

**ORDINANCE NO. 21-24**

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE  
(ADDING OUTDOOR RECREATION AS A CONDITIONAL USE IN THE  
SC-3 COMMERCIAL ZONE, SECTION 13-5E-3)**

WHEREAS, the City of West Jordan (“City”) adopted West Jordan City Code (“City Code”) in 2009; and

WHEREAS, titles 5, 8, 9, 10, 11, 12, 13, 14, and 15 of the City Code have been adopted as “Land Use Regulations”, as defined by Utah Code Ann. Subsection 10-9a-103(32) or successor provisions; and

WHEREAS, the City desires to adopt, amend, and/or repeal certain sections of the City Code, which have been and/or which are being adopted as Land Use Regulations (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing(s) on May 18, 2021 regarding the proposed City Code amendments and forwarded a positive recommendation to the City Council of the City (“City Council”) regarding the proposed code amendments; and

WHEREAS, after reviewing the Planning Commission’s recommendation, and after the City Council held its own public hearing on July 28, 2021 regarding the proposed City Code amendments, the City Council finds it to be in the best interest of the public health, safety, and welfare to adopt the following amendments to the City Code.

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


**Section 1. Amendment.** City Code Section 13-5E-3, which is a Land Use Regulation section, is hereby amended, so that it shall now read as shown on Attachment 1 to this Ordinance.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28<sup>TH</sup> DAY OF JULY, 2021.

CITY OF WEST JORDAN

By:   
\_\_\_\_\_  
Zach Jacob  
Council Chair

ATTEST (on following page):

ATTEST:

*Cindy M. Quick*

Cindy M. Quick, MMC  
Council Office Clerk

**VOTING BY THE CITY COUNCIL**

**"YES"      "NO"**

Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	~ Absent ~	

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON 8/4/21**

Mayor's Action: X Approve      \_\_\_\_\_ Veto

By: *Dirk Burton*      8/4/21  
Mayor Dirk Burton      Date

ATTEST:

*Tangee Sloan* 

Tangee Sloan  
City Recorder

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

X The Mayor approved and signed Ordinance No. 21-24.

\_\_\_\_\_ The Mayor vetoed Ordinance No. 21-24 on \_\_\_\_\_ and the City Council timely overrode the veto of the Mayor by a vote of \_\_\_\_\_ to \_\_\_\_\_.



\_\_\_\_\_ Ordinance No. 21-24 became effective by operation of law without the Mayor's approval or disapproval.

*Tangee Sloan* 

Tangee Sloan  
City Recorder

## CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 6<sup>th</sup> day of August, 2021. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

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Tangee Sloan  
City Recorder

*(Attachment on the following page)*

## Attachment 1

### [Attachment to ORDINANCE NO. 21-24 AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (ADDING OUTDOOR RECREATION AS A CONDITIONAL USE IN THE SC-3 COMMERCIAL ZONE, SECTION 13-5E-3)

#### Legislative Version:

#### 13-5E-3: PERMITTED AND CONDITIONAL USES:

Uses allowed in commercial zones are listed in the table below. Those uses identified as "permitted" (P) are allowed by right; provided, that they comply with all other requirements of this article, and all other applicable requirements of this title. Uses identified as "conditional" (C) must be approved by the Planning Commission pursuant to the standards and procedures for conditional uses set forth in chapter 7, article E of this title and title 15 of this Code, and comply with all other applicable requirements of this title. Uses identified as "administrative conditional uses" (AC) shall be approved by the Zoning Administrator pursuant to the standards set forth in chapter 7, article E of this title, except that the public hearing shall be conducted by the Zoning Administrator, and shall comply with title 15 of this Code, and all other applicable requirements of this title. Uses not specifically listed in this section shall not be allowed in commercial zones.

#### PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

#### Legend:

P=Permitted use

C=Conditional use

AC=Administrative conditional use

Use	C-G	C-M	SC-1	SC-2	SC-3
Adult daycare, general	C	C	C	C	C
Adult daycare, limited	C		C		
Agricultural sales and service		P			
Animal husbandry services		C			
Auditorium or stadium		C			P
Automated car wash	P	P	C	P	P
Bail bonds and pawnbrokers	C				
Bank or financial institution	P		P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C
Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Club	C	P		P	P
Construction sales and service		AC			
Cultural service	C				P

Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Liquor store				C	C
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Microbrewery, retail					P
Motor vehicle sales and service, new	C			C	P
Motor vehicle sales and service, used	C			C	C
Office	P	P	P	P	P
Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P
Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Reception center	AC	P		AC	P
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			

Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C
Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C		C	

- A. The city may issue a scientific or educational alcohol use permit, as defined in Utah Code Annotated section 32B-10-102, as a permitted use in the SC-3 zone. The fee for such permit shall be \$326.00.

(2001 Code § 89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 11-32, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord. 14-09, 5-14-2014; Ord. 15-20, 8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34, 6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord. 20-18, 7-29-2020)

### Clean Version:

#### 13-5E-3: PERMITTED AND CONDITIONAL USES:

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PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

Legend:

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Use	C-G	C-M	SC-1	SC-2	SC-3
Adult daycare, general	C	C	C	C	C
Adult daycare, limited	C		C		
Agricultural sales and service		P			
Animal husbandry services		C			
Auditorium or stadium		C			P
Automated car wash	P	P	C	P	P
Bail bonds and pawnbrokers	C				
Bank or financial institution	P		P	P	P
Building moved from another site (see section 13-8-12 of this title)	C	C	C	C	C
Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Club	C	P		P	P
Construction sales and service		AC			
Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Liquor store				C	C
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P

Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Microbrewery, retail					P
Motor vehicle sales and service, new	C			C	P
Motor vehicle sales and service, used	C			C	C
Office	P	P	P	P	P
Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P
Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Reception center	AC	P		AC	P
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C
Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C		C	



- A. The city may issue a scientific or educational alcohol use permit, as defined in Utah Code Annotated section 32B-10-102, as a permitted use in the SC-3 zone. The fee for such permit shall be \$326.00.

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# Ordinance No. 21-24 Commercial Zone Amendment adding Outdoor Recreation


Final Audit Report

2021-08-06


Created:	2021-07-30
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2CoZXjKksOVB96gWkSDhdq-5nXLKJ5vz

## "Ordinance No. 21-24 Commercial Zone Amendment adding Outdoor Recreation" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
2021-07-30 - 3:03:49 PM GMT- IP address: 98.202.140.103
-  Document emailed to Zach Jacob (zach.jacob@westjordan.utah.gov) for signature  
2021-07-30 - 3:06:54 PM GMT
-  Email viewed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
2021-07-30 - 8:30:13 PM GMT- IP address: 67.166.75.80
-  Document e-signed by Zach Jacob (zach.jacob@westjordan.utah.gov)  
Signature Date: 2021-07-30 - 8:30:42 PM GMT - Time Source: server- IP address: 67.166.75.80
-  Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature  
2021-07-30 - 8:30:44 PM GMT
-  Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)  
Signature Date: 2021-07-30 - 8:58:42 PM GMT - Time Source: server- IP address: 98.202.140.103
-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature  
2021-07-30 - 8:58:44 PM GMT
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2021-08-02 - 3:06:33 PM GMT- IP address: 198.135.172.162
-  Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)  
Signature Date: 2021-08-05 - 2:23:35 AM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature  
2021-08-05 - 2:23:37 AM GMT

 Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

2021-08-06 - 4:06:09 PM GMT- IP address: 207.225.200.66

 Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)

Signature Date: 2021-08-06 - 4:06:38 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2021-08-06 - 4:06:38 PM GMT