

**THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 24-36**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(AMENDING INTERCHANGE OVERLAY ZONE [IOZ] DEVELOPMENT STANDARDS,
AS REFERENCED IN SECTION 13-6K-5)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and the City Council of the City (“Council” or “City Council”) desires to amend the Interchange Overlay Zone [IOZ] Development Standards (“IOZ Standards”), as referenced in City Code Section 13-6K-5 (“**proposed City Code amendments**”); and

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on July 2, 2024, regarding the proposed City Code amendments, which are all land use regulations in the land use titles; and determined the following, pursuant to City Code Section 13-7D-6B:

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

WHEREAS, the City Council held a public hearing on August 27, 2024, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

Section 1. Amendment of City Code Provisions. The “IOZ Standards”, as referenced in City Code Section 13-6K-5, are amended as shown in Attachment 1 (legislative version and clean version) to this Ordinance. These IOZ Standards, as amended, shall be codified in the City Code after Section 13-6K-5 and before Section 13-6K-6.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28TH DAY OF AUGUST 2024.

CITY OF WEST JORDAN

By: Zach Jacob
Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick 
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

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


PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON AUGUST 28, 2024.

Mayor's Action: X Approve Veto

By: Dirk Burton
Mayor Dirk Burton

Aug 29, 2024
Date

ATTEST:

Tangee Sloan 
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-36.

 The Mayor vetoed Ordinance No. 24-36 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-36 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee 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 30th day of August 2024. 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, CMC
City Recorder

(Attachment on the following pages)

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**Attachment 1 to
ORDINANCE NO. 24-36**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
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AS REFERENCED IN SECTION 13-6K-5)**

(See the following pages for the legislative version and the clean version)

- 5. Commercial buildings – a building intended for retail, service, and office related uses.
 - a. First floor – ~~includes~~ distinct architecture to differentiate it from the upper floors and shall be ~~a~~ incorporated a minimum of 14’ in height above all entryways and on all building corners. ~~If the structure comprises more than one floor above ground, glass shall be emphasized with a minimum of 65% of the first floor facing the street as transparent.~~
 - b. Siting – Parking may be located on all sides of the building. ~~shall be located to the side, the back, in a parking garage, or underneath the building.~~
 - c. ~~Zero lot lines for side and rear yards are permitted.~~ Front rear and side yard setbacks shall be a minimum of 15’.
 - d. For buildings over ~~30’~~ 50’ in height, any rear or side yard adjacent to lower density existing or proposed residential development shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over ~~30’~~ 40’, starting from the standard side yard or rear yard of 15’.
 - e. At least one ~~functional~~ door, window or other significant architectural feature as approved by the Planning Commission facing the street shall be located along the front face every 100’. Buildings shall cover at least 70% of the width of the front yard.
 - f. Buildings located on corner lots shall incorporate ~~a corner plaza and a corner accent or tower.~~ architectural features on the corner side as approved by the planning commission.
 - g. Architecture – 4 sided architecture is required. The first floor shall include distinct architecture to differentiate it from the upper floors. Variation in the front façade is required at least every 50’. This can be accomplished by changing the building face with at least a 1’ reveal or varying building materials or combinations thereof.
 - h. Roofs may be flat or pitched.
 - i. No blank walls are allowed.
 - j. Drive through, including access drives, shall be located to the side or rear of the building.
 - k. Height – ~~one story with a maximum of 3 stories.~~ Maximum of 60’ or five stories or if adjacent to Mountain View Corridor 85’ or 7 stories.
 - ~~l. Access—alley and interior street access is encouraged or 1 driveway for every 300’.~~

170 ~~ml.~~ Loading docks shall not be visible from the interior street, ~~nor from the Mountain View~~
171 ~~Corridor or Bangerter Highway.~~

172 ~~nm.~~ Materials – brick, stone, cement composite materials, stucco, and metal accents.

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174 8. SITE DESIGN

- 175 1. Views – lower heights should be incorporated into site design in areas
176 adjacent to existing or proposed lower density housing that lies adjacent to
177 the IOZ area.
- 178 2. General Height – higher buildings should be located adjacent to the Mountain
179 View ~~and Bangerter Highway~~ corridors to help reduce traffic noise and minimize
180 view limitations.
- 181 3. Architecture - 4 sided architecture is required along the Mountain View ~~and~~
182 ~~Bangerter Highways~~ corridor for any part of the structure visible from the road.
- 183 4. Gateway entrances to the IOZ area – major streets entering the project area
184 should incorporate features designed to announce and define the development.
185 Art is suggested.
- 186 5. Signature park/open space elements are required for all IOZ projects.
- 187 6. Garbage and recycling – where dumpsters are used, they shall be built with 3
188 sided enclosures and an architecturally compatible gate that reflects the materials
189 of the adjacent building and shall be located at least ten feet from any property
190 line and only in the rear or side yard. Recycling receptacles are required.
- 191 7. Solar, geothermal, and electric vehicle incentives – buildings or groupings of
192 buildings that incorporate solar energy production systems may increase the
193 height of the building by one story where solar panels are installed, and are
194 exempt from the non-reflective materials requirement, to accommodate solar
195 installations. If solar cells are located on carports, the development may encroach
196 on the side and rear yards by 3'. Uses that incorporate an electric charging
197 station, shall be allowed to count that parking space toward their parking
198 requirement.
- 199 8. Access between uses – to improve walkability, walkways between uses are
200 encouraged and parking lots shall connect to reduce the need for additional short
201 vehicular trips. Fencing barriers that prevent walkability are prohibited.
- 202 9. Where applicable, trail connections are required to the UDOT trail system along
203 the Mountain View Corridor and to adjacent regional trails along the Bangerter
204 Highway and other regional trails.
- 205 10. Storm drainage – no front yard storm drainage ponds are allowed. Multi-use
206 parks with storm drainage accommodations are encouraged and will count
207 towards open space requirements. Low impact designs are required to limit the
208 amount of storm water needing to be managed by the City and to return water to
209 the ground.
- 210 11. Undergrounding of utilities is required.
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 - d. For buildings over 50’ in height, any rear or side yard adjacent to lower density existing or proposed residential development shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over 40’, starting from the standard side yard or rear yard of 15’.
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2. General Height – higher buildings should be located adjacent to the Mountain View corridor to help reduce traffic noise and minimize view limitations.
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Ordinance No. 24-36 Amendment for IOZ Development Standards

Final Audit Report

2024-08-30


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