

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, OCTOBER 7, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, October 7, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person or submit written comments prior to the meeting. To ensure comments are received, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

The ability to participate virtually depends on the individual's internet connection. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

A. Welcome, Roll Call, and Introduction: By Mayor, Dawn R. Ramsey

B. Invocation: By Council Member, Don Shelton

C. Pledge of Allegiance: By Fire Chief, Chris Dawson

D. Presentation Items: 6:35 p.m.

D.1. Proclamation of the City of South Jordan Honoring Mason Sauzo - April Play Ball Player of the Month. *(By Mayor, Dawn R. Ramsey)*

D.2. Utah PTA Centennial Celebration Proclamation. *(By Mayor, Dawn R. Ramsey)*

E. Mayor and Council Reports: 6:50 p.m.

F. Public Comment: 7:00 p.m.

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

G. Public Hearing Items: 7:15 p.m.

G.1. Resolution R2025-52, Adopting the City of South Jordan 2025 Water Conservation Plan. RCV (*By Associate Director of Public Works, Joey Collins*)

G.2. Resolution R2025-49, Amending Chapter 7 of the South Jordan General Plan to comply with new requirements of State Law. RCV (*By Long-Range Planner, Joe Moss*)

G.3. Ordinance 2025-16, Amending Chapters 17.18 (Uses), 17.30 (Agricultural Zones), 17.40 (Residential Zones), 17.54 (Redwood Road Mixed Use Zones), 17.72 (Planned Community Zone) of the South Jordan City Municipal Code to comply with changes in State Legislation. RCV (*By Long-Range Planner, Joe Moss*)

H. Minute Approval: 8:00 p.m.

H.1. September 2, 2025 City Council Study Meeting

H.2. September 2, 2025 City Council Meeting

I. Staff Reports and Calendaring Items: 8:05 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted October 3, 2025.

Proclamation

of the

City of South Jordan

Honoring Mason Suazo – April Play Ball Player of the Month

WHEREAS, Mason Suazo has been selected as one of the April Play Ball Players of the Month, presented by Chevrolet, a distinguished honor recognizing exceptional young athletes nationwide; and

WHEREAS, Mason is a dedicated, disciplined, and humble player who leads by example both on and off the baseball field, inspiring teammates through his knowledge of the game, emphasis on smart play, and ability to build team unity; and

WHEREAS, Mason's leadership extends beyond athletics, as the second oldest of five siblings he sets a positive example at home, supports his family, and demonstrates maturity beyond his years; and

WHEREAS, Mason is equally committed to academics, consistently earning nearly all A's, balancing his studies and athletics with responsibility and determination; and

WHEREAS, his athletic achievements, including a recent 10-pitch, no-hitter inning, highlight his growth and dedication, while his respect for teammates, coaches, and staff underscore his integrity and sportsmanship; and

WHEREAS, Mason's achievements bring pride not only to his family and teammates but also to the City of South Jordan, serving as an inspiration to other youth in our community to pursue excellence with passion and integrity;

NOW, THEREFORE, I, Dawn R. Ramsey Mayor of the City of South Jordan, Utah do hereby proclaim and recognize **Mason Suazo as the April Play Ball Player of the Month** and commend him for his leadership, accomplishments, and the inspiration he brings to both his peers and our community.

Signed this 7th day of October, 2025

Dawn R. Ramsey, Mayor

Anna Crookston, City Recorder

UTAH PTA CENTENNIAL CELEBRATION PROCLAMATION

WHEREAS, The Utah Parent Teacher Association (Utah PTA) has led locally, regionally, and nationally in supporting family engagement and advocating on behalf of all children and families; and this centennial year provides an opportunity to reflect on its many accomplishments and celebrate 100 years as a powerful voice for children, a trusted resource for parents, and a strong advocate for public education; and

WHEREAS, Utah PTA has been instrumental in establishing programs and services that improve children’s lives, including—but not limited to—defending public education and ensuring stable funding by opposing voucher efforts, advancing parent and family engagement, creating kindergarten with full day options, promoting child-labor laws and public-health services, supporting hot-and-healthy lunch programs, strengthening the juvenile-justice system, protecting and ensuring growth of Public Trust Lands that benefit Utah school children, promoting arts in education, and championing school safety; and

WHEREAS, The founders of the Parent Teacher Association, Phoebe Apperson Hearst and Alice McLellan Birney, together with Selena Sloan Butler, founder of Georgia’s Congress of Colored Parents and Teachers, were visionary women of imagination and courage who broke through the barriers of their time to improve the lives of children and families, leaving a legacy that continues to inspire action today; and

WHEREAS, These remarkable leaders shared a simple yet profound idea—to improve the lives and futures of all children; and though our nation has changed, that vision endures as PTAs continue to keep it alive; and

WHEREAS, Founded in Washington, D.C., as the National Congress of Mothers, the Parent Teacher Association marked its 128th anniversary on February 17, 2025; and since its inception in 1897, the organization has steadfastly advocated for the education, health, safety, and well-being of all children, earning the appreciation and recognition of the public; and

WHEREAS, In October 1925, at the annual convention of the Utah Education Association, Margaretta Reeves, President of the National Congress of Parents and Teachers, officially invited the Utah Mother’s Congress to join the national organization. Accepting this invitation, Utah became the Utah Congress of Parents and Teachers, with Lucille Young Reid as its first President—marking a new era of parent and family engagement in Utah; and

WHEREAS, Today, Utah PTA is the largest volunteer child-advocacy organization in Utah, uniting parents, caregivers, grandparents, educators, and other caring adults in a shared mission to make every child’s potential a reality; and

WHEREAS, For a century, Utah PTA has left a lasting impact on schools, families, and communities across the state by fostering leadership, empowering voices, and ensuring that generations of children have benefited from stronger educational opportunities, healthier environments, and a greater sense of belonging; now, therefore, be it

NOW, THEREFORE, I, Dawn R. Ramsey Mayor of the City of South Jordan, Utah, do hereby proclaim October 2025 as **Utah PTA Centennial Celebration Month**, and I encourage all Utah residents to join in celebrating this milestone and to support PTA by joining a local PTA or PTSA in reaffirmation of the commitment to *Make Every Child’s Potential a Reality*.

Signed this 7th day of October, 2025

Dawn R. Ramsey, Mayor

Anna Crookston, City Recorder

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: October 7, 2025

Issue: City 5-Year Water Conservation Plan Update

Submitted By: Raymond Garrison, Director of Public Works

Department: Public Works

Staff Recommendation (Motion Ready): Approve Resolution R2025-52

BACKGROUND

In efforts to promote water conservation, the City has established and updated the conservation plan. The plan outlines regional water conservation goals, system profile & supply information, system water loss, and water conservation practices. The water conservation plan meets all the requirements in the Water Conservation Act & Utah Code 73-10-32.

The plan is required to be updated and adopted every 5-years by the municipalities governing board.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS\CONCLUSIONS: The City water conservation has been updated and ready to be approved by City Council.

RECOMMENDATIONS: Approve adopting the updated City Water Conservation Plan.

FISCAL IMPACT: None

ALTERNATIVES:

1. Adopt Resolution 2025-52 with revisions;
2. Not adopt Resolution 2025-52

SUPPORT MATERIALS: 2025 South Jordan City Water Conservation Plan

City Council Action Requested:

Raymond Garrison
Department Head

9/25/2025

Date

RESOLUTION R2025-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE CITY OF SOUTH JORDAN 2025 WATER CONSERVATION PLAN.

WHEREAS, The City of South Jordan is a “water provider” within the meaning of Section 73-10-32(1) (d) of the Utah Code and endeavors to promote water conservation within the City; and

WHEREAS, The Utah Water Conservation Plan Act of 1998, Utah Code 73-10-32 (6), requires water providers to establish and update a water conservation plan every 5 years; and

WHEREAS, The City’s water conservation plan was last updated and approved in 2020; and

WHEREAS, The City’s staff has prepared a proposed updated water conservation plan that includes specific goals and objectives to help reduce water consumption on a per capita basis and that otherwise complies with the requirements of law; and

WHEREAS, The City Council finds that adopting the proposed updated water conservation plan is in the best interest of the health, safety and welfare of the citizens of South Jordan.

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

SECTION 1. Plan Adoption. The proposed 2025 updated water conservation plan, a copy of which is attached as **Exhibit A** is hereby adopted as the updated Water Conservation Plan of South Jordan City.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

{SIGNATURES ON FOLLOWING PAGE}

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 7 DAY OF OCTOBER, 2025 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Don Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Gregory Simonsen

Gregory Simonsen (Sep 30, 2025 08:45:52 MDT)

Office of the City Attorney

2025

Water Conservation Plan Update



Connor Oswald

Water Conservation Coordinator

6/23/2025

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Introduction

The South Jordan City 2025 Water Conservation Plan has been prepared to comply with the Utah Water Conservation Plan Act of 1998 amended in 2004 with House Bill 71 Section 73-10-32. The act requires water conservancy districts and water retailers to file a water conservation plan with the Utah Board of Water Resources and ensure that it is updated every five years. This update outlines South Jordan City's current water conservation efforts and presents its current conservation goals.

As one of the fastest growing Cities in Utah, South Jordan City is increasingly aware of the need to maintain a supply of water to its current and future residents. South Jordan City's staff and City Council are committed to decreasing the City's per capita water use and meeting the regional goal in Salt Lake County of 187 gpcd by the year 2030.

System Profile

South Jordan City is located in the southwest area of the Salt Lake Valley and is home to approximately 88,535 residents. South Jordan City has always made it a top priority to provide clean, safe, drinking water to its residents and businesses. The City maintains its own culinary water system which includes approximately 24,819 residential connections, 766 commercial connections, 25 industrial connections, and 338 institutional connections for a grand total of 25,948 connections to the culinary water system. All of the drinking water provided throughout the City is purchased from Jordan Valley Water Conservancy District (JVWCD), totaling approximately 18,290 acre-feet delivered in 2024. Currently the city has 9 storage tanks with a total of 38.6 million gallons of storage capacity. The City also has 18 metered connections with JVWCD that feed into 8 separate pressure zones.

Table 1:

Connection Type	# of Connections
Residential	24,819
Commercial	766
Industrial	25
Institutional	338

The city currently provides approximately 3,768 residential properties with secondary water service as well as 11 City properties for the purpose of landscape irrigation, which accounted for approximately 6,253 acre-feet of use in 2024. The secondary water system mainly consists of a gravity fed system with a few exceptions where a pressurized system is provided. The City's secondary system draws water from five open canals and one underground well listed in the following Table, and owns a total of 5,808 shares with a potential use of 16,264.2 acre-feet. The City is committed to providing quality secondary water to those residents and businesses that currently have access. The City continues to evaluate each newly proposed subdivision development to determine the cost and ability to use secondary water.

Table 2:

Canal	Shares	Available Supply (AF)	Average Demand (AF)
Welby Jacob	2,343	2,343	1,994
Utah Lake	706	3,607.6	2,001
Utah Salt Lake	753	3,456.3	900
South Jordan	725	3,581.5	1,027
Beckstead	258	1,055.2	331
Shallow Water Right #59-5920	750	2,146.5	910.12
Daybreak Water Company	273	74.11	39.02

Supply



South Jordan City currently purchases 100% of its culinary water from Jordan Valley Water Conservancy District. Data showing reliable supply, future supply, and groundwater recovery can be found in Jordan Valley's conservation plan update. Copies of these pages are added in Appendix A at the end of this report.

Source	Volume (AF)	Percentage
Purchased	18,290	100%

Water Measurement

Culinary Metering and Data Analytics

All culinary water used in South Jordan City is purchased from Jordan Valley Water Conservancy. It has always been of high priority for the City to have the capability to measure and track what water is being taken from each entry point connection to Jordan Valley feeds. As such, the City uses an advanced SCADA communication system to monitor all of its connection points to Jordan Valley Water. This system provides real time data gathering that is relayed back to City staff so changes can be made and usage can be

tracked. All JVVCD entry points are equipped with a flow meter to monitor and track water usage from each site location.

Throughout the City, each connection to the culinary water system is measured and tracked with a meter. The City is made up of 80% residential, 5% commercial/Institutional and 15% secondary connections. In 2016, South Jordan City completed an upgrade on the meter reading system. The City installed an AMI fixed network system that allows for more accurate and detailed data tracking. Hourly, daily and monthly usage data is collected from the system for every culinary residential connection throughout the City and this information is used to help residents and City staff make more educated water conservation choices. The system is comprised of 7 collectors and 38 repeaters spread throughout the City strategically to collect meter data from the meters in its coverage area. Every day at 6pm the collectors and repeaters send a signal and gather data from the last 24 hours of water usage from every meter in the City. This data is then sent to the City computer network and uploaded into the fixed network system to be represented as water use data. This data is then easily accessed by City staff to evaluate water usage upon resident request.

In 2018 the City worked to bring on a customer portal system that provides a web based application allowing residents to access their hourly, daily and monthly usage data from their own computer or cell phone. With this portal residents are able to set alerts for high usage and leak events as well as set water usage goals for each month. The City has been offering a one-time utility bill credit of \$20 to those who sign up for the portal and create a water usage goal. As of 2020, there were 2,046 residents that had signed up for the portal which represented 9.8% of total connections at the time. The goal in 2020 was to have 20% of our connections using the portal by 2025. At the end of the year in 2024, there were 4,159 residents signed up for the portal (a 51% increase from 2020), which represents 16% of the total connections. The goal of 20% of connections signed up for the customer portal is on track to be met by the end of 2025. The city would like to continue to maintain at least 20% of connections be signed up for the customer portal, with an ideal increase of at least 1% each year.

Secondary Metering Initiatives

In 2019 South Jordan City installed 105 secondary meters into its system. These meters were added to the fixed meter reading network system and are being read and monitored monthly as a pilot project to spur further funding and water conservation. Meters have also been installed on most secondary weirs and pump stations throughout the City. These meters are read monthly by City staff throughout the watering season. The data is then collected and used to get a better idea of actual water use and demand inside each secondary zone throughout the City. At the time, a grant was also obtained from the U.S. Bureau of Reclamation to install approximately 443 additional secondary water meters to the City's system. As of the end of 2024, the city currently has 420 secondary meters installed, which are being monitored for use. The City intends to provide secondary water consumption data to these users, allowing users to know how much water they are using and to set goals to reduce water consumption. In March 2025, before the beginning of the 2025 irrigation season, the city sent out a consumption letter to all pressurized (metered) customers showing their previous calendar year secondary usage. The current plan is to notify these residents 3 times a year about their secondary use going forward.

Water Loss Control

Leak Repair and Mitigation

Tracking and preventing lost or unaccounted water has always been a priority in South Jordan City. Daily routine maintenance is performed on the system to ensure it is functioning at the highest capacity with minimal loss. Maintenance crews and on-call personnel take leaks in the system very seriously and when able to, system leaks are fixed on the spot. South Jordan City takes pride in its initiative to repair water leaks wherever possible to reduce the amount of lost water in the system. In 2024 South Jordan City maintenance personnel fixed a total of 111 culinary and secondary system leaks. Along with those, City personnel also responded to 597 leak investigations where quick or minimal repairs were made or the leak was deemed to be on the homeowner's side.

With the addition of our fixed network system we are able to easily identify service connections throughout the City with leak events. Since that time utility billing and the leak

detection crew has been proactively sending leak letters to residents informing them if they are experiencing a constant flow of water somewhere in their system. In 2024, 380 leak notification letters were sent out to residents informing them of their leak event. City wide leak reports are also generated monthly and sent to City staff so contact can be made with residents to help them resolve their water leak event. A system is being developed currently by city staff that will use all meter data throughout the city to automatically notify residents about potential water loss, regardless if they have signed up for the customer porta. The goal of this new system is to notify any account of water loss with various methods (email, phone call, letter, appointment, etc), as well as track and manage the water data associated with these leaks/accounts. This program is in the initial testing phase as this plan is being updated, and will be in effect during the height of the 2025 water year.

Unaccounted Water Tracking

The Conservation Coordinator keeps track of unaccounted water on a spreadsheet that keeps record of all metered use throughout the city. These areas include things like construction flushing, water quality flushing, large leak events, tank leakage, and hydrant meters. This tracking helps keep the City informed with used water that is not being accounted for through a meter. Doing this can also help track the cost of lost water when calculating financial numbers at the end of each year. A table showing unaccounted water tracking for 2024 is provided below.

Source	Gallons	Acre Feet
JVWCD Supply	5,960,038,585	18290.69
Utility Billing	5,612,269,000	17223.42
Jordan Basin I.D. District Use	531,431	1.63
City Meters	196,953,000	604.43
Flushing	4,162,200	12.77
Line Breaks/Leaks	3,961,204	12.16
Hydrant Meters	15,279,824	46.89
Total Metered:	5,833,156,659	17901.30
Unaccounted Water	126,881,926	389
	2.13%	2.13%

Billing

2019 Rate Increase

In 2019 South Jordan City performed an updated water rate study and issued a new rate plan for water usage within the City. The updated rate design came as an effort to reduce confusion and promote conservation efforts throughout the City by lowering the monthly base rate and increasing the cost per 1,000 gallons. A secondary water rate was designated at \$18.00 monthly for non-pressurized or \$23.20 monthly for pressurized until metering can fully be implemented. The implemented fee schedule for culinary water consumption can be reviewed in the following table.

Monthly Culinary Water Base Rates		
Connection Size	Multiplier	Base Rate
¾"	-	\$30.00
1"	1.09	\$32.80
1 ½"	1.12	\$33.50
2"	1.23	\$37.00
3"	1.82	\$54.50
4"	2.47	\$74.10
6"	4.27	\$128.00
8"	6.60	\$198.00
10"	8.00	\$240.00

Volumetric Culinary Water Rate Structure		
Single Family ¾" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	6,000
\$2.41	6,001	17,000
\$2.68	17,001	42,000
\$2.95	42,001	74,000
\$3.21	74,001	999,999,999,999
Single Family 1" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	7,000
\$2.41	7,001	19,000
\$2.68	19,001	46,000
\$2.95	46,001	81,000
\$3.21	81,001	999,999,999,999
Non-SFR ¾" Meter		
Charge per Thousand	Minimum	Maximum

\$2.14	-	12,000
\$2.41	12,001	34,000
\$2.68	34,001	84,000
\$2.95	84,001	148,000
\$3.21	148,000	2,000,000,000,000
Non-SFR 1" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	14,000
\$2.41	14,001	38,000
\$2.68	38,001	92,000
\$2.95	92,001	162,000
\$3.21	162,001	2,000,000,000,000
1 ½" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	24,000
\$2.41	24,001	68,000
\$2.68	68,001	168,000
\$2.95	168,001	296,000
\$3.21	296,001	4,000,000,000,000
2" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	48,000
\$2.41	48,001	136,000
\$2.68	136,001	336,000
\$2.95	336,001	592,000
\$3.21	592,001	8,000,000,000,000
3" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	90,000
\$2.41	90,001	255,000
\$2.68	255,001	630,000
\$2.95	630,001	1,110,000
\$3.21	1,110,001	15,000,000,000,000
4" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	150,000
\$2.41	150,001	425,000
\$2.68	425,001	1,050,000
\$2.95	1,050,001	1,850,000
\$3.21	1,850,001	25,000,000,000,000
6" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	336,000
\$2.41	336,001	952,000
\$2.68	952,001	2,352,000

\$2.95	2,352,001	4,144,000
\$3.21	4,144,001	56,000,000,000,000
8" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	576,000
\$2.41	576,001	1,632,000
\$2.68	1,632,001	4,032,000
\$2.95	4,032,001	7,104,000
\$3.21	7,104,001	96,000,000,000,000
10" Meter		
Charge per Thousand	Minimum	Maximum
\$2.14	-	720,000
\$2.41	720,001	2,040,000
\$2.68	2,040,001	5,040,000
\$2.95	5,040,001	8,880,000
\$3.21	8,880,001	120,000,000,000,000

Updated Water Bill

In 2024 South Jordan City worked with its billing software provider and designed a new water bill. The previous design included graphs that were confusing to residents who weighed their usage too much on the comparison between efficient use and their neighbors use. With this in mind, a simple bar graph with the current and previous year's use was designed and implemented. The intent of the new design was to make the bill easier to read and determine differences in water use between the current and previous year, along with the basic understanding of usage. See the figure below for an example of the billing graph and graph placement on the bill.



City of South Jordan
1600 W Towne Center Dr
South Jordan, UT 84095
(801) 446-HELP (4357)

CITY OF SOUTH JORDAN UTILITY BILL

Pay Online at: www.sjc.utah.gov

SERVICE DETAILS

Account Number:
Customer Number:
Customer Name:
Service Address:
Bill Number:
Billing Date: 06/20/24

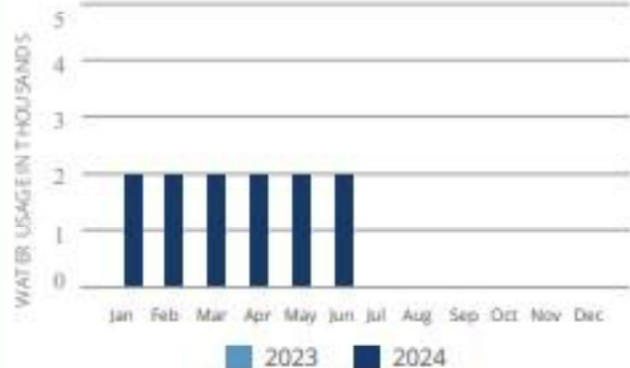
CHARGE DETAILS

Service	Quantity	Charge
WATER BASE 3/4" METER	1	\$30.00
SF 3/4" WATER USAGE	1	\$4.14
SECONDARY WATER USAGE	1	\$0.00
PUMPED SECONDARY WATER	1	\$23.00
STORM WATER	1	\$8.51
GARBAGE FIRST CAN	1	\$14.46
GARBAGE - ADDITIONAL CAN	1	\$9.68
RECYCLE CAN	1	\$2.00

Current Charges \$91.79
Previous Balance \$183.58
Payments Received (\$188.17)
Adjustments \$4.59

TOTAL DUE \$91.79
Due Date: 07/20/2024

WATER USAGE



Monitor your water usage with the **Water Use Portal**:
https://www.sjc.utah.gov/327/My-Water_Use

METER READING

Meter #
Current Monthly Usage: 2 kgal
Days: 29 Read Dates: 05/13/24 - 06/11/24
Read Code: ACTUAL Beginning: 1781 Ending: 1783

BUDGET BILL MESSAGE

Interested in budget billing?
Scan here to enroll.



Detach and return the portion below with your payment



City of South Jordan
1600 W Towne Center Dr
South Jordan, UT 84095
(801) 446-HELP (4357)

Customer Name:
Service Address:

Account# - Customer#:
Bill#:
Payment Due Date: 07/20/2024
Amount Due: **\$91.79**

Please write your **Account #** and **Customer #** on your check
and enclose this portion of the bill with your payment.

002102



Scan here to
Round it up for Art

Round it up for Art

☐ One-Time Round it up for Art: \$ _____

☐ Monthly Round it up for Art

OR

Monthly Art Contribution:

☐ \$1 ☐ \$3 ☐ \$5 ☐ \$10 ☐ \$ _____

Total amount enclosed: \$

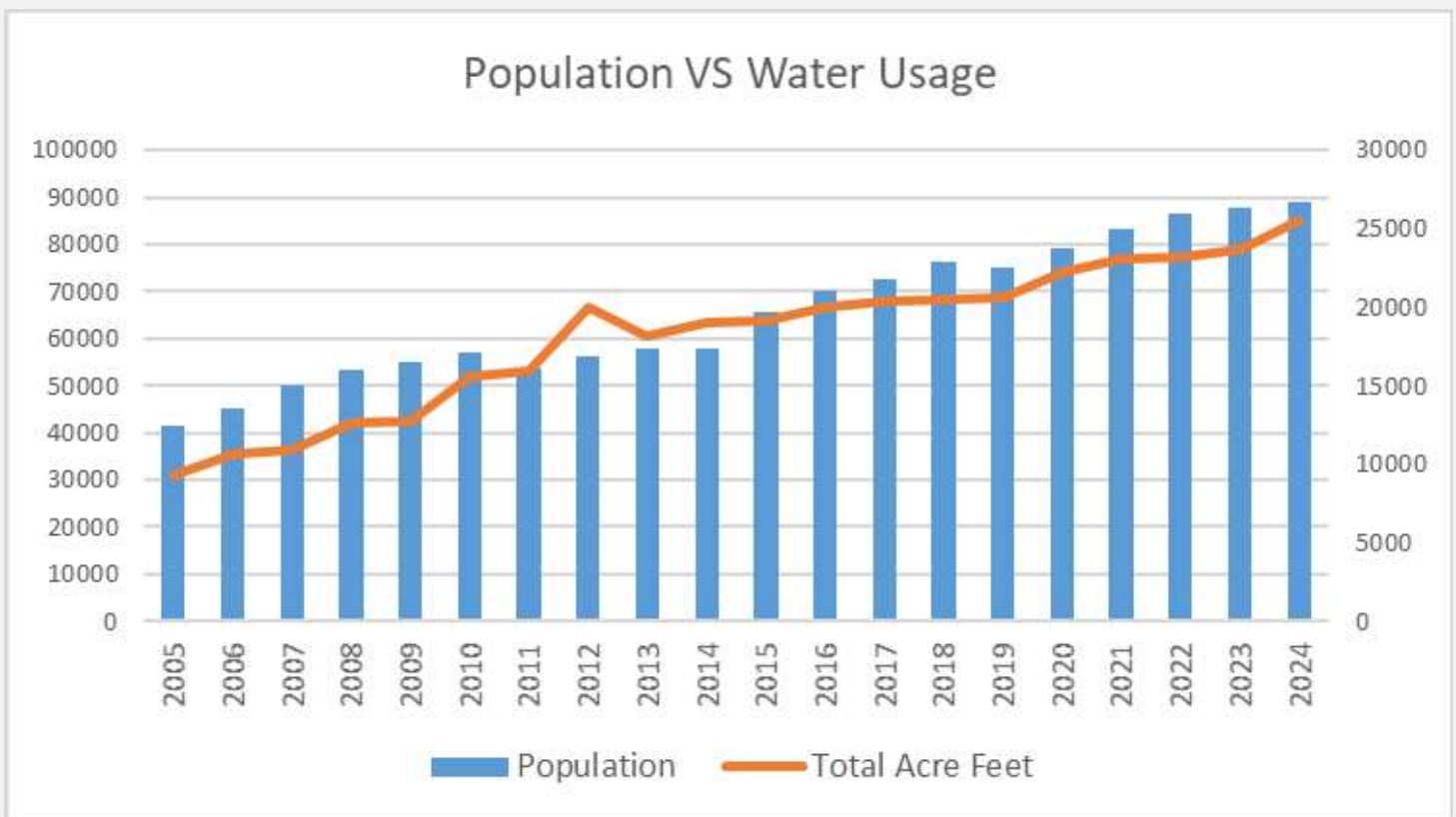
00186042024802183039300000091793

Water Use

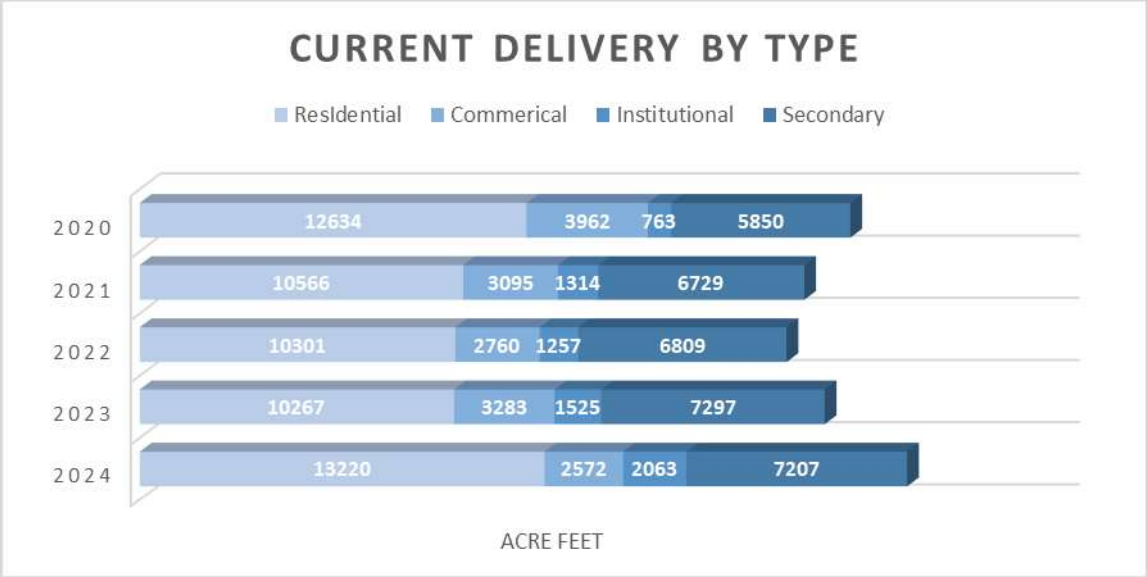
Salt Lake County Regional Goal

The regional goal for Salt Lake County is 187 GPCD by 2030. We intend to strive for that as our goal over the course of the next 5 years. South Jordan City would like to reduce its water usage by a minimum of 12% over the course of the next 5 years. Below are charts and graphs that show current water usage and GPCD in South Jordan City including both culinary and secondary water usage. For a detailed look at the regional goals established in 2019 use the following link: <https://water.utah.gov/wp-content/uploads/2019/12/Regional-Water-Conservation-Goals-Report-Final.pdf>

Current Population VS Water Usage



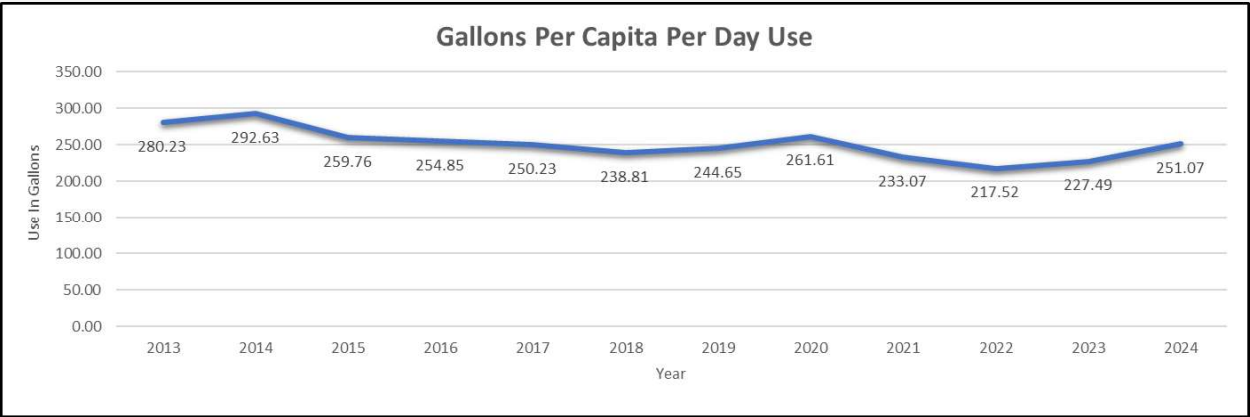
Current Water Deliveries by Type



Current GPCD by Type

	Indoor	Outdoor	Secondary	Total
Residential	61.2	95.7	85.5	242.5
Commercial	11.9	18.6	0.0	30.5
Institutional	9.6	14.9	0.0	24.5
Total	82.66	129.28	85.55	297.48

GPCD Water Efficiency Progress



Current Conservation Practices

Coordinator and Staff

South Jordan City has a full time Water Conservation Coordinator that manages and directs the conservation program. The coordinator schedules appointments, manages all the program aspects including the leak detection program, rebate programs, database management, reports/reporting to state, data tracking, meter data, etc. In 2019 the City was able to bring on an additional full-time position for the water conservation dept. The added position for the City has been able to focus more heavily on the leak detection portion of the cities conservation program. These programs and positions are overseen by the Public Works Director, Associate Director and Water Manager. The complete list of contacts for South Jordan City water conservation can be found below.

Name	Position	Phone Number	Email Address
Raymond Garrison	Public Works Director	801-253-5203 Ext 1712	rgarrison@sjc.utah.gov
Joey Collins	Associate Director	801-253-5203 Ext 1704	jcollins@sjc.utah.gov
Brandon Crookston	Water Manager	801-253-5203 Ext 1728	bcrookston@sjc.utah.gov
Connor Oswald	Conservation Coordinator	801-253-5203 Ext 5025	coswald@sjc.utah.gov
Travis Lim	Conservation Tech	801-253-2503	tlim@sjc.utah.gov

Public Education and Outreach

South Jordan City currently offers a wide variety of opportunities to involve and educate its residents about water conservation. The City has offered education and information regarding water conservation through its website and print publications.

National Water Week

The City's Water Department takes time every year as part of National Water Week to visit elementary schools within South Jordan City to help educate sixth grade students about the water cycle and water conservation. This program has continued to be successful and very well received by parents, teachers, and students. Valuable information regarding storm water best practices and conservation techniques are sent home to be discussed in the family unit. South Jordan City anticipates to continue this program in the coming years when possible.

Water Audit Program

In 2018 South Jordan City started a City wide water auditing program. This program allows residents to schedule hour long appointments with QWEL certified staff to go over their outdoor water usage and assist them



with water savings during the summer months. City staff will perform a QWEL certified audit on the sprinkler system using catch cans, sprinkler system info and updated weather history from the region to determine effective watering times and frequency based off the specific system being tested. It has been determined that 50% of people requesting these audits are overwatering by a margin of 30% of normal usage. This program has been very successful in identifying these high users and educating them of proper watering habits.

Watersmart Sojo Website

In 2015 South Jordan City implemented a website for its water conservation program. During 2022, the city moved this website to be on the main city pages. On this city page you can find valuable conservation information such as monthly tips, information on the City water system, focus articles, rebate application forms and rebate documentation submission forms. All rebate and incentive information is located under its own tab labeled “Rebates” as well as other tabs designated to apply and submit documentation for the rebates, and sign up for our water usage customer portal and water audit program.

<https://www.sjc.utah.gov/531/Water-Smart-SoJo>

Programs and Incentives

South Jordan City is committed to reducing water use and has made good progress in its original goal of 25% overall reduction before 2030. The City has continued to implement effective practices and will continue programs that assist the goal to conserve water. Many of the following practices address aspects of the problems previously identified and the goals listed. These practices plan to further address issues and add to the reduction of water use within the City.

Toilet Replacement Rebate Program

Since 2012 the City has implemented a toilet replacement rebate program. This program consists of reimbursing up to \$200.00 to City residents who replace toilets installed prior to 1992 with a high efficiency toilet (HET) which is 1.28 gallons per flush or less. City staff has received good response from residents regarding this rebate, which has been the most popular rebate program. For this reason, the City desires to continue this program by requesting \$14,250 in grant funds from JVVCD with the City matching 20% to further the program. Advertisement of the toilet rebate program will continue through the City's water conservation website, mailers and notes in the water bill. Information regarding this rebate will also be provided at workshops and events throughout the next fiscal year. It is expected that residents will save on average between 2-3 gallons of water per flush when high-flow toilets are replaced with a new HET. The average person flushes the toilet 5 times per day, resulting in up to 15 gallons saved per person per day. WaterSense estimates that 13,000 gallons of water will be saved annually with each inefficient toilet replaced.

Water Sense Fixture Rebate Program

Indoor fixtures such as faucets and showerheads that meet water-sense guidelines and are being installed in homes built before 2005 are a proven way to decrease indoor water use. The City will be continuing its program to offer up to

\$200 in rebates to residents that wish to update some of their high-flow fixtures with new fixtures that have the water-sense logo. On average by replacing fixtures in a home, up to 1.5 gpm can be saved every time a fixture is turned on. Replacing showerheads with WaterSense labeled models can reduce the average family's water usage by more than 2,700 gallons of water per year, equal to the amount of water needed to wash 88 loads of laundry. For this reason, the City desires to continue this program by requesting \$9,250 in grant funds from JWCDC with the City matching 20% to further the program. Additionally, replacing old and inefficient bathroom faucets and aerators with WaterSense labeled models can save the average family \$250 in water costs over the faucets' lifetime. This rebate program is advertised through the City's web site, water bill, mailers, and presented during City events.

Water Wise Plants Rebate Program

Water-wise or drought tolerant plants are plants that adjust and survive with little or no irrigation within the South Jordan climate. There are several benefits for including this type of vegetation in the design of landscapes, some of which include low water use for irrigation, less use of fertilizer, and low maintenance. Contrary to what most people think there is a variety of water-wise plants from ground cover to perennials which are great for both residential and commercial use. Therefore, the City has made an effort to promote conscious landscape design and plant selection by encouraging drought tolerant and water-wise planting. The City is allocating \$19,250 of available JWCDC grant money for the water-wise plant rebate with the City matching 20% of its own funds to further the program. Advertisement of the water-wise plant rebate program will be done through the City's water conservation web site, water bill, mailers, and presented during City events. It is anticipated that with every plant rebate, a minimum of 4,000 gallons of water per year will be saved per applicant.

Residential Drip Conversion, Weed Barrier and Rock Mulch Program

The parkstrip conversion projects that have already taken place have generated such a positive response that the City intends to continue its program to help facilitate residential conversions. The average parkstrip in South Jordan uses over 2,000 gallons of water each month if watered efficiently; comparatively a parkstrip featuring water-wise plants would use less than 500 gallons each month. Surveys of City residents showed 82% of residents would be willing to remove turf from their park strip if there was some assistance provided by the city. The City allocates JVWCD grant funds for this program, with the City receiving \$1 per sqft in return. This program consists of the following options to residents.

- 1. Drip system conversion kit:** A drip system conversion kit will be supplied to residents with all the parts necessary to convert the average parkstrip or grass area from overhead spray irrigation to a point source drip that can be used to irrigate ground cover, bushes, grasses, trees, and shrubs. The kit can be picked up at South Jordan City Public Works after scheduling an appointment with the Water Conservation Coordinator. To be eligible for the kit, residents must remove a minimum of 200 square feet of grass and replace with water wise plants. Residents are also required to agree to and sign a contract to receive the drip kit and have 90 days to install the drip system. Each kit will cost approximately \$92.
- 2. Rock mulch:** One of the most significant components of an effective water-wise landscape is the material used to cover areas with no vegetation. One of the best ground coverings for this is rock mulch; however it can be



extremely costly to residents. The City seeks to assist by providing and delivering rock mulch to its residents, when a qualifying project is being done. Residents must contact the Water Conservation Coordinator to setup a meeting for project approval. After approval of the project, a minimum of 200 square feet of grass must be removed and plants with drip irrigation must be installed before rocks will be delivered. After delivery residents will have 48 hours to move rock mulch into the designated landscape area. Each resident will need to sign and agree to the program terms and agree to share water usage data. The estimated amount of rock needed for an average project would be 5 cubic yards at a cost of approximately \$18.00 per yard.

3. **Weed barrier:** Weed barrier is preferred by a majority of residents who convert their parkstrips. Weed barrier is offered as mitigation to weeds and other roots that might still be present. The barrier is not required to be used, but only an option if the resident prefers to use it.

These provided materials in conjunction with the water wise plant rebate help further the conception of a water-wise landscape for our specific climate. Residents are able to convert their parkstrip or landscape at little to no cost to them and the water savings are tremendous for the City. The City believes that these programs have a great impact on water conservation efforts, which is why the city will continue to offer this program. It is anticipated that with every conversion, a minimum of 7,000 gallons of water annually will be saved per applicant.

HOA Water Wise Landscape Conversion

Starting rebate calendar year 2024 (April 15th-Oct 15th), the city will allow HOA's to apply for grass removal incentives through city website. HOA's that are approved through the application process will be eligible to receive assistance from the city in the form of material and a rebate for plant material. Previously, the city had not provided specific assistance to HOA's, due to funding/size amounts of projects that were brought forward. Through working with City Leadership, HOA Presidents,

Board Members, and Residents of the communities, a framework for assisting with the conversion of HOA landscaping was created.

To be eligible, HOA's must remove a minimum of 1000 sqft of currently watered, healthy/living turf grass to be eligible for assistance. Any grass that is dead, not being watered currently at time of inspection, or other landscaping is not eligible. HOA's can apply for up to 4000 sqft of removal, per year. Program will be tiered for assistance, in 1000-ft increments. Assistance will be provided in the form of material and a rebate for plants. Material includes 2" rock mulch, drip-conversion kits, and rolls of weed barrier. Plant rebate is \$300 per tier.

Implementation: For every 1000 ft of removal, the city will provide up to 9 yds of 2" rock, 1-2 drip conversion kits, 1-2 rolls of weed barrier, and 1 plant rebate (up to \$300). Maximum amount an HOA will be eligible to receive is 36 yds of rock, 4-8 dripkits, 4-8 rolls of weed barrier, and \$1200 for water-wise plants (trees are not allowed for plant rebate) per year. This amount of material will cover a majority of the 4000 ft maximum area allowed, per year. Each year the HOA can apply again to remove an additional amount, within the 1000-4000 sqft threshold. This offer is not an implied guarantee of funding, eligibility, or availability. Program could end at any time due to funding concerns, city discretion, etc. City will fund up to 4 HOA projects per year, and will be based upon date of application. Once 4 projects have been approved, new applications will be sorted by application date. In the case that more than 4 HOA's apply per year, the next calendar year, the HOA's that were not able to participate will have the first chance for approval. Any additional material that is required for project, including (but not limited to) labor, grass removal, extra parts, different material than what the city provides, will be the responsibility of the HOA.

At conclusion of project, HOA President must sign and submit forms for plant rebate, and delivery of material. Rebate check will be made out to HOA President and sent to main HOA address.

Leak Detection Program

As of May of 2025, the city has begun implementing a new system that tracks, organizes, informs and notifies residents about potential leaks on the culinary system. This system has worked very well so far and has been effective at increasing reach to our residents. The system is designed to track every continual flow for every single meter in the city and notify each account with any contact method available. So far, we have double and even tripled the amount of residents we are able to make contact with about their leaks. Once residents are notified about potential leaks, the city offers leak detection assistance. City staff schedules leak detection appointments where staff meets with residents or account holders to go over their systems and attempts to identify where the leak is coming from. In most cases, city staff can help identify the leaking pipes/areas and is able to provide instruction on best ways to get the problem fixed or resolved.

Ordinances and Standards

South Jordan City is striving to implement effective ordinances and standards for water conservation wherever possible. Jordan Valley Water Efficiency Standards were adopted by the South Jordan City council in 2021. As of this update in 2025, new construction residential and commercial properties have been implementing this new standard. Currently South Jordan City has the following ordinances and standards implemented for achieving this goal:

Water Shortage Management Plan

The South Jordan City Water Management Plan is intended to preserve and protect public health and safety during periods of drought, temporary water shortage and supply interruption. This plan is used to support current water efficient ordinances and South Jordan City's Water Conservation Plan. It is necessary for South Jordan City water users to know what action is needed to protect our water supply during times of shortages and drought. This plan outlines the needs for water conservation and when watering restrictions are needed along with how this provision will be enforced. A complete copy of this plan can be found in Appendix B.

City Code Waste Prohibited

South Jordan City code chapter 13 is detailed for the water service system parameters. Section 13.04.260 (Appendix C) outlines waste prohibited and allows City staff and City council to act in the case of excessive or irresponsible water waste. All fixtures connected to the City water system shall be required to be kept in good condition under the homeowner's expense and shall be remained closed when not in use. This code allows service interruption if a water waste event is not in accordance with this chapter.

City Code Water Efficient Landscaping

South Jordan City adopted an ordinance for water efficient landscaping on June 18, 2002. The goal of this ordinance is to provide policies for commercial, industrial, multi-family and single family residential developments. The City's ordinance is found under South Jordan City Code: Chapter 16.30 Water efficient landscaping (Appendix D). The ordinances found in Chapter 16.30 are aimed at ensuring best practices in regards to landscaping and outdoor water use.

South Jordan Municipal Code Chapter 16.30, governing new home landscaping requirements, was updated on May 4, 2021. The updated ordinance includes new water efficiency standards that affect park strip, front and side yard landscaping for new homes.

Future Conservation Practices

As South Jordan City moves towards the new regional goal of 187 gpcd, it is important that we continue our conservation efforts and focus on implementing new best practices moving forward. Some of the following plans include changing City owned parks and park strips to xeriscape, additional rebate incentive offerings, leak notification program and better education and outreach to our residents and customers. Through a dedicated effort of City Council and

staff, these efforts will be put into action over the next five years and will ensure getting the City closer to its goal of 187 gpcd by 2030.

City Landscape Change Over Projects

The city has continued to convert unused grass areas to water-wise landscaping. Since 2020, the city has converted areas such as city hall, the public works building, parkstrips along 2700 w from 9400 s to 9900 s, Ascot Downs park, baseball dug out areas, pickleball court entrances, and other areas. The city has current plans to convert the parkstrips along 10400 s, 11400 s, and Redwood rd along the areas that it maintains. The city is also looking at converting multiple other areas that would be well-suited for waterwise landscaping. These areas include and are not limited to: Station 61 landscaping, parks, city owned buildings, etc. Funding for these projects has typically been secured by methods such as ARPA funding, UtahWaterSavers commercial incentives, etc.

Additional Programs and Incentives

South Jordan City has identified an opportunity for expansion within its conservation program to add more incentives for water savings. Current incentives have been very successful and the City plans to pilot and implement the following programs over the next five years.

Pure Sojo

The city has invested in researching and advancing water Re-Use in Utah. Water is an increasingly scarce resource in Utah and the State and City are growing rapidly. It's important to investigate all options to ensure the future of our water supply. In South Jordan, we import 100% of our water because we have no local source of our own. Many cities across the nation already use recycled water, including industrial, irrigation and drinking water use. While this project and facility is for educational and demonstration purposes, this water will be tested to validate water purification goals. Families and stakeholders will be able to take tours of the

facility, learn and see how the process works, and in the future even get a chance to try the water! This facility is the first of its kind in Utah. Based on the findings of the facility, the city could potentially pursue constructing a full-scale facility that could treat water with these same methods.

Artificial Turf

South Jordan City had previously considered including artificial turf as one of the eligible materials included in the hardscape rebate. Midway through the rebate season in 2024, the city decided to add the material as one of the eligible rebate items. The rules include providing proof of purchase, a 15+ year warranty, and pictures before and after of installation. Since allowing this material, the city has seen an increase in resident satisfaction in the hardscape rebate program. The city will continue to provide this rebate.

Tankless Water Heaters and Recirculating Pumps

The city has considered adding a rebate for tankless water heaters and recirculating pumps for indoor plumbing systems. There has been a slight decrease in the effectiveness of the existing fixture rebate, and the city receives inquiries about these types of systems somewhat regularly. The city will continue to assess and determine if offering this rebate would be beneficial to residents as well as effective in reducing water use.

Leak Detection/Mitigation Program

In previous plans, the city has made it a goal to have leak detection be a top priority. Since the implementation of the AMI fixed network, the city has been regularly collecting data and using the data to build systems and a framework to create the existing leak detection program.

Implementation Summary

South Jordan City's Council and staff are committed to ensuring the outlined goals are reached and that appropriate action will be taken. It is understood that the Water Conservation Coordinator will also place a reasonable timeline for each project to insure that our goals are met within the time presented. It is also understood that through authorization of the City Council and under the guidance of the City Manager, funding will be provided for the measures provided in this plan.

It is recommended that the Water Conservation Coordinator make annual reports on the progress of the water conservation plan and the goals outlined within to the City Council. The Water Conservation Coordinator will also continue to update the plan to insure that it meets changing conditions and needs within the City. This plan will continue to be updated and resubmitted to the Utah Division of Water Resources every 5 years in perpetuity.

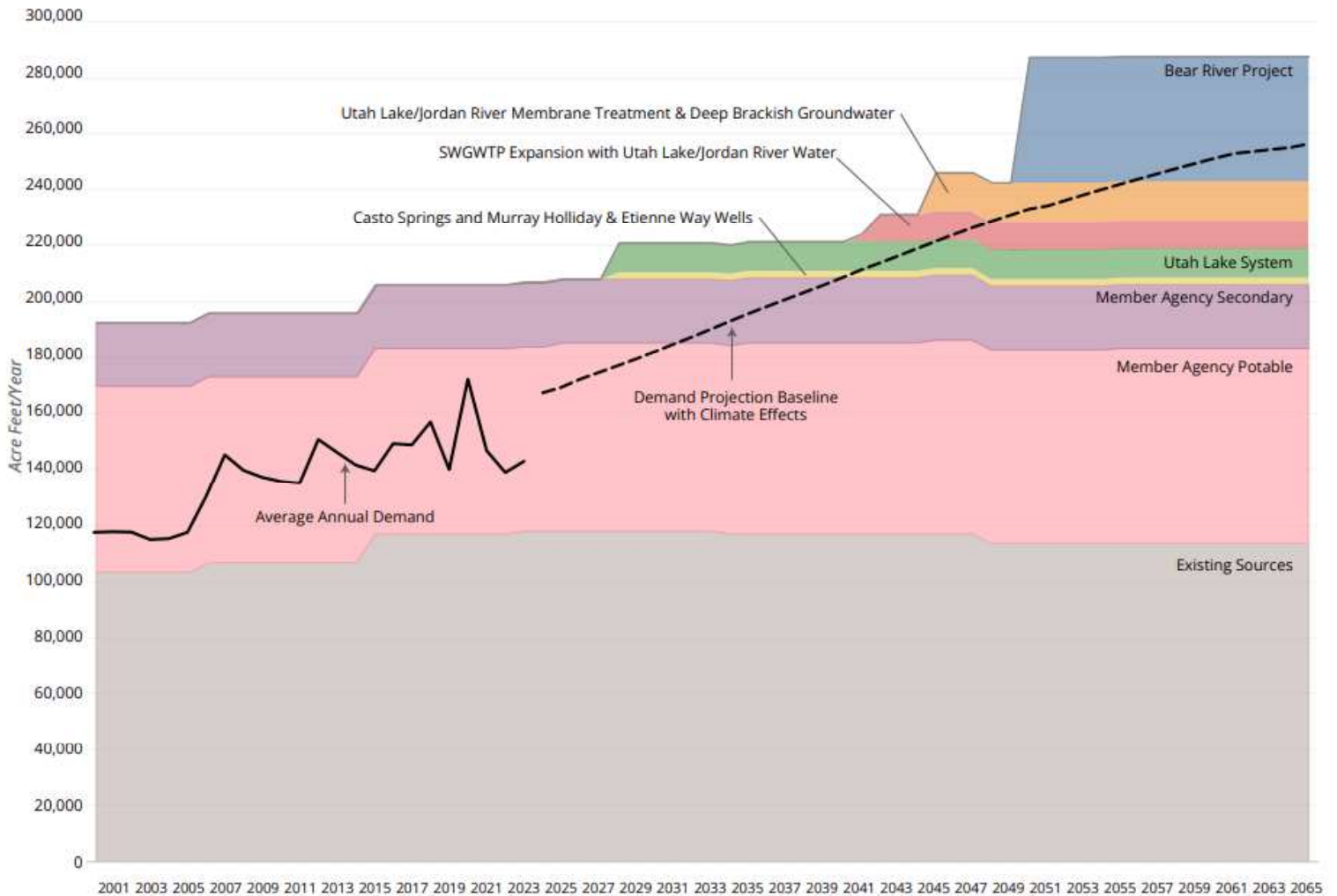
Appendix A

Jordan Valley Water Supply Data

Exhibit 5. JVVCD's Existing Water Supply

Source	Average Year Yield (AF)	Reliable Drought Year Yield (AF)
Jordanelle Reservoir (Central Utah Project)	50,000	47,360
Provo Reservoir Water Users Company Shares	40,000	27,142
<i>Deer Creek Reservoir (Provo River Project)</i>	<i>11,300</i>	<i>8,881</i>
<i>Upper Provo River Reservoirs</i>	<i>3,000</i>	<i>2,400</i>
<i>Provo River Direct Flow</i>	<i>22,200</i>	<i>11,455</i>
<i>Weber River Direct Flow and Echo Reservoir Storage</i>	<i>3,500</i>	<i>4,406</i>
Central Water Project (CWP)	11,680	10,024
West Union and West Smith Direct Flow	5,000	4,420
High Quality Groundwater	8,000	20,000
Salt Lake County Mountain Streams	2,500	1,500
Bingham Canyon Water Treatment Plant	3,500	3,500
Southwest Groundwater Plant	4,200	4,200
Total	124,880	118,146

Exhibit 5 informs JVVCD's planning activities and is not a statement of beneficial use. JVVCD's water rights and shares allow the diversion of greater capacity from many of these sources, and JVVCD makes use of that capacity when it is available through conjunctive use strategies.



In 2001, JWCDC completed construction of facilities for an artificial groundwater recharge project in the southeast area of Salt Lake valley. These facilities allow JWCDC to inject surplus supply from its distribution system into a deep principal aquifer (typically from March-May). Injected water can then be recovered by pumping wells later in the summer or in subsequent years when it is needed. While JWCDC typically injects less than 1,000 AF per year, its facilities are capable of injecting around 5,000 AF if needed.

Appendix B

South Jordan City Water Shortage Management Plan

Residential and Commercial Water Conservation Guide

What is the Water Shortage Management Plan?

The South Jordan City Water Management Plan is intended to preserve and protect the public health, safety, and welfare during periods of drought, temporary water shortage and supply interruption. This Plan is used to support current water efficient ordinances and South Jordan City’s Water Conservation Plan.

It is necessary for City water users to know what action is needed to protect the City’s water supply during times of shortage and drought. This document outlines the need for water conservation and when watering restrictions are needed, along with how the City will enforce those conservation efforts and restrictions. The City has a water purchase contract with Jordan Valley Water Conservancy District (JVWCD) for 100% of its culinary water. This Plan applies to all persons, customers, and properties utilizing culinary and secondary water provided by the City. For restrictions and use of secondary water please see the Secondary Water Shortage Management Plan.

The Water Conservation Plan and current water efficient ordinances can be found on the City’s website, www.sjc.utah.gov.

For further questions please contact the Water Conservation Coordinator at (801) 253-5230.

Authorization

The City Manager of South Jordan City, with guidance from the Public Works Director and the Water Manager, shall be authorized to enact water shortage responses in accordance with Chapter 13.04.280 of the South Jordan City Municipal Code as the conditions outlined in this Plan occur. Chain of command:

City Manager

Public Works Director

Water Manager

Water Shortage Phases

South Jordan City, together with JVWCD, carefully monitors its water supply and use. The City will use data gathered through careful monitoring to determine current drought and water conditions. Based on current levels of the water supply and current conditions, the City will coordinate with JVWCD to implement the water shortage phase for a given time frame, as outlined below.

Each phase will be enacted by the City Manager under the direction of either the Water Manager for South Jordan City or by our water supplier Jordan Valley Water Conservancy District. Once a water shortage phase is entered, the City Manager will contact the City Council and Mayor and enact the proper notification steps according to the notification plan.

Each level of water shortages has been categorized into four phases according to the water availability. Each phase is labeled and color coded to illustrate when a phase is in effect. The four phases

are as follows:

Phase I: Advisory Phase (Green)

Phase II: Moderate Water Shortage (Yellow)

Phase III: Moderate to Severe Water Shortage (Orange)

Phase IV: Severe Water Shortage (Red)

South Jordan City water users will be informed of which phase is in effect through all available sources. Each phase includes unrestricted, voluntary, and/or mandatory water conservation actions to assist in preserving the current water supply and ensure that water users have the information to mitigate further water shortages. The following section outlines each section and provides detail on required action for all phases of the management plan. Triggers for each advancing to each phase are outlined as well as intended objectives.

Actions	Phase I	Phase II	Phase III	Phase IV
Lawn Watering	Unrestricted	Voluntary	Mandatory	Mandatory
Swimming Pools	Unrestricted	Voluntary	Voluntary	Mandatory
Outdoor Fountains & Ponds	Unrestricted	Voluntary	Voluntary	Mandatory
Vehicles Washing	Unrestricted	Voluntary	Mandatory	Mandatory
Recreation Sprinklers and Outdoor Water Toys	Unrestricted	Voluntary	Mandatory	Mandatory

The following sections describe each phase including the triggers that will cause the City Manager to implement a different phase and the intended objectives of each phase.

Phase I: Advisory Phase - Unrestricted Watering Conditions

During the advisory phase, City water users are not required to make water use changes but are encouraged to take steps to conserve water. Under advisory conditions South Jordan City has determined that water supply is enough to meet demand but that the supply may not be as healthy as historic levels. Tactics used will be advertisement of rebates, incentives for grass removal and increased drought messaging. The City will continue to enforce its water waste ordinance, City Code § 13.04.260.

Trigger: Total reservoir storage is not projected to be at standard operating capacity by April 1 due to low snowpack, precipitation, and/or lack of carryover storage from the previous year. Other total reservoir storage and predicted inflows are significantly below historic levels for the specific time of year and demands may not be met.

Objective: To prepare utility providers and all other water users for future shortages thereby allowing all water users time for planning and coordination.

Phase II: Moderate Water Shortage – Voluntary Action Required

Water users may not use sprinkler irrigation on consecutive days. There must be at least one day between each cycle. Reduction of pool and Jacuzzi levels will be reduced 4” and pool covers will be used to prevent evaporation. Requests will be made to reduce water use in high use commercial properties. Previous actions such as leak detection and worsening drought messaging will be continued. Water users are asked to follow the voluntary conservation measures of this phase. However, the City will continue to enforce its water waste ordinance, City Code § 13.04.260.

Trigger: Supply levels from the advisory stage have not improved. Demand levels indicate the need for a more systematic response to manage current water supply. Water levels are at 95% of average annual supply. JVWCD requires curtailment to continue supply.

Objective: Reduce demand to meet target consumption levels achieved by voluntary conservation measures. Postpone the enactment of Phase III and more stringent action. Minimize the impact to water users while meeting the targeted water use. Maintain highest water quality through reduction of use.

Termination of Phase: The City Manager may revert to Phase I (Advisory Phase) when the conditions and triggers listed have ceased to exist for a reasonable period of time. Upon termination of Phase II the Advisory Phase becomes effective unless otherwise stated.

Requested Voluntary Measures

Lawn Watering: limit watering to three times per week during peak summer months and once per week in spring and fall months. Restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m.

Vehicle Washing: limit washing vehicles at home by instead using local efficient car wash stations.

Recreation Sprinklers and Outdoor Water Toys: limit outdoor activities that waste water.

Phase III: Moderate to Severe Water Shortage – Voluntary and Mandatory Restrictions

Water users must follow mandatory Lawn watering of 2 days per week. Hard surface washing and refilling of pools, ponds and Jacuzzis is prohibited. Mandatory water use reduction will also be issued to commercial properties such as schools, golf courses and car washes. All previously enacted water savings tactics will be continued. Demand reductions are voluntary with the exceptions of lawn watering and washing of personal vehicles. Mandatory restrictions are outlined as follows and apply to residential, commercial, and government users.

Trigger: The City Manager will enact this phase if the objectives of Phase II have not been met and additional action is needed. During this phase the specific restrictions will be determined based on season, target demand levels and other considerations including: water supply is 90% of the average supply and JVWCD is requiring curtailment to continue adequate supply, supply levels during Phase II have not improved, or demand levels require a greater need for a systematic response to manage the situation.

Objective: Achieve targeted consumption levels and goals by restricting water use. Ensure adequate water supply during the period of restriction to protect public safety. Minimize disruption to water users while meeting consumption goals and maintaining high water quality through periods of shortages.

Termination of phase: The City Manager may revert to Phase II (Moderate Water Shortage) when the Phase III conditions and triggers cease to exist for a reasonable period of time. Upon termination of Phase III, Phase II becomes effective unless otherwise stated.

Mandatory Measures

Lawn Watering: Restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m. Outdoor watering is restricted to three days each week for residential and commercial users according to street address during peak months (June, July, and August). Outdoor watering for off-peak months (May and September) is restricted to twice per week and is outlined as follows.

Peak month watering schedule (June, July, and August):

- Odd numbered addresses: Monday, Wednesday, and Friday
- Even numbered addresses: Tuesday, Thursday, and Saturday
- Spot watering on Sunday

Off-peak watering schedule (May and September):

- Odd numbered addresses: Monday and Friday
- Even numbered addresses: Tuesday and Saturday
- Spot watering on Sunday

Vehicle Washing: washing vehicles at home is restricted where water is left running; taking vehicles to a car wash is suggested. Washing vehicles at commercial car lots is restricted to once per month and at time of sale.

Recreation Sprinklers and Outdoor Water Toys: restrict outdoor activities that waste water.

Voluntary Measures

Swimming Pools: cover pools when not in use and reduce the water level in pools by four inches below spill line to prevent water loss.

Outdoor Fountains: turn off fountains that spray above the water level of the pond or fountain surface.

Phase IV: Severe Water Shortage – Mandatory Watering Restrictions

Measures in Phase IV are mandatory and the City will begin enforcement of these measures immediately following enactment of Phase IV by the City Manager. The City Manager may prohibit using water for certain non-essential uses in addition to the stated measures within Phase IV.

Triggers: The City Manager will enact Phase IV if the objectives of Phase III have not been met and additional action is needed. During this phase the City Manager will determine specific restrictions based on season, target demand levels and other considerations including: water supply is 70% of the average supply and JVVCD is requiring curtailment to continue adequate supply, supply levels during Phase III have not improved, or demand levels require a greater need for a systematic response to manage the situation.

Objective: Achieve targeted consumption levels and goals by restricting water use. Ensure adequate water supply during the period of restrictions to protect public safety. Minimize disruption to water users while meeting consumption goals and maintaining high water quality through periods of shortage. To ensure that water saving goals are met through clearly defined restrictions.

Termination of phase: The City Manager may revert to Phase III (Moderate to Severe Water Shortage) when the conditions and triggers listed have ceased to exist for a reasonable period of time. Upon termination of Phase IV, Phase III becomes effective unless otherwise stated.

Mandatory Measures

Lawn Watering: restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m. Outdoor watering is restricted to two days each week for residential and commercial users according to street address during peak months (June, July, and August). During off-peak months (May and September) outdoor watering is restricted to once per week and is defined by street address.

Peak month watering schedule (June, July, and August):

- Odd numbered addresses: Monday and Friday
- Even numbered addresses: Tuesday and Saturday
- Spot watering on Sunday

Off-peak watering schedule (May and August)

- Odd numbered addresses: Monday
- Even numbered addresses: Thursday
- Spot watering on Sunday

Swimming Pools: pools shall be covered when not in use and the water level of pool shall be four inches below the spill line. Pools are also restricted from being filled or replenished.

Outdoor Fountains: water from fountains shall not spray above a fountain or pond surface. Ponds and fountains are restricted from being filled or replenished.

Vehicle Washing: prohibited in all areas of the City except at commercial car wash stations and at commercial car dealership lots which shall only wash its vehicles once per month and at time of sale.

Recreation Sprinklers and Outdoor Water Toys: prohibited.

Secondary Water Shortage Management Plan

Residential Secondary Use and Conservation Guide

What is the Secondary Water Shortage Management Plan?

South Jordan City provides secondary water to over 3,400 residents. This plan is aimed at ensuring those who have access to secondary water are able to continue using water throughout periods of drought or water shortage.

It may be necessary for the City to ask for voluntary use curtailment or to enact mandatory use restrictions to preserve its water supply. The City's secondary water system is supplied by a series of canals that receive water from Utah Lake. Delivery of water is dependent on sufficient water supply in Utah Lake. If the Lake level drops below a pre-determined level, water will not be delivered to canals.

Secondary Water Shortage Phases

To prevent the interruption of water South Jordan City has put into place this plan with the following phases:

Phase I: Advisory Phase (Green)

Phase II: Moderate Water Shortage (Yellow)

Phase III: Severe Water Shortage (Red)

	Phase I	Phase II	Phase III
Lawn Watering	Unrestricted	Voluntary	Mandatory

Phase I: Advisory Phase – Unrestricted Watering Conditions

During the advisory phase City secondary water users are not required to change their water use but are encouraged to take steps to conserve secondary water. Under advisory conditions the City has determined that the secondary water supply is enough to meet demand but that the supply may not be as healthy as historic levels.

Trigger: Utah Lake levels may not be at normal historic levels by April 1 due to low snowpack, precipitation, and/or lack of carryover storage from the previous year. Other predicted inflows are significantly below historic levels for the specific time of year and demands may not be met.

Objective: Prepare utility providers and all other water users for future shortages thereby allowing all water users time for planning and coordination.

Phase II: Moderate Water Shortage – Voluntary Action Required

City secondary water users are asked to follow the voluntary secondary water conservation measures outlined below. However, the City will continue to enforce its current water waste ordinance, City Code § 13.08.190.

Trigger: Supply levels from the advisory stage have not improved. Demand levels indicate the need for a more systematic response to manage current water supply. Water levels are at 80% of average annual supply. Secondary water authority requires curtailment to continue supply.

Objective: Reduction of demand to meet target consumption levels is achieved by voluntary conservation measures. Postpone enactment of Phase III and more stringent restriction. Minimize the impact to water users while meeting the targeted water use.

Termination of Phase: The City Manager may revert to Phase I (Advisory Phase) when the conditions and triggers listed above have ceased to exist for a reasonable period of time. Upon termination of Phase II the Advisory Phase becomes effective unless otherwise stated.

Voluntary Measures

Lawn Watering: Restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m. Outdoor watering should be reduced to two days each week for residential users according to street address during peak months (June, July, and August). During off-peak months (May and September) outdoor watering is restricted to once per week and is defined by street address.

Peak month watering schedule (June, July, and August):

- Odd numbered addresses: Monday and Friday
- Even numbered addresses: Tuesday and Saturday
- Spot watering on Sunday

Off-peak watering schedule (May and August):

- Odd numbered addresses: Monday
- Even numbered addresses: Thursday
- Spot watering on Sunday

Phase III: Severe Water Shortage – Mandatory Watering Restrictions

Elements of Phase III will become mandatory and enforcement of these will commence immediately, at the discretion of the Water Manager and City Manager water curtailments may also be implemented for certain types of non-essential use.

Triggers: The City Manager will enact Phase III if the objectives of Phase II have not been met and additional action is needed. During this phase the City Manager will determine specific restrictions based on season, target demand levels and other considerations including: water supply is 60% of the average supply, the secondary water authority requires curtailment to continue providing adequate supply, supply levels during Phase II have not improved, or demand levels require a greater need for a systematic response to manage the situation.

Objective: Achieve targeted levels and goals by restricting outdoor water use. Ensure adequate water supply during the period of restrictions. Minimize disruption to water users while meeting consumption goals. Ensure that water saving goals are met through clearly defined restrictions.

Termination of phase: The City Manager may revert to Phase II (Moderate Water Shortage) when the conditions and triggers listed above cease to exist for a reasonable period of time. Upon termination of Phase III, Phase II becomes effective unless otherwise stated.

Mandatory Measures

Lawn Watering: Restrict watering during periods of precipitation and between the hours of 8:00 a.m. and 8:00 p.m. All outdoor watering that uses secondary water provided by the City is restricted to two days each week for residential users according to street address during peak months (June, July, and August). During off-peak months (May and September) outdoor watering is restricted to once per week and according to street address.

Peak month watering schedule (June, July, and August):

- Odd numbered addresses: Monday and Friday
- Even numbered addresses: Tuesday and Saturday
- Spot watering on Sunday

Off-peak watering schedule (May and August):

- Odd numbered addresses: Monday
- Even numbered addresses: Thursday
- Spot watering on Sunday

Culinary and Secondary Water Shortage Enforcement

South Jordan City is committed to protecting its culinary and secondary water supply and ensuring there is a continual supply of water for the future health, safety, and welfare of its citizens. Therefore the City has established an enforcement strategy that is intended to educate culinary and secondary water users about proper use of water and conservation measures. This enforcement strategy also reserves punitive action for repeat violators.

- First Violation: mailed or hand delivered notice of violation and instructions of how the violation can be corrected. Violation must be corrected within 15 days.
- Second Violation: \$100 fine assessed through the water utility bill along with a warning of subsequent fines. The violator will also be given the opportunity to attend a water conservation course provided by South Jordan City to avoid paying the \$100 fine.
- Third Violation: \$500 fine assessed through the water utility bill. If the violation continues the City shall fine \$500 every 15 days until the issue is corrected.

Public Notification and Education

Notifying and educating South Jordan City water users is imperative to the success of the Water Shortage Management Plan and the City will make every measure possible to insure residents know and understand the current restrictions. The City will use the following measures to notify and educate the public:

-Website and Social Media: the City will publish the current water use phase along with supporting information on its website www.sjc.utah.gov and the water conservation website <https://www.sjc.utah.gov/531/Water-Smart-SoJo>. Information will also be published on its official social media outlets.

-City Newsletter: the City will publish the current water use phase in the South Jordan City Newsletter and include a notice with the utility bill.

-City Marquees and Signs: the City will use its marquees and signs to publish the water use phase changes alerting water users to conservation measures, and to publish related messages throughout peak watering season.

-Direct Mail: in cases of severe water shortages, the City may use direct mail to ensure that all residents and businesses are informed of the water outlook and the restrictions instated.

Exception Protocols

Administrative exceptions of the restrictions in the Water Shortage Management Plan may be granted by the Public Works Director provided that the general intent of the Plan and its measures are met. Exceptions may also be granted if compliance is proving to cause practical difficulties and unnecessary hardship, and all reasonable options for abatement through modified water management have been exhausted. The criteria for determining hardship shall include, but are not limited to, the level of shortage and time required to achieve compliance.

Exceptions may also be issued for a time specific period and shall stipulate both short-term and long-term measures and a schedule for termination of the exception. Such exceptions may be renewed for good cause shown.

A decision to approve or deny exceptions requests will be based upon consideration of criteria including but not limited to impact on water demand, expected duration of the current water shortage, alternative water supply options available to the city, social and economic importance, purpose of water use, and the prevention of structural damage.

Appendix A: Culinary and Secondary Water Curtailment Ordinance

13.04.280: CURTAILMENT:

A. As outlined in the water shortage management plan adopted by the city council, the city manager is authorized to enact water use restrictions in times of limited water supply in accordance with the following phases:

Phase I: Advisory phase, no restrictions.

Phase II: Moderate water shortage, no restrictions, voluntary action is recommended.

Phase III: Moderate to severe water shortage, mandatory water use restriction in place for outdoor watering and vehicle washing.

Phase IV: Severe water shortage, mandatory water use restrictions in place for outdoor watering, swimming pools, outdoor fountains and ponds, vehicle washing, and recreation sprinklers and outdoor water toys.

B. It is unlawful for any person by himself or herself, family servants or agents, to violate any proclamation made by the mayor or resolution passed by the city council in pursuance of this section and if any violation thereof occurs the city will send the water account holder where the violation occurs a written notice that includes instructions for correcting the violation within fifteen (15) days of when the city mailed or hand delivered the notice to the billing address shown on said account holder's water account. If the violation continues after fifteen (15) days from when the city sent the written notice, the water account holder will be fined one hundred dollars (\$100.00) and be given a warning of subsequent fines. If the violation continues after fifteen (15) days from when the city assessed the first fine, the water account holder will then be fined five hundred dollars (\$500.00). The city may assess successive five hundred dollar (\$500.00) fines every fifteen (15) days if the violation continues. The city may waive any fine if the water account holder attends a water conservation course administered by the city. (Ord. 2015-12, 9-15-2015)

Appendix C

City Code Chapter 13 – Water Service System

13.04.260: WASTE PROHIBITED:

- A. Maintenance of Connected Facilities: All users of water service shall be required to keep their sprinklers, faucets, valves, hoses and all apparatus connected to the water system in good condition at their own expense and all waterways closed when not in use. When it shall be found that any fixture on the user's premises is broken or not in serviceable condition, the user shall be notified at once of the fact and should said user fail to remedy the defect within thirty (30) days, water service shall be discontinued until such apparatus has been inspected by the water superintendent or his or her agent and determined to be in a serviceable condition. Any deposit or prepaid charges on the account of such user shall be forfeited to the city as an inspection and handling fee. After inspection and approval of any required repairs by the public services department, service may be restored pursuant to conditions of this chapter. No charge shall be made for a billing period if water service is discontinued during every day of such billing period.
- B. Service Interruption: If the water superintendent shall determine that a user engages in practices which result in the needless waste of a significant amount of water, and continues to do so after reasonable notice to discontinue said wastefulness has been given, the city may interrupt water service for up to twenty four (24) hours per act of waste. Notice of an interruption made hereunder shall be given at least one day prior to the time at which the interruption occurs. It is a waste of water to permit water to run without making due efforts to conserve the water.
- C. City Council Action: When referred to the city council, the city council may consider discontinuing permanently the water service to a wasteful user. If the city council elects to consider the matter of discontinuance, it shall give notice to the water user of the intention to discontinue his or her water service at least seven (7) days prior to the meeting of the city council at which such discontinuance is to be considered. The notice shall inform the user of the time and place of the meeting and of the charges which led to the consideration of discontinuance. Said water user shall have opportunity to appear with or without counsel and present his or her reasons why the water service should not be discontinued. Upon hearing, the city council shall notify said user in writing of its determination and if the determination is to discontinue the user's water service, it shall notify said user of the period during which the service will remain discontinued. (Ord. 2000-28)

Appendix D

Chapter 16.30 WATER EFFICIENT LANDSCAPING

16.30.010: PURPOSE:

- A. The city council has found that: 1) water resources are limited and conservation efforts must be implemented to sustain growth, 2) much of the city culinary water resources are used for outdoor purposes, including watering landscaping, and 3) the city desires to promote the design, installation and maintenance of landscapes that are both attractive and water efficient.
- B. The city council has determined that it is in the public interest to conserve the public water resources and to promote water efficient landscaping. The purpose of this chapter is to protect and enhance the community's environmental, economic, recreational and aesthetic resources by promoting efficient use of water in the community's landscaped areas, reducing water waste and establishing a process for design, installation and maintenance of water efficient landscaping throughout the city. (Ord. 2007-01, 1-16-2007)

16.30.020: DEFINITIONS:

The following definitions shall apply to this chapter:

ADMINISTRATIVE STANDARDS: The set of rules, procedures and requirements set forth in a landscaping ordinance associated with making permit application, assembling materials for public review, meeting the requirements of the landscaping ordinance, seeking approvals, enforcement, conducting site inspections and filing reports.

BUBBLER: An irrigation head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

DRIP EMITTER: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

EVAPOTRANSPIRATION (ET): The quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time, expressed in inches per day, month or year. See also definition of Reference Evapotranspiration Rate Or ETO.

EXTRA DROUGHT TOLERANT PLANT: A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

GROUND COVER: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height not more than twelve inches (12").

HARDSCAPE: Patios, decks and paths, but does not include driveways, parking lots and sidewalks.

IRRIGATED LANDSCAPED AREA: All portions of a development site to be improved with planting and irrigation. Natural open space areas shall not be included in the irrigated landscaped area.

IRRIGATION CONTRACTOR: A person who has been certified by the Irrigation Association to install irrigation systems or as otherwise approved by the public services department.

IRRIGATION DESIGNER: A person who has been certified by the Irrigation Association to prepare irrigation system designs, or a landscape architect or as otherwise approved by the public services department.

IRRIGATION EFFICIENCY: The measurement of the amount of water beneficially applied divided by the total amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system hardware characteristics and management practices.

IRRIGATION PLAN: The plan which shows the components of the irrigation system with water meter size, backflow prevention, rain shutoff device, precipitation rates, flow rate operating pressure for each irrigation zone, and identification of all irrigation equipment.

LANDSCAPE ARCHITECT: A person who holds a certificate to practice landscape architecture in the state of Utah.

LANDSCAPE DESIGNER: A person who has been certified by the Utah Nursery and Landscape Association to prepare landscape plans or as otherwise approved by the public services department.

LANDSCAPE EDUCATION PACKAGE: A package of documents which is intended to inform and educate water users in the city about water efficient landscaping. The package includes the principles of water efficient landscape design, a listing of water conserving plants, a listing of certified landscape designers, landscape architects, certified irrigation designers, certified irrigation contractors, an information packet about various area demonstration projects, city's water rates, billing format for water use, and the economics of installing and maintaining water efficient landscaping.

LANDSCAPE IRRIGATION AUDITOR: A person who has been certified by the Irrigation Association to conduct a landscape irrigation audit or as otherwise approved by the public services department.

LANDSCAPE PLAN DOCUMENTATION PACKAGE: The preparation of graphic and written criteria, specifications and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this chapter. The landscape plan documentation package shall include a project data sheet, a planting plan, an irrigation plan, a grading plan, a soils report, a landscape water allowance and an irrigation schedule.

LANDSCAPE WATER ALLOWANCE: For design purposes, the upper limit of annual applied water for the established landscaped area. It is based upon the local reference evapotranspiration rate, the ET adjustment factor and the size of the landscaped area.

LANDSCAPED ZONE: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscaped zone can be served by one irrigation valve, or a set of valves with the same schedule.

LANDSCAPING: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, turf or ornamental grass; natural features such as rock, stone or bark chips; and structural features, including, but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences or benches.

MULCH: Any material such as bark, wood chips, rocks, stones or other similar materials left loose and applied to the soil.

NONDROUGHT TOLERANT PLANT: A plant that will require regular irrigation for adequate appearance, growth and disease resistance.

PLANTING PLAN: A plan which clearly and accurately identifies and locates new and existing trees, shrubs, ground covers, turf areas, driveways, trails, sidewalks, hardscape features and fences.

PRECIPITATION RATE: The rate at which water is applied per unit of time, usually measured in inches per hour.

RAIN SHUTOFF DEVICE: A device wired to an automatic controller that shuts off the irrigation system when it rains.

RECONSTRUCTED LANDSCAPING: Any existing approved landscaping and irrigation that is removed and replaced as part of new construction.

REFERENCE EVAPOTRANSPIRATION RATE OR ETO: The standard measurement of environmental parameters which affect the water use of plants. ETO is expressed in inches per day, month or year and is an estimate of the evapotranspiration of a large field of four (4) to five inches (5") tall, cool season grass that is well watered. The average growing season ETO for the South Jordan City area is based on the weekly calculation made by Utah State University which can be found on its internet web page. See also definition of Evapotranspiration (ET).

RUNOFF: Irrigation water that is not absorbed by the soil or landscaped area to which it is applied and which flows onto other areas.

SOILS REPORT: A report by a soils laboratory indicating soil type, soil depth, uniformity, composition, bulk density, infiltration rates, and pH for the topsoil and subsoil for a given site. The soils report also includes recommendations for soil amendments.

SPRAY SPRINKLER: An irrigation head that sprays water through a nozzle in a fixed and constant pattern.

STREAM SPRINKLER: An irrigation head (rotor or impact) that projects water in single or multiple streams.

TURF: A surface layer of earth containing mowed grass with its roots.

WASTE OF WATER: Means and includes, but is not limited to:

- A. The use of water for any purpose, including landscape irrigation, which consumes or for which is applied substantial amounts of excess water beyond the reasonable amount required by the use, whether such excess water remains on the site, evaporates, percolates underground, goes into the sewer system, or is allowed to run into the gutter or street. Every water consumer is deemed to have under his control at all times the water lines and facilities, other than water utility facilities, through which water is being supplied and used to his premises, and to know the manner and extent of his water use and excess runoff;
- B. The excessive use, loss or escape of water through breaks, leaks or malfunctions in the water user's plumbing for any period of time after such escape of water should reasonably have been discovered and corrected. It shall be presumed that a period of forty eight (48) hours after the water user discovers such break, leak or malfunction or receives notice from the city of such condition, whichever occurs first, is a reasonable time to correct such condition; and
- C. Washing sidewalks, driveways, parking areas, tennis courts or other paved areas except to alleviate immediate fire, health or safety hazards.

WATER CHECK: A water use efficiency review. See also definition of Water Use Efficiency Review.

WATER CONSERVING PLANT: A plant that can generally survive with available rainfall once established, although supplemental irrigation may be needed or desirable during the growing season.

WATER USE EFFICIENCY REVIEW: An on site survey and measurement of irrigation equipment and management efficiency, and the generation of recommendations to improve efficiency. (Ord. 2007-01, 1-16-2007)

16.30.030: COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENT:

- A. Applicability: The provisions of this section shall apply to landscaping for all new and reconstructed landscaping for public agency projects, private commercial and industrial projects, developer installed landscaping in multi-family residential projects and developer installed landscaping in single-family projects that require project review and approval by the city. Such review may include site plan review, modified conditional use permit review and building permits issued for exterior modifications to commercial and multi-family buildings. This section does not

apply to homeowner provided landscaping at single-family projects (see section [16.30.040](#) of this chapter), or registered historical sites.

B. Landscape Plan Documentation Package: A landscape plan documentation package shall be submitted to and approved by the public services department prior to the issuance of any permit or site plan approval. A copy of the approved landscape plan documentation package shall be provided to the property owner, developer or site manager and to the local retail water purveyor. The landscape plan documentation package shall be prepared by a registered landscape architect or a landscape designer. The irrigation plan shall be prepared by an irrigation designer or a landscape architect. City landscaping and irrigation standards shall be incorporated into the landscape plan documentation package. The landscape plan documentation package shall consist of the following items:

1. Project Data Sheet: The project data sheet shall contain the following:
 - a. Project name and address.
 - b. Applicant or applicant's agent name, address, phone and fax number.
 - c. Landscape designer/landscape architect's name, address, phone and fax number.
 - d. Landscape contractor's name, address, phone and fax number.
2. Planting Plan: A detailed planting plan shall be drawn at a scale that clearly identifies the following:
 - a. Location of all plant materials, a legend with botanical and common names, and size of plant materials.
 - b. Property lines and street names.
 - c. Existing and proposed buildings, walls, fences, light poles, utilities, paved areas and other site improvements.
 - d. Existing trees and plant materials to be removed or retained.
 - e. Designation of landscaped zones.
3. Irrigation Plan: A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - a. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers.
 - b. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply.
 - c. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers.

4. Grading Plan: A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:

- a. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements.
- b. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

5. Soils Report: A soils report will be required where irrigated landscaped areas consisting of grass or similar turf exceed thirty three percent (33%) of the overall landscaped area. The soils report shall describe the depth, composition and bulk density of the topsoil and subsoil at the site, and shall include recommendations for soil amendments. The planting plan shall incorporate the recommendations of the soils report into the planting specifications.

6. Landscape Water Allowance: The annual landscape water allowance shall be calculated using the following equation:

$$\text{Landscape water allowance} = \text{ETO} \times 1.0 \times 0.62 \times A$$

Where landscape water allowance is in gallons per growing season

ETO= Reference evapotranspiration rate in inches per growing season

1.0=ETO adjustment factor, one hundred percent (100%) of turf grass ETO (growing season adjustment factor)

0.62=Conversion factor, inches/year to gallons/year

A=Total irrigated landscape area in square feet

7. Irrigation Schedule: A monthly irrigation schedule shall be prepared that covers the initial ninety (90) day plant establishment period and the typical long term use period. This schedule shall consist of a table with the following information for each valve:

- a. Plant type (for example, turf, trees, low water use plants).
- b. Irrigation type (for example, sprinklers, drip, bubblers).
- c. Flow rate in gallons per minute.
- d. Precipitation rate in inches per hour (sprinklers only).
- e. Run times in minutes per day.
- f. Number of water days per week.
- g. Cycle time to avoid runoff.

C. Landscape Design Standards: The following standards shall be implemented in the design of landscaping:

1. Plant Selection: Plants selected for landscape areas shall consist of plants that are well suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. For projects located at the interface between urban areas and natural open space (nonirrigated), extra drought tolerant plants shall be selected that will blend with the native vegetation and are fire resistant or fire retardant. Plants with low fuel volume or high moisture content shall be emphasized. Plants that tend to accumulate excessive amounts of dead wood or debris shall be avoided. Areas with slopes greater than thirty percent (30%) shall be landscaped with deep rooting, water conserving plants for erosion control and soil stabilization. Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water conserving plants and/or grass.
2. Mulch: After completion of all planting, all irrigated nonturf areas shall be covered with a minimum layer of four inches (4") of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch.
3. Soil Preparation: Soil preparation shall be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per specific recommendations of the landscape designer/landscape architect based on the soils report.
4. Irrigation Design Standards:
 - a. Irrigation: Irrigation design standards for this chapter shall be as outlined in the latest version of the "Minimum Standards For Efficient Landscape Irrigation System Design And Installation" as specified in the city standard specifications. In addition, the following portions of this section shall also be applicable.
 - b. Landscape Water Meter: A water meter and backflow prevention assembly that are in compliance with state code shall be installed for landscape irrigation systems, and the landscape water meter and backflow prevention assembly shall be separate from the water meter and backflow prevention assembly installed for indoor uses. The size of the meter shall be determined based on irrigation demand.
 - c. Pressure Regulation: A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds eighty (80) pounds per square inch (psi). The pressure regulating valve shall be located between the landscape water meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for sprinklers.
 - d. Automatic Controller: All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shutoff device.
 - e. Slope Runoff: On slopes exceeding thirty percent (30%), the irrigation system shall consist of drip emitters, bubblers or sprinklers with a maximum precipitation rate of 0.85 inches per hour and adjusted sprinkler cycle to eliminate runoff.
 - f. Valves: Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and nonturf areas shall be irrigated on separate valves.

- g. Drip Emitters And Bubblers: Drip emitters or a bubbler shall be provided for each tree where practicable. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the public services department due to the limited number of trees on the project site.
- h. Sprinklers: Sprinklers shall have matched precipitation rates with each control valve circuit.
- i. Elevation Variations: Check valves shall be required where elevation differences will cause low head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure will occur within the irrigation system due to elevation differences.
- j. Drip Lines: Drip irrigation lines shall be placed underground or otherwise permanently covered, except for drip emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.
- k. Overhead Sprinklers: Irrigation zones with overhead spray or stream sprinklers shall be designed to operate between six o'clock (6:00) P.M. and ten o'clock (10:00) A.M. to reduce water loss from wind and evaporation. This would exclude drip or bubbler zones.
- l. Soils With Slow Infiltration: Program valves for multiple repeat cycles where necessary to reduce runoff, particularly slopes and soils with slow infiltration rates.

D. Plan Review, Construction Inspection And Postconstruction Monitoring: The following procedures shall be implemented in the plan review, construction inspection and postconstruction monitoring of landscaping:

1. As part of the site plan review and building permit process, a copy of the landscape plan documentation package shall be submitted to the city for review and approval before construction begins. With the landscape plan documentation package, a copy of the landscape water allowance worksheet shall be completed by a landscape designer and submitted to the city.
2. All landscape plan documentation packages submitted must be certified by a licensed landscape architect or approved landscape designer. The irrigation plan must be prepared by an approved irrigation designer or a landscape architect.
3. All landscape irrigation systems shall be installed by an irrigation contractor. The person representing the contracting firm shall be a full time employee of the firm and shall be directly involved with the project, including at least weekly site visits during construction.
4. All installers, designers and auditors shall meet state and local license, insurance and bonding requirements, and be able to show proof of such upon demand.
5. During construction, site inspection of the landscaping may be performed by the city (see section [16.30.060](#) of this chapter).
6. Following construction and prior to the release of the improvement guarantee bond posted for the project, an inspection shall be scheduled with the public services department to verify compliance with the approved landscape and irrigation plans.

7. Following construction and prior to release of the improvement guarantee bond posted for the project, a water use efficiency review will be conducted by a landscape irrigation auditor. The auditor shall be independent of the contractor, design firm and owner/developer of the project. The water performance audit will verify that the irrigation system complies with the minimum standards required by this chapter. The minimum efficiency required for the irrigation system is between fifty percent (50%) and sixty percent (60%) for distribution efficiency for all fixed spray systems and between sixty percent (60%) and seventy percent (70%) distribution efficiency for all rotor systems. The auditor shall furnish a certificate to the city, the designer, the installer and the owner/developer certifying compliance with the minimum distribution requirements, and an irrigation schedule. Compliance with this provision is required before the city will release the bond for the project. (Ord. 2007-01, 1-16-2007)

16.30.040: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT:

- A. General: The provisions of this section apply to landscaping for all new and reconstructed landscaping for single-family residential dwellings. This section does not apply to residential developments with developer installed landscaping (see section [16.30.030](#) of this chapter), or registered historical sites.

B. Provisions For New Or Reconstructed Landscapes:

1. Landscape Education Package: A copy of a landscape education package shall be given to all new single-family homeowners by the city at the time of application for a building permit and all new or modified water account owners. The landscape education package, prepared by the public services department, shall consist of the following items:
 - a. Principles of water efficient landscape design.
 - b. A listing of water conserving plants.
 - c. A listing of certified landscape designers, certified irrigation system designers and suppliers and certified landscape irrigation contractors.
 - d. An information packet about the various area demonstration gardens.
 - e. An information packet about the city water rate schedule, billing format for water use and the economics of installing and maintaining a water efficient landscape.
2. Post installation: After the landscaping has been installed, the homeowner may notify the public services department of its completion and request a listing of landscape auditors who can perform a water use efficiency review, also called a water check. The water check will determine the irrigation system efficiency, make recommendations for improvements, and provide the homeowner with an irrigation schedule.

- C. Park Strips And Other Landscaped Areas: Park strips and other landscaped areas less than eight feet (8') wide shall be landscaped with water conserving plants and/or grass. (Ord. 2007-01, 1-16-2007)

16.30.050: PROHIBITED WATERING PRACTICES:

- A. Waste Of Water: Regardless of the age of a development (commercial, industrial, office or residential), water shall be properly used. Waste of water is prohibited.
- B. Restricted Watering Time: Watering hours may be restricted by resolution of the city council as needed. (Ord. 2007-01, 1-16-2007)

16.30.060: ENFORCEMENT AND PENALTY FOR VIOLATIONS:

- A. Enforcement Authority: The city building and engineering inspectors, code enforcement officers, police officers and others designated by the city manager are authorized to enforce all provisions of this chapter.
- B. Violation of This Chapter: Any water consumer who violates any provisions of this chapter shall be issued a written notice of violation. The written notice shall be affixed to the property where the violation occurred and mailed to the consumer of record and to any other person known to the city who is responsible for the violation and its corrections. Such notice shall describe the violation and order that it be corrected, cured or abated immediately or within such specified time as the city determines is reasonable under the circumstances. Failure to receive such notice shall not invalidate further actions by the city. If the notice is not followed, the city may issue a citation for a misdemeanor infraction. If the alleged violator is convicted, the municipal court may order compliance with any of the provisions of this chapter as a condition for receiving continued water service. (Ord. 2007-01, 1-16-2007)

Appendix E

Leak Notification Door Hanger



SOUTH JORDAN
U T A H



WATER SMART SOJO
SOUTH JORDAN CITY

Check out the City's Water Customer Portal!

- Access your hourly, daily, and monthly water usage.
- Set water usage goals and receive text/email alert usage reminders.
- Compare your water usage with your neighborhood average.

Go to www.sjc.utah.gov/537/Water-Use-Portal to sign up and set your water usage goal.

Contact
801-446-HELP (4357)
Monday-Thursday 8:00 a.m. to 6:00 p.m.
Friday 8:00 a.m. to 12:00 p.m.

Water Leak Notification

Dear Resident,

Sorry that we missed you. Our water meter analytics system has detected a constant flow through your water meter and it is believed that you may have a water leak.

Please Contact the Water Dept. at 801-253-5203 ext. 2366 or by email at publicworks@sjc.utah.gov to set up an appointment for City Water Division personnel to visit your home and assist you in locating your leak. We appreciate your cooperation as this will assist in the goal to conserve our most precious resource.

Sincerely, South Jordan City

Home Address: _____

Date: _____

SOUTH JORDAN CITY COUNCIL STAFF MEMO

MEETING DATE: OCTOBER 7, 2025

FILE OVERVIEW

Item Name	Water Element, General Plan Amendment
Address	1600 West Towne Center Dr.
File Number	Resolution R2025-49
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

Utah Code [§ 10-9a-403](#) requires cities to have a water element as an integrated part of a General Plan. South Jordan's General Plan was adopted in 2020 prior to the creation of this requirement which was created in 2022. This legislation requires municipalities include this element before 2026.

South Jordan has planned for water related issues in more detail in the Drinking Water System Master Plan which utilizes the General Plan's land use designations as a basis for projecting future needs. The City also has a Water Conservation Plan, which details how consumption can be reduced to meet regional water targets. In order to meet legislative requirements, some information from these plans is now required to be included in the General Plan's water element. Staff has drafted an amendment to Chapter 7 of the General Plan to include the following:

- Update statistical information
- Identify effect of permitted development on water demand and infrastructure as per the Drinking Water Supply Master Plan
- Note methods for reducing water demand and per capita consumption for future and existing development as per the Water Conservation Plan
- Note opportunities to modify operations to eliminate or reduce conditions that waste water as per the Water Conservation Plan

Following the Planning Commission meeting, Staff received additional comments from the Utah Division of Natural Resources Water Division, which resulted in some minor modifications to the draft to include additional information from other existing plans in order to ensure legislative compliance.

Staff requests that the Planning Commission provide a positive recommendation of the item for the City Council to ensure that the City is in compliance with legislative requirements.



TIMELINE

- **September 5, 2025** City Staff discussed recommended modifications to the General Plan to include the required water element with the City Council at a study session.
- **September 9, 2025** The Planning Commission recommended approval of the item in a 6-0 vote.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item that will be decided by the City Council.

Standard of Approval:

Utah Code [§ 10-9a-403](#) requires the Planning Commission to make a recommendation for City Council. In reviewing a water element for the General Plan, the Planning Commission considered the requirements as described in [§ 10-9a-403 \(2\)\(f.\)](#)

Motion Ready:

I move that the City Council approve:

1. Resolution R2025-49, General Plan Amendment—Water Element

Alternatives:

1. Approve with conditions.
2. Denial.
3. Schedule the item for a recommendation at some future date.

SUPPORTING MATERIALS

1. Resolution R2025-49
 - a. Exhibit A, General Plan Chapter 7 How We Grow



RESOLUTION R2025 - 49

A RESOLUTION OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 7 OF THE SOUTH JORDAN GENERAL PLAN TO COMPLY WITH NEW REQUIREMENTS OF STATE LAW.

WHEREAS, pursuant to Utah Code § 10-9a-403, before the end of the year 2025 the City of South Jordan (the “City”) is required to review and approve a water element as an integrated part of the City’s General Plan; and

WHEREAS, the required water element must include specific recommendations for future water conservation; and

WHEREAS, to comply with the State Code City Staff has prepared a proposed amendment to Chapter 7 (How We Grow) of the General Plan including specific recommendations for future water conservation; and

WHEREAS, the South Jordan Planning Commission conducted a public hearing and reviewed the proposed amendment and thereafter made a recommendation to the City Council; and

WHEREAS, the City Council conducted a public hearing and reviewed the proposed amendment and finds that adopting the amended Chapter 7 of the General Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan and meet the requirements of Utah Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The City Council hereby adopts this amendment to Chapter 7 of the General Plan attached as Exhibit A, as the new Chapter 7 of the City’s General Plan.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____

Dawn R. Ramsey

Attest: _____

City Recorder

Approved as to form:

Gregory Simonsen

Gregory Simonsen (Sep 3, 2025 10:25:01 MDT)

Office of the City Attorney

Chapter 7 How We Grow

OUR VISION:

“South Jordan is a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns.”





GROWTH IN SOUTH JORDAN

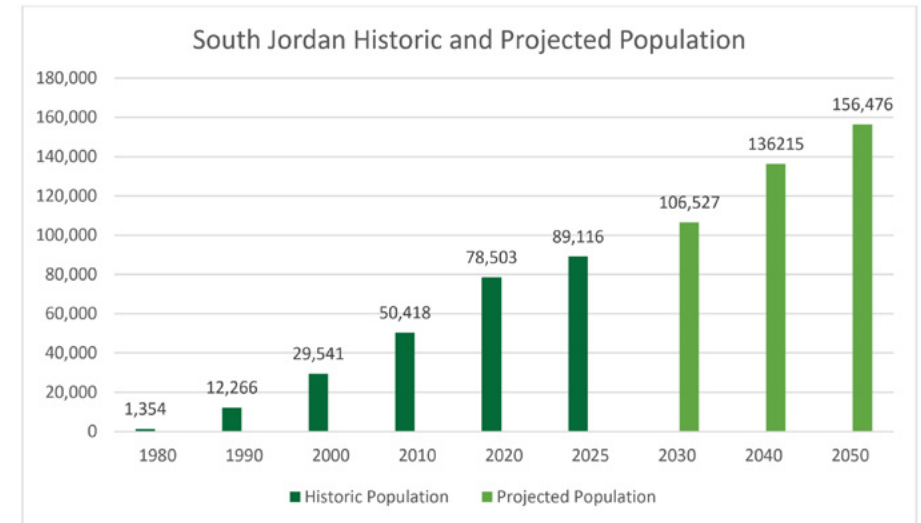
THE IMPORTANCE OF PLANNING AHEAD

As South Jordan grows and adds residents, the community needs to decide how it can accommodate and capitalize on that growth. In general, land uses and community design should be efficient and sustainable; support a multi-modal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. A general plan and future land use map are the primary tools the City uses to influence community growth. This update makes sure that those tools reflect how the community desires to grow in the future.

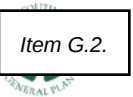
HOW WE'VE GROWN

South Jordan's population was 50,418 in 2010, according to the United States 2010 Census. In 2025, the City has a population of 89,116, marking a 77% increase over that 15 year period. This population makes up nearly 28,000 households living as of 2025. The Governor's Office of Management and Budget baseline projections did not originally anticipate South Jordan's population to be this high until almost 2030. While Utah too has had remarkable population growth statewide, the State's 27% population growth over the same time period is relatively much lower compared to South Jordan's growth rate. This fast-paced growth rate has led to several quality-of-life concerns such as the over-crowding of public schools and traffic congestion.

Using data from WFRC, Kem C. Gardner Policy Institute, and from a historical analysis of previous growth patterns within the City



performed by South Jordan City staff, it is projected that South Jordan's population will continue to grow at roughly 2.9% annually. This trend will lead to a population of 106,527 by 2030 and 156,476 by 2050. In order to compensate for this growth, the City will need to plan ahead to ensure proper infrastructure is in place in order to preserve the high quality of life that South Jordan residents are used to. Although the number of children and families has remained high as the City has grown, the greatest change in age distribution has been with residents older than 60 years. The median age from 2010 to 2025 increased from 28 to 32 years old. This indicates that South Jordan is increasing in popularity with baby boomers and retirees, but still remains overall an attractive community for young families.



LAND USE

Roughly 34% of the land in South Jordan is zoned for Low Density Single Family Residential or Rural Residential uses. The Daybreak Planned Community comprises 26% and the newly annexed area anticipated to develop as the Midas Planned Community occupies an additional 14%. This leaves 26% of the land in the City for other uses. The remaining land available for growth and redevelopment will need to be carefully planned to create a sustainable balance of commercial and residential uses.

Current national trends show that our retail and commercial experiences are changing. Since 1950, there has been a decrease in personal consumption of goods and an increase in personal consumption of services such as restaurants, entertainment, and other service/experience oriented businesses which cannot be experienced or consumed through online retailers. These services now account for about two thirds of personal consumption.

Along with residential and commercial land use, open space is extremely important to residents. South Jordan is unique in the Salt Lake Valley, it's a City with strong ties to its agricultural heritage. There are several historic and agricultural properties in South Jordan, which are highly valued by the community as open space and a key element in the "rural" or "small-town" feel that residents love. As the City works to balance future land uses with new development, these properties should be carefully considered and preserved.

THOUGHTFUL GROWTH

Water Use and Preservation

When considering the future growth of South Jordan, it is important to remember that Utah is considered a desert state. The State of Utah requires cities to include a water element into their General Plans. South Jordan has been planning for water conservation in the past through a variety of plans. These plans have been formed at a local, regional, and state levels. This Plan summarizes these efforts at a high level as required by the State of Utah. This section incorporates recommendations and best practices as recommended by the following plans:

South Jordan Plans:

- Drinking Water System Master Plan (2025)
- Water Conservation Plan (2025)

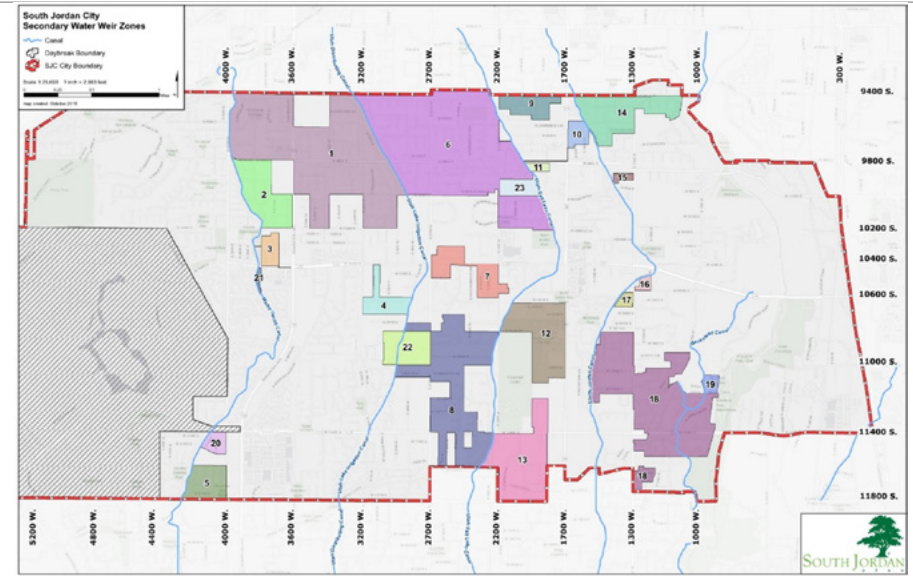
Regional and State Plans:

- [Utah Regional Water Conservation Goals Report \(2019\)](#)
- [Utah Water Resources Plan \(2021\)](#)
- [Jordan Valley Water Conservancy District Water Conservation Plan \(2024\)](#)
- [Jordan Valley Water Conservancy District Drought Contingency Plan \(2021\)](#)

Water Source

Drinking Water: South Jordan operates a public water utility that purchases 100% of its drinking water from Jordan Valley Water Conservancy District (JVWCD). It then stores and distributes this water throughout the City. JVWCD obtains its water from a variety of sources including upper Provo River reservoirs, Jordanelle Reservoir, Deer Creek Reservoir and a variety of wells in the Salt Lake Valley including several wells within South Jordan. The city maintains a drinking water source protection zones to minimize the risk of contamination to these water sources.

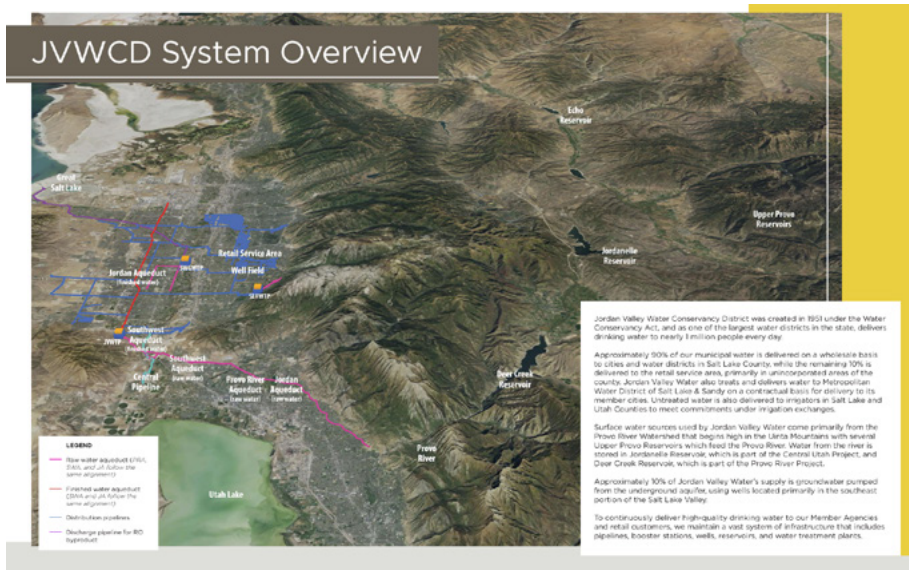
To meet future demands and not be reliant on one source of water, the City is exploring options for an alternative source of water. The City is working on a “Water Source Portfolio & Alternative Source Plan”, this plan will evaluate options of drinking water sources for the City. This includes developing a feasibility study for a direct potable reuse 3MGD plant, evaluating current City owned water sources, and options for the City sources. This water recycling would result in a reduction of future demand of water supply which would leave more water available for other customers of JVWCD or be returned to the Great Salt Lake.



Secondary Water: South Jordan owns shares in five different private canal companies including:

- Utah Lake Distributing
- Utah Salt Lake Water Users
- Welby Jacob Canal
- South Jordan Canal
- Beckstead Canal
- Daybreak Secondary Water Company

The City of South Jordan provides secondary water to a portion of the city through gravity fed and a pressurized piped system. The water is made available through four main canals that run through the city. In addition, the city also owns and maintains the Beckstead Canal which provides water to irrigate the Mulligans Golf Course. The main source of water that feeds the four canals comes from Utah Lake. The quality and availability of secondary water fluctuates with weather or other factors controlled by each respective canal company. Generally the startup/shutdown of the canals is typically April 15 to October 15.



Water and Land Use

Slower growth and redevelopment are anticipated to happen the eastern half of South Jordan since it is largely built out with stable neighborhoods. The majority of current and anticipated growth is occurring in large planned communities in the western portion of the City. The Drinking Water System Master Plan does look at how these land uses and where this growth is occurring will impact water needs in the future. For safety of the drinking water system, this plan is not publicly available; however, key data about future water needs from this plan is summarized below.

In the Drinking Water Master Plan, the future drinking water demands are shown as equivalent residential connections (ERCs). One ERC is defined as the demand a typical single family residence places on the system. Nonresidential connections are typically converted to ERCs for planning purposes. It is expected that at build out, South Jordan will have 28,868 additional ERCs for a total of 60,556 ERCs. Future demand has been calculated by applying the future land use patterns of this Plan to the typical demand for various development types. The following chart shows the anticipated unit densities and unit demands for each land use classification. With these calculations, it is projected that the total future water demand is 38,308 acre feet in an average year upon buildout.

Planned Land Use Densities and Water Demand		
Land Use Class	Unit Density ¹ (ERC/Acre)	Unit Demand ¹ (gpm/Acre)
Agricultural Preservation	3	4.17
Economic Center	3.3-5.5	4.6
Economic Infill Opportunity	3.3-5.5	4.6
Historic	4	5.6
Industrial	3.3-5.5	4.6
Mixed Use Opportunity	3.2-5.4	4.5
Mixed Use TOD	6.5-10.8	9
Natural Area	0	0
Open Space	1.9-3.2	2.67
Public	3.3-5.5	4.6
Residential Development Opportunity	4	3.3-5.6
Stable Neighborhood	No additional growth ²	No additional growth ²
Midas Planned Community	5	4.1

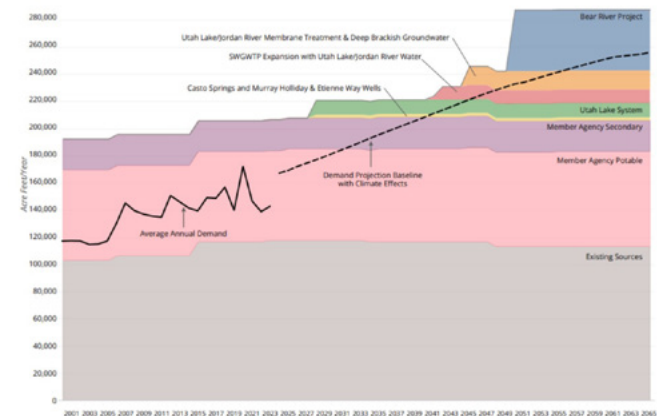
1- Due to varying levels of service requirements across the City, a range of unit densities and unit demands were used to estimate demand requirements in land use classifications

2- The General Plan dictates that Stable Neighborhood areas are mostly built out and are not likely to change or redevelop.

The City currently contracts water as needed with JVWCD. Continued partnership with JVWCD and Rio Tinto (who currently owns the future Midas planned community development) will ensure that projected future needs will be met. JVWCD in particular has plans to increase access to additional supply via the Bear River and anticipates it will be able to meet projected demand.

The majority of new demand is in the western part of the city, which will require significant infrastructure improvements to service the new development and its anticipated densities. South Jordan's Water Plan estimates that storage capacity will need to be increased by approximately 32% to accommodate the planned densities and land uses at buildout. Additional improvements in supply lines will also be required, but will primarily be constructed as development occurs. Planned capital improvements focus on upgrading aging water lines in older parts of the City and increasing storage capacity. The Drinking Water System Master Plan identifies projected costs and a number of possible funding strategies for such improvements including general obligation bonds, revenue bonds, state and federal grants, as well as impact fees. Improvements will generally take a combination of funding sources to be fully funded. Additionally the Drinking Water System Master Plan recommends that water use fees be evaluated periodically to ensure that rates cover the cost of regular water delivery and maintenance so additional revenue sources are not needed in the future.

JVWCD Projected Water Sources and Demand



Water Conservation

The City maintains a water conservation plan that is regularly updated. It discusses current and future water conservation practices, goals, and implementation. South Jordan has made significant changes and efforts to conserve water in the last decade, however even with these improvements, future water needs will require additional water conservation. Conservation efforts identified in the Water Conservation Plan include the following strategies:

- **Water Loss Control:** Updating and maintaining infrastructure to reduce leaks, an FTE to monitor leak activity through analytics & notify residents of leaks, and unaccounted water tracking.
- **Reducing water use:** Meeting regional reduction goals of usage of 187 gallons per capita per day (gpcd) by 2030. (2024 had an average of 251.07 gpcd)
- **Continued changeover of unused grass areas on City owned landscaped areas to more water efficient landscaping.**
- **Continued conservation education and programs:** Educating water users about effective conservation strategies and incentivizing conservation by making changes to landscaping, fixtures, and other water wasting infrastructure.
- **Encouraging water re-use.**

Water Ordinances

South Jordan has made significant progress in recent years to help development conserve water and align the City's ordinances with JVWCD's recommended standards. These changes include the following:

- Prohibiting the use of turf in areas less than 8' wide such as park strips
- Limiting residential uses to a maximum turf area of 35% in front yards
- Prohibiting commercial development from installing turf unless it is an active recreation area
- Regulations for drip irrigation
- Promotion of "localscapes" which encourage healthy, drought tolerant trees, and water efficient features.

As water conservation best practices continue to evolve, additional changes to the development code could be needed to remain in conformance with JVWCD recommended standards, however, the City is currently up to date on recommended ordinances. Additional improvements could be considered in the future to limit water evaporative features such as pools and ponds, reduce yard waste, address artificial turf, and encourage planting of drought tolerant tree species.

Air Quality

Alongside water-usage, air quality is among the top concerns related to sustainable and thoughtful growth in the Salt Lake Valley. Salt Lake County essentially exists in a geographic bowl, surrounded by mountains with development in the valley. This causes natural winter weather conditions to "trap" pollution in the valley until a rain or snow storm comes through. This unavoidable phenomenon is a primary factor of the valley's seasonal air quality, which is often deemed hazardous to breathe and can even lead to "indoor recess days" in local schools. Summer weather also can bring bad air quality with risk of high ozone levels, wild fire smoke, or dust storms after prolonged periods of seasonal dryness.

Although we cannot control many of these external factors in air quality, we can take steps to reduce emissions such as offering public transportation options, educating the public of the benefits of shorter and fewer vehicular trips, and taking steps to reduce traffic congestion.

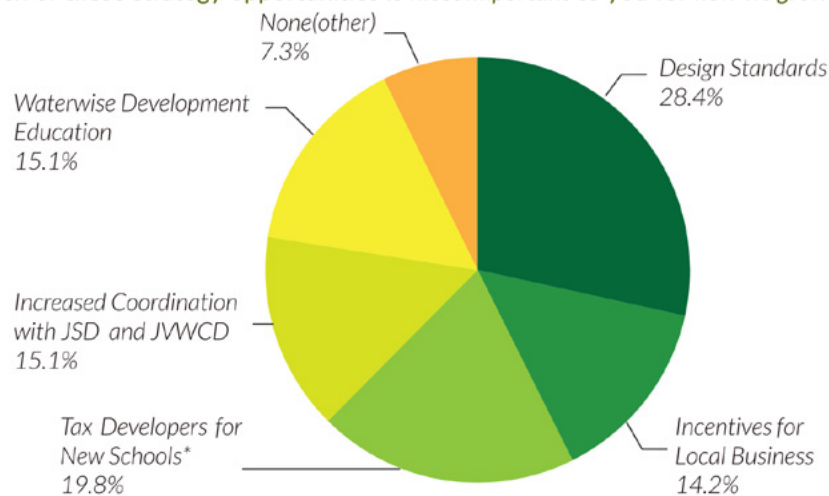


THE FUTURE OF GROWTH

During public outreach, it became apparent that residents want new development to be well thought out, cohesive, and sustainable for the local desert climate. Some of the most common ideas and themes that came out of public engagement were design standards to promote cohesive development, incentives to local businesses, a tax for new developers to go towards funding new schools, increased coordination with Jordan School District (JSD) and Jordan Valley Water Conservancy District (JVWCD), and Water-wise development standards and “localscapes” education.

When asked which of these growth strategies were most important to residents, answers were split fairly evenly, though the most popular was the creation of development standards for cohesive development. This is a perceived problem in many parts of the valley, many people are worried that new development is taking place without consideration for the design or uses surrounding. The creation of development standards for a City as large as South Jordan would likely focus on major areas for development such as the City Center, SoDa Row, the District, and others. While this was the most popular answer, many of these opportunities received support and will be addressed in this plan.

Which of these strategy opportunities is most important to you for how we grow:



*Not currently allowed in the State of Utah

Looking to the future...

***How can we pro-actively address the needs of our changing population?
Where and how should we grow?***

Accommodating as many as 67,000 new residents by 2050 will require careful consideration and planning about where and how future growth occurs. Future growth will likely continue to occur on the west side of the City primarily in planned communities that are still being built out or have yet to be constructed. That said, there are pockets of undeveloped land and redevelopment opportunities throughout the rest of the City as identified in the framework map to follow.

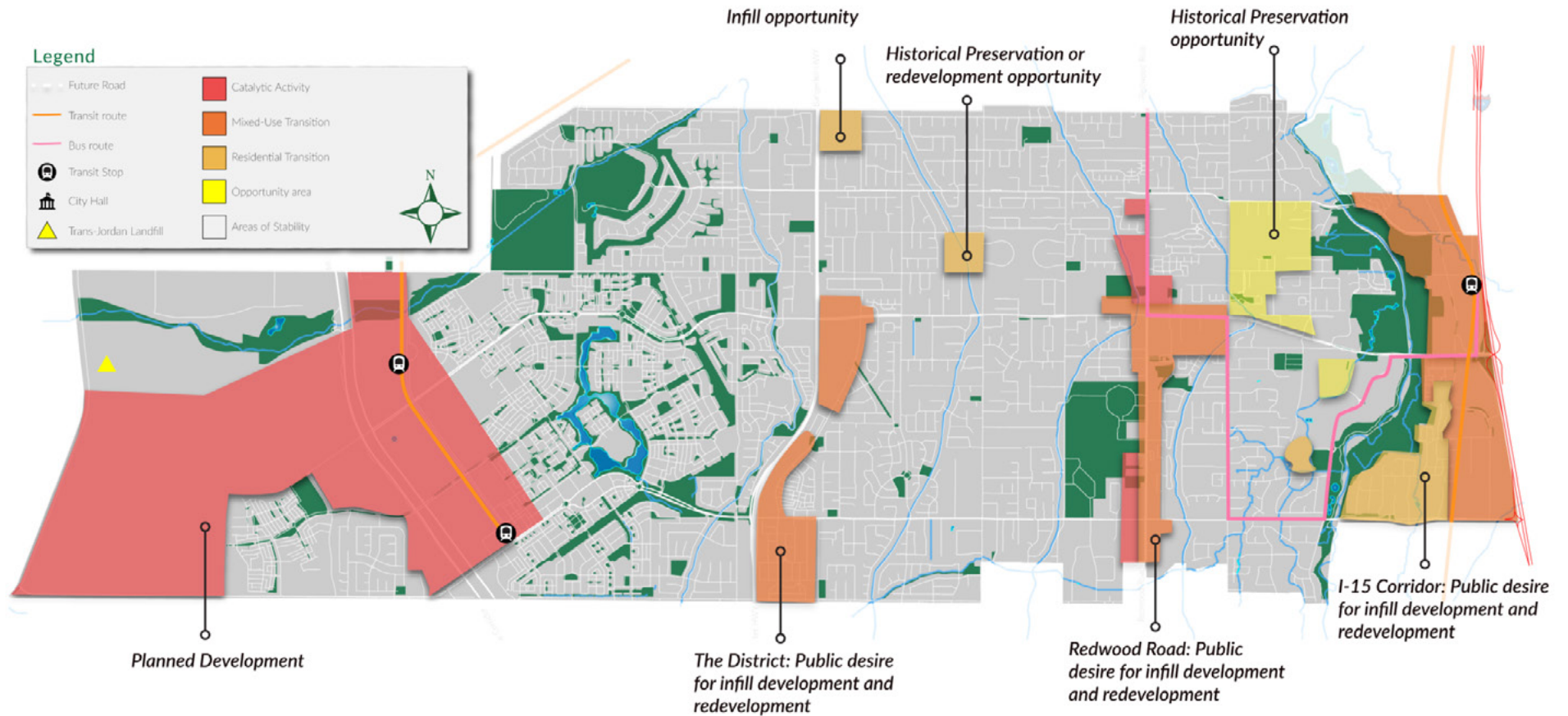
Moving forward, South Jordan should consider the following questions:

- Are there properties that are currently underutilized that can be reused (e.g., large parking lots, strip malls, aging buildings) in the City?
- Are there areas where a broader mix of land uses should be encouraged?
- What types of services will be required to meet the needs of our population over time?
- How can future investments in transportation and other infrastructure help improve connectivity and access for all segments of the population?

FRAMEWORK FOR HOW WE GROW

As South Jordan grows, there are certain areas that are more likely to change than others. In fact, it's anticipated that a large portion of the City will remain the same, with little change.

The Map below depicts areas that are likely to change. Catalytic activity indicates an area that will change entirely, Mixed Use Transition areas will likely have a mix of additional land uses and existing, Residential Transition Areas are anticipated to change slightly in character, but not use, and Opportunity areas are not likely to change in character, but there is an opportunity to enhance the way the area is used.



HOW WE GROW: GOALS AND STRATEGIES

The goals and strategies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

The Vision For How We Grow *"A healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns."*



GROW GOAL 1: Encourage redevelopment and expansion of well-designed commercial spaces to meet the service needs of the projected growth in population

- GrG1.1. Review the City's zoning map alongside the Future Land Use Map to ensure the accommodation of appropriate commercial development that is compatible with surrounding uses
- GrG1.2. Update commercial design standards in the zoning and subdivision code to align with development trends

GROW GOAL 2: Increase coordination with Jordan School District and Jordan Valley Water Conservancy

- District GrG2.1. Strengthen existing relationship with Jordan School District (JSD) by formalizing regular coordination meetings to discuss future housing development and access to education for new residents
- GrG2.2. Strengthen existing relationship with the Jordan Valley Water Conservancy District (JVWCD) by formalizing regular coordination meetings to ensure adequate infrastructure for future growth
- GrG2.3. Develop a program to host annual public open houses with surrounding municipalities, JVWCD, and JSD to allow residents to learn about the process and plans for new development



GROW GOAL 3: Promote energy efficient elements in new and existing development

- GrG3.1. Encourage residential and commercial energy efficiency, (i.e., energy star appliances and energy systems, programmable thermostats, energy saving lighting, insulation techniques)
- GrG3.2. Promote and incentivize energy efficient building construction and LEED (Leadership in Energy and Environmental Design) certifications for commercial, industrial, and major residential projects, i.e. additional building height for green roofs, building permit and/or impact fee reductions
- GrG3.3. Set the example for implementation of “green” building methods and LEED certification by considering such elements in new City buildings and in retrofitting existing buildings and facilities
- GrG3.4. Help minimize the urban heat island effect by encouraging lighter color building materials for roof-tops, parking lots, roadways, pathways, planting trees that provide shade, etc.
- GrG3.5. Encourage mixed-use zoning districts in appropriate areas of the City, designed with a mix of goods and services to reduce vehicle trips and to improve air quality, walkability and resident convenience
- GrG3.6. Encourage new and infill development sites to include electric vehicle charging stations

GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment
- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

GROW GOAL 5: Reduce waste and excessive water use within the City

- GrG5.1. Explore the possibility of supplying and promoting recycle stations throughout the City to allow for the opportunity to recycle materials that are no longer accepted through private services
- GrG5.2. Encourage water saving techniques (drip irrigation, rain water harvesting, water recycling, installing low-flow fixtures)
- GrG5.3. Implement rain gardens and other storm water collection and retention systems
- GrG5.4. Continue to develop and implement Low Impact Development (LID) standards to improve soil permeability and to avoid costly storm drainage systems
- GrG5.5. Develop and implement a water meter replacement initiative for both commercial and residential
- GrG5.6. Maintain an updated storm water infrastructure management plan
- GrG5.7. Maintain and implement the Drinking Water Master Plan and the Water Conservation Plan to help meet regional conservation goals including:
 - Support development in accordance with planned land uses and expected water demand
 - Continue water conservations programs including leak detection and mitigation, Pure Sojo, and rebate/incentives to make water conservation changes to existing development
 - Assess and modify ordinances as needed to meet regional water conservation goals for new development
 - Continue landscape changeovers on City owned properties to conserve water

GROW GOAL 6: Preserve desirable open space and natural open space areas within the City

- GrG6.1. Continue efforts to maintain and enhance Jordan River wetland habitats through public ownership, private donation and dedication, federal regulation, and conservation easements
- GrG6.2. Coordinate efforts with Salt Lake County and adjoining communities to implement Plan Elements of the Blue Print Jordan River Plan and to protect the corridor as natural open space
- GrG6.3. Discourage development in the Jordan River corridor, except for a limited recreational/commercial focus south of 10600 South that is compatible with the goals of the Blue Print Jordan River Plan and that provides needed services for the Jordan River Parkway trail users
- GrG6.4. Investigate possible areas within the City where existing farmland, or other significant open space, can be protected in order to help preserve rural lifestyle, promote a “historic village” look, and/or protect historic properties
- GrG6.5. Create and adopt a Rural Open Space Conservation Development (ROCD) floating zone for possible preservation of rural and/or historic properties
- GrG6.6. Continue to identify priority properties to preserve for natural open space and existing habitat protection
- GrG6.7. Include a provision for a high percentage of open space by clustering residential

GROW GOAL 7: Address natural hazards in land use and development plans

- GrG7.1. Continue to limit development along known fault lines, high liquefaction areas, flood plains, and other natural hazard areas, unless appropriate mitigation measures can be implemented and require adequate review and mitigation of natural hazards as part of the development review process
- GrG7.2. Require proper site and building construction mitigation in natural hazard areas
- GrG7.3. Require adequate notice of hazards to public, i.e. public notification, document recordation, subdivision plat and site plan notations

GROW GOAL 8: Preserve South Jordan’s historical and agricultural properties

- GrG8.1. Pursue grant funding for preservation of agricultural and historical properties including conservation easements
- GrG8.2. Consider agricultural and open space preservation techniques such as Transfer of Development Rights (TDR) programs

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: OCTOBER 7, 2025

FILE OVERVIEW

Item Name	Legislative Updates Zoning Code Text Amendment
Address	1600 W. Towne Center Drive, South Jordan, UT 84095
File Number	PLZTA202500173 Ordinance 2025-16
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

The proposed text amendments modify the zoning code to ensure compliance with changes in state legislation. The following chapters have modifications proposed:

- [§17.18 Uses](#)
- [§17.30 Agriculture Zone \(A\)](#)
- [§17.40 Residential Zones \(R\)](#)
- [§17.54 Redwood Road Mixed Use Zone \(M-U\)](#)
- [§17.72 Planned Community Zone \(P-C\)](#)

The proposed changes clarify the process around determining new and unlisted uses as described in [S.B. 179](#), complying with changes in state parking requirements for owner occupied affordable single family homes as described in [S.B. 181](#), and clarifications in organization for consistency.

TIMELINE

- **September 5, 2025** City Staff discussed recommended zoning code modifications per the 2025 legislative session with the City Council at a study session.
- **August 26, 2025** The Planning Commission recommended approval of the item in a 4-0 vote.

REPORT ANALYSIS

Application Summary: The proposed changes to the zoning code are intended to address changes in state legislation made in the 2025 legislative session.

S.B. 179 establishes new requirements around how municipalities determine use classification and regulate new and unlisted uses. The legislation changes require the following:

- Municipalities must establish a formal process for applicants to request a determination of use for a use that is not explicitly included in the zoning code.
- Municipalities must establish a formal process for applicants to request a new use be added to the zoning code.
- Municipalities must establish maximum timelines for making use determinations and adding new uses.

In order to address these changes, the proposed zoning code text amendment modifies **§17.18 Uses** as follows:

- Clarifies the processes for determining an unlisted use is via a zoning compliance letter where the Planning Director can clarify if an unlisted use can be classified under an existing similar use in the zoning code. The maximum allowed time is 30 days from receipt of the request. The appeal for use determination decisions are heard by the Appeal Hearing Officer.
- Clarifies the process for requesting a new use that is not classified under the existing uses table is to request a zoning code text amendment that is ultimately approved by the City Council. The maximum allowed time is 90 days from receipt of the request to final action on the item.

The proposed amendments also modifies **§17.72 Planned Community Zone (P-C)** to make a required reference to those clarified processes in §17.18.

The proposed amendment also relocates the uses from the **§17.54 Redwood Road Mixed Use Zone (M-U)** to the uses in §17.18. This administrative change will align the uses in the M-U zones into the same table and align use language with all the other zoning districts. This will aid in administration of the code in a more uniform way.

S.B. 181 establishes new requirements around parking requirements in residential developments. The legislation requires the following:

- The maximum parking size for enclosed or covered spaces is 10' x 20'
- The maximum parking size for uncovered parking is 9' x 20'
- Single-family developments that are owner occupied and affordable (80% AMI) cannot be required a garage, but can still be required off street parking
- Tandem parking cannot be prohibited from counting toward parking minimums

To accommodate these new requirements the proposed amendment modifies the following:

- [§17.30 Agriculture Zone \(A\)](#) and [§17.40 Residential Zones \(R\)](#) include changes to modify the required parking size for enclosed spaces and exempts owner occupied affordable single family dwelling from the garage requirement.
- [§17.54 Redwood Road Mixed Use Zone \(M-U\)](#) includes changes the required parking size for enclosed spaces and exempts owner occupied affordable single family dwelling from the garage requirement. Additionally changes to architectural standards to comply with a previous legislative update ([2021 H.B. 1003](#)) around minimum size for single-family dwelling and other architectural regulation prohibitions for single-family such as garage location and building materials restrictions. Other zones have already been updated to accommodate 2021 H.B. 1003.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The proposed ordinance is in conformance with the following goals and strategies from the general plan:

- LIVE GOAL 1: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate income households within the City

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

- The proposed modifications will help South Jordan's zoning code more closely align with Utah legislative requirements
- The proposed modifications are not major changes from existing policy and procedure, but does provide additional clarity to the zoning code.

Conclusions:

- The application is in conformance with the General Plan and the City's Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the ordinance based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item that should consider prior adopted policies, especially the General Plan.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the City Council approve:

1. Ordinance 2025-16 Legislative and Technical edits to the Zoning and Development Code Text Amendments (Uses, Agriculture Zones, Residential Zones, Redwood Road Mixed Use Zone, Planned Community Zone)

Alternatives:

1. Approve with modifications
2. Deny the ordinance
3. Schedule the item for a decision at some future date

SUPPORTING MATERIALS

1. Ordinance 2025-16
 - a. Exhibit A, Uses
 - b. Exhibit B, Agricultural Zones
 - c. Exhibit C, Residential Zones
 - d. Exhibit D, Redwood Road Mixed Use Zones
 - e. Exhibit E, Planned Community Zone

ORDINANCE NO. 2025 - 16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 17.18 (USES), 17.30 (AGRICULTURAL ZONES), 17.40 (RESIDENTIAL ZONES), 17.54 (REDWOOD ROAD MIXED USE ZONES), 17.72 (PLANNED COMMUNITY ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to comply with changes in State of Utah legislation; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, Exhibit B, Exhibit C, Exhibit D and Exhibit E**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A**, will enhance the public health, safety and welfare and will improve outdoor landscaping in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Section 17.18 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 17.30 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 3. Amendment. Section 17.40 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit C**, is hereby amended.

SECTION 4. Amendment. Section 17.54 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit D**, is hereby amended.

SECTION 5. Amendment. Section 17.72 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit E**, is hereby amended.

SECTION 6. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 7. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Aug 20, 2025 14:58:44 MDT)

Office of the City Attorney

Chapter 17.18 USES**17.18.010 PURPOSE**

In order to implement the purposes and provisions of this title, this chapter is adopted to identify allowed uses, permitted and conditional, of zoning districts established within the City per chapter 17.20, "Zone Establishment", of this title and consolidate regulations pertaining to allowed uses. This chapter shall only apply to the zones listed in the allowed uses table in subsection 17.18.020C of this chapter.

17.18.020 ALLOWED USES

- A. Regulations: Development or use of a property for primary uses not specifically allowed in the table in subsection C of this section or approved by the provisions of this chapter and this Code are prohibited, except as otherwise determined by the Planning Director according to subsection 17.18.030.010B of this chapter. Regardless of whether a primary use is allowed as a permitted or conditional use, the regulations of this title shall apply. Allowed uses shall be identified in the allowed uses table in subsection C of this section with a "P" for a permitted use and a "C" for a conditional use.
- B. Classifications: The classification of uses as agricultural, residential, public, commercial, and industrial, and associated grouping within each category, is for organizational and reference purposes.
- C. Allowed Uses Table:

Key:

P = Permitted

C = Conditional

		Zones																			
Category	Uses	A-1, A-5	BH-MU	C-C	C-F	C-I	C-N	I-F	MU-TC, MU-	P-O	R-1.8	R-2.5 R-3 R-4 R-	R-M	<u>MU-NGATE</u>	<u>MU-R&D</u>	<u>MU-CITY</u>	<u>MU-HIST</u>	<u>MU-COMM</u>	<u>MU-SOUTH</u>	<u>MU-SGATE</u>	<u>P-C (See 17.72)</u>
Agricultural	Animal husbandry	P																			
	Horticulture	P																			
	Plant nursery	C	C	C	C						C										
	Public agricultural facility	C									C										
Residential:																					
Group living	Community residential facility		C							C			C			* C					
	Dormitory																				
	Institutional facility																				
Household	Live-work		C																		
	Multi-family																				
	Neighborhood residential facility	P									P	P	P								
	Single-family, attached												P	P	* C						

	Single-family, detached	P									P	P	P	<u>P</u>	<u>C</u> *						
Public:																					
Civic and community	Cemetery																				
	Community services	C	C	C	P	P	C	P	C	C	C	C	C	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Public safety	C	C	C	C	C	C	C	C	C	C	C	C	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Religious assembly and worship	C	C	C	C	C	C	C	C	C	C	C	C	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Education	Elementary/secondary education	C	C	C	C				P	C	C	C	C	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	University/college		C	C	C			C	P	C				<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Vocational/professional		C	C	C			C	P	C				<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Open space														<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Natural open space													<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Park open space		C						C					<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Utility and communication	Energy conversion	C				C		C													
	Telecommunication facility	C		C	C	C	C	C		C	C	C	C	<u>C</u>							
	Utility services	P		P	P	P	P	P		P	P	P	P	<u>C</u>							
Commercial :																					
Services																					
	Animal services			C	C	C	C														
	Business support		P	C	P	P		P	P	P				<u>C</u>		<u>P</u>	<u>C</u>		<u>C</u>		
	Daycare	P	P	P	P		P	P	P	C	P	P	P	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	
	Financial institution		P	P	P		C	P	P	P						<u>C</u>			<u>C</u>		
	Hospital		C		C					C											
	Light service and repair		C	C	C	P	C	P								<u>C</u>					
	Lodging		P	C	P		C	P	P	C						<u>C</u>	<u>P</u>		<u>C</u>		
	Medical/dental office or clinic		P	P	P		P	P	P	P				<u>C</u>		<u>P</u>					

	Mortuary/funeral home			C					P												
	Office		P	P	P		P	P	P	P				<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Personal services		P	P	P		P	P	P	P						<u>P</u>		<u>C</u>	<u>P</u>		
	Professional services			P	P		P	P	P	P				<u>C</u>		<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Restaurant		P	P	P		P	P	P	P						<u>C</u>	<u>P</u>		<u>P</u>		
	Self-storage			C	C	C				C						<u>C</u> *			<u>C</u> *		
	Vehicle repair					C		C								<u>C</u> *			<u>C</u> *		
	Vehicle services		C	C	C	P		P	C							<u>C</u> *			<u>C</u> *		
Recreation and assembly	Arts and recreation		P	P	P	P		P	P	P						<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>		
	Convention/reception center			C	C			C	C	C											
	Instruction and training			P	C	P	P	P		C						<u>C</u>			<u>C</u>		
	Outdoor recreation		C	C	C			C								<u>C</u>			<u>C</u>		
	Stadium/ theater/ auditorium		C	C	C			C	C							<u>C</u>			<u>C</u>		
Retail	Gas station		C	C	C	C	C	C	C							<u>C</u>					
	General retail		P	P	P	P	P	P	P							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
	Kiosk, freestanding		P	C	C					P						<u>C</u>					
	Shopping center/department store		P	C	C			C	P							<u>P</u>		<u>P</u>	<u>P</u>		
	Vehicle sales and rental		C		C			C													
Industrial:																					
Manufacturing and production	Assembly					P		P													
	Fabrication					C		C													
	Manufacturing					C		C													
	Mining																				

Sales and service	Commercial service and repair					C		C													
	Food and drink preparation					C		C													
	Heavy equipment sales and rental					C		C													
	Office /warehouse flexible space					P		P							<u>C</u>						
	Research and development					P		P		C					<u>P</u>						
	Storage yards					C															
	Wholesale and warehouse					P		P													
Transportation	Aircraft transportation																				
	Parking facility									C											
	Passenger terminal/station			C	C	C		C	C	C											
	Railroad facility					C															
Waste	Refuse																				
	Salvage					C		C													

***See zoning district for limitations on use**

17.18.030 USE REGULATIONS

17.18.030.010 General Use Regulations

- A. Uses may be conducted within the City only in accordance with the regulations of this title, including, but not limited to, the use regulations of this chapter, chapter 17.04, "General And Supplementary Provisions", of this title, and the zone specific use regulations listed in the applicable zone ordinance of this title. A conditional use permit, where required, must be obtained prior to the establishment of the use.
- B. The Planning Director may provide interpretation of the provisions of this chapter to clarify words or phrases not otherwise defined, provide additional clarity necessary to apply provisions to specific cases, resolve the applicability of conflicting provisions, ~~determine the applicability of provisions to uses not expressly listed in the table in subsection 17.18.020C of this chapter or determine and impose limitations on accessory uses not otherwise identified.~~ If the Planning Director is unable to interpret the provision in question, a zone text amendment may be processed in order to clarify the zoning regulations.

C. Classification Requests. To determine the applicability of provisions to uses not expressly listed in the table in subsection 17.18.020(C) of this chapter, an applicant may submit a zoning compliance letter application to the planning department for a classification of the use. If a use is determined to be aligned with existing uses, the use may be regulated under the existing code. The Planning Director shall make a determination on the classification of a proposed use in accordance to the following criteria:

1. Said interpretation shall consider the goals of the general plan, the purpose and intent of the zoning district involved, the character (e.g., scale, impacts, activities, materials, and building types) of allowed uses identified in the zoning district involved, the character of a proposed use, and the potential to generate negative impacts on surrounding properties.
2. The Planning Director shall issue a written decision **of the classification** within thirty (30) days of a request for interpretation **receipt of submittal of the zoning compliance letter application.**
3. The Planning Director shall maintain all written decisions and uniformly apply those decisions.
4. **An applicant may appeal to the classification determination by filing an appeal application with the Appeal Hearing Officer in accordance with the appeal process as described in section 17.16.020.020 f this Code.**

D. New and Unlisted Uses.

4. **If a use is determined not to align with existing uses, it shall be considered as a new or unlisted use. New or unlisted uses shall require a zoning code text amendment to provide the following:**
 - a. **A classification category for the use.**
 - b. **A definition of use.**
 - c. **Identify if the use is allowed, conditionally allowed, or prohibited in each of the existing zoning districts.**
 - d. **Identify any specific regulations applicable to the use. These may include impact control measures, limitations, location limitations or other relevant regulations applicable to the use.**
5. **Zoning code text amendments for new and unlisted uses shall be heard at the Planning Commission for a recommendation and the City Council for a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.**
6. **If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include:**
 - a. **Each reason for the denial.**
 - b. **Information on how an applicant may appeal the decision.**

E. ~~C.~~ It shall be unlawful to park, store or leave, or to permit the parking, storing or leaving of any vehicle of any kind, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property for longer than seventy two (72) hours, except as the following applies:

4. Where commonly associated with an approved use and in an area designated for parking or storage on an approved site plan.
5. Where up to two (2) such vehicles or parts thereof are stored completely within an enclosed building or within a six foot (6') obscuring fence enclosure that completely screens view of the vehicles from public streets and neighboring properties.

F. ~~D.~~ Commercial vehicles or earthmoving or material handling equipment, such as semitrailer trucks and trailers, trucks and trailers exceeding eight thousand (8,000) pounds curb weight, "truck" as defined in section 10.04.020 of this

code, delivery vehicles, dump trucks, backhoes, graders, loaders, cement trucks, bulldozers, belly dumps and scrapers, forklifts or other similar vehicle or equipment, may not be parked or stored on a residential lot or parcel for any length of time or on a nonresidential lot or parcel for not longer than forty eight (48) hours, except as the following applies:

4. In conjunction with and required for an active and approved development or construction project.
5. While loading or unloading said vehicle.
6. When commonly associated with an approved use on a nonresidential lot or parcel and in an area designated for parking or storage on an approved site plan or stored completely within an approved enclosed building or opaque fence enclosure.

G. ~~E.~~ Watercraft, trailers, campers, motor homes and other utility or recreational vehicles may only be stored within lawfully constructed buildings when associated with an allowed and approved use on the premises or in parking and storage areas shown on an approved site plan, except in conjunction with a single-family dwelling. Said trailers and vehicles on single-family lots or parcels shall be stored behind the front line of the main building and, when located in a street side yard, shall be eight feet (8') from the street right of way and behind a six foot (6') obscuring wall or fence, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Travel trailers, campers and motor homes may not be occupied as living quarters, except that a trailer or vehicle owned by a guest of the resident may be stored and occupied in the driveway located in the required front yard or street side yard of the permanent dwelling for no more than seven (7) days per calendar year.

H. ~~F.~~ Sexually oriented businesses are allowed in the C-F, C-I, and I-F zones. Sexually oriented businesses shall be located no less than five hundred feet (500') from the right of way line of South Jordan Parkway, Shields Lane, and 11400 South Street to any buildings, signage, or other activities associated with the applicable use.

I. ~~G.~~ Businesses shall comply with the requirements of title 5, "Business Licenses And Regulations", of this code.

J. ~~H.~~ Telecommunications shall comply with the requirements of chapter 17.112, "Wireless Communications Facilities", of this title.

K. ~~I.~~ Wind energy conversion systems shall comply with the requirements of chapter 17.108, "Wind Energy Conversion Systems", of this title.

- L.** ~~J.~~ All uses are subject to the impact control measures in section 17.18.040 of this chapter.

Chapter 17.30 Agricultural Zones

17.30.030 Development and Design Standards

- A. **Development Review:** Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
- B. **Lot Area:** The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

- C. **Lot Density:** Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
- D. **Lot Width And Frontage:** Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100'	100'	60'
A-1	100'	100'	60'

- E. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

- F. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior and Corner)	Front Garage	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

- a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
- b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
- c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer

than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. **Buildings Used To Shelter Animals:** Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. **Projections:** The following may be erected on or projected into any required yard space in Agricultural Zones:
 - a. Fences and walls in conformance with this Code.
 - b. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 - c. Utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') high.
 - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 - f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
- G. **Parking And Access:** Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
- H. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. **Utility Screening:** In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at

least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
 5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
- I. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
1. General Architectural Standards:
 - a. All building materials shall be high quality, durable and low maintenance.
 - b. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 - c. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 - d. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:

- a. ~~Residential main buildings shall include a minimum two-car garage. (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).~~ **Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.**
 - b. **Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.**
 - ~~c.~~ **d.** The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 - ~~d.~~ **e.** The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
3. Architectural Standards For Accessory Buildings:
- a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 - b. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
 - c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 - (1) Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 - (2) The average wall height shall not exceed sixteen feet (16') above grade.
 - d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
 - e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building

is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

- J. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
 4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 - a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 - b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum

two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

- c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 - d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 - e. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be approved by the City Engineer.

- L. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

Chapter 17.30 Residential Zones

17.30.030 Development and Design Standards

- A. **Development Review:** Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
- B. **Lot Area:** The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

- C. **Lot Density:** The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5

- D. **Lot Width And Frontage:** Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot

line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'

- E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

- F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening¹ (Front Or Street Side)	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'

Note: The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:
 - a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
 - b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
 - c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any

existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 - a. Fences and walls in conformance with this Code.
 - b. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 - c. Utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') high.
 - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 - f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened

or buffered with fences, walls and/or landscaping as required by the development approval.

3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
 5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
- I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
1. General Architectural Standards:
 - a. All building materials shall be high quality, durable and low maintenance.
 - b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
 - c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 - d. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 - a. Residential main buildings shall include a minimum two car garage. ~~(minimum twenty two feet (22') by twenty two feet (22'), or an approved equivalent area).~~ **Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.**

- b. **Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.**

~~e.~~ **d.** The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.

~~d.~~ **e.** The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

- a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
- b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
- c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 - (1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 - (2) The average wall height shall not exceed sixteen feet (16') above grade.
- d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
- e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building

is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

- J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
 4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 - a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 - b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum

two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

- c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 - d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 - e. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be approved by the City Engineer.

- L. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter

Chapter 17.54 Redwood Road Mixed Use (MU) Zones

17.54.010 PURPOSE

The Redwood Road mixed use (MU) zones are established to implement the land use element of the general plan and the Redwood Road centers map, as amended, which is included for reference in this chapter. The purpose of the MU zones is to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this chapter and are intended to create a distinctive identity representative of the City's quality of life. The MU zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution and visual blight.

17.54.020 ZONING MAP DESIGNATIONS

The MU zones shall be established according to the boundary of the individual center indicated on the "Redwood Road centers" map and according to the land uses designated on the general plan land use plan map, as adopted or amended by the City Council. The MU zones shall be noted as follows on the official zoning map of the City:

MU-Ngate	Mixed Use-North Gateway Zone
MU-R&D	Mixed Use-Research and Development Zone
MU-City	Mixed Use-City Center Zone
MU-Hist	Mixed Use-Historic and Landmark Zone
MU-Comm	Mixed Use-Community Center Zone
MU-South	Mixed Use-South Center Zone
MU-Sgate	Mixed Use-South Gateway Zone

17.54.030 USES

Uses **are permitted as set forth in Chapter 17.18 of this Code. In addition** ~~may be conducted in the MU zones only in accordance with the following regulations~~ **apply**:

- A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in the MU zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in the MU zones.
- B. All uses established in the MU zones shall be conducted within completely enclosed buildings, except those uses deemed, through conditional use approval, to be customary "outdoor" uses such as recreation, garden nursery, lumberyards or other similar uses.
- C. Accessory uses and buildings are permitted in the MU zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this title.
- D. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU Zones. No commercial materials, goods or inventory may be stored in open areas in MU Zones, except for temporary display items which are removed daily and which may be located only on private property no closer than ten feet (10') from any public right-of-way. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two feet (2') square per business, may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.
- E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored in MU Zones for longer than seventy two (72) hours unless stored within a completely enclosed building or opaque fence enclosure which completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot in MU Zones. No commercial vehicles such as earthmoving or material handling equipment, semitrucks or trailers or any commercial truck, trailer or vehicle may be stored in MU Zones for longer than seventy two (72) hours, except in conjunction with an approved use or approved development or construction activities on the property.
- F. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU Zone, except that

said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least eight feet (8') from the street right-of-way line and if enclosed with a six foot (6') high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in MU Zones, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than seven (7) days per calendar year.

- G. Home occupations may be licensed in any residence in MU Zones according to provisions of title 5, chapter 5.38 of this Code.
- H. Religious activities may be allowed in MU Zones with approval of a conditional use permit.
- I. **Commercial office PUD or condominium projects require a minimum site size of five (5) acres and must be considered for approval by the Planning Commission as a conditional use permit.**
- J. **All projects smaller than five (5) acres may only be approved by the Planning Commission with a conditional use permit.**

17.54.040 SITE PLAN/PLAT APPROVAL

All uses proposed in the MU Zones shall be established in conjunction with an approved conditional use permit, site plan, subdivision plat or condominium map. Procedures and requirements of this title and title 16 of this Code concerning site plan, condominium map and plat approval shall be followed in the preparation and review of developments proposed in the MU Zones. All uses shall be conducted according to the approved site plan, condominium map or plat and any conditions of approval. Site plans or plats may be altered according to procedures set forth in title 16 of this Code.

17.54.050 ZONE AND PROJECT AREA

The minimum area of any MU Zone shall be five (5) acres. The minimum area of any project in the MU Zones shall be five (5) acres. "Project" shall be defined as any residential, commercial, institutional, office or mixed use development for which preliminary plat, map or site plan approval has been proposed or granted. If a project is proposed to be smaller than five (5) acres, a concept plan shall be prepared according to section 16.24.030 of this Code with the involvement of the neighboring property owners and submitted for review by the Planning Commission. The concept plan shall facilitate future coordination of land use, access, parking, landscaping and building placement between the parcel proposed for development and neighboring parcels. The area for which the concept plan shall be prepared will be determined by

the Planning Department but shall include, at a minimum, all parcels within five hundred feet (500') of the subject parcel. After reviewing the concept plan, the Planning Commission may authorize the developer to proceed with the site plan application according to the concept plan, require modifications to the concept plan before proceeding with the site plan or reject the concept plan. If the applicant proceeds with the site plan application, the concept plan may be considered by the Planning Commission in approving or denying the site plan for the project. Any project under five (5) acres in area shall be a conditional use in the MU Zones.

17.54.060 LOT FRONTAGE, WIDTH AND COVERAGE

- A. No minimum lot width is required for lots in MU Zones, except for single-family lots developed to R-2.5 standards which shall have a minimum width of ninety feet (90') measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.
- B. Each lot developed to R-2.5 standards shall abut the right-of-way line of a public street a minimum distance of ninety feet (90'), except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way a minimum distance of fifty feet (50').
- C. All developments not meeting R-2.5 standards shall abut a public street a minimum distance of one hundred fifty feet (150').
- D. Side property lines shall be within five degrees (5°) of perpendicular to the front lot line.
- E. No maximum lot coverage by buildings is required in the MU zones, except for single-family (R-2.5 standards) residential development, in which case the maximum lot coverage shall be forty percent (40%).

17.54.070 YARD REQUIREMENTS

The following minimum yard areas are required in the MU zones. The "project perimeter" yard area shall be measured from the exterior boundary of the preliminary plat or site plan. Yard requirements for self-storage facilities shall be determined with development review. Yards indicated as "landscaped" shall be landscaped with lawn, trees, shrubs or other plant material, except for necessary driveways and walkways.

- A. Single-family residential (R-2.5 Zone standards):

Front	30	feet (landscaped)
Side	10	feet

Corner lot street side	30	feet (landscaped)
Collector street side	35	feet
Rear	25	feet
Corner lot rear	10	feet
Collector street rear	35	feet

B. Office and institutional:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	0	feet
Project perimeter adjacent to retail use	5	feet (landscaped)
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential or agricultural use	10	feet (landscaped)
Between buildings	20	feet (landscaped, may be partially paved)

C. Retail:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	5	feet (landscaped)
Project perimeter adjacent to retail use	0	feet
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential use	15	feet (landscaped)
Between buildings	0	feet

- D. The minimum side and rear landscaped yards for office and retail buildings or structures adjacent to residential or agricultural zones or uses shall be an additional foot for each foot of building height over twenty five feet (25'). The minimum setback from property lines for accessory buildings and structures exceeding twelve feet (12') in height shall be increased by one foot (1') for each foot of height in excess of twelve feet (12'). At least fifty percent (50%) of additional required yard areas shall be landscaped.
- E. Projections into required yard areas shall be regulated according to the respective residential (R-1.8, R-2.5, R-3, R-M), commercial (C-C, C-N), industrial (C-I) and office (P-O) requirements found elsewhere in this title.
- F. Should an adjacent property have a future land use designation that is commercial, office or industrial, the required minimum interior side and/or rear yard may be reduced if approved by the Planning Commission with site plan review.

17.54.080 OPEN SPACE

Open space is landscaped area, including required landscaped yard areas. Open space may include recreational improvements, including sports courts, swimming pools and walking paths. All open spaces shall be preserved and properly maintained by the owners. A perpetual open space easement or common area shall be recorded for developments by an owners' association with power to assess and collect fees for maintenance. Open space requirements for self-storage facilities shall be determined with development review. The following minimum landscaped open spaces shall be provided in the MU zones:

Multi-family residential	16 percent of gross area
Office, plant or institutional	15 percent of gross area
Retail	None
Single-family residential (R-2.5 Zone standards)	None

17.54.090 MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE

- A. Purpose: The Mixed Use-North Gateway Zone (MU-Ngate) is established to encourage primarily residential development which is representative of the residential character and lifestyle of the City. This zone will serve to identify and distinguish the City at the north boundary on Redwood Road.

- B. ~~Permitted Uses: The following use may be conducted in the MU Ngate Zone:~~
Single-family residential development **shall follow the standards as set forth in the R-2.5 Zone.** standards.
- C. ~~Conditional Uses: The following uses may be allowed in the MU Ngate Zone with approval of a conditional use permit:~~
Active parks, recreation facilities.
Group daycare.
Medical or dental office.
Office or commercial PUD or condominium, minimum five (5) acres.
Office service.
Passive parks.
Project smaller than five (5) acres.
Public or quasi-public facilities.
Schools.

17.54.100 MIXED USE-RESEARCH AND DEVELOPMENT (MU-R And D) ZONE

- A. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.
- B. ~~Permitted Uses: The following uses may be conducted in the MU R&D Zone:~~
~~Office service.~~
~~Research and development facilities.~~
- B. ~~Conditional Uses: The following uses may be allowed in the MU R&D Zone with approval of a conditional use permit:~~
~~Group daycare.~~
~~High tech light manufacturing, warehousing and distribution.~~
~~Office PUD or condominium, minimum five (5) acres.~~
~~Offices with customers on the premises.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public uses.~~
~~Residential with attached or detached s~~ **Single-family residential uses must comply with the following:**
1. Attached dwellings may ~~dwellings~~, not **be** stacked,
 2. ~~m~~ **Maximum density of** five (5) units per acre,
 3. ~~m~~ **Minimum development size of** twenty (20) acres.

17.54.110 MU-CITY CENTER (MU-CITY) ZONE

A. Purpose: The mixed use-city center zone (MU-City) is established to provide a centralized retail hub within the 10400 South Redwood Road vicinity. This center will help to meet the routine retail and service needs of local residents and motorists. Development should be geared toward commerce and demonstrate the high architectural standards of the city. "Postmodern" architectural style is encouraged in building design.

~~B. Permitted Uses: The following uses may be conducted in the MU-City zone:
Health, beauty and fitness services.
Offices with customers on the premises.
Retail uses.~~

~~C. B. Conditional Uses: The following uses may be allowed in the MU-City zone with approval of a conditional use permit:
Active parks, recreation facilities. Assisted living centers Community residential facilities are limited to a maximum two (2) stories.~~

~~C. Automotive Vehicle repairs uses shall comply with the following:~~

~~1. Repairs must be entirely within enclosed buildings,~~

~~2. A maximum total of two (2) acres in the MU-City zone may be used as vehicle repair, (~~

~~3. n No outside storage of parts, supplies, equipment or damaged vehicles is permitted.)~~

~~D. Automotive Vehicle services uses shall not store , including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment).~~

~~Banks, credit unions, financial institutions.~~

~~Bed and breakfast inn.~~

~~Business services.~~

~~Care centers, maximum two (2) stories. Cultural facilities.~~

~~E. Drive-through facilities for allowed uses. are permitted for allowed uses.~~

~~Educational and training activities.~~

~~Entertainment, amusement.~~

~~Equipment and appliance light repairs and service enclosed within a building.~~

~~Fast food with no eating accommodations.~~

~~Gas stations, convenience stores.~~

~~Group daycare center.~~

~~Laundry.~~

~~Lumber, building materials and landscaping retail sales yards.~~

~~Office or commercial PUD or condominium, minimum five (5) acres.~~

~~Office service.~~

~~Passive parks.~~

~~Pharmacy.~~

~~Project smaller than five (5) acres.~~

~~Public or quasi-public facilities.~~

~~Restaurants.~~ Self-storage facilities **are limited to a** maximum ~~total~~ of three (3) acres **total** in the MU-City zone.

17.54.120 MU-HISTORIC AND LANDMARK (MU-HIST) ZONE

- A. Purpose: The Mixed Use-Historic and Landmark Zone (MU-Hist) is established to preserve the historic and cultural heritage of the City while providing limited residential, commercial and office opportunities. Uses established in the MU-Hist Zone will reflect and be sensitive to the historic nature of this zone. Buildings should reflect the historic architecture of the State, possibly implementing Victorian characteristics. Historic buildings and sites shall be preserved as required by the City Council.
- B. ~~Permitted Uses: The following uses may be conducted in the MU-Hist Zone:~~
~~Bed and breakfast lodging.~~
~~Minor retail uses.~~
~~Restaurants.~~
- C. ~~Conditional Uses: The following uses may be allowed in the MU-Hist Zone with approval of a conditional use permit:~~
~~Active parks, recreational activities.~~
~~Cultural facilities.~~
~~Minor business services.~~
~~Office or commercial PUD or condominium, minimum five (5) acres.~~
~~Office service.~~
~~Passive parks.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public facilities.~~
~~Schools.~~

17.54.130 MU-COMMUNITY CENTER (MU-COMM) ZONE

- A. Purpose: The Mixed Use-Community Center Zone (MU-Comm) is established to encourage centralized civic facilities with supporting and compatible office and commercial development. This zone should be characterized by a campus like environment with pedestrian amenities.
- B. ~~Permitted Uses: The following uses may be conducted in the MU-Comm Zone:~~
~~Cultural facilities.~~
~~Office service.~~
~~Restaurants.~~
~~Retail business.~~

~~C. Conditional Uses: The following uses may be allowed in the MU Comm Zone with approval of a conditional use permit:~~

~~Active parks, recreational facilities.~~

~~Buildings for religious activities.~~ **B. Drive-through facilities are permitted for allowed uses** ~~Drive-through service. Group daycare.~~

~~Health, beauty and fitness services.~~

~~Office or commercial PUD or condominium, minimum five (5) acres.~~

~~Passive parks.~~

~~Project smaller than five (5) acres.~~

~~Public or quasi-public facilities.~~

~~Schools.~~

17.54.140 MU-SOUTH CENTER (MU-SOUTH) ZONE

A. Purpose: The Mixed Use-South Center Zone (MU-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the City. An equestrian theme is desired both in uses and architecture.

~~B. Permitted Uses: The following uses may be conducted in the MU South Center Zone:~~

~~Health, beauty and fitness services.~~

~~Offices with customers on the premises.~~

~~Restaurants.~~

~~Retail uses.~~

~~C. Conditional Uses: The following uses may be allowed in the MU South Center Zone with approval of a conditional use permit:~~

~~Active parks, recreational facilities.~~

B. Vehicle repair uses shall comply with the following:

1. Automotive **Vehicle** repairs **must be** entirely within enclosed buildings,

2. A maximum total of three (3) acres in the MU-South Zone **may be used for vehicle repair uses.**

3. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

~~C. Automotive **Vehicle** services, including lube, tune-up, wash, inspection, tires, mufflers, minor repairs. No **shall not have** outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed. Banks, credit unions, financial institutions. Bed and breakfast lodging.~~

~~Business services.~~

~~Cultural facilities.~~

D. Drive-through service is permitted with associated permitted use.

~~Educational and training activities.~~

~~Entertainment, amusement.~~

~~Equipment and appliance light repairs and service enclosed within a building.~~

~~Fast food with no eating accommodations.~~

~~Gas stations, convenience stores.~~

~~Group daycare center.~~

~~Laundry.~~

~~Lumber, building materials and landscaping retail sales yards.~~

~~Office or commercial PUD or condominium.~~

~~Office service.~~

~~Passive parks.~~

~~Pharmacy.~~

~~Project smaller than five (5) acres.~~

~~Public or quasi-public facilities.~~ **E. Self-storage facilities are limited to a**,
maximum total of three (3) acres in the MU-South Zone.

17.54.150 MU-SOUTH GATEWAY (MU-SGATE) ZONE

A. Purpose: The Mixed Use-South Gateway Zone (MU-Sgate) is established to encourage primarily office development which is representative of the character and lifestyle of the City. This zone will serve to identify and distinguish the City at the south boundary on Redwood Road. Architecture should be residential in scale and flavor.

B. Permitted Uses: ~~The following use may be conducted in the MU-Sgate Zone:~~

~~Office service.~~

C. Conditional Uses: ~~The following uses may be allowed in the MU-Sgate Zone with approval of a conditional use permit:~~

~~Active parks, recreation facilities.~~

~~Group daycare.~~

~~Office or commercial PUD or condominium.~~

~~Passive parks.~~

~~Project smaller than five (5) acres.~~

~~Public or quasi-public facilities.~~

17.54.160 LANDSCAPING

- A. The following landscaping requirements shall apply in the MU zones.
Landscaping in the MU zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
 2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.
 3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.
 4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.
 5. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
- B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.
- C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.
- D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
- E. Curbed planters with two inch (2") or larger caliper shade trees and shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
- F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of

three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

- G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.
- H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.
- I. Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.
- J. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.
- K. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. Approved plant/landscaping materials shall be planted and maintained in the park strip along Redwood Road.
- L. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.
- M. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect.

17.54.170 Architectural Standards

- A. The following architectural standards are required for the respective uses listed in the MU zones:

1. Single-family residential: ~~Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage); minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling~~
 - a. ~~A;~~ minimum ~~two thousand four hundred~~ **one thousand** (2,400 **1,000**) square feet minimum dwelling unit size.
 - b. **Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.**
 - c. **Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534 are not required a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.**
 2. Multi-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage) and stucco; minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet per dwelling.
 3. Small office, plant, institution or retail business (less than five thousand (5,000) square foot building): Minimum of fifty percent (50%) brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Decorative accents and trim of other materials are permitted with planning commission approval. Roofs shall be hipped or gabled with minimum six to twelve (6:12) pitch. This subsection shall not apply if the small office, plant, institution or retail business (less than five thousand (5,000) square foot building) is part of a larger development containing other commercial buildings over five thousand (5,000) square feet and is designed to have similar architectural elements as the larger commercial buildings in the development, including a similar roof pitch and exterior finish building elements.
- B. All building materials **for multifamily and commercial uses** shall be high quality, durable and low maintenance. All buildings and structures in MU zones shall be maintained in good condition.
- C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

- D. **For multifamily and commercial uses,** All masonry and concrete materials, except minimal foundations, shall be integrally colored.
- E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.
- F. All sides of multi-family dwellings containing more than four (4) units shall receive similar design treatment.
- G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').
- H. Signs shall meet requirements of title 16, chapter 16.36 of this code according to P-O zone standards for office uses and according to C-C zone standards for commercial uses and shall be constructed of materials which are compatible with the buildings which they identify.
- I. All buildings and signs in individual developments shall possess a consistent architectural theme which reflects the character of the district in which they are located.
- J. All **multifamily and commercial use** buildings and structures shall be designed by a licensed professional architect.
- K. Any site or building in MU zones believed by the city council to have historical significance shall be preserved for a maximum period of six (6) months upon written notification to the city that a change in use, redevelopment or demolition of the property is desired. The owner or developer of the subject site or building shall request that the city make a determination on the disposition of the property. If the city council determines that preservation is desired, negotiations should be undertaken and finalized within the six (6) month period. If negotiations to preserve the site or building are not completed or continued in a mutually acceptable manner within six (6) months, the building or site may be redeveloped, remodeled or demolished in conformance with the provisions of this chapter.
- ~~L. Attached garages on single family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street.~~

17.54.180 PARKING AND ACCESS

The following parking and access requirements shall apply in the MU zones:

- A. Parking areas and vehicle access shall meet the requirements of title 16, chapter 16.26 of this Code. Defined pedestrian access shall be provided between adjacent developments, buildings and parking areas as required by the Planning Commission. Sidewalks over which parked vehicles may overhang shall be at least six feet (6') wide on single parking rows and eight feet (8')

wide between double loaded rows. Sidewalks shall be at least six inches (6") higher than driveway and parking surfaces. An eight foot (8') wide sidewalk shall be required along Redwood Road and shall be set back a minimum of two feet (2') from the right-of-way line. The eight foot (8') sidewalk shall be considered landscaping for purposes of this chapter. Park strips (minimum 12 feet wide) between the sidewalk and the curb shall be landscaped and maintained with grass.

- B. If approved by the Planning Commission, cash may be paid to the City for future construction of improvements for roads which are designated for widening in the Transportation Master Plan.
- C. Access to public streets shall be approved by the City Engineer and, if a State road, by UDOT. Vehicle access to developments from collector and arterial streets shall be shared as required by the Planning Commission. Driveways and streets intercepting or intersecting the same collector or arterial street shall be separated by a minimum distance of three hundred feet (300'). Double frontage lots may be accessed only from a subdivision or neighborhood street, not from a collector or arterial street.
- D. Streets and related improvements shall be designed, constructed and dedicated according to State and/or City standards and according to the design widths established by the Transportation Master Plan and the Road and Bridge Design and Construction Standards of the City. Proposed streets on the Redwood Road Land Use Plan, or other acceptable alignments, shall be implemented with new development and shall be designed to right-of-way widths as specified by the City Council.
- E. New development shall make reasonable accommodation for mass transit facilities. The developer shall consult the State transit authority as required by the City.
- F. Easements, rights-of-way or improvements shall be provided for urban trails according to the City Trails Plan or as required by the Planning Commission.
- G. Loading areas shall be located at the rear of buildings and shall be separated from parking areas.
- H. Buildings shall be arranged in clusters to encourage pedestrian access. Areas between streets or parking areas and the building or at the center of the building cluster shall consist of sidewalks, plazas, landscaped planters with shade trees, benches, waste receptacles and other street furniture and amenities as approved and required by the Planning Commission. On street parking may be allowed in calculating the minimum parking requirement; provided, that sufficient street width is provided to accommodate said parking.

17.54.190 FENCING, SCREENING AND CLEAR VISION

The following fencing, screening and clear vision requirements shall apply in the MU Zones:

1. All mechanical equipment, antennas, loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as high as the receptacle itself, but not less than six feet (6') in height, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
2. Incompatible land uses shall be screened with six foot (6') vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum six foot (6') decorative masonry wall is required between commercial or office zones and agricultural or residential zones. A higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.
3. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than six feet (6') shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this section.
4. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street, except as required in subsection A of this section.
5. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be six feet (6') tall and shall be constructed in accordance with provisions for collector street fencing in section 16.04.200 of this Code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than twenty feet (20') from any street right-of-way line, except as otherwise prohibited in this title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the adjacent fencing meets requirements for

collector street fencing. Proposed collector street fences may not be installed until reviewed by the Planning Director or his designee.

17.54.200 LIGHTING

The following lighting requirements shall apply in the MU Zones:

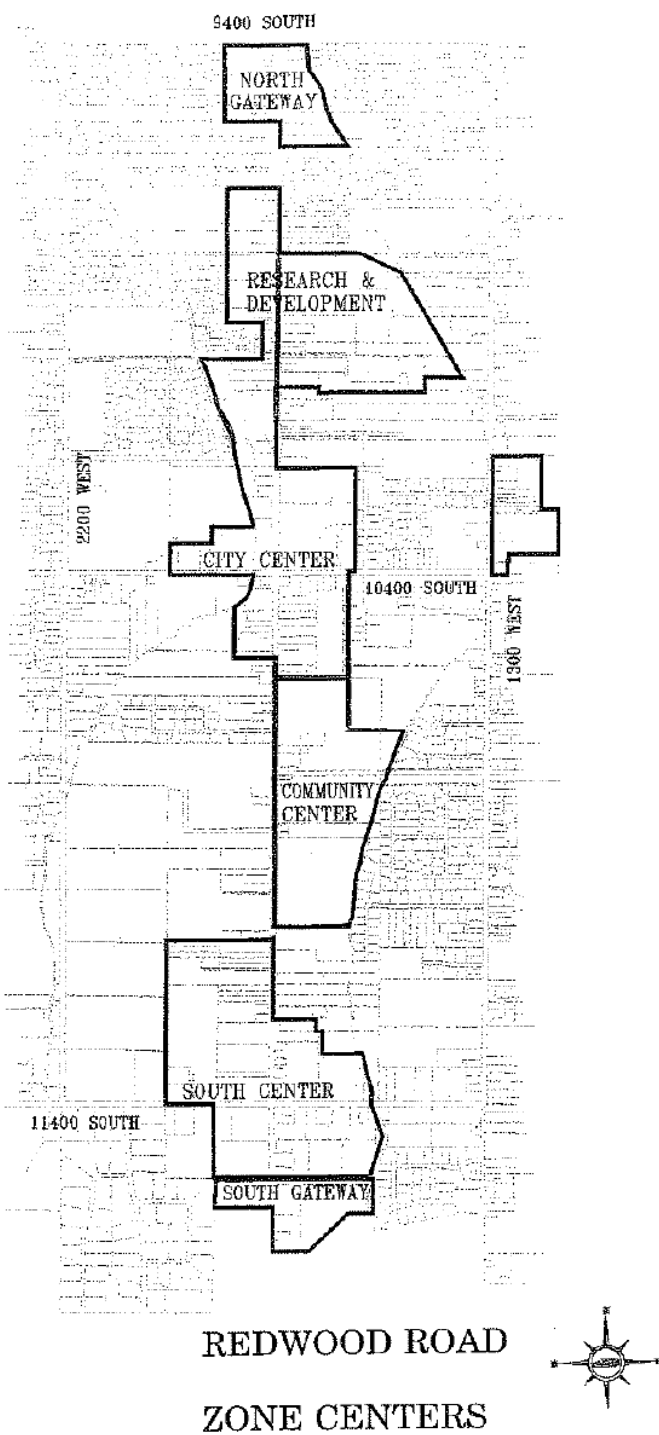
- A. A lighting plan shall be submitted with all new developments in the MU Zones. Site lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- B. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
- C. Lighting fixtures on public property shall be architectural grade. A single streetlight design, approved by the City Council and the Engineering Department, will be used on the same street.

17.54.210 OTHER REQUIREMENTS

- A. Private Covenants: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to City staff for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
 - 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
 - 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
 - 3. Language consistent with section 17.04.300 of this title.
- B. Grading And Drainage: All residential developments shall be graded according to the City's engineering and building requirements to provide adequate drainage in said developments. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
- C. Maintenance: All private common areas in residential developments shall be properly maintained by the owners.
- D. Easements: Permanent buildings may not be located within a public easement.

- E. Phasing Plan: A project phasing plan shall be submitted for review by the Planning Commission at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the Planning Commission.

17.54.220 MAP



Chapter 17.72 Planned Community (P-C) Zone

17.72.020 Land Use Designations

All land use designations, adopted or amended, are incorporated in this Code and referenced in the City Recorder's Office or on file with the City Recorder.

The P-C Zone shall consist of the following land uses, which shall be identified in the community structure plan as provided in this chapter. Land uses so identified are described in the land use element of the general plan. Various uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter. **Use classification requests and new and unlisted uses shall be considered as described in subsection 17.18.030.030 of this Code.**

- A. Neighborhood: This category is designed for comparatively low density mixed use development that emphasizes residential (single- and multi-family) use, but also includes office, commercial, industrial, public/semipublic and recreation/open space uses. This category may accommodate gross residential density of five (5) units per acre.
- B. Village: This category is designed for medium density mixed use development that includes residential (single- and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.
- C. Town: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.
- D. Business And Research Parkway: This category is designed to accommodate (but not require) a mixture of all uses: residential (single- and multi-family), office, commercial, industrial, recreational and public/semipublic uses. The principal land use in this category should be office, commercial and industrial.
- E. Open Space: Landscaped or natural area or farmland which is established to provide and preserve outdoor recreational, agricultural or other similar uses.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

September 2, 2025

Present: Mayor Pro Tempore Don Shelton, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, City Planner Damir Drozdek, Associate Director of Finance Katie Olson

Absent: Mayor Dawn R. Ramsey, Council Member Tamara Zander

Other (Electronic) Attendance: Carol Brown, Thomas Langholtz,

Other (In-Person) Attendance: Jared Payne, Randy Smith, Jonathon Franklin, Cordelia Franklin

4:34 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore, Don Shelton

Mayor Pro Tempore Shelton welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member, Jason McGuire

Council Member McGuire offered the invocation.

C. Mayor and Council Coordination

Council Member McGuire reminded everyone to check their emails for messages regarding various upcoming city events. He noted that several emails had been sent recently with important information about different activities.

City Manager Dustin Lewis echoed Council Member McGuire's reminder to check emails, noting that several items had been added to council calendars. He mentioned the upcoming river events taking place over the weekend, in which South Jordan would be participating. He stated he would provide more details later in the meeting.

**D. Discussion/Review of City Council Meeting
Bess Dental Office Land Use Action Items:**

- Resolution R2025-41
- Resolution R2025-42
- Zoning Ordinance 2025-06-Z

Action Item:

- Resolution R2025-38

Public Hearing Item:

- Resolution R2025-46

Special Public Hearing:

Public Hearing on Bond

Mayor Pro Tempore Don Shelton began by reviewing the city council meeting agenda, noting that the Bess Dental Office land use action items would appear early in the meeting, following mayor and council reports. He stated his intention to provide a brief history from the prior city council meeting and then open the item for a motion and deliberation. He asked the council if they were comfortable with this approach.

Council Member Johnson questioned whether a motion should be made before discussing the issues, expressing concern that doing so might imply a decision had already been made. She noted that 21 items had been brought up by the public through emails and during the public hearing and suggested that each should be addressed to show residents their concerns were heard.

Mayor Pro Tempore Shelton commented on the council's pattern of discussing items, then making a motion, only to repeat much of the discussion afterward. He indicated his flexibility, stating he was open to discussing the item before a motion if that was preferred.

Council Member McGuire suggested the council resume discussion as though they were continuing from the last meeting, particularly so they could ask questions of the applicant and staff before entering deliberation. He noted this was consistent with their usual approach.

City Attorney Ryan Loose clarified the distinction between deliberation, which typically follows a motion, and the question-and-answer period with the applicant and staff that often happens beforehand. He explained that once council members begin discussing the issue amongst themselves rather than directing questions to the applicant, it typically signals the beginning of deliberation and prompts a motion.

Council Member Johnson reiterated her concern that starting with a motion might give the impression the council had already made up their minds.

Council Member Harris asked whether the item would be opened for questions first. He emphasized the importance of allowing sufficient time for discussion with staff and the applicant before deliberating.

Mayor Pro Tempore Shelton proposed beginning with a brief summary of events from the previous meeting, followed by a question period for staff and the applicant. He explained that once the

council transitioned from asking questions to expressing opinions, he would then ask for a motion. Council members agreed with this approach.

Council Member Harris asked whether it would be clear to the public that the hearing had already taken place. Council Member Johnson and Mayor Pro Tempore Shelton confirmed that the lack of a second public hearing had been communicated at the prior meeting.

City Manager Dustin Lewis introduced Action Item 2025-38 regarding a franchise agreement with Enbridge Gas. He noted the agreement was similar to past agreements and was simply a renewal. He noted the timing was similar to the recent agreement with Rocky Mountain Power.

Mayor Pro Tempore Shelton shared that he had met with staff and discussed inviting Enbridge Gas representatives to a future work session to discuss safety and emergency protocols. He added that the city could meet their new government affairs representative during that session.

City Manager Lewis introduced Resolution 2025-46 regarding the Community Development Block Grant (CDBG) plan review. He noted that Associate Director of Finance Katie Olson would be present during the regular meeting to walk the council through the plan and address any questions.

Mayor Pro Tempore Shelton asked if there were any additional questions about the CDBG item. He mentioned there would be another public hearing once funding applications were submitted by potential vendors. He mentioned the special public hearing on the water bond, he clarified that although a hearing would be held, no vote would take place. He explained that a previous resolution had initiated the process, and this hearing was simply to collect public input. After public comments were received, the hearing would be closed, concluding the meeting. City Manager Lewis confirmed that the public hearing was a required step in the process following the resolution passed on August 5.

E. Discussion Item:

- E.1. Horizon Fieldstone Homes. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development, Brian Preece introduced Jared Payne and Randy Smith with Fieldstone Homes. He stated that Mr. Payne would be giving a presentation to initiate discussion on a proposed development agreement and overlay zone for a property located near the FrontRunner station, just south of the Altitude development.

Jared Payne introduced Fieldstone as one of the larger locally owned homebuilders in the area, with offices based in Draper. While the company has previously completed projects in South Jordan, most recently finished lots in Daybreak, it has been some time since they have gone through an entitlement process with the City. He explained that Fieldstone Homes focuses exclusively on for-sale housing, acquiring raw or papered land and developing it for residential use. He reviewed prepared presentation (Attachment A). He noted the current project involves a 2.5-acre parcel located near the FrontRunner station, south of the Altitude development. The site, previously used for dirt stockpiling by an adjacent apartment complex, will require significant

excavation. He shared that he had met with several council members, including Council Member Shelton, who facilitated an introduction to the Jordan River Commission. Although the property is approximately 800 feet from the river and sits on an elevated slope, he expressed intent to meet with the Jordan River Commission to discuss the project. The site is also within 1,000 feet of the FrontRunner station and falls inside the City's newly adopted Station Area Plan, which was approved by the Wasatch Front Regional Council (WFRC) the previous Thursday. He highlighted that the Station Area Plan designates the area for attached residential use, despite the current commercial freeway zoning, due to its proximity to transit. Fieldstone views this as one of the City's limited opportunities to create a truly transit-oriented development. He asked the council for guidance on how much weight should be given to the Station Area Plan, particularly in instances where it may conflict with existing ordinance, since development agreements allow for flexibility. He outlined the key goals of the plan that the project aligns with, including providing owner-occupied housing, promoting attainable housing, and supporting infill development. He noted the plan's strategy to reduce parking ratios and requirements for enclosed parking, which their concept attempts to address. The proposed concept consists entirely of attached townhomes. Due to a significant grade change across the property, approximately 30–35 feet from west to east, the design takes advantage of the slope to provide views and natural building integration. Some units will include private backyards, and others will be rear-loaded based on their positioning within the slope. All units will have short driveways and attached garages. In response to feedback from council members, he emphasized the importance of parking and usable open space. While the site is small and cannot support large amenities, the plan includes a small community trail, a dog park, and picnic/viewing areas on the west side of the property. He also confirmed a recent agreement with a neighboring property owner that will allow for a secondary fire access point on the north side. Addressing concerns raised by residents across the Jordan River near Mulligans, specifically related to view obstruction from nearby apartment complexes, he explained that this project will have a significantly lower profile. The cascading townhome design will integrate more naturally with the hillside, avoiding the bulk and scale of large apartment developments. Visual examples were shared from similar hillside projects recently completed by Fieldstone Homes in Lehi and Park City, showcasing their approach to terraced layouts and high-quality elevations.

Council Member McGuire asked for clarification on the number of units in the proposed development.

Randy Smith responded that the current plan includes 35 units, but the addition of the secondary fire access in the corner may reduce the total to 34.

Council Member Harris confirmed the project size as 2.5 acres and calculated the proposed density at approximately 13.6 units per acre. He acknowledged that the limited space leaves little room for additional amenities but noted the benefit of proximity to the Jordan River Trail. He expressed support for providing outdoor areas and asked whether the picnic and viewing areas would be grass-covered and if that portion of the site was relatively level.

Mr. Smith responded that the area in question is currently quite steep and not level. He explained that to install picnic tables or create usable open space, they would need to create leveled pads with small retaining walls. As it exists now, the slope would require modification to accommodate those features.

Council Member Harris asked whether it would be feasible to add grass in the sloped area to help make it more inviting for people to use.

Mr. Smith explained that any flat area, such as for picnic tables, could be constructed with retaining walls and potentially include grass. However, he noted challenges with maintenance, including access for lawn care, due to the steep slope. He emphasized that creating usable flat space would require significant modification of the terrain.

Council Member Harris noted that with higher-density projects, the council typically considers the provision of open and green space. He acknowledged that creating such space on this site would be challenging due to the slope but emphasized the importance of considering it in the context of density. Mr. Smith noted that the dog park area is relatively flat, providing usable space.

Council Member Harris referenced a neighboring development to the north, noting that it includes green space for residents, and suggested reviewing that site as a potential model for managing hillside open space. Mr. Payne identified the project to the north as the Altitude development, consisting of condos and townhomes, with approximately 130 units, some extending into the flat land near the Jordan River. Council Member Harris emphasized the importance of green space for residents, especially given the slope of the site, and suggested considering trail connectivity to the Jordan River Trail. Mr. Smith noted the importance for usable open space, but emphasized that land costs are high, making it challenging to balance the number of units with available amenities. Council Member Harris stated that his primary concern with the project is the limited green space. He acknowledged that engineering solutions would be needed to create usable areas but emphasized the importance of including green space in the development.

Council Member McGuire agreed, noting that usable open space is critical for higher-density projects. He emphasized that additional open space is especially important because the site does not easily connect to the Jordan River Trail, limiting recreational opportunities. He suggested that removing a couple of units could create more open space while retaining the dog park, though he noted that unit count and overall density would need to be balanced to make it feasible.

Mr. Payne explained the challenge of balancing density, open space, and transit-oriented design, seeking guidance on amenities and open space preferences. Council Member Harris recommended ensuring areas for residents, including children and adults, to access outdoor recreation, while maintaining compatibility with the transit-oriented concept. Mr. Payne suggested including a tot lot as part of the development's amenities for residents. Council Member Harris stated that while a playground is not required, the development should include an area where residents can move around and enjoy outdoor space. He acknowledged that engineering would be needed to create usable, flattened green space, likely requiring retaining walls, but emphasized the value of providing such space for residents.

Mr. Smith explained that creating fully green, flattened areas would require a retaining wall approximately 30 feet tall, which is impractical. He noted that the development would instead use smaller landscape walls, around three to four feet tall, to create limited usable pads, as the site's steep slope restricts the amount of usable space.

Mr. Payne added that the property has steep and uneven terrain, with excess, undocumented dirt piled on-site. To build, much of this material must be removed, possibly reused or relocated, and the remaining land carefully graded. He noted that this challenge is common for any development on the site, whether for condos, higher-density housing, or their proposed 34–35 units.

Mayor Pro Tempore Shelton proposed considering a reduction of a few units near the dog park and converting some other units into stacked condos to maintain overall density. He noted that this approach could create additional open space without conflicting with the scale of nearby apartment buildings, suggesting that stacked condos would be a feasible solution.

Mr. Payne noted that due to the site's slope, parking could potentially be arranged at different levels, though suspended garages would not be feasible.

Mr. Smith explained that some buildings already use basement parking with front doors on the first floor to accommodate height differences. He emphasized that the development aims to provide high-end townhomes, reflecting the character and quality expected in South Jordan.

Mayor Pro Tempore Shelton suggested combining high-end, market-rate townhomes with some condo units to introduce more affordable housing options within the development. Mr. Smith asked for clarification on the definition of "affordable," noting that the state uses 120% of the county area median income (AMI) as a standard, and inquired whether the city follows the same guideline. Director Preece explained that if RDA funding is used, the affordability threshold would be 80% of the area median income. He noted that attainable housing is generally defined as 120% of the AMI, but since the city is not contributing funding, it doesn't matter for this project.

Council Member McGuire asked whether any of the proposed units would qualify under the Governor's First-Time Homebuyer Program, which has a price threshold around \$450,000. Mr. Smith asked if \$450,000 is the target price point the City Council would like to see for the development. Council Member McGuire clarified that the council does not have a set price point, but supports including units that would be accessible to first-time homebuyers, regardless of whether that threshold is exactly \$450,000. Council Member Harris emphasized that the goal isn't to price all units at an affordable level, but rather to support a mix, such as replacing a few townhomes with condos, to improve housing diversity and potentially affordability, as suggested by Mayor Pro Tempore Shelton. Mr. Smith asked whether the council's feedback is primarily focused on creating more open space, or if it also includes broader goals such as affordability and overall project balance. Mayor Pro Tempore Shelton responded that both goals, adding open space and incorporating more affordable housing, can be addressed simultaneously by adjusting the project design.

Council Member Johnson emphasized aligning amenities with the anticipated buyer demographic, noting that first-time homebuyers with children would prioritize accessible open space. Mr. Smith stated that, given land and construction costs, the project is unlikely to attract first-time homebuyers, even with townhomes, due to the overall expense of building in South Jordan.

Council Member McGuire asked how many bedrooms are planned for the proposed units. Mr. Payne stated that most units would have three bedrooms with finished basements, providing some private outdoor space. He explained that unit sizes would be approximately 1600-1700 square feet on average, with some variation. Many units have unfinished basements, typically about half of the total space, which they plan to finish. He noted that young families would likely choose units with dedicated fenced backyards. He added that they will work to find additional usable open space to accommodate residents' needs.

Council Member Harris and Mayor Pro Tempore Shelton encouraged flexibility in the design to incorporate open space and consider alternative configurations for units and amenities. Mr. Smith noted the challenges of incorporating additional features due to cost and slope but agreed to review potential locations for picnic tables and optimize the usable open space.

Mayor Pro Tempore Shelton highlighted the premium views into the adjacent wildlife preserve and expressed support for the project, emphasizing the community benefits.

Director Preece concluded by offering ongoing guidance and support for refining the project. Mr. Payne and Mr. Smith expressed appreciation for the council's feedback and consideration.

Council Member Harris motioned to adjourn the September 2, 2025 City Council Study Meeting. Council Member McGuire seconded the motion. Vote was 4-0, unanimous in favor. Council Member Zander was absent from the vote.

ADJOURNMENT

The September 2, 2025 City Council Study Meeting adjourned at 5:14 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

SEPTEMBER 2, 2025

Present: Mayor Pro Tempore Don Shelton, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Fire Chief Chris Dawson, Director of Engineering & City Engineer Brad Klavano, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Associate Director of Finance Katie Olson, Senior Accountant Abigail Patonai, Planning Commissioner Nathan Gedge

Absent: Mayor Dawn R. Ramsey

Other (Electronic) Attendance: Norah L, Carol Brown, Deanna Hopkins, Sheri Mattle, Shari, Travis Christensen, Bob, Jason Brown, Joyce Fenton

Other (In-Person) Attendance: Marc Halliday, Vivian Wilson, Shae Bess, Stacey Hughes, Ashlyn Maples, Derek Maples, Alan Packard, Leonard Browning, Dylan Abeyta, Stacy Hughes, Rob Hughes, Robin Pierce, Samuel Longhurst, Robyn Shelton, Dan Keiser, Camber Keiser, Eric Hansen, John-Thomas Lloyd, Tim Hansen, Kaye Wadley

6:30 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore, Don Shelton

Mayor Pro Tempore Shelton welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member, Tamara Zander

Council Member Zander offered the invocation.

C. Pledge of Allegiance – By Assistant City Manager, Don Tingey

Assistant City Manager Tingey led the audience in the Pledge of Allegiance.

D. Mayor and Council Reports:

Council Member McGuire reported attending a Legislative Policy Committee (LPC) meeting, where discussions included potential changes to regulations for detached auxiliary dwelling units (ADUs) and updates to the state housing plan. He also attended the Corporate Citizen Award event recognizing Salt Lake Motor Cars for their significant contributions to the city. Additionally, he participated in a meeting related to a new mural project at the baseball complex, noting collaborative progress with the artist and anticipated design adjustments.

Council Member Johnson reported looking forward to the upcoming Youth City Council meeting scheduled in a couple of weeks.

Council Member Harris reported attending the Corporate Citizen Award luncheon, noting the Lamborghini dealership's presence and contributions to the city. He also attended the Jordan Basin Sewer Board meeting, reporting that operations are going well. Additionally, he participated in various meetings with staff and met with residents on multiple issues over the past couple of weeks.

Council Member Zander reported attending several community and educational events since the last council meeting. On August 22nd, she taught an entrepreneurship class to local high school students, noting the engagement of youth and the value of hearing their perspectives on business and the economy. She also attended the opening football games for BYU and the Utes, highlighting community involvement. Additionally, on August 20th, she visited Sagewood, an assisted living facility in South Jordan, to learn about their services and the housing opportunities available for aging residents.

Mayor Pro Tempore Shelton reported on several activities and engagements since the last council meeting. He highlighted his involvement with the Jordan River Commission, noting its 15th anniversary and his role as chair. He spoke at the kickoff of the "Get to the River" Festival and emphasized the Commission's accomplishments, including the Jordan River Trail, achieved entirely through advocacy and vision despite having no statutory land use authority. He also met with the Senior Advisory Committee, celebrating their progress and assignments, and recognized Salt Lake Motor Cars for their contributions to the community. He participated in LPC committee meetings, including discussions on ADUs and detached ADUs through the Utah League of Cities and Towns (ULCT) housing advisory subgroup. He attended the Trans-Jordan Sandy Transfer Station ribbon-cutting, praising the facility's design and utility for residents. He shared a personal anecdote about city staff assisting him with a broken recycling bin, highlighting the quality and dedication of city employees.

E. Bess Dental Office Land Use Items:

Mayor Pro Tempore Shelton introduced the Bess Dental Office land use items. He reminded the council that a public hearing on related the resolutions and ordinance occurred on August 19, but the item was tabled due to technical adjustments in the development agreement with the Jordan Valley Water Conservancy District (JVWCD). With the development agreement now finalized and reviewed, he indicated the council would proceed with questions to the applicant and staff, noting that all prior emails and meeting notes had been reviewed in preparation.

Council Member Johnson stated that she had thoroughly reviewed all related emails, listened to the Planning Commission meeting, and revisited the prior council meeting. She noted that she had approximately 22 questions raised by the public that should be addressed to ensure transparency and clarity in the process. She highlighted the importance of reviewing the history of the subject property, specifically how it transitioned from being included in the park plan to its current status, and asked if any staff member was prepared to provide that background.

Assistant City Manager Don Tingey explained that when the city first acquired the property, there were discussions about developing it into open space, similar to the 9400 South and Redwood Road property. However, the situation was more complex due to multiple property owners, including the city, JVWCD, and Merit Medical. At the time of acquisition, funding was not available to improve the property, and coordinating partnership interests further complicated matters. The property was included in the Parks Master Plan as potential open space, contingent on future funding through park impact fees. It was never highly prioritized for development, similar to other larger city properties that remain unimproved. In later planning efforts, it was decided not to designate the property as a park due to limited park impact fees and competing priorities. This decision, which followed a public process, resulted in the property being removed from the current Parks Master Plan as a future park.

Council Member Johnson noted that many emails were received questioning why the property wasn't noticed. Based on Assistant City Manager Tingey's explanation, she understood that the appropriate time for public input would have been during the plan update process, at which point the property was properly noticed for comment. Assistant City Manager Tingey confirmed that any changes to the park master plan would have followed the standard process, including public engagement and hearings for adoption, ensuring opportunities for community input. Council Member Johnson confirmed that the public had an opportunity to provide input during the park master plan process.

Mayor Pro Tempore Shelton asked about the property ownership and park development. Assistant City Manager Tingey confirmed that the original corner had three owners; South Jordan City, JVWCD, and Merit Medical. He noted that Merit Medical has since sold their portion to Enbridge Gas. Mayor Pro Tempore Shelton clarified that, to develop the property into a park, the city would have ideally acquired all or most of the parcels. Assistant City Manager Tingey explained that at the time, discussions focused on the city acquiring its portion and exploring partnerships with JVWCD and Merit Medical, but JVWCD was maintaining their property as it was and Merit Medical eventually exited the conversation by selling to Enbridge Gas.

Council Member McGuire asked for clarification regarding small parks in the city's new master plan. He noted that the city seems to be moving away from creating new small "mini-parks" and asked if that was consistent with the plan. He referenced existing small parks, such as the one on 9400 South, noting those would continue to be maintained, but in general, the city is shifting away from adding new mini-parks. Assistant City Manager Tingey clarified that, according to the city's sustainability and operational guidelines, new city parks are typically planned with a minimum size of four acres. Smaller "remnant" parcels, like the one at 9400 South, were improved only when additional funds were available, as these parcels otherwise had no specific purpose. He

further explained that the city generally avoids creating new mini-parks unless improvements can be implemented concurrently with development.

Council Member Johnson asked for clarification regarding the land use designation, noting that changing the use of the property was not part of the current South Jordan General Plan. She acknowledged that, to her understanding, the General Plan serves as guidance rather than a fixed mandate, and that the city retains the authority to approve changes that differ from the current plan. She asked if that understanding was correct. Director Preece confirmed that was correct, the General Plan is a fluid document that can be amended over time as community needs and conditions change. He clarified that she was likely referring to the Future Land Use Map, which currently designates the area as residential or stable neighborhood. The proposed change would shift that designation to a commercial use, which is allowed through the city's established amendment process. Council Member Johnson compared the General Plan to a living document that can be adjusted as community needs evolve, confirming her understanding.

Council Member Johnson asked a frequently asked question from the public regarding the process of selling city-owned land, specifically why the property wasn't put up for bid. She asked what the protocol is for disposing of small parcels of city-owned property of this size and type. City Attorney Ryan Loose explained that under Utah State Code, cities must designate what qualifies as a significant parcel of land. If a parcel is deemed significant, it must go through a public process before it can be sold or otherwise disposed of. South Jordan City has long defined a significant parcel as one acre or more. Because the property in question is approximately 0.63 acres, it does not meet the threshold for a significant parcel. As such, no public hearing or public process was required, and the City Manager had the authority to dispose of or sell the parcel administratively. Council Member Johnson confirmed that no public notice was required for the sale of a non-significant parcel, noting that many concerns from residents centered around the property not being listed publicly or offered to the highest bidder. She pointed out that if the land had been sold to the highest bidder, it might have resulted in a development with a much greater impact on the neighborhood, suggesting that the current approach may have helped mitigate more disruptive outcomes. City Attorney Loose added that while a public bidding process isn't required for non-significant parcels, the city is still legally required to receive fair compensation or market value for the property. He clarified that there's no single "correct" price for every parcel, as land value can vary based on many factors. To ensure fairness and objectivity, the city typically obtains an independent appraisal, as was done in this case, and uses that appraised value as the basis for the sale price. Council Member Johnson noted that some residents expressed concerns or misconceptions that the appraiser may have been given a predetermined price and asked to match it. However, she clarified her understanding that the appraiser was instead tasked with independently determining the fair market value of the property, not being directed to reach a specific number. City Attorney Loose confirmed that it would not be in the city's interest to influence an appraiser by providing a target value ahead of time. He emphasized that the purpose of hiring an appraiser is to obtain an independent, professional assessment of fair market value. He further explained that if the city were ever sued over the sale, it would need to stand behind the appraisal in court, and that's exactly what he would rely on to defend the city's actions. He expressed confidence in the process, noting that the city has completed many such transactions and is familiar with obtaining and using appraisals in a defensible and transparent manner.

Council Member Johnson acknowledged that one of the most recurring concerns raised by residents was the fear that approving this commercial development would set a precedent, potentially triggering widespread commercial development in the surrounding area. She emphasized that, based on her interpretation of the public feedback, this concern seemed rooted in a fear of a “domino effect,” where allowing one property to be commercially developed would inevitably lead to the loss of other open or residential spaces nearby. She added that she does not believe this outcome is likely, but admitted it’s challenging to address or alleviate those community fears effectively. City Manager Dustin Lewis responded by acknowledging that any land use decision could potentially be seen as setting a precedent, but emphasized that each situation is case-by-case and that future land use is not guaranteed to follow the same pattern. He noted that property owners may request changes, but it’s ultimately the City Council’s decision whether or not to approve them. He reminded the Council that there have been examples in South Jordan where properties previously zoned for commercial use were reverted back to agricultural or other uses, illustrating that land use is not necessarily a one-way path toward commercial development. He concluded by stating that while residents’ fears are understandable, the Council retains full control over land use decisions and must weigh each request based on its individual merits.

Director Preece reinforced that land use decisions rest entirely with the City Council. He explained that while some areas may naturally lend themselves to continued development, others, like the area in question, are currently designated as “Stable Neighborhood” in the city’s Future Land Use Map. That designation would remain unchanged unless a property owner initiates a request to rezone. Even then, such requests would go through the public process, and it would ultimately be this Council, or future councils, that decides whether any changes are appropriate. He also noted that most of the surrounding area is already developed, so any potential changes in land use would likely involve redevelopment of existing properties, not new vacant land development.

Council Member Johnson acknowledged that farmland and other properties naturally transition over time as the city grows. She noted that even though a property might currently be agricultural, there’s nothing preventing it from being developed into residential or other uses in the future, and that this is simply part of the evolution of a growing city. Director Preece explained that future development decisions ultimately depend on the City Council’s judgment at the time. He emphasized that it is up to the Council to determine what is in the best interest of the city for any given property or area.

Council Member Johnson stated that she had reached out regarding concerns about traffic and safety, specifically the curve. She noted that the traffic engineer had addressed many of these questions and confirmed that, while the curve is an issue, the road and traffic conditions meet applicable standards, making the situation manageable. City Engineer Brad Klavano explained that a dental office generates relatively low traffic. He noted that 9800 South and 1300 West are collector roads designed to handle up to 13,000 cars per day, whereas current traffic on 9800 South is about 8,000 cars daily, indicating ample capacity. He added that site plan review will ensure adequate sight distance, potentially requiring low landscaping in the park strip, but no other major traffic modifications would be needed. Council Member Johnson noted that the dental office structure will be located mostly in the southeast corner of the site and emphasized the importance of ensuring adequate sight distance at the nearby turn as part of the site plan review. City Engineer Klavano confirmed that sight distance and traffic considerations will follow American Association

of State Highway and Transportation Officials (AASHTO) recommendations based on road type and speeds.

Council Member Zander asked for clarification regarding traffic counts, specifically whether the 8,000 cars cited by City Engineer Klavano on 9800 South refers to daily traffic. City Engineer Klavano confirmed that the approximately 8,000 cars on 9800 South refers to the average daily traffic count. Council Member Zander asked what the average daily traffic was on Temple Drive. City Engineer Klavano clarified that he did not pull the traffic data for Temple Drive, but he would estimate the average daily traffic is likely around 8,000 to 10,000 vehicles. He noted that both Temple Drive and 9800 South are collector roads.

Council Member Johnson addressed concerns about potential impacts on property values from the proposed dental office. She noted her background as a residential appraiser and explained that, based on her assessment, homes immediately adjacent to the roads might be more affected than those to the north, which have a substantial buffer. She stated that the dental office is unlikely to significantly impact property values for most nearby homes. She added that only if a large number of homeowners decided to sell quickly at lower prices would values be affected, but she hoped that would not occur. She then asked Council Member Zander, who is more active as a realtor, for her perspective on whether the dental office would be a concern when selling nearby homes.

Council Member Zander responded to the question about potential impacts on property values. She noted that because the site is on a collector road and not tucked into a neighborhood, the dental office is less likely to negatively affect nearby homes. She highlighted the existing fencing on the north side as a buffer and suggested that higher-density developments or a daycare could have a greater impact due to traffic. She concluded that the dental office, with its low-profile design, is unlikely to harm property values, and that improving the currently unused land with landscaping could be a positive change for the area. She acknowledged that residents are understandably sensitive about property values, but in her professional opinion, this development should not pose a risk.

Council Member Johnson raised a concern about potential parking overflow into nearby residential areas. She noted that the issue had been addressed by requiring additional parking for the dental office and asked for confirmation that the mitigation measures were sufficient to prevent spillover into neighboring properties. Director Preece confirmed that the dental office building is significantly over-parked for its intended use, and therefore parking overflow into nearby residential areas should not be an issue.

Council Member Johnson asked about signage for the proposed dental office, noting that she had only seen one sign on the building and inquiring whether additional signage would be placed along the streets. Director Preece responded that it is unclear whether additional signage will be requested. He noted that the zoning regulations impose limitations, but the property is permitted to have a monument sign and that it will not be lit or flashing.

Council Member Johnson asked about the hours of operations. Director Preece responded that the Planning Commission's recommended hours of operation for the dental office are from 6:00 a.m. to 9:00 p.m.

Council Member Johnson asked whether dental offices typically generate noise pollution. Dr. Shae Bess stated that the dental office is designed to minimize noise. Windows do not open, and the compressor and vacuum pump are located inside a soundproofed room to prevent noise from reaching outside. Equipment is only operated during business hours, and moderate-level music is played inside for patients. He noted that any noise outside would be minimal and likely only noticeable immediately next to the building.

Council Member Johnson asked about light pollution and confirmed that, as previously stated, all lighting will remain on the applicant's property. Dr. Shae Bess confirmed that all lighting will remain on the office property according to the required light plan. He stated he would like signage on the building and a monument-style sign similar to another local dental office but noted he is flexible and will comply with whatever the city allows.

Council Member Zander asked whether there is anything prohibiting illuminated signage, noting that Dr. Bess had shared his intentions regarding signage. Director Preece responded that the property would allow a monument sign for a single business, typically around six feet tall. He clarified that flashing lights are not permitted, and multi-business sites may have slightly taller signage allowances. Dr. Bess explained that his current office has a simple sign with green letters on the building. He described a prior experience with a tall, flashing medical center sign, which he participated in briefly but found expensive and ineffective for his practice. As a result, he opted out, noting that his established patient base keeps the practice busy without the need for flashy signage.

Council Member Johnson noted that she received additional concerns from residents regarding stormwater retention. She clarified that while the current plan does not include finalized stormwater details, the applicant will be required to submit a stormwater plan that meets all city requirements, and staff will oversee and approve it. City Engineer Klavano stated that the applicant's stormwater plan will be required to meet the city's standard plans, specifications, and code. He noted that the code requires retention of the 80th percentile storm on-site, with limited allowances for discharge if feasible. He added that the specifics have not yet been fully reviewed. He added that for facilities like this, stormwater detention can be accommodated underground in the parking lot or integrated into landscaped areas, depending on what works best for the site.

Council Member Johnson asked about the nearby gas line, noting that some residents had expressed concerns about occasional flaring or discharges, and inquired whether that posed a safety concern. City Manager Dustin Lewis responded that he was not aware of any flaring or discharge occurring in that area. He noted that any concerns regarding the gas line would need to be directed to Enbridge Gas, as they would be responsible for mitigating or addressing any potential issues. Council Member Johnson commented that she would expect such flaring or discharge not to occur, given that there are homes located directly adjacent to the gas line. City Manager Lewis stated that if any flaring or discharge were to occur, the city would likely be notified immediately. He added that, to his knowledge, neither the city engineers nor the fire chief have received reports of such incidents on any Enbridge service lines within the city. Fire Chief Chris Dawson confirmed that there have been no concerns or issues with Enbridge transmission lines in that area or elsewhere in the city.

Council Member McGuire asked what potential uses could occupy the building if Dr. Bess decided to close the practice, noting that the development agreement may limit some options. Director Preece explained that future uses for the building could include medical or dental offices, or other office/professional services. He clarified that “professional services” are limited; standalone businesses like a hair salon, barber, or massage studio would not be allowed unless they are part of an allowed primary use, for example, a chiropractor offering massage therapy as a secondary service. Council Member McGuire noted that the restrictions on allowable uses for the property appear more limiting than in past projects and questioned how significantly the property’s potential uses are being constrained. Director Preece confirmed that the limitations are due to special circumstances for this property and that the city is intentionally managing its allowable uses accordingly. Council Member McGuire noted that the intent is to balance flexibility for the property’s use while also preserving the character of the surrounding neighborhood.

Council Member Zander asked to view the map (Attachment A) showing the parcel and specifically the outlet from the proposed development. She referenced a cul-de-sac directly across the street from the parcel and inquired whether the parking lot outlet would align with it, seeking an explanation of the planning rationale behind that design. City Engineer Klavano explained that streets and driveways are typically aligned across from each other to minimize conflicts during left turns. He confirmed that the proposed driveway was designed to line up with the cul-de-sac across the street for that reason. Council Member Zander confirmed that the driveway alignment was intentional to improve traffic flow and reduce conflicts, and acknowledged that her question was answered.

Mayor Pro Tempore Shelton asked Dr. Bess about his prior communication with Enbridge Gas regarding landscaping near their gas line and whether any fencing would be required. Dr. Bess explained that he spoke informally with a project manager from Enbridge while visiting the site. The manager indicated that if Dr. Bess built his office there, Enbridge intended to landscape their adjacent property. Dr. Bess stated that he would prefer no fence if the landscaping occurred, as it would look more cohesive, but if the area remained unlandscaped, he would want a fence along his property line to prevent the unfinished appearance from affecting his site. He emphasized that this was based on a conversation with a project manager and not a formal guarantee.

Mayor Pro Tempore Shelton asked Dr. Bess about his willingness to alter the roofline from the previously submitted renderings. Dr. Bess stated he is open to any modifications the council recommends. He explained that the current flat roof design was chosen to keep the building height under 35 feet. Altering the roof to a pitched style, especially to match surrounding homes, would exceed the height limit. He noted he had given minimal direction to the architect, and the current design reflects the architect’s proposal.

Council Member Johnson stated that she took the neighborhood’s concerns seriously and conducted her own outreach. She visited three dentist offices, Copper View Medical Center, Almond Dental, and Little People Dental, and spoke with nine residents living behind those offices. She asked residents about their experiences with a dentist office nearby and whether they would have made any changes. All residents reported that it was acceptable to have a dental office behind their homes, with some expressing positive feedback. She noted that this outreach helped her confirm that there were no significant concerns she had not already considered.

Mayor Pro Tempore Shelton stated he is prepared to accept a motion on Resolution R-2025-41, which authorizes the Mayor Pro Tempore to enter into a development agreement with Spectrum LLC, Dr. Shae Bess, and the Jordan Valley Water Conservancy District (Ben Perdue) for the properties located at 9828 S. Temple Drive, 9822 S. Temple Drive and 9816 S. Temple Drive.

Council Member Zander asked for clarification regarding whether the current proposal includes the business hours recommended by the Planning Commission. Director Preece stated that the Planning Commission recommended three items be added to the development agreement. These items, included in the staff report but not yet in the agreement itself, are; restrict hours of operation to between 6:00 a.m. and 9:00 p.m., except in emergency situations; require that any future amendments to the agreement follow the same public notice requirements as a rezone; and review the architectural renderings to determine if changes are needed so the building design is consistent with the surrounding neighborhood. The Planning Commission recommended approval with these three additional items. Council Member Zander asked for the second recommendation to be read again. Director Preece clarified that the second recommendation is to require that any future amendments to the development agreement be noticed under the same requirements as a rezone. This includes notifying all property owners within 300 feet, posting a sign on the property, and providing notice through the city's regular meeting announcements. Council Member Zander noted that any changes to the development agreement would require proper notification under the outlined process. Director Preece confirmed that if that was to be added to the development agreement, if it were to ever be amended, notice would be provided to the residents. Council Member Zander asked if the city had ever required similar noticing for amendments to a development agreement in the past. City Attorney Loose stated that he could not recall any previous instance where the city had required this specific type of notice for amendments to a development agreement. He noted that each development agreement is unique, and while some include specific provisions, this particular requirement had not been used before to his knowledge.

Council Member Zander asked whether the council wished to consider any of the planning commission's recommendations. She noted that she was comfortable not including those provisions but wanted to ensure the council was aware that the recommendations had been forwarded for their consideration. Council Member Johnson added that the architectural component of the planning commission's recommendations should likely be discussed further by the council. Council Member Zander stated that she is comfortable with the current slope of the roof, noting that she believes it is preferable to a high-pitched design, but she is open to further discussion. Council Member Johnson stated that while she understands the applicant's desire for a more modern design, she would prefer if the building appeared slightly more residential. She suggested possibly breaking up the roof slopes to reduce the visual mass, noting that the current design appears larger than the surrounding neighborhood roofs. Council Member Zander stated that, compared to earlier renderings, the current design appeared sleek and unassuming without excessive detailing. She expressed personal comfort with this version but acknowledged the value of discussion and invited further input on alternative ideas. Council Member Johnson suggested that while the slope of the roof could remain, breaking it up more to resemble residential homes would help it better blend with the neighborhood. She emphasized the importance of maintaining the standard communicated to the public that the building would fit into the existing community.

Council Member McGuire requested that the presentation slide (Attachment A) be advanced to show a rendering so that the council could view the architecture while discussing it. He then asked Council Member Johnson, referencing the West Elevation, how she would like to see the design changed, noting that there was already some visual breakup in that view.

Council Member Johnson stated that she was generally fine with the design but noted that the two slopes on the southeast side of the building appeared to merge together, making the structure look massive. She suggested that breaking up those slopes slightly could help it feel less imposing, while acknowledging that this is largely a matter of taste. She also noted that the roof is a significant departure from the other roofs in the surrounding area.

Council Member Harris clarified that the planning commission was not making a recommendation on the design itself. Rather, they suggested that the project be reviewed by the architectural review committee (ARC), which consists of experts in that area who can study the design and provide recommendations on its appearance. Director Preece stated that the project had already gone through the ARC and that the council's role was simply to review the design and decide if they were comfortable with it or wanted changes. Council Member Harris clarified that the council would act as the decision-maker on the design rather than sending it back to another body.

Council Member Zander noted that she had communicated with one planning commissioner who personally preferred a more pitched roof, but this was not a majority position of the planning commission. Council Member Johnson acknowledged that it was still one of the planning commission's recommendations. Director Preece explained that the commission had debated the issue without reaching consensus and suggested the council make the final decision. Council Member McGuire expressed no major concern with the current design, noting it keeps the building below 35 feet. Mayor Pro Tempore Shelton agreed, emphasizing the height limitation. Council Member McGuire added that moving to a pitched roof could exceed the 35-foot limit, potentially affecting views.

Council Member McGuire asked for clarification regarding fencing, noting that it is usually required during construction and questioning whether coordination with Enbridge Gas would necessitate modifying the development agreement. Planner Miguel Aguilera explained that the fencing requirement is detailed in the development agreement under the office zone standards (Exhibit D, Part Seven: Fencing, Screening, and Clear Vision Areas). He stated that any office zone bordering residential or agricultural property must have a masonry fence, either a six-foot tall precast concrete panel or, under unusual circumstances, a six-foot solid vinyl fence. He noted that interpretation of "unusual circumstances" falls to the Planning Director and potentially the city attorney, but emphasized that the code does require a masonry fence as a baseline. Council Member McGuire asked whether an exception to the fencing requirement would need to be included in the development agreement if the developer and Enbridge Gas were able to come to an alternate arrangement regarding the fence. Director Preece responded that if an alternate fencing arrangement were to be approved, the development agreement would need to be modified to reflect that change.

Council Member McGuire stated that any exception to the fencing requirement should be clearly included in the development agreement to avoid future issues, such as the fence not being installed

or needing additional council approval. He noted that the neighborhood would likely prefer landscaping, and if the development is to move forward, the agreement should explicitly address how the fencing provision will be handled. Director Preece explained that the reason Dr. Bess raised the fencing issue was that any modification to the standard fencing requirement would necessitate an amendment to the development agreement.

Council Member Zander stated that, if agreeable with the council, she supports allowing for landscaping in lieu of a masonry wall if the adjacent property is landscaped. She noted that this approach would likely be more agreeable to the developer and neighborhood residents. She requested language be added to the development agreement to allow this flexibility. She then asked to review the slide (Attachment A) showing the topographical map to clarify where the masonry wall would be located, specifically pointing to the large square of land behind the dental office.

Director Preece noted that the 60-foot-wide area behind the dental office is part of a monitoring well owned by J VWCD, and suggested consulting with their representative regarding fencing or landscaping intentions.

Council Member Zander asked J VWCD Assistant General Manager Alan Packard about the current condition of the property, including fencing and landscaping. Alan Packard confirmed that the property is currently fenced with some landscaping and that no additional fencing is planned.

Council Member Zander asked for clarification, stating that if the development were approved, where Dr. Bess would be required to install the fence. Director Preece stated that a fence would not be required along the entire area, noting that it would only be along the north boundary between Dr. Bess's property and the gas company's land. He clarified that this fencing issue is part of the same development agreement, as the gas company is a party to that agreement.

City Attorney Loose summarized the proposed amendment for the council, stating that if a motion is made in favor, the development agreement would be modified to allow or require a six-foot masonry fence along the north property line of the applicant's property. He clarified that the fence would only be required if the adjacent northern property is not landscaped; if it is landscaped by the time of development, the existing masonry wall would suffice. He referenced the code, noting that it allows for a precast concrete or panel masonry fence as determined with the development approval, and this amendment would serve as that approval. He emphasized that whether the fence is existing or newly constructed depends on a third party not present at the meeting.

Council Member Johnson confirmed that the fence requirement would be contingent on receiving agreement from the adjacent property owner, Enbridge Gas to landscape. City Attorney Loose clarified that if Enbridge Gas, as the adjacent property owner, agrees with Dr. Bess or the city to landscape their property and provides confirmation that it will be completed prior to or at the same time as the development, then the existing fence would meet code requirements. Otherwise, a new fence would need to be installed to separate the non-landscaped portion. He asked for confirmation that this understanding reflects the council's intent.

Council Member Zander then indicated she was prepared to make a motion reflecting this amendment.

- E.1. Resolution R2025-41, Authorizing the Mayor Pro Tempore of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive. (By Director of Planning & Economic Development, Brian Preece)

Council Member Zander motioned to approve Resolution R2025-41, Authorizing the Mayor Pro Tempore of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive with the amendment to the development agreement that the fencing required by City Code is fulfilled by either landscaping the parcel between the Applicant's property and the current precast masonry fence at the time of or before development, or, if no landscaping is installed, constructing a precast masonry fence as part of the Development. Council Member McGuire seconded the motion.

Council Member McGuire stated that the development has incorporated measures to reduce neighborhood impact, including keeping the building single-story, limiting its use, and potentially adding landscaping depending on an agreement between Dr. Bess and Enbridge Gas. He emphasized that these steps support a small business while minimizing neighborhood disruption.

Council Member Johnson agreed with McGuire, noting that this development has been more limited in scope than most projects she has worked on. She acknowledged Dr. Bess's efforts to accommodate neighborhood concerns, emphasizing the importance of recognizing his willingness to work with the community.

Council Member Harris explained that the property under discussion was previously located within his district before redistricting occurred following the most recent census. He noted that cities are required to redraw district boundaries based on population to ensure even representation. While many of the residents present were formerly part of his district, and some may still be, he emphasized that the entire city is important to him and to all council members. He acknowledged the uniqueness of the parcel, describing it as an "awkward piece" of land. He shared that he had contacted Director Preece to ask whether the city had a precedent for rezoning similar irregularly shaped parcels to commercial use based solely on their configuration. Director Preece informed him that he was not aware of any such precedent. He continued by questioning whether the irregular shape of the parcel alone was a justifiable reason to rezone it. While he acknowledged and appreciated the effort the dentist had made in preparing a proposal for a dental office, he emphasized that the fundamental question for him was whether the land itself should be designated as commercial before considering any specific development. After driving through the area and observing the surrounding properties, he felt the neighborhood had a residential character. Although he recognized that commercial and medical uses exist nearby and that a dental office would likely be a low-impact commercial use, he ultimately viewed the area as residential. He noted the difficulty of the decision, stating that people he knows on both sides of the issue would likely be unhappy with his vote. However, he concluded that he had to set those concerns aside and base his decision on what the area felt like to him, which is residential.

Mayor Pro Tempore Shelton stated that he had thoroughly reviewed the application, related emails, and his notes from the public hearing. He expressed his belief that the proposed development was appropriate and would enhance the area rather than detract from it.

Roll Call Vote

Council Member Zander - Yes

Council Member McGuire- Yes

Council Member Harris - No

Council Member Johnson - Yes

Council Member Shelton - Yes

The motion passed with a vote of 4-1; Council Member Harris voted “No”.

- E.2. Resolution R2025-42, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants). (By Director of Planning & Economic Development, Brian Preece)

Council Member Zander motioned to approve Resolution R2025-42, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants). Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Harris - No

Council Member McGuire - Yes

Council Member Shelton - Yes

The motion passed with a vote of 4-1; Council Member Harris voted “No”.

- E.3. Zoning Ordinance 2025-06-Z, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants). (By Director of Planning & Economic Development, Brian Preece)

Council Member McGuire motioned to approve Zoning Ordinance 2025-06-Z, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants). Council Member Zander seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Zander - Yes

Council Member Harris - No

Council Member Johnson - Yes

Council Member Shelton - Yes

The motion passed with a vote of 4-1; Council Member Harris voted “No”.

F. Action Item:

- F.1. Resolution R2025-38, Authorizing the City of South Jordan Mayor Pro Tempore to sign a Franchise Agreement with Enbridge Gas. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey explained that Enbridge Gas's current franchise agreement is nearing expiration, and the company requested to renegotiate the terms. The agreement allows Enbridge to operate its public utility system within the city. City staff met with Enbridge representatives multiple times to develop new terms, following a process similar to the one previously used with Rocky Mountain Power. The franchise agreement permits Enbridge to work within the public right-of-way under established terms, streamlining their permitting process compared to obtaining individual permits. Given the utility's frequent right-of-way usage, the agreement provides operational efficiency. The proposed agreement has undergone legal review and establishes a new 20-year term. Staff recommends approval of the updated franchise agreement.

Mayor Pro Tempore Shelton inquired whether there were any significant changes in the new franchise agreement compared to the previous version. Assistant City Manager Tingey responded that the new franchise agreement does not include any substantial changes from the previous agreement. While there are several new sections reviewed by legal staff, the day-to-day processes for Enbridge's work in the city remain unchanged.

Mayor Pro Tempore Shelton asked how long the previous franchise agreement had been in effect and the duration of its term. Assistant City Manager Tingey stated that the previous franchise agreement was a 25-year term with some automatic renewal provisions. He noted that the agreement had been in place for a long time, predating his tenure, and that Enbridge reached out as the agreement was approaching its expiration.

Mayor Pro Tempore Shelton asked about the duration of the current proposed franchise agreement. Assistant City Manager Tingey clarified that the current proposed franchise agreement would have an initial 15-year term with a 10-year renewal option, effectively creating a potential 25-year total term.

Mayor Pro Tempore Shelton emphasized for residents present that while the franchise agreement allows Enbridge Gas to operate more efficiently, it also requires the company to indemnify the city for any damage to roadways or issues related to their gas lines.

Council Member Harris commented that he supports having franchise agreements in place, noting that they help ensure work is conducted properly in the city. He expressed appreciation for the city's evaluation of the updated agreement. Assistant City Manager Tingey noted that the city maintains ongoing discussions with Enbridge and coordinates capital improvement projects with the company, a process primarily managed by the engineering group.

Council Member McGuire noted that while not requesting a change to the current agreement, he observed that the \$50 fee seems low. He suggested that future agreements consider a higher fee to better cover city attorney and staff costs associated with processing applications.

Council Member Harris motioned to approve Resolution R2025-38, Authorizing the City of South Jordan Mayor Pro Tempore to sign a Franchise Agreement with Enbridge Gas. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

Council Member Shelton - Yes

The motion passed with a vote of 5-0.

G. Public Hearing Item:

- G.1. Resolution R2025-46, Public Hearing to gather public input on past year performance and approving the 2024 Consolidated Annual Performance and Evaluation Report, and Authorizing submittal to the U.S. Department of Housing and Urban Development, and Public Hearing to gather public input on neighborhood and community needs that may be addressed with future CDBG funds. (By Associate Director of Finance, Katie Olson)

Associate Director of Finance Katie Olson introduced Senior Accountant Abigail Patonai, who will handle much of the day-to-day management of CDBG activities.

Senior Accountant Abigail Patonai thanked the council for their time and expressed her enthusiasm for learning from Associate Director Katie Olson and the CFO Sunil Naidu. She noted her commitment to providing consistent support for the CDBG program and expressed appreciation for the opportunity to serve in her new role.

Associate Director Olson provided an update on the city's Community Development Block Grant (CDBG) program. She reviewed prepared presentation (Attachment B), noting that the city receives approximately \$220,000 annually in CDBG funds, which are primarily intended to benefit low- and moderate-income residents. She reviewed the past year (2024–2025) of CDBG activities, noting that the focus was on correcting accessibility deficiencies and supporting services for vulnerable populations. Total expenditures for the year amounted to \$85,000. She highlighted the

completion of a 2022 activity in partnership with In Between, which provided intensive care to six homeless residents, marking the closure of all outstanding activities from prior years. A significant achievement was the allocation of approximately \$20,000 of administrative and planning funds to update the city's housing study with Zions Public Finance, providing valuable data to address the local affordable housing crisis. She also noted that one activity, ADA ramp construction, remained outstanding due to higher environmental review requirements. She explained that the city plans to combine this project with the 2025 ADA ramp activity, which will satisfy additional requirements while optimizing the use of funds. Overall, she indicated that future presentations will be more streamlined as most prior activities have been completed.

Council Member Zander asked how many ADA ramps can be completed with the \$159,000 expenditure. Director of Engineering/City Engineer Brad Klavano stated that the last time the ADA ramp projects were bid, the cost was approximately \$4,500–\$5,000. Associate Director Olson noted that the cost per ADA ramp has varied over time, increasing from approximately \$2,000 per ramp before 2020 to \$6,000 per ramp, and currently has decreased to about \$4,000 per ramp.

Associate Director Olson continued to review prepared presentation (Attachment B). She highlighted current partner organizations funded through CDBG, including South Valley Services, The Road Home, and the Legal Aid Society, which provide domestic violence prevention and related services. She noted additional projects from the 2025 Consolidated Plan are still in contract setup and not yet ready for public use. She explained that the purpose of the public hearing was twofold; to receive feedback from residents on how funds were used in the past year and to gather input on priorities for the upcoming year (2026–2027). She reminded residents that CDBG funds are limited in use but encouraged public comments, which remain open through September 17. The full plan is available online and at the city building, and any resident feedback will be considered before submission to HUD.

Mayor Pro Tempore opened the public hearing for Resolution R2025-46.

Planning Commissioner Nathan Gedge (Resident) - As someone who has served on a CDBG citizen committee for another municipality in the past, I want to thank the city staff for their hard work on this. I believe it is a positive report, and the staff continue to do excellent work. Hopefully, there will be more citizen involvement, and South Jordan will have opportunities to access federal funding available to some of our neighboring, larger municipalities. This will help us make better progress in the future. I also want to thank you for the previous item and the hard work you did with that, as well. I have some comments to take back to the Planning Commission at our next week's meeting based on your previous discussion. Thank you.

Mayor Pro Tempore closed the public hearing for Resolution R2025-46.

Council Member Zander asked for clarification regarding the city's funding, noting that while other cities receive millions of dollars, South Jordan receives approximately \$220,000. She requested that Associate Director Olson explain that this amount is based on the population of higher-need residents, rather than the city's total population, to help residents better understand the funding allocation. Associate Director Olson explained that HUD determines CDBG funding

allocations using a formula with several components, the largest of which is the number of low- to moderate-income residents in the city. She noted that typically, a project must be in a census tract with at least 51% low- to moderate-income residents, but South Jordan does not have any tracts meeting that threshold. As a result, HUD provides a special exception allowing the city to qualify projects in areas with approximately 24% low- to moderate-income residents. She added that this is one of the lowest allocations in the region, reflecting the city's relatively small population of qualifying residents rather than total population.

Council Member Zander asked how HUD determines which residents qualify as low- to moderate-income and where the data used to make that determination comes from. Associate Director Olson explained that HUD determines low- to moderate-income eligibility using a combination of census data and their own data collection. She noted that HUD recently updated the dataset from 2015 to 2020, which caused shifts in the areas eligible for CDBG projects. This update has resulted in higher percentages of qualifying residents compared to five years ago, providing the city with additional opportunities to use the funds.

Council Member Johnson asked whether the current CDBG funding amount adequately meets the needs of the community. Associate Director Olson acknowledged that the current CDBG funding has limitations. She noted that by statute, only 15% of funds can be used for public services, and there are often more applicants than available funding. She explained that some strong proposals had to be declined due to insufficient funds. She also highlighted that, given local housing needs and the city's market, the \$220,000 allocation does not go far in addressing housing challenges, making it a limited tool for meeting the city's broader needs.

Council Member Johnson asked whether the city monitors data provided by CDBG service providers to track trends and ensure that funds are being allocated effectively. She emphasized the importance of using the data to direct resources where they are most needed and to reduce the burden on partner organizations. Associate Director Olson confirmed that the city tracks data from CDBG service providers over time. She noted that domestic violence cases have increased over the past five years, while homelessness numbers reported by The Road Home have remained fairly stable, though funding to that organization has decreased. She explained that the city did not grant funds to In Between this year because their services are geographically distant from South Jordan, making it less likely residents would utilize them. She added that HUD encourages focusing funds on providers closer to the city, and the city has adjusted allocations accordingly to maximize effectiveness for residents.

Council Member Johnson motioned to approve Resolution R2025-46, Public Hearing to gather public input on past year performance and approving the 2024 Consolidated Annual Performance and Evaluation Report, and Authorizing submittal to the U.S. Department of Housing and Urban Development, and Public Hearing to gather public input on neighborhood and community needs that may be addressed with future CDBG funds. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member McGuire - Yes

Council Member Harris - Yes
Council Member Zander - Yes
Council Member Shelton - Yes

The motion passed with a vote of 5-0.

H. Special Public Hearing: Public Hearing on Bond:

- H.1. Public hearing with respect to (a) the issuance of not to exceed \$45,000,000 of water revenue bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of said bonds will have on the private sector. *(By CFO, Sunil Naidu)*

CFO Sunil Naidu explained that the public hearing relates to the parameters resolution the council adopted on August 5, which authorized a bond of up to \$45 million for the construction of a water tank and a water-related public works building. He noted that the resolution required setting a public hearing, which was advertised on August 6, to allow residents and businesses the opportunity to provide feedback. He highlighted that this bond process includes a requirement to hear from the private sector regarding potential impacts, as mandated by the Utah legislature, ensuring the government does not compete with services the private sector could provide.

Mayor Pro Tempore Shelton opened the public hearing with respect to (a) the issuance of not to exceed \$45,000,000 of water revenue bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of said bonds will have on the private sector. There were no comments. Mayor Pro Tempore Shelton closed the public hearing.

Mayor Pro Tempore Shelton noted that Fitch rating agency recently awarded South Jordan City a triple-A rating. He highlighted that the city is one of only three municipalities in Utah to ever receive this rating.

I. Public Comment:

Mayor Pro Tempore Shelton opened the public comment portion of the meeting.

Robin Pierce (Resident) - I noticed that some of the panels that the artists created at the America First Square TRAX station are broken. Are those in the process of being repaired?

City Manager Dustin Lewis responded that they are in the process of being repaired.

John-Thomas Lloyd (Resident) - Good evening, council members. My name is John-Thomas Lloyd, and I am a resident of South Jordan. Over the past two months, I have been trying to work with the city to secure legal access across city-owned land to the South Jordan Canal, which borders my property. I have purchased a water share in the South Jordan Canal Company and am fully committed to following all lawful processes. The city has fenced off the property, cutting off my only access point to the canal. I submitted a formal request for written easement documentation on July 10, and followed up on July 17, July 31, and August 14. Most recently, I delivered a formal

grievance letter in person to the city recorder on August 26 and also emailed it to the city attorney, city manager, Mayor, and Director of Public Works. As of tonight, I have received no acknowledgment, reply, or indication that the city is reviewing this matter. This lack of communication is deeply concerning, especially with summer nearly over. Because of the city's inaction, I have missed the opportunity to access canal water. I have made every effort to follow the proper procedures, but I am left without a response and without recourse. I am here tonight to respectfully ask the council to help ensure I receive a response and that lawful access, such as a gate in the fencing, is granted so I can prepare properly for next season. Thank you for your time. (Mr. Lloyd provided Handout C)

City Attorney Loose stated that the city received John-Thomas Lloyd's formal grievance last week and is preparing a response. He noted that the draft has been circulated, and Mr. Lloyd can expect a formal reply within the next day or so.

Council Member Harris read a comment from resident Bob Paxton (Attachment D).

Mayor Pro Tempore Shelton closed the public comment portion of the meeting.

J. Minute Approval:

J.1. August 19, 2025 City Council Study Meeting

J.2. August 19, 2025 City Council Meeting

Council Member McGuire motioned to approve the August 19, 2025 City Council Study Meeting as published; and the August 19, 2025 City Council Meeting Minutes with an amendment to page 6 pronoun correction. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

K. Staff Reports and Calendaring Items:

City Manager Dustin Lewis provided updates on the upcoming "Get Into the River" events in South Jordan. He noted that activities will take place at Mulligan's this year and will include free mini golf, a butterfly release, and, for the first time, fishing at Mulligan's due to construction at the ponds. He mentioned that the Arts Council will support a craft activity associated with the event. He added that several other event items have been sent to council members' calendars to allow them to hold those dates and plan to attend various activities happening throughout the month. He also welcomed Associate Director of Human Resources Corinne Thacker, who is covering her first council meeting.

Council Member Johnson motioned to adjourn the September 2, 2025 City Council Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The September 2, 2025 City Council Meeting adjourned at 8:32 p.m.