



**THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
August 26, 2025**

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

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CITY COUNCIL MEETING 7:00 PM

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. SPECIAL RECOGNITION**
 - West Jordan Fire Department Badge Pinning
- 4. REPORT TO COUNCIL**
 - Risk Management Update
 - Justice Court Update
- 5. PUBLIC COMMENT**
- 6. PUBLIC HEARINGS**
 - Visionary Square – 6.81 acres located at 8871 South 3680 W and 9000 South 3660 and 3680 West
 - Ordinance No. 25-40 a Master Development Agreement
 - Ordinance No. 25-41 a Future Land Use Map Amendment of 6.81 acres to Professional Office and Rezone of 2.9 acres to P-O (Professional Office) zone
 - Ordinance No. 25-34 Amending Title 13-5B-8 External Accessory Dwelling Units
 - Ordinance No. 25-37 Amendments to City Code on Storage of Commercial Vehicles in Residential Zones (Sections 13-2-3, 13-5B-7, 13-8-14) to Update

- Permitted Vehicle/Equipment Types and Add Related Definitions
- d. Resolution No. 25-046 Requesting a Fee Waiver of \$77 for the Jordan School District 2025 Fall Family Fair
- e. Receiving Public Comment on Adopting the Final Budget

7. BUSINESS ITEMS

- a. Ordinance No. 25-35 Setting the 2025 Property Tax Rate
- b. Ordinance No. 25-36 Adopting the Final Budget for the City of West Jordan Fiscal Year 2026

8. REPORTS TO COUNCIL

- a. City Council Reports
- b. Council Office Report
- c. Mayor's Report
- d. City Administrator's Report

9. CONSENT ITEMS

- a. Approve Meeting Minutes
 - July 22, 2025 – Committee of the Whole Meeting
 - July 22, 2025 – Regular City Council Meeting
- b. Resolution No. 25-045 Adopting the 2025 Storm Water Management Program
- c. Resolution No. 25-043 Adopting a Vision Statement for the City of West Jordan

10. ADJOURN

UPCOMING MEETINGS

- Tuesday, September 9, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, September 23, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- CANCELED – Tuesday, September 30, 2025 – Committee of the Whole (6:00p) – CANCELED
- Tuesday, October 14, 2025 – Committee of the Whole (4:00p) – Regular City Council

(7:00p)

- Tuesday, October 28, 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 August 22, 2025 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Mark Forsythe, Associate Planner

Deadline of item :

Applicant: Joel Frost

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Visionary Square – 6.81 acres located at 8871 South 3680 W and 9000 South 3660 and 3680 West

- Ordinance No. 25-40 a Master Development Agreement
- Ordinance No. 25-41 a Future Land Use Map Amendment of 6.81 acres to Professional Office and Rezone of 2.9 acres to P-O (Professional Office) zone

2. EXECUTIVE SUMMARY

The City Council is being asked to decide upon a proposal by Joel Frost involving 3 items concerning three properties on the northwest corner of Bangerter Highway and 9000 South:

1. Future Land Use Map amendment involving 3 parcels totaling 6.81 acres. The amendment would change the land use designations of these parcels from Neighborhood Commercial and Low Density Residential to Professional Office
2. Rezone of 2 parcels totaling 2.9 acres from the SC-1 (Neighborhood Shopping Center) zone to a P-O (Professional Office) zone.
3. Master Development Agreement, outlining solutions to the water and sewer serviceability discrepancy, emergency ingress/egress through the north stub street, and ownership/maintenance of internal driveways. Future development will not be a planned development, which is why no Master Development Plan is proposed or required.

The proposal came before the City Council in a Committee of the Whole Meeting on April 29, 2025. Feedback was largely positive, with some concern about access to/from the 3680 West stub street to the north. The developer has agreed to address these concerns by closing off the stub street with a fence and gate that is accessible only by emergency vehicles.

If the proposed Future Land Use Map Amendment, Rezone and Master Development Agreement are approved, the applicant intends to develop all three properties as a complex of small offices for upstart businesses.

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 August 5, 2025 on the requested Future Land Use Map Amendment, Zone Change and Master Development Agreement. The Planning Commission voted 6-0 (with Commissioner Roberts absent) for a Positive Recommendation to the City Council for the proposed Future Land Use Map Amendment, Zone Change and Master Development Agreement.

6. ADMINISTRATIVE STAFF ANALYSIS

I. BACKGROUND:

The proposed Rezone and Future Land Use Map Amendment will affect 3 parcels of land located near the northwest corner of Bangerter Highway and 9000 South. The properties have a combined total area of 6.81 acres. The largest parcel to the north and the smallest parcel to the west both contain a single-family home, while the east parcel is mostly vacant and contains an old and dilapidated barn. The home on the smallest parcel was constructed in 1979, while the house on the largest parcel was constructed in 1986.

The largest inland parcel is part of a P-O (Professional Office) zone that was established in 1985. The other 2 parcels fronting 9000 South are zoned SC-1 (Neighborhood Shopping Center), which has been in place since 2003. In 2018, the nearby Bangerter Highway/9000 South interchange was greatly expanded, taking 14% of the largest parcel and narrowing the southern 9000 South frontage of the east parcel to a mere 32% of the original frontage.

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	Professional Office, Neighborhood Commercial	SC-1, P-O	9000 South, Bark City Lodge, Copper Ridge Health Care Center
West	Professional Office, Low Density Residential	P-O, R-1-10B	Copper Ridge Health Care Center, Single-family residential
East	Neighborhood Commercial, Low Density Residential	SC-1, P-O	Bangerter Highway

Over the past 2 ½ years, the applicant has been working with elected officials and staff to decide on the type of development that would be most appropriate for this area, be supported by the City, and be financially feasible for the applicant. The applicant has explored the possibility of a residential townhome development under the Integrated Housing Zone, but feedback from elected officials was less positive and it didn't pencil out for the applicant.

The applicant is now proposing to amend the General Plan's Future Land Use Map from the existing "Low Density Residential" and "Neighborhood Commercial" designations to a "Professional Office" designation in order to align with a proposed rezone of the two smaller parcels from an SC-1 zone to a P-O zone. The intent of these changes is to construct a complex of small "incubator enterprise" offices for start-up businesses. Although all 3 properties are already entitled to professional office development under the current P-O and SC-1 zoning districts, the maximum building coverage of the SC-1 zone limits the development for the applicant. A rezone to the P-O zone would raise the maximum building coverage and allow the applicant to make their desired development work.

In order to bring future development into compliance with the water, sewer and storm drain master plans, the applicant has worked with the Public Utilities Department and the City Attorney's Office to create a Development Agreement outlining the terms and conditions to make up the difference in water and sewer capacity shortfall and necessary off-site stormwater improvements.

On April 29, 2025, the Visionary Square project went before the City Council in a Committee of the Whole meeting for feedback on the proposal. Feedback from the City Council was relatively positive, expressing that a professional office use would be a better fit for the neighborhood, the site, the property owner and for the surrounding area. The Council also provided feedback received at a Town Hall Meeting from the residents of the neighboring subdivision. Most of the residents' concerns centered around children walking through the site via the existing 3680 West stub and getting too close to high traffic on 9000 South. To mitigate this, they would like to see a fence and gate restricting vehicle and pedestrian access to the site, though it would need to be accessible for first responder vehicle egress. The fence and gate will be incorporated into the more detailed plans during the future Site Plan review process.

III. DETERMINATIONS:

A. GENERAL PLAN FUTURE LAND USE MAP AMENDMENT:

13-7C-6: Criteria to Recommend Approval: An amendment to the General Plan's Future Land Use 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 A: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Staff Analysis: The Land Use chapter of the General Plan encourages area designated for Professional Office to be situated between residential areas and commercial or manufacturing areas to act as an ideal buffer. The properties proposed to be changed to a Professional Office land use designation are situated between a single-family residential neighborhood and a medical center, a high-traffic arterial road and Bangerter Highway. This new designation will serve as a buffer between the low-intensity residential neighborhood and the high-intensity land uses, and is thereby consistent with the General Plan.

The Economic Development chapter of the General Plan features a Jobs to Housing Study that showed a wide disparity in the ratio of homes compared to places of employment. Essentially, it showed that West Jordan had a particularly high amount of housing and a lower amount of jobs. In order to steer West Jordan towards a more balanced ratio, the General Plan encourages the preservation of professional offices and other places of employment. The proposed land use designation will increase the amount of area available to professional office development, which is aligned with the Economic Development goals and policies of the General Plan.

In addition to the purposes of the Professional Office land use designation, the General Plan has some Guiding Principles that subjectively pertain to the proposed Future Land Use Map Amendment:

LAND USE

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

Based on the guidance provided in the General Plan, the Professional Office land use designation is likely the most appropriate land use for this location due to its lack of access and situation between an existing residential neighborhood and high traffic roadways.

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.

The applicant has provided a Justification Letter explaining their reasoning for how the proposed amendment to the Future Land Use Map meets the Findings of Approval outlined in the zoning ordinances, analysis of potential impacts on existing infrastructure and City services, potential use of the property and an explanation of why the Future Land Use designation is no longer appropriate or feasible. This letter is included with the exhibits attached to this report.

ECONOMIC DEVELOPMENT

Diversify and strengthen the employment and tax base in the City of West Jordan.

The applicant intends to develop the property as an office complex consisting of small offices for start-up professionals and their businesses. The proposed amendment to Professional Office will help to facilitate this office complex, which would serve as a “business incubator” and be unique to West Jordan.

Staff Opinion: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City General Plan.

Criteria B: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Staff Analysis: Most of the Professional Office land use designations on Future Land Use Map are scattered throughout the east half of the city, most of which cover a single, isolated parcel. The majority of these Professional Office designations are within a 1-mile radius of the 9000 South/Redwood Road intersection. There are a total of 4 Professional Office designations west of Bangerter Highway; namely 4800 West New Bingham Highway, 3850 West 7800 South, 3823 West 9000 South and 3706/3742 West 9000 South.

Although the neighboring Copper Ridge Health Care and Bark City Lodge kennel properties to the west are designated for Professional Office, the area could benefit from having a larger cohesive area for Professional Office rather than these two isolated parcels. Aside from the isolated Naylor Farm Plaza offices approximately 3 blocks to the southwest, the nearest Professional Office designation is half a mile to the east on the Granger Medical site.

Areas designated solely for Professional Office on the Future Land Use Map currently make up 1.34% of all land use designations in West Jordan (including future annex areas). This percentage has slightly increased by 0.07 percentage points since the Future Land Use study of the General Plan (Table 5.3, pg. 54) was conducted, which shows the sparse amount of Professional Office land use designations added to the Future Land Use Map over the past few years. Professional Office remains to be one of the scarcer land use designations in terms of land area percentages, trailing far behind residential, industrial and most commercial designations.

Staff Opinion: The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

Criteria C: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

Staff Analysis: According to city planning best practices and the West Jordan General Plan, the Professional Office land use designation is the lowest intensity commercial land use that is best applied between high-traffic streets or commercial uses and residential neighborhoods. The area proposed to be amended to a Professional Office land use designation is situated between the intersection of 2 major traffic corridors and a residential neighborhood, which is ideal to this purpose. The overall land use pattern around the Bangerter Highway/9000 South interchange consists of Professional Offices on the northwest corner, a regional hospital on the northeast corner, the Salt Lake Community College campus on the southeast corner, and a single-family residential neighborhood on the southwest corner. Judging by this pattern, it seems that a majority of the uses around this interchange are tailored to large-scale regional services. When comparing this basic pattern to the access challenges of the 3 parcels, a medium-scale Professional Office development seems the most prudent.

The area is also adjacent to the Copper Ridge Health Care Clinic, which is also designated for Professional Office and is zoned P-O. The proposed land use designation will facilitate zoning entitlements for professional office or other low-intensity commercial uses that do not generate noise, odors, dust, smoke or other nuisances. Such potential uses would be similar in intensity or even less intense than the Copper Ridge Health Care Clinic and will not impose any major impacts on its patients.

Staff Opinion: The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

Criteria D: The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Staff Analysis: The proposed amendment to the Future Land Use Map will involve 3 parcels of contiguous land and will not constitute a “spot zone”. A designation of Professional Office will blend seamlessly with the established Professional Office area to the west and follows a consistent pattern of locating professional offices near residential areas. 90% of the city’s Professional Office zones are located adjacent to a residential neighborhood. Although all 3 parcels are intended to be developed under the same entity, the proposed change will steer development toward a land use pattern that is more consistent with that of the surrounding area and the city as a whole.

The Professional Office land use designation will serve the public good by facilitating development that is more appropriate for, and less impactful on, the adjacent neighborhood while allowing for business uses that are appropriate for a major transportation corridor. The 3 parcels that would be affected by the proposed change are difficult to access due to the adjacent Bangerter Highway interchange and the UDOT restrictions on nearby access to 9000 South, which makes long-term establishment of a commercial shopping center or other high-traffic commercial use very difficult. Professional Office developments tend to require less traffic to remain viable and are therefore

more appropriate for this location.

Staff Opinion: The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity.

Criteria E: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Staff Analysis: Due to the low-traffic nature of a professional office development facilitated by the proposed land use, no road expansions within the adjacent neighborhood will be necessary or required. Any road improvements will likely include a slight widening of the existing access on 9000 South and construction of a new deceleration lane on said road.

The purpose of the proposed Future Land Use Map Amendment is to develop the property for 89 professional office units, which would need a water ERC (equivalent residential connection) count of 54 and a sewer ERC count of 36. The current baseline ERCs for all three properties is 17 for water and 18 for sewer, so the applicant will need to make up the difference for the ERC shortfall. The applicant has worked with the Public Utilities Manager and the City Attorney's Office to draft a Master Development Agreement outlining the terms and conditions for bringing the future development up to adequate service levels. These terms involve paying extra in-lieu-of fees for the ERC shortfall and for installing off-site storm drain improvements. The nearest storm drain main line is located along Valley West Drive, so any future development will need to connect to this line via a new line along 3680 West or 3645 West. These streets would be temporarily impacted by construction of these improvements but will ultimately benefit from improved storm drainage and flood prevention for the area.

Staff Opinion: The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

Criteria F: The proposed amendment is consistent with other adopted plans, codes and ordinances.

Staff Analysis: The area proposed to be designated as Professional Office is not traversed by any roads on the 2024 Transportation Master Plan. A major expansion of 9000 South from Bangerter Highway to the west end of the city is currently being master planned by the City and UDOT, but no definitive plans have been drafted or approved at this time.

The 2019 Parks, Recreation, Trails & Open Space Master Plan does not call for any new trails, parks or preserved open space within the area subject to the proposed Future Land Use Map Amendment. Although the 2019 Active Transportation Plan shows a potential multi-use trail running north/south along the east boundary of the properties, this spur is not reflected in the 2019 Parks, Recreation, Trails & Open Space Master Plan and is likely unnecessary due to the Bingham Creek Trail that was master planned last year by Salt Lake County and will be constructed within the next few years using

\$12 million of awarded UDOT funding. The Bingham Creek Trail will either: 1.) follow Bingham Creek to 4000 West, then continue north along 4000 West to the UTA light rail right-of-way where it will head east along the tracks to the Utah Lake Distributing Canal; or 2.) follow Bingham Creek up to the southwest corner of Bangerter Highway and 9000 South, then continue through the highway interchange to the Utah Lake Distributing Canal where it will head north along said canal.

Although the 2022 Water Master Plan, the 2019 Sewer Master Plan and the 2023 Storm Drain Master Plan did not anticipate professional office development at this location when initially drafted, the Master Development Agreement accompanying the proposed amendment to the Future Land Use Map will bring any future development into compliance with these master plans.

Staff Opinion: The proposed Future Land Use Map Amendment is consistent with other adopted plans, codes and ordinances.

B. 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 property to be rezoned is currently designated for Neighborhood Commercial on the General Plan's Future Land Use Map, which is proposed to be changed to Professional Office. The purpose of the requested P-O zone is identical to the purpose of the Professional Office land use designation described in the General Plan. As such, all of the analysis concerning the consistency of the proposed Professional Office land use designation reflectively applies to the requested P-O zone, which has already been explained in Criteria A of this report.

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 requested P-O zone is synonymous with the Professional Office land use designation. As such, the P-O zone's compatibility with adjacent land uses and its effects on adjacent properties is identical to that of the proposed Professional Office land use designation, which was analyzed and explained previously in Criteria C of this report.

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 P-O zone is a type of commercial zone with the lowest impact and intensity available when compared to other potential zones, which will help to safeguard the health, safety

and welfare of the nearby residential neighborhoods and Copper Ridge Health Care Clinic. The current SC-1 zone has the potential for commercial uses that need or generate larger volumes of traffic and/or a medium amount of impact. Other commercial zones would include a high-intensity industrial zone, which would allow much more intense uses that would likely impose heavy nuisances on the adjacent residential neighborhood and thereby adversely affect public health, safety and welfare.

In addition to health and safety, the proposed P-O zone will allow an underutilized infill property to be developed as incubator office space, which is currently in short supply in West Jordan. This will help improve the tax base for the City while providing affordable spaces for small businesses to start out.

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: The proposed zone change is identical to the proposed Future Land Use Map Amendment in its effects on public utilities and services, which were discussed previously in Criteria E of this report.

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: Most of the property that will be affected by the proposed rezone is covered by the southernmost fringe of the AC (Conical) zone of the Airport Overlay. This overlay governs uses that may potentially impact the operations of the South Valley Regional Airport. More specifically, uses that have exceptionally tall building heights, generate dust or smoke, create electrical interference, reflect sunlight or utilize bright flashing lights will need to meet more stringent standards than those of other areas outside of the overlay. The proposed zone is geared toward professional office and associated uses, which are least likely to be affected by the ordinances of the Airport Overlay.

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

C. DEVELOPMENT AGREEMENT:

There are no specific Criteria to Recommend Approval outlined in the West Jordan City Code for Development Agreements. The proposed Development Agreement outlines specific terms to ensure that future development is adequately serviced by public utilities and to authorize road connections. The developer will have the option to: 1.) Construct the necessary utility improvements to provide

for the deficiencies in serviceability and then be reimbursed by the City; or 2.) Pay for the actual out-of-pocket costs of the infrastructure upgrades, in accordance with the City's Consolidated Fee Schedule. Basically, this would involve paying extra impact fees.

These options are to offer solutions to the following issues:

1. The discrepancy between the assigned 17 water and 18 sewer equivalent residential connections (ERC's) and the 54 water and 36 sewer ERC's requested by the developer for their future development.
2. Off-site storm drain improvements are needed to connect the developer's future development to the existing main storm drain line along Valley West Drive.

The remaining clauses serve to establish the status of the roads within the development:

1. The 3680 West street stub will not continue through the future development but will be used solely for emergency ingress/egress. The intersection of the stub street and the future development's private driveways shall be constructed in a manner that blocks all other vehicles and pedestrians from entering or exiting the future development through this northern access.
2. All streets within the future development will be privately owned and maintained.

IV. CONCLUSION:

Staff supports the proposed Future Land Use Map Amendment, the proposed Zoning Map Amendment and the proposed Development Agreement based on the criteria explained in this report.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

Timeline & Background Information

- This item was initially discussed with the City Council in the [April 29, 2025 Committee of the Whole Meeting:](#)
 - Council members expressed support for the plan's economic potential and thoughtful design, though concerns were raised about traffic and pedestrian access.
 - *Outcome* – Council directed that the item return to a future meeting for formal Council action.
- Council members Whitelock and Shelton hosted a Town Hall meeting with local residents on March 13, 2025.

Additional Information & Analysis

Current zoning and requests for the three properties, as explained in the executive summary:

- 3680 West 8871 South
 - Current Zone: P-O (Professional Office)
 - Current Future Land Use Designation: Low Density Residential
 - Proposed Future Land Use Designation: P-O (Professional Office)
- 3680 West 9000 South and 3660 West 9000 South

- Current Zone: SC-1 (Neighborhood Shopping Center)
- Current Future Land Use Designation: Neighborhood Commercial
- Proposed Future Land Use Designation: P-O (Professional Office)

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

Vicinity Map

Existing Zoning & Future Land Use Map

Proposed Zoning & Future Land Use Map

Master Development Agreement

Ordinance No. 25-40

Ordinance No. 25-41

Concept Plan

Planning Commission Minutes

Justification Letter (FLUMA)

Justification Letter (Rezone)

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

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

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-40

**AN ORDINANCE FOR APPROXIMATELY 6.81 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 3860 WEST 9000 SOUTH,
IDENTIFIED AS THE VISIONARY SQUARE DEVELOPMENT; AND**

**APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT,
SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE),
GENERAL PLAN LAND USE MAP AMENDMENT,
AND OTHER CONDITIONS PRECEDENT**

WHEREAS, the City of West Jordan (“**City**”) adopted the Comprehensive General Plan (“**General Plan**”) in 2023, as amended, which provides for a general plan land use map, also called a future land use map (“**General Plan Land Use Map**”), which is periodically updated; and the City adopted the West Jordan City Code (“**City Code**”) in 2009, as amended, which provides for development agreements, and which provides for a zoning map for the City (“**Zoning Map**”), which is periodically updated; and

WHEREAS, an application was made by **TRC Visionary Square, L.L.C.**, a Utah Limited Liability Company (referred to as “**Applicant**”, “**Property Owner**”, or “**Applicant/Property Owner**”), for approximately 6.81 acres of real property, located at approximately 3860 West 9000 South and identified as **Assessor’s Parcel Numbers 27-05-180-001-0000, 27-05-180-006-0000, and 27-05-179-040-0000** (collectively referred to as the “**Property**” or “**Visionary Square Development**”), for, in part, a request for a Master Development Agreement, subject to a rezone, general plan land use map amendment, and other conditions precedent (“**Application**”, “**MDA**”, and “**Map Amendments**”); and

WHEREAS, on August 5, 2025, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and made a *positive* recommendation to the West Jordan City Council (“**City Council**”) concerning the Visionary Square Development, including reviewing the MDA; but since the MDA will not approve or allow any use or development of land that the City Code (and other land use regulations) would otherwise prohibit, and since the MDA only requires the implementation of existing land use regulations as an administrative act, a formal recommendation regarding the MDA part of the Application by the Planning Commission to the City Council was not required [pursuant to Utah Code Sections 10-9a-502 and 10-9a-532(2)(b)]; and

WHEREAS, a public hearing was held before the City Council on August 26, 2025 concerning the Visionary Square Development, including the MDA; and

48 WHEREAS, the Applicant/Owner has agreed to and has executed the MDA that will govern the
49 development of the Property, should the City Council, in its sole legislative discretion, choose to adopt
50 the MDA and Map Amendments, and should all the conditions precedent in the MDA be fulfilled; and

52 WHEREAS, the City Council has reviewed and desires to approve the MDA, subject to the
53 conditions precedent therein; and

55 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best
56 interest of the public health, safety, and welfare of the residents of the City to adopt the MDA, subject
57 to the City Council, in its sole legislative discretion, choosing to adopt the Map Amendments, and subject
58 to all the conditions precedent in the MDA being fulfilled.

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

61 **Section 1. Approval of MDA.** The MDA, with Exhibits (collectively attached in “Attachment
62 A”), is approved and the Mayor is authorized to execute said MDA. The approval of the MDA is subject
63 to the conditions precedent set forth in the MDA, including but not limited to the City Council, in its
64 sole legislative discretion, subsequently choosing to adopt, by Ordinance, the Map Amendments. The
65 Applicant/Owner was required to sign and execute the MDA before these Ordinances were presented to
66 the City Council.

67 **Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court
68 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.

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

CITY OF WEST JORDAN

Kayleen Whitelock
Council Chair

83 ATTEST:

87 Cindy M. Quick, MMC
88 Council Office Clerk

(continued on the next page)

94

95 **Voting by the City Council**

96 Chair Kayleen Whitelock
97 Vice Chair Bob Bedore
98 Council Member Pamela Bloom
99 Council Member Kelvin Green
100 Council Member Zach Jacob
101 Council Member Chad Lamb
102 Council Member Kent Shelton

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

103

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

105

106 Mayor's Action: _____ Approve _____ Veto

107

108

109

110 By: _____

111 Mayor Dirk Burton

112 Date

113

114 ATTEST:

115

116

117 _____
118 Tangee Sloan, MMC, UCC

119 City Recorder

120

121

122 **STATEMENT OF APPROVAL/PASSAGE (check one)**

123

124 _____ The Mayor approved and signed Ordinance No. 25-40.

125

126

127 _____ The Mayor vetoed Ordinance No. 25-40 on _____ and the City Council
128 timely overrode the veto of the Mayor by a vote of _____ to _____.

129

130

131 _____ Ordinance No. 25-40 became effective by operation of law without the Mayor's approval
132 or disapproval.

133

134

135

136 _____
137 Tangee Sloan, MMC, UCC

138 City Recorder

139

140

141 (continued on the next page)

142

143

ORDINANCE NO. 25-40

**AN ORDINANCE FOR APPROXIMATELY 6.81 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 3860 WEST 9000 SOUTH,
IDENTIFIED AS THE VISIONARY SQUARE DEVELOPMENT; AND**

**APPROVAL OF A MASTER DEVELOPMENT AGREEMENT FOR SAID DEVELOPMENT,
SUBJECT TO THE APPROVAL OF A ZONING MAP AMENDMENT (REZONE),
GENERAL PLAN LAND USE MAP AMENDMENT,
AND OTHER CONDITIONS PRECEDENT**

MASTER DEVELOPMENT AGREEMENT
(Including Exhibits)
For the Visionary Square Development
(See the following pages)

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

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

For Recording Purposes, Do Not Write Above This Line

**MASTER DEVELOPMENT AGREEMENT
For the Visionary Square Development**

The City of West Jordan, a Utah municipal corporation (the “City”) and **TRC Visionary Square, L.L.C.**, a Utah limited liability company (“Master Developer”), enter into this Master Development Agreement (this “Agreement”) as of the date Master Developer and the City’s mayor, on behalf of the City, mutually sign this Agreement, and agree as set forth below. The City and the Master Developer are jointly referred to as the “Parties”. Each party may be referred to as a “Party”. The current Property Owner of the “Property” (see definition in Recital 1 below) is the Master Developer.

RECITALS

1. Master Developer owns approximately 6.91 acres of certain real property, located at the northwest corner of 9000 South and Bangerter Highway, and identified as **Assessor’s Parcel Numbers 27-05-180-001-0000, 27-05-180-006-0000, and 27-05-179-040-0000** (the “Property” or “Visionary Square”). See the Legal Description of the Property attached as **Attachment D** and the Concept Plan (showing the location of the Property) attached as **Attachment C**. The development identified in this Agreement, together with the Attachments, is referred to herein as the “Project” or the “Development”.

2. The Property is currently designated as the Professional Office and Neighborhood Commercial on the Future Land Use Map (collectively “Current FLUM”) and is proposed to be redesignated as the Professional Office land use designation (“New FLUM”). See the Current FLUM and the new FLUM attached as **Attachment A**. Furthermore, the Property is currently located in the Professional Office Zone (P-O Zone) and Neighborhood Shopping Zone (SC-1 Zone) (collectively “Current Zone”) and is proposed to be rezoned to the Professional Office Zone (P-O Zone) (“New Zone” and “Rezone”). See the Current Zoning Map and the Proposed Zoning Map attached as **Attachment B**.

3. Master Developer has sufficient resources to develop the Project in its entirety. Master Developer acknowledges and agrees that the City currently has limited utility infrastructure available for the Project and agrees to be bound by these limitations, as set forth in Sections D.2 and D.3 of the Terms below.

4. This approximately 6.91-acre Development is a professional office space development.

5. Master Developer may develop the Property in multiple phases (each a “**Phase**”) and has contracted with the Property Owner to purchase or has the right to require the Property Owner to contribute to a Project Entity (defined in Section G.19 below) and develop the Property in a manner that is consistent with this Agreement.

6. The Property will be developed in accordance with the development plan(s), subdivision plat(s), and/or site plan(s) approved by the City, the City Code, and as further refined by this Agreement.

7. The following Attachments are attached hereto and incorporated herein by reference:

Attachment A – Current and Proposed Future Land Use Maps

Attachment B – Current and Proposed Zoning Maps

Attachment C – Concept Plan

Attachment D – Legal Description of the Property

8. The Parties acknowledge that the development and improvement of the Property pursuant to this Agreement will add value for the Master Developer and will provide certainty useful to all Parties in ongoing and future dealings and relations among the Parties.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The Recitals and Attachments are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City’s Land Use Regulations. In consideration for the increase in density allowed by the Rezone and this Agreement, Master Developer agrees to the remaining terms of this Agreement.

B. Condition(s) Precedent. As a condition precedent to the obligations of the Parties:

1. Approval of this Agreement. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council of West Jordan (“**City Council**” or “**Council**”), in its sole legislative discretion, approves, by Ordinance, this Agreement.

2. Approval of Rezone. The rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being if the City Council, in its sole legislative discretion, approves, by Ordinance, the Rezone.

3. Closing on the Property Transactions. After the approval of the Agreement and the Rezone by the City Council, the rights and authority of Master Developer to develop the Property pursuant to the terms of this Agreement are contingent upon and shall only come into being as either: (1)

Master Developer closes on each Phase of the purchase of the Property from the Property Owner; or (2) Property Owner contributes a Phase to the applicable Project Entity (“**Closing**”).

C. Governing Regulations; and Conflicting Provisions. The Property, if developed, shall be developed in accordance and consistent with the “**Governing Regulations**”, in the following hierarchy of levels of documents: (i) first (highest level), the provisions of this Agreement, including the Preliminary Development Plan (as updated by any Final Development Plan subsequently approved by the City) and all the other Attachments and the Rezone, and (ii) second, the requirements and benefits provided for in relation to the Current Zone under the City’s Land Use Regulations. Any conflicting provisions shall be resolved in favor of the higher level of document.

D. Development Obligations.

1. Development Plans, Subdivision Plats, and Site Plans. In addition to the Master Developer complying with the provisions of the Governing Regulations, development of the Property by the Master Developer shall be in accordance with any City-approved development plans, subdivision plats, site plans, this Agreement, and the Rezone. The approval of development plans, subdivision plats, and site plans shall not be unreasonably withheld, conditioned, or delayed by the City. After the approval of the Agreement and the Rezone by the City Council, if the City denies any development application, the City shall provide a written determination advising Master Developer of the reasons for the denial, including specifying the reasons the City believes that such application is not consistent with this Agreement, the Rezone, and the Governing Regulations.

2. Limited City Utility Infrastructure. Master Developer acknowledges and agrees that the City currently has limited utility infrastructure available for the Project and agrees to be bound by these limitations. To facilitate development beyond the City’s current infrastructure or public utilities capacity, (i) Master Developer may negotiate with the City to complete the construction of this infrastructure or public utilities and be reimbursed by the City, or (ii) Master Developer and the City may confer on other options of providing infrastructure or public utilities for the remainder of the Project and formalize such options as an amendment to this Agreement or other written agreement between the Parties. If the Master Developer and the City agree upon an option that includes updates to one or more of the City’s Master Plans, Capital Facilities Plans, or Impact Fees Analyses, Master Developer shall pay for the actual out-of-pocket costs of the updates, as required by the City’s Consolidated Fee Schedule. Master Developer may request that the City use reimbursement agreements or pioneering agreements with regards to offsite infrastructure. In particular, Master Developer and the City should negotiate and review options regarding the following issues:

- a. The Water Equivalent Residential Units (ERU’s) currently available for the Project are 17 Water ERU’s, which is 37 Water ERU’s less than the 54 Water ERU’s (100 units times 0.531/unit, rounded up to 54) requested by Master Developer for the Project.
- b. The Sewer ERU’s currently available for the Project are 18 Sewer ERU’s, which is 18 Sewer ERU’s less than the 36 Sewer ERU’s (100 units times 0.36/unit, which is 36) requested by Master Developer for the Project.

- c. It is mandatory that Master Developer detain and discharge storm water to and connect to the City's storm drain system. The storm drain must either:
 - i. Reach from the north end of the project at the City stub road (3680 West) along 8850 South to 3645 West, and along 3645 West to the corner knuckle of Valley West Drive and connecting to the outfall pipe at the combination or gutter inlet box (approximately 1020 feet). The pipe minimum size is 18-inch RCP (reinforced concrete pipe); or
 - ii. Otherwise comply with this Agreement and existing City Code to detain and discharge storm water to and connect to the City's storm drain system, as approved by the City's Public Utilities Director.

3. Stub Streets. In consideration for the Rezone and the development rights granted pursuant to this Agreement and in accordance with West Jordan Code Section 14-5-5, especially subsection A, Master Developer and Master Developer's successors-in-interest shall only connect to the existing stub street on the north end of the Project as a limited connection for fire and emergency use, and shall construct the connection in a manner that prevents any and all other vehicular and pedestrian access to the Project.

4. Private Streets. All internal roads and stub streets within the Development shall be privately owned and maintained.

E. Development Rights; and Reserved Legislative Powers.

1. Development Rights. Master Developer shall have the vested right to develop and construct, in one or more Phases, the Project in accordance with the terms and conditions of this Agreement, the Rezone, and the existing City Code.

2. Reserved Legislative Powers. The Master Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights described in Section E.1 based on a good faith application of the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change, including the imposition of any moratoria, affecting the vested rights of the Master Developer granted under this Agreement shall be binding upon Master Developer only if: (a) such change is of general application to all development activity in the City; and (b) Master Developer receives, unless in good faith the City declares an emergency posing an imminent danger to the safety of its citizens, not less than ninety (90) days prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project and the rights granted hereunder.

F. Term of this Agreement; Agreement Runs With the Land. Subject to Section B above, the obligations of the Parties under this Agreement shall take effect as of the date of Master Developer and the City's mayor, on behalf of the City, mutually sign this Agreement, shall run with the land, and shall continue in full force and effect until all obligations hereunder have been fully performed and all

rights hereunder fully exercised. Subject to Master Developer's extension right set forth below, this Agreement shall not extend beyond a period of ten (10) years from its date of recordation in the office of the Salt Lake County Recorder. So long as Master Developer is not in default under this Agreement, Master Developer shall have the right, upon written notice to the City prior to the expiration of the initial ten (10) year term, to extend the term for an additional five (5) years. If Master Developer has not commenced development of a portion of the Property consistent with this Agreement prior to its termination, the undeveloped portion of the Property may not be developed until one of the following occurs: (i) a new written agreement has been negotiated and executed by the Parties or successors in interest, governing development of the Property; or (ii) Master Developer or its successor in interest applies to the City for zoning and the City Council, in its sole legislative discretion approves either the requested or different zoning.

1. Agreement Runs with the Land. This Agreement shall be recorded against the Project. The agreements, benefits, burdens, rights, and responsibilities contained herein, including all vested rights and obligations of Master Developer, shall be deemed to run with the land and shall be binding on and shall inure to the benefit of the successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. This Agreement, and the Development Application, shall also apply to the Property Owner and to any other current owners of real property, if any, in the Project, and their assigns, who are bound to all the terms of this Agreement. Nothing in this Agreement shall apply to residents or property owners who purchase developed lots or units within the Project.

G. General Provisions.

1. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the addresses noted below or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to Master Developer: ATTN: Joel Frost
TRC Visionary Square, L.L.C.
1089 Bowden St.
Sandy, UT 84070

2. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two (72) hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce any other provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

5. Authority. The Parties represent to one another that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Master Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. The Parties warrant to one another that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the Parties on whose behalf each individual is signing. If any party to this Agreement is a trust, before signature of this Agreement, all trustees of any trust who are acting on behalf of the trust as a party to this Agreement or subsequent agreements must produce proof to the City's satisfaction that the signatory signing this Agreement is indeed the legally authorized trustee of the trust. The Master Developer represents to the City that by entering into this Agreement, and Property Owner's execution of the consent, all persons and entities having a legal or equitable interest in the Property necessary to subject the Property to the terms of this Agreement as of the Effective Date are parties hereto.

6. Entire Agreement. This Agreement, including Attachments to this Agreement and all other documents referred to in this Agreement, contains the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties to this Agreement. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office. Moreover, any amendment to this Agreement not recorded in the Salt Lake County Recorder's Office shall be void *ab initio*.

8. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Master Developer's ability to complete the development of the Property is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The Parties agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County,

Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Default.

a. If Master Developer or the City fail to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a default has occurred shall provide notice to the other party as provided herein. If the City believes that the default has been committed by a third party, then the City shall also provide a courtesy copy of the notice to Master Developer. The Notice of Default shall:

(1) Specify the claimed event of default by identifying with particularity specific provisions of this Agreement, and any applicable law, rule, or regulation that the Party is claimed to be in default;

(2) Identify why the default is claimed to be material; and

(3) If a party chooses, in its discretion, propose a method and time for curing the default which shall be of no less than sixty (60) days duration.

b. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

11. Remedies. If, after meeting and conferring, the Parties are not able to resolve an alleged default, then, following the expiration of applicable cure periods, the Parties shall have their rights and remedies available at law and in equity, including, but not limited to injunctive relief, specific performance and termination.

12. [Reserved].

13. Extended Cure Period. If any default cannot be reasonably cured within sixty (60) days then such cure period may be extended as needed, by written agreement of the Parties for good cause shown, so long as the defaulting party is pursuing a cure with reasonable diligence.

14. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

15. Force Majeure. All time period imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) period of any and all generally applicable moratoria imposed by the City or other governmental authorities in any respect that materially affects the development of the Project; or (b) by events reasonably beyond the control of Master Developer including, without limitation, inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include financial condition of the Master Developer or its successors.

16. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs, including on any appeal.

17. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns.

18. No Third-Party Rights. The obligations of the signatories of this Agreement and the City, set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

19. Assignment. Master Developer shall not assign, delegate, or transfer its interest in this Agreement without prior written approval by the City; provided, however, Master Developer may freely assign its interest in this Agreement, in whole or in part with respect to a Phase (in each case, without approval from the City) to either of the following (each, a "**Project Entity**") (i) an entity that is owned or controlled by Master Developer or its affiliates or subsidiaries or (ii) any joint venture partner of Master Developer or its affiliates or subsidiaries, so long as Master Developer gives written notice of such assignment to the City and the successor party agrees to assume Master Developer's obligations set forth in this Agreement. Except as set forth in the preceding sentence, any attempt to assign, delegate, or transfer without the City's prior written approval will be void *ab initio*, and Master Developer will remain liable for the performance of each and every obligation of Master Developer in this Agreement. If an assignment, delegation, or transfer is held not to be void, the parties intend that this Agreement will be binding on the assignee, delegatee, or transferee, as applicable. Any such request for assignment may be made by letter addressed to the City as provided herein, and the prior written consent of the City may be evidenced by letter from the City to Master Developer or its successors or assigns. The assignment of one or more Phases of the Project shall require the assignee to sign a form of assignment and assumption of this Agreement, agreeing to be bound by the terms of the Land Use Regulations and this Agreement from and after the date of such assignment. Upon any assignment to a Project Entity, Master Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned. Additionally, notwithstanding the foregoing or anything to the contrary herein, Master Developer shall have the right, without the consent of the City, to collaterally assign this Agreement to Master Developer's lender for the Project or any Phase of the Project.

20. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

21. Indemnification. Master Developer shall, at all times, protect, indemnify, save harmless, and defend City and its agents, employees, officers, and elected officials from and against any and all out-of-pocket claims, demands, judgments, expense, and all other out-of-pocket damages of every kind and nature made, rendered, or incurred by the City, including the City's employees, which arise out of any act or failure to act, work or other activity related in any way to the failure to completely adhere to

the Governing Regulations related to the development of a Phase, by Master Developer, Master Developer's agents, employees, subcontractors, or suppliers in the performance and execution of the work/development contemplated by this Agreement ("Any Claims"). Nothing in this provision shall be deemed to limit or impair Master Developer's rights or claims for contribution, indemnification, or relief against City's contractors, subcontractors, or suppliers. Notwithstanding the foregoing or anything to the contrary herein, Master Developer shall not be required to indemnify, hold harmless, or defend City from any claims or liabilities caused by, or resulting from, any actions or failures to act by City or its agents, employees, officers, or contractors.

22. Referendum. In the event of a referendum or similar ballot measure for the approval of this Agreement or the Rezone ("Referendum"), and if the City in its sole discretion, but only at the written request of Master Developer, subsequent to the approval of this Agreement, elects to defend against the Referendum, the Master Developer shall reimburse City's out-of-pocket fees (including reasonable out-of-pocket attorney's fees), out-of-pocket court costs, and any related out-of-pocket costs of defending against the Referendum; provided, in no event shall the Master Developer have any obligation to reimburse such costs unless Master Developer requests in writing that the City defend against the Referendum. The Master Developer's obligation to reimburse the City during any defense of a Referendum shall be reimbursed within ten (10) days of the City providing written notice to Master Developer of the City's receipt of a periodic or final invoice, a judgment, a settlement, or other obligation by the City. Master Developer's obligation to indemnify against the out-of-pocket costs of defense shall exist regardless of the outcome of the Referendum or decisions to modify or withdraw the approval.

23. Non-Liability of Officials or Employees. No officer, representative, agent, or employee of the City, or the Master Developer, shall be personally liable to the other Party, or any successor-in-interest or assignee of such other Party, in the event of any default or breach by either Party or for any amount which may become due to such other Party, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

24. Representation Regarding Ethical Standards. The Master Developer represents that it has not knowingly influenced, and hereby promises that it will not knowingly influence, a current or former City officer or employee to breach any of the ethical standards set forth in the City Ethics Ordinance codified in Title 1, Chapter 11 (including Article A) of the West Jordan City Code.

25. Public Information. The Parties understand and agree that all documents related to this agreement will be public documents, as provided in UTAH CODE ANN. § 63G-2-101, *et seq.*

26. Counterparts. This Agreement may be executed in multiple counterparts which shall constitute one and the same document.

27. Tax Benefits. The City acknowledges that Master Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring portions of the Project to the City or to a charitable organization for open space. Master Developer shall

have the sole responsibility to claim and qualify for any tax benefits sought by Master Developer by reason of the foregoing. The City shall reasonably cooperate with Master Developer to the maximum extent allowable under law to allow Master Developer to take advantage of any such tax benefits.

28. Estoppel Certificate. Upon twenty (20) days' prior written request by Master Developer, the City will execute an estoppel certificate to any third party certifying that Master Developer at that time is not in default of the terms of this MDA.

IN WITNESS WHEREOF, the Parties have executed this Agreement, having been approved by the City of West Jordan pursuant to the Ordinance authorizing such execution, and by a duly authorized representative of Master Developer.

CITY OF WEST JORDAN,
a Utah municipal corporation

By: _____
Dirk Burton, Mayor

ATTEST:

City Recorder

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this ____ day of _____, 2025, before the undersigned notary public in and for the said state, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan, and _____, the City Recorder of the City of West Jordan, and the persons who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

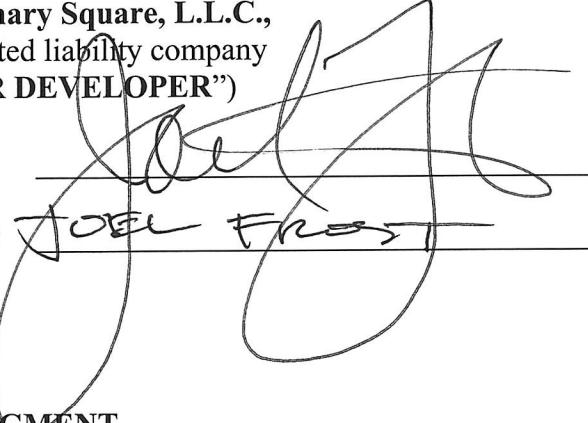
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Utah

APPROVED AS TO FORM

City Attorney's Office

TRC Visionary Square, L.L.C.,
A Utah limited liability company
("MASTER DEVELOPER")

Signature: 

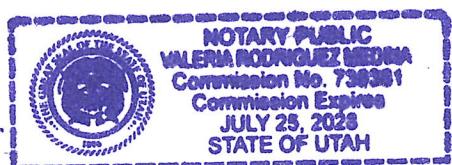
Print Name: Joel Frost

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this 22 day of July, 2025, before the undersigned notary public in and for the said state, personally appeared Joel Frost, known or identified to me to be the Owner of TRC Visionary Square, L.L.C., a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

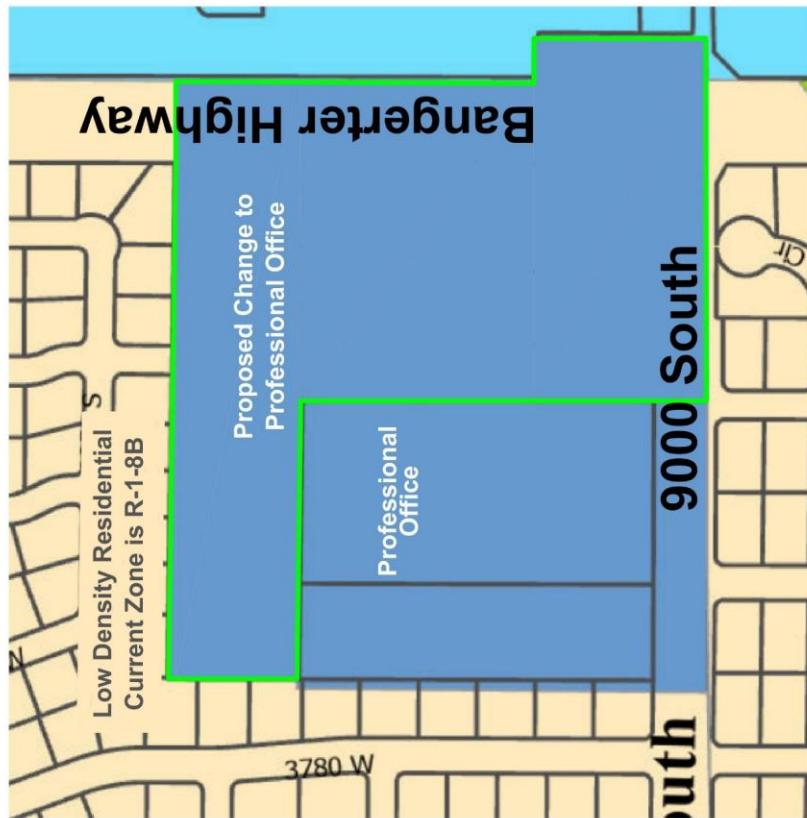
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.





NOTARY PUBLIC

EXHIBIT A



Proposed Land Use



Present Zoning & Land Use

N

Exhibit B



Exhibit C



Exhibit D

Future Land Use Map Amendment

File Number: UW-13831

Legal Description

Parcel 1: Third Rock Capital, LLC. - Parcel 270518000060000

A tract of land, being part of an entire tract of property situate in the Southeast quarter of the Northwest quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South street and the westerly highway right of way and no-access line of State Route 154, (Project No.S-0154(12)11), which point is approximately 2261.96 feet South 89°13'30" East (Record East) along the Quarter Section line and 59.24 feet North 00°46'30" East from the West Quarter corner of said Section 5; and running thence along said northerly highway right of way and no-access line of 9000 South street the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right with a radius of 5676.58 feet, chord bears South 89°48'59" West 71.36 feet; thence North 89°49'25" West 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract; thence North 00°46'30" East (Record North) 602.02 feet, more or less to the northerly boundary line of said entire tract; thence South 89°13'30" East (Record East) 161.55 feet, more or less, to said westerly highway right of way and no-access line of State Route 154, thence along said westerly highway right of way and no-access line the following two (2) courses and distances: (1) South 05°58'54" West 548.49 feet; thence South 31°18'55" West 63.31 feet, more or less, to the point of beginning.

Parcel 2: Joel Frost - Parcel 27051800010000

Beginning South 1976.1 feet and 2178 feet East from the Northwest corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 660 feet; thence West 76.5 feet, more or less to a fence; thence North along said fence 660 feet; thence East 76.5 feet, more or less, to the point of beginning.

LESS AND EXCEPTING:

Beginning at the Southwest corner of said entire tract, which point is 2105.26 feet East (highway bearing South 89°24'59" East) from the West quarter corner of said Section 5; thence North (highway bearing North 00°02'30" West) 57.18 feet along the West boundary line of said entire tract to a point 53.00 feet perpendicularly distant Northerly from the centerline of said 9000 South Street; thence North 89°23'50" East (highway bearing North 89°58'51" East) 76.59 feet parallel to said centerline to the East boundary line of said entire tract; thence South (highway bearing South 00°02'30" East) 57.98 feet along East boundary line to the Southeast corner of said entire tract; thence West (highway bearing North 89°24'59" West) 74.50 feet along the South boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 3: Henry H. Deason & Maye W Deason - Parcel 27051790400000

Beginning at a point which is North 00°06'14" West along the quarter section line 675.07 feet from the center of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being South 00°06'04" East 1983.92 feet from the North quarter corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°06'14" West 210.74 feet; thence North 89°27'55" West 1033.50 feet; thence South 00°06'14" East 210.75 feet; thence South 89°27'55" East 1033.50 feet to the point of beginning.

LESS AND EXCEPTING:

A parcel of land in fee, for the widening of existing State Route 154 known as Project No. S-0154(12)11, being part of an entire tract of property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South,

Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the intersection of the southerly boundary line of said entire tract and the existing westerly highway right of way and limited access line of said SR-154 which point is 660.04 feet North 00°06'14" West along the quarter section line and 150.00 feet West from the Southeast corner of the Northwest Quarter of Section 5; and running thence North 89°27'55" West (Record West) 143.37 feet along said southerly boundary line to a point 167.00 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 2059+51.68; thence North 05°52'37" East 81.47 feet to a point 163.00 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite Engineers Station 2060+32.00; thence North 09°54'13" East 146.94 feet to the northerly boundary line of said entire tract to a point 146.80 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 2061+76.22; thence South 89°27'53" East 109.34 feet along said northerly boundary line to said westerly highway right of way and limited access line thence South 00°06'14" East 226.11 feet to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

AND LESS AND EXCEPTING:

A parcel of land in fee for an expressway known as Project No. 1005, being part of an entire tract of property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The Boundaries of said parcel of land are described as follows:

Beginning at a point in the east line of the Northwest Quarter of said Section 5, at the southeast corner of said entire tract, which point is 660.04 feet North 00°06'14" West (highway bearing North 00°02'30" West) from the southeast corner of said Northwest Quarter; thence North 00°06'14" West (highway bearing North 00°02'30" West) 226.14 feet along said east line of the northwest quarter, to the northeast corner of said entire tract; thence North 89°27'53" West (highway bearing North 89°25'51" West) 150.00 feet along the northerly boundary line of said entire tract to a point 75.00 feet perpendicularly distant westerly from the centerline of said project; thence South 00°06'14" East (highway bearing South 00°02'30" East) 226.11 feet along a line parallel to said centerline, to the south boundary line of said entire tract; thence East (highway bearing South 89°25'04" East) 150.00 feet along said south boundary line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

Exhibit D

Rezone

Legal Descriptions

File Number: UW-13831

Parcel 1: Third Rock Capital, LLC. - Parcel 270518000060000

A tract of land, being part of an entire tract of property situate in the Southeast quarter of the Northwest quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South street and the westerly highway right of way and no-access line of State Route 154, (Project No.S-0154(12)11), which point is approximately 2261.96 feet South 89°13'30" East (Record East) along the Quarter Section line and 59.24 feet North 00°46'30" East from the West Quarter corner of said Section 5; and running thence along said northerly highway right of way and no-access line of 9000 South street the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right with a radius of 5676.58 feet, chord bears South 89°48'59" West 71.36 feet; thence North 89°49'25" West 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract; thence North 00°46'30" East (Record North) 602.02 feet, more or less to the northerly boundary line of said entire tract; thence South 89°13'30" East (Record East) 161.55 feet, more or less, to said westerly highway right of way and no-access line of State Route 154, thence along said westerly highway right of way and no-access line the following two (2) courses and distances: (1) South 05°58'54" West 548.49 feet; thence South 31°18'55" West 63.31 feet, more or less, to the point of beginning.

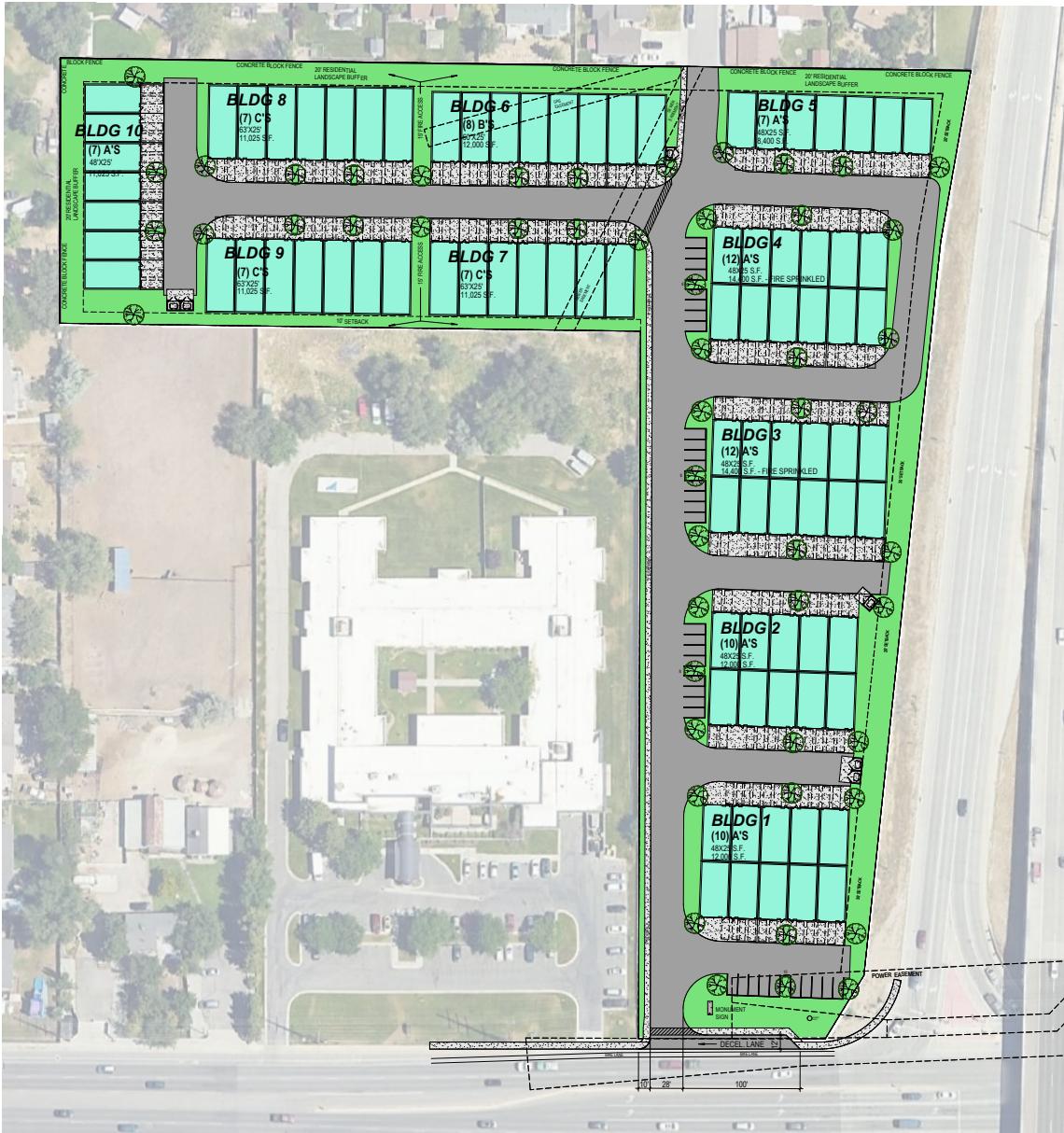
Parcel 2: Joel Frost - Parcel 27051800010000

Beginning South 1976.1 feet and 2178 feet East from the Northwest corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 660 feet; thence West 76.5 feet, more or less to a fence; thence North along said fence 660 feet; thence East 76.5 feet, more or less, to the point of beginning.

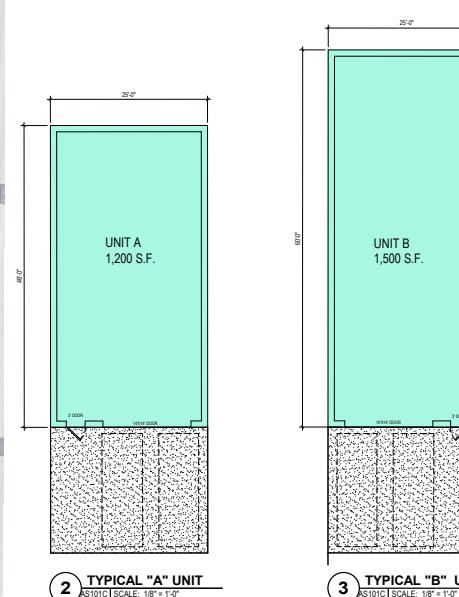
LESS AND EXCEPTING:

Beginning at the Southwest corner of said entire tract, which point is 2105.26 feet East (highway bearing South 89°24'59" East) from the West quarter corner of said Section 5; thence North (highway bearing North 00°02'30" West) 57.18 feet along the West boundary line of said entire tract to a point 53.00 feet perpendicularly distant Northerly from the centerline of said 9000 South Street; thence North 89°23'50" East (highway bearing North 89°58'51" East) 76.59 feet parallel to said centerline to the East boundary line of said entire tract; thence South (highway bearing South 00°02'30" East) 57.98 feet along East boundary line to the Southeast corner of said entire tract; thence West (highway bearing North 89°24'59" West) 74.50 feet along the South boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

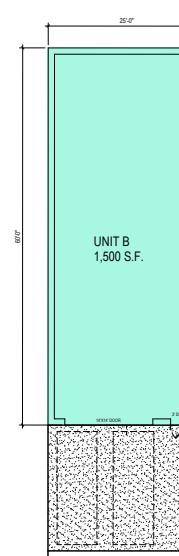




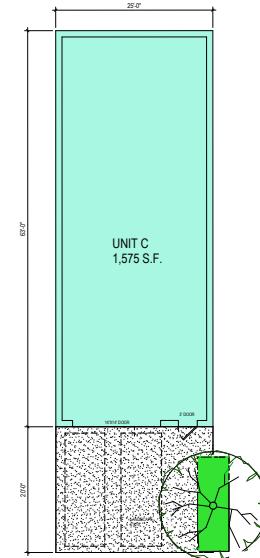
1 SITE PLAN CONCEPT
AS101C | SCALE: 1" = 40'-0"



2 TYPICAL "A" UNIT
AS101C | SCALE: 1/8" = 1'-0"



3 TYPICAL "B" UNIT
AS101C | SCALE: 1/8" = 1'-0"



4 TYPICAL "C" UNIT
AS101C | SCALE: 1/8" = 1'-0"

PROJECT SUMMARY:

SITE TOTAL: 6.91 ACRES
BUILDING SIZE
(60) A UNITS 48x25': 1,200 S.F. X 60 = 72,000 S.F.
(8) B UNITS 60x25': 1,500 S.F. X 8 = 10,500 S.F.
(21) C UNITS 67x25': 1,575 S.F. X 21 = 32,025 S.F.
89 UNITS TOTAL 115,525 S.F. TOTAL

BUILDING SIZE: 6,144 S.F. (MIN),
14,400 S.F. (MAX, FIRE SPRINKLERS REQU.)
TOTAL BUILDINGS: 10
PARKING: 2 PER UNIT, IN DRIVEWAY
178 TOTAL
34 GUEST STALLS
212 STALLS TOTAL

**WEST JORDAN
VISIONARY SQUARE**
BANGERTER
HIGHWAY & 90TH
SOUTH
21 MARCH, 2025

DALLAS NELSON
ARCHITECTURE, INC.
SARATOGA SPRINGS, UT 84045
(801)933-3294
DALLAS@NELSON-ARCHITECTURE.COM

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

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

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-41

**AN ORDINANCE FOR APPROXIMATELY 6.81 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 3860 WEST 9000 SOUTH,
IDENTIFIED AS THE VISIONARY SQUARE DEVELOPMENT;**

**AMENDING THE GENERAL PLAN LAND USE MAP
FOR THE VISIONARY SQUARE DEVELOPMENT; AND**

AMENDING THE ZONING MAP FOR THE VISIONARY SQUARE DEVELOPMENT

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

WHEREAS, an application was made by **TRC Visionary Square, L.L.C.**, a Utah Limited Liability Company (referred to as “**Applicant**”, “**Property Owner**”, or “**Applicant/Property Owner**”), for approximately 6.81 acres of real property, located at approximately 3860 West 9000 South and identified as **Assessor’s Parcel Numbers 27-05-180-001-0000, 27-05-180-006-0000, and 27-05-179-040-0000** (collectively referred to as the “**Property**” or “**Visionary Square Development**”), for, in part, a **General Plan Land Use Map Amendment** from Professional Office and Neighborhood Commercial to Professional Office, and a **Rezone** from the Professional Office Zone (P-O Zone) and Neighborhood Shopping Zone (SC-1 Zone) to the Professional Office Zone (P-O Zone) (“**Application**” and “**Map Amendments**”); and

WHEREAS, on August 5, 2025, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and made a *positive* recommendation to the West Jordan City Council (“**City Council**”) concerning the Map Amendments, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on August 26, 2025 concerning the Map Amendments; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property (“MDA”), should the City Council, in its sole legislative discretion, choose to adopt the Map Amendments; and

WHEREAS, the City Council has reviewed, considered, and approved the MDA, subject to the

46 conditions precedent set forth therein, including but not limited to the approval of the Map Amendments;
47 and

48 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
49 of the public health, safety, and welfare of the residents of the City to approve the Map Amendments.
50

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

53 **Section 1. Map Amendments**. For the Property, the ***Map Amendments are approved***, with a
54 ***General Plan Land Use Map Amendment*** from Professional Office and Neighborhood Commercial to
55 Professional Office, and a ***Rezone*** from the Professional Office Zone (P-O Zone) and Neighborhood
56 Shopping Zone (SC-1 Zone) to the Professional Office Zone (P-O Zone), as per the legal description in
57 "Attachment A", which is attached hereto.

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

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

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

66
67 CITY OF WEST JORDAN
68
69
70
71
72
73 ATTEST:

74
75
76
77 Cindy M. Quick, MMC
78 Council Office Clerk
79
80

Kayleen Whitelock
Council Chair

81 **Voting by the City Council** "YES" "NO"
82 Chair Kayleen Whitelock
83 Vice Chair Bob Bedore
84 Council Member Pamela Bloom
85 Council Member Kelvin Green
86 Council Member Zach Jacob
87 Council Member Chad Lamb
88 Council Member Kent Shelton

89
90 (continued on the next page)

91
92 PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.
93
94

95 Mayor's Action: Approve Veto
96
97

98 By: _____
99 Mayor Dirk Burton Date
100

101 ATTEST:
102
103
104

105 _____
106 Tangee Sloan, MMC, UCC
City Recorder
107
108
109

110 **STATEMENT OF APPROVAL/PASSAGE (check one)**

111 The Mayor approved and signed Ordinance No. 25-41.
112
113

114 The Mayor vetoed Ordinance No. 25-41 on _____ and the City Council
115 timely overrode the veto of the Mayor by a vote of ____ to ____.
116
117

118 Ordinance No. 25-41 became effective by operation of law without the Mayor's approval
119 or disapproval.
120
121
122
123

124 _____
125 Tangee Sloan, MMC, UCC
City Recorder
126
127

CERTIFICATE OF PUBLICATION

128 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
129 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
130 _____ day of _____ 2025. The fully executed copy of the ordinance is retained
131 in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
132
133
134
135

136 _____
137 Tangee Sloan, MMC, UCC
City Recorder
138
139

(Attachment on the following page)

**Attachment A to
ORDINANCE NO. 25-41**

**AN ORDINANCE FOR APPROXIMATELY 6.81 ACRES OF PROPERTIES LOCATED AT
APPROXIMATELY 3860 WEST 9000 SOUTH,
IDENTIFIED AS THE VISIONARY SQUARE DEVELOPMENT;**

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE VISIONARY SQUARE DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE VISIONARY SQUARE DEVELOPMENT

**LEGAL DESCRIPTION
PREPARED FOR VISIONARY SQUARE:**

Future Land Use Map Amendment

Parcel 1: Third Rock Capital, LLC. – Parcel 27051800060000

A tract of land, being part of an entire tract of property situate in the Southeast quarter of the Northwest quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South street and the westerly highway right of way and no-access line of State Route 154, (Project No.S-0154(12)11), which point is approximately 2261.96 feet South $89^{\circ}13'30''$ East (Record East) along the Quarter Section line and 59.24 feet North $00^{\circ}46'30''$ East from the West Quarter corner of said Section 5; and running thence along said northerly highway right of way and no-access line of 9000 South street the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right with a radius of 5676.58 feet, chord bears South $89^{\circ}48'59''$ West 71.36 feet; thence North $89^{\circ}49'25''$ West 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract; thence North $00^{\circ}46'30''$ East (Record North) 602.02 feet, more or less to the northerly boundary line of said entire tract; thence South $89^{\circ}13'30''$ East (Record East) 161.55 feet, more or less, to said westerly highway right of way and no-access line of State Route 154, thence along said westerly highway right of way and no-access line the following two (2) courses and distances: (1) South $05^{\circ}58'54''$ West 548.49 feet; thence South $31^{\circ}18'55''$ West 63.31 feet, more or less, to the point of beginning.

Parcel 2: Joel Frost – Parcel 27051800010000

Beginning South 1976.1 feet and 2178 feet East from the Northwest corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 660 feet; thence West 76.5 feet, more or less to a fence; thence North along said fence 660 feet; thence East 76.5 feet, more or less, to the point of beginning.

LESS AND EXCEPTING:

Beginning at the Southwest corner of said entire tract, which point is 2105.26 feet East (highway bearing South 89°24'59" East) from the West quarter corner of said Section 5; thence North (highway bearing North 00°02'30" West) 57.18 feet along the West boundary line of said entire tract to a point 53.00 feet perpendicularly distant Northerly from the centerline of said 9000 South Street; thence North 89°23'50" East (highway bearing North 89°58'51" East) 76.59 feet parallel to said centerline to the East boundary line of said entire tract; thence South (highway bearing South 00°02'30" East) 57.98 feet along East

187 boundary line to the Southeast corner of said entire tract; thence West (highway bearing North
188 89°24'59" West) 74.50 feet along the South boundary line of said entire tract to the point of beginning as
189 shown on the official map of said project on file in the office of the Utah Department of Transportation.
190

191 **Parcel 3: Henry H. Deason & Maye W. Deason – Parcel 27051790400000**

192 Beginning at a point which is North 00°06'14" West along the quarter section line 675.07 feet from the
193 center of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also
194 being South 00°06'04" East 1983.92 feet from the North quarter corner of Section 5, Township 3 South,
195 Range 1 West, Salt Lake Base and Meridian, and running thence North 00°06'14" West 210.74 feet;
196 thence North 89°27'55" West 1033.50 feet; thence South 00°06'14" East 210.75 feet; thence South
197 89°27'55" East 1033.50 feet to the point of beginning.

198
199 **LESS AND EXCEPTING:**

200 A parcel of land in fee, for the widening of existing State Route 154 known as Project No. S-
201 0154(12)11, being part of an entire tract of property situate in the Southeastern quarter of the
202 Northwestern quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The
203 boundaries of said parcel of land are described as follows:

204 Beginning at the intersection of the southerly boundary line of said entire tract and the existing westerly
205 highway right of way and limited access line of said SR-154 which point is 660.04 feet North 00°06'14"
206 West along the quarter section line and 150.00 feet West from the Southeast corner of the Northwest
207 Quarter of Section 5; and running thence North 89°27'55" West (Record West) 143.37 feet along said
208 southerly boundary line to a point 167.00 feet perpendicularly distant westerly from the right of way
209 control line of said SR-154, opposite approximate Engineers Station 2059+51.68; thence North
210 05°52'37" East 81.47 feet to a point 163.00 feet perpendicularly distant westerly from the right of way
211 control line of said SR-154, opposite Engineers Station 2060+32.00; thence North 09°54'13" East
212 146.94 feet to the northerly boundary line of said entire tract to a point 146.80 feet perpendicularly
213 distant westerly from the right of way control line of said SR-154, opposite approximate Engineers
214 Station 2061+76.22; thence South 89°27'53" East 109.34 feet along said northerly boundary line to said
215 westerly highway right of way and limited access line thence South 00°06'14" East 226.11 feet to the
216 point of beginning as shown on the official map of said project on file in the Office of the Utah
217 Department of Transportation.

218
219 **AND LESS AND EXCEPTING:**

220 A parcel of land in fee for an expressway known as Project No. 1005, being part of an entire tract of
221 property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South,
222 Range 1 West, Salt Lake Base and Meridian. The Boundaries of said parcel of land are described as
223 follows:

224 Beginning at a point in the east line of the Northwest Quarter of said Section 5, at the southeast corner of
225 said entire tract, which point is 660.04 feet North 00°06'14" West (highway bearing North 00°02'30"
226 West) from the southeast corner of said Northwest Quarter; thence North 00°06'14" West (highway
227 bearing North 00°02'30" West) 226.14 feet along said east line of the northwest quarter, to the northeast
228 corner of said entire tract; thence North 89°27'53" West (highway bearing North 89°25'51" West)
229 150.00 feet along the northerly boundary line of said entire tract to a point 75.00 feet perpendicularly
230 distant westerly from the centerline of said project; thence South 00°06'14" East (highway bearing South
231 00°02'30" East) 226.11 feet along a line parallel to said centerline, to the south boundary line of said
232 entire tract; thence East (highway bearing South 89°25'04" East) 150.00 feet along said south boundary
233 line to the point of beginning as shown on the official map of said project on file in the Office of the
234 Utah Department of Transportation.

239 **Parcel 1: Third Rock Capital, LLC. - Parcel 270518000060000**

240 A tract of land, being part of an entire tract of property situate in the Southeast quarter of the Northwest
 241 quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of
 242 said tract of land are described as follows:

243 Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South
 244 street and the westerly highway right of way and no-access line of State Route 154, (Project No. S-
 245 0154(12)11), which point is approximately 2261.96 feet South $89^{\circ}13'30''$ East (Record East) along the
 246 Quarter Section line and 59.24 feet North $00^{\circ}46'30''$ East from the West Quarter corner of said Section
 247 5; and running thence along said northerly highway right of way and no-access line of 9000 South street
 248 the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right
 249 with a radius of 5676.58 feet, chord bears South $89^{\circ}48'59''$ West 71.36 feet; thence North $89^{\circ}49'25''$
 250 West 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract;
 251 thence North $00^{\circ}46'30''$ East (Record North) 602.02 feet, more or less to the northerly boundary line of
 252 said entire tract; thence South $89^{\circ}13'30''$ East (Record East) 161.55 feet, more or less, to said westerly
 253 highway right of way and no-access line of State Route 154, thence along said westerly highway right of
 254 way and no-access line the following two (2) courses and distances: (1) South $05^{\circ}58'54''$ West 548.49
 255 feet; thence South $31^{\circ}18'55''$ West 63.31 feet, more or less, to the point of beginning.

256

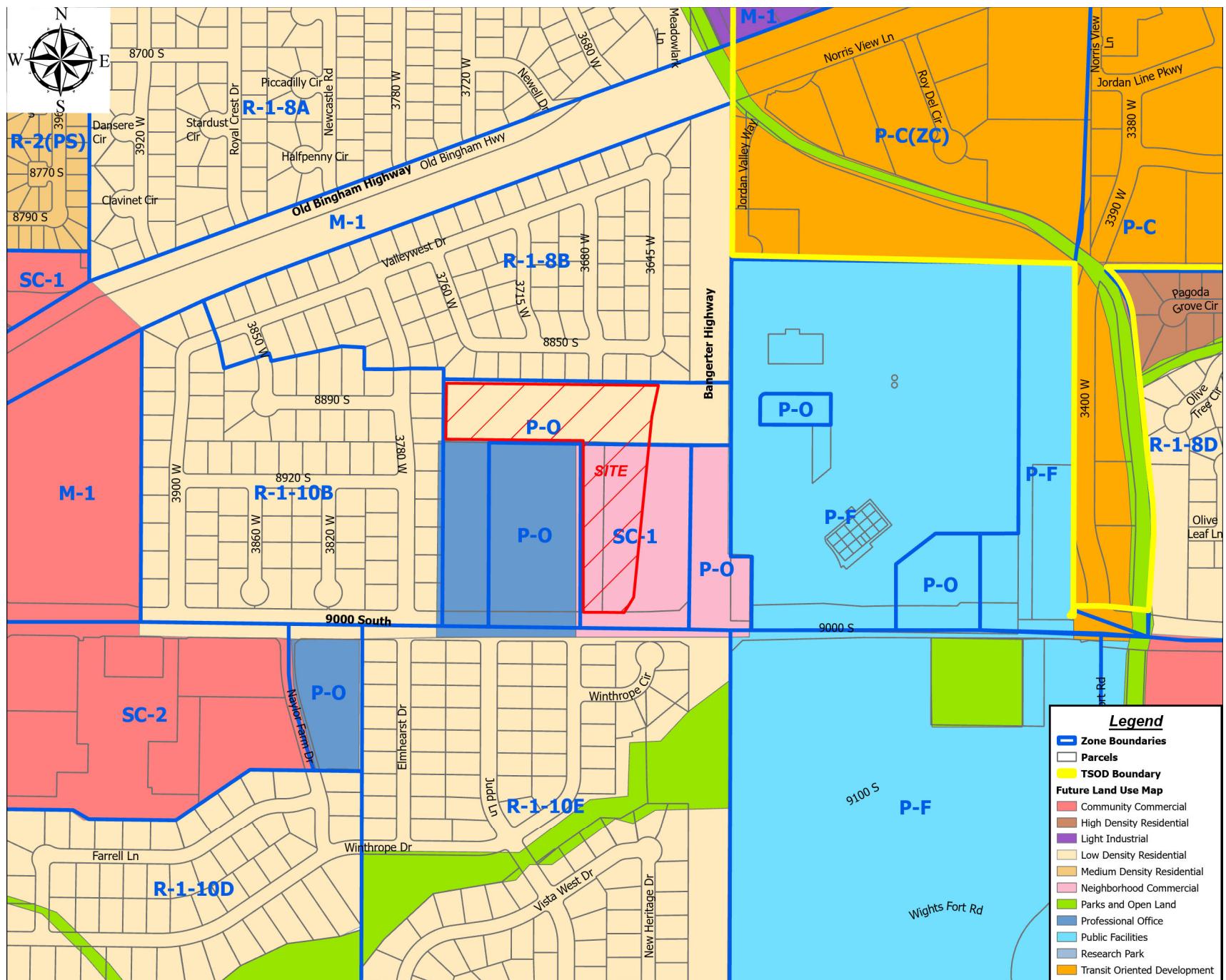
257 **Parcel 2: Joel Frost - Parcel 27051800010000**

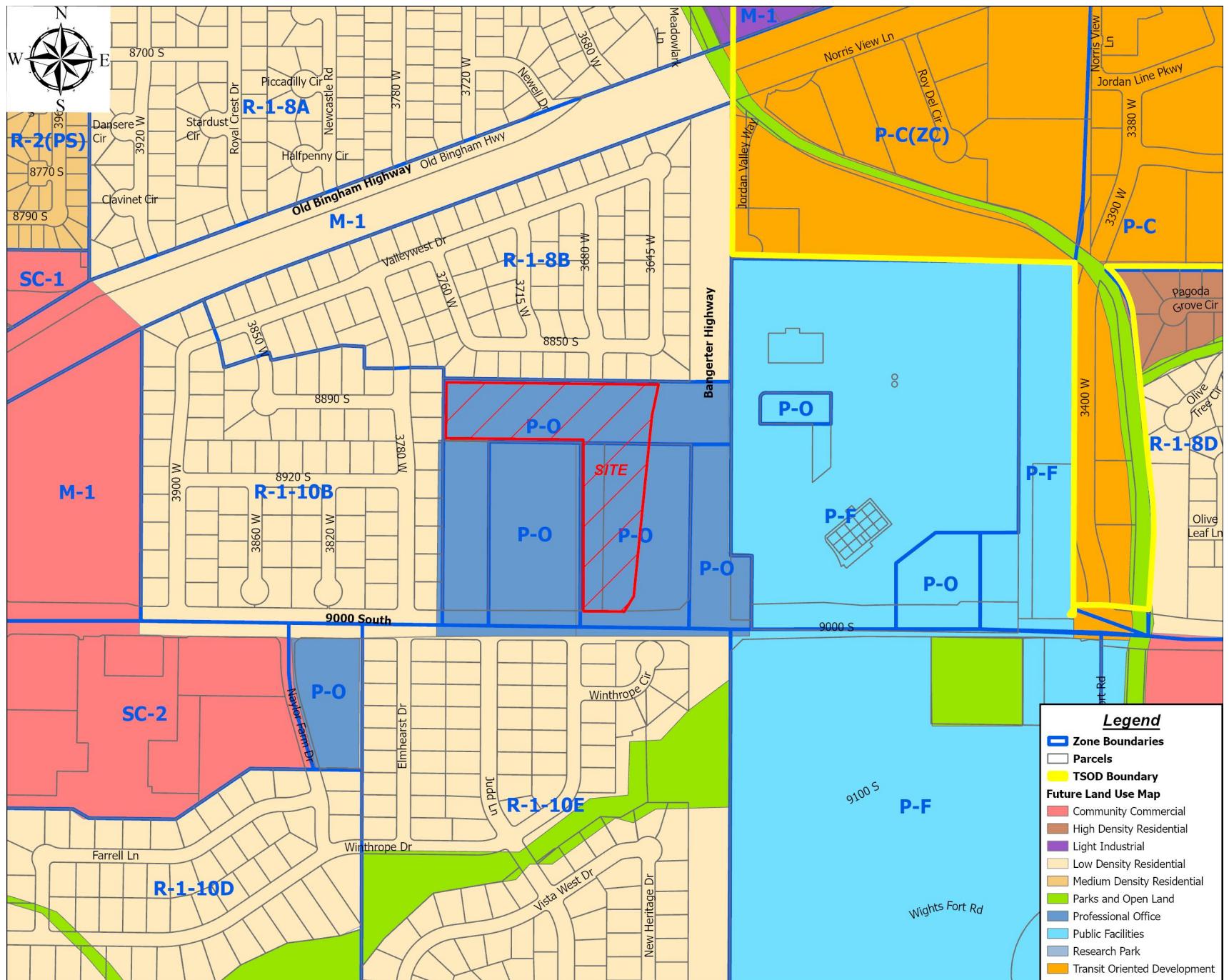
258 Beginning South 1976.1 feet and 2178 feet East from the Northwest corner of Section 5, Township 3
 259 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 660 feet; thence West
 260 76.5 feet, more or less to a fence; thence North along said fence 660 feet; thence East 76.5 feet, more or
 261 less, to the point of beginning.

262

263 **LESS AND EXCEPTING:**

264 Beginning at the Southwest corner of said entire tract, which point is 2105.26 feet East (highway bearing
 265 South $89^{\circ}24'59''$ East) from the West quarter corner of said Section 5; thence North (highway bearing
 266 North $00^{\circ}02'30''$ West) 57.18 feet along the West boundary line of said entire tract to a point 53.00 feet
 267 perpendicularly distant Northerly from the centerline of said 9000 South Street; thence North $89^{\circ}23'50''$
 268 East (highway bearing North $89^{\circ}58'51''$ East) 76.59 feet parallel to said centerline to the East boundary
 269 line of said entire tract; thence South (highway bearing South $00^{\circ}02'30''$ East) 57.98 feet along East
 270 boundary line to the Southeast corner of said entire tract; thence West (highway bearing North
 271 $89^{\circ}24'59''$ West) 74.50 feet along the South boundary line of said entire tract to the point of beginning as
 272 shown on the official map of said project on file in the office of the Utah Department of Transportation





**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING
COMMISSION HELD AUGUST 5, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

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

STAFF: Scott Langford, Larry Gardner, Ray McCandless, Mark Forsythe (remotely), Megan Jensen, David Murphy, Greg Davenport, Duncan Murray, Julie Davis

The briefing meeting was called to order by Trish Hatch with a quorum present. The agenda was reviewed and clarifying questions were answered. Training was provided by Duncan Murray.

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

Pledge of Allegiance

1. Approve Minutes of July 15, 2025

MOTION: Ammon Allen moved to approve the Minutes of July 15, 2025. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

2. Truck Ranch Pylon Sign; 5701 West 9000 South; Conditional Use Permit for a Freeway-Oriented Pylon Sign; SC-3 Zone; Wagner Core, LLC/Jadon Wagner (applicant) [#34443; parcel 26-02-426-006]

Matt Gilbert, applicant, said the sign is larger than 200 square feet and is freeway oriented on the corner of 9000 South and Mountain View Corridor. Thirty-six square feet of the sign is static and says Truck Ranch and the remainder is electronic display. The sign meets the height and setback requirement, they are asking for approval of the square footage. The electronic portion will mainly be used for advertising Truck Ranch. Clarification on the square footage was given.

Megan Jensen pointed out the sign location. It is considered a freeway oriented sign since it is on the Truck Ranch premises and is advertising for Truck Ranch along Mountain View Corridor. Overall height is 25 feet, and the overall area for the sign is 315 square feet, including the pole cover. The area for the electronic message portion is 178 square feet. The sign will be located outside of the public utility easement. Conditions to minimize distractions to travelers on Mountain View Corridor are taken from the city code for billboards with electronic display.

Staff recommended that the Planning Commission approve the Conditional Use Permit for a pylon sign, located at 5701 West 9000 South with the Conditions of Approval listed.

1. The text, images and graphics on the sign shall be static and complete within themselves, without continuation in content to the next image or message or to any other. Serial messages that require multiple passes or multiple signs to comprehend the message are prohibited.

2. All text and images must be of a size and shape to not cause drivers to reduce speed or become unreasonably distracted in order to comprehend the message. The city's focus under this condition shall be the method (in terms of letter size and other quantifiable physical attributes) used to convey a message on the sign rather than the content of such message.
3. The sign shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fade in or fade out or any other imitation of movement or motion, or any other means not providing constant illumination.
4. The transition from one static display to another must be effectively instantaneous, with a twirl time not exceeding 0.25 second.
5. The sign shall be equipped with a mechanism that automatically controls the sign's display period at all times. The dwell time for each message on the electronic display shall be at least eight (8) seconds, such that each message shall be illuminated and static for at least eight (8) seconds before transitioning to a new static display.
6. The sign shall not cause illuminance in excess of three-tenths (0.3) foot-candle above ambient light as measured perpendicular to the billboard at a distance of 157 feet. The sign shall be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's illuminance in direct correlation with natural ambient light conditions at all times.

Ammon Allen asked if the conditions are already requirements of the code or if they are determined on a case-by-case basis.

Megan Jensen said they are specifically for electronic billboards in the code, but she is applying them to this sign, which is not considered a billboard.

Trish Hatch opened the public hearing.

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

MOTION: Emily Gonzalez 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 a freeway-oriented pylon sign, located at 5701 West 9000 South with the Conditions of Approval listed in the staff report. The motion was seconded by Ammon Allen and passed 6-0 in favor. John Roberts was absent.

- *****
3. **Salt Depot (West Storage Yard); 5510 West Wells Park Road; Conditional Use Permit for Outdoor Storage & Operations and Salt/Sand Piles in the Drinking Water Source Protection Overlay Zone and modification to design standards for loading bay doors facing the street; M-1 Zone; Steve Mills (applicant) [#34764; parcel 26-12-102-015]**

Steve Mills, contractor with S & S Barns, pointed out the location of the existing operations for Salt Depot. The newly acquired property and proposed building will be used for strictly indoor storage and the remainder of the site will be paved with asphalt.

Mark Forsythe provided an overview of the site, which is located within the drinking water source protection overlay zone 3. The purpose of the overlay is to protect the groundwater from chemicals, salt, and sand that could drain into the wells. The applicant will pave the majority of the site with asphalt to protect the groundwater. He explained how the property will drain south and go first into an oil water separator to sort out salt, sand, and chemicals before discharging into the city systems. Regarding outdoor storage, the site is already screened with a solid metal fence on the south, east, and west. Gates on the south require solid metal panels and the north side chain-link fence requires opaque slats. Conditions of approval primarily serve to protect the groundwater from contamination. The best management practices are a carryover from the previous conditional use permit.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission grant approval of the Conditional Use Permit and the Modification to Design Standards for Salt Depot (West Storage Yard) located at 5510 West Wells Park Road in the M-1 zone with the conditions and requirements of approval listed.

Conditions of Approval

1. All loose material piles including, but not limited to, salt, sand, snowmelt, etc., shall be contained within a fully enclosed building. New buildings shall be reviewed and approved through the Amended Site Plan and Building Permit processes, as required by City ordinances.
2. The on-site storm water drainage system shall be equipped with filtration and clean-out equipment that prevents salt and other contaminants from entering the City storm water system.

Requirements of Approval

1. All motor vehicles must be parked on a paved asphalt or concrete surface per §13-12-6C of the West Jordan City Code.
2. All chain link fencing along the side and rear property lines must have full coverage of opaque privacy slats as required by §13-14-3B of the West Jordan City Code.
3. The front gate must be composed of solid metal wall panels to screen the outdoor storage yard in accordance with §13-14-3B of the West Jordan City Code.
4. All Best Management Practices required with the 2019 Conditional Use Permit for Salt Depot and approved by the City in 2022 shall be followed at all times.

Trish Hatch opened the public hearing.

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

Ammon Allen said the staff report addressed his concerns and the best management practices in place were good.

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 & operations and salt/sand piles in the Drinking Water Source Protection Overlay Zone for Salt Depot (West Storage Yard) located at 5510 West Wells Park Road in the M-1 zone with the Conditions and Requirements of Approval listed in the staff report. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.**

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 Modification to Design Standards for Salt Depot (West Storage Yard) located at 5510 West Wells Park Road in the M-1 zone. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

4. South Valley Water Reclamation Facility; 7495 South 1300 West; Recommendation to the City Council for a Future Land Use Map Amendment for 6.508 acres from Business Research Park to Public Facilities or other designation and Rezone 6.508 acres from BR-P (Business Research Park) Zone to P-F (Public Facilities) Zone or other zoning district; SVWRF/Taigon Worthen, P.E. (applicant) [#34548, 34549; parcel 21-26-306-001]

Taigon Worthen, Facility Engineer for South Valley Water Reclamation Facility, said this facility is an appendage of city and the city is involved in capital funding projects for the facility. They were surprised to learn that the subject parcel was not zoned P-F like the rest of the property. When they submitted plans for a new administration building they were told that the zoning was BR-P and required a larger setback. This was a problem because 1300 West is elevated from the rest of the property and a greater amount of fill would be needed for the larger setback. The request is to rezone the property to P-F, which is more in line with their operations, that benefit the citizens. He stated that the option for a P-O zone was brought up at a discussion with City Council. However, that is more restrictive and would not allow for the future needs of a maintenance shop, shipping/receiving, vehicle facility shop, and a warehouse. With the current setup, those operations are inside the facility, which is a security risk. Moving those buildings closer to 1300 West would take them outside of the process area and benefit security. It is also more economical for them to be able to have a setback of 30 feet instead of 50 feet. He pointed out that the existing entire facility is bordered next to residential areas. He said odor control is a top priority. The parcel is not intended for process uses but is for support functions.

Ray McCandless stated that the property had been designated as Business Research Park since at least 2012. A research park would be something like the University of Utah's with large buildings and large open spaces. The Commission should consider if the BR-P zoning is a good fit for the property. If not, is the more appropriate zone public facilities or professional office as was recommended by the City Council. The City Council was concerned that the P-F zone would allow for expansion of facilities on the property. South Valley was not anticipating it, but it opens the door for more intensive uses. The Administrative offices are allowed in either zone with a reduced front yard setback. City Council felt that the P-O zone could be an interim thing and then when the uses are established in the future they could come back with a request for the P-F zone.

Based on the analysis contained in the report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the West Jordan General Plan Future Land Use Map from BR-P Business and Research Park to P-O (Professional Office) and rezone the property from a BR-P (Business Research Park) Zone to P-O (Professional Office) Zone for 6.508 acres of land located at 7495 South 1300 West.

Jimmy Anderson asked if staff's opinion had changed based on the applicant's explanations for the request.

Ray McCandless said the concern is they had heard it could be used for maintenance facilities and a dump station in the future, but staff does not know where they will be located. So, in the interest of protecting the adjoining residential uses, staff felt that professional office is better.

Ammon Allen said he would rather see everything the same. He asked which of the proposed uses cannot go in the P-O zone that are allowed in the P-F zone.

Ray McCandless said the maintenance facility, and he was not sure about the dump station.

Ammon Allen said there are roads on two sides of the property and an increased setback next to the senior housing to the south. He asked what types of disturbances are expected for staff to recommend the P-O zone. He asked if staff would support a change to P-F in the future.

Ray McCandless said the intensity of the potential uses is the concern. A future recommendation would depend on what the plan showed and how that might affect the neighbors and traffic.

Scott Langford shared that part of the struggle at the committee of the whole meeting seemed to be that the P-F zone is without a lot of control to mitigate impacts. Given the two options with the two existing tools, the Council opted for the P-O zone with the option to revisit the issue in the future when more concrete plans are presented. There could be a third option for amendments to the P-F zone.

Ammon Allen said he was trying to understand what they are trying to do. He said at some point they need a maintenance facility, and we are either going to say no or yes, but they cannot condition a P-F zoning.

Duncan Murray said there is an option of creating a new zone and in the meantime rezone to P-O. A new zone, such as a P-F limited zone, could exclude undesired uses that are currently in the P-F zone.

Trish Hatch said it seemed logical to her that it is the same as the P-F zone surrounding it. She was interested in seeing the topography of the area as it relates to the adjoining residential areas.

Trish Hatch opened the public hearing.

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

Jay Thomas said he is a very close neighbor to the facility and was concerned in giving a blank approval to the process. He asked what the traffic pattern would be and what kind of new traffic would be added with a dump station, and about the noise impacts from a repair shop. He was comfortable with the P-O zone with the possibility to change it to a different zone in the future.

Jimmy Anderson asked the applicant to explain his comment about security and the maintenance facility.

Taigon Worthen stated that the current maintenance buildings border residential homes on the northwest across the canal and currently suppliers are brought into the process area. Moving it outside of the process area will keep the site secure. The current maintenance building is closer to homes than the new one would be. Maintenance is done within a closed building and there would not be any further noise. The larger parcel will allow them to move even further away from the residents.

Jimmy Anderson noted that the only building in review now is the administration building, and he asked if there was a timeline for the maintenance buildings.

Taigon Worthen said it would probably be 10 years because they are not in the capital improvements plans. Within the current capital improvement plan is the construction of a second road on the south side and a bridge over the canal so they can rebuild the original bridge. That will also allow another way in to control how contractors come into the facility. Their intention is to build the road on the south side of the parcel and cross the canal.

Jimmy Anderson asked if the P-O zone would give them everything they need for what they want to construct at this time.

Taigon Worthen said he did not know, because he did not consider the P-O zone. He did know that it is too restrictive for the maintenance shop and shipping/receiving.

Tom Hollingsworth asked where the future facilities would be located in relation to the administration building.

Taigon Worthen said they would be to the east closer to the canal, and the parcel will have to be terraced.

Trish Hatch asked the applicant to address the question of new traffic with regards to the administration building.

Taigon Worthen said Ensign Engineering looked at all impacts to all public infrastructure. He said nothing will be different from what they are already doing but with the destination of the traffic being closer to 1300 West rather than coming into the facility.

Jay Thomas said if a dump station is installed there will be more traffic with trailers and RVs.

Taigon Worthen said they do not accept residential RVs at this time. Currently they utilize commercial waste haulers and member entities. There is a residential RV dump nearby at 7000 South. He said that the same traffic will come to the site as it currently does, but the location will be closer to 1300 West. The location of the dump station would be far enough away from 1300 West to avoid trucks stacking onto the road.

Ammon Allen felt that the zoning should go straight to P-F.

Tom Hollingsworth agreed. Making the applicant come back in the future is causing unnecessary churn in the system.

Jimmy Anderson said it would have been nice to be included in the discussions at the committee of the whole meeting. He understood where the Council is coming from, but this is a really long-range plan.

MOTION: **Ammon Allen moved to forward a positive recommendation to the City Council to amend the West Jordan General Plan Future Land Use Map from Business and Research Park to Public Facilities for 6.508 acres of land located at 7495 South 1300 West. The motion was seconded by Jimmy Anderson and passed 5-1 in favor with Jay Thomas casting the negative vote. John Roberts was absent.**

MOTION: **Ammon Allen moved to forward a positive recommendation to the City Council to rezone 6.508 acres of land located at 7495 South 1300 West from a BR-P (Business Research Park) Zone to P-F (Public Facilities) Zone. The motion was seconded by Jimmy Anderson and passed 5-1 in favor with Jay Thomas casting the negative vote. John Roberts was absent.**

5. Visionary Square; approximately 3860 West 9000 South; Recommendation to the City Council for a Future Land Use Map Amendment for 6.81 acres from Neighborhood Commercial and Low Density Residential to Professional Office, a Rezone for 2.89 acres from SC-1 (Neighborhood Shopping Center) Zone to P-O (Professional Office) Zone, and Master Development Agreement; Joel Frost (applicant) [#34429, 34430, 34593; parcels 27-05-179-040, 27-05-180-006, 001]

Chad Jones, representing the applicant, explained the location and request for 3 parcels. He reviewed the current and proposed land use and zoning designations with a request for the P-O zone to better match the surrounding area. Fifty percent of 9000 South has non-residential uses, and the majority of the residential backs 9000 South. The 2023 General Plan states that Professional Office is considered an ideal buffer between commercial and residential uses. The proposal will build upon existing and established patterns. Given the conditions of the property, there were several uses that UDOT would not allow in the existing SC-1 zone. Most commercial uses in the SC-1 zone are already provided in the area. UDOT supports the proposal with a right in/right out only. They completed a water and sewer analysis and they have been working with the city and the extra density created by this amendment is addressed in the master development agreement. The concept is for small incubator space for start-up businesses. All activities will comply with the Professional Office zone. Along with the right in/right out there will be a deceleration lane off Bangerter. The required emergency access points to the north will be a locked gate only accessed by fire and EMS in either direction.

Ammon Allen asked if they had tried to get access from Copper Ridge to the west.

Joel Frost, property owner, said there had been no interest from any of the owners for a joint venture or in purchasing their property.

Mark Forsythe stated that the City Council saw the concept at the Committee of the Whole in April and the feedback was positive. A neighborhood meeting was held before that, and the main concern being traffic coming in and out of the residential neighborhood or kids cutting through to 9000 South. He reviewed the master development agreement, which had been provided to the commission for review, which includes a provision to close the north access off with gates for fire and EMS only, and no pedestrian access. Those details will be worked out with the site plan if this request is approved. The MDA also addresses stormwater improvements. This development would add a little more to the storm drain systems to the north that will require some upsizing to tie in properly, which would be addressed at the site plan.

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 concerning the proposed Future Land Use Map Amendment for 6.81 acres of property from Neighborhood Commercial and Low Density Residential to Professional Office, and the proposed Rezone for 2.89 acres of property from an SC-1 (*Neighborhood Shopping Center*) Zone to a P-O (*Professional Office*) Zone, and the Master Development Agreement.

Trish Hatch opened the public hearing.

Kim Turner, West Jordan resident, said the main concern was the access and making sure that it is cut off and that it will not change in the future. He said that the water pressure in the area had been bad for the last few years and is getting worse. He wanted to be sure, especially since this is a higher density, that the development puts in the right water flow that this use requires.

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

MOTION: **Jimmy Anderson moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to amend the Future Land Use Map land use designations concerning 6.81 acres at approximately 3860 West 9000 South from Neighborhood Commercial and Low Density Residential to Professional Office. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. John Roberts was absent.**

MOTION: **Jimmy Anderson moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to Rezone the parcels comprising 2.89 acres and located at approximately 3860 West 9000 South from an SC-1 Zone to a P-O Zone. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. John Roberts was absent.**

6. Sanitary Sewer Master Plan Update; Recommendation to the City Council to Amend the West Jordan 2023 General Plan to include the Sanitary Sewer Master Plan Update; City-wide applicability; City of West Jordan (applicant)

David Murphy presented the Sanitary Sewer Master Plan update and process. The plan is part of the General Plan, the update examined current and future demands, and recommends capital facilities projects to meet existing and future needs. He invited all comments.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for this application.

Questions from the Commission were answered regarding water and sewer availability, ground water source protection as it relates to chemicals from asphalt, and cost increases for sewer and water services.

Ammon Allen said that he liked that the city is being proactive in the process by maintaining our systems and not waiting for breakdown.

Trish Hatch opened the public hearing.

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

MOTION: Ammon Allen moved to forward a positive recommendation to the City Council to update the West Jordan Sanitary Sewer Master Plan as presented. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.

7. Text Amendment – Vehicles in Residential Zones; Recommendation to the City Council to Amend the West Jordan City Code Title 13-2-3: Definitions, 13-5B-7: General Provisions, 13-8-14: Storage of Vehicles in Residential Zones – Updating types of vehicles and equipment permitted to be stored in residential zones and adding associated definitions; city-wide applicability; City of West Jordan (applicant)

Megan Jensen said this amendment is mostly the result of enforcement issues with commercial vehicles being stored in residential zones and lack of clarity in the code regarding size, quantity and location. The City Council had discussed the item in the past and completed a survey for input. Section 13-5B-7 is proposed to be consolidated with the new section. Section 13-8-14 is the main section to address the issue. The classification system is from the Federal Highway Administration. The update includes a chart, definitions, and a table that was created from the feedback of the City Council.

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 Vehicle Parking in residential zones.

Trish Hatch opened the public hearing.

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

MOTION: **Emily Gonzalez moved, based on the information and findings set forth in this staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to amend Sections 13-2-3, 13-5B-7, and 13-8-14 as presented. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. John Roberts was absent.**

MOTION: **Emily Gonzalez moved to adjourn.**

The meeting was adjourned at 7:41

JAY THOMAS

Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2025

Exhibit D

General Plan Map Amendment - Written Justification

1. Explanation of How the Required Findings of the Municipal Code Are Met

The proposed amendment to the General Plan Map supports the City of West Jordan's long-term planning objectives by aligning land use designation with the evolving needs of the community. The amendment shifts the zoning designation to Professional Office (P-O), which better reflects the intended use of the property and supports the city's goals of economic development and optimized land use.

The amendment complies with the Municipal Code by:

- Promoting orderly growth and development by allowing for small business-friendly office spaces, reducing the need for large-scale retail developments that may contribute to congestion.
- Enhancing public health, safety, and welfare through a land use that generates lower traffic volumes and complements nearby developments while adhering to UDOT's requirements.
- Encouraging economic stability by providing ownership opportunities for local entrepreneurs, thereby strengthening the city's tax base and fostering job creation.

2. Analysis of Potential Impacts on Existing Infrastructure and Public Services

The proposed amendment has been assessed for its impact on public infrastructure and services. Key findings include:

- **Traffic & Transportation:** The Professional Office zoning results in significantly lower traffic generation compared to retail. Right-in, right-out access and deceleration areas are planned to minimize traffic disruptions.
- **Water & Sewer:** The development will comply with all municipal requirements for water looping and sewer rerouting, ensuring no minimal impact on existing services.
- **Storm Drainage:** A comprehensive stormwater management plan will be implemented to protect surrounding properties.
- **Electric Power & Utilities:** The proposed use is not anticipated to place any undue strain on existing power infrastructure and should be supported by current service capacities; however, an analysis on this has not been completed to date.
- **Fire Protection & Emergency Services:** The layout allows for clear emergency vehicle access, meeting all fire code regulations and ensuring public safety.
- **Garbage Collection:** The development will integrate a waste management plan that aligns with city, ensuring efficient and responsible disposal.

3. Potential Use of the Property within the Proposed Amendment Area

The amendment facilitates the development of a professional office complex designed to support small businesses and entrepreneurs. This use:

- Provides flexible office and commercial spaces in a strategic location.
- Offers ownership opportunities, promoting long-term investment in West Jordan.
- Enhances the visual and economic landscape without overburdening existing infrastructure.
- Aligns with UDOT's restrictions, making it a suitable alternative to high-traffic retail developments.

4. Explanation of Why the Existing General Plan Designation is No Longer Appropriate or Feasible

The current designation is SC-1, which allows for retail, is no longer viable due to:

- UDOT restrictions limiting high-traffic retail at this location, making large-scale commercial development impractical.
- Market shifts that have increased demand for small business-friendly office spaces rather than additional retail.
- Traffic and safety considerations, where a lower-impact office use provides a better fit for the area's road network and adjacent properties.
- Alignment with city objectives, ensuring efficient land use that contributes to local economic resilience without negatively impacting infrastructure or public services.

Conclusion

The proposed amendment reflects a responsible and strategic land use decision, aligning with municipal goals and community needs. By transitioning to Professional Office zoning, the site will be developed in a way that enhances economic stability, maintains infrastructure integrity, and supports small businesses while adhering to all city planning and safety requirements.

This amendment is in the best interest of the City of West Jordan and its residents, ensuring that land use continues to evolve in a way that meets modern economic and infrastructural demands.

Exhibit F:

Written Narratives

1. Public Purpose for the Amendment to the Zone

The amendment to a Professional Office (P-O) zone aligns closely with the city's goal of strengthening the commercial tax base and meeting the rising need for accessible business spaces. Visionary Square is designed to serve West Jordan's economic vitality by offering affordable, ownership-friendly commercial offices and flex spaces tailored for small business owners and entrepreneurs, promoting sustainable business growth and local economic stability.

2. Confirmation that the Public Purpose is Best Served by the Amendment

This amendment supports the highest and best use of this location, as it allows for commercial zoning that optimally leverages the site's potential. Visionary Square is specifically designed to meet UDOT's requirements, minimizing traffic impact compared to traditional retail and enhancing public safety near the highway off-ramp. The development makes efficient use of local infrastructure without contributing to the congestion typical of larger commercial spaces.

3. Compatibility with the City's General Plan Timing and Sequencing

Visionary Square's timing aligns well with the city's needs, as the area has remained underutilized amid recent economic shifts. Increasing demand for smaller, ownership-ready commercial spaces makes Visionary Square a timely addition to the city's growth strategy. Additionally, UDOT restrictions on retail in this location support Visionary Square's focus on small-scale office use, reinforcing its alignment with the city's objectives.

4. Potential to Hinder or Obstruct General Plan Policies

Visionary Square actively supports the city's general plan by fostering a business-friendly environment that encourages economic diversity and fills a critical gap for smaller commercial spaces. Our project is meticulously designed to comply with all safety and infrastructure requirements, adding to the city's appeal without disrupting established policies.

5. Adverse Impacts on Adjacent Landowners

Visionary Square is thoughtfully designed as a low-impact commercial development that minimizes noise, light, and traffic disruptions for both nearby businesses and residential areas. The project will incorporate high-quality materials to visually elevate the space and complement the surrounding neighborhood. A privacy fence, along with intentional

design elements, ensures that the development respects and enhances the character and future vision of the community

6. Verification of Correctness of the Original Zoning

Given the site's proximity to a highway off-ramp and UDOT's restrictions on high-traffic retail, the original retail zoning no longer aligns with the area's practical use and current needs. Visionary Square's proposed P-O zoning amendment accommodates this shift by providing highly sought-after, ownership-friendly spaces that support small business growth and complement the local community.

7. Impacts on City Services (Water, Sewer, Storm Drain, Public Streets, Traffic, Fire, and Police)

In collaboration with city-recommended licensed engineering firms, our team will ensure compliance with water looping, sewer rerouting, and stormwater management requirements. Visionary Square's right-in, right-out access and deceleration areas are designed to minimize traffic impact, and emergency vehicle access has been carefully integrated, meeting fire and police service standards

8. Impacts on Schools

As a commercial office development, Visionary Square will not affect local schools or contribute to increased enrollment. By focusing on small business tenants, we mitigate any potential strain on educational resources.

9. Impacts on the Local Economy and Other Factors Requested by the Planning Department

Visionary Square is a strategic asset, providing a rare opportunity for local small business ownership. It directly supports West Jordan's economic goals by encouraging small business growth and creating new job opportunities, bolstering the local economy in line with the city's vision.



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, August 26, 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. 25-34 amending West Jordan City Code Section 13-5B-8 External Accessory Dwelling Units
- Ordinance No. 25-40 a petition from Joel Frost requesting a Master Development Agreement and Ordinance No. 25-41 Future Land Use Map Amendment for 6.81 acres, and a Rezone of 2.9 acres to P-O (Professional Office) Zone for Visionary Square located at 8871 South 3680 West and 9000 South 3360 West and 3680 West
- Ordinance No. 25-37 text amendment to update Definitions, General Provisions, and Vehicle and Equipment Types Allowed in Residential Zones (Title 13-2-3, 13-5B-7, and 13-8-14)
- Adoption of the Final Budget for the City of West Jordan Fiscal Year 2026

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 August 13, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Alan Anderson, Council Office Director

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-34 Amending Title 13-5B-8 External Accessory Dwelling Units

2. EXECUTIVE SUMMARY

The Council is being asked to consider amendments to Title 13-5B-8 regarding setbacks for ADU's on 10,000 square foot lots or larger.

As reflected in Attachment A, proposed revisions to code include various grammatical and/or clarifying adjustments, with amendments which establish:

- A six feet setback requirement from the rear property line (from 15 feet)
- A six feet setback from internal side property line (from eight feet)
- A maximum building height of each EADU of 20 feet
- That any EADU over 17 feet high shall be setback from side and rear property lines in 20 accordance with the minimum setbacks of this section, plus one foot for each additional 21 foot of height, or part thereof, in excess of 17 feet.

Unchanged setback distances:

- Setback from primary dwelling – six feet.
- Setback from corner side property line – 20 feet.

3. TIME SENSITIVITY / URGENCY

Any deadline is at the discretion of the council

4. FISCAL NOTE

There would be no impact to the budget

5. PLANNING COMMISSION RECOMMENDATION

At its [July 15, 2025](#) meeting, the Planning Commission voted 6-0 to forward a positive recommendation (Commissioner Gonzales was absent).

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

The council initially deliberated regarding External Accessory Dwelling Unit (EADU) in a work session on [March 11, 2025](#).

The consensus of the council at this meeting was:

- to permit EADU's on single family lots 10,000 square feet and greater
- Look at refining setback after meeting with staff and the fire marshal

Following that direction, the Council held a follow up work session on [June 24, 2025](#) where the feedback with staff and the fire marshal was to reduce the setbacks allowing greater flexibility on the addition on EADU are parcels.

The consensus of the council at this meeting was as follows:

- Maintain the setback from the primary dwelling at 6' (see Attachment A line 14)
- Maintain the setback from the corner side property at 20'
- Reduce the setback from the internal side property line from 8' to 6'. (see Attachment A line 14-15)
- Reduce the rear setback from 15' to 6' with an adjustment based on building height of the ADU.
 - EADU cannot be higher than 20'. (see Attachment A line 16)
 - Any EADU that is over 17' tall shall be setback an additional foot for each foot in height. (see Attachment A lines 16-18)
- Other provisions such as maximum building coverage of lots, compatibility with existing dwelling units, etc., to remain unchanged.

Additional Information & Analysis

Accessory Dwelling Units are described by the City of West Jordan [within the General Plan here](#), and defined in [Chapter 5 of Title 13](#).

Utah's ADU legislation was most recently updated in 2021, permitting internal or attached ADU's to single-family dwellings as of October 1, 2021.

The West Jordan City Council last discussed ADU's in the [June 9, 2021 City Council Meeting](#), amending Ordinance No. 21-18, which added ADU's to all R-1 Single-Family Residential Zones.

A state-wide ADU research and regulations website, for general reference, [can be found here](#).

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.
- **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.

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

THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 25-34

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
AMENDING SUBSECTION 13-5B-8B (EXTERNAL ACCESSORY DWELLING UNITS)**

6 WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City**
7 **Code**”) in 2009; and the City Council of the City (“**Council**” or “**City Council**”) desires to amend
8 City Code Subsection 13-5B-8B, to permit External Accessory Dwelling Units (“**EADU's**”) on all
9 single family platted residential lots 10,000 square feet or larger and to modify setbacks for
10 consistency (“**proposed City Code amendments**”); and

11 WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public
12 hearing and provided a recommendation on July 15, 2025, regarding the proposed City Code
13 amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

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

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

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

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

23 WHEREAS, the City Council held a public hearing on August 26, 2025, regarding the
24 proposed City Code amendments, and finds it to be in the best interest of the public health, safety,
25 and welfare of the residents of the City to adopt the proposed City Code amendments.

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

28 **Section 1. Amendment of City Code Provisions.** With regards to the City Code, Subsection
29 13-5B-8B, regarding EADU's, is amended, as shown in Attachments A (legislative version) and B
30 (clean version) to this Ordinance.

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

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

[See next page.]

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

42
43 CITY OF WEST JORDAN
44
45

46 By: _____
47 Kayleen Whitelock
48 Council Chair

49 ATTEST:
50
51

52 _____
53 Cindy M. Quick, MMC
54 Council Office Clerk
55
56

57
58 **Voting by the City Council**

"YES" "NO"

59 Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
60 Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
61 Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
62 Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
63 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
64 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
65 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

66
67 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

68 Mayor's Action: _____ Approve _____ Veto
69
70

71 By: _____
72 _____
73 Mayor Dirk Burton Date
74

75 ATTEST:
76
77 _____
78 Tangee Sloan, MMC, UCC
79 City Recorder
80
81
82

STATEMENT OF APPROVAL/PASSAGE (check one)

____ The Mayor approved and signed Ordinance No. 25-34.

The Mayor vetoed Ordinance No. 25-34 on _____ and the City Council timely overrode the veto of the Mayor by a vote of ____ to ____.

Ordinance No. 25-34 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

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

Tangee Sloan, MMC, UCC
City Recorder

[Attachments on the following pages.]

126

127 **Attachments A and B to**
128 **ORDINANCE NO. 25-34**

129 **AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;**
130 **AMENDING SUBSECTION 13-5B-8B (EXTERNAL ACCESSORY DWELLING UNITS)**

131
132 **Attachment A – Legislative Version**

134 Attachment B - Clean Version

135
136 *[See the following pages.]*

137

Attachment A – Legislative Version

B. External Accessory Dwelling Units.

1. External Accessory Dwelling Units (EADU or EADUs) are only permitted in the R-1, R-10, R-1-12, R-1-14, RR, RE, zones. EADUs in the PC, LSFR and VLSFR zone are only allowed on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

2. ~~Detached accessory dwelling structures~~ Each EADU must be built on a permanent foundation which meets the ~~B~~uilding ~~E~~code.

3. External Accessory dwelling units Each EADU shall be located on the same lot with the principal building and the footprint area shall be less than the principal building.

4. External Accessory Dwelling Units Each EADU shall not cover more than ~~twenty~~ 20 percent (20%) of the rear and side yard.

5. Setbacks and height requirements for EADUs External Accessory Dwelling Units are:

- a. Six feet (6) setback from primary dwelling;
 - b. ~~fifteen feet (15)~~ Six feet setback from rear property line;
 - c. ~~eight feet (8)~~ Six feet setback from internal side property line; and
 - d. ~~twenty~~ 20 feet (20') setback from the corner side property line.
 - e. The maximum building height of each EADU is 20 feet; and
 - f. Any EADU over 17 feet high shall be set back from side and rear property lines in accordance with the minimum setbacks of this section, plus one foot for each additional foot of height, or part thereof, in excess of 17 feet.

6. ~~External Accessory Dwelling Units (EADU)~~ design and materials shall be similar to and compatible with the design of the primary dwelling and shall be approved by the ~~D~~esign ~~R~~ecommendation ~~C~~ommittee.

7. Lots with external accessory dwelling units EADUs are subject to all maximum building coverage requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022)

Attachment B – Clean Version

B. External Accessory Dwelling Units.

1. External Accessory Dwelling Units (EADU or EADUs) are only permitted on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

2. Each EADU must be built on a permanent foundation which meets the building code.

3. Each EADU shall be located on the same lot with the principal building and the footprint area shall be less than the principal building.

4. Each EADU shall not cover more than 20 percent of the rear and side yard.

5. Setbacks and height requirements for EADUs:

- a. Six feet setback from primary dwelling;
 - b. Six feet setback from rear property line;
 - c. Six feet setback from internal side property line; and
 - d. 20 feet setback from the corner side property line.
 - e. The maximum building height of each EADU is 20 feet; and
 - f. Any EADU over 17 feet high shall be set back from side and rear property lines in accordance with the minimum setbacks of this section, plus one foot for each additional foot of height, or part thereof, in excess of 17 feet.

6. EADU design and materials shall be similar to and compatible with the design of the primary dwelling and shall be approved by the design review committee.

7. Lots with EADUs are subject to all maximum building coverage requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022)

23



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, August 26, 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. 25-34 amending West Jordan City Code Section 13-5B-8 External Accessory Dwelling Units
- Ordinance No. 25-40 a petition from Joel Frost requesting a Master Development Agreement and Ordinance No. 25-41 Future Land Use Map Amendment for 6.81 acres, and a Rezone of 2.9 acres to P-O (Professional Office) Zone for Visionary Square located at 8871 South 3680 West and 9000 South 3360 West and 3680 West
- Ordinance No. 25-37 text amendment to update Definitions, General Provisions, and Vehicle and Equipment Types Allowed in Residential Zones (Title 13-2-3, 13-5B-7, and 13-8-14)
- Adoption of the Final Budget for the City of West Jordan Fiscal Year 2026

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 August 13, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk



**MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, March 11, 2025 – 4:00 pm**
Approved March 25, 2025
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, Kelvin Green, Kent Shelton, Zach Jacob

STAFF: Assistant City Attorney Chase Ames, Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Purchasing Manager Joe Bryant, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, City Planner/Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Buyer/Contracts Specialist Krista Smith

Chair Lamb called the meeting to order at 4:00 pm and noted that Council Member Bedore was expected to join shortly.

2. DISCUSSION TOPICS

a. *Discussion of recommended amendments to Title 3 – City Procurement*

Purchasing Manager Joe Bryant presented proposed Procurement Code revisions, stating he believed the proposed changes would improve transparency and provide staff with improved buying power, and the agility to make purchasing decisions in the face of ever-changing market conditions.

Council Member Green felt that there were too many words and not enough subsections in the document. He expressed the opinion that it needed to be simplified.

Council Member Bedore arrived at 4:03 pm

Vice Chair Whitelock agreed with Council Member Green and spoke of redundancies throughout the document. Chair Lamb agreed to remove redundancies but wanted to make sure all needed information stayed in the Code for clarity. Chair Lamb said he trusted the legal team.

Council Member Green referred to language from the existing Procurement Code requiring that the Council receive a written disclosure for an informal survey process costing over \$10,000. He said he had never seen such a report. Mr. Bryant said it was his understanding that the requirement changed with the change in form of government, and Council Member Green pointed out the requirement was still in the Code.

Council Member Jacob said if there was a problem, he wanted to fix it, but if there was not currently a problem, it did not need to be fixed. Vice Chair Whitelock believed the Council would be held responsible for the entire Procurement Code they adopted. Council Member Green felt responsible to make language more user friendly for staff and the general public.

Responding to the example used by Council Member Green, staff said it would be rare for an informal survey process to exceed \$10,000. Mr. Bryant said the Council would most likely receive an email in such a case. Mr. Bryant explained situations in which an informal survey process might be used.

Council Member Bloom asked if current processes were sufficient for tie bid situations. Mr. Bryant said the old practice was to draw straws, and said the proposed method was, having fully vetted the bidders, to select the bidder closest in location to City Hall. Council Member Green said he was uncomfortable with that provision. Vice Chair Whitelock said she liked the idea of choosing a West Jordan vendor over a vendor located outside the City if there was a tie in a bid and everything else was equal. Council Member Bloom said she agreed. Chair Lamb asked if the Council was in favor of staff removing redundancies, and simplifying language where possible. The Council appeared to be in agreement.

The Council reviewed a color-coded chart of proposed changes in dollar thresholds. Vice Chair Whitelock asked how staff came up with the dollar amounts. Mr. Bryant said staff looked at thresholds in other cities and utilized their professional experience. Council Member Green said he was generally comfortable with the numbers, and suggested implementing a method to adjust for inflation over time. Mr. Bryant responded that proposed language would require adjusted thresholds to be posted in the annual budget. Council Member Green suggested an updated chart should be posted on the website for accessibility and transparency.

City Administrator Korban Lee said one of the proposals was to remove most of the numbers from the Code and document them in the budget, leaving the following language in the Code, "competitive solicitation threshold shall increase by 3% or the actual positive net percent in CPI, whichever is less, as documented in the budget." He said he liked putting the dollar amounts in the budget, and asked if the Council wanted to leave reference to the CPI in the Code. Council Member Green said he would rather remove reference to the 3% and CPI, and leave the Code more flexible. Council Member Jacob suggested the Code should include a statement that an annual review would occur. Council Members Whitelock, Jacob, Green, Bedore, and Bloom indicated support.

Mr. Lee asked if the Council were comfortable with the numbers proposed. Council Member Bloom said she wanted to ensure the Procurement Code still included accountability and oversight. Council Member Green said he was comfortable with the proposed numbers because they were equal to or lower than numbers in the State Procurement Code. Mr. Lee said he believed the proposed numbers represented a balance, allowing departments to get what they needed with oversight of use of tax dollars.

Vice Chair Whitelock referred to language regarding issuance of p-cards to City Council Members, and said she could not think of a reason a p-card would need to be issued to a

City Council Member. Vice Chair Whitelock suggested the language should be removed. Council Member Green said he agreed. He said the provision originated a long time ago, but the practice of issuing p-cards to the Council stopped after the situation was abused by an individual. Council Members Green, Shelton, Whitelock, Bedore, and Bloom agreed with removing the language related to the City Council and p-cards. Council Member Jacob said he believed there were situations in which a p-card could be a good idea, such as taking a legislator to lunch to discuss City business. Chair Lamb suggested further discussion at a future meeting if needed.

Mr. Lee explained transitional costs and the proposed non-competitive renewal process. Council Member Green expressed support for obtaining budgeting software for the City.

b. *Discussion on possible amendments to Title 13-5B-8 - Accessory Dwelling Units*

Council Member Green said current Code did not allow external accessory dwelling units (ADUs) in RR or Agricultural Zones. He said he was aware of an owner of a third of an acre residential property not allowed to have an external ADU because the property was in an R-1-8 Zone, but an external ADU would be allowed in a R-1-10 Zone. Council Member Green suggested the Code should be amended to permit external ADUs on single-family detached lots of 10,000 square feet or larger. Council Members Jacob and Shelton expressed agreement. Council Member Jacob said he felt the numbers were arbitrary. Chair Lamb said he did not like changing Code for one person. Council Member Green expressed the opinion that the proposed change would make the Code simpler. Council Members Whitelock, Bedore, Bloom, Shelton, and Green expressed support for the proposed amendment.

City Planner/Zoning Administrator Larry Gardner answered questions about setbacks. Council Member Jacob suggested setting the same setbacks for external ADUs as were in place for sheds. Vice Chair Whitelock said she would not want to allow windows to face property lines. Council Member Bloom asked about fire safety setback requirements. Community Development Director suggested staff take the input provided by the Council and meet with the Building Official and Fire Marshal for further information, with proposed language brought back to the Committee of the Whole. Council Members Green, Bedore, Whitelock, and Shelton indicated support.

c. *Discussion on possible amendments to Title 13-8-23 - Balanced Housing*

Council Member Bedore spoke of the Bowerman family with a large property in West Jordan desiring to build additional housing on the property for family members. Council Member Bedore acknowledged Chair Lamb's statement that he did not like to change Code for one person, and said he had found only one other property would potentially be affected by proposed amendments to Title 13-8-23. He expressed hope that the City could help meet the needs of the Bowerman family, and emphasized the proposed change would not open a large City-wide can of worms. Council Member Shelton expressed the opinion that if something was the right thing to do, even if only for one resident, it was the right thing to do.

Vice Chair Whitelock said she was contacted by a resident concerned about spot zoning. She said a previous Council and staff put a lot of work into putting the balanced housing ordinance in place, yet she felt the Council was frequently presented with requests for



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, June 24, 2025 – 4:00 pm
Approved July 8, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

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

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

2. DISCUSSION TOPICS

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

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

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

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

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

Council Member Bloom disconnected at 4:29 pm.

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

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

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

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

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

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

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

b. Presentation of the Economic Development Strategic Plan

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

Mr. Philpot presented the following findings:

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

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

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

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

Economic Development Strategies:

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

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

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

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

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

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

Council Member Bloom reconnected remotely

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

Chair Lamb adjourned the meeting at 6:03 pm.

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

Cindy M. Quick, MMC
Council Office Clerk

Approved this 8th day of July 2025

engaging on the issue, but they need additional time. He stated that it would be difficult for him to approve the application knowing that negotiations could still be on the table.

John Roberts said it sounded to him like Aligned was initially negotiating with the property owner on the west side of the street and then Novva entered into a contract and the negotiation fell apart. Now it sounds like Novva is incentivized to resume negotiations. The Commission does not have the authority to interfere in that matter, but they could shelve this request and let negotiations proceed. Then Aligned can either come back and get this approved or maybe something that is mutually beneficial could be worked out.

There was a discussion regarding timing for tabling the item and allowing for further negotiations so that a better outcome could be presented. The September 2nd meeting would extend beyond 45 days from today.

Christopher Coughlin stated that Aligned wants to be a friendly neighbor with everyone and in the interest of collaboration he understood what the Commission was contemplating. He reiterated that prior to hearing it at the podium tonight, he had no indication that there were other options. He wanted to be sure that if they accepted a continuance beyond 45 days they are not surrendering any rights. He accepted the continuation to September 2nd at which time they will either come back with an amended application, withdraw this application, or proceed with this application as presented.

Duncan Murray responded to the question of reopening the public hearing or only taking an action, and said it is probably best to keep the hearing open in case there are other issues or facts that can be presented. He also mentioned that Determination 6 was addressed in the staff report.

MOTION: Ammon Allen moved to table the public hearing for the amended conditional use permit for Aligned Energy Transmission Line to September 2, 2025. The motion was seconded by John Roberts and passed 5-0 in favor. Jimmy Anderson abstained from the vote and Emily Gonzalez was absent.

3. Text Amendment – External Accessory Dwelling Units; Recommendation to the City Council to Amend the West Jordan City Code Title 13-5B-8 Accessory Dwelling Units - Permitting External ADU's on all single family platted residential lots 10,000 square feet or larger and modifying setbacks for consistency; city-wide applicability; West Jordan City Council (applicant)

Alan Anderson, Council Director, gave an overview of the amendment that came about after City Council discussion at their Committee of the Whole meeting. He reviewed the current code that only allows EADUs in certain zones. However, some lots that are in a zone that does not currently support EADUs may have 10,000 square feet. A majority of the Council supported allowing them on lots in the R-1, RR, RE, and P-C zones that have 10,000 square feet or larger. The other part of the amendment deals with the setbacks. The Council proposed six feet from any other structure (as required by the building and fire codes without a fire wall), six feet from rear and side property lines, and 20 feet from a corner side. A provision that if the structure is taller than 17 feet, the rear yard setback will increase by one foot for every foot over 17 feet.

Tom Hollingsworth asked if the code takes into consideration the size of the main structure and any other structures on the property.

Scott Langford referred to the lot and bulk standards chart in the code that also lists total lot coverage and a restriction of no more than 20% of the yard where it is located. Those numbers are all reviewed with the building permit.

John Roberts asked if there was a benefit for having the 10,000 square foot minimum instead of just applying the lot and bulk standards.

Alan Anderson stated that was not a topic with the City Council, but they felt that 10,000 square feet would provide adequate space for the EADU.

There was a discussion regarding a concern from Commissioner Hatch that a six-foot rear yard setback for a dwelling was very close to neighboring properties. The Council felt that six feet was consistent with what is required for an external garage or large shed. Other suggestions included requiring opaque windows, which had been discussed by the Council, but it was not included in the amendment. Six feet was also consistent with the building and fire codes without requiring additional construction measures and cost. Fire safety was discussed.

Alan Anderson understood that six feet is close for a backyard, but the City Council wanted to be able to allow more EADUs to be built for family members.

Trish Hatch said she was in favor of allowing them, she just wanted to look for those issues that can be mitigated now to prevent potential problems in the future.

Ammon Allen hoped that the City Council would listen to the dialogue and to their concerns. He also had concerns with a six foot setback for a dwelling, which is different than what is required for the primary home. He thought that at a minimum it should have the same side yard setbacks as the primary home. He also wanted them to strongly consider public utility easements that are sometimes wider than six feet and what would happen by allowing these structures within them.

Jay Thomas opened the public hearing.

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

MOTION: **Trish Hatch moved, based on the analysis and findings contained in the staff report, to forward a positive recommendation to the City Council for the Text Amendment regarding External Accessory Dwelling Units as presented in the staff report. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. Emily Gonzalez was absent.**

MOTION: **John Roberts moved to adjourn.**

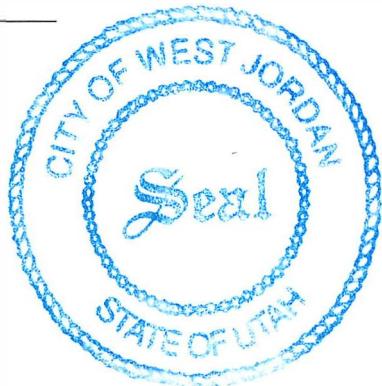
The meeting was adjourned at 6:56 p.m.

Planning & Zoning Commission Meeting Minutes

July 15, 2025

Page 6


TRISH HATCH
Vice Chair



ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 5th day of August, 2025



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Megan Jensen, Assistant Planner

Deadline of item :

Applicant: City of West Jordan

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. 25-37 Amendments to City Code on Storage of Commercial Vehicles in Residential Zones (Sections 13-2-3, 13-5B-7, 13-8-14) to Update Permitted Vehicle/Equipment Types and Add Related Definitions

2. EXECUTIVE SUMMARY

The Council is being asked to consider a text amendment to Title 13 namely sections §13-2-3: Definitions, §13-5B-7: General Provisions, and §13-8-14: Storage of Commercial Vehicles in Residential Zone to clarify types of vehicles permitted to be parked in residential zones.

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on the proposed text amendment on August 5, 2025, and ultimately voted (6-0) to recommend approval with no changes.

6. STAFF ANALYSIS

See Attachment A for the **redlined** version of the proposed text amendment.

See Attachment B for the clean version of the proposed text amendment.

Background

The City has experienced enforcement issues related to section 13-8-14: Storage of Commercial Vehicles in Residential Zone. These issues include lack of clarity on allowed size, quantity, and location of commercial vehicles. In past years, there have been a handful of attempts to amend this section of code to provide clarity, consistency, and enforceability. However, these attempts have not resulted in any updates.

Because of ongoing enforcement issues, City Staff brought this topic to a City Council work session in March 2024. As a result of this discussion, Staff issued a survey to the Council to gather feedback on desired outcomes of a potential code amendment. An amendment was drafted and brought back to a City Council work session in April 2025. The proposed draft in this report includes revisions from the latest work session.

Overview

The proposed amendment includes changes to section 13-2-3: Definitions, 13-5B-7: General Provisions, and 13-8-14: Storage of Commercial Vehicles in Residential Zone. An overview of the changes in each section are included below:

13-2-3: Definitions: Current City code regulates commercial vehicles in residential zones by weight, which is difficult to enforce because weight, although it may be estimated, is not easily identifiable. The proposed amendment includes a table as defined by the Federal Highway Administration (FHWA) which classifies vehicles based on type, size, axles, and units. Each class is also given a written definition.

Additionally, a definition is given for “Parking” to clarify when this code is applicable.

Lastly, definitions are provided for other types of vehicles and equipment such as trailers, construction equipment, and motorhomes.

13-5B-7: General Provisions: The amendment will apply to all vehicles parked in residential zones, therefore a section relating to watercraft, trailers, campers, recreational vehicles, and motor homes was moved from General Provisions to the proposed Parking of Vehicles, Construction Equipment, and Other Equipment in Residential Zones section.

13-8-14: Parking of Vehicles, Construction Equipment, and Other Equipment in Residential Zones: The current wording was removed and replaced with general provisions.

Additionally, a table is provided outlining types of permitted vehicles under certain circumstances. Staff found that a table would be most clear for residents and staff to implement.

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

The 2023 General Plan states two related guiding principles under the *Urban Design* chapter:

- Strengthen the identity and image of the City of West Jordan
- Support neighborhoods and developments of character

Staff feels that the proposed amendment strikes a balance between maintaining property rights while also maintaining residential neighborhood aesthetics. The amendment works to maintain neighborhood character and make West Jordan a great place to live by limiting unnecessary vehicles and equipment that detract from the residential nature of neighborhoods while allowing certain vehicles and equipment that will benefit residents. The proposed amendment is consistent with the purposes, goals, objectives and policies of the adopted general plan and future land use map.

The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

City Staff is requesting a modification to this title because of ongoing issues with enforcement of this code for many years. These issues include difficulty of Code Enforcement officers and other City Staff to communicate what types of vehicles and equipment are allowed on certain areas of

residential properties to residents. The goal is to address the issue sufficiently in a simple and clear manner to serve residents and protect the City. The following points outline how the proposed modifications aim to accomplish that goal:

- Consolidating applicable sections of code into one section reduces the need to switch between chapters to get a clear answer.
- Providing clear definitions with a chart reduces questions about if a certain vehicle is permitted.
- Providing a table makes it easily identifiable which types, the location, and quantity of vehicles that are allowed.

The proposed amendment will not create a conflict with any other section or part of this title or the general plan;

Staff has not found other sections of City code that address this specific issue and therefore will not create conflicts. Similar sections of code, such as vehicles parked in relation to a home occupation, will be addressed in the near future.

The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy;

The proposed amendment will have city-wide applicability and therefore will not confer special privileges to a single property owner or cause. All residential properties will be required to comply with this ordinance, if adopted. The intent for the amendment is to update public policy that has caused issues due to lack of clarity.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

Timeline & Background Information

In the April 29, 2025 Committee of the Whole Meeting, Council was presented with a draft amendment:

- Staff presented proposed amendments to Title 13, incorporating prior Council feedback, with discussion centering on parking regulations for large vehicles in residential zones.
- Council members debated the inclusion of dually trucks, box trucks, and Class 5 vehicles, with general support for allowing up to two Class 5 vehicles per property—one in the front yard if parked on an improved surface and not obstructing sidewalks.
- Concerns were raised about balancing property aesthetics, resident freedoms, and practical needs for service vehicles, with suggestions to clarify definitions, rename sections for broader applicability, and consolidate vehicle regulations for easier enforcement.
- While some members worried about overregulation, others emphasized protecting neighborhood character and property values.
- *Outcome* - The Council expressed interest in refining language around vehicle types and locations, and a majority supported bringing the revised draft back for formal action.

February 25, 2025 Committee of the Whole Meeting:

- The Council discussed developing regulations for storing vehicles and equipment in residential areas, emphasizing the importance of aesthetics and enforceability.

- Most members supported limiting the parking of Class 4 vehicles to 72 hours if properly screened or behind fences, and preferred defining restrictions based on vehicle classification rather than subjective use.
- There was consensus on allowing up to one Class 4 or 5 vehicle and up to three small pieces of earthmoving equipment for personal use, with storage on approved surfaces like concrete or gravel, and behind screens to reduce visual impact. Additionally, restrictions on larger vehicles such as Class 6 or heavier, including semi-trucks, were generally supported to prevent storage in residential zones.
- The Council emphasized prioritization of property rights with community safety and aesthetics, expressing a desire for enforceable regulations that limit visual intrusion and traffic impacts.
- *Outcome* - Council requested to review a draft ordinance in a future COTW meeting, with some members suggesting further input or surveys to gauge community concerns. Overall, there was shared approach to creating clearer, enforceable rules for vehicle storage that protect neighborhood character while respecting property rights.

March 20, 2024, COTW meeting:

- Council Members discussed various proposed amendments, including parking restrictions during snow removal months and regulations on parking RVs and trailers on public streets.
- Discussion led to administrative staff proposing to create and distribute a survey to gauge the opinions of council members.
- *Outcome* - The survey received support from the council, and the results of which were presented in the February 25, 2025 COTW meeting (as summarized above).

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.
- **TRANSPORTATION**
 - Improve the aesthetic quality of the City's streets.

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

Attachment A: Text Amendment – Legislative Version

Attachment B: Text Amendment – Clean Version

**THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 25-37**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE;
AMENDING SECTIONS 13-2-3, 13-5B-7, AND 13-8-14
(PARKING OF VEHICLES IN RESIDENTIAL ZONES)**

7 WHEREAS, the City of West Jordan (“**City**”) adopted West Jordan City Code (“**City**
8 **Code**”) in 2009; and the City Council of the City (“**Council**” or “**City Council**”) desires to amend
9 City Code Sections 13-2-3, 13-5B-7, and 13-8-14, regarding the parking of vehicles in residential
10 zones (“**proposed City Code amendments**”); and

11 WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public
12 hearing and provided a recommendation on August 5, 2025, regarding the proposed City Code
13 amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

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

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

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

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

23 WHEREAS, the City Council held a public hearing on August 26, 2025, regarding the
24 proposed City Code amendments, and finds it to be in the best interest of the public health, safety,
25 and welfare of the residents of the City to adopt the proposed City Code amendments.

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

28 **Section 1. Amendment of City Code Provisions.** With regards to the City Code, Sections 13-
29 2-3 (adding definitions, with no other amendments to the Section), 13-5B-7, and 13-8-14 are
30 amended, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

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

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

[See next page.]

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

42
43 CITY OF WEST JORDAN
44
45

46 By: _____
47 Kayleen Whitelock
48 Council Chair

49 ATTEST:
50
51

52 _____
53 Cindy M. Quick, MMC
54 Council Office Clerk
55
56

57
58 **Voting by the City Council**

"YES" "NO"

59 Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
60 Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
61 Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
62 Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
63 Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
64 Council Member Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
65 Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

66
67 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

68 Mayor's Action: _____ Approve _____ Veto
69
70

71 By: _____
72 _____
73 Mayor Dirk Burton Date
74

75 ATTEST:
76
77 _____
78 Tangee Sloan, MMC, UCC
79 City Recorder
80
81
82

83 **STATEMENT OF APPROVAL/PASSAGE (check one)**

84

85 The Mayor approved and signed Ordinance No. 25-37.

86

87

88 The Mayor vetoed Ordinance No. 25-37 on _____ and the

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

90

91

92 Ordinance No. 25-37 became effective by operation of law without the

93 Mayor's approval or disapproval.

94

95

96

97 _____
98 Tangee Sloan, MMC, UCC
99 City Recorder

100

101 **CERTIFICATE OF PUBLICATION**

102

103 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that

104 a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the

105 _____ day of _____ 2025. The fully executed copy of the ordinance is

106 retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

107

108

109

110 _____
111 Tangee Sloan, MMC, UCC
112 City Recorder

113

114 *[Attachments on the following pages.]*

126

127 **Attachments A and B to**
128 **ORDINANCE NO. 25-37**

133 Attachment A – Legislative Version

137 [See the following pages.]

1 **13-5B-7: GENERAL PROVISIONS:**

2 A. Status Of Performance Overlay Zones: All performance overlay zones existing at the time of adoption hereof shall be
3 nonconforming. A parcel of vacant land within a performance overlay zone may be developed in conformance with the
4 provisions of the previously existing performance overlay zone requirements and platted as a Performance Subdivision (P-S)
5 or Performance Development (P-D). (The Performance Subdivision and Performance Development Overlay Zones were
6 established and defined in a predecessor ordinance known as title 10 (1982-2000).) A lot within a Performance Subdivision or
7 Performance Development, meeting all requirements of the prior existing regulations related to performance overlay zones,
8 shall not be denied a building permit solely for reasons of nonconformance with the requirements of this article.

9 B. Animal Limitations: The maintenance and keeping of animals and fowl on a lot in a rural residential zone, where such use
10 is permitted, shall be limited to a total of twenty (20) animal points per ten thousand (10,000) square feet, as determined from
11 the chart in this section. A minimum of twenty thousand (20,000) square feet is required for the keeping of animals or fowl.
12 Legally created lots in rural residential zones that are between eighteen thousand (18,000) square feet and twenty thousand
13 (20,000) square feet shall be deemed to meet the twenty thousand (20,000) square feet minimum and point qualifications. All
14 animals located on a lot of land shall be contained upon said lot. The number of animals determined from the chart below for a
15 particular property (except as expressly provided otherwise) does not include the offspring of any large or medium sized
16 animal which offspring is less than twelve (12) months of age; and also does not include one litter, kindle or clutch of offspring
17 of a small animal up to the twelve (12) months of age; provided that all offspring of a small animal mother born within the
18 same twelve (12) month period as the excluded single litter, clutch or kindle shall be counted toward the limitation number in
19 the chart below.

20

Type Of Animal	Number Of Points Per Animal
Large animals, such as horses and cows	17
Medium animals, such as sheep, goats and swine ¹	8
Small animals, such as chickens, ducks, geese, pigeons, rabbits, chinchillas	1

21

22 Note:

23 1. Notwithstanding the number of points per animal and the size of property, there shall be no more than two ~~2~~-swine per
24 lot, including offspring. Breeding and/or birthing of swine is expressly prohibited.

25 C. Garage Required: Every single-family dwelling, two-family dwelling, manufactured home or modular home within the
26 residential zones shall have a fully enclosed two car garage (attached or detached), having a minimum outside width of ~~twenty~~
27 ~~feet (20')~~ ~~feet~~ (as measured from outside of foundation to outside of foundation) and having at least ~~four hundred~~ (400)
28 square feet in total floor area. A building permit shall not be issued for the construction of a single-family dwelling, two-family
29 dwelling, manufactured home or modular home if the plans do not include the garage required by this subsection.

30 D. Watercraft, Trailers, Campers, Recreational Vehicles, and Motor Homes may be parked as described in section 13-8-14.

31 ~~Location Of Watercraft, Trailers, Campers, Recreational Vehicles And Motor Homes: Watercraft, trailers, campers, recreational~~
32 ~~vehicles and motor homes stored on any residential lot or property, shall be subject to the following conditions:~~

33 ~~1. Any portion of a parked or stored watercraft, trailer, camper, recreational vehicle, or motor home, may be stored in the~~
34 ~~rear yard and/or side yard and may extend into the front yard but shall not be closer than three feet (3') from the edge of the~~
35 ~~sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than ten feet (10') from the front property line.~~
36 ~~In no case shall any portion of a parked vehicle, watercraft, camper, trailer or motor home extend onto a sidewalk or past the~~
37 ~~property line.~~

38 ~~2. All vehicles, watercraft, motor homes, campers or trailers shall be maintained, complete, and must be able to be~~
39 ~~operated for the purpose intended when parked.~~

40 ~~3. Irrespective of where it is parked or stored on the property a motor home or travel trailer may be occupied by a guest or~~
41 ~~guests of the resident for no more than twenty one (21) calendar days per year, provided the motor home or travel trailer~~
42 ~~meets all setback requirements.~~

43 ~~4. The parking areas where watercraft, trailers, campers, recreational vehicles and motor homes shall encompass the~~
44 ~~entire width and length of the aforementioned vehicle and the parking surface shall be constructed of asphalt, concrete,~~
45 ~~grasscrete, a minimum three fourth inch ($\frac{3}{4}$ ") or larger gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf~~
46 ~~block, or any combination of the aforementioned materials. Gravel, gravel mix, crushed rock and stone shall have a minimum~~
47 ~~depth of four inches (4").~~

48 E. Temporary Mobile Or Manufactured Homes: A conditional use permit may be issued for a temporary mobile or
49 manufactured home located on the rear portion of a residential lot during the construction of a permanent dwelling for not
50 longer than one year.

51 F. Lighting: On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare
52 only to the property on which it is located.

53 G. Landscaping: All uses in residential districts shall comply with the provisions governing landscaping in chapter 13 of this
54 title.

55 H. Parking And Loading: All uses in residential districts shall comply with the provisions governing off street parking in
56 chapter 12 of this title.

57 I. Signs: All signs in residential districts shall comply with the provisions governing signs in this title and title 12 of this
58 Code. (2001 Code § 89-3-307; amd. 2009 Code; Ord. 11-09, 4-6-2011; Ord. 11-35, 11-22-2011; Ord. 15-32, 11-4-2015; Ord. 18-
59 35, 11-7-2018)

60

61

62 **13-8-14: ~~STORAGE OF COMMERCIAL~~ PARKING OF VEHICLES, CONSTRUCTION EQUIPMENT, AND OTHER EQUIPMENT
63 IN RESIDENTIAL ZONES:**

64 ~~No trucks, motor vehicles or commercial trailers which exceed the rated capacity of one and one-half (1 1/2) tons or having a
65 gross vehicle weight exceeding twelve thousand (12,000) pounds shall be stored or parked on any lot or parcel within any
66 residential zone. No construction and/or earthmoving equipment shall be stored or parked on any lot or parcel in a residential
67 zone. Notwithstanding the foregoing provisions, the tractor portion of a semitruck may be parked or stored on a lot in a
68 residential zone occupied by the driver, provided the vehicle is parked or stored entirely within the boundaries of such lot and
69 does not obstruct the public sidewalk. (2001 Code §89-6-116; amd. 2009 Code)~~

70 A. Parking of Vehicles (classes 1 through 5) and Construction Equipment: Except as otherwise provided for in this section,
71 with regards to parking in residential zones, vehicles (classes 1 through 5) and construction equipment, both as defined in
72 section 13-2-3 and as detailed in Table B, are required to:

73 1. Be parked on a parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch or larger
74 gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf block, or any combination of the aforementioned
75 materials. Gravel, gravel mix, crushed rock and stone shall have a minimum depth of at least four inches.

76 2. Be operable for the purpose for which they were originally manufactured or intended; and

77 3. Comply with the provisions governing drinking water source protection overlay zones in chapter 6, article F of this
78 title.

79 B. Parking of Vehicles (classes 6 through 13): Except as otherwise provided for in this section, with regards to parking in
80 residential zones, vehicles (classes 6 through 13), as defined in section 13-2-3 and as detailed in Table B, are not allowed to
81 be parked except:

82 1. The tractor portion of a semitruck may be parked on a lot in a residential zone occupied by the driver, provided the
83 vehicle is parked or entirely within the boundaries of such lot and does not obstruct the public sidewalk; and

84 2. During periods of active construction and not to exceed six months.

85 C. Parking of Watercraft, Trailers, Campers, Recreational Vehicles, and Motor Homes: Except as otherwise provided for in this
86 section, with regards to parking in residential zones, watercraft, trailers, campers, recreational vehicles, and motor homes
87 are not allowed to be parked except:

88 1. Any portion of a parked watercraft, trailer, camper, recreational vehicle, or motor home, may be parked in the rear
89 yard and/or side yard and may extend into the front yard but shall not be closer than three feet from the edge of the
90 sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than 10 feet from the front property
91 line. In no case shall any portion of a parked vehicle, watercraft, camper, trailer or motor home extend onto a
92 sidewalk or past the property line.

93 2. All watercraft, trailers, campers, recreational vehicles, or motor homes shall be maintained, complete, and must be
94 able to be operated for the purpose intended when parked.

95 3. Irrespective of where it is parked on the property, a travel trailer, camper, recreational vehicle, or motor home may
96 be occupied by a guest or guests of the resident for no more than 21 calendar days per year, provided it meets all
97 setback requirements.

- 98 4. The parking areas where watercraft, trailers, campers, recreational vehicles, or motor homes shall encompass the
 99 entire width and length of said watercraft, trailer, camper, recreational vehicle, or motor home and the parking
 100 surface shall be constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch or larger gravel mix,
 101 pavers, permeable asphalt or concrete, rock, stone, turf block, or any combination of the aforementioned materials.
 102 Gravel, gravel mix, crushed rock and stone shall have a minimum depth of at least four inches.

103

104 Table B.

105 P = Permitted N/A = Not Applicable

	<u>Front Yard</u>	<u>Rear Yard-Behind wall or opaque fence</u>	<u>Side yard - behind front façade of the home behind wall or opaque fence</u>	<u>Completely Enclosed in a garage or shed</u>	<u>Number limit¹</u>
<u>Class 1</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N/A</u>
<u>Class 2</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N/A</u>
<u>Class 3</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N/A</u>
<u>Class 4</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>Two</u>
<u>Class 5</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>Two</u>
<u>Class 5, Dualie Pickup Trucks with empty bed</u>	<u>P²</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Two²</u>
<u>Truck Cab no Trailer</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>Two</u>
<u>Trailer less than 25' long</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N/A</u>
<u>Trailer more than 25' long</u>		<u>P</u>		<u>P</u>	<u>Two</u>
<u>Motorhome (non- commercial)</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>Two</u>

<u>Small Earthmoving Equipment, forklifts (0-2,500 lbs)</u>		P	P	P	<u>Two</u>
<u>Medium Earthmoving Equipment, forklifts (2,501-8,000 lbs)</u>		P	P	P	<u>Two</u>
<u>Large Earthmoving Equipment, forklifts (greater than 8,000 lbs)</u>				P	

107

108 ¹ If completely enclosed in a garage or shed the number limit does not apply.

109 ² If two dualie pickup trucks are parked, only one may be parked in front yard.

110 **13-2-3: DEFINITIONS:**

Class 1 Motorcycles		Class 7 Four or more axle, single unit	     
Class 2 Passenger cars	     	Class 8 Four or less axle, single trailer	     
	Class 9 5-Axle tractor semitrailer	     	
	Class 10 Six or more axle, single trailer	     	
	Class 11 Five or less axle, multi-trailer	     	
Class 4 Buses	  	Class 12 Six axle, multi-trailer	     
	Class 13 Seven or more axle, multi-trailer	     	
Class 5 Two axle, six tire, single unit	  	Class 12 Six axle, multi-trailer	     
	Class 13 Seven or more axle, multi-trailer	     	
Class 6 Three axle, single unit	  	Class 12 Six axle, multi-trailer	     
	Class 13 Seven or more axle, multi-trailer	     	

111

112 Class 1 vehicle: All two- or three-wheeled motorized vehicles. Typical vehicles in this class have saddle type seats and are steered by handlebars rather than steering wheels. Typical class 1 vehicles include motorcycles, motor scooters, mopeds, moto-powered bicycles, and three-wheel motorcycles.

115 Class 2 vehicle: All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers.

116 Class 3 vehicle: All two-axle, four-tire, vehicles, other than passenger cars. Typical class 3 vehicles include pickups, panels, vans, and other vehicles such as campers, ambulances, hearses, carryalls, and minibuses.

- 118 Class 4 vehicle: All vehicles manufactured as traditional passenger-carrying buses with two axles and six tires or three or more axles. This category includes only traditional buses (including school buses) functioning as passenger-carrying vehicles.
- 119
- 120 Class 5 vehicle: All vehicles on a single frame with two axles and dual rear wheels.
- 121 Class 6 vehicle: All vehicles on a single frame with three axles.
- 122 Class 7 vehicle: All vehicles on a single frame with four or more axles.
- 123 Class 8 vehicle: All vehicles with four or fewer axles consisting of two units, one of which is a tractor or straight truck power unit.
- 124
- 125 Class 9 vehicle: All five-axle vehicles consisting of two units, one of which is a tractor or straight truck power unit.
- 126 Class 10 vehicle: All vehicles with six or more axles consisting of two units, one of which is a tractor or straight truck power unit.
- 127
- 128 Class 11 vehicle: All vehicles with five or fewer axles consisting of three or more units, one of which is a tractor or straight truck power unit.
- 129
- 130 Class 12 vehicle: All six-axle vehicles consisting of three or more units, one of which is a tractor or straight truck power unit.
- 131 Class 13 vehicle: All vehicles with seven or more axles consisting of three or more units, one of which is a tractor or straight truck power unit.
- 132
- 133 Parked or Parking: A vehicle or equipment being parked, stored, abandoned, placed, or otherwise located on real property, for whatever reason or purpose, either temporarily or long-term, and either with or without permission.
- 134
- 135 Truck Cab no Trailer: a motor vehicle designed and equipped primarily for the purpose of transporting cargo, with a driver's compartment and an engine, but without a trailer or any additional towing equipment connected.
- 136
- 137 Trailer (equal to or less than 25 feet long): Any non-motorized vehicle, designed and constructed to be towed by a motor vehicle, that has a length equal to or less than 25 feet from its front to its rear extremity, excluding any towing apparatus. This vehicle may be used for the transport of goods, materials, or other items and may include, but is not limited to, utility trailers, cargo trailers, and flatbed trailers. For the purposes of this code, the length of the trailer is measured from the foremost part of the trailer to the rearmost part, excluding any accessories or hitching devices.
- 138
- 139
- 140
- 141

142 Trailer (more than 25 feet long): Any non-motorized vehicle, designed and constructed to be towed by a motor vehicle, that
143 exceeds 25 feet in length from its front to its rear extremity, excluding any towing apparatus. This vehicle may be used for the
144 transport of goods, materials, or other items and may include, but is not limited to, utility trailers, cargo trailers, and flatbed
145 trailers. For the purposes of this code, the length of the trailer is measured from the foremost part of the trailer to the rearmost
146 part, excluding any accessories or hitching devices.

147 Motorhome (non-commercial): A self-propelled motor vehicle designed and equipped for recreational or temporary living
148 purposes, which is not used for commercial purposes or business activities. This vehicle typically includes sleeping
149 accommodations, cooking facilities, and bathroom amenities, and is intended for personal use, leisure, or travel.

150 Small Earthmoving Equipment (0 to 2,500 lbs.): Construction or excavation machinery that is primarily designed for the
151 movement, leveling, or digging of earth, and has a total operating weight, including attachments, not exceeding 2,500 pounds.
152 This equipment is typically used for tasks such as digging, grading, trenching, or landscaping, and includes, but is not limited
153 to, compact skid steer loaders, mini excavators, and small backhoes. For the purposes of this code, "operating weight" refers to
154 the total weight of the equipment in its typical working configuration, including all fuel and any additional attachments.

155 Medium Earthmoving Equipment (2,501 to 8,000 lbs.): Construction or excavation machinery primarily designed for the
156 movement, leveling, or digging of earth, with a total operating weight, including attachments, ranging from 2,501 pounds to
157 8,000 pounds. This equipment is typically used for tasks such as excavation, grading, trenching, or material handling and
158 includes, but is not limited to, mid-sized skid steer loaders, compact track loaders, and small to medium-sized excavators and
159 backhoes. For the purposes of this code, "operating weight" refers to the total weight of the equipment in its typical working
160 configuration, including all fuel and any additional attachments.

161 Large Earthmoving Equipment: Construction or excavation machinery primarily designed for the movement, leveling, or
162 digging of earth, with a total operating weight, including attachments, exceeding 8,000 pounds. This equipment is typically
163 used for heavy-duty tasks such as large-scale excavation, grading, trenching, or material handling and includes, but is not
164 limited to, full-sized excavators, bulldozers, loaders, and large backhoes. For the purposes of this code, "operating weight"
165 refers to the total weight of the equipment in its typical working configuration, including all fuel and any additional
166 attachments.

1 **13-5B-7: GENERAL PROVISIONS:**

2 A. Status Of Performance Overlay Zones: All performance overlay zones existing at the time of adoption hereof shall be
3 nonconforming. A parcel of vacant land within a performance overlay zone may be developed in conformance with the
4 provisions of the previously existing performance overlay zone requirements and platted as a Performance Subdivision (P-S)
5 or Performance Development (P-D). (The Performance Subdivision and Performance Development Overlay Zones were
6 established and defined in a predecessor ordinance known as title 10 (1982-2000).) A lot within a Performance Subdivision or
7 Performance Development, meeting all requirements of the prior existing regulations related to performance overlay zones,
8 shall not be denied a building permit solely for reasons of nonconformance with the requirements of this article.

9 B. Animal Limitations: The maintenance and keeping of animals and fowl on a lot in a rural residential zone, where such use
10 is permitted, shall be limited to a total of twenty (20) animal points per ten thousand (10,000) square feet, as determined from
11 the chart in this section. A minimum of twenty thousand (20,000) square feet is required for the keeping of animals or fowl.
12 Legally created lots in rural residential zones that are between eighteen thousand (18,000) square feet and twenty thousand
13 (20,000) square feet shall be deemed to meet the twenty thousand (20,000) square feet minimum and point qualifications. All
14 animals located on a lot of land shall be contained upon said lot. The number of animals determined from the chart below for a
15 particular property (except as expressly provided otherwise) does not include the offspring of any large or medium sized
16 animal which offspring is less than twelve (12) months of age; and also does not include one litter, kindle or clutch of offspring
17 of a small animal up to the twelve (12) months of age; provided that all offspring of a small animal mother born within the
18 same twelve (12) month period as the excluded single litter, clutch or kindle shall be counted toward the limitation number in
19 the chart below.

20

Type Of Animal	Number Of Points Per Animal
Large animals, such as horses and cows	17
Medium animals, such as sheep, goats and swine ¹	8
Small animals, such as chickens, ducks, geese, pigeons, rabbits, chinchillas	1

21

22 Note:

23 1. Notwithstanding the number of points per animal and the size of property, there shall be no more than two swine per lot,
24 including offspring. Breeding and/or birthing of swine is expressly prohibited.

25 C. Garage Required: Every single-family dwelling, two-family dwelling, manufactured home or modular home within the
26 residential zones shall have a fully enclosed two car garage (attached or detached), having a minimum outside width of 20' feet
27 (as measured from outside of foundation to outside of foundation) and having at least 400 square feet in total floor area. A
28 building permit shall not be issued for the construction of a single-family dwelling, two-family dwelling, manufactured home
29 or modular home if the plans do not include the garage required by this subsection.

30 D. Watercraft, Trailers, Campers, Recreational Vehicles, and Motor Homes may be parked as described in section 13-8-14.

31 E. Temporary Mobile Or Manufactured Homes: A conditional use permit may be issued for a temporary mobile or
32 manufactured home located on the rear portion of a residential lot during the construction of a permanent dwelling for not
33 longer than one year.

34 F. Lighting: On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare
35 only to the property on which it is located.

36 G. Landscaping: All uses in residential districts shall comply with the provisions governing landscaping in chapter 13 of this
37 title.

38 H. Parking And Loading: All uses in residential districts shall comply with the provisions governing off street parking in
39 chapter 12 of this title.

40 I. Signs: All signs in residential districts shall comply with the provisions governing signs in this title and title 12 of this
41 Code. (2001 Code § 89-3-307; amd. 2009 Code; Ord. 11-09, 4-6-2011; Ord. 11-35, 11-22-2011; Ord. 15-32, 11-4-2015; Ord. 18-
42 35, 11-7-2018)

43

44 **13-8-14: PARKING OF VEHICLES, CONSTRUCTION EQUIPMENT, AND OTHER EQUIPMENT IN RESIDENTIAL ZONES:**

45 A. Parking of Vehicles (classes 1 through 5) and Construction Equipment: Except as otherwise provided for in this section,
46 with regards to parking in residential zones, vehicles (classes 1 through 5) and construction equipment, both as defined in
47 section 13-2-3 and as detailed in Table B, are required to:

48 1. Be parked on a parking surface constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch or larger
49 gravel mix, pavers, permeable asphalt or concrete, rock, stone, turf block, or any combination of the aforementioned
50 materials. Gravel, gravel mix, crushed rock and stone shall have a minimum depth of at least four inches.

51 2. Be operable for the purpose for which they were originally manufactured or intended; and

52 3. Comply with the provisions governing drinking water source protection overlay zones in chapter 6, article F of this
53 title.

54 B. **Parking of Vehicles (classes 6 through 13):** Except as otherwise provided for in this section, with regards to parking in
55 residential zones, vehicles (classes 6 through 13), as defined in section 13-2-3 and as detailed in Table B, are not allowed to
56 be parked except:

57 1. The tractor portion of a semitruck may be parked on a lot in a residential zone occupied by the driver, provided the
58 vehicle is parked or entirely within the boundaries of such lot and does not obstruct the public sidewalk; and

59 2. During periods of active construction and not to exceed six months.

60 C. **Parking of Watercraft, Trailers, Campers, Recreational Vehicles, and Motor Homes:** Except as otherwise provided for in this
61 section, with regards to parking in residential zones, watercraft, trailers, campers, recreational vehicles, and motor homes
62 are not allowed to be parked except:

63 1. Any portion of a parked watercraft, trailer, camper, recreational vehicle, or motor home, may be parked in the rear
64 yard and/or side yard and may extend into the front yard but shall not be closer than three feet from the edge of the
65 sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than 10 feet from the front property
66 line. In no case shall any portion of a parked vehicle, watercraft, camper, trailer or motor home extend onto a
67 sidewalk or past the property line.

68 2. All watercraft, trailers, campers, recreational vehicles, or motor homes shall be maintained, complete, and must be
69 able to be operated for the purpose intended when parked.

70 3. Irrespective of where it is parked on the property, a travel trailer, camper, recreational vehicle, or motor home may
71 be occupied by a guest or guests of the resident for no more than 21 calendar days per year, provided it meets all
72 setback requirements.

73 4. The parking areas where watercraft, trailers, campers, recreational vehicles, or motor homes shall encompass the
74 entire width and length of said watercraft, trailer, camper, recreational vehicle, or motor home and the parking
75 surface shall be constructed of asphalt, concrete, grasscrete, a minimum three-fourth inch or larger gravel mix,
76 pavers, permeable asphalt or concrete, rock, stone, turf block, or any combination of the aforementioned materials.
77 Gravel, gravel mix, crushed rock and stone shall have a minimum depth of at least four inches.

78

79 Table B.

80 P = Permitted N/A = Not Applicable

	Front Yard	Rear Yard-Behind wall or opaque fence	Side yard - behind front façade of the home behind wall or opaque fence	Completely Enclosed in a garage or shed	Number limit ¹
Class 1	P	P	P	P	N/A
Class 2	P	P	P	P	N/A
Class 3	P	P	P	P	N/A
Class 4		P	P	P	Two
Class 5		P	P	P	Two
Class 5, Dualie Pickup Trucks with empty bed	P ²	P	P	P	Two ²
Truck Cab no Trailer		P	P	P	Two
Trailer less than 25' long	P	P	P	P	N/A
Trailer more than 25' long		P		P	Two
Motorhome (non- commercial)		P	P	P	Two

Small Earthmoving Equipment, forklifts (0-2,500 lbs)		P	P	P	Two
Medium Earthmoving Equipment, forklifts (2,501- 8,000 lbs)		P	P	P	Two
Large Earthmoving Equipment, forklifts (greater than 8,000 lbs)				P	

82

83 ¹ If completely enclosed in a garage or shed the number limit does not apply.

84 ² If two dualie pickup trucks are parked, only one may be parked in front yard.

85 **13-2-3: DEFINITIONS:**

Class 1 Motorcycles		Class 7 Four or more axle, single unit	    
Class 2 Passenger cars			
			
			
		 	
Class 3 Four tire, single unit	  	Class 8 Four or less axle, single trailer	   
Class 4 Buses	  	Class 9 5-Axle tractor semitrailer	 
		Class 10 Six or more axle, single trailer	 
		Class 11 Five or less axle, multi-trailer	 
Class 5 Two axle, six tire, single unit	  	Class 12 Six axle, multi-trailer	  
		Class 13 Seven or more axle, multi-trailer	   
Class 6 Three axle, single unit	  		

86

- 87 Class 1 vehicle: All two- or three-wheeled motorized vehicles. Typical vehicles in this class have saddle type seats and are steered by handlebars rather than steering wheels. Typical class 1 vehicles include motorcycles, motor scooters, mopeds, moto-powered bicycles, and three-wheel motorcycles.
- 90 Class 2 vehicle: All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers.
- 91 Class 3 vehicle: All two-axle, four-tire, vehicles, other than passenger cars. Typical class 3 vehicles include pickups, panels, vans, and other vehicles such as campers, ambulances, hearses, carryalls, and minibuses.

- 93 Class 4 vehicle: All vehicles manufactured as traditional passenger-carrying buses with two axles and six tires or three or more
94 axles. This category includes only traditional buses (including school buses) functioning as passenger-carrying vehicles.
- 95 Class 5 vehicle: All vehicles on a single frame with two axles and dual rear wheels.
- 96 Class 6 vehicle: All vehicles on a single frame with three axles.
- 97 Class 7 vehicle: All vehicles on a single frame with four or more axles.
- 98 Class 8 vehicle: All vehicles with four or fewer axles consisting of two units, one of which is a tractor or straight truck power
99 unit.
- 100 Class 9 vehicle: All five-axle vehicles consisting of two units, one of which is a tractor or straight truck power unit.
- 101 Class 10 vehicle: All vehicles with six or more axles consisting of two units, one of which is a tractor or straight truck power
102 unit.
- 103 Class 11 vehicle: All vehicles with five or fewer axles consisting of three or more units, one of which is a tractor or straight
104 truck power unit.
- 105 Class 12 vehicle: All six-axle vehicles consisting of three or more units, one of which is a tractor or straight truck power unit.
- 106 Class 13 vehicle: All vehicles with seven or more axles consisting of three or more units, one of which is a tractor or straight
107 truck power unit.
- 108 Parked or Parking: A vehicle or equipment being parked, stored, abandoned, placed, or otherwise located on real property, for
109 whatever reason or purpose, either temporarily or long-term, and either with or without permission.
- 110 Truck Cab no Trailer: a motor vehicle designed and equipped primarily for the purpose of transporting cargo, with a driver's
111 compartment and an engine, but without a trailer or any additional towing equipment connected.
- 112 Trailer (equal to or less than 25 feet long): Any non-motorized vehicle, designed and constructed to be towed by a motor
113 vehicle, that has a length equal to or less than 25 feet from its front to its rear extremity, excluding any towing apparatus. This
114 vehicle may be used for the transport of goods, materials, or other items and may include, but is not limited to, utility trailers,
115 cargo trailers, and flatbed trailers. For the purposes of this code, the length of the trailer is measured from the foremost part of
116 the trailer to the rearmost part, excluding any accessories or hitching devices.

- 117 **Trailer (more than 25 feet long):** Any non-motorized vehicle, designed and constructed to be towed by a motor vehicle, that
118 exceeds 25 feet in length from its front to its rear extremity, excluding any towing apparatus. This vehicle may be used for the
119 transport of goods, materials, or other items and may include, but is not limited to, utility trailers, cargo trailers, and flatbed
120 trailers. For the purposes of this code, the length of the trailer is measured from the foremost part of the trailer to the rearmost
121 part, excluding any accessories or hitching devices.
- 122 **Motorhome (non-commercial):** A self-propelled motor vehicle designed and equipped for recreational or temporary living
123 purposes, which is not used for commercial purposes or business activities. This vehicle typically includes sleeping
124 accommodations, cooking facilities, and bathroom amenities, and is intended for personal use, leisure, or travel.
- 125 **Small Earthmoving Equipment (0 to 2,500 lbs.):** Construction or excavation machinery that is primarily designed for the
126 movement, leveling, or digging of earth, and has a total operating weight, including attachments, not exceeding 2,500 pounds.
127 This equipment is typically used for tasks such as digging, grading, trenching, or landscaping, and includes, but is not limited
128 to, compact skid steer loaders, mini excavators, and small backhoes. For the purposes of this code, "operating weight" refers to
129 the total weight of the equipment in its typical working configuration, including all fuel and any additional attachments.
- 130 **Medium Earthmoving Equipment (2,501 to 8,000 lbs.):** Construction or excavation machinery primarily designed for the
131 movement, leveling, or digging of earth, with a total operating weight, including attachments, ranging from 2,501 pounds to
132 8,000 pounds. This equipment is typically used for tasks such as excavation, grading, trenching, or material handling and
133 includes, but is not limited to, mid-sized skid steer loaders, compact track loaders, and small to medium-sized excavators and
134 backhoes. For the purposes of this code, "operating weight" refers to the total weight of the equipment in its typical working
135 configuration, including all fuel and any additional attachments.
- 136 **Large Earthmoving Equipment:** Construction or excavation machinery primarily designed for the movement, leveling, or
137 digging of earth, with a total operating weight, including attachments, exceeding 8,000 pounds. This equipment is typically
138 used for heavy-duty tasks such as large-scale excavation, grading, trenching, or material handling and includes, but is not
139 limited to, full-sized excavators, bulldozers, loaders, and large backhoes. For the purposes of this code, "operating weight"
140 refers to the total weight of the equipment in its typical working configuration, including all fuel and any additional
141 attachments.



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, August 26, 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. 25-34 amending West Jordan City Code Section 13-5B-8 External Accessory Dwelling Units
- Ordinance No. 25-40 a petition from Joel Frost requesting a Master Development Agreement and Ordinance No. 25-41 Future Land Use Map Amendment for 6.81 acres, and a Rezone of 2.9 acres to P-O (Professional Office) Zone for Visionary Square located at 8871 South 3680 West and 9000 South 3360 West and 3680 West
- Ordinance No. 25-37 text amendment to update Definitions, General Provisions, and Vehicle and Equipment Types Allowed in Residential Zones (Title 13-2-3, 13-5B-7, and 13-8-14)
- Adoption of the Final Budget for the City of West Jordan Fiscal Year 2026

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 August 13, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Krista Mecham

Deadline of item :

Applicant: Jordan School District

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-046 Requesting a Fee Waiver of \$77 for the Jordan School District 2025 Fall Family Fair

2. EXECUTIVE SUMMARY

The Jordan School District provides an annual Fall Family Fair to allow the community to become familiar with the district and the community. This year's event is scheduled for Thursday, September 18, 2025, and the estimated cost for the materials for the traffic control is \$77.00.

The event would like to block off a section of the street at the Veterans Memorial Park to run the 2025 Fall Family Fair (traffic plan attached to application documents).

3. TIME SENSITIVITY / URGENCY

The event is on Thursday, September 18, 2025

4. FISCAL NOTE

The estimated cost for the materials for the traffic control is \$77.00

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Timeline & Background Information

The Jordan School District has provided an annual Fall Family Fair at the Viridian (West Jordan City Library), with the purpose of providing resources for parents and students, with math, literacy, STEM, and digital learning activities. Health screenings and other health and wellness strategies will be shared with families. Food trucks, fun games, and prizes provided.

Additional Information & Analysis

This event does have a confirmed reservation of the Viridian for their date and time of need.

While the decision to approve fee waivers is a policy decision, staff confirms the Resolution complies with state law and city code.

The total fee waiver is \$77 based on the Consolidated Fee Schedule adopted by City Council. State law (10-8-2 (2)) limits fee waivers to 1% of the total FY25 tentative budget.

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

7. POSSIBLE COUNCIL ACTION

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

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

8. ATTACHMENTS

Resolution No. 25-046

Fee Waiver Application

THE CITY OF WEST JORDAN, UTAH

RESOLUTION NO. 25-046

**A RESOLUTION APPROVING A FEE WAIVER TO JORDAN SCHOOL DISTRICT
FOR FAMILY FUN FAIR EVENT**

WHEREAS, the Jordan School District strives to provide culture and language support to schools, families, and communities of diverse backgrounds within the Jordan School District; and

WHEREAS, students within the Jordan District School District represent 93 countries and speak over 63 languages; and

WHEREAS, the Jordan School District is committed to helping children feel safe and included within their schools; and

WHEREAS, the Jordan School District team desires to receive a fee waiver for the Jordan School District Fall Family Fair on September 18, 2025; and

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

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

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

WHEREAS, the City Council believes that City staff’s estimates of the monetary value of City services, nonmonetary assistance, and fees waived for the Jordan School District is correct and is in the amount of \$77; and

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

WHEREAS, after review by the City Council, the City Council believes it to be in the best interest of the City to provide city services, nonmonetary assistance, and/or a waiver of fees for the Jordan School District in the amount of \$77.

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

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

- 1) The Jordan School District is a non-profit organization.
- 2) The combined value of services, nonmonetary assistance, and fee waivers given to the Jordan School District is equal to \$77.
- 3) The combined value of services, nonmonetary assistance, and fee waivers

given to the Jordan School District, combined with all other services, nonmonetary assistance, and fee waivers provided to all others given this fiscal year, does not exceed 1% of the City's budget for this fiscal year.

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

Section 2. Services, Nonmonetary Assistance, and Fee Waiver. The City Council hereby authorizes the use of city services and nonmonetary assistance and waives the fees for the Jordan School District in an amount of \$77 to be used for activities arising out of or related to the 2025 Jordan School District Family Fair.

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

PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 26TH DAY OF AUGUST 2025.

CITY OF WEST JORDAN

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

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

Fee Waiver Application : Entry # 21

Event Name

2025 Fall Family Fair

Event Location

The Veridian, 8030 S 1825 W, West Jordan, UT

Entity or Group Name

Jordan School District

Website

<https://jordandistrict.org/>

Contact Name

Krista Mecham

Phone

801.567.8321

Email

krista.mecham@jordandistrict.org

Event Summary

Fall Family fair to become familiar with the district and the community. The estimated cost for the materials for the traffic control is \$77.00. The Jordan School District would like to block off a section of the street at the Veterans Memorial Park to run the 2025 Fall Family Fair. Please see Traffic Plan.

Background Information

Jordan School District

Services, Non-Monetary Assistance, and Fees

The estimated cost for the materials for the traffic control is \$77.00

Consent

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

Confirmation of Reservation(s) for Event

- [2025-Annual-Fall-Family-Fair-ALL-DOCS.pdf](#)

Notes



User Notification (ID: 51794abf1f0d1)

added August 13, 2025 at 5:01 PM

WordPress successfully passed the notification email to the sending server.



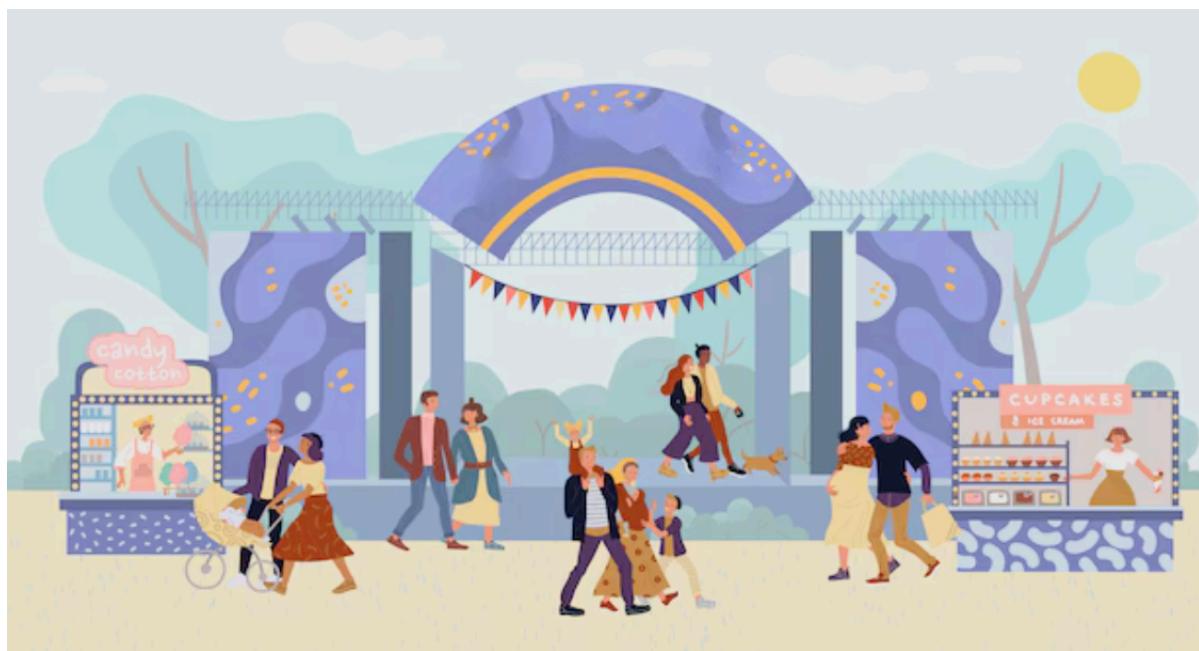
Council Staff Notification (ID: 51794abf1f0d2)

added August 13, 2025 at 5:01 PM

WordPress successfully passed the notification email to the sending server.

LANGUAGE & CULTURE SERVICES

Invites You to Our
FALL FAMILY FAIR
2025



THURSDAY, SEPTEMBER 18TH

4:00-7:00 PM

THE VIRIDIAN - 8030 S 1825 W WEST JORDAN

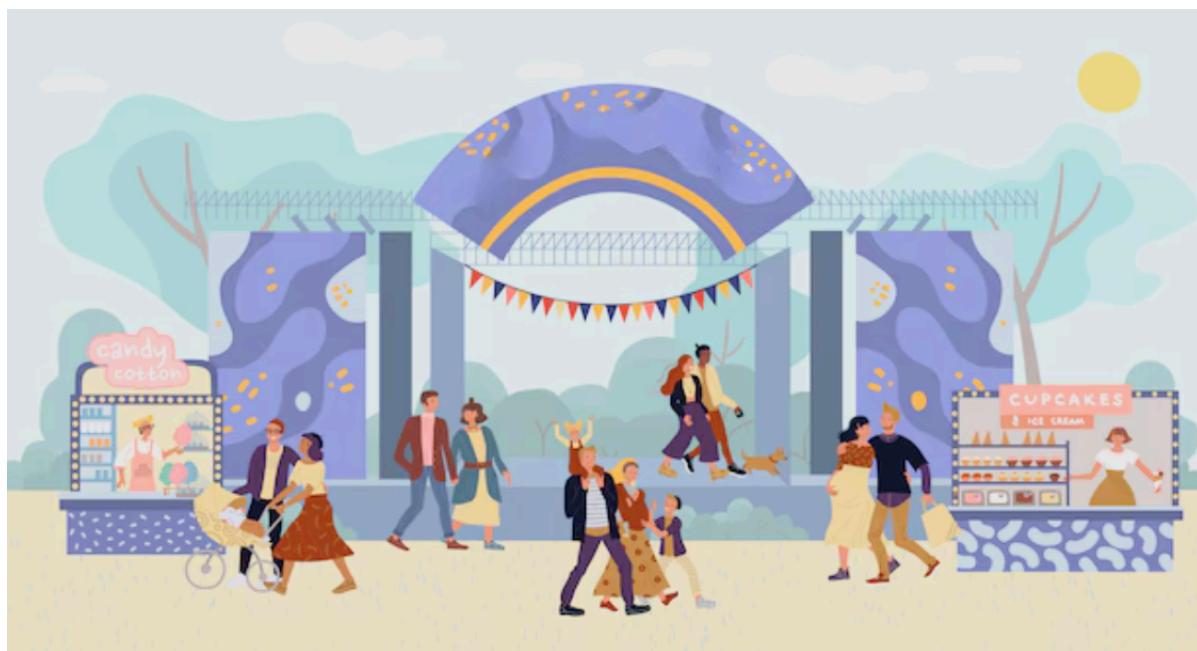
ALL JORDAN DISTRICT STUDENTS AND THEIR FAMILIES ARE INVITED - BECOME FAMILIAR WITH DISTRICT & COMMUNITY RESOURCES, WIN PRIZES, EAT SNACKS, AND PLAY GAMES!

FEATURING THE SUPERINTENDENTS OF ROCK!

lcs.jordandistrict.org

SERVICIOS DE LENGUA Y CULTURA

Te invita a nuestro
FALL FAMILY FAIR
(UNA FERIA DE LA FAMILIA)
2025



JUEVES 18 DE SEPTIEMBRE

4:00-7:00 PM

THE VIRIDIAN - 8030 S 1825 W WEST JORDAN, UT

**TODOS LOS ESTUDIANTES DEL DISTRITO DE JORDAN Y SUS FAMILIAS
ESTÁN INVITADOS: ¡VENGA A FAMILIARIZARSE CON LOS RECURSOS
DEL DISTRITO Y LA COMUNIDAD, GANE PREMIOS, COMA BOCADILLOS
Y JUEGUE!**

**¡PRESENTANDO A LOS SUPERINTENDENTES DEL
ROCK!**

lcs.jordandistrict.org



West Jordan City
Engineering Department
7960 South 4000 West
West Jordan, UT 84088
Phone: 801-569-5070
Email: wjrow@westjordan.utah.gov

Public Right-of-way
Encroachment Permit Application
& Agreement

Application Date: May 05, 2025			Permit #	
Permittee Name / Title: Krista Mecham/ Teacher Specialist			Date Issued	
Address: 7387 West Campus View Drive			Date Expired	
City West Jordan	State Utah	Zip Code 84088	City Works #	
Phone: 801-567-8321	Email: krista.mecham@jordandistrict.org			WEST JORDAN USE ONLY

Contractor Information:

Contractor Performing Work: 2025 Fall Family Fair			Job #
License #			Office Phone:
Address:			24/7 Foreman Phone:
City	State	Zip Code	
Superintendent Name:			
24/7 On-site Foreman:	Cell Phone:		
Email:			

Nature of Work (Job Specific)

The Jordan School District would like to block off a section of the street at the Veterans Memorial Park to run the 2025 Fall Family Fair. Please see Traffic Plan.

A permit is required for any encroachment into any City right-of-way, City easement, or City utility system, including but not limited to construction, maintenance, and obstruction to vehicle or pedestrian traffic.

FAILURE OF THE PERMITTEE TO FOLLOW THE PROVISIONS OF THIS PERMIT SHALL RESULT IN THE RETRACTION OF THE PERMIT BY WEST JORDAN CITY AND LOSS OF PRIVILEGES TO WORK WITHIN WEST JORDAN CITY'S RIGHT - OF WAY.

1. Standards / Location of Work

The above indicated Contractor, (hereinafter referred to as "Permittee") is hereby granted subject to Title 8, Chapter 8 of the West Jordan City's Municipal Code, City's Policies and Design Criteria Manuals, Construction Specifications Manual, Standard Drawings Manual, State Occupational Safety and Health Laws, Manual on Uniform Traffic Control Devices (MUTCD), Instructions to Flaggers, the approved plans, and any special limitations set herein, permissions for the purpose of _____ within the right - of - way limits at the following location(s): _____.

2. Prior to Work

Prior to work being performed in the public right-of-way, the Permittee will make proper provisions for protecting the public safety and property. This permit is a binding agreement between the Permittee and West Jordan City and shall be only for the **location** as listed above.

For any excavation in the public right-of-way, as listed on the Current Uniform Scheduled of Fees and Services charges will be calculated upon approval of permit - **REQUIRED**

_____ Feet Long _____ Feet Wide _____ Feet Deep

The work permitted here within shall commence on _____ and shall be diligently prosecuted to completion on or before _____.

Initial permit is valid for 45 days.

Required Documents for Application:

Application must be signed and dated by the authorized party Attach Certified Traffic Control Plan

Bore profile for all roadway crossings - **STAMPED BY A CERTIFIED ENGINEER**

Site map with the following information included:

- Right - of - way offsets
- PUE off sets
- Existing Utilities
- Proposed running alignment
- Proposed running depth
- If any additional permit are required - a copy of the approved permit will be submitted.

Performance Bond:

The Permittee shall provide to West Jordan City a performance bond for a three (3) year prior to approval or completion of the work to guarantee satisfactory performance. **The three (3) year period is required to be stated on the bond.**

Liability Insurance:

The Permittee shall provide to West Jordan City a copy of Workers Compensation Insurance and Liability Insurance. **The City it's elected officials, appointed officials, employees, volunteers, and agents** must be additionally insured under the policy.

The Permittee shall be responsible for any liability or personal injury involved through neglect. The Permittee holder agrees to indemnify the West Jordan City, it's elected officials, appointed officials, employees, volunteers, and agents against all claims, demand's costs, damages, attorney fees or other expenses of any kind by such neglect.

3. Notice of Work to Begin

Initial of the Permittee understanding

Before work permitted herewith is commenced, the Permittee shall notify wjrow@westjordan.utah.gov, at least 24 hours prior to the work beginning.

The following information is required in the email:

West Jordan City Permit Number (located at the top of the approved permit)

Location of work

Confirmed Start Date

Confirmed Completion Date

If emergency services, school districts, UDOT, UTA, road closures or detours apply a permit is required two (2) working days in advance. Additional approval maybe required through West Jordan City Administration (the City Administrator's Office).

Initial of the Permittee understanding

Residence required to be notified 5 days prior to work beginning

Commencement of said work is understood to indicate that the Permittee will comply with all instructions and regulations of West Jordan City with respect to performance of said work and that the Permittee will properly control and warn the public of said work to prevent accident.

4. Notice of Work Completion

Initial of Permittee understanding

After work completion herewith approved permit has been completed, the Permittee shall notify wjrow@westjordan.utah.gov for a Work Completion Inspection, walk through / punchlist if more than 5 items projects incomplete and not ready for inspection:

The following information is required in the email:

West Jordan City Permit Number (located at the top of the approved permit)

Location of work

Confirmed Completion Date

Prior to notice of permit completion, Permittee agrees the following has been completed:

Right-of-way has been restored, repaired, to West Jordan City Standards to its original or better conditions

All traffic control has been removed

All required final reports have been submitted to the Inspector

Concrete Tests

Compaction Tests

Asphalt Tests

Backfill

Gradation and Compaction

As Builts (if required)

A final completion inspection will be completed for approval, with the final approval of completion from the Engineering Inspector the permit will be closed out.

A final inspection will be completed within 48 hours of Work Completion notification.

If additional time is required for permit, the Permittee shall notify wjrow@westjordan.utah.gov, additional fee's may apply with the approval of the extension.

The following information is required for a extension request:

West Jordan City Permit Number (located at the top of the approved permit)

Location of work

Reason for requested extension

Requested completion date

If the Permittee fails to meet or notify of completion within the time indicated herein, West Jordan City will apply an extension fee and additional fee's will be accessed.

Permit has not been closed out until, a final inspection has been completed and the work has been accepted by the Engineering Inspector.

5. Limits of Work Area

Initial of Permittee understanding

Permittee shall not perform any work in West Jordan City's right-of-way beyond those areas of operation stipulated on this permit.

This permit is no way allowing the Permittee to access private properties; the individual property owners must grant Permittee access with required documentation.

6. Suspension of Work

Initial of Permittee understanding

If Permittee fails to comply with West Jordan City's regulations, specifications, or instructions pertinent to this permit, the City Engineer or duly authorized representative, may give a verbal order to suspend the work until the violation is corrected.

If Permittee fails or refuses to comply promptly, the City Engineer or duly authorized representative may issue a written stop work order on all or any part of the work, until corrective action has been taken and approval has been given by the City Engineer or duly authorized representative.

7. On-Site Permit Requirements

Initial of Permittee understanding

Permittee is required to provide all approved plans and documents of permit on site at all times. The Inspector shall be granted access to the approved permit at all times.

8. Temporary Asphalt Patching

Initial of Permittee understanding

Asphalt patching to roads between October 15 and March 1 will be considered temporary only and must be replaced after March 1 following APWA standards.

9. Special Limitations

Initial of Permittee understanding

All road closures require upper management approval.

Permittee is required to call for Blue Stakes and check for existing utilities in the area prior to excavation (bore profile).

Saw cuts and tack coat joints, replacement of asphalt to the existing depth plus 1-inch, with a minimum of 4-inches, or as directed by West Jordan City Engineer.

Untreated base course with 97% compaction for the full depth of the trench with 6-inch lifts.

Permittee is responsible for repairing and or restoring any portion of the roadway damaged during construction.

Permittee is responsible to restore shoulder to it's original or better conditions to include: reseeding, replacing sidewalk, fencing, pipe, culverts, or signs removed or damaged during construction.

Striping is to be replaced with the same material within 48-hours of completion of the asphalt patch. The materials must maintain West Jordan City standard specifications for 6-months.

No storage or backfill material or pipe will be allowed within the ASHTO Clear Zone. Excavations to be backfilled daily if possible.

Permittee will comply with all applicable environmental SWPPP laws.

Steel drum vehicles or steel tracked vehicles or equipment shall use minimum 3/4 inch plywood over railroad concrete pavement to protect the concrete while crossing the railroad track area.

Concrete paved roadways, the permittee is responsible for all panels that have 2-inch holes bored into the panel. If these panels fail in the future due to the bores, the Permittee will be required to replace the affected panels.

Acceptance by Permittee

I, as the Permittee, understand that a permit is required for encroachment into any West Jordan City Right-of-way, West Jordan Easement, or West Jordan Utility System, including but not limited to construction, maintenance, and obstructions to vehicle and pedestrian traffic. My execution of the activities allowed by this permit is conclusive evidence that I have accepted all provisions, limitations, restrictions, and attachments of this permit and agreement. I understand and agree to all penalties for failing to comply with this permit and agreement.

Krista Mecham

Techer Specialist

8/29/24

Permittee Name / Signature

Title

Date

Krista Meham

Permittee Name (Printed)

West Jordan City Use Only
Processed and Approved by:

West Jordan City Engineering Inspector

Date

West Jordan City Traffic Engineer

Date

West Jordan City Engineer

Date



Invoice #	
CW#	

Permit # 25-201 Fall Family Fair

Address: Vetrano Park Ring Rd Closure **Job #**
Company: Jordan School District
Contact: Krista Mecham- 801-567-8321
Approval: 9/18/2025 **Expiration:** 9/18/2025

*** * * PERMIT IS VALID FOR 45 DAYS * * ***

Permit extension is available upon request, approval, and additional fee assessment.

*** * NOTIFICATION PRIOR TO BEGINNING OF WORK IS REQUIRED * ***

Job Specific Requirements / Notes

Jordan School District is requesting a one-day road closure at Veterans Memorial Park. The event is for a Fall Family Fair. Traffic Control shall be set per MUTCD standards and maintained by Jordan School District - Krista Mecham- Maintenance to be scheduled three times daily: morning, noon, and evening, until the event is finished. Sidewalk and bike lane hazards shall be mitigated, and adequate signage for the closure with Type III Barricades and appropriate detour signage. Hard Closure shall remain in place through the event duration. A notification list is attached for communication with the following entities: Jordan School District, Emergency Responders, Garbage, Post Office, and other West Jordan City agencies and partners. Upon completion of the event, Temporary traffic control panels, debris, and signage shall be removed promptly. This one-day event site shall be cleaned up and restored to its original condition. There will be no fee for the event. West Jordan City will supply the Traffic Control devices and the Traffic Control Plan. Contact for TC Setup and Removal is Jason Duffin - 801-301-4521.

General Permit Standards / Requirements

- * If your bore shot is within 3 feet a prior and post bore video must be submitted for inspection to the Encroachment Inspector - NO EXCEPTIONS.
- * Roadway excavations are required to have milled in recess plates or temporary asphalt.
- * Water barrier is required in School Zones, active pedestrian walking routes, cross walks, and other areas under the digression of the West Jordan City Inspector.
- * Wind proof traffic control signs and maintain for weather events during the construction shall be the responsibility of the contractor.
- * Rumble strips or temporary speed bumps may be required - if necessary all speed limit signs are required to be bagged in the work zone
- * All TTC is to be set up per MUTCD standards and maintained morning, noon, and evening for the duration of the project. All open excavations, vertical drops, or bore pits are to be identified, plated, and/or backfilled if left unattended

- * Sidewalk detour signs are required, pedestrians, bikes shall be notified with additional traffic control for working operations. Sidewalks are to remain open and ADA compliant to pedestrians at all times.
- * Contractor is responsible for contacting Blue Stakes potholing and identifying the location of all existing utilities prior to work starting.
- * City right-of-way shall be restored by replacing, repairing, or rebuilding it to its original condition. All obstruction, materials, and debris within the R.O.W shall be removed after completion of work. Close out Blue Stake tickets and pick up all flags and debris.
- * All work shall be constructed to WJC Standards. Compaction tests shall meet WJC Standards.
- * Backfill will be placed in lifts and compacted. Contractor shall submit flow fill concrete, asphalt, compaction tickets.
- * Asphalt will be temporary until permanent asphalt can be placed. WJC Standard is a 64-34 1/2 inch mix 15% rap. Contractor shall place asphalt per WJC Standard RD-175.

Permit Fee Assessment:

							Base Permit Fee:	\$	-
							Extension Permit Fee (Valid for 30 Days Only):	\$	-
Square Footage									
	sq footage	x	\$	0.28					
Road / Lane Closure									
0	day(s)	Arterial	x	\$	500	\$			-
	day(s)	Collector	x	\$	300	\$			-
0	day(s)	Local Road	x	\$	250	\$			-
Lane Restriction/Obstruction Lane									
0	day(s)	Arterial	x	\$	350	\$			-
	day(s)	Collector	x	\$	200	\$			-
0	day(s)	Local Road	x	\$	150	\$			-
Total Permit Fee:							\$	-	

Failure to comply or complete work within permit period will result in the following
Fee will be assessed once permit has been inspected and closed out by Engineering Inspector

0 day(s) Additional x \$ 330 \$ -

***** NOTIFICATION IS REQUIRED UPON COMPLETION OF WORK *****

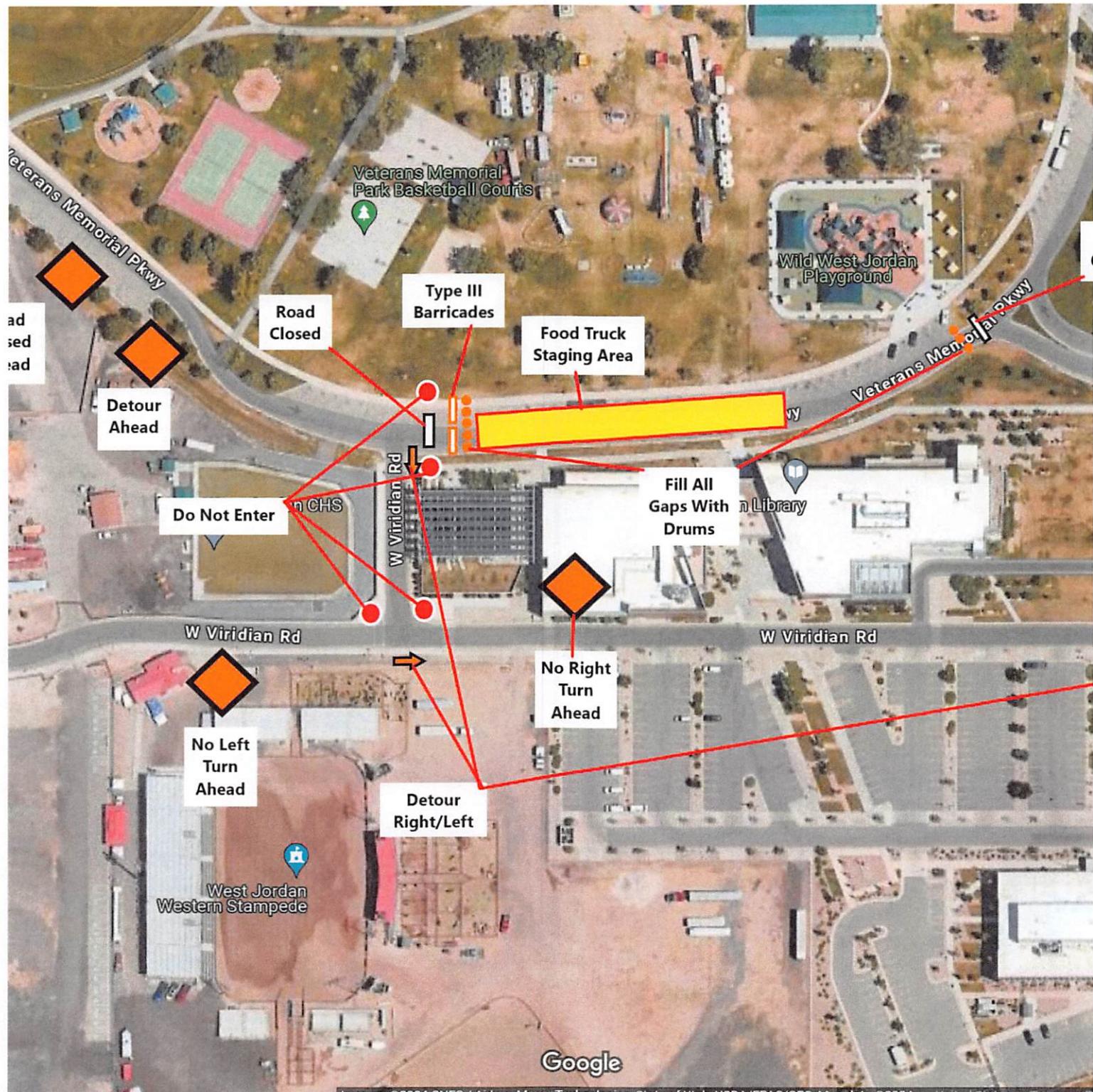
Page 2 of 2

Working within West Jordan City right-of-way without a permit will result in double fee penalties and the inability to perform work in West Jordan City.

Any questions please contact WJC Engineering Department @ 801-569-5070

Utility Engineering Inspector	PW Engineering Inspector	Encroachment Permit
Jeremy Robertson	Brian Montgomery	Rod Niemann
801-803-1288	801-633-9928	801-842-8222
Butch Savage	Jose Castaneda	Mike Pepper
385-377-2076	385-395-5802	385-386-1947

West Jordan City Use Only	
Encroachment Permit - Closeout	
WJC Electrical Department	
Encroachment Inspector:	



Jordan School District - Family Fair



West Jordan City
Engineering Department
7960 South 4000 West
West Jordan, UT 84088
Phone: 801-569-5070
Email: wjrow@westjordan.utah.gov

Public Right-of-way
Encroachment Permit Application
& Agreement

Application Date: May 05, 2025		Permit #	25-201
Permittee Name / Title: Krista Mecham/ Teacher Specialist		Date Issued	
Address: 7387 West Campus View Drive		Date Expired	
City West Jordan	State Utah	Zip Code 84088	City Works #
Phone: 801-567-8321		Email: krista.mecham@jordandistrict.org	
		WEST JORDAN USE ONLY	

Contractor Information:

Contractor Performing Work: 2025 Fall Family Fair		Job #
License #		Office Phone:
Address:		24/7 Foreman Phone:
City	State	Zip Code
Superintendent Name:		
24/7 On-site Foreman:	Cell Phone:	
Email:		

Nature of Work (Job Specific)

The Jordan School District would like to block off a section of the street at the Veterans Memorial Park to run the 2025 Fall Family Fair. Please see Traffic Plan.

Veterans Ring Road Closure

A permit is required for any encroachment into any City right-of-way, City easement, or City utility system, including but not limited to construction, maintenance, and obstruction to vehicle or pedestrian traffic.

FAILURE OF THE PERMITTEE TO FOLLOW THE PROVISIONS OF THIS PERMIT SHALL RESULT IN THE RETRACTION OF THE PERMIT BY WEST JORDAN CITY AND LOSS OF PRIVILEGES TO WORK WITHIN WEST JORDAN CITY'S RIGHT - OF WAY.

1. Standards / Location of Work

The above indicated Contractor, (hereinafter referred to as "Permittee") is hereby granted subject to Title 8, Chapter 8 of the West Jordan City's Municipal Code, City's Policies and Design Criteria Manuals, Construction Specifications Manual, Standard Drawings Manual, State Occupational Safety and Health Laws, Manual on Uniform Traffic Control Devices (MUTCD), Instructions to Flaggers, the approved plans, and any special limitations set herein, permissions for the purpose of 2025 Fall Family Fun Fair within the right - of - way limits at the following location(s) Veterans memorial Park.

2. Prior to Work

Prior to work being performed in the public right-of-way, the Permittee will make proper provisions for protecting the public safety and property. This permit is a binding agreement between the Permittee and West Jordan City and shall be only for the **location** as listed above.

For any excavation in the public right-of-way, as listed on the Current Uniform Scheduled of Fees and Services charges will be calculated upon approval of permit - **REQUIRED**

_____ Feet Long _____ Feet Wide _____ Feet Deep
The work permitted here within shall commence on September 18, 2025 and shall be
diligently prosecuted to completion on or before September 18, 2025. Start Date: Sept 18, 2025
End Date: Sept 18, 2025

Initial permit is valid for 45 days.

Required Documents for Application:

Application must be signed and dated by the authorized party Attach Certified Traffic Control Plan

Bore profile for all roadway crossings - **STAMPED BY A CERTIFIED ENGINEER**

Site map with the following information included:

- Right - of - way offsets
- PUE off sets
- Existing Utilities
- Proposed running alignment
- Proposed running depth
- If any additional permit are required - a copy of the approved permit will be submitted.

Performance Bond:

The Permittee shall provide to West Jordan City a performance bond for a three (3) year prior to approval or completion of the work to guarantee satisfactory performance. **The three (3) year period is required to be stated on the bond.**

Liability Insurance:

The Permittee shall provide to West Jordan City a copy of Workers Compensation Insurance and Liability Insurance. **The City it's elected officials, appointed officials, employees, volunteers, and agents** must be additionally insured under the policy.

The Permittee shall be responsible for any liability or personal injury involved through neglect. The Permittee holder agrees to indemnify the West Jordan City, it's elected officials, appointed officials, employees, volunteers, and agents against all claims, demand's costs, damages, attorney fees or other expenses of any kind by such neglect.

3. Notice of Work to Begin

Initial of the Permittee understanding

Before work permitted herewith is commenced, the Permittee shall notify wjrow@westjordan.utah.gov, at least 24 hours prior to the work beginning.

The following information is required in the email:

West Jordan City Permit Number (located at the top of the approved permit)
Location of work

Confirmed Start Date

Confirmed Completion Date

2 of 5 (updated 6/2024)

If emergency services, school districts, UDOT, UTA, road closures or detours apply a permit is required two (2) working days in advance. Additional approval maybe required through West Jordan City Administration (the City Administrator's Office).

Initial of Permittee understanding

Residence required to be notified 5 days prior to work beginning

Commencement of said work is understood to indicate that the Permittee will comply with all instructions and regulations of West Jordan City with respect to performance of said work and that the Permittee will properly control and warn the public of said work to prevent accident.

4. Notice of Work Completion

Initial of Permittee understanding

After work completion herewith approved permit has been completed, the Permittee shall notify wjrow@westjordan.utah.gov for a Work Completion Inspection, walk through / punchlist if more than 5 items projects incomplete and not ready for inspection:

The following information is required in the email:

West Jordan City Permit Number (located at the top of the approved permit)

Location of work

Confirmed Completion Date

Prior to notice of permit completion, Permittee agrees the following has been completed:

Right-of-way has been restored, repaired, to West Jordan City Standards to its original or better conditions

All traffic control has been removed

All required final reports have been submitted to the Inspector

Concrete Tests

Compaction Tests

Asphalt Tests

Backfill

Gradation and Compaction

As Builts (if required)

A final completion inspection will be completed for approval, with the final approval of completion from the Engineering Inspector the permit will be closed out.

A final inspection will be completed within 48 hours of Work Completion notification.

If additional time is required for permit, the Permittee shall notify wjrow@westjordan.utah.gov, additional fee's may apply with the approval of the extension.

The following information is required for a extension request:

West Jordan City Permit Number (located at the top of the approved permit)

Location of work

Reason for requested extension

Requested completion date

If the Permittee fails to meet or notify of completion within the time indicated herein, West Jordan City will apply an extension fee and additional fee's will be accessed.

Permit has not been closed out until, a final inspection has been completed and the work has been accepted by the Engineering Inspector.

5. Limits of Work Area

Initial of Permittee understanding

Permittee shall not perform any work in West Jordan City's right-of-way beyond those areas of operation stipulated on this permit.

This permit is no way allowing the Permittee to access private properties; the individual property owners must grant Permittee access with required documentation.

6. Suspension of Work

Initial of Permittee understanding

If Permittee fails to comply with West Jordan City's regulations, specifications, or instructions pertinent to this permit, the City Engineer or duly authorized representative, may give a verbal order to suspend the work until the violation is corrected.

If Permittee fails or refuses to comply promptly, the City Engineer or duly authorized representative may issue a written stop work order on all or any part of the work, until corrective action has been taken and approval has been given by the City Engineer or duly authorized representative.

7. On-Site Permit Requirements

Initial of Permittee understanding

Permittee is required to provide all approved plans and documents of permit on site at all times. The Inspector shall be granted access to the approved permit at all times.

8. Temporary Asphalt Patching

Initial of Permittee understanding

Asphalt patching to roads between October 15 and March 1 will be considered temporary only and must be replaced after March 1 following APWA standards.

9. Special Limitations

Initial of Permittee understanding

All road closures require upper management approval.

Permittee is required to call for Blue Stakes and check for existing utilities in the area prior to excavation (bore profile).

Saw cuts and tack coat joints, replacement of asphalt to the existing depth plus 1-inch, with a minimum of 4-inches, or as directed by West Jordan City Engineer.

Untreated base course with 97% compaction for the full depth of the trench with 6-inch lifts.

Permittee is responsible for repairing and or restoring any portion of the roadway damaged during construction.

Permittee is responsible to restore shoulder to it's original or better conditions to include: reseeding, replacing sidewalk, fencing, pipe, culverts, or signs removed or damaged during construction.

Striping is to be replaced with the same material within 48-hours of completion of the asphalt patch. The materials must maintain West Jordan City standard specifications for 6-months.

No storage or backfill material or pipe will be allowed within the ASHTO Clear Zone. Excavations to be backfilled daily if possible.

Permittee will comply with all applicable environmental SWPPP laws.

Steel drum vehicles or steel tracked vehicles or equipment shall use minimum 3/4 inch plywood over railroad concrete pavement to protect the concrete while crossing the railroad track area.

Concrete paved roadways, the permittee is responsible for all panels that have 2-inch holes bored into the panel. If these panels fail in the future due to the bores, the Permittee will be required to replace the affected panels.

Acceptance by Permittee

I, as the Permittee, understand that a permit is required for encroachment into any West Jordan City Right-of-way, West Jordan Easement, or West Jordan Utility System, including but not limited to construction, maintenance, and obstructions to vehicle and pedestrian traffic. My execution of the activities allowed by this permit is conclusive evidence that I have accepted all provisions, limitations, restrictions, and attachments of this permit and agreement. I understand and agree to all penalties for failing to comply with this permit and agreement.

Krista Mecham	Techer Specialist	8/29/24
<u>Permittee Name / Signature</u>	<u>Title</u>	<u>Date</u>
Krista Meham		
<u>Permittee Name (Printed)</u>		

West Jordan City Use Only Processed and Approved by:	
Rod Niemann	May 30, 2025
West Jordan City Engineering Inspector	Date
West Jordan City Traffic Engineer	Date
West Jordan City Engineer	Date

From: Jason Duffin
To: Glori Buchei
Subject: RE: 2025 Family Fall Fair
Date: Tuesday, August 12, 2025 10:06:39 AM
Attachments: [Jason Duffin5.vcf](#)
[image005.png](#)

Here is the estimate for the traffic control devices for this closure. These estimates are based on what our contractor charges us. This price does not include the setup/tear down fee if we were to do it.

Let me know if you have any questions.

Thanks!

Type III Barricades – 3 \$5 each = \$15
Advance Warning Signs with Stands – 14 \$4 each = \$56
Panels or Drums – 8 \$0.75 each = \$6

Total = \$77.00


Jason Duffin
Public Works Operations Manager
City of West Jordan Public Works
7960 S, 4000 W.
West Jordan, UT 84088

(801) 569-5722 Work
(801) 330-4521 Mobile

jason.duffin@westjordan.utah.gov

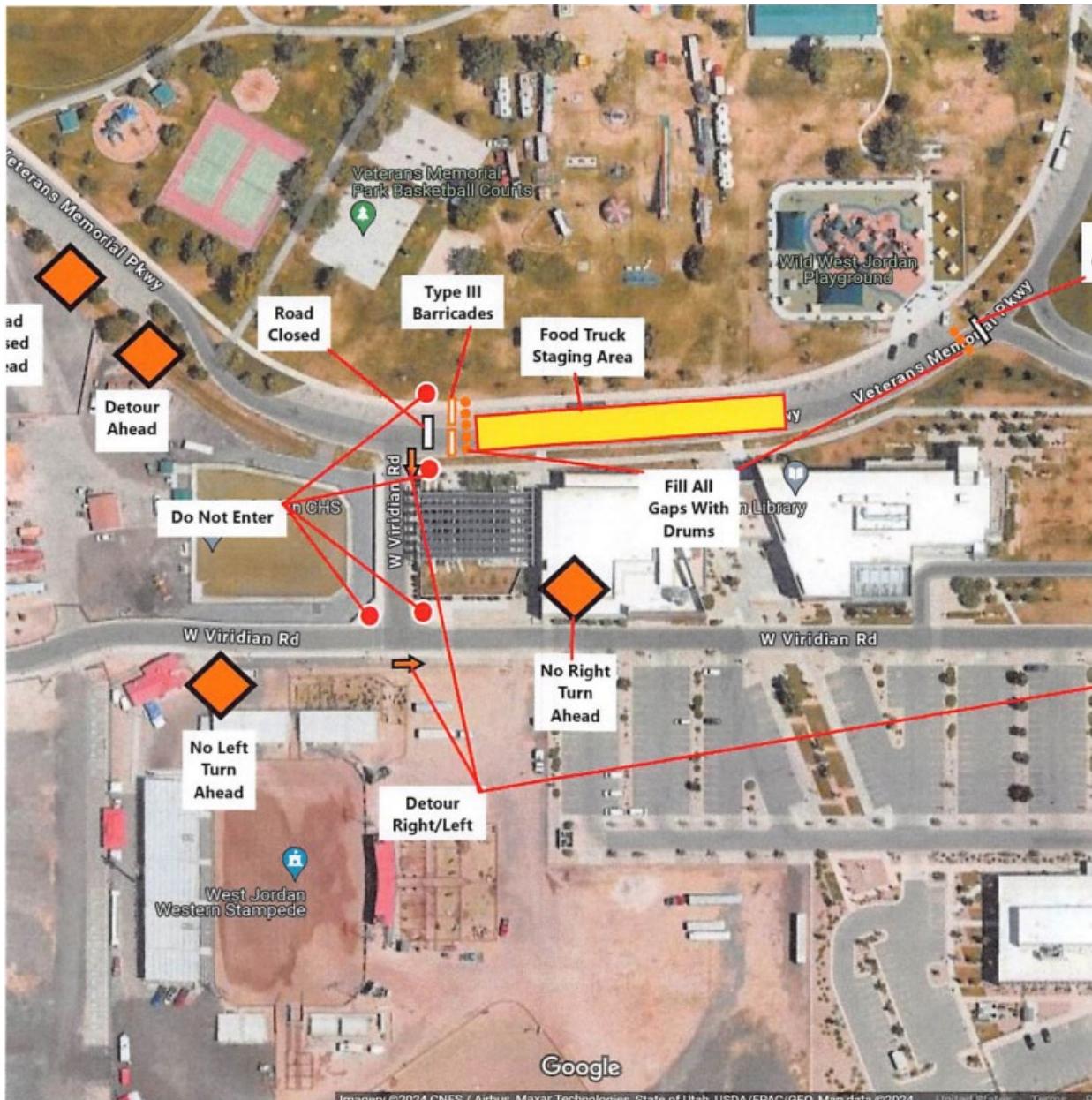
From: Glori Buchei <glori.buchei@westjordan.utah.gov>
Sent: Tuesday, August 12, 2025 9:19 AM
To: Jason Duffin <jason.duffin@westjordan.utah.gov>
Subject: RE: 2025 Family Fall Fair

Ok thanks,


GLORIMAR BUCHEI
Community Outreach Coordinator
Hablo Español
City of West Jordan
8000 S Redwood Rd, West Jordan, UT 84088
Direct: 801.569.5112
Cell: 385.602.8081
Email: glori.buchei@westjordan.utah.gov

From: Jason Duffin <jason.duffin@westjordan.utah.gov>
Sent: Tuesday, August 12, 2025 9:16 AM
To: Glori Buchei <glori.buchei@westjordan.utah.gov>
Subject: RE: 2025 Family Fall Fair

I believe this is the way it should be done. I think it is the same as the plan they use for other Parks events. You could probably get away with less but this is the way it should be. I think all traffic control is overdoing it in a way but I guess it is to make sure people understand.



Jason Duffin
 Public Works Operations Manager
 City of West Jordan Public Works
 7960 S. 4000 W.
 West Jordan, UT 84088

(801) 569-5722 Work
 (801) 330-4521 Mobile

jason.duffin@westjordan.utah.gov

From: Glori Buchei <glori.buchei@westjordan.utah.gov>

Sent: Thursday, August 7, 2025 3:18 PM

To: Jason Duffin <jason.duffin@westjordan.utah.gov>

Subject: RE: 2025 Family Fall Fair

What???????????????, the date of the event?



REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Meeting Date Requested : 08/26/2025

Presenter: Danyce Steck, Administrative Services Director

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

Receiving Public Comment on Adopting the Final Budget

2. EXECUTIVE SUMMARY

This is a final public hearing to receive input from the public before adoption of the Fiscal Year 2026 annual budget. The budget process included the following steps and timeline:

- Mayor's Budget was presented on May 6, 2025
- City Council held work sessions in May, June, and July to review and discuss the budget
- Tentative Budget was adopted on June 24, 2025 and included items supported by a majority of the City Council
- Truth-in-Taxation public hearing was held on August 19, 2025

The next steps are setting the 2025 tax rate by ordinance and then adopting the Fiscal Year 2026 annual budget by ordinance. According to Utah state code, these must occur before Sept 1, 2025.

3. TIME SENSITIVITY / URGENCY

The Fiscal Year 2026 Annual Budget must be adopted before September 1, 2025.

Per Utah State Code §10-6-118, *"Before June 30 of each fiscal period, or in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. The budget officer of the governing body shall certify a copy of the final budget and file the copy with the state auditor within 30 days after adoption."*

4. FISCAL NOTE

See Fiscal Year 2026 Annual Budget attached. Pages 12-17 detail changes made throughout the budget process.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. ADMINISTRATIVE STAFF ANALYSIS

Changes to the Tentative Budget include the following items and are based on information received after the Tentative Budget was adopted on June 24, 2025:

CIP Fund Revenue

UT Outdoor Recreation Grant – Wheels Park	\$ 1,000,000
Donations – Community & Arts Center	50,000
Use of Fund Balance	<u>1,912,000</u>
	\$ 2,962,000

CIP Fund Expenditure

Wheels Park Phase III	\$ 2,000,000
Equipment – Community & Arts Center	50,000
Pedestrian Bridge – 7000 South	412,000
Pedestrian Bridge – 7800 S 1100 West (UDOT)	400,000
9000 S NBH (Design)	<u>100,000</u>
	\$ 2,962,000

CDBG Fund Revenue

Community Development Block Grant	\$ 885,431
-----------------------------------	------------

CDBG Fund Expenditures

Administration	\$ 98,260
Travelers Aid	15,000
Legal Aid Society	20,000
South Valley Sanctuary	30,000
Assist Inc	248,044
Economic Development	80,000
Housing Rehabilitation	150,000
Neighborhood Improvements	<u>244,127</u>
	\$ 885,431

Stormwater Projects

Remove Axel Park Rd SD Improvements	\$ (950,000)
Add C-9 72" TRAXX Pipeline Repair	950,000
Remove 8948 S 1240 W (repairs & expansion)	\$ (150,000)
Add 9000 South 1872 West Pond Fencing	150,000

7. MAYOR RECOMMENDATION**8. COUNCIL STAFF ANALYSIS**

This is the last step in the annual budgetary process prior to final consideration of the annual budget to be considered during Business Items at this meeting.

9. POSSIBLE COUNCIL ACTION

Public Comment period only – no action needed from Council on this agenda item specifically.

10. ATTACHMENTS

Fiscal Year 2026 Annual Budget
Presentation

ITEM 6D: PUBLIC HEARING - FY26 BUDGET

Topic: Receiving Public Comment on Adopting the Final Budget for Fiscal Year 2026

Applicant:

Staff Contact: Danyce Steck, Administrative Services Director



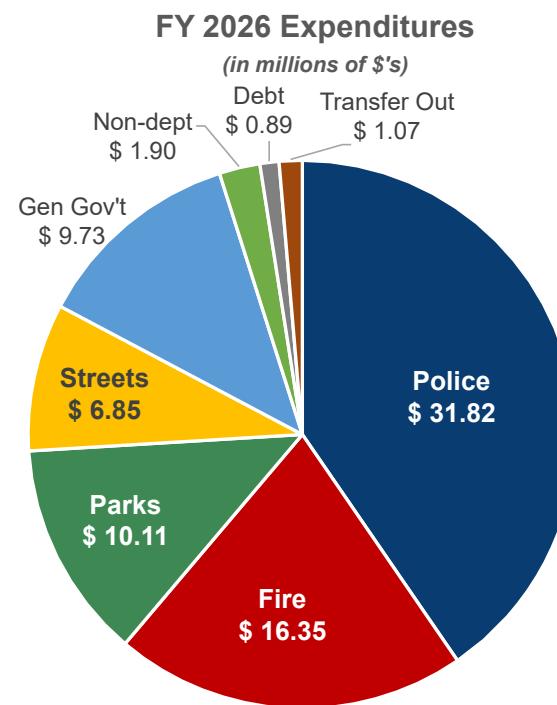
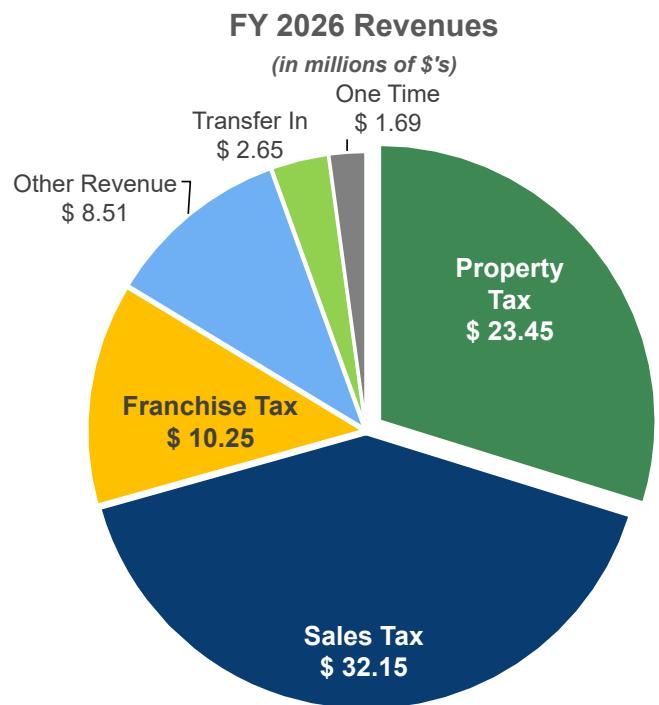
BUDGET PROCESS TIMELINE

- Mayor's Budget presented 05/06/25
- Council work sessions in May, June, and July
- Tentative Budget adopted 06/24/25
- Truth-in-Taxation public hearing held 08/19/25
- Final Budget public hearing 08/26/25
- Setting of tax rate and adoption of final budget required before 09/01/25

GENERAL FUND

	Tentative Budget	Admin Changes	Council Changes	Final Budget
Revenue	\$ 76,057,762	\$ -	\$ -	\$ 76,057,762
Transfers in	2,652,677	-	-	2,652,677
Expenditures	(77,643,134)	-	-	(77,643,134)
Transfers out	(480,000)	-	-	(480,000)
CIP Transfer	(587,305)	-	-	(587,305)
Net change	\$ -	\$ -	\$ -	\$ -
Reserve Balance	\$21,429,420			\$21,429,420

SOURCES AND USES – GENERAL FUND



CHANGES - CAPITAL PROJECTS FUNDS

Changes from Tentative	Expenditures	Revenues
Donations and Grants		
Wheels Park		\$ 1,000,000
Community & Arts Center		50,000
		<hr/> \$ 1,050,000
Projects		
Parks: Wheels Park Phase III	\$ 2,000,000	Use of reserves \$1,912,000
General: Community & Arts Center – Equipment	50,000	
Roads: Pedestrian Bridge – 7000 South	412,000	
Roads: Pedestrian Bridge – 7800 S 1100 West (UDOT)	400,000	
Roads: 9000 S NBH (Design)	<u>100,000</u>	
	\$ 2,962,000	

CHANGES - CDBG FUND

Changes from Tentative	Expenditures	Revenues
Community Development Block Grant		\$ 885,431
Administration	\$ 98,260	
Travelers Aid	15,000	
Legal Aid Society	20,000	
South Valley Sanctuary	30,000	
Assist Inc	248,044	
Economic Development	80,000	
Housing Rehabilitation	150,000	
Neighborhood Improvements	<u>244,127</u>	
		\$ 885,431

CHANGES - STORMWATER FUND

Changes from Tentative	Expenditures	Revenues
Remove Axel Park Rd SD Improvements	\$ (950,000)	
Add C-9 72" TRAXX Pipeline Repair	950,000	
Remove 8948 S 1240 W (repairs & expansion)	\$ (150,000)	
Add 9000 South 1872 West Pond Fencing	150,000	



ITEM 6D: ADOPTING THE FY26 BUDGET

PUBLIC COMMENT



ITEM 6D: ADOPTING THE FY26 BUDGET



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, August 26, 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. 25-34 amending West Jordan City Code Section 13-5B-8 External Accessory Dwelling Units
- Ordinance No. 25-40 a petition from Joel Frost requesting a Master Development Agreement and Ordinance No. 25-41 Future Land Use Map Amendment for 6.81 acres, and a Rezone of 2.9 acres to P-O (Professional Office) Zone for Visionary Square located at 8871 South 3680 West and 9000 South 3360 West and 3680 West
- Ordinance No. 25-37 text amendment to update Definitions, General Provisions, and Vehicle and Equipment Types Allowed in Residential Zones (Title 13-2-3, 13-5B-7, and 13-8-14)
- Adoption of the Final Budget for the City of West Jordan Fiscal Year 2026

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 August 13, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 08/31/2025

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

Ordinance No. 25-35 Setting the 2025 Property Tax Rate

2. EXECUTIVE SUMMARY

The 2026 Fiscal Year General Fund budget is based on a property tax rate of .001328; any rate adjustment will require a budget amendment. All required public noticing regarding the property tax rate has been complete and a public hearing was held on August 19, 2025. The Council must set a property tax rate before September 1st and may consider any General Operations rate of 0.001328 or lower.

3. TIME SENSITIVITY / URGENCY

Utah State Code §10-6-133 states: *(1)(a) Before June 22 of each year, or September 1 in the case of a property tax rate increase under § 59-2-919 through 59-2-923, the governing body of each city, including charter cities, at a regular meeting or special meeting called for that purpose, shall by ordinance or resolution set the real and personal property tax levy for various municipal purposes. (b) Notwithstanding Subsection (1) (a), the governing body may set the levy at an appropriate later date with the approval of the State Tax Commission.*

4. FISCAL NOTE

The proposed property tax rate of 0.001328 will provide an increase of \$645,645 of property tax revenue and represents a budgeted property tax revenue increase of 3.0% above the certified revenue.

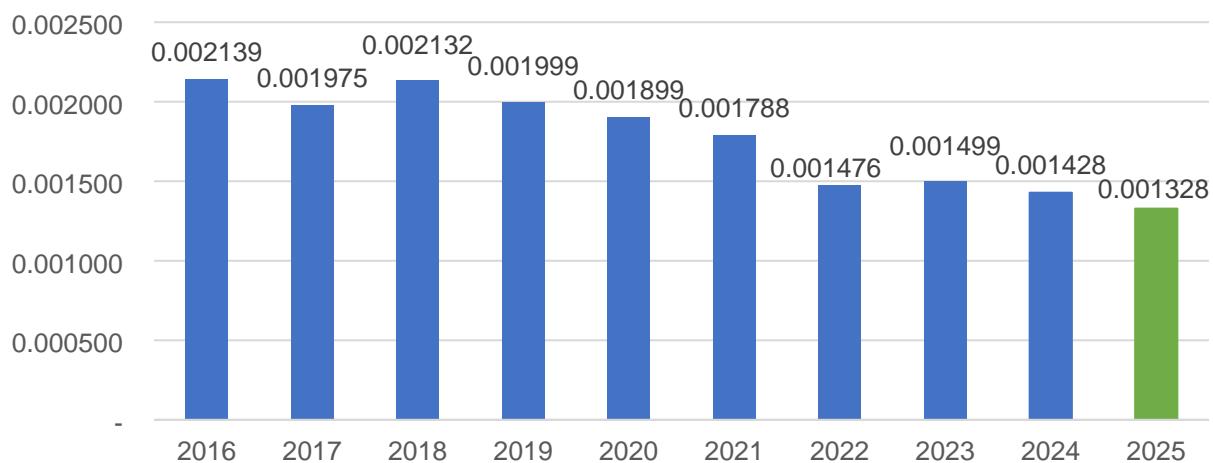
Even with this increase in revenue, the actual general purpose tax rate would still decrease by 3.63% from the previous tax year (2024 was .001378 while 2025 proposed is .001328) and decrease by 7.0% from the previous year when including the GO debt tax rate (which was .000050 and no longer levied since the bond has been paid in full).

5. ADMINISTRATIVE STAFF ANALYSIS

Proposed 2025 Property Tax West Jordan City Operations	Tax Rate 0.001328	Tax Revenue \$ 22,167,144	Increase 3.0%
Certified 2025 Property Tax West Jordan City Operations	Tax Rate 0.001289	Tax Revenue \$ 21,521,499	
Overall Change	3.0%	\$ 645,645	

Tax Year	Combined Tax Rate (includes GO debt rate)	Change	City Operations	
	Tax Rate		Tax Rate	Change
2016	0.002139	-4.98%	0.002009	-4.83%
2017	0.001975	-7.67%	0.001857	-7.57%
2018	0.002132	7.95%	0.002025	9.05%
2019	0.001999	-6.24%	0.001901	-6.12%
2020	0.001899	-5.00%	0.001809	-4.84%
2021	0.001788	-5.85%	0.001694	-6.36%
2022	0.001476	-17.45%	0.001416	-16.41%
2023	0.001499	1.56%	0.001443	1.91%
2024	0.001428	-4.74%	0.001378	-4.50%
2025 Proposed	0.001328	-7.00%	0.001328	-3.63%

Historical Property Tax Rates - City and Bond Combined



6. MAYOR RECOMMENDATION

The Mayor supports the proposed property tax rate of 0.001328 and recommends approval of Ordinance No. 25-35 Setting the 2025 Property Tax Rate.

7. COUNCIL STAFF ANALYSIS

The Council held a Truth in Taxation public hearing on Tuesday, August 19, in order for residents to learn about and comment on the City's proposal to increase property tax revenues. One resident spoke in favor of the tax increase with no other provided public input.

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 No. 25-35

Public Notice 1 – Salt Lake County combined notice

Public Notice 2 - West Jordan City notice

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 25-35
AN ORDINANCE SETTING THE 2025 PROPERTY TAX RATE

WHEREAS, UTAH CODE ANN. Title 10, Chapter 6, Section 133 requires the governing body of each city set the real and personal property tax levy; and

WHEREAS, the City Council has determined the requirements for each fund for which property taxes are to be levied; and

WHEREAS, the City Council approved Resolution 25-025 Acknowledging the Intent to Exceed the Certified Tax Rate and Scheduling a Public Hearing Regarding the Proposed Property Tax Increase; and

WHEREAS, the City Council met the public noticing requirements; and

WHEREAS, the City Council has held the public hearing and considered public comment.

NOW THEREFORE BE IT ORDAINED BY THE WEST JORDAN CITY COUNCIL AS FOLLOWS:

Section 1. For purposes of defraying the necessary and proper expenses of the City of West Jordan and for maintaining the government thereof, it is hereby determined the property tax rate for the City of West Jordan upon all real and personal property within the City of West Jordan made taxable by law in the year 2025 for the City's fiscal year ending June 30, 2026 is set at a rate of 0.001328.

Section 2. The City of West Jordan, by and through the City Council of the City of West Jordan, hereby expressly reserves the power and right to amend the foregoing tax rate as it may deem just, proper, and appropriate under law.

Section 3. The City Recorder shall submit a certified copy of the Ordinance to the Salt Lake County Auditor on or before August 31, 2025.

Section 4. This Ordinance shall take effect immediately upon adoption.

ADOPTED by the City Council of West Jordan, Utah this 26th day of August, 2025.

CITY COUNCIL OF WEST JORDAN

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk
Voting by the City Council

"YES" "NO"

51 Chair Kayleen Whitelock
52 Vice Chair Bob Bedore
53 Council Member Pamela Bloom
54 Council Member Kelvin Green
55 Council Member Zach Jacob
56 Council Member Chad Lamb
57 Council Member Kent Shelton

58
59 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

60
61 Mayor's Action: Approve Veto

62
63 By: _____
64 Mayor Dirk Burton Date _____

65 ATTEST:

66 _____
67 Tangee Sloan, MMC, UCC

68
69 City Recorder

70 **STATEMENT OF APPROVAL / PASSAGE (check one)**

71
72 The Mayor approved and signed Ordinance No. 25-35.

73
74 The Mayor vetoed Ordinance No. 25-35 on _____ and the
75 City Council timely overrode the veto of the Mayor by a vote of ____ to ____.

76
77 Ordinance No. 25-35 became effective by operation of law without the
78 Mayor's approval or disapproval.

79 _____
80 Tangee Sloan, MMC, UCC
81 City Recorder

82 **CERTIFICATE OF PUBLICATION**

83
84 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
85 short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____
86 day of _____ 2025. The fully executed copy of the ordinance is retained in the Office
87 of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

88 _____
89 Tangee Sloan, MMC, UCC
90 City Recorder

SALT LAKE COUNTY NOTICE OF PROPOSED TAX INCREASES

The following taxing entities are proposing to increase property tax revenues within SALT LAKE COUNTY.

Data is based on the taxing entity's average value shown below. The same value is used for both residential and commercial properties.

Concerned citizens are invited to attend the public hearings on their tax increases.

FOR FURTHER INFORMATION, CONTACT THE INDIVIDUAL ENTITIES AT THE PHONE NUMBERS SHOWN BELOW.

Entities Proposing a Tax Increase	Average Value	If approved, tax will increase			Additional Tax Revenue Generated Each Year if Proposed Tax Increase is Approved	% Increase if Proposed Tax Increase is Approved	Public Hearing Information		
							Date/Time	Location	Phone #
Canyons School	\$ 740,000	Residential	\$ 1,172.97	\$ 1,242.57	\$ 6,633,199	5.74%	August 5, 2025	9361 South 300 East	801-826-5000
		Commercial	\$ 2,132.68	\$ 2,259.22			7:00 PM	Sandy City	
Central Utah Water Conservancy	\$ 638,000	Residential	\$ 133.34	\$ 140.36	\$ 3,943,085	5.37%	August 26, 2025	1426 East 750 North Bldg 2	801-226-7100
		Commercial	\$ 242.44	\$ 255.20			6:00 PM	Orem	
Draper City	\$ 763,000	Residential	\$ 392.79	\$ 428.88	\$ 891,036	8.97%	August 13, 2025	1020 East Pioneer Road	801-576-6318
		Commercial	\$ 714.17	\$ 779.79			6:00 PM	Draper City	
Granite School	\$ 565,000	Residential	\$ 1,151.33	\$ 1,257.61	\$ 17,798,520	8.35%	August 5, 2025	2500 South State Street	385-646-4700
		Commercial	\$ 2,093.33	\$ 2,286.56			7:30 PM	South Salt Lake City	
Herriman City Fire Service Area	\$ 640,000	Residential	\$ 467.81	\$ 475.90	\$ 147,766	1.67%	August 13, 2025	5355 W Herriman Main St	801-758-7686
		Commercial	\$ 850.56	\$ 865.28			6:30 PM	Herriman City	
Herriman City Safety Enforcement Area	\$ 640,000	Residential	\$ 481.54	\$ 506.88	\$ 513,335	5.20%	August 13, 2025	5355 W Herriman Main St	801-758-7686
		Commercial	\$ 875.52	\$ 921.60			7:00 PM	Herriman City	
Jordan Valley Water Conservancy	\$ 630,000	Residential	\$ 106.03	\$ 117.81	\$ 3,113,751	11.08%	August 11, 2025	8215 South 1300 West	801-565-4300
		Commercial	\$ 192.78	\$ 214.20			6:00 PM	West Jordan City	
Midvale City	\$ 492,000	Residential	\$ 248.41	\$ 315.79	\$ 940,561	26.89%	August 19, 2025	7505 South Holden Street	801-567-7206
		Commercial	\$ 451.66	\$ 574.16			6:00 PM	Midvale City	
Salt Lake City Judgment Levy	\$ 675,000	Residential	\$ -	\$ 4.08	\$ 579,167	100%	August 19, 2025	451 South State St #315	801-535-7600
		Commercial	\$ -	\$ 7.43			7:00 PM	Salt Lake City	
Town of Alta	\$ 1,809,000	Residential	\$ 829.79	\$ 1,030.77	\$ 98,659	24.28%	August 13, 2025	10351 East Highway 210	801-742-6011
		Commercial	\$ 1,508.71	\$ 1,874.12			6:00 PM	Alta	
West Jordan City	\$ 550,000	Residential	\$ 389.92	\$ 401.72	\$ 645,645	2.93%	August 19, 2025	8000 South Redwood Road	801-569-5000
		Commercial	\$ 708.95	\$ 730.40			6:00 PM	West Jordan City	
West Valley City	\$ 450,000	Residential	\$ 604.40	\$ 655.13	\$ 2,950,825	7.70%	August 19, 2025	3600 S Constitution Blvd	801-963-3235
		Commercial	\$ 1,098.90	\$ 1,191.15			6:30 PM	West Valley City	

The Additional Ad Valorem Tax Revenue and Percentage increases shown above represent increases over last year's property budgeted tax revenue, excluding eligible new growth.

This list is for informational purposes only and should not be relied on to determine a taxpayer's property tax liability.

For specific property tax liability information, the taxpayer should review the taxpayer's Notice of Property Valuation and Tax Changes.

NOTICE OF PROPOSED TAX INCREASE WEST JORDAN CITY

The WEST JORDAN CITY is proposing to increase its property tax revenue.

The WEST JORDAN CITY tax on a \$550,000 residence would increase from \$389.92 to \$401.72, which is \$11.80 per year.

The WEST JORDAN CITY tax on a \$550,000 business would increase from \$708.95 to \$730.40, which is \$21.45 per year.

If the proposed budget is approved, WEST JORDAN CITY would receive an additional \$645,645 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, WEST JORDAN CITY would increase its property tax budgeted revenue by 2.93% above last year's property tax budgeted revenue excluding eligible new growth.

The WEST JORDAN CITY invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: 8/19/2025 6:00 P.M.

Location: West Jordan City Hall Council Chambers
8000 S Redwood Rd
West Jordan

Virtual Meeting Link: <https://westjordan-utah-gov.zoom.us/webinar/regist>

To obtain more information regarding the tax increase, citizens may contact the WEST JORDAN CITY at 801-569-5000 or visit www.westjordan.utah.gov

Tax Increase Instructions

The advertisement shall be published be published **for at least 14 days before** the day on which the taxing entity conducts the public hearing in the following locations:

- 1) Electronically in accordance with Section 45-1-101: on a website established by the collective efforts of Utah newspapers. www.utahlegals.com
- 2) On the Utah Public Notice Website under Section 63A-16-601 www.utah.gov/pmn/
- 3) As a Class A notice under Section 63G-30-102.
- 4) Publish the public notice on the entity's official website.

The advertisement shall state that the taxing entity will meet on a certain day, time, and place in the advertisement. The exact wording for the advertisement can be found in 59-2-919.

The scheduled hearing shall not be held less than **ten (10) days after** the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor.

The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget.

The hearing shall begin at or after **6:00 PM**

The public hearing must be open to the public and held at a meeting with no other items on the agenda other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate, budget, or a special districts fee implementation.

The public hearing needs to be available for individuals to attend or participate either in person or remotely through electronic means.

If another meeting is needed to finalize the tax increase, the details of the meeting (place, date, time) must be announced at the end of the public hearing.

Please see our website for more information.

<https://propertytax.utah.gov/tax-increases/>

ITEM 7C: SETTING THE PROPERTY TAX RATE

Topic: Ordinance No. 25-35 Setting the 2025 Property Tax Rate

Applicant:

Staff Contact: Danyce Steck, Administrative Services Director

STATE CODE REQUIREMENTS

- Truth-in-Taxation public hearing held August 19th
- Adopt a property tax rate and final budget before September 1st

TAX RATE AND BUDGET

- City's annual budget is based on rate of 0.001328
- Any reduction of this tax rate will require modifying the budget accordingly.

QUESTIONS ?



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 08/31/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-36 Adopting the Final Budget for the City of West Jordan Fiscal Year 2026

2. EXECUTIVE SUMMARY

This item is the final step in the budget process to adopt the annual budget for Fiscal Year 2026. See the Administrative Staff Analysis section below for background and timeline of the budget process.

3. TIME SENSITIVITY / URGENCY

State code requires the adoption of the Final Budget before September 1, 2025.

4. FISCAL NOTE

See Annual Budget for the City of West Jordan for Fiscal Year 2026

5. ADMINISTRATIVE STAFF ANALYSIS

Per Utah State Code §[10-6-111](#), the Budget Officer files with the governing body a tentative budget – on or before the 1st regularly scheduled meeting in May. On May 6, 2025, the City Council accepted the Mayor's proposed budget in a regularly scheduled public meeting. On May 6, 2025, the Mayor's proposed budget then became available for public inspection on the City's website and at City Hall.

Per Utah State Code §10-6-111 3(a), "...a governing body in any regular public hearing or special public hearing shall review, consider, and tentatively adopt each tentative budget; and may, before the public hearing amend or revise each tentative budget." The Council held work sessions to review, consider, and revise the budget on May 13th, May 27th, June 10th, and July 8th.

On June 24, 2025, the Council through [Resolution No. 25-025](#) declared the intent to exceed the certified tax rate and scheduled a public hearing to fulfill requirements of the truth-in-taxation process. Also on June 24, 2025, the Council formally adopted the Tentative Budget in a regularly scheduled public meeting.

Per Utah State Code §[10-6-112](#), "Each tentative budget adopted by the governing body and all supporting schedules and data shall be a public record in the office of the city auditor or the city recorder, available for public inspection for a period of at least 10 days prior to the adoption of a final budget, as hereinafter provided." On June 25, 2025, the tentative budget became available for public inspection on the City's website and at City Hall.

Per Utah State Code §[10-6-114](#), “At the time and place advertised, or at any time and place to which the public hearing may be adjourned, the governing body shall hold a public hearing on the budgets tentatively adopted. All interested persons in attendance shall be given an opportunity to be heard, for or against, the estimates of revenue and expenditures or any item thereof in the tentative budget of any fund.” On August 19, 2025, the Council held a public hearing to receive public comment on the proposed tax rate.

On August 26, 2025, the Council will hold an additional public hearing to receive any additional comments on adoption of the final budget. It will then consider adopting a property tax rate for tax year 2025 and a final budget for fiscal year 2026.

Per Utah State Code §[10-6-118](#), “Before June 30 of each fiscal period, or in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution or ordinance adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter. The budget officer of the governing body shall certify a copy of the final budget and file the copy with the state auditor within 30 days after adoption.”

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

This is the final step in the budget process regarding required involvement from the City Council, as dictated by Utah State Code (Title 10, Chapter 6).

- Step 1 - Receive the Mayor’s Tentative Budget
 - Occurred on May 6, 2025
- Step 2 - Discuss the tentative budget in Committee of the Whole meetings:
 - Occurred on May 13, May 27, June 10, and July 8, 2025
- Step 3 – Adopt the tentative budget and establish a date for a Public Hearing and adoption of final budget
 - [Resolution No. 25-028](#) approved June 24, 2025.
- Step 4 – Hold a Public Hearing for and adopt the final budget via ordinance by August 31.
 - Public Hearing held on Tuesday, August 19, and Final Budget adoption scheduled for August 26, 2025.

8. POSSIBLE COUNCIL ACTION

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

1. Approve the Ordinance
2. Not Approve the Ordinance

9. ATTACHMENTS

Ordinance No. 25-36
FY2026 Annual Budget

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-36

AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF WEST JORDAN FOR FISCAL YEAR 2026.

WHEREAS, Section 10-6-118 of Utah Code, as amended, requires the adoption of the City's final budgets before September 1 of the year for which a property tax increase is proposed; and

WHEREAS, the City Council adopted the tentative budget on June 24, 2025; and

WHEREAS, the City Council has held a public hearing, receiving comment from the public concerning the proposed tax increase and the fiscal year budget; and

WHEREAS, after considering input from the public, the West Jordan City Council desires to adopt its final budgets for fiscal year 2026.

NOW THEREFORE BE IT ORDAINED BY THE WEST JORDAN CITY COUNCIL AS FOLLOWS:

Section 1. The City Council hereby adopts the final budgets for the City of West Jordan for the fiscal year 2026 for the amounts listed in section 4, plus any changes agreed upon at this evening's meeting.

Section 2. Changes to the tentative budget are as shown in Attachment A.

Section 3. The Administrative Services Director acting as the Finance Director is authorized to transfer any unencumbered or unexpended appropriated funds for fiscal year 2025 to fiscal year 2026 in conformity with the provisions of Section 10-6-124 of the Utah State Code as amended.

(continued on next page)

Section 4. The final budget for fiscal year 2026 is hereby adopted and shall consist of the

51 following amounts:

52

	Tentative Budget	Changes ¹	Final Budget
General Fund	\$ 78,710,439		\$ 78,710,439
Class C Roads Fund	11,823,618		11,823,618
Development Services Fund	5,743,311		5,743,311
Highlands Special Service District Fund	422,423		422,423
KraftMaid Special Improvement District Fund	--		--
Capital Projects Fund	37,922,742	2,962,000	40,884,742
Community Development Block Grant Fund	--	885,431	885,431
Grants Fund	--		--
Water Fund	35,676,087		35,676,087
Wastewater Fund	19,813,926		19,813,926
Solid Waste Fund	7,949,000		7,949,000
Stormwater Fund	10,832,222		10,832,222
Streetlight Fund	1,741,316		1,741,316
Fleet Management Fund	11,454,228		11,454,228
IT Management Fund	9,229,619		9,229,619
Benefits Management Fund	9,300,000		9,300,000
Risk Management Fund	2,622,338		2,622,338
	\$ 243,241,269	\$ 3,847,431	\$ 247,088,700

¹ Changes shown in Attachment A

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54 *Section 5.* This Ordinance shall take effect immediately upon adoption.

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56 ADOPTED by the City Council of West Jordan, Utah this 26th day of August, 2025.

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58 CITY COUNCIL OF WEST JORDAN

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Kayleen Whitelock
Council Chairperson

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ATTEST:

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Cindy Quick, MMC
Council Clerk

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Voting by the City Council

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"YES" "NO"

78 PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.

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80 Mayor's Action: _____ Approve _____ Veto

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82
83 By: _____
84 Mayor Dirk Burton _____ Date
85
86

87 ATTEST:

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90 _____
91 Tangee Sloan, MMC, UCC
92 City Recorder

93
94
95 **STATEMENT OF APPROVAL OF PASSAGE (check one)**

96
97 _____ The Mayor approved and signed Ordinance No. 25-36.

98
99
100 _____ The Mayor vetoed Ordinance No. 25-36 on _____ and the
101 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

102
103 _____ Ordinance No. 25-36 became effective by operation of law without the
104 Mayor's approval or disapproval.

105
106
107 _____
108 Tangee Sloan, MMC, UCC
109 City Recorder

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CERTIFICATE OF PUBLICATION

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

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118 _____
119 Tangee Sloan, MMC, UCC
120 City Recorder

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123 [See next page.]

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**ATTACHMENT A to
ORDINANCE NO. 25-36**

**Changes from the Tentative Budget
to the Final Budget for FY 2026**

	Tentative Budget	Administrative Changes	Council Changes	Final Budget
GENERAL FUND				
Revenues				
FY 2026 Tentative Budget	78,710,439			78,710,439
No change	78,710,439			-
	78,710,439	-	-	78,710,439
Expenditures				
FY 2026 Tentative Budget	78,710,439			78,710,439
No change	78,710,439			-
	78,710,439	-	-	78,710,439
CLASS C ROADS FUND				
Revenue				
FY 2026 Tentative Budget	11,823,618			11,823,618
No change	11,823,618			-
	11,823,618	-	-	11,823,618
Expenditures				
FY 2026 Tentative Budget	10,125,263			10,125,263
No change	10,125,263			-
	10,125,263	-	-	10,125,263
DEVELOPMENT SERVICES FUND				
Revenue				
FY 2026 Tentative Budget	4,461,000			4,461,000
No change	4,461,000			-
	4,461,000	-	-	4,461,000
Expenditures				
FY 2026 Tentative Budget	5,743,311			5,743,311
No change	5,743,311			-
	5,743,311	-	-	5,743,311
HIGHLANDS SPECIAL RECREATION SERVICE DISTRICT FUND				
Revenue				
FY 2026 Tentative Budget	399,203			399,203
No change	399,203			-
	399,203	-	-	399,203
Expenditures				
FY 2026 Tentative Budget	422,423			422,423
No change	422,423			-
	422,423	-	-	422,423

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	Tentative Budget	Administrative Changes	Council Changes	Final Budget
CAPITAL PROJECTS FUND				
Revenue				
FY 2026 Tentative Budget	10,938,371			10,938,371
Intergovernmental Grants - Wheels Park		1,000,000		1,000,000
Donations - Community & Arts Center		50,000		50,000
	10,938,371	1,050,000	-	11,988,371
Expenditures				
FY 2026 Tentative Budget	37,922,742			37,922,742
Wheels Park Phase III		2,000,000		2,000,000
Equipment - Community & Arts Center		50,000		50,000
Pedestrian Bridge - 7000 S		412,000		412,000
9000 S NBH (Design)		100,000		100,000
Pedestrian Bridge - 7800 S 1100 W (UDOT)		400,000		400,000
	37,922,742	2,962,000	-	40,884,742

COMMUNITY DEVELOPMENT BLOCK GRANT FUND

	Tentative Budget	Administrative Changes	Council Changes	Final Budget
Revenue				
FY 2026 Tentative Budget	-			-
Community Development Block Grant				885,431
	-	-	-	885,431
Expenditures				
FY 2026 Tentative Budget	-			-
Administration		98,260		98,260
Travelers Aid		15,000		15,000
Legal Aid Society		20,000		20,000
South Valley Sanctuary		30,000		30,000
Assist Inc		248,044		248,044
Economic Development		80,000		80,000
Housing Rehabilitation		150,000		150,000
Neighborhood Improvements		244,127		244,127
	-	885,431	-	885,431

GRANTS FUND

	Tentative Budget	Administrative Changes	Council Changes	Final Budget
Revenue				
FY 2026 Tentative Budget	-			-
No change				-
	-	-	-	-
Expenditures				
FY 2026 Tentative Budget	-			-
No change				-
	-	-	-	-

WATER FUND

	Tentative Budget	Administrative Changes	Council Changes	Final Budget
Revenue				
FY 2026 Tentative Budget	30,099,040			30,099,040
No change				-
	30,099,040	-	-	30,099,040
Expenditures				
FY 2026 Tentative Budget	35,676,087			35,676,087
No change				-
	35,676,087	-	-	35,676,087

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	Tentative Budget	Administrative Changes	Council Changes	Final Budget
SEWER FUND				
Revenue				
FY 2026 Tentative Budget	19,033,000			19,033,000
No change	19,033,000	-	-	-
	19,033,000	-	-	19,033,000
Expenditures				
FY 2026 Tentative Budget	19,813,926			19,813,926
No change	19,813,926	-	-	-
	19,813,926	-	-	19,813,926
SOLID WASTE FUND				
Revenue				
FY 2026 Tentative Budget	7,949,000			7,949,000
No change	7,949,000	-	-	-
	7,949,000	-	-	7,949,000
Expenditures				
FY 2026 Tentative Budget	7,831,139			7,831,139
No change	7,831,139	-	-	-
	7,831,139	-	-	7,831,139
STORMWATER FUND				
Revenue				
FY 2026 Tentative Budget	6,292,001			6,292,001
No change	6,292,001	-	-	-
	6,292,001	-	-	6,292,001
Expenditures				
FY 2026 Tentative Budget	10,832,222			10,832,222
Axel Park Rd SD Improvements		(950,000)		
C-9 72" TRAXX Pipeline Repair		950,000		
8948 S 1240 W (repairs & expansion)		(150,000)		
9000 South 1872 West Pond Fencing		150,000		150,000
	10,832,222	-	-	10,982,222
STREETLIGHT FUND				
Revenue				
FY 2026 Tentative Budget	1,495,494			1,495,494
No change	1,495,494	-	-	-
	1,495,494	-	-	1,495,494
Expenditures				
FY 2026 Tentative Budget	1,741,316			1,741,316
No change	1,741,316	-	-	-
	1,741,316	-	-	1,741,316
FLEET MANAGEMENT FUND				
Revenue				
FY 2026 Tentative Budget	11,454,228			11,454,228
No change	11,454,228	-	-	-
	11,454,228	-	-	11,454,228
Expenditures				
FY 2026 Tentative Budget	11,313,892			11,313,892
No change	11,313,892	-	-	-
	11,313,892	-	-	11,313,892

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	Tentative Budget	Administrative Changes	Council Changes	Final Budget
IT MANAGEMENT FUND				
Revenue				
FY 2026 Tentative Budget	8,504,800			8,504,800
No change	8,504,800	-	-	8,504,800
Expenditures				
FY 2026 Tentative Budget	9,229,619			9,229,619
No change	9,229,619	-	-	9,229,619
BENEFITS MANAGEMENT FUND				
Revenue				
FY 2026 Tentative Budget	8,996,844			8,996,844
No change	8,996,844	-	-	8,996,844
Expenditures				
FY 2026 Tentative Budget	9,300,000			9,300,000
No change	9,300,000	-	-	9,300,000
RISK MANAGEMENT FUND				
Revenue				
FY 2026 Tentative Budget	2,229,523			2,229,523
No change	2,229,523	-	-	2,229,523
Expenditures				
FY 2026 Tentative Budget	2,622,338			2,622,338
No change	2,622,338	-	-	2,622,338

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ITEM 7D: ORDINANCE 25-36

Topic: Adopting the Final Budget for Fiscal Year 2026

Applicant:

Staff Contact: Danyce Steck, Administrative Services Director



BUDGET PROCESS TIMELINE

- Mayor's Budget presented 05/06/25
- Council work sessions in May, June, and July
- Tentative Budget adopted 06/24/25
- Truth-in-Taxation public hearing held 08/19/25
- Final Budget public hearing held 08/26/25
- Setting of tax rate and adoption of final budget required before 09/01/25

BUDGET TOTALS

	Tentative Budget	Administrative Changes	Council Changes	Final Budget
General Fund	\$ 78,710,439			\$ 78,710,439
Class C Roads Fund	11,823,618			11,823,618
Development Services Fund	5,743,311			5,743,311
Highlands Special Service District Fund	422,423			422,423
KraftMaid Special Improvement District F	-			-
Capital Projects Fund	37,922,742	2,962,000		40,884,742
Community Development Block Grant Fund	-	885,431		885,431
Grants Fund	-			-
Water Fund	35,676,087			35,676,087
Sewer Fund	19,813,926			19,813,926
Solid Waste Fund	7,949,000			7,949,000
Stormwater Fund	10,832,222			10,832,222
Streetlight Fund	1,741,316			1,741,316
Fleet Management Fund	11,454,228			11,454,228
IT Management Fund	9,229,619			9,229,619
Benefits Management Fund	9,300,000			9,300,000
Risk Management Fund	2,622,338			2,622,338
	\$ 243,241,269	\$ 3,847,431	\$ -	\$ 247,088,700



ITEM 7D: ORDINANCE 25-36

QUESTIONS ?

1. CALL TO ORDER

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

STAFF: 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, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick

ABSENT: Council Member Zach Jacob

Chair Whitelock called the meeting to order at 4:00 pm.

2. DISCUSSION TOPICS

a. Presentation of the Citywide Resident Survey by Y2 Analytics

Policy Analyst & Public Liaison Warren Hallmark introduced Kyrene Gibb with Y2 Analytics. Ms. Gibb reported a 76% response on the 2025 annual resident survey regarding quality of life, consistent with the 2024 survey response. She said concerns expressed in the survey generally related to growth, and several responses expressed a desire for more aggressive code enforcement. A total of 957 residents were sampled in the 2025 survey, with a 3.1% margin of error. The Council and staff reviewed responses by district. Ms. Gibb said safety and sense of community, convenience, location, and neighborhood quality were frequently mentioned in survey responses.

Ms. Gibb said 46% of respondents indicated they felt West Jordan was moving in the right direction, a statistically significant increase compared to the 2024 survey. West Jordan City scored high across all services, with fire and emergency medical services receiving the highest service rating at 82 on a 0-100 scale, and code enforcement receiving the lowest at 54. The Council discussed responses related to water, and Chair Whitelock said she was interested in knowing how much well water the City was using during the timeframe of the survey. Council Member Bloom suggested responses related to water may have been influenced by media stories at the time.

Ms. Gibb said survey respondents indicated a desire to see more traffic control/road services and code enforcement in the City. Like the previous year, the most requested

additional services were recreation facilities and additional waste management services. Staff commented that the City had averaged around 1,500 code enforcement cases per year over the last few years. As of July 21, 2025, the City was already at 1,500 code enforcement cases for 2025. Council Member Bloom suggested perception of code enforcement and aesthetics could be addressed with some kind of marketing.

Mayor Burton suspected satisfaction with roads would increase as current significant road projects were completed. Responding to a question from Council Member Bloom, Ms. Gibb said survey responses did not point to a desire for specific major policy shifts. Council Member Bloom suggested that reports should separate responses regarding beautification from code enforcement. Ms. Gibb suspected residents would continue to intertwine the two topics.

Council Member Green noted the desire for recreation and sense of community stood out to him and spoke of events that brought people together. Vice Chair Bedore would like to see cost estimates for opening the survey up to wider participation. Ms. Gibb said an open access version of the survey could be made available, but added that open access respondents tended to be outliers. Vice Chair Bedore suggested making sure responses were marked random-selection or open-access, he believed the Council could learn from both sets of responses.

b. Discussion of Identifying Portions of Redwood Road for Future Land Use Map Updates to Support CZ Zoning

Senior Planner Tayler Jensen requested direction from the Council regarding possible Future Land Use Map (FLUM) updates for portions of Redwood Road. He showed potential CZ Zone sites identified by staff on a map, and requested feedback.

Council Member Green was not comfortable changing the FLUM for the whole Redwood corridor but was in favor of starting with the suggested properties. Council Members Bloom, Whitelock, Bedore, and Lamb agreed. Council Member Shelton was undecided. Council Member Bloom felt that Redwood was the central spine of the City and noted that how the effort was shaped would influence how it would be perceived. She believed a clear policy would be easier for developers.

The Council and staff reviewed the following list of properties identified by staff:

- Redwood Road and Brigadoon (South Jordan to Brigadoon Park Drive)
- 8885 South Redwood Road
- Gardner Lane and Redwood Road (Mayor Burton suggested including the north side of Gardner with the nursery)
- 7672 South Redwood Road
- 7280 South Redwood Road
- 7141 South Redwood Road
- Canal Road and Redwood Road

A majority of the Council indicated support for the list suggested by staff, with addition of the north side of Gardner Lane.

c. Discussion of Potential Adoption of the Transfer of Development Rights

Chair Whitelock and Council Member Green asked if the Council wanted to implement the transfer of development rights via ordinance, and help establish protection zones within the City. Council Member Green noted that the State allowed cities to establish agricultural protection zones, industrial protection zones, and critical infrastructure protection zones. The State allowed cities to adopt an ordinance to permit the transfer of development rights to protect open space and agricultural lands while allowing for density in places where it belonged. The City would need to identify sending zones and receiving zones. He said several cities in Utah had adopted transfer of development rights, including Mapleton, Spanish Fork, and Nibley.

Council Member Bloom could see a lot of pros to the suggestion, but wanted to make sure the Council considered possible cons. She said the framework, tracking system, and possible third-party management would be complex for staff. Council Member Green responded that the factors mentioned would not be part of the process. Council Member Bloom wanted to make sure Council was looking at the big picture and considering possible pitfalls and unintended consequences.

Council Member Lamb wondered if the Council would be overstepping bounds. He said landowners had not asked the City to adopt the transfer of development rights and asked why the City would create something that had not been requested.

Chair Whitelock said she could think of an area where retaining green space would be a benefit to the City. Council Member Bloom said adoption by the City would give landowners options without forcing a sale, but valuation and market viability would be key.

Council Member Green said the proposed ordinances would allow the City to shift development and protect existing Centennial Farms and open space. Vice Chair Bedore commented that transfer of development rights could reduce the future sale value of agricultural land. Chair Whitelock emphasized that the adoption of the proposed ordinance would provide landowners with another tool they could use if desired.

Responding to a question from Council Member Shelton, Council Member Green said landowners would be selling development rights, not water rights. Council Member Shelton said the idea sounded to him like artificial enrichment of landowners, which seemed dangerous. Council Member Green said the adoption of the transfer of development rights would allow the shifting of ERUs from one area of the City to another. Council Member Bloom said transfer of development rights would concentrate development where infrastructure already existed, and keep land the City did not want developed underdeveloped. She expressed the opinion that it would promote smart growth. Council Member Green said there would be full disclosure of future development limitations.

Staff commented that agricultural areas were allocated minimal ERUs on City master plans. Council Member Bloom believed a framework needed to be created to protect the future of the City and potential landowners that could get involved. City Administrator

Korban Lee said protection zones were usually created when there was a compelling public interest to reduce existing development rights in a specific area.

Vice Chair Bedore was okay looking into options but wanted to know which areas would be involved. Council Members Green, Bedore, Bloom, and Whitelock indicated support for directing staff to look further into the possibilities. Council Member Shelton was not in favor.

d. Discussion of Housing Zones to Encourage Homeownership

Council Member Green said the Legislature recently adopted several devices to encourage home ownership. House Bill 572 (2024 General Session) created incentives for the construction of condominiums, and the Home Ownership Promotion Zone (HOPZ) allowed for deed restrictions, generally at six units per acre. Council Member Green suggested some of the legislative acts were several years old and should be reviewed to consider potential impacts and benefits for the City. West Jordan currently had zoning districts that allowed up to 5.75 dwelling units per acre.

Council Member Green asked if the Council wanted to: modify zones like Planned Residential Development (PRD)/Integrated Housing Zone (IHZ) to go to six units per acre to keep home ownership in the City; encourage condominiums in any zone to take advantage of HB572 incentives; and consider other zones to be part of the discussion. Council Member Bloom said she would not mind going to six units per acre since the City was almost there anyway. She expressed support for deed restrictions to prevent investor buy-ups, and asked who would administer and monitor the deed restrictions. She asked if there were target demographics the City wanted to prioritize.

Council Members Shelton, Green, Bloom, Lamb, Bedore, and Whitelock indicated support for adding the tool to the City's toolbox. Council Member Green said the County would keep track of deed restrictions.

e. Presentation and Confirmation of Proposed Recreation Center for ZAP Application Submission

Public Services Director Cory Fralick said the County had not yet released their Master Plan, so staff had tried to plan ahead in terms of a new County recreation center. Mr. Fralick said land was one of the biggest donations the City could make for a recreation center. Chair Whitelock would support donation of the land if the agreement included a clause specifying the land would return to the City if the County decided not to put a recreation center at the location.

Mr. Fralick said another donation the City could make was ongoing maintenance of the facility exterior, including snow removal in the parking lot. Council Members Green and Whitelock expressed support. Mr. Fralick suggested the City could also contribute \$7 million for construction costs. The facility would have an estimated total construction cost of \$25-\$30 million, and the City's ZAP Tax application could total approximately \$22 million with a \$7 million City contribution.

Mr. Fralick said the City's consultant recommended a \$7 million upfront contribution for construction, plus \$250,000 for the first four years as a donation for operating expenses (\$1 million total).

Council Member Bloom liked the proposed contributions for negotiating with the County. Responding to a question from Vice Chair Bedore, Mr. Fralick said the recommendations were based on successful past recreation center applications to the County. Council Member Bloom would like to see a breakdown of City contributions versus projected community benefit.

Council Member Green said he would be comfortable spreading the \$1 million contribution for operating costs over five or six years instead of four to help the County. Council Member Bloom asked if the City would have the ability to explore naming rights and sponsorships for the facility. Mr. Lee responded the Council being open to exploring sponsorships could be added to the negotiations with the County. A majority of the Council indicated support for the option to spread the operating cost contribution over more than four years. Council Member Bloom said she knew residents on the west side wanted a recreation facility. Mr. Fralick believed flexibility on the City's end would be a benefit when negotiating with the County. Responding to a question from Mr. Lee, a majority of the Council indicated support for staff being able to adjust the timing of the total \$8 million financial contribution during negotiations to fit with County plans.

3. ADMINISTRATIVE ITEMS

- Chair Whitelock suggested the Council consider holding district meetings, and referred to feedback from the annual survey that some residents would like to hear City-related information from their neighbors. Council Members Bloom and Green expressed support. Mayor Burton said he had scheduled four district meetings with district Council representatives. Chair Whitelock asked that at-large representatives also be included.
- Chair Whitelock asked if four or more Council Members were willing to allow a used car lot at 7800 South Airport Road which was currently in the C-M (Heavy Commercial) Zone which currently prohibited car sales. All six Council Members indicated support for the request.
- Mr. Lee noting that Council Member Jacob had been a strong proponent for public art reported that the City had appropriated funding for public art and put together a Public Art Committee. He reported of three public art installations in progress (a water tank mural, a sugar beet sculpture and a flag mural at Wheels Park) and a fourth public art installation being considered (mural on the cemetery water tank). Council Member Green suggested revisiting the sign ordinance considering wall art planned for water tanks and other projects that may follow.
- Mr. Fralick provided an update on the Gold Star Memorial with installation during a September event.

4. ADJOURN

Chair Whitelock adjourned the meeting at 6:14 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 22, 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

DRAFT



MINUTES OF THE CITY OF WEST JORDAN

CITY COUNCIL MEETING

Tuesday, July 22, 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, Kelvin Green, Chad Lamb, Kent Shelton

STAFF: Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Assistant Planner Mark Forsythe, Public Services Director Cory Fralick, City Planner / Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

ABSENT: Council Member Zach Jacob

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

2. PLEDGE OF ALLEGIANCE

Ann Marie Barrett led participants in the Pledge of Allegiance.

3. REPORT TO COUNCIL

a. Report to the City Council by the West Jordan Historical Society

Robbie Dalley, President of the West Jordan Historical Society, presented a 2024–2025 Historical Society Annual Report, highlighting an annual fundraiser, rebranding efforts, and volunteer engagement. Mr. Dalley reported \$89,573 in revenue and \$87,703 in expenses for 2024/2025.

Council Member Bloom believed the financial statement was vague and incomplete, and expressed concern about the lack of financial detail, minimal private contributions, and reliance on public funds. She expected a much more in-depth report with public funds involved. Mr. Dalley acknowledged the concerns and said he could follow-up with more information. Council Member Bloom commented that the museum had been closed for her multiple attempts to visit during posted open hours and expressed the opinion that the Historical Society and the museum were not meeting needs considering the public funds involved.

Vice Chair Bedore supported the efforts of the Historical Society and offered to personally volunteer.

3. PUBLIC COMMENT

Chair Whitelock opened the public comment period at 7:14 pm.

Comments:

Ann Marie Barrett, Draper resident and Manager of Bingham Creek Library, spoke of upcoming events at the library, and noted that the library would be closed on July 24, 2025.

Rob Bennett, West Jordan resident, spoke of an entire family that lost their lives in a recent fire, and he believed the number of people who ran into the home risking their lives trying to save the family really said something about West Jordan. He invited everyone to think about the opportunity and blessing to live and help each other.

Chair Whitelock closed public comment at 7:19 pm.

4. PUBLIC HEARINGS

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

Senior Assistant City Attorney Patrick Boice explained that Dean Ellis had requested to place a bench along the Jordan River Parkway in honor of his wife, Erika Ellis. Mr. Boice developed an application for such a request with help from the Council Office and noted the biggest decision to make related to the style of bench. Council Member Bloom loved the proposal and believed the City should adopt a formal memorial placement policy.

Dean Ellis, applicant, spoke of his wife and her love of running and hiking, and spending time on the Jordan River Parkway. He said she had passed away in March of cancer and had donated her body to the University of Utah Medical Center. Mr. Ellis missed having a graveside to visit and liked the idea of having her name engraved in stone in a place where people could think about her. His preference for material would be stone because it would feel more like a permanent memorial.

Vice Chair Bedore liked the idea but worried a heavy stone bench may be difficult for City maintenance. He asked Mr. Ellis if he would be open to recommendations from staff regarding materials. Mr. Ellis said he contacted monument companies and received bids for a bench. Mr. Ellis said the location would need to be truck-accessible for installation and hoped there would not be a need for maintenance after installation. Vice Chair Bedore responded that maintenance would be needed for grass around the bench.

Chair Whitelock opened a public hearing at 7:28 pm.

Comments:

Sherilyn Anderson, West Jordan resident, said she had been motivated to use the park trail by Erika Ellis and did so frequently. Ms. Anderson said Erika walked the trail daily and encouraged others to get outside and enjoy the trail. She believed the proposed monument would be a lasting tribute and a gift to the entire community, as there were not enough benches along the trail. She felt it would be a meaningful place of comfort and peace for generations to come.

Alisha Johnson, West Jordan resident, said the Jordan River Parkway Trail, Big Bend Fishery Pond, and Irrigation Canal were her backyard neighbor. She expressed support for placing a bench along the Jordan River Parkway Trail near the Big Bend Fishery Pond to honor her dear friend, Erika Ellis. Ms. Johnson said Erika was a light in the community, and together they had walked the trail almost daily. She said the bench would be a lasting tribute in a place that meant so much to her and thanked the Council for considering the request.

Glendon Mitchell, West Jordan resident, said Dean and Erika Ellis were the kind of people that everyone wanted as neighbors. Mr. Mitchell said he used the trail, knew where every bench was along the trail, and felt the trail needed more benches. He expressed confidence that Mr. Ellis would be reasonable in working through any concerns.

Chris McConnehey, West Jordan resident, said he was in favor of the requested bench. He pointed out there were already a number of stone benches along the trail that had been donated by the Rotary Club, so a precedent had already been set. Mr. McConnehey said he hoped the Council would find in favor of the request.

Chair Whitelock closed the public hearing at 7:36 pm.

Council Member Shelton was in favor of a stone bench but would like staff to speak to any concerns with that style of bench. City Administrator Korban Lee said vandalism was a problem along the trail, and maintenance against vandalism was the biggest concern. He said a metal bench was the City park standard but did not have strong feelings either way.

Chair Whitelock said the City already had stone benches along the parkway trail and the request was not just for a bench, but for a memorial. Chair Whitelock hoped a memorial would not be vandalized but knew that if individuals were going to choose to vandalize, the building material would not matter. She expressed support for allowing Mr. Ellis to place a stone bench along the trail at his own expense, at a location agreed upon by both he and staff.

Council Member Green was also in favor of allowing the bench. He expressed concern with the way the resolution and ordinance were both written. Council Member Green noted that the resolution stated the Council had responsibility to approve the design, specifications, and graphics to be used, but he had not seen information to review. Chair Whitelock reported that the information was included in the agenda packet and felt the resolution was clear. Council Member Green believed the language was a little vague. City Attorney Josh Chandler said the language was similar and consistent with language used in similar situations in the past. Council Member Green wanted to eliminate ambiguity and do it the right way.

MOTION: Council Member Green moved to APPROVE Resolution No. 25-042 for placement of a monument honoring Erika Ellis on the Jordan River Parkway, amending lines 12 & 15 to read 'whereas the applicant's proposed bench'.

Chair Whitelock seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

b. *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*

Damian Mora with Garbett Homes, applicant, said he was the project leader for the proposed project and noted Garbett had built quite a few homes in West Jordan. Garbett focused on zero emission buildings and energy efficiency to contribute to indoor and outdoor air quality in Utah. Lumina would be on 2.7 acres with a proposed total of 13 lots and a detention basin, within the allowed density of the current R-1-8 Zone. Mr. Mora said two neighborhood meetings had been held, and neighborhood concerns regarding pests and noise were addressed in the proposal. He had spoken with a neighbor about possible off-site parking during construction prior to completion of the road.

Mr. Mora said the proposed lots would include 22-foot driveways, with the exception of Lot 12, which would have a concrete parking pad adjacent to the garage. The proposed rezone to IDO-1 would facilitate development of the property without an increase in the overall density of the site. Mr. Mora said the triangular shape of the property, adjacent to the canal on one side and the Trax line on two sides, made development complicated. He said the property had been surrounded by development for some time. The proposed plan included a 50-foot public right-of-way.

Mr. Mora showed proposed standards compared to current R-1-8 standards:

	Current R-1-8 Standards	Proposed Standards
Minimum lot size	8,000 square feet	3,000 square feet
Minimum lot width	75 feet	42 feet (42' at garage setback for homes on curves or cul-de-sacs)
Minimum front yard	30 feet (20' on cul-de-sacs)	10 feet
Minimum corner side yard	20 feet	5 feet
Minimum interior side yard	8 feet	5 feet
Minimum rear yard	25 feet	10 feet
Rear yard corner lot	20 feet	10 feet
Maximum building height	35 feet	35 feet
Maximum building coverage	40%	60%
Separation between buildings on same lot	6 feet	6 feet

Mr. Mora said the proposed project would be possible on the property with the proposed standards and emphasized that emergency vehicle access would be possible with the 50-foot public right-of-way.

Senior Planner Tayler Jensen noted that the IDO Zone was designed for projects like the proposed project on properties under five acres in size. The IDO Zone anticipated that property would be difficult to develop and required that developers propose their own standards. Mr. Jensen said staff recommended approval to the Planning Commission, and the Design Review Committee (DRC) recommended approval to the Planning Commission, and then a member of the DRC also on the Planning Commission changed their vote and voted against at the Planning Commission level.

Chair Whitelock opened a public hearing at 8:05 pm.

Comments:

Matt Chin, West Jordan resident, spoke in favor of the proposal to add the IDO Zone to his family's 2.7-acre parcel. He said the property was purchased by his parents over 40 years ago, and his parents had hoped that the property would someday provide affordable housing in the area. He said the vacant property had become difficult to manage in recent years and had become more of a liability to the neighborhood than an asset. Mr. Chin said his family believed the opportunity to work with Garbett Homes was a real solution. He asked for Council support to meet the family and community goal for attainable housing.

Chair Whitelock closed the public hearing at 8:08 pm.

Council Member Lamb said this was the first time in a long time that he had heard neighbors wanting a proposed development to happen. He knew the property had become a transient issue. Council Member Lamb would want potential homeowners to understand that they would be buying next to a Trax station with noise that accompanied an active train line.

Council Member Green liked the proposed layout and felt the proposed project would connect the neighborhood and help build community in the area. He believed most neighborhood concerns had been addressed. Vice Chair Bedore spoke of the two townhall meetings held with the neighborhood and appreciated Garbett Homes addressing concerns.

Council Member Shelton expressed concern that getting rid of the strip next to the north border of the property would make the turn too sharp, especially for emergency vehicles. Mr. Jensen believed the 5-foot sidewalk, 5-foot park strip, and 2.5 feet of curb and gutter would provide sufficient space. Council Member Shelton referred to the 5-1 vote from the Planning Commission, and said he took the Planning Commission votes seriously. Mr. Jensen said he believed the dissenting vote was due to health and safety concerns, but said he was not sure what the specific concerns were. He said the proposed setbacks were not uncommon in West Jordan.

Council Member Green he believed bulb-outs and other traffic calming measures should be part of the project design. Chair Whitelock said the main concern of the residents had been that traffic would speed through the neighborhood, and believed calming measures would be good. Vice Chair Bedore commented that proposed lot sizes were presented to the neighborhood, and no concerns had been expressed.

MOTION: **Council Member Green moved to APPROVE Ordinance No. 25-30 a rezone of 2.70 acres adding the Infill Development Overlay Zone (IDO-1) to a parcel located at 8399 South Dunlop Drive.**
Council Member Bloom seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: **Zach Jacob**

The motion passed 6-0.

c. *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*

Mike Canning, applicant, explained the request for rezone from residential to commercial to expand storage for an existing adjacent facility. Two existing homes would be removed, and landscaping and asphalt would be added. He said the Sprinkler Supply business had grown faster than anticipated, and proposed changes would improve traffic flow on 7800 South by providing needed space for customers.

Council Member Green asked when Mr. Canning would acquire the small piece of land to the west. Mr. Canning said he would like to purchase the property at a reasonable price but felt the current property owner was asking too much for the small property.

Associate Planner Mark Forsythe said the two existing homes were built in the late 1940s and said there was not a lot of potential for residential redevelopment at that location. Mr. Forsythe said the Future Land Use Map (FLUM) called for community commercial, and said staff believed the proposal was in line with the General Plan. Responding to a question from Council Member Shelton, Mr. Forsythe said the main focus of the City Center Station Area Plan (SAP) was on the area across the street. He said the SAP showed potential use of the subject area as medium density residential, but the potential use was not included in the phasing plan. Chair Whitelock pointed out that the City Center SAP was a mixed-use plan.

Chair Whitelock opened a public hearing at 8:25 pm.

Comments:

Victoria Tucker, West Jordan resident, said her property butted directly to the subject property to the north. She was thrilled about the proposed development and said Sprinkler Supply had been a great neighbor. Ms. Tucker expressed concern about light pollution from the existing Sprinkler Supply building, said there was no light shielding,

and questioned how the proposed development would add to the light problem. Ms. Tucker asked if her existing fence and landscaping would be impacted.

Mr. Forsythe said nothing in Code addressed light from vehicles moving on and off property, but permanent light fixtures would be reviewed with the site plan review. City ordinances would require a 20-foot land buffer and six-foot wall along the perimeter next to the residential.

Chair Whitelock asked if Ms. Tucker's fence would be replaced or if another fence would be installed adjacent to her fence. Mr. Forsythe said City ordinances did not address the question. Chair Whitelock asked that staff look at the lighting situation and see what could be done to help with light pollution. Council Member Green said Sprinkler Supply was his neighbor, and the expansion would start at the corner of his backyard and go east. Council Member Green said Sprinkler Supply would probably put in an 8-foot wall and said Sprinkler Supply had been a very good neighbor. He was looking forward to the subject property being cleaned up and expressed the opinion that the proposal would be an overall betterment.

Chair Whitelock closed the public hearing at 8:35 pm.

MOTION: Council Member Green moved to APPROVE 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. Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

d. Ordinance No. 25-31 Amending Land Use Tables in Chapter 13 to Remove "Massage Therapy" as a Permitted or Conditional Use

City Planner Larry Gardner noted that massage therapy business was currently allowed in all zones in West Jordan. He said massage therapy businesses had become an issue in commercial strip mall areas of the SC-1 and SC-2 Zones, with criminal activity taking place and causing a drain on Code Enforcement and the Police Department. Mr. Gardner said the proposed ordinance would remove massage therapy as a permitted or conditional use from SC-1, SC-2, Commercial General, all manufacturing zones, Planned Community, and City Center Zones. Massage therapy would remain a permitted use in Regional Shopping Center, Professional Office, Research Park, and Home Occupation Zones.

Mr. Gardner said the proposed amendments would not shut down any existing businesses that complied with the laws of West Jordan City. Referring to a comment from Council Member Bloom, Council Member Green asked how a massage therapist going to a customer's home would qualify as a home occupation, since a home occupation was

supposed to take place in the business license holder's home. Mr. Gardner said he did not think the proposed ordinance would have any impact on such a situation.

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

Comments:

None

Chair Whitelock closed the public hearing at 8:41 pm.

Council Member Green asked how the proposed ordinance would affect massage therapists working out of chiropractic offices. Mr. Gardner said such arrangements would not be affected as they would not be stand-alone massage therapy businesses. Council Member Bloom asked if there had been any outreach to legitimate massage therapy businesses that would be affected by the proposed amendments. Mr. Gardner said there had not been specific outreach. Responding to a question from Council Member Bloom, Mr. Gardner said the proposed ordinance would not prevent bad actors from moving to a zone still permitting massage therapy and opening another business. Council Member Bloom said she would vote against the proposed ordinance.

Council Member Green believed the proposed ordinance would draw very gray lines. He did not have a problem eliminating massage therapy from manufacturing and other commercial zones, but had concerns with removing massage therapy from SC-1 and SC-2. Council Member Green listed existing national chain businesses that usually operated out of strip malls, and said he would like to refer the proposed ordinance to the Committee of the Whole for further discussion. Council Member Bloom said her friend operated out of the SC-2 Zone and expressed a desire for further discussion.

Mr. Chandler said the proposed change would not put anyone out of business. Businesses would continue operating as non-conforming. Council Member Shelton said he was in favor of moving forward with the ordinance as written.

MOTION: Council Member Green moved to REFER Ordinance No. 25-31 amending Land Use Tables in Chapter 13 to remove "Massage Therapy" as a Permitted or Conditional Use to the Committee of the Whole. Council Member Bloom seconded the motion.

The vote was recorded as follows:

YES: Kelvin Green, Chad Lamb, Kayleen Whitelock, Pamela Bloom

NO: Kent Shelton, Bob Bedore

ABSENT: Zach Jacob

The motion passed 4-2.

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

Budget and Management Analyst Becky Condie said a 3.5% increase in the water rate was adopted on June 24, 2025, and effective October 1, 2025. On July 8, 2025, the City Council expressed a desire to amend landscape usage rates to match residential rates. Ms. Condie

said the City currently had 500 landscape meter accounts, receiving 6.5% of total city-wide water delivery. She presented proposed landscape rate changes, ranging from a 3.4% to 3.6% increase, depending on the tier.

Ms. Condie said revenue from water sales would increase by less than 3% from the proposed change. Any revenue adjustment would be made with a future budget amendment. Staff did not recommend a change to the transfer from the Water Fund to the General Fund. She referenced Business Item 6b on the agenda (Resolution No. 25-041) that would establish water and sewer rates.

Chair Whitelock opened a public hearing at 8:56 pm.

Comments:

None

Chair Whitelock closed the public hearing at 8:56 pm.

Chair Whitelock said she understood the proposed increase would impact residents. She said she believed those who used a lot of water should pay more. Chair Whitelock said she was in favor of the proposed landscape rate increases. She said she believed the tier system was intended to encourage a change in behavior.

Mayor Burton asked if the School Districts, Jordan Landing, or other heavy landscape water users had been made aware of the proposed change. He expressed hesitation to move forward without user knowledge. Chair Whitelock asked if the Mayor's staff had made landscape users aware of the proposed change.

Council Member Shelton said he had heard concerns about the possibility of creating heat islands, and the impacts on businesses. He had become aware that the cost to supply water for landscape versus residential users was very different. Council Member Shelton recommended referring the proposed resolution back to the Committee of the Whole for further discussion.

Council Member Green was in favor of the proposed resolution because of fairness. He believed it both appeared and felt like residential water users currently subsidized the bigger landscape water users. He was not worried about the impact on businesses because of the message that would be sent to figure out how to make sprinklers water better. Responding to a question from Chair Whitelock, Ms. Condie confirmed new rates would not take effect until October.

Council Member Bloom said the burden of education and water conservation had been put on residents for the last decade, and expressed the opinion that not enough pressure had been put on bigger entities to conserve. She felt the proposed increase was a little too small, but believed the move was in the right direction. She said the HOA in which she lived watered every single day, seven days a week, which she believed needed to change.

Council Member Bedore felt landscape users should pay the same as residents, and agreed they might pay more if they did not change current behavior. He loved green spaces, but wanted them to be done smartly, and he was appreciative of the proposed action.

Council Member Lamb said he agreed with Council Member Shelton that more discussion was needed. He said Administrative Services Director Danyce Steck had information that had not yet been shared with the whole Council, and did not believe usage would change much with the proposal. Council Member Shelton said it was his understanding that landscaping users would subsidize residential users if the rates were matched.

MOTION: **Council Member Shelton moved to REFER Resolution No. 25-040 amending the West Jordan City Consolidated Fee Schedule back to Committee of the Whole.**

Council Member Lamb seconded the motion.

The vote was recorded as follows:

YES: **Chad Lamb, Bob Bedore, Kelvin Green, Kent Shelton**

NO: **Kayleen Whitelock, Pamela Bloom**

ABSENT: **Zach Jacob**

The motion passed 4-2.

5. BUSINESS ITEMS

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

Emergency Manager Jeff Mulcahy asked the Council to approve the proposed Multi-Jurisdictional Hazard Mitigation Plan. He explained that hazard mitigation was any sustained action to reduce or eliminate the long-term risk to human life and property from hazards. He emphasized the importance of long-term mitigation planning, and said jurisdictions must have a FEMA-approved and locally adopted plan to apply for key grant programs. Mr. Mulcahy said the 2025 plan built on the 2019 plan, with updates from 23 cities and towns, two school districts, and one community college. Mr. Mulcahy pointed out hazards did not follow jurisdictional lines, and jurisdictions were required to rely on each other for aid.

Council Member Green asked why Granite and Salt Lake School Districts did not participate. Mr. Mulcahy believed Granite School District was already included in the last version of the plan and was not sure about Salt Lake School District.

MOTION: **Council Member Lamb moved to APPROVE Resolution No. 25-033 adoption of Multi-Jurisdictional Hazard Mitigation Plan.**

Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: Zach Jacob

The motion passed 6-0.

b. Resolution No. 25-041 Establishing Water and Sewer Rates

MOTION: Chair Whitelock moved to REFER Resolution No. 25-041 establishing water and sewer rates back to Committee of the Whole.
Council Member Lamb seconded the motion.

The vote was recorded as follows:

YES: Chad Lamb, Kayleen Whitelock, Bob Bedore, Kelvin Green, Kent Shelton

NO: Pamela Bloom

ABSENT: Zach Jacob

The motion passed 5-1.

c. Mosquito Abatement Report

Council Member Green reported South Salt Lake Valley Mosquito Abatement District was proposing a property tax increase of \$320,000. A public hearing was scheduled for December 8, 2025. Council Member Green said the Mosquito Abatement District had not changed the rate since 2012. He shared planned utilization of the proposed increase, and said the cost to the average homeowner would be an increase of \$0.99 yearly. Council Member Green believed the Mosquito Abatement District Board was conscientious about the way tax dollars were spent.

Chair Whitelock opened the meeting to public comment at 9:27 pm and closed the meeting to public comment seeing no one come forward.

6. REPORTS TO COUNCIL

a. City Council Reports

- Council Member Shelton reported on a meeting with the Community Development Block Grant (CDBG) Committee.
- Council Member Green reported on a ChamberWest Professional Series event, and said he learned more about the Jordan Valley Water Conservancy District (JVWCD). Council Member Green expressed appreciation to the West Jordan Fire Department and Police Department for the manner in which a recent tragic fire was handled.
- Vice Chair Bedore commented that the City's new Pledge of Allegiance rock looked good, and it was great to see that something as important as the Pledge of Allegiance was part of the Veterans Memorial.
- Chair Whitelock reported that Ben Horsely would be recipient of the ChamberWest Hall of Fame Award and expressed the opinion the honor was well deserved.

b. Council Office Report

Policy Analyst & Public Liaison Warren Hallmark commented that the regular Council meeting scheduled for August 12, 2025 had been cancelled due to the primary election. The Council would next meet on August 19, 2025. Chair Whitelock added the Committee of the Whole would meet from 4:00 to 6:00 pm on August 12.

c. Mayor's Report

Mayor Dirk Burton reported on recent events and business openings in West Jordan and spoke of upcoming events in the community. Mayor Burton reported that new tennis boards were installed in Constitution Park. He provided an update on UDOT street light replacement. Council Member Lamb believed the new lighting on Redwood Road was a great improvement. Mayor Burton stated City offices would be closed on July 24, 2025, for Pioneer Day.

d. City Administrator's Report

City Administrator Korban Lee reported work at 7800 South and Mountain View Corridor was nearing completion.

7. 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

MOTION: Council Member Green moved to APPROVE consent agenda 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, Kent Shelton

NO:

ABSENT: Zach Jacob

The motion Passed 6-0.

8. ADJOURN

Chair Whitelock adjourned the meeting at 9:43 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 22, 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 : 08/26/2025

Presenter: Greg Davenport, PE, Public Utilities Director

Deadline of item :

Applicant: Nestor Gallo, PE, Senior Engineer

Department Sponsor: Public Utilities

Agenda Type: BUSINESS ITEMS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-045 Adopting the 2025 Storm Water Management Program

2. EXECUTIVE SUMMARY

The Council is being asked to approve Resolution No. 25-045 adopting the 2025 Storm Water Management Program.

The 2025 Storm Water Management Program (SWMP) includes updated Standard Operating Procedures (SOPs) to comply with the latest federal and state regulations, a list of measurable goals, and an organizational chart listing the responsibilities for the Public Utilities, Public Services, and Public Works Department.

3. TIME SENSITIVITY / URGENCY

The Notice of Intent (NOI) was submitted before the February 25, 2025, deadline.

The Environmental Protection Agency (EPA) and the Division of Water Quality (DWQ) require that an updated Storm Water Management Program be submitted 180 days after they approved the NOI.

4. FISCAL NOTE

The updated SWMP includes Best Management Practices (BMPs), which may require additional funding to comply with six Minimum Control Measures (MCM):

Public Education and Outreach.

- Public Involvement and Participation
- Illicit Discharge, Detection, and Elimination (IDDE)
- Construction Site Storm Water Runoff Control
- Construction Storm Water Management in New Development and Redevelopment
- Pollution Prevention and Good Housekeeping for Municipal Operations

5. PLANNING COMMISSION RECOMMENDATION

Not applicable.

6. ADMINISTRATIVE STAFF ANALYSIS

The DWQ issued a revised stormwater permit to the City in February 2020, which requires the City to update the SWMP. The City Council adopted a revised SWMP via Resolution No. 20-58 during the regular session dated August 12, 2020.

In a letter dated December 16, 2024, the DWQ notified the City of West Jordan of a change in the Municipal Separate Storm Sewer System (MS4) permit status. The City of West Jordan was an MS4 co-permittee under the Jordan Valley Municipalities permit UTS000001. The letter from the DWQ also stated that by February 25, 2025, the City of West Jordan was required to obtain a Utah Pollutant Discharge Elimination System (UPDES) permit coverage under the General Permit for Discharges from Small MS4 permit UTR090000.

The City of West Jordan is considered a “Small MS4” permittee under the Utah Administrative Code R317-8-1 (1.6)(15). The change of status required the following:

- Submit an electronic Notice of Intent (NOI) via EPAnet software: A Notice of Intent was submitted to EPA and the DWQ before February 25, 2025. The NOI was approved by EPA and the DWQ.
- Update the Storm Water Management Program to comply with the latest federal and state regulations: An updated SWMP is attached to this report.
- Adopt the amended SWMP by Resolution (25-045).
- Submit the amended and adopted SWMP to EPA and the DWQ 180 days after the Notice of Intent was submitted.

Some of the requirements of the MS4 Permit are to educate the public, document the maintenance of the stormwater public system, review development plans for low impact development to stormwater and hydraulic control of discharges, provide employee training, inspect construction sites for runoff control, inspect public facilities for proper water quality controls, inspect private stormwater controls for proper maintenance, and respond to illicit discharges (spills) to the stormwater system.

The SWMP provides a list of the Best Management Practices (BMPs) that the City will provide to comply with the State-issued stormwater permit. The BMPs fulfill the minimum requirements of the permit. The education component is provided through the Salt Lake County Stormwater Coalition.

7. MAYOR RECOMMENDATION

Not applicable.

8. COUNCIL STAFF ANALYSIS

Additional information on storm water permitting can be found via the [Utah Department of Environmental Quality's webpage](#).

Municipal Separate Storm Sewer System (MS4s) Permits are [further explained here](#). Salt Lake City, Salt Lake County, and UDOT are Individual MS4 permittees, while most other cities and counties (West Jordan included) are “Small MS4 General permittees”.

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 Council Staff or Administrative Staff.

10. ATTACHMENTS

Resolution No. 25-045
Attachment A - SWMP 2025

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-045

A RESOLUTION ADOPTING THE 2025 CITY OF WEST JORDAN STORMWATER MANAGEMENT PLAN

9 WHEREAS, the State of Utah, through its Department of Environmental Quality, Division
10 of Water Quality (DWQ), has rule making authority, and authority to issue a Utah Pollution
11 Discharge Elimination System (UPDES) Permit; and

13 **WHEREAS**, the DWQ previously issued a UPDES permit (Permit No. UTS000001, the “Permit”)
14 to the Jordan Valley Municipalities, including the City of West Jordan as a Co-Permittee; and

16 **WHEREAS**, the DWQ recently informed the City of West Jordan that the City must obtain a Small
17 MS4 permit (UTR090000); and

19 **WHEREAS**, this change in permit status requires an update to the Stormwater Management
20 Program (SWMP) to comply with the latest federal and state regulations; and

22 **WHEREAS**, the City Council of the City of West Jordan finds and determines that the
23 public health, welfare and safety of the community will be protected and that property values
24 will be preserved or improved with the adoption of the amendments.

26 NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY
27 OF WEST JORDAN, UTAH:

29 **Section 1.** **Adoption.** The ‘City of West Jordan Stormwater Management Program’ dated
30 2025 is hereby adopted.

32 **Section 2.** **Severability.** If any section, part or provision of this Resolution is held
33 invalid or unenforceable, such invalidity or unenforceability shall not
34 affect any other portion of the resolution, and all sections, parts, and
35 provisions of this Resolution shall be severable

37 Section 3. Effective Date. This Resolution shall take effect immediately.

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

CITY OF WEST JORDAN

45 ATTEST·

Kayleen Whitelock
Council Chair

47
48 Cindy M. Quick, MMC
49 Council Office Clerk

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



**CITY OF WEST JORDAN
STORMWATER
MANAGEMENT PROGRAM**

Submitted to:

**STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY**

Prepared and submitted by Nestor Gallo, PE

**CITY OF WEST JORDAN
DEPARTMENT OF PUBLIC WORKS
7960 SOUTH 4000 WEST
WEST JORDAN, UTAH 84088**

**ADOPTED BY CITY COUNCIL
2025**

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APPENDIX A:

INTERLOCAL AGREEMENT WITH SALT LAKE COUNTY

APPENDIX B:

STORM WATER QUALITY MANAGEMENT (ILLICIT DISCHARGE
DETECTION AND ELIMINATION ORDINANCE)

APPENDIX C:

MUD TRACKING ORDINANCE

STANDARD ACRONYMS/ABBREVIATIONS

BMP – Best Management Practices

CPOD – Common Plan of Development

CWA – Clean Water Act

DEQ – Department of Environmental Quality

DWQ – Division of Water Quality

EPA – Environmental Protection Agency

IDDE - Illicit Discharge Detection and Elimination

LID – Low Impact Development

MEP – Maximum Extent Practicable

MS4 - Municipal Separate Storm Sewer System

NOI - Notice of Intent

NPDES – National Pollutant Discharge Elimination System

PUD – Planned Unit Development

SLCo – Salt Lake County

SLVHD – Salt Lake Valley Health Department

SOG – Standard Operating Guidelines

SWMP – Stormwater Management Program

UDWQ – Utah Division of Water Quality

UPDES – Utah Pollutant Discharge Elimination System

INTRODUCTION

The National Pollutant Discharge Elimination System (NPDES) program is a key element of the Federal Clean Water Act. Its goal is to control and reduce waterborne pollutants discharged from point sources such as wastewater and stormwater.

The Utah Department of Environmental Quality, Division of Water Quality (DWQ), has jurisdiction for implementing the federal NPDES program in Utah. Phase II of the NPDES requires small and medium-sized municipalities to submit a Notice of Intent (NOI) before discharging stormwater to the state's waters.

The City of West Jordan (City) is in the western central Salt Lake Valley. It maintains a piped stormwater system with detention basins to control runoff and two treatment wetlands at 7000 South and 7800 South (see map).

The City's primary discharge location is to the Jordan River on the eastern edge of the City boundary. The Jordan River is an outflow tributary of Utah Lake and terminates at the Great Salt Lake. Other city discharges occur to canals traversing the city from south to north and terminating at the Great Salt Lake.

The City filed an NOI with the DWQ on February 25, 2011, to discharge stormwater under the Utah Pollutant Discharge Elimination System (UPDES) permit number UTS000001 for a Municipal Separate Storm Sewer System (MS4). A renewal permit became effective on February 26, 2020. This permit meets federal minimum requirements for large, medium, and small MS4s. As defined in the Clean Water Act, MS4s "shall include a requirement to prohibit non-stormwater discharges into the storm sewers effectively" and "shall require controls to reduce the discharge of pollutants to the maximum extent practicable, including management practices, control techniques and system design and engineering methods, and such other provisions as the Administrator or State determines appropriate for the control of such pollutants." (CWA Section 402(p)(3)(B)(ii-iii)).

In a letter dated December 16th, 2024, the DWQ notified the City of West Jordan of the change in permit status. The City of West Jordan was a co-permittee under the Jordan Valley Municipalities permit, UTS000001.

By February 25, 2025, the City of West Jordan will be required to obtain a Utah Pollutant Discharge Elimination System (UPDES) permit coverage under the General Permit for Discharges from Small MS4s (Small MS4 Permit), UTR090000. West Jordan is considered a "Small MS4" under *Utah Administrative Code R317-8-1(1.6)(15)*.

The City has prepared this revised Stormwater Management Plan (SWMP) to comply with the new permit requirements.

The City of West Jordan and other municipalities in Salt Lake County agreed to submit as co-permittees for the UPDES discharge permit. The city has entered into an Interlocal Cooperation Agreement with Salt Lake County to share the cost of the UPDES media campaign (see Appendix A).

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SWMP BMP Coordination

Stormwater Program Management Responsible Persons:

Greg Davenport, P.E., Public Utilities Director
Greg.davenport@westjordan.utah.gov

Nestor Gallo, P.E., Interim Storm Water Pollution Prevention Coordinator
Nestor.gallo@westjordan.utah.gov

Jared Millgate, Stormwater Operations Superintendent
Jared.millgate@westjordan.utah.gov

Richard Ramirez, Stormwater Construction Supervisor
Richard.ramirez@westjordan.utah.gov

EXECUTIVE SUMMARY

The City of West Jordan's Stormwater Management Program (SWMP) outlines the best management practices (BMPs) to meet six Minimum Control Measures (MCM) established by the EPA. These control measures are as follows:

1. *Public Education and Outreach,*
2. *Public Involvement/Participation,*
3. *Illicit Discharge, Detection, and Elimination,*
4. *Construction Site Storm Water Runoff Control,*
5. *Construction Storm Water Management in New Development and Redevelopment*
6. *Pollution Prevention/Good Housekeeping for Municipal Operations*

An organizational chart and table of BMPs for each EPA control measure are provided below.

SWMP Annual Review

The SWMP will be reviewed and updated annually as needed. Any modifications will be submitted to the DWQ for approval as part of the annual report.

Staffing and Resource Allocations

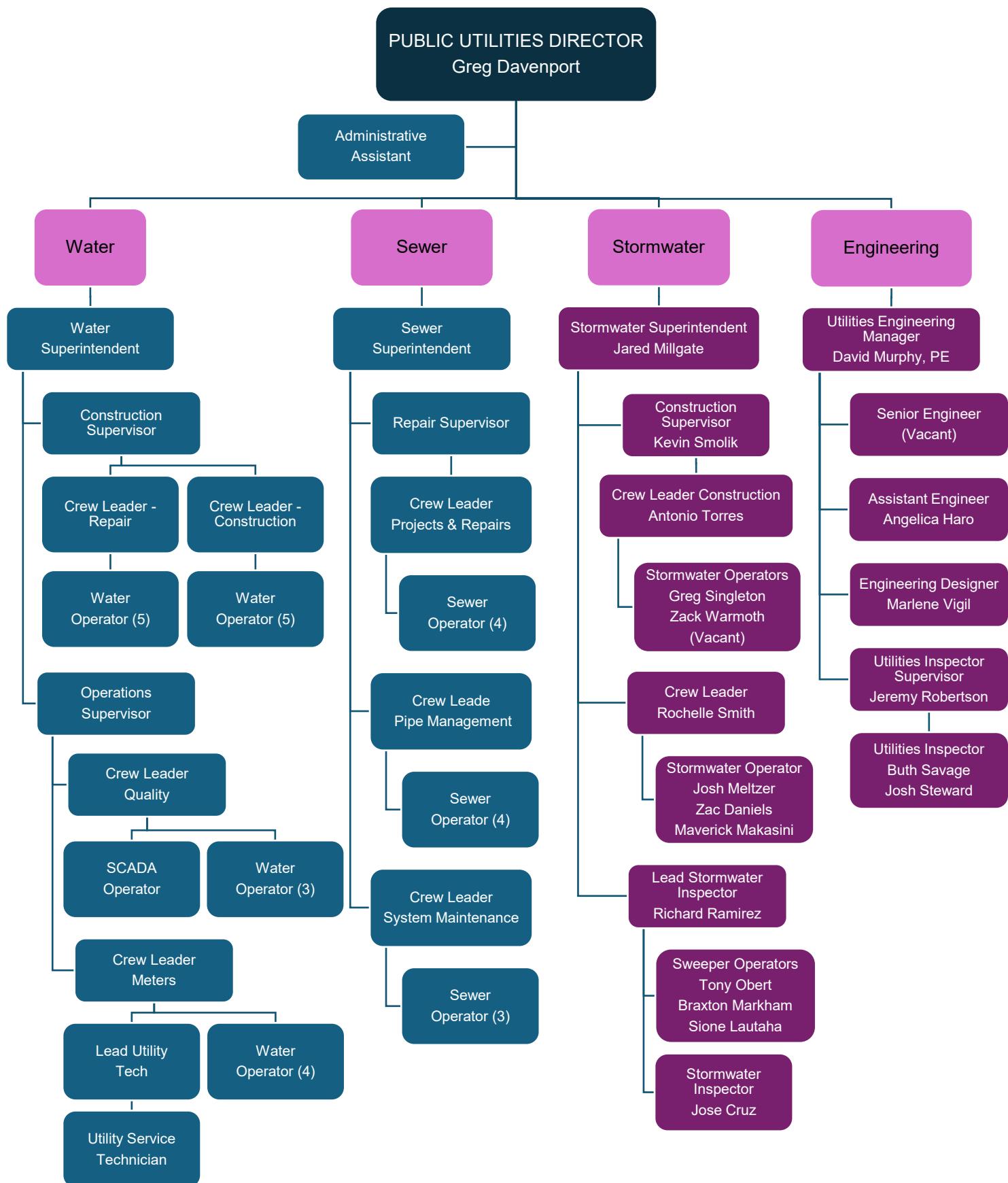
The implementation of the SWMP, including management and operations personnel and programs, will be funded by the City's general fund, stormwater utility fees, stormwater impact fees, and permit fees.

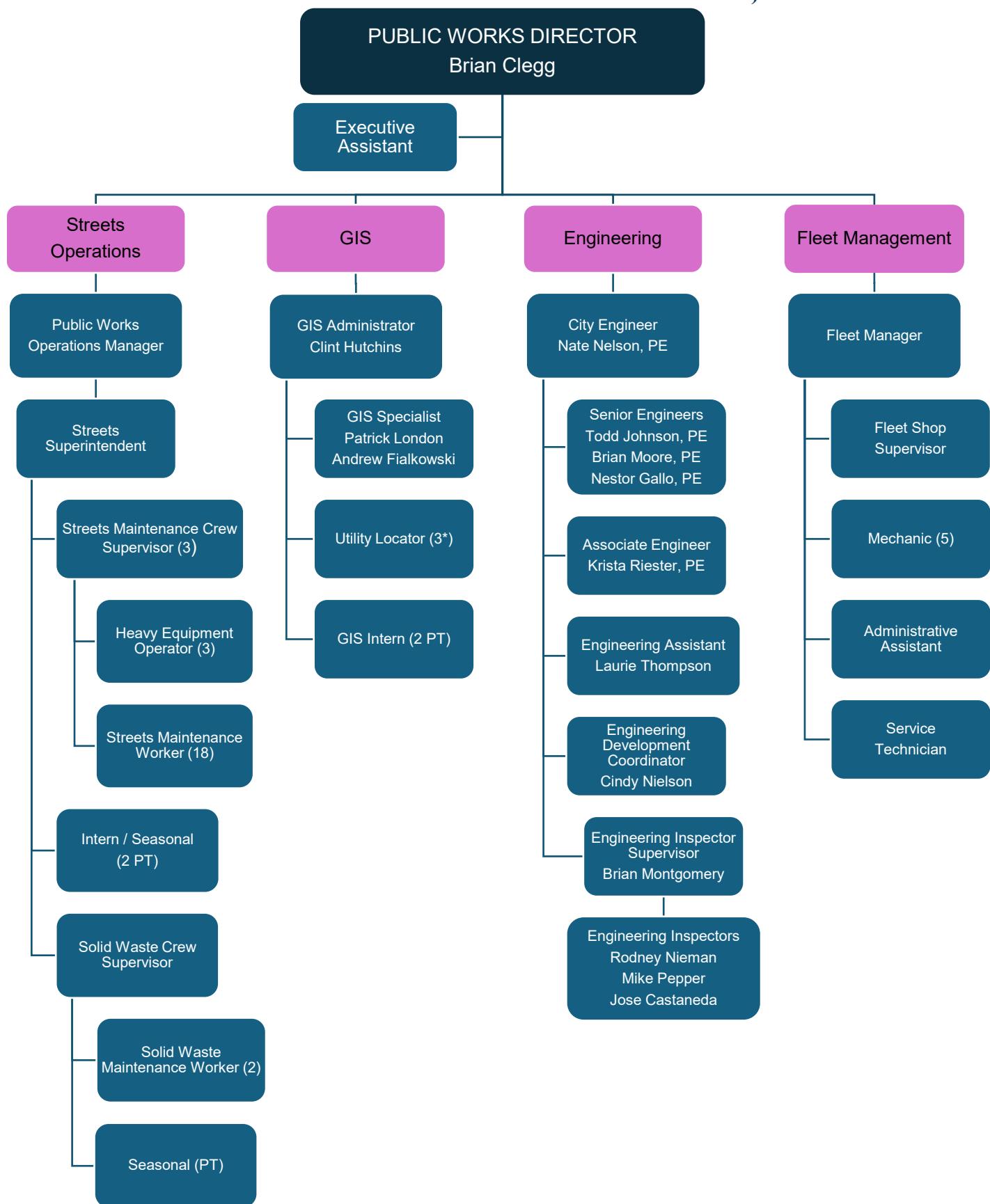
Existing Legal Authority to Control Stormwater Discharges

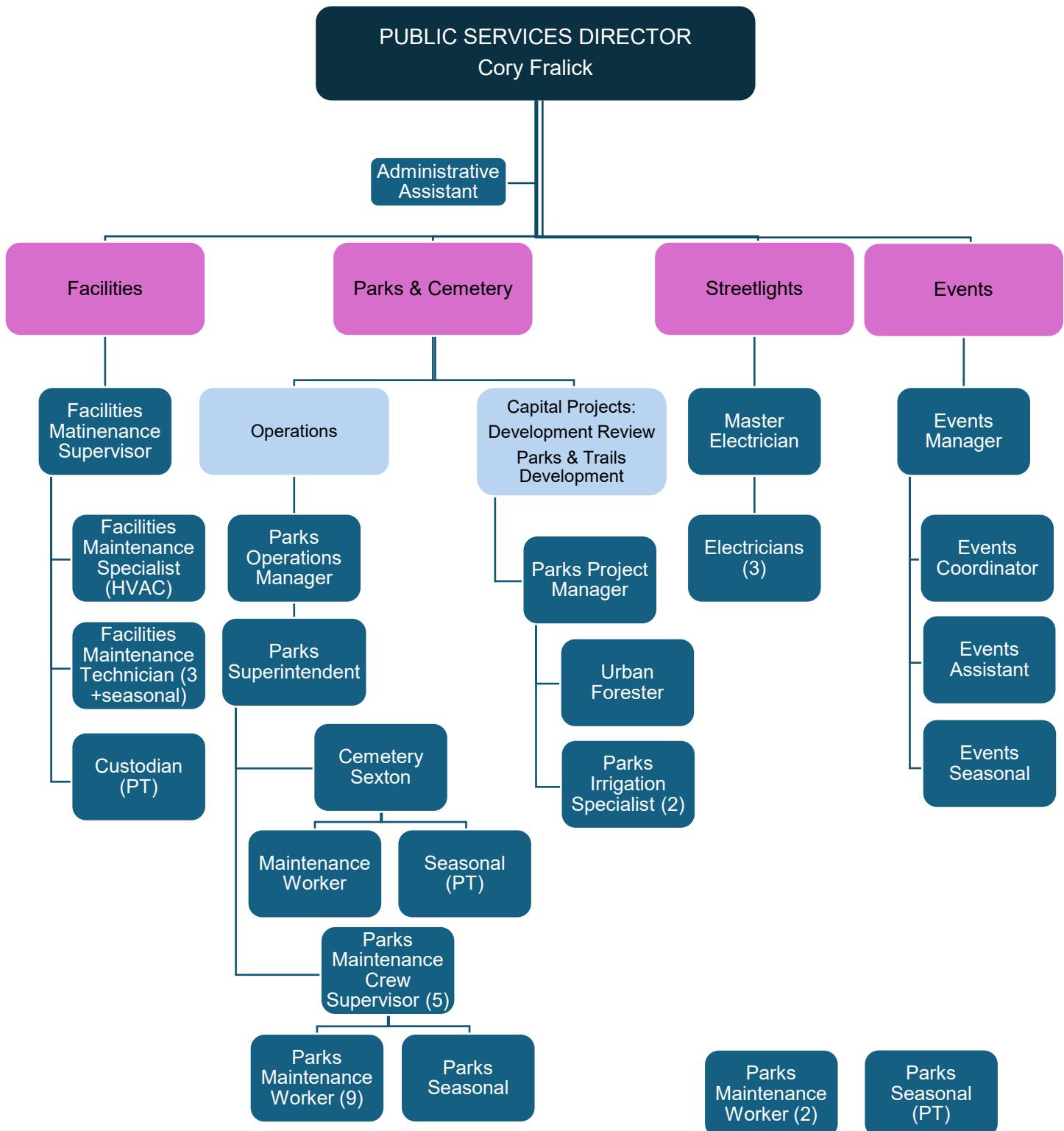
- Land Disturbance Ordinance (West Jordan City Code Title 11)
- Stormwater Discharges and Quality Management (West Jordan City Code Title 8 Chapter 11) (see Appendix B)
- Mud Tracking Ordinance (West Jordan City Code 8-5-3) (see Appendix C)
- City of West Jordan Master Drainage Plan
- City of West Jordan Land Disturbance Design and Construction Standards
- City of West Jordan Storm Drain Design Standards

Detailed BMPs for each EPA control measure are outlined in individual sections below.

The following exhibits are the Organizational Chart for the Public Utilities, Public Works, and Public Services Departments:







1. PUBLIC EDUCATION AND OUTREACH PROGRAM

The Public Education and Outreach Program of the SWMP uses effective mechanisms and programs, guided by a detailed outreach strategy, to engage the public's interest in preventing stormwater pollution. The public education and outreach program aims to generate basic awareness of stormwater pollution, educate the public, businesses, and industries about stormwater issues, and reduce pollution in the stormwater system.

General MS4 Permit Requirements for the Public Education and Outreach Program (See MS4 Permit Section 4.2.1 for more details):

Have a documented multi-media education and outreach approach presented to 1) residents, 2) businesses and institutions, 3) developers and contractors, and 4) MS4 industrial facilities. Focus on topics at a minimum of septic systems; fertilizer, herbicide, and pesticide use; car repair and washing at home; disposal of swimming pool water; pet waste; on-site infiltration of stormwater; salt and deicing chemicals; management of waste materials and dumpsters; parking lot sweeping; SWPPPs and BMPs during construction; training employees on the above items, and Low Impact Development (LID), green infrastructure, and post-construction control BMPs.

Provide and document information and training given to engineers, contractors, developers, and planners for developing Stormwater Pollution Prevention Plans (SWPPP). Provide and document information and training to City employees for illicit discharge detection and elimination (IDDE) and improper waste disposal, low-impact development practices, green infrastructure, and post-construction control best management practices.

The following BMPs describe implementation and assessment tasks that the City of West Jordan will complete for the Public Education and Outreach Program.

Community Education and Outreach Program

Permit Requirement: Education and outreach will include a multi-media approach presented to residents, businesses, institutions, developers, contractors, and industrial facilities, including the city.

Countywide Public Media Campaign: The City has entered into an interlocal agreement with Salt Lake County to share in a public education and awareness media campaign that includes a Countywide stormwater survey. The campaign consists of TV media, movie theatre advertising, an annual stormwater quality fair at Hogle Zoo for fourth graders, educational DVDs and handouts for teachers and the public, a booth presentation at the Utah Education Association, a stormwater website, and social media education to the public.

Salt Lake County Stormwater Coalition: A coalition of local municipal and county agencies whose purpose is to reduce the load of pollutants entering storm drains and receiving water bodies and to enforce the appropriate regulations. The coalition meets monthly, discusses pertinent issues, and reviews each agency's progress in meeting phase II requirements. City of West Jordan staff will be represented at these meetings.

Public Reporting: Promote public reporting of illegal dumping and illicit discharges. Reports may be made at 801-256-2107 (West Jordan Code Enforcement Officer) or 801-468-3468 (Salt Lake Valley Health Department).

Green Waste Collection Program: The City supplies green waste containers for pickup every week, starting with the first Monday collection in April and ending with the last Friday collection in November. Residents can properly dispose of loose grass clippings, leaves, non-treated wood, small tree branches, and dirt-free vegetative matter, which keeps these materials out of the storm drain.

No Dumping Inlet Tags: The Public Works Department has installed "No Dumping" tags on storm drain inlets throughout the City. Public Works will continue to mark new storm drain inlets with "No Dumping" tags and replace existing tags as needed.

Booths at Local Fairs: Public Works will provide a booth and document information to the general public at the City's annual Public Works Fair. Booth presentations will cover stormwater pollutants, where to dispose of household hazardous waste, the proper use of lawn care chemicals, proper car washing and automotive work, and how to report an illicit discharge to the storm drain.

Local Newsletter Message: The City will include a monthly stormwater message in *The Good Neighbor*, West Jordan's newsletter, and/or on the utility bill sent to each resident, business, and industry. The message will focus on household hazardous waste disposal at the Trans-Jordan Landfill.

Stormwater Film Showings: During the summer, the city will show the "Dr. Strangewater" stormwater film or another educational film at its "Movies in the Park." This venue will target children and families. An estimate of the number of attendees will be recorded.

Webpage Information Link: The City's webpage will include a link to Salt Lake County's *We All Live Downstream* website at www.stormwatercoalition.org.

Elementary School Water Fair and Presentations: The Public Works Department will encourage elementary fourth-grade classes to attend the annual water fair at Hogle Zoo or another venue where stormwater issues are discussed.

Implementation and Assessment: Tables 1.1 and 1.2 represent measurable goals for

these BMPs to be implemented and assessed during the permit term. The purpose of measurable goals is to gauge permit compliance, program effectiveness, and progress.

Minimum Control Measure #1: Public Education and Outreach.

Table 1.1. Salt Lake County Coalition Community Education & Outreach Program Implementation and Assessment from 2025 to 2030.

Task/Goal	Assessment	Lead Entity/Funding	Responsibility
Make stormwater pollution prevention materials available to all students at West Jordan City public school districts and private schools.	Document types and quantity of materials distributed	SLCo Engineering/ Flood Control Tax Rate	Salt Lake County
Water Quality Fair/ Organize and conduct a water quality fair for 4th-6th grade students.	Document the number of students attending, the types of information distributed	SLCo Engineering/ Flood Control Tax Rate	Salt Lake County tracks the number. We get the numbers through them.
Continue to make educational videos. Update and translate the videos into Spanish.	Document the number of videos distributed to residents.	SLCo Engineering/ Flood Control Tax Rate	Salt Lake County

Table 1.2. Best Management Practices Implementation and Assessment for West Jordan Community Education & Outreach Program.

Implementation	Assessment	Responsible Department	Implemented Yes / No
Storm Drain Inlet Marking Maintenance Program	Installation complete.	Stormwater Superintendent Jared and Construction Supervisor Kevin	On-going All drains are marked. We haven't replaced the missing markers.
Booth presentations at the West Jordan Public Open House/ and or community events	Document the number of people who see the booths and the number of handouts given away.	Lead Stormwater Inspector Richard, Stormwater Inspector Jose, and Assistant Engineer Angelica	On-going WJ Public Events 1 st Friday Booth at Rodeo
Local newsletter message annually in "The Good Neighbor" or on the utility bill, webpage link to the stormwater website	Document the article, the number of newspapers in circulation, and/or the hits on the webpage link.	Public Information, Marie , and Assistant Engineer Angelica	On-going This News advertisement usually goes out in the spring.
Stormwater Film Showings in conjunction with "Movies in the Park"	Document the number of people who see the stormwater film	Public Events: Marie , Stormwater Superintendent , Jared, and Construction Supervisor Kevin	On-going Continue to show the video each year.

Table 1.3. Best Management Practices Implementation and Assessment for Public Employee Training Programs from 2025 to 2030.

Implementation	Assessment	Responsible Department	Implemented Yes / No
Present at least one stormwater-related program training session annually for employees in the streets, parks, water, wastewater, and stormwater divisions.	Document the training presentations with a sign-in sheet.	Lead Stormwater Inspector Richard and Stormwater Inspector Jose	Yes
Participate in seminars, conferences, and workshops that relate to stormwater issues.	Document attendance at stormwater classes.	Stormwater Operations and Public Utilities Engineering	Yes Tri-State APWA Fall Conference
Explain stormwater requirements at pre-construction meetings with engineers, contractors, and developers.	Document attendance at the pre-construction meetings.	Lead Stormwater Inspector Richard and Stormwater Inspector Jose	Yes
Show contractors a stormwater training video.	Document the number and name of the contractors who have watched the video training.	Lead Stormwater Inspector Richard and Stormwater Inspector Jose	On-going

2. PUBLIC INVOLVEMENT AND PARTICIPATION PROGRAM

The Public Involvement/Participation Program section addresses the importance of public involvement in stormwater management. Community participation provides for broader public support, public understanding of the nature and magnitude of the problems we are faced with, shorter implementation schedules, a broader base of expertise, and development of important relationships with other community programs. The BMPs described in this section of the SWMP include opportunities for the public to play an active role in the development and implementation of the SWMP. Such opportunities include the public notification process and efforts to reach out and engage all economic and ethnic groups, offering opportunities for public participation in stormwater program development and implementation through positions on the West Jordan Sustainability Committee. Public opportunities are available for volunteer programs, such as an annual neighborhood clean-up and volunteer day.

General MS4 Permit Requirements for the Public Involvement and Participation Program (See MS4 Permit Section 4.2.2 for more details):

Implement a program that includes opportunities for public involvement, such as advisory panels, public hearings, watershed committees, stewardship programs, environmental activities, and other volunteer opportunities to provide input for the stormwater program and management plan. Post the SWMP on the City's webpage for public comment.

The following BMPs describe implementation tasks and assessment tasks to be completed by the City of West Jordan for the Public Involvement/Participation Program.

Opportunities for Comments on Stormwater Code Revisions

Outreach to the public and other interested parties regarding stormwater program revisions is conducted through City Council meetings and public notification requirements of ordinance revisions. The City will continue to notify and involve the public to discuss proposed stormwater program revisions and to respond to questions and comments.

Sustainability Committee

The City has organized a Sustainability Committee that provides an opportunity for citizens to participate in the planning and development of policies and programs. Membership includes members of the City Council, citizens with professional backgrounds in the subject area, and representatives of businesses and residents. The City plans to continue to engage the Sustainability Committee for review and advice on developing and implementing the SWMP.

Public Participation during SWMP Development

The City will provide information on the proposed Stormwater Management Program on the City's website to encourage public comment on the SWMP. The City Council report for adoption of the SWMP will provide contact information for citizens to provide comments and ask questions.

Table 2.1 presents measurable goals for the public involvement and participation program implemented and assessed during the permit term.

Minimum Control Measure #2: Public Involvement and Participation.

Table 2.1. Best Management Practices Implementation and Assessment for the Public Involvement and Participation Program from 2025 to 2030.

Implementation	Assessment	Responsible Department	Implemented Yes / No
Use public notice requirements to solicit public comments for SWMP changes.	Document of the public notices advertised	Public Utilities Director - Greg	Yes <i>City Recorder keeps a copy.</i>
Utilize the City's Sustainability Committee to participate in program planning and development.	Document issues presented to the Sustainability Committee	Public Utilities Director - Greg	Yes <i>Attend the meeting – upload the agenda.</i>
Post the Stormwater Management Plan on the City's web page for comments	Record the comments received from the webpage.	Public Utilities Director - Greg	On-going
Attend the Utah Storm Water Advisory Committee (USWAC) online or in-person meetings.	Update the SWMP as directed by DWQ and USWAC.	Public Utilities Director or his designee - Richard	Yes <i>Sign up on the USWAC attendance sheet.</i>
Add a Community Hot Line to the stormwater website to report stormwater pollution and illicit discharges.	Documents call and report to the Community Hotline using a data tracking system.	Public Utilities Director or his designee - Jared	On-going <i>Keep a log of calls to the hotline.</i>
Organize a community involvement activity intended to clean up streams.	Clean up streams and document the volunteer's participation.	Public Utilities Director or his Designee - Jared	On-going <i>Document the event and attendance.</i>

3. Illicit Discharge Detection and Elimination (IDDE)

The City's Illicit Discharge Detection and Elimination (IDDE) program is focused on preventing and eliminating non-stormwater discharges to the MS4. The IDDE program is governed by the City's Stormwater Discharges and Quality Management Ordinance (West Jordan City Code Title 8 Chapter 11) (see Appendix B). The ordinance addresses illicit connections (any artificial conveyance that is connected to a municipal separate storm sewer without a permit, excluding roof drains and other permissible connections), illegal dumping or discharges of solid or liquid waste into the City's MS4, and spills of any size into the City's MS4.

General MS4 Permit Requirements for the Illicit Discharge and Detection Program (See MS4 Permit Section 4.2.3 for more details):

- Develop, implement, and enforce an IDDE program. Describe the program in writing and incorporate it into the SWMP.
- Maintain a current storm sewer map showing all outfalls, along with the names and locations of State waters that receive discharges.
- Prohibit through ordinance or other regulatory mechanism and require removal of non-stormwater discharges to the MS4, including spills, illicit connections, illegal dumping, and sanitary sewer overflows, and provide various escalating enforcement options.
- Implement a plan and procedures to detect illicit discharges, with priority for older infrastructure, industrial, commercial, mixed-use areas, areas with a history of discharges or illegal dumping, areas with onsite sewage disposal systems, areas with older sewer lines, and areas upstream of sensitive water bodies.
- Create a list of priority illicit discharge areas and update the list annually.
- Conduct annual field inspections of priority areas.
- Conduct and document field inspections to verify outfall locations, including dry weather screening, in at least 20% of high-priority areas every year.
- Develop and implement SOGs to trace the source of an illicit discharge.
- Develop SOGs for reporting and documenting the discharge, cessation, and removal of the source of the discharge.
- Inform the public, employees, and businesses of the hazards of illicit discharges.
- Promote or provide collection services for household hazardous waste.
- Publicize a hotline number for reporting spills and illicit discharges. Keep a written record of all calls received, follow-up actions taken, and feedback.
- Develop a written spill response procedure and flow chart for internal use for responding to illicit discharges.
- Maintain a database for mapping and tracking the number and type of spills and inspections conducted.

- Train employees annually to identify, investigate, terminate, clean, and report an illicit discharge, including training to field staff who might observe an illicit discharge and office personnel who receive the report.

The following BMPs describe implementation and assessment tasks that the City of West Jordan must complete for the Illicit Discharge and Detection Program.

Storm System Mapping

The storm drain system of the City of West Jordan has been completely mapped using global positioning system (GPS) coordinates and entered into the city's geographical information system (GIS). The GIS map of the drainage system includes the name and location of all inlets, catch basins, pipes, detention ponds, and outfalls. The City updates the map regularly when new developments or changes are made.

Dry Weather Screening Inspections

The City's stormwater operators conduct dry weather screening field inspections of a minimum of 20% of the outfalls per year according to a written Standard Operating Guideline (SOG). Each outfall is visually and olfactorily inspected to determine the presence or absence of pollutants such as excess turbidity, color, oil sheen, and floatables. Additionally, pH and ammonia are tested with paper colorimetric strips as an indicator of the presence of chemicals or sewage. Inspection information is recorded on a dry weather screening field form. Contaminant tracing procedures are conducted according to the written SOG "IDDE Inspection Procedure".

As the dry weather screening program matures, high-priority outfalls will be identified and screened more frequently. The list of high-priority outfalls will include areas with older infrastructure, industrial, commercial, mixed-use areas, areas with a history of discharges or illegal dumping, areas with on-site sewage disposal systems, and areas upstream of sensitive water bodies.

Emergency Spill Response

Emergency Response to illicit discharges is conducted according to the SOG "IDDE Emergency Response". The City's Fire Department responds to hazardous spills released to the storm or sewer system. A Hazardous Waste Emergency Response Plan is in place for response procedures. City emergency responders notify and receive emergency support from the Salt Lake Valley Health Department and/or South Valley Water Reclamation Facility to assist with hazardous spills that can enter the storm drain or sewer. City stormwater personnel may also respond. The City Stormwater Operations and the Salt Lake Valley Health Department complete a report.

Public Spill Notification Hotline

The public may notify the City of a release to the storm system by calling the hotline number at (801) 503-5865. Callers may remain anonymous or leave contact information. This number goes directly to the stormwater inspector, who will then follow up on the call. The public is also encouraged to contact the Salt Lake Valley Health Department Hotline at 801-580-6681.

Identification and Inspection of Illegal Connections and Illicit Discharges

The identification and investigation of potential illicit discharges and illegal connections would be triggered by the following:

- Follow-up investigations of illicit connections identified from Stormwater Pipe Video Inspections,
- Public reporting or complaints, and
- Field screening of major and minor outfalls.

The City has developed and implemented Standard Operating Guidance (SOG) for a property or facility suspected of illicit discharges or illegal connections, a flow chart for responding to illicit discharges, and a database of incidents.

Employee Training

City employees and office personnel who may observe or respond to an illicit discharge will receive annual training to identify, investigate, terminate, clean up, and report an illicit discharge.

Table 3.1 presents measurable goals for the Illicit Discharge Detection and Elimination program implemented and assessed during the permit term.

Minimum Control Measure #3: Illicit Discharge Detection and Elimination.

Table 3.1. Best Management Practices Implementation and Assessment for the Illicit Discharge Detection and Elimination Program from 2025 to 2030.

Implementation	Assessment	Responsible Department	Implemented Yes / No
GIS Stormwater System Mapping: Add a new layer to the existing GIS mapping system for existing and new storm drain infrastructure.	Update maps and data tracking systems after private land development projects undergo a twelve-month warranty period.	GIS Administrator, Stormwater Superintendent, Construction Supervisor - Clint , Lead Stormwater Inspector - Richard , and Stormwater Inspector - Jose	Yes On – Going GIS documents new and existing storm drain systems using the GIS mapping (add a link to the map)
Dry Weather Screening: Continue screening 20% of the outfalls for illicit discharges or illegal connections using the current SOG and update the IDDE detection plan as needed.	Document each screening and report the total screened sites in the Annual Report.	Lead Stormwater Inspector – Richard and Stormwater Inspector - Jose	Yes On – Going Jordan River and Bingham Creek within the boundaries of West Jordan Records are saved on SharePoint
Dry Weather Screening: Develop a list of high-priority outfall locations and update the list annually.	A list of high-priority outfall locations is updated annually.	Assistant Engineer - Angelica	Yes On-Going Recommend the Jordan River and Bingham Creek as high-priority
Emergency Spill Prevention, Control, and Countermeasure (SPCC): Use the existing SOG for IDDE Emergency Response, including the flow chart.	Document with the City's IDDE Report and Salt Lake Valley Health Department Report	Lead Stormwater Inspector - Richard and Stormwater Inspector - Jose	Yes I have a flowchart – update emergency response phone number.

24-Hour Public Hotline: Operate the public hotline for Citizens to report a spill or to provide feedback.	Document the number of calls reported each year, the follow-up actions, and feedback from public education.	Lead Stormwater Inspector - Richard and Stormwater Inspector - Jose	Yes The 24-hour public hotline is on the webpage. A form is filled out and saved on SharePoint.
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Table 3.1 Continued. Best Management Practices Implementation and Assessment for the Illicit Discharge Detection and Elimination Program.

Implementation	Assessment	Responsible Department	Implemented Yes / No
Continue to promote the Trans-Jordan Landfill depository for Household Hazardous Waste.	Ask Trans - Jordan Landfill for the number of West Jordan residents who use the facility.	Public Works Director - Brian Clegg	Yes Calendar Year 2025 – 27 Visits from West Jordan residents— The Landfill records hazardous waste. Create a work order for Jason to remind him to get the records.
Illicit Discharge or Connections Database: Maintain a database for mapping and tracking the number and type of spills or illegal connections identified.	An updated IDDE database using Cityworks software. Transfer data from Utilisync to Citywork.	Lead Stormwater Inspector – Richard and Stormwater Inspector - Jose	Yes Richard will follow up on this issue.
Employee Training: Train office city staff on Spill Response, Control, and Countermeasure (SPCC) annually on the spill response plan.	Document annual training for city staff.	Lead Stormwater Inspector – Richard and Stormwater Inspector - Jose	Yes On – Going Nestor and Richard will organize a lunch event with a 15-minute presentation.

Train field personnel to recognize and report an illicit discharge and train office personnel to record the report.	Document annual training.	Lead Stormwater Inspector – Richard and Stormwater Inspector - Jose	Yes Nestor and Richard will organize a lunch event with a 15-minute presentation.
New Employee Training: Within 60 days of hire, train all new employees on spill prevention, control, and countermeasures.	Document training for new city employees. Greg wants this to be 6 months	Human Resources - Derek Orth	Make part of the orientation on the first day – Prepare a brief PowerPoint presentation for HR.
Create a list of all priority areas for illicit discharge locations	An updated list annually SOG?	Assistant Engineer - Angelica	Create the list and update it as needed. Done.
Inspect stormwater pollution in high-priority areas annually for illicit discharge.	Document annual Inspections and enter information into Cityworks.	Lead Stormwater Inspector – Richard and Stormwater Inspector - Jose	On-going Inspect priority illicit discharge areas annually. The inspections are documented in SharePoint.
Collect water samples and document the presence of E-Coli bacteria in the storm drain system or streams.	Based on the water sample results, E. coli bacteria in the stormwater system or streams can be reduced or eliminated.	Lead Stormwater Inspector - Richard and Stormwater Inspector - Jose	On-going Inspect priority illicit discharge areas annually. Richard and Greg will identify areas to sample the water to create a baseline numeric value. Samples are sent to a lab and uploaded to SharePoint.

4. CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

The Construction Site Stormwater Runoff Control Program of the Stormwater Management Plan addresses the development, implementation, and enforcement of a program to reduce pollutants in stormwater runoff from construction activities that result in a land disturbance of greater than or equal to one acre, and less than one acre in a common plan of development.

General MS4 Permit Requirements for the Construction Site Stormwater Runoff Control Program (See MS4 Permit Section 4.2.4 for more details):

- Develop, implement, and enforce a program to reduce stormwater pollutants from construction sites with a land disturbance of greater than 1 acre, and less than one acre in a common plan of development. Public and private projects shall comply.
- Adopt an ordinance that requires the use of erosion and sediment control practices at construction sites. Be equivalent to UTR300000, www.waterquality.utah.gov/UPDES/stormwatercon.htm
- Require the preparation of a SWPPP for construction sites and control pollutants such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste.
- Require access by qualified personnel to inspect construction BMPs on private property.
- Require a UPDES permit for sites greater than 1 acre, and less than 1 acre for a common plan of development or sale, before local permit approval.
- Develop a written enforcement strategy SOP, including escalating enforcement sanctions to minimize the occurrence of violations.
- Document and track all enforcement actions.
- Develop SOPs for the development review of SWPPPs, including a checklist.
- Conduct pre-construction SWPPP reviews according to SOP and checklist.
- SWPPP review to include site design, construction operations, BMPs during construction, post-construction BMPs, potential water quality impacts, opportunities for Low Impact Design (LID) and green infrastructure.
- Keep records for regulated sites (SWPPP & Reviews).
- Identify priority construction sites that discharge directly into or immediately upstream of impaired or high-quality waters of the State.
- Develop and Implement SOPs for construction site inspection and enforcement. Document in the SWMP.
- Inspect all new construction sites larger than 1 acre and less than 1 acre in a common plan of development at a minimum of monthly.
- Inspect all phases of construction.
- Inspect priority sites at least biweekly. Track and document all findings.
- Include in the SWMP a procedure for being notified by the contractor when the site is completed for verification of final stabilization measures.

- Train all review and inspection staff whose primary job duties relate to the stormwater program. Keep training records.
- Adopt and implement a procedure to maintain records for 5 years of permitted construction projects, including site plan reviews, SWPPP inspections, and enforcement actions.

The following BMPs describe implementation tasks and assessment tasks to be completed by the City of West Jordan for the Construction Site Stormwater Runoff Control Program.

Ordinances, Enforcement, Property Access

The City has several ordinances and standards to regulate land disturbance activities as follows:

1. Land Disturbance Ordinance (West Jordan City Code Title 11)
2. Stormwater Discharges and Quality Management Ordinance (West Jordan City Code Title 8 Chapter 11) (see Appendix B)
3. Mud Tracking Ordinance (West Jordan City Code 8-5-3) (see Appendix C)
4. Master Drainage Plan
5. Land Disturbance Design and Construction Standards
6. Storm Drain Design Standards.

The ordinances regulate land disturbance activities that disturb an area greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale.

Enforcement provisions are included in the ordinances. Stormwater Pollution Prevention Plans (SWPPP) and a Notice of Intent to Discharge (NOI) are required to be submitted before any land disturbance activities. The ordinances provide for City personnel to enter onto private property and construction sites to conduct inspections.

Enforcement Procedures

The City has an SOG for mud tracking violations according to the Mud Tracking Ordinance. An SOG will be developed to outline the enforcement procedures and escalations as described in the City's Stormwater Discharges and Quality Management Ordinance (Title 8 Section 11). This ordinance provides for the following actions:

1. Written Notice of Violation: Notice may require a) the performance of monitoring, analyses, and reporting; b) the elimination of illicit connections or discharges; c) that violating discharges, practices, or operations shall cease and desist; d) the abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property; and e) the implementation of source control or treatment BMPs. The notice shall set forth a deadline within which such remediation or restoration must

be completed. Should the responsible person fail to remediate or restore within the established deadline, the work will be done by a designated governmental agency or a contractor, and the expense thereof shall be charged to the responsible person.

2. **Cease and Desist Order**: Order the responsible person to cease and desist all violations and to take remedial or preventive action as may be needed to address a continuing or threatened violation, including halting operations, implementing additional BMPs, and terminating the discharge.
3. **Criminal Prosecution**: The violation of any of the provisions of this chapter shall be a class C misdemeanor. Each day that a violation occurs shall constitute a separate offense.”
4. **Cost of Abatement**: The property owner will be notified of the cost of abatement, including administrative costs. If the amount due is not paid within a timely manner the charges shall become a lien against the property.
5. **Cost of Enforcement**: The city may recover all attorney fees, court costs and other expenses associated with enforcement of this chapter, including sampling and monitoring costs.
6. **Injunctive Relief**: preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.
7. **Emergency Suspensions**: Immediate suspension or shutoff of a storm drain system access to stop damage to the storm drain system or harm to the receiving waters; endangerment to the health, safety or welfare of any residents, interference with the operation of the storm drain system.
8. **Immediate severance**: Immediate severance of the storm drain system connection
9. **Revocation of Storm Drain Connection Permit**: Revocation of storm drain connection permit by the City.
10. **Removal of Obstructions**: Remove any prohibited obstructions and also, any pipelines or other devices installed in violation of the provisions of this chapter.
11. **Nuisance abatement**: Nuisance caused by the offending installation and for the recovery of the city's costs and expenses incurred in removing the offending installation pursuant to this section.
12. **Remedies Not Exclusive**: Any other remedies available under any applicable federal, state or local law and it is within the discretion of the city to seek cumulative remedies.

Documentation and Tracking of all Enforcement Actions

The City employs a dedicated stormwater inspector to document on the State Inspection Form any violations and enforcement actions. The City uses a spreadsheet or similar electronic program to record violation dates, enforcement requirements, and time frames for compliance.

Pre-Construction SWPPP Review and Record-Keeping

The Engineering Division conducts SWPPP reviews using the City's SWPPP review checklist and the City's general review checklists. The engineer's SWPPP review checklist is kept electronically in a site-specific folder for all site plan and land disturbance reviews. The SWPPP review procedure is as follows:

1. The Engineering Division requests that the SWPPP be submitted as part of the first final review package. Most SWPPPs are submitted electronically
2. The City SWPPP checklist form is filled out to check the SWPPP
3. The engineer files the City SWPPP checklist form electronically in the project folder.
4. Red line comments are written on the SWPPP, including the SWPPP drawings
5. The SWPPP and drawings are sent back to the applicant for corrections to be made. The final SWPPP is received and stored in the site project folder.

The City will identify priority construction sites that discharge immediately upstream or directly into impaired waters of the State.

The Engineering Division Building Inspector holds a pre-construction conference with the site owner and builder. The first part of the pre-construction meeting is a review of the City of West Jordan land disturbance requirements. The site BMPs are discussed along with the required contractor biweekly reports. The Pre-construction meeting checklist form is filled out and filed in the site project folder. The City's stormwater inspector reviews site maintenance requirements and trains the contractor by showing a stormwater video.

Site Inspections

The City has a dedicated Stormwater Inspector who is responsible for stormwater compliance site inspections. Inspections of all new construction sites with a land disturbance of greater than or equal to one acre, and projects less than one acre that are part of a larger common plan of development or sale, are to be conducted monthly at a minimum, and biweekly on priority construction sites and using the State's SWPPP Compliance Inspection Form. All phases of construction will be inspected. Procedures for an inspection are as follows:

1. The SWPPP inspector will pre-fill the known fields of the State SWPPP compliance inspection form.
2. The SWPPP inspector shall familiarize himself/herself with the SWPPP and identify all BMPs before inspecting the site.
3. At the time of inspection, the SWPPP inspector shall introduce himself/herself to the site operator representative, if present on site.
4. Check to see that a copy of the SWPPP and NOI are either posted on site or in an accessible location or online, and review the plan and record-keeping sections.
5. Conduct a field inspection using the State SWPPP compliance inspection form with the site operator present if possible. Check that erosion and sediment controls are installed as per the SWPPP and that they are properly maintained. Check for adjacent property or offsite waters being impacted by sedimentation or turbidity. Document site conditions with photos and narrative descriptions of deficiencies;
6. The inspector should observe all areas of active construction. Observe equipment and materials storage areas, recently stabilized areas, and evaluate the effectiveness of BMPs.
7. Photographs should be logged, date stamped and stored on media that cannot be edited. Photos should also be appended to the site inspector's report. It is also beneficial to take photographs of good practices for educational reasons.
8. Do not recommend solutions or endorse products. The solution to a compliance problem may appear obvious based on the inspector's experience. However, the responsibility should be placed on the site owner/responsible person to implement a workable solution to a compliance problem that meets UPDES standards. Key advice must be offered carefully.
9. Meet with the site operator representative to review the SWPPP compliance inspection form and a time frame to have the deficiencies repaired.

10. Communicate expectations and consequences; give a reasonable time frame (e.g., 24 hours, 48 hours, one week, two weeks, etc.) to correct the deficiencies identified, depending on the level of risk to water quality.
11. Have the site operator representative sign the SWPPP compliance inspection form if they are present on site, and provide a copy of it or email it to the site operator or representative.
12. Upon returning to the office, the SWPPP compliance inspection report and photographs are filed electronically in the project folder.

Procedures for Notice of Termination

The operator of a permitted site will complete final stabilization and cleanup of BMPs and temporary control measures. Once this is complete, the site owner/operator will notify the State for a Notice of Termination (NOT). The State will then send an email notifying the City of a non-filing. The City's SWPPP Inspector will then conduct a final inspection to confirm that the site is clean, has been stabilized, all temporary BMPs have been removed, and all structural BMPs have been installed according to the approved plans and are functioning properly. The SWPPP Inspector will fill out the NOT section of the SWPPP Compliance Inspection Form and give a copy to the operator representative. The City will then log on to the EPA's Website directly and enter the completion of the City's final inspection for the NOT.

Personnel Training

The Engineering Division will train staff whose primary job duties are related to implementing the construction stormwater program, including permitting, plan review, construction site inspections, and enforcement. Training records will be kept.

Records Storage and Maintenance

The Stormwater Division currently files all review, inspection, and violation reports electronically under the project file folder. The City keeps an electronic copy of the SWPPP. These records will be kept for a minimum of 5 years.

Table 4.1 below represents measurable goals for this BMP to be implemented and assessed during the permit term.

Minimum Control Measure 4: Construction Site Stormwater Runoff Control.

Table ES4.1. Best Management Practices Implementation and Assessment for the Construction Site Stormwater Runoff Control Program from 2025 to 2030.

Implementation	Assessment	Responsible Department	Implemented Yes / No
Review existing construction site stormwater controls and policies. Update, change, and adopt new procedures if/when necessary, according to the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)	Document measurable goals and milestones in the annual report	Assistant Engineer - Angelica	Yes On-Going Check with Angelica
Enforce a stormwater pollution prevention program to reduce pollutants from construction land disturbance activities that disturb an area greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale. (This includes the provisions for blowing dust and mud tracking onto public streets.)	Review SWPP and permit documents and provide redlines to contractors to use appropriate BMPs during construction activities—document on Cityworks or Munis review form. A copy of an NOI is required as applicable to construction activities and projects.	Public Works Senior Engineer – Todd	Yes On-Going The plan review, SWPPP checklist, and revised plans must be documented.
Ordinances and Standards: Amend adopted city ordinances and according to the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)	Ordinances will be amended by the West Jordan City Council and enforced by city staff. The city's website has a link to the Stormwater Pollution Prevention Ordinance.	Public Utilities Director - Greg	Yes
Enforcement of erosion, sedimentation, and mud tracking will include issuing a written warning, a Notice Of Violation (NOV), or a Stop Work Order as necessary and according to the City's ordinance.	Track the number and type of violations issued each year.	Lead Stormwater Inspector Richard and Stormwater Inspector Jose	Yes On - Going Documentation is saved on Citywork

Stormwater Discharges and Quality Ordinance Enforcement: Develop SOG to enforce violations and escalate enforcement actions as necessary.	Use a data tracking system to keep records of violation dates, enforcement requirements, and compliance time frames.	Lead Stormwater Inspector and Stormwater Inspector	Yes Escalating actions are in place, but the city ordinance must be amended. The inspector prints an inspection action and serves the site operator.
SWPPP land development review: Review all SWPPPs for new and redevelopment projects using a checklist review form.	Document review is on the city form; each review is stored electronically in Munis or Cityworks.	Public Works Senior Engineer - Todd	Yes On-going The plan review, SWPPP checklist, and revised plans must be documented.
SWPPP Review: Encourage the use of Low Impact Design (LID) BMPs and green infrastructure	Document the use of LID BMPs on the State SWPPP review form.	Public Works Senior Engineer – David M	Yes On-Going LID requirements documented on Bluebeam Studio
SWPPP Review: Identify high-priority construction sites that discharge immediately upstream or directly into impaired waters of the State	Document high-priority construction sites on the State SWPPP review form.	Public Works Senior Engineer - Todd	Yes On-Going The plan review, SWPPP checklist, and revised plans must be documented.
NOT Inspection: Conduct a final inspection to ensure the site is clean and stable and that BMPs have been removed.	Document Inspection using the State Inspection Form. Coordinate with the State Notice Of Termination webpage.	Lead Stormwater Inspector and Stormwater Inspector - Jose	Yes Until the DWQ says otherwise, we require the submittal of a NOT.
City employee training for construction site inspectors and SWPPP reviewers.	Document SWPPP plan review training classes and seminars attended.	Public Works Senior Engineer - Todd	Yes

Records Storage: file all review, inspection, and violation reports electronically under the project file folder. This information may be transferred to a data tracking system.	Store Final SWPPPs, review records, inspection forms, and violations for three (3) years in SharePoint or Cityworks.	Lead Stormwater Inspector and Stormwater Inspector	Yes Currently saved on Citywork. We need to discuss with Greg D about storing data on SharePoint.
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5. LONG-TERM STORMWATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT (POST-CONSTRUCTION STORMWATER MANAGEMENT)

The Post-Construction Stormwater Management in the New Development and Redevelopment Plan addresses stormwater runoff from new development and redevelopment projects that disturb more than one acre, whether in part or as a whole project. Implementation and enforcement of a program will be put into place that reduces, prevents, or minimizes pollutants in stormwater runoff and affects water quality, and controls the hydrology with new development to mirror the pre-development hydrology.

General MS4 Permit Requirements for the Long-Term Stormwater Management in New Development and Redevelopment (Post Construction Stormwater Management) Program (See MS4 Permit Section 4.2.5 for more details):

- Review and require, if feasible, new developments over an acre or part of a common plan of development to prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event or a predevelopment hydrologic condition, whichever is less.
- Review and require, if feasible, redevelopment projects disturbing over an acre or part of a common plan of development to provide a site-specific and project-specific plan aimed at net gain to onsite retention.
- Require the evaluation of a Low Impact Development (LID) approach for all projects subject to the requirements in 4.2.5.1.2. A LID approach promotes the implementation of BMPs that allow storm water to infiltrate, evapotranspire, or harvest and use storm water on site to reduce runoff from the site and protect water quality.
- Develop and adopt an ordinance or regulatory mechanism that requires long-term stormwater controls at new development and redevelopment sites, including BMP selection, design, installation, operation, and maintenance standards.
- Develop and implement an enforcement strategy including appropriate, escalating enforcement procedures and actions.
- Document how the ordinance protects water quality, including: how BMPs were selected, pollutant removal expectancy from BMPs, and the technical basis supporting performance claims of BMPs.
- Implement SOPs for site inspection and enforcement of post-construction stormwater measures for adequate operation and maintenance.
- Ordinance to have private parties inspect private stormwater control measures that discharge to the MS4 every other year and provide certification. The permittee may require a maintenance agreement.
- The Permittee shall inspect sites once every 5 years or more frequently to verify that adequate maintenance is being performed.
- Provide adequate training for post-construction inspectors and review personnel.
- Maintain an inventory of all post-construction structural stormwater control measures installed.

The following BMPs describe implementation tasks and assessment tasks to be completed by the City of West Jordan for the Long-Term Management in New Development and Redevelopment (Post-Construction Stormwater Management) Program.

Maintain Existing Ordinances and Standards for Post-Development and Post-Construction projects.

The City has existing ordinances and standards requirements for long-term post-construction stormwater controls at new development and redevelopment construction sites. The City will review these ordinances for areas of inadequate regulatory control, and BMP selection and design. Maintenance of post-construction facilities is addressed in the City's Stormwater Discharges and Quality Management Ordinance (West Jordan City Code Title 8 Chapter 11) (see Appendix B). Property access is granted in the ordinance.

Enforcement Policies and Procedures

The City's enforcement policies for post-construction management are listed in the Stormwater Discharges and Quality Management Ordinance. The City will inspect all BMPs before acceptance, ensure that maintenance easements are recorded with the plat, require yearly inspections and cleaning of privately owned BMPs, inspect privately owned BMPs with stormwater personnel or inspectors once every 5 years, and if a privately owned property with BMPs is not maintained or repaired within the time allowed by the City, the City will perform the maintenance and repairs at its expense, and bill the property owner;

Documentation for Post-Construction BMPs

The City will review its Stormwater Design Standards to add information as needed on post-construction BMPs. The standards will include information on how the BMPs protect water quality and reduce the discharge of pollutants to the MS4, as well as selection and application criteria.

Maintain New Development and Redevelopment Open Space, Sensitive Areas, and Flood Control

The City has existing planning ordinances and a Land Use Master Plan, which address open space requirements, sensitive area development, conditional use areas, and stream corridor preservation. Flood-controlled land areas are addressed through the Federal Emergency Management Agency (FEMA) floodplain mapping system, which provides land area maps within flood zones. The City requires developers to build outside of flood zones unless they can demonstrate with a new study through FEMA that the flood zone area can be redrawn to accommodate new development.

Retrofit Existing Developed Sites that Adversely Impact Water Quality

The City will continue to use the Stormwater Master Plan and Capital Facilities Plan to construct or retrofit areas of the City that are adversely impacting water quality. The City will continue to require the use of stormwater flow treatment structures, including oil and floatables/sand/water separators, at all detention basins and commercial facilities where practicable. Water quality criteria include the proximity to a waterbody, ecosystem, or protected area, and waterbody impairment status. Due to the presence of clay soils in the City, infiltration is not practical. The City uses detention basins that route flow to creeks and washes, which flow to the Jordan River. The City also has several treatment wetlands which are operated and maintained to remove sediment, floatables, and nutrients before discharging to the Jordan River.

Stormwater Hydrology Control and Retention Requirement

The City will review and require, if feasible per high groundwater, drinking water source protection areas, soil conditions, slopes, accessibility, excessive costs, or others, retention standards for new development projects that disturb land greater than or equal to one acre, including projects that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event or a predevelopment hydrologic condition, whichever is less. This objective must be accomplished using practices that are designed, constructed, and maintained to infiltrate, evapotranspire, and/or harvest and reuse rainwater. The 80th percentile rainfall event is the event whose precipitation total is greater than or equal to 80 percent of all storm events over a given period of record.

The City will review and require, if feasible per high groundwater, drinking water source protection areas, soil conditions, slopes, accessibility, excessive costs, or others, that redevelopment projects that disturb greater than or equal to one acre, including projects less than an acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre to provide a site-specific and project-specific plan aimed at net gain to onsite retention or a reduction to impervious surface to provide similar water quality benefits.

If a redevelopment project increases the impervious surface by greater than 10%, the project shall manage rainfall on-site, and prevent the off-site discharge of the net increase in the volume associated with the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event. This objective must be accomplished using practices that are designed, constructed, and maintained to infiltrate, evapotranspire, and/or harvest and reuse rainwater.

Low Impact Development Approach.

The City will require the evaluation of a Low Impact Development (LID) approach for all projects, allowing for the use of a minimum of five LID practices from DWQ's LID controls Guide: A Guide to Low Impact Development within Utah, Appendix C, as part of the SWPPP review.

Standard Operating Procedures for Inspections and Enforcement of Post-Construction Stormwater Control Measures

The City has developed an SOG for inspection and enforcement of post-construction BMPs for privately owned sites, including detention or retention basins, oil/sand/water separators, orifice plates, snouts, etc. Inspection and enforcement procedures for these sites are outlined below:

1. The City will maintain a database inventory of all privately owned, post-construction BMPs, with the responsible party's contact information, the type of BMPs present, the maintenance requirements, and inspection information.
2. Every other year, the City will mail out a questionnaire to the privately owned sites with post-construction BMPs to request information on biennial inspection and maintenance.
3. If the site has not been properly maintained or a response has not been received within the time frame required, a second notice letter will be mailed out.
4. Inspections will be prioritized to visit the sites that are not properly maintained based on the questionnaire, and then at a minimum, on 20% of all private sites per year.
5. Inspections will be documented on the City's Post-Construction Inspection Form, and all maintenance items will be reviewed for completion.
6. Maintenance violations will be documented, and a specific amount of time will be given to the owner to correct the deficiency. If the owner does not maintain the BMPs properly, the City has the option of doing the work and charging the owner.

City Personnel Training

The City will provide adequate training to personnel involved with plan reviews, inspections, and maintenance of post-construction BMPs, either through conferences, seminars, or in-house. The training will include a review of the City Ordinance, standards, and maintenance of BMPs.

Table 5.1 below represents measurable goals for Long-Term Management in New Development and Redevelopment (Post-Construction Stormwater Management) BMPs to be implemented and assessed during the permit term.

Minimum Control Measure #5: Long: Long-Term Management in New Development and Redevelopment

Table 5.1. Best Management Practices Implementation and Assessment for Long-Term Management in New Development and Redevelopment for 2025 to 2030.

Implementation	Assessment	Responsible Department	Implemented Yes / No
Redevelopment larger than 1 acre or common plan developments prevent the off-site discharge of precipitation from all rainfall events less than or equal to the 80th percentile.	Create an engineering standard and implement it during the land development review.	Public Utilities Director - Greg	Yes On-Going Redevelopment is challenging, and it is applied as feasible.
New developments larger than 1 acre or a common plan of developments provide a site-specific and project-specific plan aimed at net gain to on-site retention or a reduction in impervious surface to provide similar water quality benefits. Suppose a redevelopment project increases the impervious surface by greater than 10%. In that case, the project shall manage rainfall on-site and prevent the off-site discharge of the net increase in the volume associated with the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event.	Create an engineering standard and implement it during the land development review.	Public Utilities Director - Greg	Yes On-Going Redevelopment is challenging, and it is applied as feasible.
New developments or redevelopments larger than 1 acre or a common plan of developments require the evaluation of a Low Impact Development (LID) approach for all projects, allowing for the use of a minimum of five LID practices from DWQ's LID controls Guide <i>A Guide to Low Impact Development within Utah Appendix C.</i>	Create an engineering standard and implement it during the land development review.	Public Utilities Director - Greg	Yes On-Going Nestor will prepare a design standard detail explaining how the pond works.

Table 5.1. Best Management Practices Implementation and Assessment for Long-Term Management in New Development and Redevelopment

Implementation	Assessment	Responsible Department	Implemented Yes / No
Ordinances and Standards: Review and update City Ordinances and Standards according to the latest edition of the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) for effectiveness and applicability.	Ordinances and standards are implemented and enforced. Post a link to the amended ordinance on the stormwater pollution prevention webpage.	Public Utilities Director - Greg	Yes On-Going Ordinances are updated – see the city code website
Enforcement: Inspect all BMPs before accepting the storm drainage system and releasing the performance guarantee bond.	Record inspection results on the final State inspection form.	Lead Stormwater Inspector and Stormwater Inspector – Richard and Jose	Yes On – Going The Storm Department processes it before accepting the improvements.
Ensure post-construction BMP storm drainage easements are recorded with the subdivision plat, site plan, or site plan amendment.	Document BMP the recordation of storm drainage maintenance easements on the review checklist.	Public Works Senior Engineer - Todd	Yes On-Going REMOVE THIS ITEM
Ensure the post-construction Long Term Stormwater Maintenance Agreement (LTSWMA) is recorded with the subdivision plat, site plan, or site plan amendment.	Document BMP the recordation of the post-construction Long Term Stormwater Maintenance Agreement on the review checklist.	Public Utilities Director - Greg	On-Going FY 2025 – 2030 goal to document LTSWMA recordation approved by the City Attorney
Inspections of existing storm drainage systems are required every other year, as well as cleaning privately owned BMPs.	Document completed inspections and maintenance yearly.	Lead Stormwater Inspector and Stormwater Inspector – Richard and Jose	Yes Inspections Implemented goal to continue the inspections To be scheduled as part of the LTSWMA
Review the Stormwater Design Standards as needed on post-construction BMPs, including non-structural BMPs	Please review and update stormwater design standards and post them on the City's webpage.	Assistant Engineer - Angelica	Yes Standards are implemented and posted on the Website. On-going

Maintain the Land Use Plan for open space requirements, sensitive area development, conditional use areas, stream corridor preservation, and floodplains.	Update the Land Use General Plan and Storm Water Master Plan as needed.	Public Utilities Director - Greg	Yes The Land Use Master Plan is current and posted on the Website. Add link
Update the Stormwater Master Plan and Capital Facilities Plan to improve areas that adversely impact water quality.	Update the list of active construction sites and update the plan annually.	Assistant Engineer - Angelica	Yes Add link
Maintain the City's Stormwater Design Standards to specify hydrologic stormwater runoff requirements during plan reviews. Continue to review SWPPPs and plans for post-construction BMPs.	Update the Stormwater Design Standards as needed.	Assistant Engineer - Angelica	Yes Review and update the BMPs for approval by the City Council.
Provide annual training to personnel involved with plan reviews, inspections, and maintenance of post-construction BMPs	Document attendance, presentation, and learning goals of the training class.	Assistant Engineer - Angelica	Yes Powerpoint presentations

6. POLLUTION PREVENTION/GOOD HOUSEKEEPING PROGRAM FOR MUNICIPAL OPERATIONS

The Pollution Prevention/Good housekeeping Program of the Stormwater Management Plan addresses activities in the operation and maintenance of drainage systems, roadways, parks, and open spaces, and other municipal operations in the City of West Jordan. The goal of this program is to prevent or reduce pollutant runoff from all municipal operations and facilities. The program implements an Operations and Maintenance (O&M) Plan with BMPs to address: 1) building facilities including facility storm drains and operations, 2) the collection, storage, and disposal of materials collected from storm drains and inlet boxes during maintenance of the drainage system, 3) parks and open space including lawn and landscape maintenance practices, and fertilizer application practices 4) vehicles and equipment with vehicle washing and fueling facilities, 5) roadway practices including snow removal, de-icing, salt pile management, neighborhood trash pickup programs and trash storage, collection and disposal, and street sweeping, 6) stormwater collection and conveyance system maintenance and improvements including proper waste and wastewater disposal methods, and 7) training of City personnel regarding these practices and promoting awareness of water quality issues and concerns as they apply to daily operations.

General MS4 Permit Requirements for the Pollution Prevention/Good Housekeeping Program for Municipal Operations (See MS4 Permit Section 4.2.6 for more details):

- Develop an inventory of all high priority owned or operated facilities.
- Assess the written inventory of high priority facilities and make a list of common pollutants that originate from these facilities.
- Provide water quality control measures and BMPs at all high-priority sites to target the specific pollutants generated onsite or the pollutants of the impaired waters.
- Develop facility-specific Stormwater Pollution Prevention Plans (SWPPPs) for each high priority facility.
- Develop SOPs at each facility owned or operated by the Co-permittee. Address the use, storage, and disposal of chemicals, dumpster and waste management, washing, painting, and maintenance, and include employee training. Include schedules for sweeping parking lots and minimizing pollutants.
- Maintain an inventory of all floor drains and ensure they discharge to the proper location.
- Develop a map of all storm drains on permittee property. Ensure that only stormwater is allowed into these drains and BMPs are in place.
- Develop SOPs for facilities not covered under the general permit associated with industrial activities. Ensure that spill prevention plans are in place.
- Develop SOPs for parks and open space for proper application, storage, and disposal of fertilizer, pesticides, and herbicides, including minimizing the use of these products, and in accordance with manufacturers recommendations, sediment and erosion control, proper disposal of clippings and vegetation, use of alternate landscaping materials, trash containers, signage for pet waste disposal, proper cleaning of maintenance equipment and buildings, and

disposal of waste and wastewater. Implement pollution prevention/good housekeeping practices at parks & open spaces.

- Develop Vehicle and Equipment SOPs for vehicle maintenance & repair, include drip pans or absorbents around leaky vehicles & equipment, fueling area under cover, wash water not discharged to surface waters.
- Roads, highways, & parking lots: Develop a program to reduce pollutants through SOPs and schedules for street and parking lot sweeping; pothole repair, marking, sealing and repaving; cold weather operations such as snow plowing, sanding, deicing; right-of way maintenance such as mowing, herbicide and pesticide applications; and large outdoor festivals, parades, and fairs.
- Stormwater collection and conveyance system: Develop SOPs and schedule for catch basins, pipes and structural controls inspections, cleaning, and repair. Inspect and maintain all permittee-owned structural BMPs annually including retention/detention basins, and swales. Document proper disposal methods of solids, waste, and wastewater. Materials should be drained in a contained area and discharged to the sanitary sewer.
- Perform monthly visual inspections of high priority facilities. Look for evidence of spills and clean them up. Track the inspection in a log and keep with the SWMP document. Include any deficiencies and corrective actions taken.
- Perform semi-annual inspections comprehensively of high priority facilities with specific attention to waste storage areas, dumpsters, vehicle and equipment maintenance and fueling areas, materials handling, and pollutant generating areas according to SOP. Keep records with the SWMP document.
- Perform annual visual inspections according to SOP of the high priority stormwater discharges. Document and keep records with the SWMP.
- Develop a process to assess water quality impacts in the design of all new flood management structural controls for the MS4.
- Assess existing flood management structural controls for changes to improve water quality.
- Public construction projects shall comply with the requirements applied to private projects, and include construction and post-construction controls, and coverage under the general UPDES permit.
- Provide training for all employees in primary construction, operation, or maintenance functions on protecting water quality, permit requirements, maintenance, inspections, and SOPs, .

The following BMPs describe implementation tasks to be completed and carried out by City of West Jordan for the Pollution Prevention/Good Housekeeping Program.

Inventory, Assessment, and Prioritization of City Owned or Operated Facilities

The City will create an inventory of city owned facilities including, composting facilities, equipment storage and maintenance facilities, fuel farms, landscape maintenance on municipal property, parks and open space, material storage yards, pesticide storage facilities, public buildings, including libraries, police stations, fire stations, municipal buildings, public parking lots, golf courses, swimming pools, public works yards, salt storage facilities, street repair and maintenance sites, vehicle storage and maintenance yards, and structural stormwater controls.

The City will assess the facilities inventory, operations, and stormwater controls for their potential to discharge to stormwater systems the following typical urban pollutants: sediment, nutrients, metals, hydrocarbons (e.g. benzene, toluene, ethylbenzene and xylene), pesticides, herbicides and fertilizer, chlorine, road salts, detergents, chemicals, trash, bacteria, and organic matter. Based on the assessment, the City will identify facilities with a “High Priority” to generate pollutants. Criteria include the number of possible pollutants stored at the site, outdoor activities, and proximity to water bodies.

Sections 6.2.1 through 6.2.7 describe the O&M program and SOGs for “High Priority” Areas of the City.

i. Buildings and Facilities O&M Program, SOGs, and SWPPP

The City-owned or operated “high priority” buildings and facilities list is included below; a SWPPP will be created for each site. The City has an inventory of floor drains and maps of the storm drains located on the properties. The City ensures that only stormwater is allowed into these storm drains and has updated and implemented SOGs to include the following items:

- The proper use, storage, and disposal of chemicals,
- A spill prevention plan,
- Proper dumpster and other waste management, including cleaning, washing, painting, and other maintenance activities, and
- Parking lot sweeping and keeping the area surrounding the facilities clean.

High Priority Facilities Owned or Leased in West Jordan

Facility	Address	Uses
Public Works Building	7960 South 4000 West	Covered Salt Storage, Covered Fuel Dispenser, Fleet Repair Shop, Vehicle and Equipment Storage, Chemical Storage, Road Base Storage, 5-gal containers of turf striping paint, 2.5 gallon herbicide containers, 5 gallon gas containers, vehicle wash, verify spill kits for each section.
Ron Wood Park Operations Area	5952 W New Bingham Hwy	Salt Storage, Road Base Storage, Mulch, Topsoil, 2.5-gal Herbicide Storage, 5-Gal fuel Containers, 50 gal chorine, 50-gal acid (FOLLOW UP)
Cemetery Park Facilities	7945 S Temple Dr	32 oz Pesticide containers, 2.5-gal Herbicide Storage, Paint, Top Soil, and grave dirt, 5-Gal Fuel containers (FOLLOW UP)

Veterans Memorial Park	1989 W 7800 S	Dirt, topsoil, bark chips, 5-gal gas containers, 2.5-gal herbicide containers (FOLLOW UP)
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ii. Material Storage Areas, Heavy Equipment Storage Areas, and Maintenance Areas

The City has SOGs for material storage such as salt, landscape materials, solid waste, and heavy equipment storage areas.

iii. Parks and Open Space

The Parks Division has SOGs to address:

- Fertilizer, pesticides, and herbicides, proper application, storage, and disposal, including minimizing the use of these products and using only in accordance with the manufacturer's instructions.
- Sediment and erosion control on park slopes,
- Lawn maintenance, right-of-way parking strip maintenance, and landscaping practices such as proper disposal of lawn clippings and vegetation, and use of alternative landscaping materials such as drought-tolerant plants,
- Management of trash containers at parks and other open spaces, including scheduled garbage pickup, the number of containers, and signage in areas concerning proper disposal of pet waste, and
- Cleaning of maintenance equipment, building exteriors, trash containers, and the disposal of the associated waste and wastewater.
- **List of all the city parks:**
 - With a parking lot.
 - Parking lots with a storm drain system.
- **Add City Hall parking lot.**
- **Add Fire Stations.**
- **Add Police Stations and Court Building.**

iv. Vehicle and Equipment Maintenance Activities

The Fleet Divisions have SOGs to address vehicle maintenance and repair, including:

- Drip pans and absorbents under or around leaky vehicles and equipment or storing indoors where feasible,
- Fueling islands are kept clean and properly operated, and
- Vehicle areas are properly operated and are not discharged to the storm system.

v. Roads, Highways, and Parking Lots

The Streets Department has SOGs to address:

- Street sweeping schedules, including City parking lots (HIGH PRIORITY SITES – THREE UP TO FIVE TIMES PER YEAR)
- Waste disposal methods
- Pothole repairs
- Sealing and repaving.
- Plowing, sanding, and application of deicing compounds, and maintenance of snow disposal areas
- Cleanup after Municipal-sponsored events (parades and street fairs)

vi. Stormwater Collections and Conveyance System

The Stormwater Division has a list of high-priority areas that require frequent cleaning or maintenance. Stormwater Division SOGs are implemented to include:

- Regular inspection, cleaning, and maintenance of catch basins, detention ponds, pipes, oil/sediment separators, culverts, and canals. High-priority structures will be inspected, cleaned, and maintained more frequently.
- Detention/retention basins and oil/sediment separators will be inspected at a minimum of annually.
- Proper handling and disposal of liquid and solid waste from system cleanings and maintenance, such as waste storage at the dump station for liquid decanting, waste drying, and disposal to the Trans-Jordan Landfill.

vii. Other Facilities and Operations

Other facilities that can potentially discharge polluted stormwater to the storm sewer system will implement appropriate BMPs.

Municipal Maintenance by a Third Party

The City allows private developments to conduct their own maintenance. It will require the contractor to follow industry standard operating procedures for BMP inspections and maintenance, and proper disposal of water and solids. Regular site inspections will be performed by the City as described in section 5.8.

Monthly Inspection Requirements for City-Owned Facilities

The City will perform monthly inspections of the Public Works Building and other “High Priority” facilities. The stormwater inspector will perform monthly visual inspections of “High Priority” facilities to minimize the potential for pollutant discharges. Spills must be documented and cleaned up immediately to prevent contact with precipitation or runoff. The inspections will be tracked in a log, and records will be kept electronically.

Semi-Annual Comprehensive Inspections of High-Priority City-Owned Facilities

The City will perform, at least twice a year, a comprehensive inspection of the “High Priority” sites. The inspection covers waste storage areas, dumpsters, vehicle and equipment maintenance areas, fueling islands, and material handling areas. The quarterly inspection is documented electronically and kept with the SWPPP for the site. Deficiencies are reported to the responsible division for correction.

Annual Visual Observations of Stormwater Discharges

The City will visually observe the quality of the stormwater discharges from the “High Priority” facilities in the City. Inspections are conducted according to the City’s Standard Operating Guide during the first half hour of a measurable storm. Any deficiencies are reported back to the responsible division for correction. Inspection reports will be kept electronically.

Flood Management Controls Design

The City will continue to review flood management controls on City projects to improve the water quality and reduce hydrological impacts. The review process uses the following procedure:

- The review engineer checks the proposed flood management structural control methods for the proper size and hydrology controls, e.g., orifice plates, oil/debris separator, detention pond, etc.
- The review engineer checks the City’s Design Standards and Specifications to ensure that all requirements are met and that flows are limited to the allowable standard.
- Corrections and additions are redlined and returned to the design engineer for implementation. The review engineer checks all redlines to ensure they are properly addressed in the revised plan set.

Existing Flood Management

The City will assess flood management controls to determine whether changes or additions should be made to improve water quality. The assessment process is outlined below:

- Observe in the field the areas where frequent pipe cleanings or other signs of system stress are present.
- Review the stormwater quality control structures, the condition, and whether maintenance or a new structure is needed.
- Report the results to the stormwater supervisor and the capital facilities manager.
- The Capital Projects Group, in coordination with the director of Public Works, will design and implement the necessary improvements.

Public Construction Projects

The City requires that all capital improvement projects, outside agency projects, and public works improvement projects comply with the same requirements applied to private projects, including construction and post-construction controls. All construction projects disturbing greater than or equal to one acre, or less than an acre if part of a common plan of development, are required to obtain coverage under the General UPDES Permit for Stormwater Discharges Associated with Construction Activities.

Training for Employees

The City will provide training for all employees who have primary construction, operations, or maintenance job functions that are likely to impact stormwater quality. Training will address the importance of protecting water quality, the requirements of the Small MS4 General UPDES Permit, operation and maintenance requirements, inspection procedures, ways to perform their job activities to prevent or minimize impacts to water quality, SOGs for the various City-owned or operated facilities, and procedures for reporting water quality concerns, including potential illicit discharges.

Table 6.1 presents measurable goals for the Pollution Prevention/Good Housekeeping Program for Municipal Operations BMPs to be implemented and assessed during the permit term.

Minimum Control Measure #6: Implementation and Assessment for Pollution Prevention/Good Housekeeping for Municipal Operations

Table 6.1. Best Management Practices Implementation and Assessment for Pollution Prevention/Good Housekeeping for Municipal Operations from 2025 to 2030.

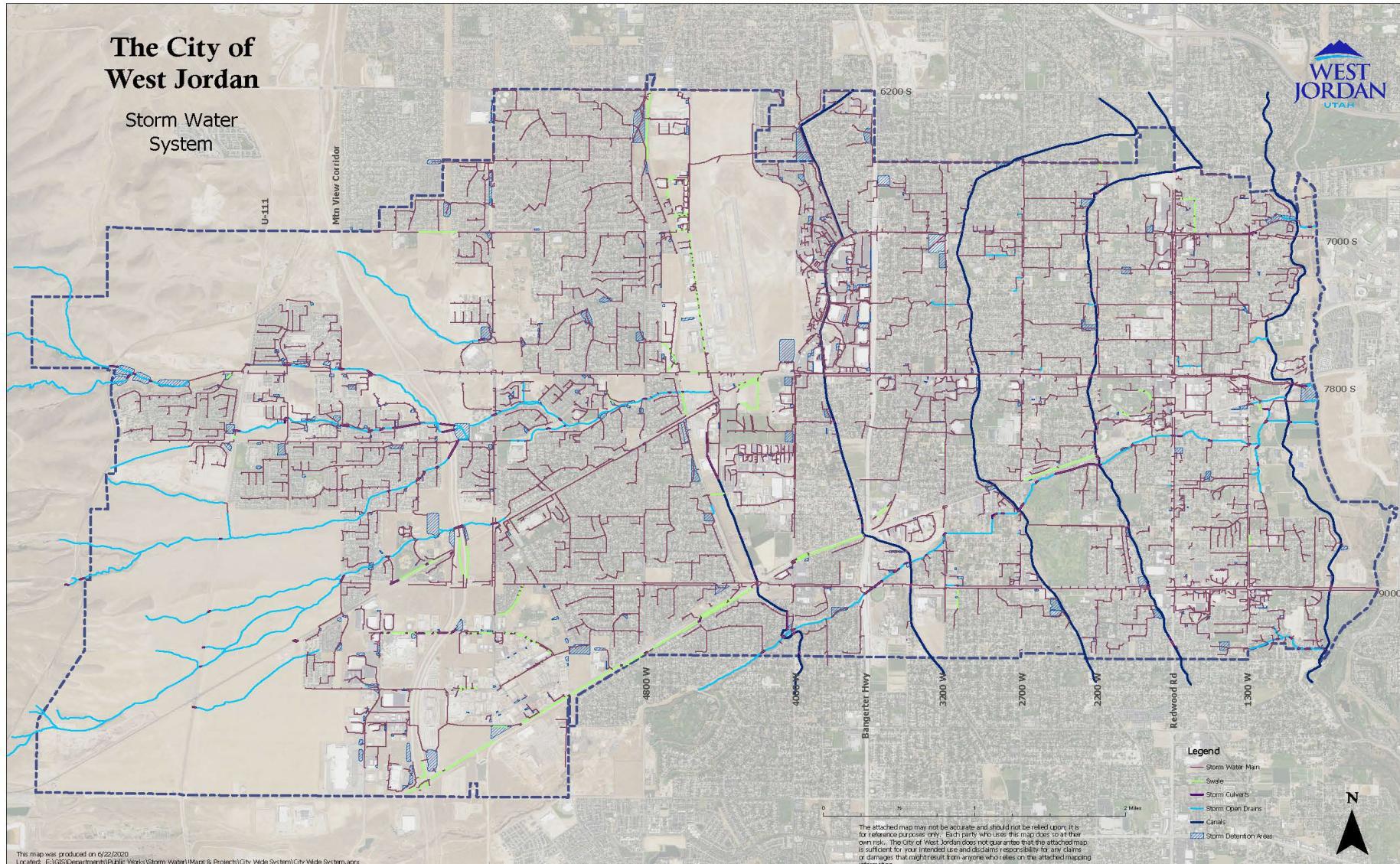
Implementation	Assessment	Responsible Department	Implemented Yes / No
Maintain an inventory of all post-construction structural stormwater control measures installed and implemented at the new development and redevelopment sites that disturb greater than or equal to one acre , including projects less than one acre that are part of a larger common plan development.	Update inventory yearly. The City completes document inspections, and maintenance is performed each year.	GIS Administrator Clint Lead Stormwater Inspector Richard And Utility Inspector Jeremy R	Inspection Program is Implemented 2025-2030 Goal: Continue to update inventory and document maintenance
Inventory and inspect privately owned BMPs with stormwater personnel or inspectors once every 5 years , and if not maintained within the time allowed by the permit, perform the maintenance and repairs.	The inspectors complete documenting inspections and maintenance performed each year.	GIS Administrator - Clint Lead Stormwater Inspector Richard and Stormwater Inspector Jose	Inspection Program is Implemented 2021 Goal: Set up a database to track private BMPs. The Long-Term Maintenance Agreement was adopted.

Create an Inventory, assess all city-owned facilities, and produce a list of High-Priority Facilities. List common pollutants that may originate from these facilities and how to prevent them from entering the storm drain system.	Inventory and Assessment List & High Priority Facilities List with pollutants.	Assistant Engineer Angelica , Lead Stormwater Inspector Richard and Stormwater Inspector Jose	On-going FY 25-2030 goal to assess pollutants at each facility
Prepare a Storm Water Pollution Prevention Plan (SWPPP) for each high-priority facility within 180 days of this permit's effective date.	The SWMP will include a list of city-owned facilities and their priorities.	Assistant Engineer Angelica and Greg D	On-going The goal is to prepare SWPPPs within 180 days of the permit date.
Create an inventory of all High Priority floor drains inside City buildings.	Inventory of floor drains and dye-test to verify discharge into the sewer system.	Building Facilities – Travis Kirby	Yes Cityworks
Create a Map of the storm drain system at a high-priority city-owned facility.	Assign a unique ID number to the existing floor drains (not ID if not connected to the SD), catch basins, manholes, pipes, outfalls, etc, within a high-priority city-owned facility.	GIS Administrator - Clint Stormwater Superintendent Jared	Yes Cityworks
Update and implement High Priority Facilities SOGs for 1) proper use, storage, and disposal of chemicals 2) a Spill Prevention, Control, and Countermeasure (SPCC) Plan 3) proper dumpster and other waste management, including cleaning, washing, painting, and other maintenance activities 4) Parking lot sweeping and area cleanliness.	Document SOG Implementation using data tracking software.	GIS Administrator Richard	On-Going FY 2025 - 2030 goal to complete SOGs for Cemetery Building and Ron Wood Building - Cityworks
Update and implement SOGs for material storage, such as salt, landscape materials, and heavy equipment.	Document SOG Implementation.	Public Works Streets Operations Manager - Jason	On-going FY 2025-2030 goal to implement SOG

<p>Update as needed and implement Parks SOGs to address</p> <ol style="list-style-type: none"> 1) Proper application, storage & disposal of fertilizer, pesticides, and herbicides; minimize use when possible 2) Sediment and erosion control 3) Good landscaping practices and disposal of lawn clippings and vegetation, and use of water-wise landscaping materials 4) Management of trash containers 5) Signs for cleaning up pet waste at parks 6) Proper cleaning of equipment, buildings, and trash containers, and proper disposal of solids and wastewater 	<p>Document SOG Implementation using data tracking software.</p>	<p>Public Services Parks - Tyler Superintendent- Travis</p>	<p>Yes FY 2025-2030 Update as Needed – Create work orders and schedule inspections.</p>
<p>Fleets Divisions will update as needed and implement SOGs to include the following:</p> <ol style="list-style-type: none"> 1) Drip pans and absorbents under or around leaky vehicles 2) Fueling islands kept clean and properly operated 3) Vehicle maintenance areas are properly operated and are not discharged to the storm system. 	<p>Document SOG Implementation using data tracking software</p>	<p>Public Works Fleet Superintendent- Justin A.</p>	<p>Yes FY 2025-2030 Update as Needed Create a work order and schedule inspections.</p>
<p>Street Department will update as needed and implement SOGs, as needed, to address the following:</p> <ol style="list-style-type: none"> 1) Street sweeping schedules, including City parking lots 2) Waste disposal methods (landfill disposal) 3) Pothole repairs 4) Sealing and repaving 5) Plowing, sanding, and deicing application 	<p>Document SOG Implementation using data tracking software</p>	<p>Public Works Streets Operations Manager - Jason</p>	<p>On-Going FY 2025-2030 Update as Needed Keep tickets of disposal going to the landfill</p>

<p>Stormwater Division SOGs will be updated and implemented as needed to include</p> <ol style="list-style-type: none"> 1) Regular inspection, cleaning, and maintenance of catch basins, detention ponds, pipes, oil/sediment separators, culverts, and canals 2) High-priority structures will be inspected, cleaned, and maintained more frequently 3) Detention & retention basins and oil/sediment separators will be inspected at a minimum annually 4) Proper handling and disposal of liquid and solid waste at the dump station, waste drying, and disposal to the Trans-Jordan Landfill. 	<p>Document SOG Implementation using data tracking software</p>	<p>Stormwater Superintendent Jared</p>	<p>Yes SOG is implemented to the maximum amount. Cityworks software.</p>
<p>Private BMP maintenance will follow industry SOPs with periodic city inspections.</p>	<p>Inspect 20% of all private sites with BMPs.</p>	<p>Lead Stormwater Inspector Richard</p>	<p>On-Going FY 2025 - 2030 goal to inspect 20% of all private BMPs</p>
<p>Perform monthly visual inspections of the Public Works Building and other “High Priority” areas.</p>	<p>Document all observations and clean up any spills.</p>	<p>All Departments</p>	<p>On-Going FY 2025-2030 goal to inspect monthly</p>
<p>Perform semi-annual comprehensive inspections of the Public Works Building and other “high Priority” areas.</p>	<p>Document all observations, report deficiencies, and corrective actions.</p>	<p>Lead Stormwater Inspector Richard and Stormwater Inspector Jose</p>	<p>Yes Biannual</p>
<p>Visually observe, annually, the quality of the stormwater discharges from the Public Works Building during the first half hour of a measurable storm.</p>	<p>Document all observations, report deficiencies, and corrective actions.</p>	<p>Lead Stormwater Inspector Richard</p>	<p>Yes started 2023</p>

Review flood management controls on new capital improvement projects to improve water quality and reduce hydrological impacts.	Redline reviews are returned to the design engineer for correction.	Public Utilities Engineering Group – David Murphy	Yes Bluebeam Studio
Assess existing flood management controls for maintenance or new structures to improve water quality.	Document problem areas and recommendations.	Stormwater Superintendent Jared	Yes CIP – Operation ranking system
Develop a plan to retrofit existing developed sites that the Co-Permittee owns or operates that adversely impact water quality. The retrofit plan must be developed to emphasize controls that infiltrate, evapotranspire, or harvest and use stormwater discharges. The plan shall include a ranking of retrofit sites based on the following criteria: Proximity to a waterbody, Status of a waterbody to improve impaired water bodies and protect unimpaired water bodies, Hydrologic condition of the receiving waterbody, Proximity to the sensitive ecosystem or protected area, Any upcoming sites that could be further enhanced by retrofitting stormwater controls.	Document adverse water quality areas and plans for retrofit.	Utilities Engineering Manager – David Murphy	On-Going FY 2025 – 2030 Develop and implement plans and retrofits. Continue retrofits as needed.
All capital improvement projects, outside agency projects, and public works improvement projects greater than or equal to one acre must have stormwater controls and a U.S. Environmental Protection Agency (EPA) Permit.	Document the permit and controls in the project SWPPP.	Utility Engineering Manager – David Murphy	Yes
Provide annual training for all employees involved in construction or maintenance regarding SOGs, water quality, and pollutants of concern.	Document training activities using data tracking software.	Utility Inspector Supervisor – Jeremy R	Yes FY 2020-25 Goal to train employees annually - webinars



City of West Jordan Stormwater System

APPENDIX A

INTERLOCAL STORMWATER AGREEMENT WITH SALT LAKE COUNTY

APPENDIX B

STORMWATER DISCHARGES AND QUALITY MANAGEMENT (ILLICIT DISCHARGE AND DETECTION ORDINANCE)

Chapter 11

STORMWATER DISCHARGES AND QUALITY MANAGEMENT

8-11-1: PURPOSE AND APPLICABILITY:

A. Purpose: The purpose of this chapter is to protect the health, safety, and welfare of the city and its inhabitants, improve the city's storm drain system, and protect property by:

1. Minimizing the entrance of pollutants to the city's storm drain system.
2. Prohibiting illicit discharges and connections to the city's storm drain system.
3. Minimizing nonpoint source pollution caused by stormwater runoff.
4. Reducing the amount and increasing the quality of stormwater runoff and requiring implementation of Best Management Practices for those purposes.
5. Ensuring that stormwater management controls are properly maintained.
6. Establishing authority to carry out all inspection, surveillance, monitoring, and enforcement procedures necessary to ensure compliance with this chapter.
7. Establishing penalties for violation(s) of this chapter.

B. Applicability: The provisions of this chapter shall apply to all real property within the incorporated area of the city and all water entering the city's storm drain system generated on any developed and undeveloped lands, unless exempted by the provisions of this chapter. (Ord. 10-21, 7-28-2010; amd. Ord. 19-48, 12-11-2019, Effective at noon on January 6, 2020)

8-11-2: DEFINITIONS:

BEST MANAGEMENT PRACTICES (BMPs): Schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

CONNECTION PERMIT, PERMIT, OR STORM DRAIN CONNECTION PERMIT: A permit issued by the city under this chapter authorizing connection to the city's storm drain system.

DISCHARGE: Any addition or potential addition of stormwater or nonstormwater to the city's storm drain system, regardless of method of conveyance (i.e., by surface runoff, channel, pipe, or otherwise).

HAZARDOUS MATERIALS: Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

ILLICIT CONNECTION: Either of the following: a) any drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including, but not limited to, any conveyances which allow any nonstormwater to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by the city; or b) any drain or conveyance connected to the storm drain system which the city has not approved.

ILLICIT DISCHARGE: Any direct or indirect non-stormwater discharge to the storm drain system, except as exempted in section [8-11-3](#) of this chapter.

INDUSTRIAL ACTIVITY: Any activity subject to UPDES industrial permits as defined by the State of Utah.

LAND DISTURBANCE PERMIT: A permit issued by the city under Title 11 of this code.

LOW IMPACT DEVELOPMENT (LID): A versatile stormwater management approach that utilizes principles and practices that integrate Best Management Practices into the design and construction of stormwater management facilities that will: a) mimic a site's predevelopment hydrology; b) utilize natural processes (such as: infiltration, evapotranspiration, filtration, bioretention, rainwater harvesting, retention and detention); and c) reduce the potential for degrading the water quality of stormwater runoff.

NONSTORMWATER DISCHARGE, NONSTORMWATER RUNOFF: Any discharge to the storm drain system that is not composed entirely of stormwater.

OWNER OR OPERATOR: The owner or operator of any facility or activity subject to regulation under the stormwater management regulations.

POLLUTANT: Anything that causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

RESPONSIBLE PERSON: Any person engaged in any land use, activity, business, or operations utilizing a storm drain connection, or owning or responsible for the property served by the connection, whether temporary or permanent, including, but not limited to, property owners, developers, builders, tenants, and facility operators. If there is more than one (1) responsible person, they shall be jointly and severally responsible and liable for compliance with or violation of this chapter and the connection permit.

SITE: Real property where stormwater is generated; the land or water area where any regulated facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

STORM DRAIN SYSTEM, CITY'S STORM DRAIN SYSTEM, CITY STORM DRAIN SYSTEM OR CITY SYSTEM: Publicly-owned facilities by which stormwater is collected or conveyed, including, but not limited to, any roads with drainage systems, Municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and humanmade or altered drainage channels, reservoirs, and other drainage structures identified on the city's storm drain master plan.

STORMWATER: Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

STORMWATER MANAGEMENT REGULATIONS: Any federal, state, and local laws, ordinances, and regulations, city standards, city specifications, and master plans, and federal, state, and local permits, including, but not limited to, the UPDES permit number UTS000001, which are related to stormwater and storm drain management.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP): A document that describes the Best Management Practices and activities to be implemented by a person or business to identify

sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to stormwater, storm drain systems, and receiving waters to the maximum extent practicable.

UPDES: Utah pollutant discharge elimination system per Utah Administrative Code R317-8.
WATERCOURSE: A natural or artificial channel through which water can flow.

WATERS OF THE STATE: All streams, lakes, ponds, marshes, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private, which are contained within, flow through, or border upon the State of Utah or any portion thereof, except that bodies of water confined to and retained within the limits of private property, and which do not develop into or constitutes a nuisance, or a public health hazard, or a menace to fish or wildlife, shall not be considered to be waters of the state. The exception for confined bodies of water does not apply to waters of the United States. Waters are considered to be confined to and retained within the limits of private property only if there is no discharge or seepage to either surface water or groundwater. Waters of the state include wetlands as defined in the Federal Clean Water Act.

WATERS OF THE UNITED STATES (WATERS OF THE U.S.): Waters of the United States as defined in 40 CFR 230.3(s). (Ord. 10-21, 7-28-2010; amd. Ord. 16-39, 9-21-2016; Ord. 17-22, 4-26-2017; Ord. 19-48, 12-11-2019, Effective at noon on January 6, 2020)

8-11-3: PROHIBITED DISCHARGES:

A. Illicit Discharges Prohibited: No person shall deliberately or mistakenly discharge, or cause or allow to be discharged into the city storm drain system or watercourses any materials other than stormwater, including, but not limited to, pollutants or waters containing pollutants, whether by direct or indirect connection.

B. Exceptions: The following discharges to the storm drain system shall be exempt from the prohibitions of this section:

1. Discharges regulated under a valid state pollutant discharge elimination system (UPDES) permit, provided that the discharge complies with the terms of the permit.
2. Discharges from water line flushing or other potable water sources.
3. Discharges from sprinkled landscape irrigation or sprinkled lawn watering.
4. Discharges from individual residential vehicles or watercraft washing.
5. Discharges from natural riparian habitat or wetland flows.
6. Discharges from natural groundwater flows directly to a piped storm drain system.
7. Discharges from emergency firefighting activities or emergency management activities.
8. Discharges of dechlorinated water from swimming pools.
9. Discharges from foundation drains, footing drains, or crawl space or basement pumps if the discharges have been approved in writing by the city.
10. Other discharges approved pursuant to a permit issued by the city.

C. Discontinue Discharge: After written notification is mailed, personally delivered or posted, the city may require a responsible person to immediately, or by a specified date, eliminate or discontinue the illicit discharge, and the city, if necessary as the result of an imminent or pending storm event, may take immediate measures to eliminate the source of the illicit discharge. Suppose the discharge is not discontinued in the time specified. In that case, the city may take any enforcement measure described in this chapter and steps reasonably necessary to eliminate the source of the illicit discharge or to prevent the recurrence of future illicit discharges. (Ord.

10-21, 7-28-2010; amd. Ord. 16-39, 9-21-2016; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-4: USE OF BEST MANAGEMENT PRACTICES:

A. Required: Any person engaged in any land use, activity, business or operations utilizing a storm drain connection, or owning or responsible for the property served by the connection, whether temporary or permanent, including, but not limited to, property owners, developers, builders, tenants, and facility operators, shall employ LID principles and other Best Management Practices and comply with an individualized BMP plan or preapproved BMPs promulgated by the city, to: 1) mimic a site's predevelopment hydrology; and 2) reduce to the maximum extent practicable the discharge of pollutants.

B. Commercial and Industrial Establishments: The owner or operator of a commercial or industrial establishment shall provide, at its own expense, reasonable protection from accidental discharge of pollutants, prohibited materials, or other wastes into the storm drain system or watercourses through the use of structural and nonstructural BMPs.

C. Permitted Discharge: Compliance with all terms and conditions of a valid UPDES permit authorizing the discharge of nonstormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section, provided that BMPs shall be part of a stormwater pollution prevention plan as necessary for compliance with requirements of the UPDES permit.

D. City Requirements: The city may adopt requirements identifying appropriate BMPs, and the terms and content of a BMP plan for any land use, activity, business, operation, or facility that may cause or contribute to the discharge of a pollutant to, or contamination of, the storm drain system. If BMPs have been prepared and promulgated by the city, or any federal, state, or regional agency, for certain activities, operations, or facilities, every person undertaking such a designated activity or operation, or owning or operating such facility, shall comply with relevant BMPs. (Ord. 10-21, 7-28-2010; amd. Ord. 16-39, 9-21-2016; Ord. 17-22, 4-26-2017; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-5: STORM DRAIN MASTER PLAN:

A. Compliance with Master Plan: Stormwater shall be controlled and directed by the city storm drain master plan to eliminate potential damage and hazards to people and property within the city. (2001 Code § 90-3-101; amd. 2009 Code § 8-11-1; Ord. 10-21, 7-28-2010)

B. Extensions and Connections Generally:

1. Payment of storm drain impact and other fees does not guarantee existence of storm drain lines to the property boundaries where the storm drain connection is to be made and does not relieve the developer, builder or property owner of the responsibility to provide and maintain the necessary storm drain improvements between the property requiring drainage and the nearest defined natural drainage channel or other existing storm drain system improvements. Before connecting to the city storm drain system, the developer, builder, or property owner shall be required to extend the then-existing city system to an appropriate connection location as determined by the city engineer.

2. The county flood control master plan, city master plan, standards, and specifications shall be used to construct all storm drain improvements, extensions, and connections.

3. All permits necessary for discharging water into, crossing, or in any other way impacting natural drainage channels, waterways, canals, or rivers shall be issued and submitted to the city engineer before final development or connection approval. Documentation may include, but is

not limited to, the preparation of a stormwater pollution prevention plan and notice of intent required by the state. (2009 Code § 8-11-3; amd. Ord. 10-21, 7-28-2010)

C. On-Site Installations:

1. Before connecting to a city-owned storm drain line, the developer, builder or owner of real property shall obtain a connection permit under this chapter and provide, at its own expense, on site installations capable of handling the stormwater runoff generated by, within and upstream of any real property that is developed, graded or altered in any manner that affects stormwater runoff upon, over, across or from such real property, including, without limitation, the construction of structures or other increase of impervious surface area. At a minimum, LID BMPs (where feasible) and detention shall be provided to meet the stormwater management regulations as outlined in the city's storm drain design standards.

2. Detention requirements may be met by connection to a city storm drain facility for flag lots or subdivisions less than five (5) acres in size, provided that a city storm drain facility exists, additional capacity is available, the city engineer determines that connection is appropriate, and the city receives payment in an amount determined by the city engineer. (2001 Code § 90-3-102; amd. 2009 Code § 8-11-4; Ord. 10-21, 7-28-2010; Ord. 17-22, 4-26-2017)

D. Temporary Storm Drain Structures:

1. Permitted: The city may allow temporary drainage solutions providing for on-site detention or retention that will allow development grading or alteration of property requiring drainage, pending completion of the permanent storm drainage improvements. The temporary solutions shall provide the same level of flood protection as the completed systems. All costs of temporary solutions shall be paid by the developer, builder, or property owner, in addition to the other costs and fees.

2. Required Facilities Determined by City: The city shall determine the required scope of temporary facilities or improvements before the issuance of a building permit or development approval, whichever first occurs.

3. Maintenance: The developer, builder, and property owner shall be responsible for maintenance and cleaning of the temporary storm drain facility. This maintenance responsibility shall continue until permanent or alternate facilities are installed and approved by the city. The developer, builder, or property owner shall also, if required by the city, file with the city a ten (10) year financial guarantee for maintenance, in a form acceptable to the city, to guarantee proper maintenance of the facility. (2001 Code § 90-3-105; amd. 2009 Code § 8-11-6; Ord. 10-21, 7-28-2010)

E. Off-Site Installations:

1. The developer, builder, or property owner shall obtain, at its expense, easements as are necessary for the installation of off-site storm drain improvements to ensure future access for operation, maintenance, repair, and removal. Suppose the city requires the storm drain improvements to be public improvements and part of the city's storm drain system. In that case, a perpetual easement shall also be dedicated to the city, authorizing the city to operate, maintain, and repair the storm drain facilities so dedicated.

2. Storm drain facilities that are required by the city to be public improvements, and that are dedicated to the city, shall become the property of the city upon written acceptance of the city. Only after such acceptance, the city shall operate and maintain the facilities or appurtenances. (2001 Code § 90-3-106; amd. 2009 Code § 8-11-7; Ord. 10-21, 7-28-2010)

F. Storm Drain System in New Developments: For all new developments, the developer shall install a storm drain system that is constructed in compliance with the stormwater management

regulations and the connection permit as required by this chapter. If the city storm drain master plan shows a pipeline larger than that required to serve the proposed development, the developer shall comply with the master plan. (2001 Code § 87-5-111; amd. 2009 Code § 8-11-8; Ord. 10-21, 7-28-2010; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-6: ILLICIT CONNECTIONS PROHIBITED:

- A. Violation: It is a violation of this chapter for any person to make or allow to be made, or use or allow to be used any connection to the city's storm drain system without city approval.
- B. Prohibited Connections: The construction, use, maintenance, or continued existence of illicit connections to the city's storm drain system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of the connection. No person shall act, cause, or permit any agent, employee, or contractor to construct, maintain, operate, or utilize an illicit connection, or cause, allow, or facilitate an illicit discharge. A person is considered to violate this chapter if the person connects a line conveying sewage to the city storm drain system, or allows such a connection to continue.
- C. Discontinue Connection: A connection that violates this chapter shall be addressed through a notice of violation and an emergency order issued and processed under Title 16 of this code. If, after eliminating a connection found to violate this chapter, the person can demonstrate that an illicit discharge will no longer occur, the said person may request approval to reconnect. The reconnection or reinstallation of the connection shall be at the city's discretion and shall be subject to such conditions as the city may determine; such reconnection or reinstallation shall be at the requesting person's sole expense. (2009 Code § 8-11-2; amd. Ord. 10-21, 7-28-2010; Ord. 12-10, 4-25-2012, eff. 7-1-2012; Ord. 19-48, 12-11-2019, Effective at noon on January 6, 2020)

8-11-7: CONNECTION PERMIT:

- A. Required for New and Modified Connections:
 - 1. It is a violation of this chapter for any person to make or allow to be made a new connection, or to modify or allow to be modified any existing connection to the city's storm drain system without first obtaining a storm drain connection permit from the city.
 - 2. The requirement to obtain a connection permit applies to direct connections to the storm drain system (e.g., a piped connection to a piped portion of the storm drain system) and indirect connections to the storm drain system (e.g., overland discharges to any part of the storm drain system). The approval of the long-term connection is different than a land disturbance permit issued under title 11 of this code.
 - 3. Connections from a detached single-family residence are exempt, provided that the runoff from the residence is handled according to a plat or site plan approved by the city. However, any person desiring to install a basement pump, foundation drain, or other related fixture directly or indirectly connecting to the storm drain system must obtain a connection permit.
 - 4. The connection permit shall run with the land and shall be binding on the original property owners, applicants, and their respective heirs, successors, and assigns. The city may, in the city's sole discretion, record the connection permit or notice thereof at the office of the county recorder.
 - 5. Connections made by the city are exempt from the connection permit requirement.
- B. Timing: Any person beginning any construction requiring a building permit shall obtain a storm drain connection permit before or concurrent with the building permit. Suppose site plan

or subdivision approval is sought. In that case, the application for a storm drain connection permit shall be submitted with the earlier of the submittal for final site plan or final subdivision approval. It shall be issued before or concurrent with the final approval.

C. Requirements of Connection Permit Application:

1. Required: Each person desiring to connect to the city's storm drain system or to modify an existing connection shall submit an application to the city for a storm drain connection permit.
2. BMP Plan: A Best Management Practices plan shall be submitted with the application and shall designate specific BMPs that the applicant will use to regulate, control, and facilitate discharges as specified in the city's storm drain design standards. The BMP plan shall be incorporated in the connection permit. All BMP plans shall provide for pretreatment of discharge unless the applicant demonstrates to the satisfaction of the city that pretreatment is not necessary because of: a) lack of potential pollutants in the discharge from the site, and b) insufficient quantity of discharge from the site.
 - a. The BMPs shall be designed to ensure that the quality and quantity of discharge to the city's storm drain system meet the stormwater management regulations. The BMPs shall ensure that the quality of receiving water is not degraded by stormwater runoff and that the quantity of discharge does not exceed the designed capacity or jeopardize the integrity of the storm drain system.
 - b. The BMPs may be structural or nonstructural, depending on the needs of the site. The proposed BMPs shall be designed specifically for a given site, provided that, if the city has established pre-approved BMPs, the pre-approved BMPs shall be used.
 - c. City shall not issue a storm drain connection permit until the BMP plan has been submitted to and accepted by the city.
3. Maintenance Plan: For storm drain improvements and postconstruction BMPs located on private property and not dedicated to the city, a maintenance plan shall be submitted to the city outlining how the storm drain improvements and postconstruction BMPs will be maintained to ensure the upkeep of the connection and on-site storm drain improvements. The maintenance plan shall be incorporated in the connection permit. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan. They shall be part of the connection permit. At a minimum, the maintenance plan shall contain the following provisions:
 - a. The name(s) of the owner(s) for all components of the storm drain facilities;
 - b. The name(s) and address(es) of the person or persons responsible for maintenance;
 - c. The person(s) responsible for financing maintenance and emergency repairs;
 - d. A maintenance schedule and record keeping requirements for all storm drain improvements and postconstruction BMPs, including, but not limited to, swales, separators, pipes, and ponds;
 - e. A list of easements with the purpose and location of each; and
 - f. The signature(s) of the property owner(s).
4. Engineering Plans: Engineering plans, stamped by an engineer registered in the State of Utah, shall be submitted to the city showing permanent storm drain improvements and the connection to the city system. City shall not issue a connection permit until the plans are submitted to the city, the city comments have been addressed, and the city has accepted the engineering plans.
5. Fees: The applicant for a connection permit shall pay a fee as adopted by resolution of the city council.

D. Approval of Connection Permit: When deciding whether to approve, conditionally approve, or not approve a connection permit, the following factors may be considered:

1. Connection will only be allowed for stormwater, surface drainage, subsurface drainage, groundwater, irrigation tail water, roof runoff, and cooling water. Such water may be discharged only into the storm drain system that has adequate capacity for the accommodation of such water. Such discharged water shall comply with the stormwater management regulations.
2. Whether the requested connection complies with the stormwater management regulations.
3. Whether the requested connection complies with the storm drain master plan.
4. Whether the BMP plan, maintenance plan, and engineering plans have been submitted, city comments have been addressed, and the city has accepted the plans.
5. Whether the proposed connection introduces or will potentially introduce pollutants into the storm drain system.
6. Whether the proposed connection creates a safety hazard.
7. Whether the proposed connection affects the integrity of the storm drain system infrastructure.
8. Whether the proposed connection endangers the city's drinking water.

E. Compliance with Plans: Failure to construct or maintain the stormwater improvements by the accepted plans (including the BMP plan, the maintenance plan, and engineering plans) shall be a violation of the connection permit and this chapter.

F. As Built: Any person connecting to the storm drain system shall provide "as-built" plans showing the details and the location of the connection. The plans shall be in a format that is acceptable to the city engineer. (Ord. 10-21, 7-28-2010; amd. Ord. 17-22, 4-26-2017; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-8: POSTCONSTRUCTION BMPs:

A. Condition of Connection Permit: It shall be a condition of each connection permit and continued use of any connection to the city's system, whether by permit or other approval, that long-term maintenance of all privately-owned structural and nonstructural post-construction BMPs be continued after construction.

B. Annual Postconstruction BMP Certification: It shall be a condition of continued operation and use of any new or existing connection to the city's storm drain system that annual certification be provided to the city of privately-owned postconstruction BMPs, including, but not limited to, inspection, maintenance, repair and cleaning sufficient to maintain the integrity of the storm drain system. Each structural BMP shall be cleaned a minimum of once per year or more frequently as required. If cleaning does not occur, the city may perform the cleaning on behalf of the responsible person, and the responsible person shall reimburse the city for the actual costs of such performance.

C. Records: Records of maintenance activities performed on all BMPs shall be kept by the responsible person for not less than three (3) years. These records shall be made available to the city upon written or verbal request. Suppose cleaning is not performed by this section. In that case, the city may perform the cleaning on behalf of the responsible person, and the responsible person shall reimburse the city for the actual costs of such performance.

D. Design and Planning: The design and planning of all stormwater management facilities and BMPs shall include detailed maintenance and repair procedures to ensure their continued functioning. These procedures shall identify the parts and components of the stormwater

management facilities and BMPs that need to be maintained, and the equipment, skills, and training necessary. The current and future responsible persons, including, but not limited to, all subsequent owners of property on which such measures have been taken, shall maintain all temporary and permanent measures.

E. Abatement: In the event of failure to adequately maintain temporary or permanent BMPs, the city may authorize completion of all temporary and permanent BMPs. The responsible person shall be liable to the city for all costs and expenses that may be incurred or expended by the city in bringing the property into compliance with the stormwater management regulations. The responsible person shall further be liable to the city for any collection costs, including legal fees, incurred by the city. The city may recover these costs through appropriate legal action.

F. Requirements: Maintenance and repair requirements may include, but not be limited to, the following:

1. Removal of silt, litter, and other debris from all catch basins, inlets, and drainage pipes;
2. Grass cutting and vegetation removal; and
3. Replacement of landscape vegetation. (Ord. 10-21, 7-28-2010; amd. Ord. 19-48, 12-11-2019, Effective at noon on January 6, 2020)

8-11-9: INDUSTRIAL AND CONSTRUCTION ACTIVITY DISCHARGES:

A. Compliance with Permit: Any person subject to a permit issued under UPDES or the city's land disturbance ordinance shall comply with all provisions of such permit. Proof of compliance may be required in a form acceptable to the city before allowing any new or continued discharge to the city's storm drain system.

B. Accidental Discharge:

1. Training: The responsible person shall train personnel, maintain records of training, and maintain notification procedures to assure that immediate notification is provided to the city upon becoming aware of any suspected, confirmed, or unconfirmed release of material, pollutants, or waste that may enter the storm drain system.
2. Containment: As soon as any responsible person, or other person responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illicit discharges or pollutants entering the storm drain system, or waters of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release.

3. Notification Required: The responsible person or person responsible for emergency response shall immediately notify emergency response agencies of any release of hazardous materials via emergency dispatch services. In the event of a release of nonhazardous materials, the responsible person or the person responsible for emergency response shall notify the city in person, by phone, or by facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the city within three (3) business days of the phone notice. Suppose the illicit discharge emanates from a commercial or industrial establishment. In that case, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

4. Effect on Other Requirements: The notification shall be in addition to any other notification requirements outlined in federal, state, and local regulations and laws.

5. Additional BMPs: The city may require implementation, at the expense of the responsible person, of additional structural and nonstructural BMPs to prevent further discharge of pollutants

to the storm drain system. (Ord. 10-21, 7-28-2010; amd. Ord. 16-39, 9-21-2016; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-10: WATERCOURSE PROTECTION:

A. Property Near Watercourses: Every person owning property through which a watercourse passes shall comply with applicable stormwater management regulations including, but not limited to, keeping and maintaining that part of the watercourse within the property free of trash, debris, excessive vegetation, silt and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner shall maintain existing privately-owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

B. Alteration Prohibited: Except as performed in strict accordance with written city approval, no person shall block or modify the natural flow of water in the city's storm drain system or alter, enlarge, change, or remove any part of the city's storm drain system. (Ord. 10-21, 7-28-2010; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-11: PROHIBITED OBSTRUCTIONS:

A. Unlawful Obstructions: It is unlawful for any person to:

1. Obstruct the flow of water in the storm drain system.
2. Contribute to the obstruction of the flow of water in the storm drain system.

3. Cover or obstruct any drain inlet, except that drain inlets may be temporarily obstructed in emergencies to prevent contaminants from entering the storm drain system.

B. Exceptions: The following obstructions are exempt from the prohibitions of this section:

1. Street and storm drain improvement projects authorized by the city.
2. Flood control and prevention activities performed by the city.

3. Obstructions approved by the city as part of a site's stormwater drainage plan. (Ord. 10-21, 7-28-2010)

8-11-12: INSPECTIONS, TESTING, AND MONITORING:

A. Inspections: All new and existing stormwater management facilities shall be subject to periodic inspection by the city to document maintenance and repair needs and to ensure compliance with the stormwater management regulations.

B. Compliance Assessments: The city may inspect property to verify compliance with this chapter, including, but not limited to, the following:

1. Identifying products produced, processes conducted, chemicals used, and materials stored on or contained within the property;
2. Identifying point(s) of discharge of all wastewater, process water systems, and pollutants;
3. Investigating the natural slope at the location, including drainage patterns and manmade conveyance systems (including roads with drainage systems, catch basins, curbs, gutters, channels, and storm drains);
4. Establishing the location of all points of discharge from the property, whether by surface runoff or through a storm drain system;
5. Locating any illicit connection or the source of any illicit discharge;
6. Evaluating compliance with any stormwater pollution control plan;
7. Evaluating compliance with any permit issued pursuant to this chapter.

C. Records Review: The city may demand the production of such records as necessary to determine compliance with the provisions of this chapter and for the purpose of examination and copying.

D. Sample and Test:

1. For the purpose of determining the potential for contribution of pollutants to the storm drain system, the city may inspect, sample and test any of the following: area runoff; soils within the source property; liquids, discharge, or materials within any storage area (including any container contents); and treatment system discharge.

2. The city may investigate the structural integrity and condition of all new and existing storm drains, sanitary sewer facilities/systems or other tanks, reservoirs or pipelines on the property using appropriate tests, including, but not limited to, smoke and dye tests and video surveys. The city's authorized representative may take photographs or videotape, make measurements or drawings, and create any other record reasonably necessary to document conditions on the property.

3. The responsible person shall provide copies of test results to the city and, on submission of a written request to the city, be entitled to a copy of the test results conducted by the city.

E. Monitoring:

1. For the purpose of measuring any discharge or potential source of discharge to the storm drain system, the city may undertake a monitoring program and other analysis, which may include both the installation and maintenance of monitoring devices.

2. Whenever the city determines that there is any illicit discharge to the storm drain system, the city may, by written notice, order that the responsible person undertake such monitoring activities or analyses and furnish such reports as the city may recommend. The written notice shall be served either in person or by certified or registered mail, return receipt requested, and shall set forth the basis for such order and shall particularly describe the monitoring activities and analyses and reports required. The responsible person shall be responsible for the costs of these activities, analysis and reports. The recipient of such order shall undertake and provide the monitoring, analyses and reports within the time frames set forth in the order.

3. In the event that a responsible person fails to conduct the monitoring and analyses and furnish the reports required by the order in the time frames set forth therein, the city may cause such monitoring and analyses to occur and assess all costs incurred, including reasonable administrative costs and attorney fees, to the responsible person. The city may pursue judicial action to enforce the order and recover all costs incurred.

F. Right to Enter to Inspect, Monitor and Test:

1. New Facility or Connection: When any new stormwater management facility is installed on private property, or when any new connection is made between private property and the city's storm drain system, the property owner shall grant to the city the right to enter the private property at reasonable times and in a reasonable manner for the purpose of inspection. This includes the right to enter the property for compliance assessments and when the city has a reasonable basis to believe that a violation of this chapter is occurring or has occurred and to enter when necessary for abatement of a public nuisance or correction of a violation of this chapter.

2. Notice of Entry: Upon presenting identification and an oral request to enter made to any person who appears to be in possession or control of any operation, business or real property, or where no such person is present, after a written request to enter is mailed, personally delivered, or faxed to a responsible person, the city has the right to, and is hereby granted the power and

right to, enter onto the exterior/out of doors (or areas not being within a fully enclosed structure) of private property within the city solely for the purpose to inspect, monitor or investigate the possible or potential source of an illicit discharge to the storm drain system or watercourses. Except for occupied residential property, such right to enter shall be exercisable at any time. For an occupied residential property, such entry shall be made only during daylight hours.

3. Industrial Activity: The city shall be permitted to enter and inspect facilities as often as may be necessary to determine compliance with this chapter. If a discharger has security measures in force which require proper identification and clearance before entry into its premises, the discharger shall make the necessary arrangements to allow access to representatives of the city. Facility operators shall allow the city ready access to all parts of the premises for the purpose of inspection, sampling, examination and copying of records that must be kept under the conditions of a UPDES permit, and the performance of any additional duties as defined by state and federal law.

4. Unreasonable Delays: Unreasonable delays in allowing the city access to a permitted facility is a violation of any storm drain connection permit and this chapter. A person who is the operator of a facility with a UPDES permit associated with industrial activity is in violation of this chapter if the person denies the city reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this chapter.

5. Obstructions: Any temporary or permanent obstruction to safe and easy access to the facility to be inspected or sampled shall be promptly removed by the operator at the written or oral request of the city and shall not be replaced. The costs of clearing such access shall be borne by the operator.

6. Search Warrants: If the city has been refused access to a building, structure, property or any part thereof, and is able to demonstrate probable cause to believe that there may be a violation of this chapter, or that there is a need to inspect, monitor or sample as part of a routine inspection and sampling program of the city designed to verify compliance with this chapter or any permit or order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the city may seek issuance of an administrative inspection or criminal search warrant from any court of competent jurisdiction.

G. Correction of Deficiencies: Any maintenance and repair deficiencies shall be corrected within such time period as is determined to be reasonable by the city, and the inspection and maintenance requirements may be increased as deemed necessary to ensure proper functioning of the stormwater management facility. Additional inspections may be required as determined to be appropriate by the city. (Ord. 10-21, 7-28-2010; amd. Ord. 16-39, 9-21-2016; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-11-13: ENFORCEMENT:

A. Remedies: This chapter may be enforced by administrative enforcement under title 16 of this Code or criminal actions as provided by law. The city has sole discretion to decide whether to proceed administratively or through criminal process, or both, for a violation. If the city chooses to pursue both administrative and criminal enforcement for the same violation, no court imposed civil penalties may be assessed, but all other remedies are available.

B. Violations Deemed a Public Nuisance: In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the responsible person's expense

through an administrative enforcement process, or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

C. Notice of Violation: Whenever an enforcement official finds that there has been a violation or failure to meet a requirement of this chapter, the enforcement official may order compliance by written notice of violation to the responsible person.

1. Such notice may require without limitation: a) the performance of monitoring, analyses, and reporting; b) the elimination of illicit connections or discharges; c) that violating discharges, practices, or operations shall cease and desist; d) the abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property; and e) the implementation of source control or treatment BMPs.

2. If abatement of a violation or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the responsible person fail to remediate or restore within the established deadline, the work will be done by a designated governmental agency or a contractor and the expense thereof shall be charged to the responsible person.

3. Failure to comply with an emergency order and/or a notice of violation shall constitute a separate violation.

D. Cease and Desist Order: Whenever an administrative hearing officer finds that there has been a violation or failure to meet a requirement of this chapter, or the administrative hearing officer determines that a responsible person's past violations are likely to recur, the administrative hearing officer may order the responsible person to cease and desist all such violations and direct the responsible party to:

1. Immediately comply with all requirements; and

2. Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations, implementing additional BMPs, and terminating the discharge.

Issuance of a cease and desist order shall not be a prerequisite to taking any other action against the responsible party.

E. Criminal Prosecution: The violation of any of the provisions of this chapter shall be a Class C misdemeanor. Each day that a violation occurs shall constitute a separate offense.

F. Additional Sanctions Against Corporation or Association:

1. When a corporation or association is found to have violated any of the provisions of this chapter, the administrative hearing officer or court may, in addition to or in lieu of imposing other authorized penalties, require the corporation or association to give appropriate publicity of the conviction by notice to the class or classes of persons or sections of the public interested in or affected by the conviction, by advertising in designated areas, or by designated media or otherwise.

2. When an executive or high managerial officer of a corporation or association is found to have violated any of the provisions of this chapter, committed in furtherance of the affairs of the corporation or association, the administrative hearing officer or court may disqualify him or her from exercising similar functions in the same or other corporations or associations for a period not exceeding five (5) years if it finds the scope or willfulness of his illegal actions make it dangerous or inadvisable for such functions to be entrusted to him.

G. Cost of Abatement: After abatement of a violation, the property owner will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment as provided in title 16 of this code. If the

amount due is not paid within a timely manner as determined by the city or by the expiration of the time provided in which to challenge the cost assessment, the cost assessment shall be processed as a lien against the property for the amount of the assessment.

H. Cost of Enforcement: The city may recover all attorney fees, court costs and other expenses associated with enforcement of this chapter, including sampling and monitoring costs.

I. Injunctive Relief: It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter. If a person has violated or continues to violate the provisions of this chapter, the city may petition for a preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

J. Emergency Suspensions: The city administrator or designee may order the immediate suspension or shutoff of a responsible person's discharge or storm drain system access according to the provisions of title 16, chapter 2, article B of this code whenever such suspension or shutoff is necessary in order to stop an actual or threatened discharge which reasonably appears or presents or causes a risk of an imminent or substantial:

1. Damage to the storm drain system or harm to the receiving waters;
2. Endangerment to the health, safety or welfare of any residents served by the storm drain system;
3. Interference with the operation of the storm drain system;
4. Violation of the UPDES permit number UTS000001;
5. Endangerment to the environment.

Any responsible person notified of a suspension of its discharge privilege shall immediately stop or eliminate its contribution or discharge. In the event of a responsible person's failure to immediately comply voluntarily with the suspension order, the authorized enforcement official may take such steps as deemed necessary, including immediate severance of the storm drain system connection, to enforce such order. The authorized enforcement official shall allow the responsible person to recommence its discharge when the responsible person has demonstrated to the satisfaction of the authorized enforcement official that the period of endangerment has passed, unless the termination proceedings set forth in subsection K of this section are initiated against the responsible person. A responsible person that is responsible in whole or in part, for any discharge presenting imminent endangerment, shall submit to the city administrator a detailed written statement describing the cause of the harmful contribution and the measures taken to prevent any future occurrence, prior to the date of any termination of discharge hearing under subsection K of this section. Nothing in this section shall be interpreted as requiring a hearing prior to any emergency suspension under this section.

K. Revocation of Storm Drain Connection Permit: Violation by the holder of a storm drain connection permit of any of the provisions thereof, or any of the provisions of this chapter, shall be grounds for termination and revocation of such permit by the city. Such termination or revocation shall be processed through the procedures of title 16 of this code.

L. Removal of Obstructions: In addition to any penalties which may be imposed pursuant to this chapter, the city may do the following:

1. Remove any prohibited obstructions and also, any pipelines or other devices installed in violation of the provisions of this chapter.
2. Bring an action for the abatement of the nuisance caused by the offending installation and for the recovery of the city's costs and expenses incurred in removing the offending installation pursuant to this section.

M. Remedies Not Exclusive: The remedies listed in this chapter are not exclusive of any other remedies available under any applicable federal, state or local law and it is within the discretion of the city to seek cumulative remedies. (Ord. 10-21, 7-28-2010; Ord. 12-10, 4-25-2012, eff. 7-1-2012; Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

APPENDIX C

MUD TRACKING AND AIRBORNE DUST AND DEBRIS ORDINANCE

8-5-3: MUD AND DIRT IN PUBLIC AREAS ELIMINATED:

A. Tracking of Dirt Prohibited: It shall be unlawful for a licensed contractor and/or property owner to permit tracking of mud, dirt or debris of any kind from a construction site onto any street, sidewalk, or public right-of-way within the limits of the city, including city, state, county, and private roads. The contractor and/or property owner shall ensure that the wheels of all vehicles and equipment are free of mud, dirt and debris when such vehicles and equipment enter streets, sidewalks, or public rights of way.

B. Littering on Highways Prohibited:

1. It shall be unlawful for a licensed contractor and/or property owner to permit any vehicle with any load to enter onto any street, highway, road or thoroughfare within the limits of the city, including state, county, and private roads, unless said load and any covering thereon is suitably fastened, secured, and confined according to the nature of such load or covering so as to prevent said covering or load from becoming loose, detached, or in any manner a hazard to other users of the highway.

2. It shall be unlawful for a licensed contractor and/or property owner to permit any vehicle from which sand, gravel, rocks or other similar materials fall or discharge to enter onto any street, highway, road or thoroughfare within the limits of the city, including state, county, and private roads.

C. Storing of Materials in Public Right-of-Way Prohibited: It shall be unlawful for any licensed contractor and/or property owner to cause or permit dirt, debris or materials of any kind to be stored or placed, whether temporarily or permanently, on any street, gutter, curb, sidewalk or other public right-of-way, except where a contractor and/or property owner is required by the city engineer to place free draining rock over curbs, gutters and sidewalks to protect such curbs, gutters and sidewalks from damage during construction activities.

D. Removal of Mud, Dirt and Debris:

1. The licensed contractor and/or property owner shall immediately remove any and all mud, dirt, debris, or other materials which are tracked, spilled, discharged, stored or placed on any sidewalk, curb, gutter, street, highway, road, thoroughfare or public right-of-way in violation of this section. Failure to so remove shall constitute a separate violation of this section. Removed material shall not be permitted to enter the storm drainage system.

2. The licensed contractor and/or property owner shall immediately remove all mud, dirt, debris or other materials which enter the storm drainage system as a result of the licensed contractor's and/or property owner's violation of this section or as a result of removal.

3. If it becomes necessary for the city to remove any material which the licensed contractor and/or property owner has caused or permitted to be tracked, spilled, discharged, stored or placed on any sidewalk, curb, gutter, street, highway, road, thoroughfare, public right-of-way or storm drain in violation of this section, the licensed contractor and/or property owner shall be required to pay all costs incurred by the city for such removal according to the current fees and service charges as promulgated by the city council.

4. Use of water from fire hydrants for such removal shall not be permitted unless proper permits are obtained in accordance with all applicable laws, ordinances and policies, and all required fees are paid. The licensed contractor and/or property owner shall be responsible to pay all costs of water used for such cleanup. (2001 Code § 74-1-103; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)

8-5-4: AIRBORNE DUST AND DEBRIS:

A. Airborne Dust and Debris Prohibited: It shall be unlawful for a licensed contractor and/or property owner to permit airborne dust and debris originating from a construction site to travel or be deposited upon, over or across any streets or sidewalks, including state, county, and private roads or any public right-of-way.

B. Exception: Where a licensed contractor and/or property owner has implemented dust control methods satisfactory to the city engineer or designated representative and airborne dust and debris originating from the construction site continue to escape, it shall not be a violation of this section. (2001 Code § 74-1-104; amd. Ord. 19-48, 12-11-2019, Effective at 12 noon on January 6, 2020)



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 08/26/2025

Presenter: Warren Hallmark, Policy Analyst & Public Liaison

Deadline of item :

Applicant: City Council

Department Sponsor: Council Office

Agenda Type: CONSENT ITEMS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-043 Adopting a Vision Statement for the City of West Jordan

2. EXECUTIVE SUMMARY

The West Jordan City Council is proposing to adopt the following city vision statement: "West Jordan Elevated: West Jordan is a welcoming, vibrant, sustainable city that honors its past while embracing future opportunities—building a community where families flourish, businesses thrive, and natural resources are preserved for future generations."

3. TIME SENSITIVITY / URGENCY

N/A

4. FISCAL NOTE

N/A

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

With recent efforts starting in the January 2025 Legislative/Executive Retreat, the West Jordan City Council had expressed a desire to pursue and adopt a vision statement for the City of West Jordan.

The proposed vision statement, as portrayed above in the Executive Summary, was determined via a lengthy discussion in the April 29, 2025 Committee of the Whole meeting. Prior to the April 29 meeting, council members, including input from Mayor Burton, submitted general statements, ideas, and themes regarding their respective vision for the City.

Common themes included:

- **Community and Vibrancy:** Emphasizing West Jordan as a lively, welcoming place where people from diverse backgrounds come together to live, work, and play.
- **Balance of Growth and Preservation:** Growing intentionally while maintaining community character, natural landscapes, and historical roots.
- **Livability and Future-Focused Development:** Creating a city that is thoughtfully designed with quality infrastructure, housing, and open spaces to serve both current and future residents.

- **Regional and Cultural Identity:** Positioning West Jordan as a regional destination for events, shopping, and entertainment, and highlighting its role as a neighbor to the broader Utah community.
- **Progress and Innovation:** Driving progress in technology, arts, retail, and public service, while fostering a forward-thinking, inviting atmosphere.
- **Pride and Aspirational Vision:** Building a city that residents are proud of and that enhances the overall quality of life for generations to come.

Previous conversations relating to Council Priorities and a potential Vision Statement:

March 11, 2025 – Committee of the Whole

- The meeting centered on the Council's discussion of priorities and the development of a long-term vision for West Jordan.
- Council Members emphasized that all items on the priority list are important and often interconnected. There was consensus on the need to create a clear, shared vision for the city's future—potentially 15-20 years ahead—that would guide decision-making and project funding.
- Council Members discussed starting with defining the city's identity, focusing on what residents want, and identifying the city's strengths, particularly its strategic location in the Salt Lake Valley. They considered including concepts like "live, work, play, and invite" in the vision statement. The idea of forming a subcommittee, possibly comprising Council Members and the Mayor, was proposed to draft and develop this vision, with suggestions to incorporate community input and consider funding options such as tourism tax dollars for promotion.
- *Outcome* - the meeting emphasized aligning priorities with a long-term vision to shape the city's growth and identity. Staff indicated that they would create a survey among council members, requesting they share their vision for the city – results to be discussed in the next available COTW meeting.

March 25, 2025 – Committee of the Whole

- The Council reviewed a list of priorities derived from the aforementioned internal vision survey, emphasizing words like "thriving community," "vibrant," and "welcoming," as well as the concept of live, work, and play.
- Council members discussed the importance of aligning any changes to the city's vision statement with the existing General Plan. There was also talk about attracting specific businesses (e.g., Costco, Trader Joe's) and the need for the city to develop unique attractions to draw people.
- The Council considered funding strategies for development projects, specifically whether to allocate resources for targeted development efforts or to pursue incremental growth. A significant focus was on relocating the School District's facilities near City Hall, which involves a substantial investment and potential funding sources like bonds or property tax increases. Some members expressed concern about the magnitude of the tax increase, with discussions about the possibility of overpaying for property to facilitate the project and the importance of visible progress to satisfy residents' expectations.
- *Outcome* - the Council prioritized development and infrastructure improvements, with an emphasis on strategic planning and community growth. Staff committed to proposing potential vision statements in a future meeting, considering the individual statements

submitted by council and mayor, and vision/goals stated within the general plan and other appropriate documentation.

7. POSSIBLE COUNCIL ACTION

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

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

8. ATTACHMENTS

Resolution No. 25-043

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 25-043

**A RESOLUTION ADOPTING AN OFFICIAL VISION STATEMENT
FOR THE CITY OF WEST JORDAN:**

WHEREAS, the City of West Jordan is committed to fostering a vibrant, inclusive, and forward-thinking community that honors its heritage while embracing innovation and growth; and

WHEREAS, the City Council recognizes the importance of articulating a clear and inspiring vision to guide long-term planning, policy development, and community engagement; and

WHEREAS, the vision statement shall serve as a foundational expression of the City's aspirations, values, and priorities, reflecting the collective hopes of its residents, businesses, and civic institutions; and

WHEREAS, the development of this vision statement is the result of the shared commitment of elected officials and city staff to serve the people of West Jordan with integrity and purpose;

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

Section 1. The following shall be adopted as the official Vision Statement of the City of West Jordan:

Section 2. *"West Jordan Elevated: West Jordan is a welcoming, vibrant, sustainable city that honors its past while embracing future opportunities—building a community where families flourish, businesses thrive, and natural resources are preserved for future generations."*

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

Adopted by the City Council of West Jordan, Utah, this 26th day of August 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"
Council Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Council Vice Chair Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Past Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>