

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 24-54

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (MODERATE INCOME HOUSING AND MAXIMUM RESIDENTIAL DENSITY REQUIREMENTS OF THE CITY CENTER ZONES); AMENDING SUBSECTION 13-5I-4(A) AND SECTION 13-5I-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 Subsection 13-5I-4(A) and Section 13-5I-5 in the City Code (“**proposed City Code amendments**”); and

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) held a public hearing and provided a recommendation on November 19, 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 December 4, 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 proposed City Code amendments.

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

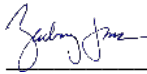
Section 1. Amendment of City Code Provisions. City Code Subsection 13-5I-4(A) and Section 13-5I-5 are amended as shown in Attachments 1 and 2, respectively, to this Ordinance. The remainder of Section 13-5I-4 shall not be amended.

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 4TH DAY OF DECEMBER 2024.

CITY OF WEST JORDAN

By: 

Zach Jacob
Council Chair

[See next page.]

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES" **"NO"**

| | | |
|----------------------------------|-------------------------------------|--------------------------|
| Council Chair Zach Jacob | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Council Vice-Chair Chad Lamb | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Council Member Bob Bedore | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Council Member Pamela Bloom | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Council Member Kelvin Green | <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"/> |

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON DECEMBER 5, 2024

Mayor's Action: X Approve _____ Veto

By: 
Mayor Dirk Burton

 Dec 9, 2024
Date

ATTEST:

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-54.

_____ The Mayor vetoed Ordinance No. 24-54 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

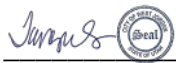
_____ Ordinance No. 24-54 became effective by operation of law without the Mayor's approval or disapproval.

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 10th day of December 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.)

Attachments 1 and 2 to

ORDINANCE NO. 24-54

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(MODERATE INCOME HOUSING AND MAXIMUM RESIDENTIAL DENSITY
REQUIREMENTS OF THE CITY CENTER ZONES);
AMENDING SUBSECTION 13-5I-4(A) AND SECTION 13-5I-5**

Attachment 1 – Subsection 13-5I-4(A)

Attachment 2 - Section 13-5I-5

(See the following pages for the attachments.)

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

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

PERMITTED AND CONDITIONAL USES IN CITY CENTER SUBDISTRICTS

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

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

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

Note:

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

13-5I-5: RESIDENTIAL DENSITY:

A. Scope: The development of residential housing within the city center zone should be achieved through a mixture of multi-family dwelling units and townhouses/condominiums (attached single-family units). Multi-family dwelling units may be constructed as single use structures (CC-R subdistrict only) or as units above the first (or higher) floor level of a mixed use structure, where the minimum and maximum density ranges for apartments may still apply.

B. Applicable Requirements: The following density requirements shall apply to all residential uses in the CC-C and CC-R subdistricts:

C. All residential uses shall contain a minimum 10 percent moderate income housing, based on the total unit count for each building or project, as approved by the city council through a master development agreement.

| Use | Density Ranges | |
|---------------------------------------------------------------------------------------|---------------------------------|---------------------------------|
| | Minimum Dwelling Units Per Acre | Maximum Dwelling Units Per Acre |
| Range of density for CC-C subdistrict: | | |
| Multi-family dwellings/condominiums with surface parking | 14 | 25 |
| Multi-family dwellings/condominiums/ mixed use with underground or structured parking | 14 | 80 |
| Mixed use commercial | 14 | 80 |
| Range of density for CC-R subdistrict: | | |
| Multi-family dwellings/condominiums with surface parking | 14 | 25 |
| Multi-family dwellings/condominiums/ mixed use with underground or structured parking | 14 | 30 |

(2001 Code § 89-3-1005; amd. 2009 Code)










Ordinance No. 24-54 amd 13-5I-5 (City Center Zones) re Residential Density, mod income housing & max density limits

Final Audit Report

2024-12-10


| | |
|-----------------|-----------------------------------------------|
| Created: | 2024-12-05 |
| By: | Cindy Quick (Cindy.quick@westjordan.utah.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAADVI2nTvrl-WBaANzpxRou88HtKTHxV0J |

"Ordinance No. 24-54 amd 13-5I-5 (City Center Zones) re Residential Density, mod income housing & max density limits" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Signer zach.jacob@westjordan.utah.gov entered name at signing as Zach Jacob
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-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)
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 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

Signature Date: 2024-12-10 - 5:01:00 PM GMT - Time Source: server

 Agreement completed.

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