ 20.91	\$ 21.64	\$ 21.64			
Tier 1 - 0-7,000 Gallons	\$	2.35	7	\$ 16.45	\$ 16.45	\$ 17.01			
Tier 2 - 7,001-25,000 Gallons	\$	3.66	19	\$ 69.54	\$ 72.01	\$ 75.05			
Tier 3 - 25,001-50,000 Gallons	\$	3.81	26	\$ 99.06	\$ 102.44	\$ 108.42			
Tier 4 - 50,001-100,000 Gallons	\$	3.92	51	\$ 199.92	\$ 207.06	\$ 226.44			
Tier 5 - 100,000+ Gallons	\$	4.70	1817	\$ 8,539.90	\$ 8,830.62	\$ 9,339.38			
			1920	\$ 8,945.78	\$ 9,250.22	\$ 9,787.94			9.414% increase over current

Figure 2

In Figure 3 below are the increased rates, by percentage, if adopted. (purple column)

Key: Yellow columns are proposed residential rates and matching landscape rates per council direction

- green (column E) is current rates (what is paid today)
- blue (column F) is current rates adopted with the tentative budget
- orange column (column G) is council direction to raise landscape to residential rates.
- Column H is the per unit increase
- Purple (column I) is the percentage of increase from current rates, not adopted in the tentative budget rates. $((G-E)/E)$

B	C	D	E	F	G	H	I
	Residential		Landscape				
	Current	Proposed Oct. 1	Current	Adopted Tent. Budget	Proposed Oct. 1*	Increase from Proposed (G-E)	% Increase $((G-E)/E)$
Base	\$ 20.91	\$ 21.64	\$ 20.91	\$ 21.64	\$ 21.64	\$ 0.73	3.491%
Tier 1 - 0-7,000 Gallons	\$ 2.35	\$ 2.43	\$ 2.35	\$ 2.35	\$ 2.43	\$ 0.08	3.404%
Tier 2 - 7,001-25,000 Gallons	\$ 3.82	\$ 3.95	\$ 3.66	\$ 3.79	\$ 3.95	\$ 0.29	7.923%
Tier 3 - 25,001-50,000 Gallons	\$ 4.03	\$ 4.17	\$ 3.81	\$ 3.94	\$ 4.17	\$ 0.36	9.449%
Tier 4 - 50,001-100,000 Gallons	\$ 4.29	\$ 4.44	\$ 3.92	\$ 4.06	\$ 4.44	\$ 0.52	13.265%
Tier 5 - 100,000+ Gallons	\$ 4.97	\$ 5.14	\$ 4.70	\$ 4.86	\$ 5.14	\$ 0.44	9.362%
* Council Requested Landscape rates increase to match residential rates.							

Figure 3

8. 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. Refer the item back to Council Staff or Administrative Staff.

9. ATTACHMENTS

Resolution

Attachment A – Water Utility Rates

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-041

**A RESOLUTION ADOPTING THE WEST JORDAN CITY
WATER AND SEWER RATES.**

WHEREAS, Section 10-3-171 of Utah Code, as amended, provides the governing body may exercise all administrative powers by resolution including establishing water and sewer rates; and

WHEREAS, Section 9-2A-1 of City Code requires utility fees and service charges be adopted by resolution of the City Council; and

WHEREAS, Section 73-10-32.5 of Utah Code, as amended, requires a retail water provider to establish a water rate structure that incorporates increasing block units of water and provides for an increase in the rate charged for additional block units of water as usage increases from one block to the next; and

WHEREAS, the City classifies users based on the distinguishable needs or conditions of the user; and

WHEREAS, the difference in classifications is based on both economic and public policy considering the cost of service, economic development, and other financial benefits or impacts to the City; and

WHEREAS, West Jordan City (City), in its role as a retail water provider, desires to change both the water and sewer rates to address the increased cost of service.

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

Section 1. The City Council hereby adopts the water and sewer rates as shown in Attachment A, as attached.

Section 2. All users will be notified of changes in water and sewer rates with the September 2025 water bill for annual compliance with Utah Code §73-10-32.5.

Section 3. These water and sewer rates will be included in the West Jordan City Consolidated Fee Schedule.

Section 4. This Resolution shall take effect on October 1, 2025.

ADOPTED by the City Council of West Jordan, Utah this 22nd day of July, 2025.

CITY COUNCIL OF WEST JORDAN

ATTEST:

Kayleen Whitelock
Chair

Cindy M. Quick, MMC
Council Office Clerk

53	Voting by the City Council	"YES"	"NO"
54	Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
55	Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
56	Council Member Pamlea Bloom	<input type="checkbox"/>	<input type="checkbox"/>
57	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
58	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
59	Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
60	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
61			

**ATTACHMENT A to
RESOLUTION NO. 25-041**

Water Utility Rates

The landscape usage rates are proposed below. All other water fees remain as adopted by Resolution 25-026 dated June 24, 2025. For administrative purposes, bills including any October dates of service will be calculated in their entirety using rates effective on October 1st.

WATER UTILITY FEES

Usage rate (cost per 1,000 gallons)		Landscape
Tier 1	0 - 7,000 gallons	\$2.43
Tier 2	7,001 - 25,000 gallons	\$3.95
Tier 3	25,001 - 50,000 gallons	\$4.17
Tier 4	50,001 - 100,000 gallons	\$4.44
Tier 5	Over 100,000 gallons	\$5.14

South Salt Lake Valley Mosquito Abatement District

2026 Proposed Tax Increase

Public Hearing: December 8th, 2025 at 6:00 p.m. (District Offices)

Current Property Tax (as of 2024): \$1,225,606

Proposed Increase: \$320,000

Proposed 2026 Property Tax Revenue: \$1,545,606

Background Points

- No change in rate since 2012
- No effective change in rate since 2002 (prior to tax increase and tax lower for building construction)
- Population growth of over 200,000 individuals and 72,000 homes with same tax rate
- Inflation and price increase (over 6% in 2024)
- Innovation stagnation

Tax Increase Utilization

Cost Stabilization for Essential Services:

\$160,000

- Sustain current service levels without interruption (assessed at 4 years)
- Operate above negative net position.
- Integrate Public Relations and Black Fly Programs back into operation.
- Maintain Financial Health

Operational Enhancements:

\$100,000

- Expand to drone-based surveillance and treatment.
- Upgrading data system for faster response and better tracking.
- Implementing ecologically conscious targeted control measures.

Capital Increase:

\$60,000

- Meet the needs of future capital projects
- Modernize fleet and equipment
- Expand laboratory testing capabilities.

Cost To Average Home Owner

Average Home Cost: \$599,833

Current Tax Rate: \$2.96 (yearly)

Proposed Tax Rate: ***\$3.95*** (yearly)

Tax Increase:

\$.99 increase (yearly)

Paid with residential property taxes

Cost to Business Owners

Average Business Property: \$1,500,000

Current Tax Rate: \$13.50 (yearly)

Proposed Tax Rate: ***\$18.00*** (yearly)

Tax Increase:

\$4.50 increase (yearly)

Paid with business property taxes



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, June 24, 2025 – 7:00 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, Zach Jacob, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Economic Development Director David Dobbins, Public Services Director Cory Fralick, 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, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Utility Manager Greg Davenport

Chair Lamb called the meeting to order at 7:00 pm, and noted that Council Member Bloom was absent, but might be able to join remotely.

2. PLEDGE OF ALLEGIANCE

Becky Condie led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. Introduction of Western Stampede Royalty

Jennifer Mayne, serving on the Western Stampede Rodeo Advisory Board with Rodeo Royalty, introduced 2025 Western Stampede Royalty: Miriam Brophy, Queen; Sarah Sirrine, 1st Attendant; and Alexis Walker, 2nd Attendant. Ms. Mayne listed many appearances the Royalty had already made representing the 2025 Western Stampede. The City Council took the opportunity for a photograph.

4. PUBLIC COMMENT

Chair Lamb opened the public comment period at 7:10 pm.

Comments:

Brent Mockli, West Jordan resident, said the 20-foot-tall garage that had been built in his neighbor's backyard was the only thing he could see in his backyard. Mr. Mockli said he did not think anyone in the City would want to have that in their backyard, and recommended the Council look at heights allowed in backyards. He said the building met City Code for secondary structures, and said he would like to see heights for secondary residential buildings addressed differently.

Amy Motta, Salt Lake City resident and volunteer with Bailing Out Benji, described poor flooring conditions in puppy mill enclosures.

Cory Cadelle, West Jordan resident, spoke of the mission of Disabled American Veterans (DAV), and elaborated on accomplishments of local Chapter 8. She said the Chapter was there to serve the community.

Janette Drake, West Jordan resident and co-owner of Drake Family Farms, which was established in 1880, said the Parker Place development had been a nightmare for her family. She said having a business did not have to be all about money, and could be about lifestyle and helping people. Ms. Drake spoke of her son, a veterinarian, and shared facts about Drake Family Farms. She did not trust developers because of previous experiences.

Ann Marie Barrett, Bingham Creek Library Manager, spoke of upcoming events at the library.

Chair Lamb closed public comments at 7:27 pm.

5. PUBLIC HEARINGS

- a. Ordinance No. 25-28, a petition from Gary Cannon requesting a Future Land Use Map Amendment of approximately 0.625 acres of property to Medium-Density Residential and a rezone to Single-Family Residential, 5,000 Square foot lots (R-1-5) for Parker Place II located at 1739 West Drake Lane***

Senior Planner Tayler Jensen reported that the current zoning of the subject property on Drake Lane was Professional Office, and the proposed zoning was R-1-5 (single-family residential with 5,000 square foot minimums). The current Future Land Use Map (FLUM) designation was Professional Office, with a request to change to Medium-Density Residential. Mr. Jensen showed a concept plan for development, and said the Planning Commission reviewed the request and forwarded a positive recommendation.

Responding to a question from Vice Chair Whitelock, Mr. Jensen confirmed the four proposed lots would each meet the 22-foot driveway requirement. Vice Chair Whitelock asked if the development would be part of the HOA across the street, and if homebuyers would be required to sign something acknowledging the properties were near an active farm. Mr. Jensen said staff would make sure there was a note on the plat regarding proximity to an agricultural facility.

Council Member Shelton asked about street parking in front of the homes. Assistant City Administrator Paul Jerome noted that a portion of the road was currently designated no parking. Council Member Shelton mentioned his understanding that the no parking designation was west of the four proposed homes.

Gary Cannon, Applicant, said development of Parker Place had been a long, cumbersome process. He said Drake Lane had been over-improved, built to residential standards, and would be adequate to accommodate any traffic in the future. Mr. Cannon said the 22-foot driveways were adequate for the street, and said the storm drain had been replaced. He

said Liberty Homes had expressed an interest in the lots, and said he assumed if Liberty Homes purchased the lots, the lots would be incorporated into the HOA across the street.

Chair Lamb opened a public hearing at 7:38 pm.

Comments:

Janette Drake expressed frustration that she only had three minutes to defend her farm. She said she had invested a lot into her farm and had a different perspective. Ms. Drake commented that under City Code, any time an irrigation ditch was changed, meetings were supposed to be held with other ditch users. She said she had water shares, but was unable to water her lawn with ditch water. Ms. Drake said she did not agree that the road had been improved because the road narrowed when it reached her property, with irrigation boxes on both sides. Ms. Drake said a business on the subject property would be better for her, and said she did not think the subdivision should ever have been approved. She said her number one product was raw goat milk, which customers had to go to the farm to collect. She said the farm had lost a lot of money due to the construction. Ms. Drake said her farm, which was registered as a historic farm, was historically valuable. She said the USDA gave the farm a value-added grant, and said she had looked into the possibility of adding small farm tours. Ms. Drake said she did not feel she and her business had been treated well.

Adrianne, Riverton resident, loved Ms. Drake's farm, and knew how important raw goat milk was to many people. She expressed the opinion that building homes that close to the farm would cause undue stress on the animals, which may affect milk production. She believed the proposed homes may affect the Drake family's livelihood and potentially squeeze the farm out. Adrianne compared stress on animals to animal abuse, and felt the issue was about service to the community. She believed Ms. Drake had every right to be angry and was sorry Ms. Drake was having to fight for her family and her farm. Adrianne shared the opinion that mom-and-pop businesses were being squeezed out for profit, and she did not think it was fair.

Council Member Bloom joined remotely

Rob Bennett, West Jordan resident, believed the Drake Farm was an asset to the community, providing something not found anywhere else. However, he noted that West Jordan was also required to abide by the law and could not make emotional decisions. Mr. Bennett said as much as he felt the need for the Drakes to be able to continue their wonderful farm, the request under consideration had a right to be considered on its own merit.

Chair Lamb closed the public hearing at 7:49 pm.

Council Member Jacob agreed with the public comments, and did not believe the four proposed homes would prevent the farm from functioning. He expressed a desire to preserve heritage, and commented that the lots in question were on private property on a public road. Council Member Jacob expressed confidence both situations could exist in harmony, and noted that most of the time, feared consequences did not develop to the anticipated degree.

Council Member Shelton had been to the Drake Farm and purchased products, and said it was an asset to the community. He said it was his impression that concerns expressed were based around the construction process, not the homes themselves, which would be resolved when the homes were built. Council Member Shelton said the owner of the property had rights and would vote in favor.

Council Member Green said parking restrictions had been adopted by ordinance. He agreed that the discussed note should be included on the plat. Council Member Green suggested business development on the subject property would result in a greater traffic impact than the proposed homes. He believed property rights were a fundamental right in the United States, and his decision would be based on balancing the rights of both property owners. Council Member Green was committed to protecting the Drake Farm and other Centennial Farms in the City and shared the idea of creating agricultural protection zones.

Council Member Bedore had visited the Drake Farm because of the Liberty Homes development, and he would continue to purchase Drake Farm products. He agreed with Council Member Green that a business on the subject property would have more of a negative impact on the farm. He felt for Ms. Drake and appreciated that she fought to the end and noted that construction would not stop him from purchasing from the farm.

Vice Chair Whitelock understood Ms. Drake's frustrations and understood that Mr. Cannon had a right to develop on the subject property. She believed a business on the subject property would be more detrimental. Vice Chair Whitelock was glad the Drake Farm was still around and would work with Council Member Green on the suggested agricultural protection zones.

Chair Lamb asked for clarification about the parking ordinance. Council Office Director Alan Anderson reported that Ordinance No. 24-07, adopted in January 2024, prohibited street parking on the side of the street with the subject property. Street parking would not be allowed in front of the proposed homes. Council Member Green pointed out that the parking restriction should be added to the plat.

Chair Lamb expressed frustration that developing four homes on the subject property had never been part of previous development discussions. He felt that parking had been the problem all along and wanted to preserve access for the Drake Farm. Chair Lamb believed developing homes without street parking access would be a problem and would vote against the proposal because he did not believe the parking problem had been fixed.

MOTION: Council Member Shelton moved to APPROVE Ordinance No. 25-28 for a Future Land Use Map Amendment of approximately 0.625 acres of property to Medium-Density Residential and a rezone to Single-Family Residential (R-1-5) for Parker Place II located at 1739 West Drake Lane.

Council Member Jacob seconded the motion.

The vote was recorded as follows:

YES: Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton
NO: Chad Lamb
ABSENT:

The motion passed 6-1.

b. Merced Creek – Approximately 20.60 acres located at 5600 West 8600 South

- ***Ordinance No. 25-25 a Master Development Agreement/Plan***
- ***Ordinance No. 25-26 a General Plan Land Use Map Amendment and Rezone to Planned Community Zone and adding the Interchange Overlay Zone***
- ***Ordinance No. 25-27 Patrial Street Right-of-Way Vacation and Surplus of Real Property***

Chair Lamb noted that a single public hearing would be held for all three proposed ordinances.

Nicholai Lazarev with Boyer Company introduced the proposed master planned multi-family residential community with an added Interchange Overlay Zone (IOZ). He said the proposed 584 homes would be built over three phases, with seven total buildings. Proposed parking would exceed requirements and would be included in the rent for each unit. Mr. Lazarev presented proposed elevations, spoke of connectivity, and noted that the proposed open space would exceed requirements. He spoke of proposed amenities, including a dog run or dog park and community garden space. Mr. Lazarev said sight-line studies were included, showing that the 8600 South overpass largely blocked the proposed community from view of existing residential. He said he was grateful for the positive recommendation from the Planning Commission, and was excited about the positive impacts the proposed project would have on the community.

Senior Planner Tayler Jensen said the developer purchased additional property in order to provide more parking following the initial discussion with the Planning Commission. Mr. Jensen explained the proposed parking arrangement for the units. He said that with purchase of the additional property, the project would have an ERC count of 28.4 ERCs per acre, below the maximum of 29.3 designated in the Water Master Plan. Mr. Jensen said the proposed rezone to PC would replace the outdated HR-F Zone.

Responding to a question from Council Member Bedore, Ms. Jensen said a buy-back provision was included in the MDA.

Chair Lamb opened a public hearing for all three proposed ordinances at 8:20 pm.

Comments:

None

Chair Lamb closed the public hearing at 8:21 pm.

Council Member Shelton thanked the developer for work done on the proposed project, especially pertaining to parking.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-25 a Master Development Agreement/Plan.
Chair Lamb seconded the motion.**

Vice Chair Whitelock said she believed the subject location was the right place for a high-density project. She said she had not heard from any resident asking her to vote against.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-26 a General Plan Land Use Map Amendment and Rezone to Planned Community Zone and adding the Interchange Overlay Zone.
Vice Chair Whitelock seconded the motion.**

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

**MOTION: Council Member Green moved to APPROVE Ordinance No. 25-27 Patrial Street Right-of-Way Vacation and Surplus of Real Property for Merced Creek (20.60 acres located at 5600 West 8600 South).
Council Member Shelton seconded the motion.**

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

c. Ordinance No. 25-29 amending the City's Annual Budget for the fiscal year ending June 30, 2025

Administrative Services Director Danyce Steck outlined proposed amendments to the FY2025 Budget, with a majority of the amendments recognizing unanticipated revenue. Utility Manager Greg Davenport explained plans for public outreach regarding water conservation, and commented that water use in 2024 was most likely higher than usual because of the long, dry summer.

Chair Lamb opened a public hearing at 8:41 pm.

Comments:

None

Chair Lamb closed the public hearing at 8:41 pm

MOTION: Chair Lamb moved to APPROVE Ordinance No. 25-29 amending the City's Annual Budget for the fiscal year ending June 30, 2025.
Vice Chair Whitelock seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

d. Resolution No. 25-029 authorizing the transfer of monies from Enterprise Funds to other City Funds in FY 2026

Administrative Services Director Danyce Steck explained that the proposed resolution and scheduled public hearing complied with State law regarding transfer of money from Enterprise Funds to the General Fund. She said the calculation was based on 5% of revenue of each utility.

Chair Lamb opened a public hearing at 8:48 pm.

Comments:

None

Chair Lamb closed the public hearing at 8:49 pm.

Council Member Green said the Council had eliminated the transfer from the Solid Waste Fund a couple years ago, and said he believed the Street Light Fund transfer could be eliminated in the future. Council Member Jacob said the transfer from the Solid Waste Fund was eliminated because a lot of groups paying into it did not use the City solid waste system. Council Member Jacob said he was not aware of any groups that privately contracted for street lights. He believed eventually eliminating the transfer from all funds would be a different discussion.

MOTION: Council Member Shelton moved to APPROVE Resolution No. 25-029 authorizing the transfer of monies from Enterprise Funds to other City Funds in FY 2026.

Council Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Chad Lamb

ABSENT:

The motion passed 6-1.

Chair Lamb said he received a request to move business item 6e on the agenda forward for consideration before other business items.

6. BUSINESS ITEMS

e. Resolution No. 25-035 authorizing approval of an amendment to the Trans-Jordan Cities Interlocal Agreement

Public Works Director Brian Clegg explained that the proposed amendment to the Interlocal Agreement would add Herriman City as a Trans-Jordan Landfill member city. Such an amendment required approval from the current seven member cities. Jaren Scott, Executive Director of Trans-Jordan Landfill, provided a brief history of the Trans-Jordan Landfill. Mr. Scott said Herriman City had put out an RFP for solid waste collection and disposal options, and said loss of Herriman City as a customer would mean loss of 20,000 annual (full commercial rate) tons of revenue. He said another aspect to consider was whether to continue to allow Herriman resident visits if their curbside waste went elsewhere (resident visits were the costliest to Trans-Jordan). Mr. Scott emphasized that continuing to receive Herriman waste now and in the future would keep costs down for all members, allow economies of scale, give Herriman residents a place to take their waste, and reduce pollution since a close haul reduced carbon output and traffic. Herriman would pay the full commercial tipping rate, with the difference between commercial rate and city rate put towards the buy-in amount of \$5,520,328. Herriman would also pay four \$100,000 deposits on July 1 of 2026, 2027, 2028, and 2029. Mr. Scott said Herriman joining Trans-Jordan would be positive, and said he could not see any negative aspects. Mr. Scott answered questions from the Council about the Bayview Landfill.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-035 authorizing an amendment to the Trans-Jordan Cities Interlocal Agreement.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

a. *Resolution No. 25-026 Establishing Water and Sewer Rates*

Administrative Services Director Danyce Steck explained proposed Water and Sewer Rate increases, and said rates would not go into effect until October 1, 2025. Ms. Steck showed a rate comparison, and said work session discussions regarding utility rates were scheduled for July. She explained that the FY2026 Tentative Budget assumed the proposed rates would go into effect on October 1 and staff recommended approval of the proposed resolution.

Council Member Jacob suggested the proposed 3.5% water rate increase was a testament to how well the City's Water System was managed, considering the 3.9% rate increase in the wholesale rate for West Jordan. Ms. Steck said the low rate increase was also a testament to the Council investing in storage, which allowed efficient management.

**MOTION: Council Member Jacob moved to APPROVE Resolution No. 25-026 Establishing the Water and Sewer Rates.
Council Member Shelton seconded the motion.**

Vice Chair Whitelock thanked Ms. Steck and Mr. Davenport for managing the water system well. Vice Chair Whitelock said she would vote in favor knowing that further discussion was scheduled, but said it felt wrong to vote on a rate increase the Council had not yet discussed.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

b. *Resolution No. 25-030 amending the West Jordan City Consolidated Fee Schedule*

Administrative Services Director Danyce Steck said all departments were asked to review their fees on an annual basis. Several new fees were included in the proposed Consolidated Fee Schedule that would assist the City in cost recovery. Responding to a question from Council Member Green, Ms. Steck confirmed that new budget software would be able to manage the Consolidated Fee Schedule.

**MOTION: Chair Lamb moved to APPROVE Resolution No. 25-030 amending the West Jordan City Consolidated Fee Schedule.
Vice Chair Whitelock seconded the motion.**

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

c. Resolution No. 25-025 acknowledging the intent to exceed the Certified Tax Rate, and scheduling a public hearing on August 19, 2025 regarding the proposed property tax increase

Administrative Services Director Danyce Steck presented a property tax rate history for 2016 through 2025. She explained that a majority of property tax payers in West Jordan would see a decrease on their bill even with the proposed 3% increase (decrease of \$13 for average market value home). Ms. Steck said the County requested the City set a public hearing regarding the property tax rate for August 19, 2025, and staff recommended approval of Resolution No. 25-025 declaring the City's intent to exceed the Certified Tax Rate.

Responding to a question from Council Member Green, Ms. Steck said the Unified Fire Authority (UFA) rate exceeded the West Jordan Fire rate by 25%. Council Member Shelton expressed gratitude for the way the City was run, and for the quality people who worked for the City.

MOTION: Council Member Jacob moved to APPROVE Resolution No. 25-025 acknowledging the intent to exceed the Certified Tax Rate and scheduling a public hearing on August 19, 2025 regarding the proposed property tax increase.

Council Member Shelton seconded the motion.

Vice Chair Whitelock said she agreed the City was well run, but did not agree with the Legislature requiring that the City's bond be taken off the City property tax line. She expressed the opinion that the proposed property tax increase could be seen as a 7% increase depending on how one looked at it because of the 4% that should be taken off with the bond paid off. Vice Chair Whitelock said she would vote against the proposed property tax increase, and would vote against the FY2026 Tentative Budget because she had an issue with a few things included in the Tentative Budget. Chair Lamb emphasized that the property tax increase proposed was 3%.

Council Member Green emphasized that the Council was not adopting the tax rate or Final Budget that evening, and would have more time to deal with the budget. Council Member Shelton said he believed every member of the Council disagreed with something in the budget, and emphasized the importance of compromise.

The vote was recorded as follows:

YES: Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

d. Resolution No. 25-028 adopting the Tentative Budget for Fiscal Year 2026, and setting August 26, 2025 as the date for a public hearing regarding final adoption of the budget

Administrative Services Director Danyce Steck showed changes made by the Council and staff to the FY2026 Mayor's Proposed Budget, presented as the FY2026 Tentative Budget for adoption that evening. Ms. Steck asked that the Council set a public hearing for the FY2026 Budget on August 26, 2025.

MOTION: Chair Lamb moved to APPROVE Resolution No. 25-028 adopting the Tentative Budget for Fiscal Year 2026, and setting August 26, 2025 as the date for a public hearing regarding final adoption of the budget. Council Member Jacob seconded the motion.

Council Member Green said he would vote in favor of approving the Tentative Budget with the hope that a few things could be fixed before adoption of the Final Budget.

The vote was recorded as follows:

YES: Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO: Kayleen Whitelock

ABSENT:

The motion passed 6-1.

7. REPORTS TO COUNCIL

a. City Council Reports

- Vice Chair Whitelock thanked staff for the Community Arts Building opening event. She reported on a recent ChamberWest meeting.
- Council Member Bedore echoed comments about the Community Arts Center opening, and said he looked forward to seeing the facility used by the City, and drawing people from outside the City.

b. Council Office Report

Council Office Director Alan Anderson provided an update on the upcoming Western Stampede.

c. Mayor's Report

Mayor Burton reported on the Community Arts Center opening events, and spoke of upcoming events in the community, including the 70th anniversary of the Western Stampede. City offices would be closed on July 4, 2025. Mayor Burton reported on a recent

water system problem and explained the planned solution, emphasizing that residents would not be without water.

d. City Administrator's Report

City Administrator Korban Lee provided updates on road improvement and construction projects. Public Services Director Cory Fralick reported on the second phase of the Wheels Park project and multi-purpose fields at Ron Wood Park. He reported the entertainment stage was completed and ready for use during the Western Stampede.

8. CONSENT ITEMS

a. Approve Meeting Minutes

- **May 27, 2025 – Committee of the Whole Meeting**
- **May 27, 2025 – Regular City Council Meeting**
- **June 10, 2025 – Committee of the Whole Meeting**
- **June 10, 2025 – Regular City Council Meeting**

b. Resolution No. 25-036 approving a Franchise Agreement between the City of West Jordan and Uniti National LLC

MOTION: Council Member Green moved to APPROVE the Consent Agenda as listed.

Vice Chair Whitelock seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

9. ADJOURN

Chair Lamb adjourned the meeting at 9:54 pm.

I hereby 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 City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this ____ day of ____ 2025



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, July 08, 2025 – 4:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Assistant Planner Mark Forsythe, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Administrative Services Director Danyce Steck, Police Chief Ken Wallentine, Utility Manager Greg Davenport, Community Preservation Manager Brock Hudson

Chair Whitelock called the meeting to order at 4:00 pm, and noted that Council Member Bloom would join remotely.

2. DISCUSSION TOPICS

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

Associate Planner Mark Forsythe introduced the proposed 23-unit Sugar Factory on the Creek Townhome Development on 1.47 acres at 1790 West Sugar Factory Road, and the requested rezone of three parcels from City Center-Frame (CC-F) Zone to City Center-Residential (CC-R) Zone. Mr. Forsythe showed the location of the three parcels on a map, said surrounding properties on Sugar Factory Road were primarily small residential lots, and pointed out a Trax Station was quarter mile away. He said the County had plans to take the Bingham Creek Trail along the side of Sugar Factory Road.

Mr. Forsythe explained the CC-F Zone only allowed for mixed-use residential, and the applicant specifically wanted to develop townhomes. He showed a concept plan for the 23 proposed units, and answered questions about the proposed detention basin and guest parking. Mr. Forsythe said access to green space across Bingham Creek had not yet been addressed.

Dale Bennett with Benchmark Civil, representing the applicant, said the units would have two-car garages, with parking for two guest vehicles in each 20-foot driveway. Mr. Forsythe said the maximum allowed parking per unit in the CC-F Zone was 1.5 parking spaces per unit. The proposed plan included parking for two vehicles per unit in two-car

garages. He said the Transit Station Overlay District (TSOD) allowed the Council flexibility with parking requirements for infill.

Council Member Jacob felt the proposed development was probably the right use for the property, being tangential to the City Center. He said he would rather see redevelopment on a larger scale with more property. Mr. Forsythe said staff had talked to the applicant about trying to develop in a way that would allow for future development on adjoining property. Responding to a question from Council Member Green, Mr. Bennett said the units were intended for sale.

Council Member Lamb liked the proposed upper portion of the project, but had an issue with the lower portion because he believed additional parking was needed. Council Member Jacob said the proposed row of townhomes facing the rear of the property did not seem conducive to a well-design neighborhood. Council Member Green said no units in the proposed plan faced each other, and said he would rather see the road run on the outside so the houses could face each other.

Chair Whitelock said there were currently three water equivalent residential connections (ERCs), and asked how allowing the 23 proposed units would affect development in another area. Utility Manager Greg Davenport said the City had the extra 20 ERCs, but the Council would need to decide how they desired to use them. Chair Whitelock said the Council wanted to be able to do something amazing on School District property in the City Center. Council Member Green said he did not want to make any decisions regarding ERCs until decisions were made by the Council regarding transfer rights, conservation easements, and agricultural protection zones. Mr. Bennett said he was told by Dave Murphy that the area had plenty of ERCs (formerly ERUs) for the project. Council Member Green said the City had a certain allocation from Jordan Valley Water Conservancy District (JVWCD).

Responding to a question from Vice Chair Bedore, Mr. Bennett said the planned detention area would be underground, with a playground/open space area on the surface. Council Member Shelton said he would like to see access to the green space on the other side of Bingham Creek. Vice Chair Bedore expressed concern about the proposed car-centric configuration with units facing the rear of the property.

Chair Whitelock summarized that overall, the Council seemed comfortable with the proposed number of units if utilities were taken care of, but wanted the development to look more like a community and be more pedestrian friendly than car friendly.

Council Member Bloom joined at 4:26 pm.

Mr. Bennett said he would do some brainstorming about the suggestion for a more community-centric layout. Several members of the Council encouraged a bridge over the creek for access to green space. Vice Chair Bedore said he did not like the proposed location of the playground amenities because they would not be useful for all.

b. Discussion of Proposed Revisions to Articles D and H of Title 4, Chapter 2, regarding provisions for Home Occupations and Massage Establishments

Senior Assistant City Attorney Patrick Boice said at the Council Retreat earlier in the year, the Council discussed a desire to review and update provisions of Title 4 related to special licensing and regulation of specific businesses. Mr. Boice proposed that staff present proposed updates to a few business types at a time, with discussion of Article D: Home Occupations, and Article H: Massage, that evening.

Mr. Boice explained that home occupations (Article D) were presently extensively regulated by State Title 13, and recommended keeping Title 13 as the primary location for home occupation requirements. Council Member Green said he appreciated removal of unnecessary verbiage. He pointed out that not all home occupations were required to have a business license, and suggested that all home-based occupations should need to apply for a business license, to be reviewed by staff and evaluated for potential impacts. Council Member Green said his wife's home occupation was permitted and not required by the City to have a business license, but entities with which she contracted wanted proof of a business license. He asked if a mechanism was in place to prevent a capricious decision by a zoning administrator, and suggested the mechanics of the process needed to be reviewed. Mr. Boice said the City currently charged an application fee, separate from the business license fee, which would be contrary to the State's intentions if all home occupations were required to apply.

Chair Whitelock believed that Council Member Green was asking for a separate category for a business that needed a business license but would not have an impact. Council Member Shelton said the City had not required him to have a business license, but he needed one professionally, and did not like that he would need to pay the full business license fee. Mr. Boice suggested not requiring a fee from those who were not required to have a business license. Chair Whitelock suggested a reduced fee for those not required to have a license. Council Members Jacob, Bedore, Shelton, Green, and Bloom indicated support for not charging any fee from those who were not required by the State to have a business license.

Mr. Boice reported of issues with illegal activity in a number of massage businesses (Article H). He said the proposed language would bring the City into full compliance with State House Bill 278, bolster regulations to help prevent illicit massage parlors, attempt to leave legitimate services unaffected, and would limit the ability of shops to continue opening in the same location one after another. Council Member Jacob commented that making certain activities more illegal would not prevent the activities from happening. Council Member Shelton suggested the boundaries would make illegal activity easier for officials to identify. Mr. Boice said it was known that human trafficking occurred, and proposed regulations would give law enforcement and Code Enforcement an opportunity to go in and check a business out.

Chief Wallentine informed Council that he had helped establish the Utah Trafficking Task Force, and said proposed language would give the Police Department the ability to move in when illicit activity was known, before Federal or State agencies could arrive. Chief Wallentine said he had worked with Mr. Boice on the language, and believed the language was narrowly tailored and reflected the best practice available.

Council Member Jacob said making it difficult for all massage businesses, including legitimate businesses, to operate would not necessarily stop illegal practices. Community Preservation Manager Brock Hudson said allowing action on business licenses could enable the Police Department to get in the door for enforcement of illegal activity. Council Member Green said the language as written did not provide for immediate suspension or revocation of a business license, and suggested allowing immediate suspension with requirement to show cause for reinstatement to the Administrative Law Judge. Council Member Green said the ordinance did not need to repeat requirements in State statute.

Council Member Green said the proposed ordinance would create more work for City employees, and said he did not believe documentation of a business's employees at time of license renewal would accomplish anything because staffing changes happened frequently. Mr. Boice said staff had discussed the possibility of changing the language to require ongoing updates of employee lists.

Chair Whitelock said she did not feel the Council had consensus on the issue, and suggested Council Member Green work with staff to make changes and bring proposed amendments back for Council review. Council Member Jacob gave examples of cities that had put strict massage establishment requirements in place, only to have illicit activities moved to other permitted business licenses (e.g. reflexology, nail and spa hybrids). Mr. Boice emphasized the importance of giving the Police Department the right tools to be able to take action without waiting for State or Federal entities.

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

Chair Whitelock commented that speakers were not set up in the work room at that time to be able to hear comments from Council Member Bloom, who was participating remotely.

Council Member Green said Utah Code 40-168-1510 allowed golf carts to be driven on city streets, and allowed cities to regulate some aspects. He asked the Council if they wanted to permit golf carts on public streets, and if so, which streets may they operate on, who may operate the carts, and which hours may the golf carts be operated. Council Member Green commented that golf carts could be an environmentally friendly and sustainable form of transportation. He said golf carts were treated like bicycles at intersections under State Code.

Chair Whitelock said there was a reason only licensed drivers were allowed to operate vehicles. She said there were already so many traffic accidents in West Jordan, and she did not want to add accidents between trucks and golf carts. Council Member Green said if golf carts were only allowed on streets with speed limits under 35 miles per hour, the golf carts would basically be limited to residential streets. He mentioned the possibility of exempting 2700 West and 3200 West so that golf carts could reach schools and churches.

Council Member Bedore asked how often Council Members Green and Bloom thought golf carts would be used. Council Member Green read aloud a text from Council Member Bloom stating Highland became the first city in Utah to allow golf carts on 25 mph roads,

and commenting that golf carts were not noisy. Council Member Green said golf carts could be a simple, environmentally-friendly mode of transportation that various people in the population could use to help kids get to school and travel around the city.

Council Member Bedore said he lived near a golf course and did not know anyone who owned a golf cart. Council Member Bedore brought up the question of stopping at intersections, and said he would treat a golf cart like a car at an intersection instead of a bike. He said he was not sure citizens were asking for golf carts to be allowed on streets.

Council Member Lamb said he was not sure the schools would want golf carts parked in their parking lots. Chair Whitelock said the packet indicated the Mayor would not support an ordinance permitting the use of golf carts on City streets. Council Member Lamb said for him it was a safety issue. He said the only individuals he saw driving golf carts on City streets were kids without licenses driving their parents' golf carts like go-carts. He said he had not been approached by any residents wanting golf carts to be legal on City streets.

Council Member Bedore said it was common for him to see golf carts driven in his neighborhood. Council Member Green stated State statute prohibited cities from requiring a license for a driver of a golf cart on a city street, but cities could prohibit golf carts on the streets. Council Member Jacob said he would be comfortable allowing golf carts to be driven on residential streets, but not okay with allowing kids to drive them.

Council Member Shelton said guests to his daughter's wedding reception had been driven from a parking lot to the reception at a home on city streets in a different city, and it had never occurred to him that using the golf cart would not be legal.

Council Member Green said the idea in bringing the question forward had been to lead out in the County in allowing a more sustainable form of transportation. Council Member Shelton said he would be willing to vote in favor to see what happened. Council Members Green, Shelton, Jacob, and Bloom indicated a desire for a draft ordinance to be brought back to the Council for review. Council Member Green asked if the Council would want golf carts allowed on 2700 West and 3200 West. Council Member Lamb responded there were more collector roads than 27th and 32nd. Council Member Green said his thought had been to allow golf carts on roads with speed limits less than 35 mph, with 27th and 32nd as exceptions.

Council Office Director Alan Anderson said most municipal ordinances he reviewed regarding golf carts allowed golf carts on city streets from civic sunrise to civic sunset. At least three Council Members expressed support for a driving age limit of 16. Mr. Anderson suggested limiting the number of passengers to the number of seats provided by the manufacturer. The Council discussed the possibility of requiring passengers under age 16 to wear helmets.

Sergeant Hutchings shared statistics relating to golf carts, stating in 2023, 14 percent of golf cart accidents were related to speed and 7 percent due to distracted driving. Sergeant Hutchings said his concern was with enforcement. Mr. Anderson said one city he researched required the driver to have government issued identification that proved their age. Council Members Shelton and Green said they liked the idea. Responding to a

question from Council Member Lamb, Sergeant Hutchings said he had responded to two golf cart situations in 2025, both near the skate park.

Sergeant Hutchings spoke of the importance of education and making sure residents were aware of requirements, and repeated his concern for enforcement. He said he knew issues would occur whether there was a law or not. Chief Wallentine suggested Sergeant Hutchings and Lieutenant Saunders be part of drafting the language.

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

Administrative Services Director Danyce Steck reviewed changes from the prior year utility budgets with the Council. New utility billing software would be shared between all utilities, and a full-time Water Conservation Coordinator would be shared between the Water Fund and Storm Water Fund. The Water Fund Budget included addition of a hydro-excavator, a Mack 10-wheel dump truck, and Zone 5/6/7 water study. The Storm Water Fund Budget included weed abatement in the amount of \$50,000.

Ms. Steck said the Mayor's Budget recommended the following utility fee changes:

- Water increase of 3.5%
- Sewer Delivery decrease of 3.9%
- Sewer Treatment increase of 8.1%
- Solid Waste increase of 5.5%
- Storm Water increase of 3.5%
- Streetlight increase of 7.3%

The total impact for an average user would be a utility bill increase of 4%, equal to \$4.18 monthly.

Chair Whitelock felt the cost should be increased for landscape users more than for residents. Chair Whitelock said Council Member Bloom had shared that the HOA where she lived watered every day, even though Council Member Bloom had talked to the HOA Board. Council Member Green agreed with Chair Whitelock. He suggested names of the tiers should be changed, and the fee for higher users needed to increase (Tier 3). Council Member Green said he wanted average residential users to pay attention and try to stay out of Tier 3. Utility Manager Greg Davenport said he would be fine with changing the tier names, but would not want to use the term "commercial". Ms. Steck said the staff concern was that pushing residential users to stay in Tiers 1 and 2 would require an increase to Tier 1 and 2 fees.

Council Members Jacob, Whitelock, Bedore, Shelton, and Green indicated support for increasing the landscaping rate to be the same as the residential rate.

Ms. Steck presented the FY2026 Water Fund Budget, and showed an increase in actual water usage from FY2022 to FY2025. Mr. Davenport reported that in May of 2025, the City was at 8% over the previous year's use, which decreased to 2% over the previous year's use after distribution of the City newsletter.

Council Member Green asked why the City did not plan to incorporate the pond at Ron Wood Park into the park for public use. City Administrator Korban Lee responded the City planned to fence the pond off because of the dramatic cost increase to redesign the park to include the pond, and because of the cost to finish the planned fields. Mr. Lee said staff had considered incorporating the pond for fishing, but the frequent change in pond level would not be conducive to a stable fish population. Mr. Lee said the pond would be in a corner of the park between water tanks and the maintenance yard, and to move the pond to a more central location to provide aesthetic and recreation value would be very expensive. Responding to a question from Council Member Shelton, Mr. Lee said it might be possible for the pond to be made accessible to the public. Mr. Davenport expressed the opinion that the pond area was currently too dangerous to allow public access.

Ms. Steck reviewed the Sewer Fund, Solid Waste Fund, Street Light Fund, and Storm Water Fund FY2026 Budgets with the Council, and answered questions. Mr. Davenport answered questions regarding the adopt-a-storm-drain program. The Council discussed encouraging drought-tolerant landscaping while remaining business friendly. Council Member Jacob suggested increasing landscaping water fees 10% over the residential rate, and using the extra amount collected to start a landscape replacement rebate incentive.

The Council and staff reviewed the FY2026 Risk Management Fund Budget. Mr. Lee said he would like the Risk Management Department to give a presentation to the Council at a future meeting. Ms. Steck presented the FY2026 IT Management Fund Budget, and explained that IT agreements were required to be recognized on the budget as leased assets. She reported the City received Community Development Block Grant (CDBG) money for FY2026, so a CDBG budget would need to be adopted as a budget amendment.

Ms. Steck said amendments discussed would be prepared and presented to the Council at the first Council meeting in August.

3. ADMINISTRATIVE ITEMS

Council Member Green encouraged Council Members to let the Council Office know if they intended to attend the upcoming ULCT Conference.

4. ADJOURN

Chair Whitelock adjourned the meeting at 6:23 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 8, 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



MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Tuesday, July 08, 2025 – 7:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Economic Development Director David Dobbins, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, City Recorder Tangee Sloan

Chair Whitelock called the meeting to order at 7:00 pm.

2. PLEDGE OF ALLEGIANCE

Marcie Gleed led participants in the Pledge of Allegiance.

3. SPECIAL RECOGNITION

a. West Jordan Police Department Badge Pinning

Chief Wallentine introduced new officers Shayne Day, Parker Cardon, Andrew Demos, Carson Gleed, Sean McElreath, Michael Merrill, and Jasmine DeLosh, and supervised the badge pinning. The Council took the opportunity for photographs with the officers.

Council Member Bloom joined remotely at 7:04 pm.

4. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:06 pm.

Comments:

Steven Schiele, West Jordan resident, showed a bag of firework debris collected on his property after fireworks were used on a neighboring property. He said the Police Department had been great to respond to his calls, but the situation had occurred every year for eight years. Mr. Schiele expressed the opinion that the situation represented a misuse of fireworks, and said he and his wife felt they were held hostage over the holiday by the need to be on fire watch. Mr. Schiele said he had been struck by firework projectiles in his own yard, and suggested the City needed to address misuse of fireworks by ordinance.

Kathy Rollman, member of the 1075 West Safety Coalition, thanked Chief Wallentine for excellent traffic enforcement during 9000 South construction near her neighborhood. She said she hoped to see the enforcement continue. Ms. Rollman thanked Mayor Burton for helping to solve the problem and make the area safer.

Glendon Mitchell, West Jordan resident and member of the 1075 West Safety Coalition, said he wanted to thank the City in general for the focus on public safety. Mr. Mitchell said he hoped the Council would approve the Public Works, Police, and Fire Department budgets as their efforts were important to residents. Mr. Mitchell thanked Mayor Burton and staff for efforts to improve safety in his neighborhood.

Council Office Director Alan Anderson said the room was operating on battery power at that time, which did not allow him to see if anyone participating online wished to comment.

Chair Whitelock closed public comment at 7:15 pm.

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

City Planner Larry Gardner said the proposed amendments would define short-term rental, and outline where short-term rentals could be conducted (R1, R2, R3, Rural Residential, Rural Estate Zones, RM Zone if the land was owned by the mobile home owner, A1, A5, A20 Zones, PRD, PC, City Center, Integrated Housing and Southwest Quadrant Zones in the single-family or residential portion of the zones). The footnote indicating a short-term rental would be allowed in a mobile home if the mobile home owner also owned the property on which it stood was recommended by the Planning Commission.

Council Member Shelton expressed concern with the possibility that a lessee could rent out the property they were leasing as a short-term rental. He said the Legal Department told him such a situation would only be possible if expressly allowed by the lease. City Attorney Josh Chandler confirmed that such a right would be dictated by lease agreement, and City Code could not dictate rights for a lessee that were not provided by the lease.

Chair Whitelock opened a public hearing at 7:23 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:23 pm.

Council Member Shelton MOVED to approve Ordinance 25-23, amendments to multiple sections of West Jordan City Code Title 13 to permit short term rentals and update a related definition.

Council Member Lamb SECONDED the motion.

Council Member Jacob suggested the footnote recommended by the Planning Commission referring to ownership of land with a mobile home, should be changed to permit short-term rental of a mobile home with permission of the lot owner. Council Member Jacob said he would vote in favor of the motion if the Council was not interested in changing the footnote because he believed the proposed ordinance was a step in the right direction. Mr. Chandler said the suggestion made by Council Member Jacob would work legally.

Council Member Shelton encouraged Council Member Jacob to offer a substitute motion.

MOTION: Council Member Jacob made a substitute motion to APPROVE 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, changing the footnote on page two to read “permitted with permission of lot or parcel owner.”

Council Member Shelton seconded the substitute motion.

Responding to a question from Council Member Green, Council Member Jacob said proof of permission would be implicit in a situation in which a mobile home and the land on which it stood were owned by the same individual. If the mobile home and the land were owned by different people, some form of proof of permission would be necessary.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

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

Policy Analyst & Public Liaison Warren Hallmark explained the request for fee waiver for the Utah Chapter of the American Foundation for Suicide Prevention, for use of the City Hall Community Room to host a free class for the community, taught in Spanish. Mr. Hallmark introduced Mariana Manzo, representing the Foundation, who’s remarked were translated by Glori Buchei. Ms. Manzo said she was a psychiatric doctor for mental health, and said the Foundation had seen success with such classes in the past. The class would be certified, allowing for continuing education credits to be earned by participants. Ms. Manzo requested Council support of the fee waiver request.

Chair Whitelock opened a public hearing at 7:34 pm.

Comments:

None

Chair Whitelock closed the public hearing at 7:34 pm.

MOTION: Chair Lamb moved to APPROVE Resolution No. 25-039, a fee waiver of \$855 for the American Foundation for Suicide Prevention Event.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

6. BUSINESS ITEMS

a. Water Report

- ***Report by Zach Jacob of a proposed property tax increase by Jordan Valley Water Conservancy District (JVWCD)***
- ***Comment on report by members of the public and/or City Council Members***

Council Member Jacob explained that JVWCD was proposing an 11.1% property tax revenue increase, with a 2.4% increase in the cost of water. A public hearing was scheduled for August 11, 2025 at 6:00 pm at the JVWCD offices. Council Member Jacob introduced Deputy General Manager Jacob Young, who said it was an honor to partner with the cities for water treatment and distribution.

Chair Whitelock opened the meeting for public comment on the proposed increase, but saw no one step forward.

b. Resolution No. 25-037 formalizing appointment of the Chair, Vice-Chair and Past Chair positions for the period of July to December 2025

Chair Whitelock explained the Council had adopted a rotation for Council Leadership. The proposed resolution would formalize the change in leadership for the second half of 2025, with Chair Kayleen Whitelock, Vice Chair Bob Bedore, and Past Chair Chad Lamb.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-037 formalizing the appointment of the Chair, Vice-Chair and Past Chair positions for the period of July to December 2025.
Chair Lamb seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

7. REPORTS TO COUNCIL

a. City Council Reports

- Council Member Green reported on a recent Association of Municipal Councils meeting. He thanked staff for a great Western Stampede, and thanked Jennie Tayler and the Major Brent Tayler Foundation for bringing the flag. Council

Member Green spoke of meeting a veteran of the 82nd Airborne, who he considered a true American hero. He expressed gratitude to him and welcomed him home.

- Council Member Shelton said he enjoyed engaging with the community and calling bingo. He said he enjoyed driving the Council Cart around during 4th of July events, thought the Western Stampede was incredible, and liked the dinner hosted in the new Art Center. Council Member Shelton said he was a non-voting member of the Community Development Block Grant (CDBG) Board, and would give feedback when recommendations were presented to the Council.
- Vice Chair Bedore said he appreciated the holiday weekend provided by West Jordan, enjoyed calling bingo, and enjoyed driving the Council Cart and picking up and talking to people. He thanked staff and all volunteers for making the event happen.
- Council Member Lamb thanked the Council for all they did for the Rodeo and the Parade, and said he enjoyed working as a team. He said he heard feedback that the West Jordan Rodeo was as good as the rodeo in Oakley. Council Member Lamb thanked staff for the VIP Room and dinner at the Art Center.
- Council Member Jacob gave a huge kudos to staff for the Western Stampede, which he thought got better every year. He said he thought the 2025 layout flowed better than in the past.
- Chair Whitelock said she appreciated the 4th of July, and enjoyed calling bingo. She said she appreciated all that staff did to make it happen. Chair Whitelock said she had been made aware that rodeo ticket scamming had occurred, and said she appreciated that there were some free things to do at the Western Stampede.

b. Council Office Report

Council Office Director Alan Anderson explained that Council Chambers had been on battery power during the meeting due to power outages, and said he appreciated that the room was equipped to continue meetings through power bumps.

c. Mayor's Report

Mayor Dirk Burton felt impressed with what staff had been able to do during the meeting without power. He reported on the successful Western Stampede, and thanked the Council for attending. Mayor Burton reported construction on 9000 South and on 7800 South would be completed by the end of July, and said work on 1300 West should be completed by the end of 2025. He spoke of upcoming events in the community, and said City offices would be closed on July 24 for Pioneer Day.

d. City Administrator's Report

Chief Maxfield reported on 4th of July fireworks, and said it was the quietest holiday he had experienced in terms of fire response. Council Member Green thanked the Fire Department for responding when Herriman City was in need.

City Administrator Korban Lee updated the Council regarding bids and projects in the Ron Wood Park area. He reported the bike park portion of the Wheels Park would be ready to open in the next 5-6 weeks. Mr. Lee reported the second courtroom project was underway, the 7000 South entryway project was ready to go out to bid, and invited Council Members to tour the inside of a recently completed water tank. Mr. Lee said with

annexation of the Oquirrh Highlands area, West Jordan City had the opportunity to appoint a representative to the Wasatch Front Waste and Recycling District Board if desired.

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

MOTION: Council Member Green moved to APPROVE Consent Items as listed.
Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Kent Shelton

NO:

ABSENT:

The motion passed 7-0.

9. ADJOURN

Chair Whitelock adjourned the meeting at 8:14 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 8, 2025. This document constitutes the official minutes for the West Jordan City Council 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 : 07/22/2025

Presenter: David Clemence, Real Property Administrator

Deadline of item : 07/22/2025

Applicant:

Department Sponsor: City Attorney's Office

Agenda Type: CONSENT ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-038 – Dish Wireless Lease Agreement – 7945 S Temple Drive

2. EXECUTIVE SUMMARY

The City Council is being asked to approve a Lease Agreement between the City and Dish Wireless, which would allow Dish to co-locate their equipment on an existing cellular tower owned by T-Mobile, but which would also require an additional 10-foot by 12-foot fenced enclosure adjacent to the tower in order to protect Dish facilities.

3. TIME SENSITIVITY / URGENCY

This request has been in review for nearly two years, so Dish would like the City to approve the lease as soon as reasonably possible so they can construct their facilities to begin improving their services in the local area.

4. FISCAL NOTE

The City will receive monthly revenue for the life of the lease, beginning at \$2,000/month, and the lease includes a 3% annual increase in the monthly revenue.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. ADMINISTRATIVE STAFF ANALYSIS

The City has leased this site for cellular purposes since 1996, the tower is currently owned by T-Mobile, and the cellular compound is managed and operated by Crown Castle. AT&T is also co-located on this tower pursuant to a 2002 lease agreement. Other carriers, including Clear Wireless and Leap Wireless (Cricket Communications), have also previously co-located on this tower, but no longer lease space at this site. Therefore, the tower has additional space to allow this new co-location request. Finally, all relevant City Departments and Divisions, including and especially the Parks Division of the Public Services Department, have had adequate time to review and provide comments on this lease proposal, and there were not any comments that would prevent the proposed lease from moving forward.

7. MAYOR RECOMMENDATION

The Mayor previously asked City staff to pursue cellular agreements where possible, as they tend to provide passive income to the City, but require very little from the City. As such, the Mayor

recommends approval of Resolution No. 25-038 as a means of generating long-term additional revenue for the City, without requiring any out-of-pocket City expenses.

8. COUNCIL STAFF ANALYSIS

Dish wireless is a subsidiary of the Dish Network Corporation. Dish wireless operates wireless services under the same name but also owns and manages Boost Mobile.

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

Agreement Signed by other party

Maps

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-038

**A RESOLUTION FOR THE CITY TO ENTER INTO
A LEASE AGREEMENT WITH DISH WIRELESS**

WHEREAS, Dish Wireless is proposing to co-locate its communications facilities on an existing cell tower and fence its ground equipment on City property located at 7945 S Temple Drive; and

WHEREAS, City staff and Dish Wireless have negotiated the terms of the attached Lease Agreement; and

WHEREAS, Dish Wireless has accepted the terms required by City staff as evidenced on the executed agreement; and

WHEREAS, the City Council accepts the terms of the lease agreement as they are currently constituted; and

WHEREAS, the Mayor is authorized to execute the attached lease agreement pursuant to the Utah Code.

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

Section 1. The Mayor is hereby authorized to execute the attached Lease Agreement.

Section 2. This resolution shall take effect immediately.

Adopted by the City Council of West Jordan, Utah this 22nd 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

Vice Chair Bob Bedore

Council Member Pamela Bloom

Council Member Kelvin Green

Council Member Zach Jacob

Council Member Chad Lamb

Council Member Kent Shelton

"YES"

"NO"

☐☐☐☐☐☐☐☐☐☐☐☐☐☐

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is made and entered into by and between the CITY OF WEST JORDAN ("City") and DISH WIRELESS L.L.C. ("DISH"). City and DISH are sometimes collectively referred to herein as "Parties" and individually as "Party." This Agreement is effective upon its execution by all Parties (the "Effective Date").

RECITALS

WHEREAS, City is the owner of real property located at approximately 7945 S. Temple Dr., West Jordan, Utah 84088 (the "Premises") as more specifically described in **EXHIBIT A** hereto;

WHEREAS, City leases a portion of the Premises to STC Five LLC ("STC") for the operation of a communications facility;

WHEREAS, DISH has approval from STC to colocate equipment to STC's communications facility;

WHEREAS, DISH wishes to lease a portion of the Premises adjacent to STC's communications facility consisting of approximately 120 square feet parcel, as more specifically described in **EXHIBIT B** hereto (the "Site");

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants and releases hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals Incorporated. The above recitals are incorporated herein by reference and shall constitute material terms of this Agreement.

2. Premises Use and Access.

- a. During the term of this Agreement, City leases the Site to DISH, together with a nonexclusive easement for reasonable access to the Site and STC's communications facilities, for the sole purpose of installing, removing, replacing, modifying, maintaining, and operating communication equipment and facilities. Additionally, during the term of this Agreement, City grants to DISH: (a) the right to use any available electrical systems and/or fiber installed at the Premises to support DISH's communications facility and (b) a nonexclusive easement for the installation of lines, wires, cables, circuits, conduits, poles, and associated equipment, improvement, fixtures and appurtenances for utility, fiber and similar support services over, under and along the Premises extending from the nearest public right of way to the Site. City agrees that providers of utilities, fiber, and/or

similar services may use such easements and/or available conduit(s) for the installation of any equipment necessary to provide utilities, fiber, and/or similar services to the Premises. If the existing utility or fiber sources located on the Premises are insufficient for DISH's permitted use or if DISH or any utility company or third party provider of services is unable to use the easements, then the City agrees to grant DISH and/or the applicable utility company and/or third party service provider the right, at DISH's sole cost and expense, to install such utility, fiber, and/or similar services on, over and/or under the Premises as is necessary for DISH's permitted use; provided that the City and DISH shall mutually agree on the location of such installation(s). The City acknowledges and agrees that if radio frequency signage and/or barricades are required by applicable law, DISH shall have the right to install the same on the Premises. Commencing on the Effective Date and continuing through the Term, DISH, its employees, agents and contractors shall have unrestricted access to the Site 24 hours per day, 7 days per week and at no additional cost or expense to DISH.

- b. Any equipment or facilities at the Site visible to the general public shall be installed or stored as shown in the site plan attached as **EXHIBIT B** hereto. City's written approval is required before making any large, visible changes to Site not depicted in Exhibit B, such approval shall not be unreasonably withheld, conditioned or delayed for a period exceeding thirty (30) days from request, or deemed approved.
- c. Within ninety (90) days from termination or expiration of this Agreement, DISH shall remove all equipment and facilities and restore the Premises to the condition existing on the Effective Date, normal wear and tear and casualty excepted, at its sole expense. If DISH fails to perform within the time period set forth herein, the City shall have the option to perform, or cause to be performed, with ten (10) days prior written notice to DISH, such reasonable work needed to remove equipment and facilities and restore the Premises to its prior condition and charge DISH for the reasonable out-of-pocket costs incurred by the City, including storage costs. DISH shall reimburse the City for such costs within thirty (30) calendar days from receipt of invoice and supporting documentation for such costs.
- d. All equipment and facilities that DISH installs on the Premises are and shall remain the personal property of DISH.
- e. DISH's use or access to the Site shall not unreasonably disturb City or its tenant's existing use of the Premises.
- f. TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW, DISH AGREES THAT THE SITE IS PROVIDED IN "AS IS, WHERE IS" CONDITION WITHOUT EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY REGARDING ITS CONDITION OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING ALL EMPLOYEES VERBAL OR WRITTEN

REPRESENTATIONS NOW AND IN THE FUTURE. DISH ACKNOWLEDGES AND WARRANTS THAT IT HAS PERFORMED SUFFICIENT DUE DILIGENCE BEFORE ENTERING INTO THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, INVESTIGATION OF UTILITY AVAILABILITY, SOIL CONDITIONS, ACCESSIBILITY, PROXIMITY TO AIRPORT HEIGHT LIMITATIONS, AND RADIO INTERFERENCE.

- g. DISH shall apply for all applicable permits or approvals required under applicable law, including, without limitation, City ordinances, and shall keep permits current. The Parties acknowledge and agree that DISH's ability to lawfully use the Site is contingent upon DISH obtaining all certificates, permits, approvals and other authorizations that may be required by any governmental authority in accordance with applicable law (collectively, the "**Governmental Approvals**"). The City hereby authorizes DISH, at DISH's sole cost and expense, to file and submit for Governmental Approvals. If: (i) any application for Governmental Approvals is rejected, conditioned, materially delayed or otherwise not approved for any or no reason; or (ii) DISH determines, in DISH's sole and absolute discretion, that such Governmental Approvals cannot be obtained in a timely and commercially reasonable manner (clauses (i) and (ii) collectively, the "**Contingencies**"), then, DISH shall have the right in its sole and absolute discretion to terminate this Agreement immediately upon Notice to City, without penalty or further obligation to the City (or the City's affiliates, employees, officers, agents or lenders). If, through no fault of DISH, any Governmental Approval issued to DISH is canceled, expires, lapses or is otherwise withdrawn or terminated by the applicable governmental authority, then DISH shall have the right in its sole and absolute discretion to terminate this Agreement upon ninety (90) days' Notice to the City without penalty or further obligation to the City (or The City's affiliates, employees, officers, agents or lenders). If this Agreement is terminated, this Agreement shall be of no further force or effect (except as set forth to the contrary herein).
- h. DISH shall pay for all utilities it uses in connection to its activities on the Premises, including, without limitation, connection fees. DISH shall have its own utility meter install in a mutually agreed upon location.

3. Term. The initial term of this Agreement (the "Initial Term") will commence on the first (1st) day of the month of commencement of DISH's installation of its communications facility at the Site (the "Commencement Date") and will expire five (5) years from the Commencement Date. This Agreement may be renewed for up to four (4) additional terms of five (5) years each if DISH sends one hundred and twenty (120) days prior written notice to the City of its intent to renew the Agreement at the end of the then-current term.

4. Rent. Beginning on the Commencement Date, DISH shall pay two thousand dollars (\$2,000.00) per month to the City. DISH's monthly payment to the City shall increase annually by three percent (3%) until the Agreement expires or is terminated in accordance with

the terms hereof. The initial monthly payment shall be made within ninety (90) days of the Commencement Date, with subsequent monthly payments thereafter due on the fifth (5th) day each month. Late payments shall accrue interest at the rate of one and five-tenths percent (1.5%) per month. DISH shall require receipt of a validly completed IRS approved W-9 form (or its equivalent) prior to paying any rent or any other amount(s) due under this Agreement.

5. Assignment/Subletting/Rights Upon Sale. Following written notice to City, DISH may assign its rights and duties under this Agreement to (i) any person or entity, directly or indirectly, controlling, controlled by, or under common control of DISH, (ii) a successor entity to its business, whether by merger, consolidation, reorganization, or by sale of all or substantially all of its assets or stock; (iii) any entity in which DISH has a direct or indirect equity investment; (iv) or any person or entity that, after first receiving Federal Communications Commission ("FCC") or state regulatory agency approval, acquires DISH and assumes all obligations under this Agreement. Upon such assignment, DISH shall be relieved of all liabilities and obligations hereunder and the City shall look solely to the assignee for performance under this Agreement and all obligations hereunder.

Should the City, at any time during the Term, sell or transfer all or any part of the Premises to a purchaser other than DISH, such transfer shall be subject to this Agreement and City shall require any such purchaser or transferee to recognize DISH's rights under the terms of this Agreement in a written instrument signed by City and the third-party transferee. If City completes any such transfer without executing such a written instrument, then City shall not be released from its obligations to DISH under this Agreement, and DISH shall have the right to look to City and the third party for the full performance of this Agreement.

6. Compliance with Law. DISH shall comply with all applicable federal, state, and local laws specifically relating to its unique use of the Premises, including, without limitation, FCC regulations and applicable environmental laws, ordinances, rules and regulations. The City shall, with respect to its actions and/or inactions pursuant to and in connection with this Agreement, comply with all applicable statutes, laws, rules, ordinances, codes and governmental or quasi-governmental orders or regulations (in each case, whether federal, state, local or otherwise) and all amendments thereto, now enacted or hereafter promulgated and in force during the term of this Agreement, a Renewal Term or any extension of either of the foregoing. The City understands and agrees that notwithstanding anything contained in this Agreement to the contrary, in no event shall DISH have any liability whatsoever with respect to any hazardous substance that was on, about, adjacent to, under or near the Premises prior to the Effective Date, or that was generated, possessed, used, stored, released, spilled, treated, transported, manufactured, refined, handled, produced or disposed of on, about, adjacent to, under or near the Premises by: (1) the City, its agents, employees, contractors or invitees; or (2) any third party who is not an employee, agent, contractor or invitee of DISH.

7. Zoning Authority. Nothing in this Agreement shall impair the City's power and authority to regulate zoning within the City's limits as prescribed under applicable federal, state and local laws, rules, ordinances and regulations.

8. Termination. DISH may terminate this Agreement upon sixty (60) days prior written notice to City and the payment to City of a termination fee equivalent to twelve (12) months rent at the monthly payment rate in effect at the time of termination. City may terminate this Agreement upon ninety (90) days written notice to DISH. If either Party is in default under this Agreement for a period of (a) thirty (30) days following receipt of written notice default from the non-defaulting Party, the non-defaulting Party may terminate this Agreement without written notice to the defaulting party in addition to pursuing any other remedy available under applicable law. A "default" for purposes of this Agreement is the material failure of either Party to observe or perform any provision of this Agreement where such failure continues for a period of thirty (30) days after written notice thereof from the non-defaulting Party and the defaulting Party has failed to cure or commenced the cure of such default.

9. Indemnification; Limitation of Liability. Except to the extent caused by the negligence or willful misconduct of the City, its officers, agents, employees, contractors, or any other person or entity for whom City is legally responsible, DISH shall defend, indemnify and hold the City and its officers, directors, shareholders, employees, agents and representatives harmless from and against any and all claims, demands, litigation, settlements, judgments, damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees) arising directly or indirectly out of the negligence or willful misconduct of DISH, its officers, agents, employees, contractors, or any other person or entity for whom DISH is legally responsible.

NEITHER PARTY NOR ANY OF ITS AGENTS, CONTRACTORS OR EMPLOYEES, SHALL BE LIABLE TO THE OTHER PARTY OR ANY PERSON CLAIMING THROUGH THAT PARTY FOR ANY EXEMPLARY, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY CAUSE WHATSOEVER, INCLUDING, WITHOUT LIMITATION, CLAIMS CAUSED BY OR RESULTING FROM THE NEGLIGENCE, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THAT PARTY, ITS AGENTS, CONTRACTORS OR EMPLOYEES

10. Taxes. City shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes, if any, that are assessed upon the Property, but excluding such taxes that the City is legally exempt from paying. If any such tax or excise is levied or assessed directly against DISH, then DISH shall be responsible for and shall pay the taxing authority. DISH shall pay all generally applicable taxes and fees arising from its activities on the Premises, whether levied or assessed against City or DISH. City shall reasonably cooperate with DISH, at DISH's expense, if DISH exercises its right to appeal or challenge any taxes. If, as a result of any appeal or challenge by DISH, there is a reduction, credit or repayment received by City for any Taxes previously paid by DISH, City agrees to promptly reimburse to DISH the amount of said reduction, credit or repayment. If DISH does not have the standing rights to pursue a good faith and reasonable dispute of any Taxes under this section, City will pursue such dispute at DISH's sole cost and expense upon written request of DISH.

11. Insurance. DISH, at its own cost and expense, shall, without interruption during the term of this Agreement, secure and maintain, and shall ensure that any of its subcontractors

secure and maintain, the insurance policies listed below. DISH also expressly agrees to waive all rights of subrogation on the part of the insurer against the City in the policies listed below.

- a. *General Liability Insurance.* Commercial general liability insurance on an occurrence basis arising out of claims for bodily injury (including death) and property damage. Such insurance shall provide coverage for ongoing operations and products-completed operations, blanket contractual, broad form property damage, personal and advertising injury, independent contractors with a \$2,000,000 minimum per occurrence limit combined bodily injury and property damage, with a \$3,000,000 minimum aggregate limit. Any aggregate limit that does not apply separately to the premises shall be at least double the required per occurrence limit.
- b. *Business Automobile Liability Insurance.* Commercial automobile liability insurance that provides coverage for owned, hired, and non-owned automobiles, with a combined single limit of \$3,000,000 per occurrence.
- c. *Workers' Compensation and Employer's Liability.* Worker's compensation and employer's liability insurance sufficient to cover all of DISH's employees pursuant to Utah law. This requirement includes those who are doing business as an individual and/or as a sole proprietor as well as corporations and partnerships. In the event any work is subcontracted, DISH shall require its subcontractor(s) similarly to provide worker's compensation insurance for all of the latter's employees, unless a waiver of coverage is allowed and acquired pursuant to Utah law.
- d. DISH may satisfy its insurance obligations herein by: (a) purchasing coverage in the amounts specified; or (b) by any combination of primary and excess insurance so long as: (1) the total amount of insurance coverage meets the required limits herein; and (2) the excess liability policy includes all required underlying endorsements. Evidence of excess liability or umbrella policies shall include a schedule of underlying coverages.
- e. *General Insurance Requirements.*
 - i. Any insurance coverage required herein that is written on a "claims made" form rather than on an "occurrence" form shall (A) provide full prior acts coverage or have a retroactive date effective before the date of this Agreement, and (B) be maintained for a period of at least two (2) years following the end of the term of this Agreement or contain a comparable "extended discovery" clause. Evidence of current extended discovery coverage and the purchase options available upon policy termination shall be provided to the City.
 - ii. All policies of insurance shall be issued by insurance companies authorized to do business in the state of Utah and either:

1. Currently rated A- or better by A.M. Best Company; and (A(I)) for construction contracts only, the insurer must also have an A.M. Best Company financial size category rating of not less than VII; or
 2. Listed in the United States Treasury Department's current Listing of Approved Sureties (Department Circular 570), as amended.
- iii. DISH shall furnish certificates of insurance, acceptable to the City, verifying the foregoing matters concurrent with the execution hereof and thereafter as required.
 - iv. In the event that governmental immunity limits are subsequently altered by legislation or judicial opinion, DISH shall provide a new certificate of insurance within thirty (30) days after being notified thereof in writing by the City, certifying coverage in compliance with the modified limits or, if no new limits are specified, in an amount acceptable to the City.
 - v. All required certificates and policies shall provide that insurers of coverage thereunder shall provide 30 days prior written notice of cancellation or modification to the City in a manner approved by the City Attorney. Alternatively, DISH may, at its option and in its discretion, assume responsibility for providing such notice, and in such event, the certificates and policies referenced herein shall not indicate the insurance carrier will provide such notice.
 - vi. In the event that City's tender of defense based on DISH or its subcontractor's alleged negligence is rejected by DISH or DISH's insurer, and DISH is later found by a court of competent jurisdiction to have been negligent, in addition to any other remedies City may have, DISH agrees to pay the City's reasonable costs, expenses and attorney's fees in proving such negligence, defending itself and enforcing this indemnity provision.
 - vii. In the event that the limits of damage exposure to which the City is at risk are modified by either statute or judicial decision, with prior written notice of at least thirty (30) days from the City, DISH shall cause the commercial general liability and business automobile liability insurance coverages specified in paragraphs (a)(i) and (a)(ii) above to be increased to any new limit or, if no limit is established, in an amount reasonably acceptable to the City. City's approval shall not be unreasonably withheld, conditioned or delayed, and must be provided within ten (10) business days from DISH's request.

12. Notices. All notices from DISH to City as required under this Agreement or applicable law shall be delivered either by hand, registered or certified mail with return receipt service (postage prepaid) or by courier service (charges prepaid) to the following address:

City:

City of West Jordan
Attn: City Recorder, City Attorney
8000 South Redwood Road
West Jordan City, Utah 84088

Notices from City to DISH shall be delivered to the following address:

DISH:

DISH Wireless L.L.C.
Attn: Lease Administration/SLSLC00171A
5701 South Santa Fe Drive
Littleton, Colorado 80120

13. Integration Clause. This Agreement contains the entire agreement between the Parties relating to the Premises and the Site and supersedes all previous negotiations, discussions, or agreements between the Parties, and no evidence of any prior or other release shall be permitted to contradict or vary the terms hereof. This Agreement may not be modified, except in writing signed by all Parties.

14. Severability Clause. In the event any provision of this Agreement shall be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other provision hereof and this Agreement shall be construed as if such invalid or unenforceable provision were not contained herein provided that the agreement as so modified preserves the basic intent of the Parties.

15. Quiet Enjoyment. Except in the case of DISH's default, City shall not disturb DISH's use and quiet enjoyment of the Site.

16. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, all of which together shall constitute one and the same instrument. Any copy, facsimile, electronic, or other non-original duplication of an original signature of this Agreement shall be deemed an original for purposes of the enforcement or establishment of the validity or authenticity of this Agreement.

17. Successors and Assigns. This Agreement will be binding on and inure to the benefit of the Parties, and, where applicable, their respective parents, subsidiaries, divisions, officers, directors, owners, associates, predecessors, successors, heirs, assigns, agents, partners, employees, insurers, and representatives.

18. Construction of Agreement. This Agreement will be construed as a whole in accordance with its fair meaning and in accordance with the laws of the state of Utah. The Parties acknowledge that they have read this Agreement and are fully aware of its content and its legal effect. The terms of this Agreement have been negotiated by the Parties and their respective legal counsel. Accordingly, the terms of this Agreement may not be construed in favor of or against any Party. The headings used in this Agreement are for reference only and may not affect the construction of this Agreement.

19. Venue. Any and all actions arising from or out of this Agreement shall be filed in a state or federal court sitting in Salt Lake County in the state of Utah. The Parties hereby consent to the jurisdiction of the courts sitting in the state of Utah and waive any argument that venue in Salt Lake County, Utah is not convenient.

20. Authority. By executing this Agreement, each Party represents that such Party has the right, legal capacity, power, and authority to enter into this Agreement and to perform the obligations set forth in this Agreement without the consent, approval, or authorization of any person, entity, tribunal, or other regulatory or governmental authority. The execution of this Agreement by the Parties, the performance by the Parties of their obligations under this Agreement, and the transactions contemplated by this Agreement do not require any further action by or consent of any third party.

21. Force Majeure. Notwithstanding anything to the contrary in this Agreement, neither Party shall be liable to the other Party for nonperformance or delay in performance of any of its obligations under this Agreement due to causes beyond its reasonable control, including, without limitation, strikes, lockouts, pandemics, labor troubles, acts of God, accidents, technical failure governmental restrictions, insurrections, riots, enemy act, war, civil commotion, fire, explosion, flood, windstorm, earthquake, natural disaster or other casualty ("Force Majeure"). Upon the occurrence of a Force Majeure condition, the affected Party shall immediately notify the other Party with as much detail as possible and shall promptly inform the other Party of any further developments. Immediately after the Force Majeure event is removed or abates, the affected Party shall perform such obligations with all due speed. Neither Party shall be deemed in default of this Agreement to the extent that a delay or other breach is due to or related to a Force Majeure event. A proportion of the rent herein reserved, according to the extent that such Force Majeure event shall interfere with the full enjoyment and use of the Site, shall be suspended and abated from the date of commencement of such Force Majeure event until the date that such Force Majeure event subsides. If such Force Majeure event prevents the affected Party from performing its obligations under this Agreement, in whole or in part, for a period of forty-five (45) or more days, then the other Party may terminate this Agreement immediately upon notice to the affected Party.

IN WITNESS WHEREOF, the Parties execute this Agreement as of the date set forth below.

CITY OF WEST JORDAN	
_____	_____
Authorized Representative	Date
ATTEST:	
_____	_____
City Recorder	Date
APPROVED AS TO FORM:	
_____	_____
City Attorney's Office	Date

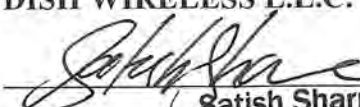
DISH WIRELESS L.L.C.	
	Date: <u>6-4-25</u>
By: _____	Satish Sharma
	Executive VP
Title: _____	DISH Wireless

EXHIBIT A

Premises Description

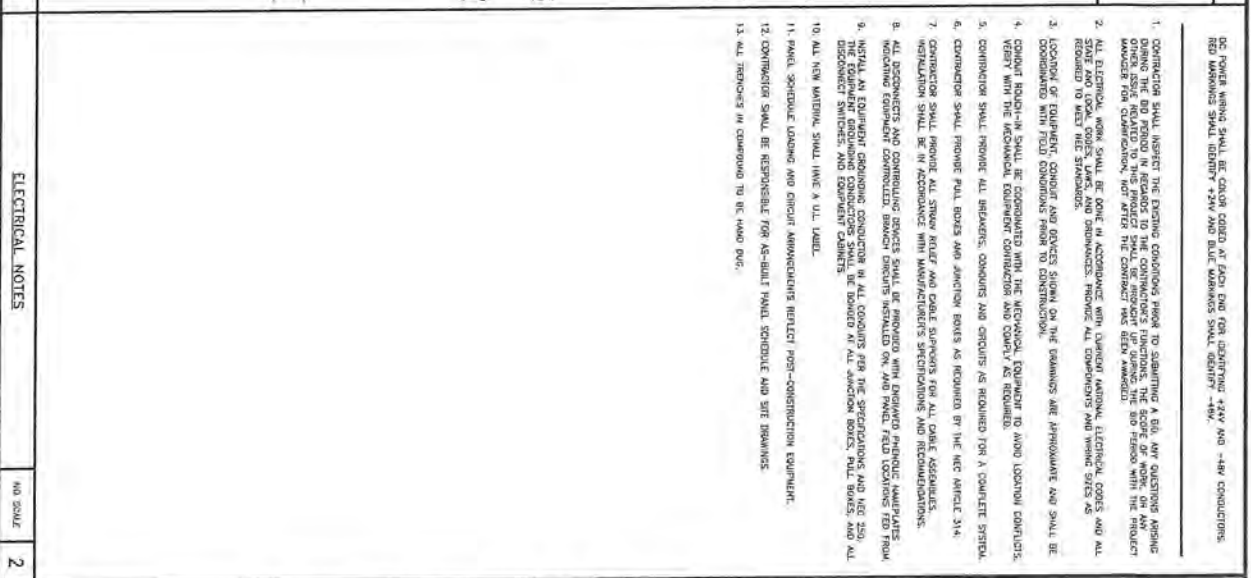
Commencing 12 rods South from the Northwest corner of the Northwest quarter of Section 35, Township 2 South, Range 1 West, Salt Lake Meridian, thence East 63.5 rods more or less to a point where this line intersects with the right-of-way of the Bingham Branch of the Denver & Rio Grande Railroad, thence following the West Boundary right-of-way of said Railroad in a semi-circular manner and a Southwesterly direction 50 rods more or less to a point located 14.5 rods South of North side of property and 16 rods more or less East of Section line, thence 16 rods West to Section line, thence North 14.5 rods to place of beginning, LESS AND EXCEPT lands described within Deed Instrument No. 10921062


EXHIBIT B

Site Description










5701 SOUTH SAVA F.E. DRIVE
UTAH, 84015




336 TROTH RD. RALEIGH, NC 27603
OFFICE (919) 861-1581

IT IS A VIOLATION OF LAW FOR ANY PERSON
TO REPRODUCE, TRANSMIT, OR OTHERWISE
MAKE THIS DOCUMENT PUBLIC IN ANY MANNER
OR TO ALTER THE DOCUMENT.

DOHAN BY: CHECKED BY: APPROVED BY:

SIG	KT	EMP

RRCS REV # 2



3-2000 N. 2012

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
4	3-10-02	REVISION
3	3-10-02	REVISION
1	3-10-02	CONSTRUCTION
2	3-10-02	CONSTRUCTION

AKA PROJECT NUMBER

45290.862948

DSH WIRELESS, L.L.C.

PROJECT INFORMATION

SLSL000171A

7945 S 130D WEST

WEST JORDAN, UT 84088

SHEET TITLE

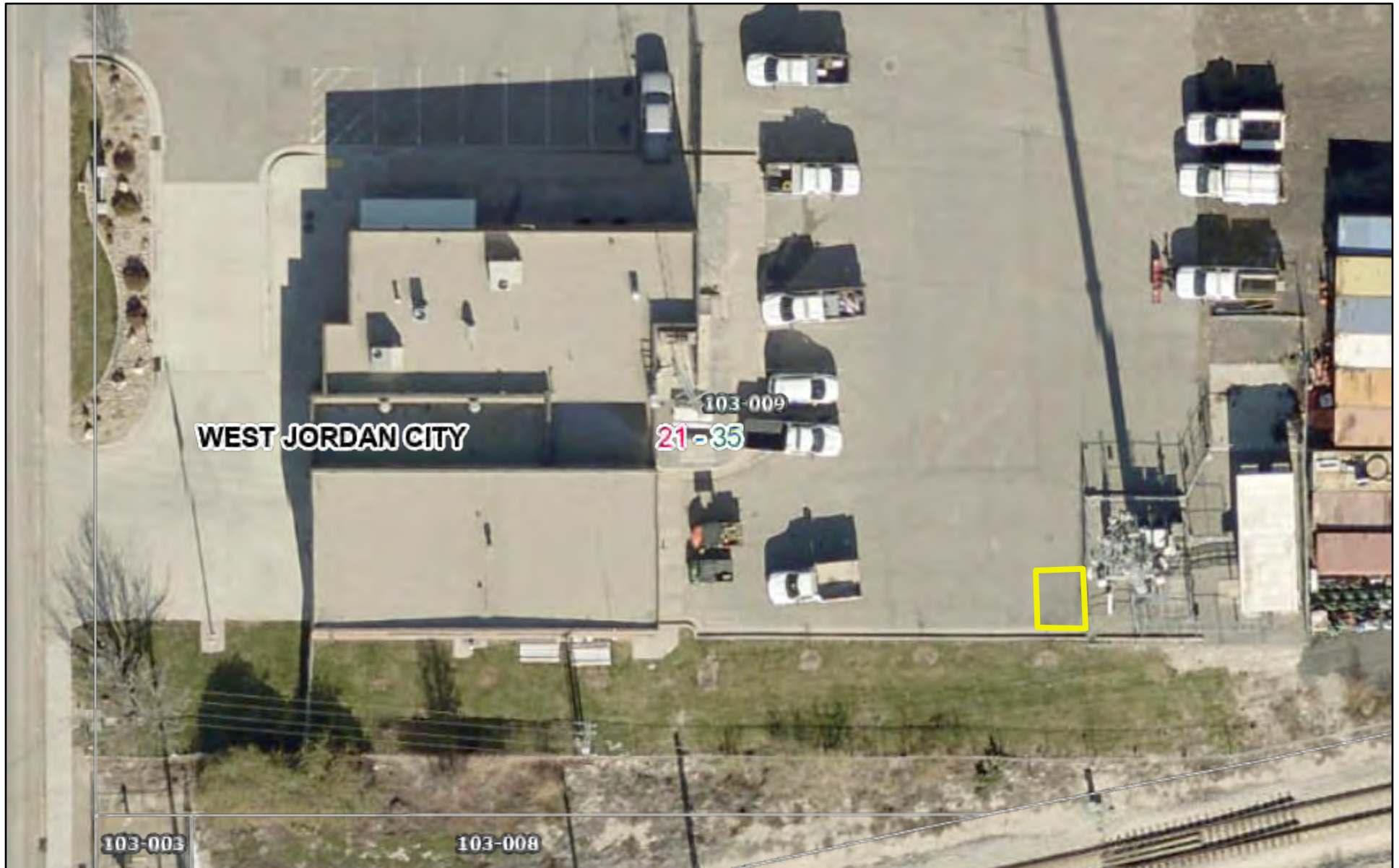
ELECTRICAL/FIBER ROUTE

PLAN AND NOTES

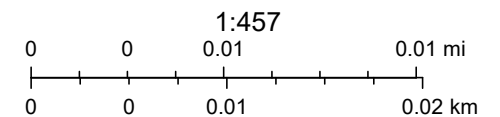
SHEET NUMBER

E-1

Dish Network Lease



June 24, 2025



City of West Jordan, County of Salt Lake, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri, HERE, iPC,

This map was created by the office of the Salt Lake County Assessor, in
The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish the acutal relation between, any of the layers depicted here.