



**THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
MEETING
April 28, 2026**

[VIEW THE MEETING](#)

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

Welcome to Committee of the Whole meeting!

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

WEST JORDAN PUBLIC MEETING RULES

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

WORK SESSION 5:00 pm

1. CALL TO ORDER

2. DISCUSSION TOPICS

- a. Discussion of Rezone and Future Land Use Amendment for Property Located at Approximately 4622 West 7800 South
- b. Presentation on Jordan Valley Water Conservation District Water Availability Report and West Jordan Drought Management Plan
- c. Discussion of Proposed West Jordan Anti-Idling Ordinance

3. ADMINISTRATIVE ITEMS

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

4. ADJOURN

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

UPCOMING MEETINGS

- Tuesday, May 5, 2026 – Special City Council Meeting (6:00p) – FESSRD (6:10p) – MBA (6:20p) – RDA (6:30p)
- Tuesday, May 12, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, May 26, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, June 9, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

- Council (7:00p)
- Tuesday, June 23, 2026 – 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, and Valley Journal.

Posted and dated April 24, 2026 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 04/28/2026

Presenter: Ray McCandless, Senior Planner

Deadline of item :

Applicant: Margaret Hyatt, Legend Commercial

Department Sponsor: Community Development

Agenda Type: DISCUSSION TOPICS

Presentation Time: 25 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of Rezone and Future Land Use Amendment for Property Located at Approximately 4622 West 7800 South

2. EXECUTIVE SUMMARY

Council is being asked to consider a request from Margaret Hyatt/Legend Commercial for 3.45 acres of property located at approximately 4622 West 7800 South. The request is to amend the Future Land Use Map from Business and Research Park to Community Commercial and Rezone from C-M (Heavy Commercial) to C-G (General Commercial).

3. TIME SENSITIVITY / URGENCY

Not applicable

4. FISCAL NOTE

None anticipated

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

This property is located at approximately 4622 West 7800 South, on the northwest corner of Airport Road and 7800 South. The property is 3.45 acres and is divided into three parcels. It is currently vacant. The property is designated on the General Plan Future Land Use Map as Business and Research Park and is zoned C-M (Heavy Commercial). The applicant wishes to subdivide the property into four lots and develop the property as commercial uses that are less intensive than the C-M zone allows such as banks and restaurants. The applicant is requesting to rezone the property to C-G and amend the future land use map from Business and Research Park to Community Commercial to be consistent with the zoning designation. The applicant is seeking input as to whether or not the Future Land Use Map amendment and rezone request will be supported by Council.

7. MAYOR RECOMMENDATION

N/A

8. COUNCIL STAFF ANALYSIS

What You Need to Know – A Plain Language Summary

This request involves changing the Future Land Use Map designation and the zoning. The property is

currently planned and zoned for commercial, or employment-type uses. The applicant is proposing to shift to more neighborhood commercial uses. Council is being asked to provide direction on whether they support the proposal before the applicant proceeds further.

Infrastructure & Utility Considerations

This site is located along a major arterial roadway (7800 South) and near Airport Road, where infrastructure is generally designed to support commercial development.

- Water: A 3.45-acre commercial development is unlikely to create significant strain on system capacity, though final demands would depend on the specific end users (e.g., restaurant vs. office).
- Transportation: The proposed shift to C-G may result in higher customer traffic and more frequent vehicle trips compared to business park uses, which tend to have more predictable peak-hour traffic. Council may wish to consider traffic flow, access points, and proximity to the intersection.
- Other Utilities: Sewer and storm drainage systems are generally planned to support commercial corridors; however, detailed impacts would be evaluated at the site plan stage.

Potential Questions & Discussion Points

- Are there existing or planned business park developments nearby that this property was intended to complement?
- What traffic impacts might result from C-G uses compared to C-M uses at this intersection?
- Are there specific use restrictions or development standards the Council may wish to consider to ensure compatibility with surrounding properties?

Applicable Guiding Principles from the General Plan

Land Use

- 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; changes should be carefully considered.
- Land use designs must promote quality of life, safety, and good urban design.

Transportation

- Provide a safe and efficient multi-modal transportation system.

Economic Development

- Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.
- Encourage the creation of planned commercial centers that provide needed services and reduce unnecessary travel.

Water Use and Preservation

- Encourage efficient water use and sustainable development practices.

9. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;

3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. ATTACHMENTS

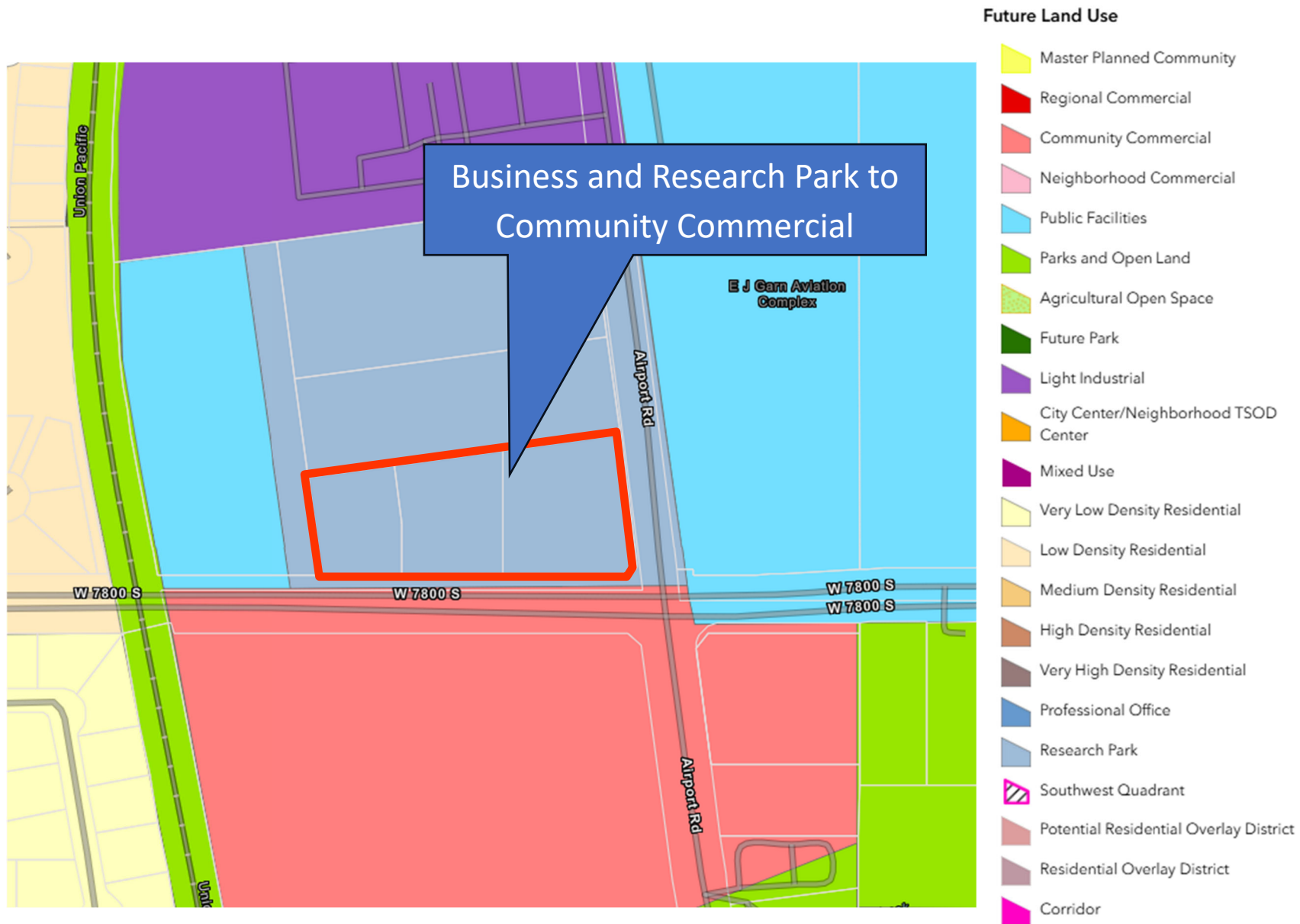
- A. Commercial Exhibits
- B. Pre Application Letter

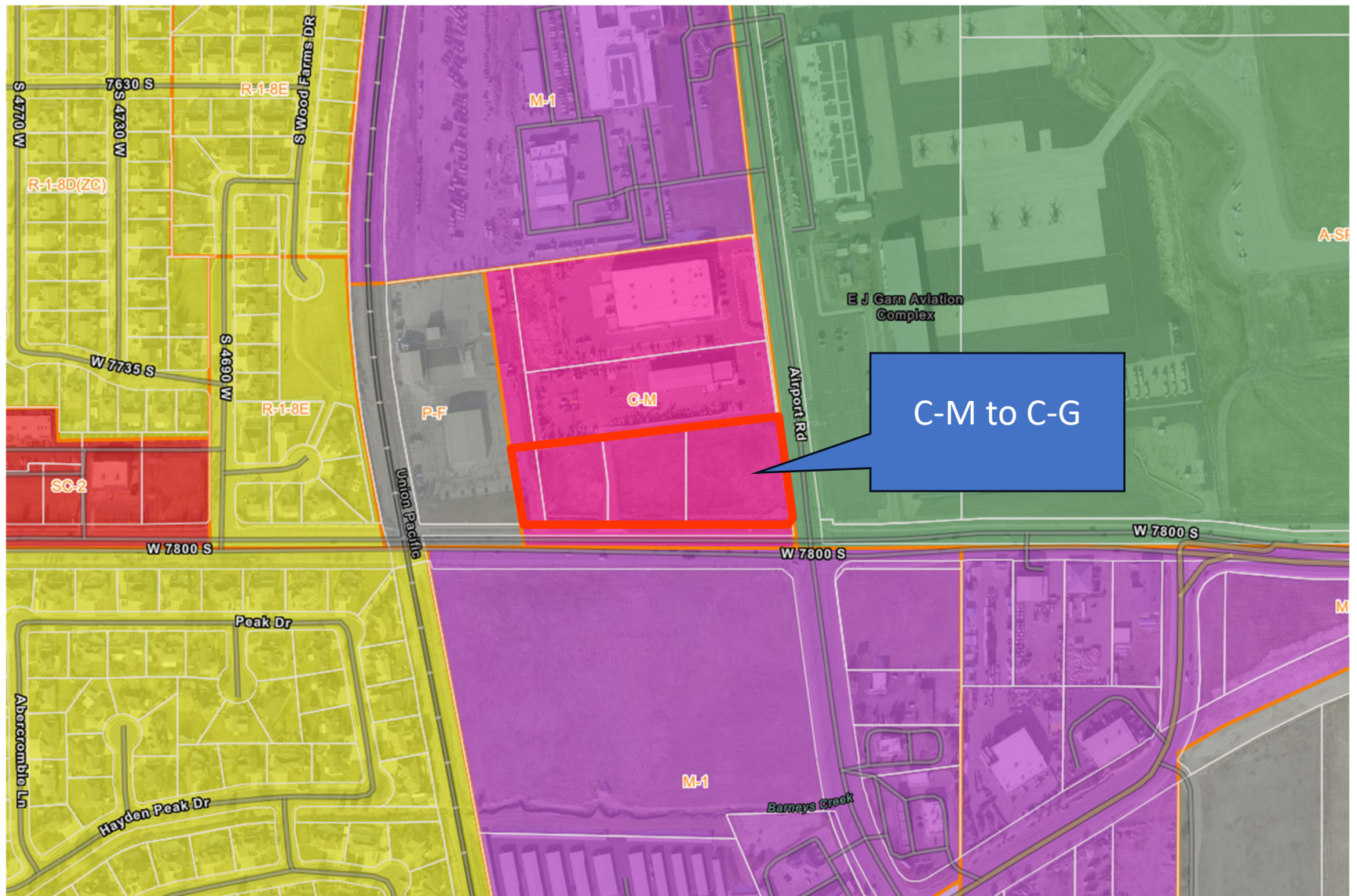


Exhibit A

Vicinity Map











Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME: 7800 S Commercial Rezone
PROJECT ADDRESS: 4606, 4614, & 4622 West 7800 South
DATE: February 23, 2026
FROM: Megan Jensen

The following are departmental comments regarding your pre-application request:

Planning & Zoning Department:

Megan Jensen – Project Manager
(801) 569-5182
megan.jensen@westjordan.utah.gov

Comments:

1. Current zoning: C-M
2. Current Future Land Use: Research Park
 - a. Rezone to C-G.
 - i. <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Zoning-Map-Amendment.pdf>
 - b. FLU amendment to Community Commercial
 - i. <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/General-Plan-Land-Use-amendment.pdf>
3. Fast Food Restaurants are conditional uses (ACUP)
 - a. <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Conditional-Use-Permit-Administrative.pdf>
4. Subdivision & Site Plan:
 - a. <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Minor-Subdivision-Combined-2025-version.pdf> (minor subdivision assuming less than 9 lots and no public dedication)
 - b. <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Site-Plan.pdf>
 - c. Lot line adjustment would need to go through the City as it would be changing a recorded subdivision. Similar time frame for a subdivision.



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- i. <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/LLA-2024-Combined-Packet.pdf>
- 5. Review Timeline:
 - a. Preliminary
 - i. First review: 20 business days
 - ii. Second review: 10 business days
 - b. Final
 - i. First review: 20 business days
 - ii. Second review: 10 business days
- 6. Airport Overlay – aviation easement
- 7. Lot & Bulk:

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Maximum Building Height	Maximum Building Coverage
C-G	No minimum, except as dictated by parking, access, landscaping, lot and use requirements	No minimum, except as dictated by parking, access, circulation and proper utilization	10' 1	10' 2	No requirement when adjoining a commercial or manufacturing zone	0'	No maximum	No requirement, except as may be necessitated by compliance with off street parking, yard and landscaping standards

- 8. Parking calculations look adequate.
 - a. https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-80037
- 9. Landscaping
 - a. https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-80037
 - b. 15% should be landscaped. Sod limited to 20%
- 10. Signs:
 - a. Sign requirements:
https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-74649
 - b. Permitted signs:
https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-80531

Engineering Department:

Nate Nelson
(801) 569-5072
nate.nelson@westjordan.utah.gov

Comments:



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1. 7800 South access may be RIRO, TIS may be required per traffic engineer.
2. Ensure Airport Road access is a legal shared access.

Traffic Engineer:

Nestor Gallo
(801) 569-5047
nestor.gallo@westjordan.utah.gov

Comments:

1. Access to 7800 South will be restricted to RIRO due to its proximity to the traffic signal.
2. ADA accessible path to the building from the public right of way.
3. Shared access easement required.

Fire Department:

Mike Jensen
(801) 569-7304
mike.jensen@westjordan.utah.gov

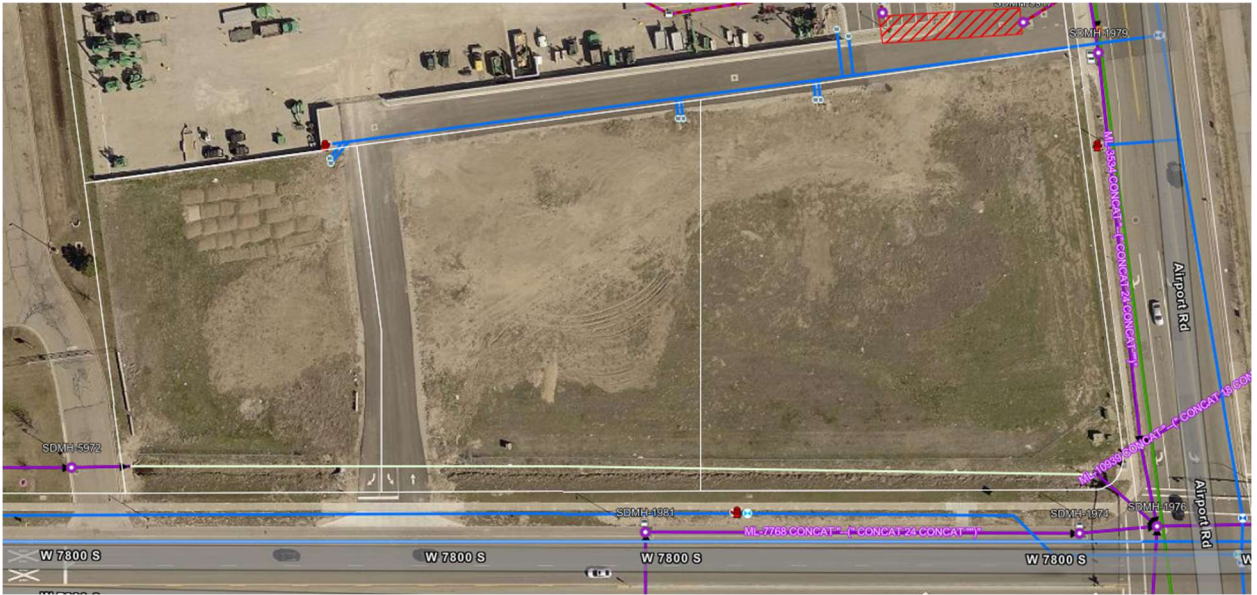
Comments:

1. Provide a building code analysis that includes total building square footage (all floors and mezzanines) as well as construction Type. This is to determine the required fire flow, flow duration, and the number of hydrants needed for the project.
2. Please identify two nearest existing hydrants on the plans.
3. Turning Radius- 30 inside and 50 outside
4. All Fire apparatus access roads shall have an unobstructed width of no less than 20ft and a minimum vertical clearance (overhead) of 13 feet 6 inches

Utilities Department:

Angelica Haro
(801) 569-5078
angelica.haro@westjordan.utah.gov

Comments:



Water: (blue)

There appears to be a 2" and a 1" meter in each of the three lots- field verify.

Sewer: (green)

our GIS map is showing a sewer line on Airport rd, yet the arial and field visit show two sewer manholes on the road north. Field verify if there are laterals stubbed to this property. Commercial requires 6" lateral at 1% slope

Storm: (purple)

Pipe the wash

The storm flow must be detained on site for the expected increase in runoff. The allowable storage release rate is 0.2 cfs/ac. Provide drainage calcs.

Individual detention for each lot or one for all three lots in the east side due to topography?

Check wash ownership and maintenance.

Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at <https://codelibrary.amlegal.com>. If the plans change significantly, another pre-application meeting may be required.

Impact Fees are charged on all developments to help pay for construction costs of project



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related off-site capital improvements. These fees are implemented to mitigate the economic burden on the City of West Jordan in its efforts to support growth within the city. Impact Fees are assessed at the end of the review process and need to be paid before the project can be approved.

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

Thank you,

A handwritten signature in black ink that reads "Megan Jensen". The signature is fluid and cursive.

Megan Jensen, Project Manager



REQUEST FOR COUNCIL ACTION

Action: Provide Information to Council

Meeting Date Requested : 04/28/2026

Presenter: Greg Davenport, Public Utilities Director

Deadline of item :

Applicant:

Department Sponsor: Public Utilities

Agenda Type: DISCUSSION TOPICS

Presentation Time: 25 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Presentation on Jordan Valley Water Conservation District Water Availability Report and West Jordan Drought Management Plan

2. EXECUTIVE SUMMARY

The Council is being asked to consider initiating a drought stage in West Jordan. On April 8, the Jordan Valley Water Conservation District Board approved a Level 2 drought condition to conserve reservoir water for next year. This action meets the threshold for the Mayor or City Council to initiate a corresponding drought stage in West Jordan, in accordance with the adopted Drought Management Plan.

3. TIME SENSITIVITY / URGENCY

West Jordan's Drought Management Plan follows declarations from the Jordan Valley Water Conservancy District

4. FISCAL NOTE

There is no fiscal impact for this discussion. Failure to implement the Drought Management plan will have a future budget impact with the cost of purchasing water resources without a reduction in consumption.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

The West Jordan Drought Management Plan provides for four drought management stages of increasing severity, as conditions warrant. The triggering criteria are based on water available from City sources and Jordan Valley Water Conservancy District. Since JVWCD has voted for a stage 2 drought level, the following conditions apply.

Stage 2: Severe Drought Conditions: Stage 2 increases the prohibition or limitation of certain actions and relies on both voluntary and mandatory actions. Demand reduction responses are voluntary, except for Park, Golf, and other Government facilities, which have mandatory response actions.

Trigger: Jordan Valley Water Conservancy District declares a severe (Level 2) water shortage condition in the Salt Lake Valley.

Response

Residential, industrial and commercial customers -

1. Encouraged Residential lawn watering between 8 pm and 10 am limited to published JVVCD schedule.
2. New landscape installations encouraged in spring or fall
3. Personal Vehicle Washing Encouraged with no restrictions (residential only): the use of positive pressure nozzles and handheld buckets recommended.

Municipal Parks, Schools, Golf courses and other public facilities-

1. Mandatory 10 percent reduction in lawn watering.
2. No lawn watering between 10 am and 8 pm.
3. New landscape installations encouraged in spring or fall.
4. No hard surface washing recommended.
5. Fleet Vehicle Washing encouraged once a week with the use of positive pressure nozzles and handheld buckets recommended.

Target

Achieve a ten (10) percent reduction in total daily water use or Average Annual Demand.

Objectives

- To achieve targeted consumption reduction goals by restricting defined water uses.
- To ensure that adequate water supply will be available for the duration of the situation to protect public health and safety.
- To minimize the disruption to customers' lives and businesses while meeting target consumption goals.
- To maintain the highest water quality standards throughout the shortage.
- To promote equity amongst water customers by establishing clear restrictions that affect all customers.

7. MAYOR RECOMMENDATION

Mayor recommends a stage 2 drought level be issued for the City of West Jordan.

8. COUNCIL STAFF ANALYSIS

Plain Language Summary

The Jordan Valley Water Conservancy District (JVVCD) has declared a Level 2 (Severe) drought condition for the Salt Lake Valley, signaling concern about current water supplies and the need to conserve reservoir storage for future use. Because this declaration meets the trigger outlined in the City's drought plan, the Council is being asked to consider initiating Stage 2 of the West Jordan Drought Management Plan.

Stage 2 relies on a mix of voluntary conservation measures for residents and businesses, along with mandatory reductions for City-operated facilities such as parks and golf courses. The overall goal is to reduce water use by 10% while maintaining essential services and protecting public health and safety.

Infrastructure & Utility Considerations

The City's water system depends on a combination of local sources and wholesale supply from

JVWCD. A regional drought declaration indicates tightening system-wide supply conditions, particularly in reservoir storage levels that support peak seasonal demand. Implementing Stage 2 would reduce demand and can help stabilize storage levels, reduce strain on treatment and delivery systems, and extend available supply into future seasons.

City-managed irrigation systems (parks, schools, and golf courses) will need to adjust watering schedules and reduce overall usage by 10%, which may require operational coordination, monitoring, and possible impacts to landscape quality. Enforcement and compliance mechanisms may also require staff time, particularly for public-facing education and outreach.

Possible Scenarios & Key Tradeoffs

If the Council initiates Stage 2:

- The City aligns with regional water management efforts and takes proactive steps to preserve water supply.
- Residents and businesses are encouraged but not required to reduce usage, which may result in variable compliance and less predictable outcomes.
- Mandatory reductions for public facilities may lead to visible changes in turf quality or maintenance standards.

If the Council delays or does not initiate Stage 2:

- The City may conserve less water in the short term, potentially increasing risk if drought conditions persist or worsen.
- There may be inconsistencies between regional messaging and City-level actions, which could create confusion for residents.
- There would be a significant financial impact if the city exceeds the contracted supply of water from our water supplier.

A key tradeoff is balancing early conservation (which may feel precautionary) against waiting for more severe conditions (which may require stricter, more disruptive measures later).

Potential Questions for Council Consideration

- How does the City measure and track progress toward the 10% reduction target?
- What level of public education and outreach will be implemented to encourage voluntary compliance?
- What are the anticipated impacts on City-maintained landscapes, and how will expectations be communicated to the public?
- Are there enforcement mechanisms in place if voluntary measures are insufficient?
- How does this stage align with historical drought responses and outcomes in prior years?

Applicable General Plan Principles

- Promote sustainable use of natural resources, including long-term water conservation.
- Support regional coordination in utility planning and resource management.
- Protect public health and safety through reliable utility services.
- Encourage equitable and clearly communicated policies affecting all residents and businesses.

9. POSSIBLE COUNCIL ACTION

1. Due to the time sensitivity of this issue, this item is scheduled for council action this evening.

10. ATTACHMENTS

[illegible]

DROUGHT MANAGEMENT PLAN

CITY OF WEST JORDAN

Last Modified May 2022

SECTION 1: DECLARATION OF POLICY, PURPOSE, AND INTENT:

City of West Jordan has developed a Drought Management Plan to ensure customers within the city's service area will be supplied with sufficient water to meet their health and safety needs in the event of a drought or other emergency events.

The Drought Management Plan complements the Water Conservation Plan to achieve overall efficient and prudent use of the City's water resources. The Conservation Plan promotes long-term water use efficiency, while the Drought Management Plan provides guidance to achieve short-term water savings during water supply shortages brought on by drought or emergency delivery system deficiencies.

SECTION 2: LEGAL AUTHORITY

This Plan is adopted by the City Council in accordance with the West Jordan City Code Title 9, Chapter 6, as amended.

SECTION 3: APPLICATION

The provisions of this Plan shall apply to all customers, as defined in Title 9, Chapter 6, supplied, or entitled to be supplied with water by the City of West Jordan.

SECTION 4: DEFINITIONS

For the purposes of this Plan, the following definitions shall apply:

Acre feet (AF): A quantity of volume of water that covers one acre to a depth of one foot; equal to 43,560 cubic feet or 325,851 gallons.

Average Annual Demand: Three-year average as measured from supply to customer. XX,000 (AF) in 2021.

Average Annual Supply: Three-year average as measured by supplier. 21,000 (AF) in 2021. Includes groundwater, ground water and surface water supplied by Jordan Valley Water Conservancy District, and non-potable surface water supplied through local canal companies.

Best Management Practices (BMPs): Applicable Best Management Practices for a particular industry (see Appendices for examples).

Conservation: Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve efficiency in the use of water, or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Culinary Water: See Municipal and Industrial Water.

Customer: Any person, persons, association, corporation, or governmental agency supplied or entitled to be supplied with water by the City, including any tenant, employee, agent, contractor, or other acting on behalf of a customer, whether with real or apparent authority.

Even number address: Street addresses ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use: The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including lawns, gardens, golf courses, parks, rights-of-way, medians, and park strips.

Municipal and Industrial Water (M&I): Water treated specifically to meet Safe Drinking Water Standards as defined by the Safe Drinking Water Act. For the purpose of this Plan, M&I water is divided into the following categories: 1) *domestic use* is that water which is used in private residences, apartment houses, etc., for drinking, bathing, cleaning, landscape, sanitary, and other purposes; 2) *commercial and industrial use* is that water used by commercial establishments and industries; 3) *public use* includes water required for use in parks, public golf courses, civic buildings, schools, and churches.

Odd numbered address: Street addresses ending in 1, 3, 5, 7, or 9.

Ordinance: Ordinance adopted by West Jordan City Council, enacting Section 9-6-3 of the West Jordan City Code, authorizing the adoption of the Plan.

Projected Demand: The estimated water demand at any given point in time (stated as a percentage of the average annual demand or as total gallons per day).

Projected Supply: The anticipated supply at any given point in time (stated as a percentage of the average annual supply or as total gallons per day).

Response Plan: Shall mean the Drought Response Summary, an attachment to the Plan which identifies each Drought Stage and the specific calls to action, both voluntary and restricted. This Response Summary is to be updated as the Plan is updated.

SECTION V: INITIATION AND TERMINATION OF DROUGHT STAGES.

Monitoring and Notification of Drought Stage Trigger

The Public Utilities Director will monitor drought conditions in the Salt Lake Valley in coordination and cooperation with Jordan Valley Water Conservancy District. Upon the occurrence of a drought stage trigger, the Public Utilities Director will notify the Mayor and City Council Chair of the occurrence of such trigger warranting the Mayor or City Council to initiate a drought stage or drought stage change or of the presence of conditions warranting the Mayor or City Council to terminate a drought stage.

Initiation of Drought Stage or Drought Stage Change

Subject to the limitations herein, upon meeting or exceeding any one of the trigger conditions, the Mayor may, by proclamation, or City Council, by resolution, initiate a drought stage or a stage change in accordance with this Drought Management Plan. In the event of scarcity of water, the Mayor may limit the use of water for any purpose as may be required for the public good, as determined by the City Council. In no event may the Mayor limit the use of water for domestic purposes (water use inside the home).

Termination of Drought Stage

The City Council, by resolution, or Mayor, by Proclamation, may terminate a drought stage if drought conditions that triggered the initiation of the drought stage no longer exist as determined by the Public Utilities Director in coordination with Jordan Valley Water Conservancy District.

SECTION V: NOTIFICATION AND EDUCATION

The Mayor or designee shall notify the public of the initiation of the applicable drought stage and corresponding conservation measures, or the termination of the drought stage and the corresponding measures by one or more of the following means:

1. Public notices in the newspaper
2. Direct mail to each customer
3. Public service announcements
4. Signs in public places
5. Take home fliers in schools
6. Public Meetings
7. City of West Jordan Website
8. Social media

Customer Agency Notifications

The Public Utilities Director will directly notify the following public agencies

City of West Jordan City Council & Department Heads

The Mayor, or designees, may periodically update customers and customer agencies with information regarding the drought.

SECTION VII: DROUGHT MANAGEMENT STAGES AND RESPONSES

This Drought Management Plan provides for four drought management stages of increasing severity, as conditions warrant. The triggering criteria are based on water available from City sources and Jordan Valley Water Conservancy District.

The four drought stages are characterized below.

Stage 1: Moderate Drought Conditions: Stage 1 may be initiated when a shortage of water supply from Jordan Valley Water Conservancy District is imminent. This stage relies on voluntary cooperation and support of water customers to meet target consumption goals. During this stage, specific voluntary actions are suggested for all customers, and specific mandatory actions are identified for government, including city county and state.

The conservation measures in Stage 1 are focused on specific voluntary actions.

Trigger:

Jordan Valley Water Conservancy District declares a moderate (Level 1) water shortage condition in the Salt Lake Valley.

Response

As outlined in the Response Summary Sheet (Attached).

Target

Achieve a five (5) percent reduction in total daily water use or Average Annual Demand.

Objectives

- To maintain or reduce demand to meet target consumption levels by customer voluntary actions.
- To forestall or minimize the need for later, more stringent actions.
- To minimize disruption to customers' lives and businesses while meeting target consumption goals.
- To maintain the highest water quality standards throughout the shortage

Termination of Stage

The City Council or Mayor may rescind STAGE 1 of the Plan when the conditions listed as triggering events have ceased to exist.

Stage 2: Severe Drought Conditions: Stage 2 may be initiated when Stage 1 does not result in the reduction needed, or if circumstances warrant its initiation.

Stage 2 increases the prohibition or limitation of certain actions and relies on both voluntary and mandatory actions. Demand reduction responses are voluntary, except for Park, Golf, and other Government facilities, which have mandatory response actions.

Trigger:

Jordan Valley Water Conservancy District declares a severe (Level 2) water shortage condition in the Salt Lake Valley.

Response

As outlined in the Response Summary Sheet (Attached).

Target

Achieve a ten (10) percent reduction in total daily water use or Average Annual Demand.

Objectives

- To achieve targeted consumption reduction goals by restricting defined water uses
- To ensure that adequate water supply will be available for the duration of the situation to protect public health and safety.
- To minimize the disruption to customers' lives and businesses while meeting target consumption goals.
- To maintain the highest water quality standards throughout the shortage
- To promote equity amongst water customers by establishing clear restrictions that affect all customers.

Termination of Stage

The City Council or Mayor may rescind STAGE 2 of the Plan when the conditions listed as triggering events have ceased to exist.

Stage 3: Extreme Drought Conditions: Stage 3 may be initiated if the Severe Stage does not result in the reduction needed, or circumstances warrant its initiation. Stage 3 has increasingly stringent prohibitions and limits on certain actions, including certain mandatory actions for residential and commercial customers.

Some elements of Stage 3 will become mandatory and be enforced, in addition to elements under previous stages. Such elements may include mandatory curtailments of water for certain types of non-essential use.

Trigger:

Jordan Valley Water Conservancy District declares an extreme (Level 3) water shortage condition in the Salt Lake Valley.

Response

As outlined in the Response Summary Sheet (Attached).

Target

Achieve a twenty (20) percent reduction in total daily water use or Average Annual Demand.

Objectives

- To achieve targeted consumption reduction goals by restricting defined water uses
- To ensure that adequate water supply will be available for the duration of the situation to protect public health and safety.
- To minimize the disruption to customers' lives and businesses while meeting target consumption goals.
- To maintain the highest water quality standards throughout the shortage
- To promote equity amongst water customers by establishing clear restrictions that affect all customers.

Termination of Stage

The City Council or Mayor may rescind STAGE 3 of the Plan when the conditions listed as triggering events have ceased to exist.

Stage 4: Emergency Drought Conditions: Stage 4 may be initiated if Stage 3 does not result in the reduction needed, or circumstances warrant its initiation. Stage 4 addresses the most critical need for demand reduction and increases the number of restricted water uses and mandatory actions. The initiation of Stage 4 could be used as a stage of a progressive situation, such as a drought of increasing severity, or to address an immediate crisis, such as a facility failure.

Elements under Stage 4 are mandatory, unless otherwise stated.

Trigger:

- Jordan Valley Water Conservancy District declares a critical / exceptional (Level 4) water shortage condition in the Salt Lake Valley.

Response

As outlined in the Response Summary Sheet (Attached).

Target

Achieve thirty (30) percent or more reduction in total daily water use or Average Annual Demand.

Objectives

- To achieve targeted consumption reduction goals by restricting defined water uses
- To ensure that adequate water supply will be available for the duration of the situation to protect public health and safety.
- To minimize the disruption to customers' lives and businesses while meeting target consumption goals.
- To maintain the highest water quality standards throughout the shortage
- To promote equity amongst water customers by establishing clear restrictions that affect all customers.

Termination of Stage

The City Council or Mayor may rescind Stage 4 of the Drought Management Plan when the conditions listed as triggering events have ceased to exist for such a period as deemed appropriate and reasonable

SECTION VIII: ENFORCEMENT

Provisions of the Drought Management Plan and Response Summary shall be enforced as set forth in Title 16 of the West Jordan City Code, as amended.

City of West Jordan Water Shortage Response Summary

Moderate Stage (1): Reduction Goal 5 Percent

Single Family, Duplex, and Multi- Family Residential

Activity	Level	Response
Lawn Watering	Voluntary	Residential lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Voluntary	It is encouraged that non-turf areas are watered separately and less frequently from lawn areas; use of hand-held hoses, hand- held buckets, drip irrigation, or subterranean irrigation recommended.
Time of Day	Voluntary	Avoid watering between 10 AM and 8 PM
Irrigation Systems	Voluntary	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters
New Landscape	Voluntary	No restrictions: spring and fall planting recommended
Hard-surface Washing	Voluntary	No restrictions: the use of brooms is encouraged
Personal Vehicle Washing	Voluntary	No restrictions: the use of handheld buckets or positive pressure nozzles encouraged

Commercial, Industrial, Business, and Apartments

Lawn Watering	Voluntary	Commercial, Industrial, Apartment lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Voluntary	It is recommended that non-turf areas are watered separately from lawn areas; use of hand-held hoses, hand-held buckets, drip irrigation, or subterranean irrigation recommended
Time of Day	Voluntary	Avoid watering between 10 AM and 8 PM
Irrigation Systems	Voluntary	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters
New Landscape	Voluntary	No restrictions: spring and fall planting recommended
Hard-surface Washing	Voluntary	No restrictions: brooms are recommended

Parks, Golf, Schools, and other Government

Lawn Watering	Mandatory	Institutional lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Voluntary	Water separately and less frequently from lawn areas; use of hand-held hoses, hand-held buckets, drip irrigation, or subterranean irrigation recommended
Time of Day	Mandatory	No watering between 10 AM and 8 PM
Irrigation Systems	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters
New Landscape	Voluntary	No restrictions: recommend installing in spring or fall
Fleet vehicles	Voluntary	No more than once per week (emergency vehicles exempted)
Hard-surface washing	Voluntary	No restrictions: use of brooms is encouraged

City of West Jordan Water Shortage Response Summary

Severe Stage (2): Reduction Goal 10 Percent

Single Family, Duplex, and Multi- Family Residential

Activity	Level	Response
Lawn Watering	Encouraged	Residential lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Encouraged	It is recommended that non-turf areas are watered separately and less frequently from lawn areas; use of hand-held hoses, hand-held buckets, drip irrigation, or subterranean irrigation recommended

Time of Day	Encouraged	Avoid watering between 10 AM and 8 PM
Irrigation Systems	Encouraged	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters.
New Landscape	Encouraged	No restrictions: recommend installing in spring or fall
Hard-surface Washing	Encouraged	No restrictions: the use of brooms is encouraged
Personal Vehicle Washing	Encouraged	No restrictions: the use of positive pressure nozzles and handheld buckets recommended
Commercial, Industrial, Business, and Apartments		
Lawn Watering	Encouraged	Commercial, Industrial, Apartment lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Encouraged	It is recommended that non-turf areas are watered separately and less frequently from lawn areas; use of hand-held hoses, hand-held buckets, drip irrigation, or subterranean irrigation recommended
Time of Day	Encouraged	Avoid watering between hours of 10 AM and 8 PM
Irrigation Systems	Encouraged	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters
New Landscape	Encouraged	No restrictions: recommend installing in spring or fall
Hard-surface Washing	Encouraged	No restrictions: the use of brooms is encouraged; use water only in cases of public health or safety
Municipal Parks, Golf, Schools, and Facilities		
Lawn Watering	Mandatory	Water target less 10 percent
Trees, shrubs, perennials, annuals, and vegetables	Encouraged	Water separately and less frequently from lawn areas; use of hand-held hoses, hand-held buckets, drip irrigation, or subterranean irrigation recommended
Time of Day	Mandatory	No watering between 10 am and 8 pm
Irrigation Systems	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters
New Landscape	Encouraged	No restrictions: recommend installing in Spring or Fall
Hard-surface Washing	Encouraged	No washing of walks, drives, patios, gutters except for health or safety.
Fleet vehicle washing	Encouraged	No more than once per week with equipment or at certified car wash (emergency vehicles excepted); utilize Best Management Practices
City of West Jordan Water Shortage Response Summary		
Extreme Stage (3): Reduction Goal 20 Percent		
Single Family, Duplex, and Multi- Family Residential		
Activity	Level	Response
Lawn Watering	Mandatory	Residential lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Mandatory	Water with hand-held hoses, hand-held buckets, or drip irrigation only.
Time of Day	Mandatory	No watering between hours of 10 AM and 8 PM
Irrigation Systems	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters.
New Landscapes	Strongly Encouraged	Recommend installing in spring or fall; must follow mandatory watering practices (new lawns up to 42 days after installation may be watered more frequently)
Hard-surface Washing	Mandatory	No washing of walks, drives, patios, gutters
Personal Vehicle Washing	Mandatory	Only with bucket or hand-held hose with positive pressure nozzle
Commercial, Industrial, Business, and Apartments		
Lawn Watering	Mandatory	Commercial, Industrial, Apartment lawn watering limited to published JVWCD schedule.
Trees, shrubs, perennials, annuals, and vegetables	Mandatory	Water with hand-held hoses, hand-held buckets, drip irrigation, or subterranean irrigation

Time of Day	Mandatory	No watering between hours of 10 AM and 8 PM
Irrigation Systems	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters.
New Landscapes	Strongly Encouraged	Recommended installing in spring or fall; must follow mandatory watering practices (new lawns up to 42 days after installation may be watered more frequently but must comply with the time of day rule)
Hard-surface Washing	Mandatory	No washing of walks, drives, patios, gutters except for health or safety
Parks, Golf, Schools, and other Government Facilities		
Lawn Watering	Mandatory	Water target less 25 percent
Time of Day	Mandatory	No watering between 10 am and 8 pm
Irrigation Systems	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads; minimize spray on walks, drives, and gutters.
New Landscapes	Mandatory	No new landscapes unless already under contract at time of stage implementation or if irrigated by drip system
Fleet vehicle washing	Mandatory	No more than once per week (emergency vehicles excepted)
Hard-surface washing	Mandatory	No washing except for health or safety
City of West Jordan Water Shortage Response Summary		
Critical Stage (4): Reduction Goal 30 Percent or more		
Single Family, Duplex, and Multi- Family Residential		
Activity	Level	Response
Lawn watering	Mandatory	Prohibited
Trees, shrubs, perennials, and vegetables	Mandatory	On permitted day using hand-held hoses, hand- held buckets, or drip irrigation only
Time of Day	Mandatory	Prohibited between the hours of 10 AM and 8 PM
New Landscape	Mandatory	No new landscapes without permit
Hard-surface washing	Mandatory	No washing of walks, drives, patios, gutters
Personal vehicle washing	Mandatory	Prohibited unless at a certified carwash
Commercial, Industrial, Business, and Apartments		
Lawn watering	Mandatory	Prohibited
Trees, shrubs, perennials, and vegetables	Mandatory	On permitted day using hand-held hoses, hand- held buckets, or drip irrigation only
Time of Day	Mandatory	Prohibited between the hours of 10 AM and 8 PM
Irrigation System	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads
New Landscape	Mandatory	No new landscapes without permit
Hard-surface washing	Mandatory	No washing of walks, drives, patios, gutters except for health or safety
Parks, Golf, Schools, and other Public Facilities		
Lawn Watering	Mandatory	Not allowed without permit
Trees, shrubs, perennials, and vegetables	Mandatory	Hand-held hoses, hand-held buckets, drip irrigation, or water trucks only.
Time of Day	Mandatory	No watering between 10 am and 8 pm
New Landscapes	Mandatory	Prohibited except by permit
Irrigation System	Mandatory	Maintain irrigation systems in good working order with no damaged, misaligned, or missing sprinkler heads
Fleet vehicle washing	Mandatory	Not allowed; emergency vehicles excepted
Hard surface washing	Mandatory	Prohibited except for public safety and health

Resolution No. 22-014 Adopt Drought Management Plan

Final Audit Report

2022-06-13

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"Resolution No. 22-014 Adopt Drought Management Plan" History

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REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 04/28/2026

Presenter: Council Member Zach Jacob

Deadline of item :

Applicant: Council Members Zach Jacob and Annette Harris

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion of Proposed West Jordan Anti-Idling Ordinance

2. EXECUTIVE SUMMARY

Council is being asked to consider implementing a West-Jordan Anti-Idling ordinance. The proposed ordinance establishes a citywide standard limiting unnecessary vehicle idling to two (2) consecutive minutes, with a reduced one (1) minute limit in higher-sensitivity areas such as school zones and city facilities.

The ordinance includes common-sense exemptions for traffic conditions, extreme weather, emergency vehicles, and work-related vehicle operations. Enforcement is designed to be education-first, with warnings prioritized before citations.

This policy represents a low-cost, behavior-based approach to reducing localized air pollution and aligns with the City's General Plan direction to address emissions and consider strategies such as idle-free practices.

Background:

Vehicle emissions are a contributing factor to air quality concerns in the Salt Lake Valley, particularly during winter inversion conditions when pollutants become trapped near the ground.

The West Jordan General Plan recognizes that:

"Idling automobiles produce twice as many polluting emissions than are produced by automobiles traveling at normal speeds."

The plan also identifies strategies to reduce emissions, including improved traffic flow and targeted approaches to reduce unnecessary idling.

The proposed ordinance focuses specifically on **unnecessary idling**, which most commonly occurs in settings such as:

- School pickup and drop-off areas
- Parking lots and curbside waiting
- Drive-through lanes
- Vehicles left running while unattended

Unlike infrastructure-based solutions such as roadway redesign or signal coordination, this ordinance provides a **low-cost and immediately implementable tool** to address a specific and avoidable source of emissions.

The ordinance is structured to avoid disruption to normal driving behavior by including clear exemptions for:

- Traffic conditions and signals
- Emergency response and public safety operations
- Work vehicles operating equipment
- Maintenance and repair activities
- Extreme weather conditions where necessary for occupant safety

Enforcement is intended to be **education-first**, consistent with similar ordinances adopted in other Utah cities, and is not expected to require significant additional resources.

3. TIME SENSITIVITY / URGENCY

None

4. FISCAL NOTE

Minimal fiscal impact. Any costs associated with public education or signage are expected to be nominal and may be absorbed within existing departmental budgets.

5. SPONSOR INFORMATION

What You Need to Know

The proposed ordinance establishes a clear, citywide expectation regarding unnecessary vehicle idling while maintaining flexibility through defined exemptions. It is designed to encourage behavioral changes rather than impose strict enforcement.

The ordinance does not regulate normal driving conditions or traffic-related stops, and it does not conflict with existing state law regarding unattended vehicles.

Possible Scenarios & Key Tradeoffs

If adopted:

- The City would implement a consistent, easy-to-understand standard
- Residents may adjust behavior in common idling situations
- Localized air quality conditions, particularly in high-use areas such as schools, may improve

If not adopted:

- No change to current practices
- Continued reliance on voluntary behavior without a defined standard

Potential Questions & Discussion Points

- How will the City communicate the ordinance to residents?
- What level of enforcement is appropriate to encourage compliance?
- How should school zones and other high-use areas be addressed?
- Are the exemptions sufficiently clear and practical?

Applicable Guiding Principles from the General Plan

LAND USE

- Land use designs must promote quality of life, safety, and livability

TRANSPORTATION

- Provide a safe and efficient transportation system
- Reduce congestion and improve traffic flow

ENVIRONMENT / AIR QUALITY

- Reduce emissions and improve air quality where feasible

6. MAYOR RECOMMENDATION

7. COUNCIL STAFF ANALYSIS

Council staff have not analyzed this proposal as there is no draft language included. However, for the Council's consideration, examples of anti-idling ordinances from other cities are provided below.

Utah State Law; [Title 41-6a-1403](#)

- Required unattended vehicles to be turned off and locked and parking brakes set

Sandy City; Title [14-7-8](#) adopted in March 2018

- Designed to be education by having three warnings before a citation is issued.
- No idling on public or private property longer than 1 minute
- Has exceptions for public safety, certain vehicles with air brakes or various engine options

Ogden City; Uses three methods currently

- Partnership with [Weber-Morgan Health Dept](#) who sets the time limits for idling vehicles
- [Administrative Policy 1575](#) governing city employees and city vehicles
- "Idle Free Month" every February
- ["Idle Free Ogden"](#) campaign
- Has exceptions and is strictly educational for the public and area partners like Ogden School District, Weber State University and the Weber-Morgan Health Dept.

8. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Continue the item to a future Committee of the Whole meeting under direction of the council with proposed ordinance;
2. Table the item indefinitely;
3. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. ATTACHMENTS