



Water Conservation Plan

December 2024



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1.0 Background

Water is one of Utah’s most precious resources.

In 1998 the Utah state legislature passed the “Water Conservation Plan Act” which requires culinary water providers with 500 or more connections to submit water conservation plan updates to the Utah Division of Water Resources every five years. The City of West Jordan completed its first water conservation plan in 1999. Updates have been submitted in 2004, 2009, 2014, and 2019. West Jordan has demonstrated a commitment to conserving water.

As the City plans for expanded growth on the west side it has an opportunity to further the goal of water conservation through proper planning of best management practices that will decrease the water needs of the City.

This 2024 Water Conservation Plan Update satisfies the requirements of this Act.

A copy of this plan is available on the website of the City of West Jordan as a resource for every customer’s conservation efforts.

This plan was adopted by the West Jordan City Council on _____ 2024.

A copy of Resolution No. 24-039 is included in the appendix.



2.0 System Profile

The City of West Jordan was one of the earliest pioneer settlements after the founding of Salt Lake City. Early settlements formed to the west along the prominent Jordan riverside as early as 1849. Since the City lies on the western banks of the Jordan River, it was named West Jordan. As the years went on the area began to grow at a rapid rate. Farms, mills, and infrastructure were built as a haven for all who wished to settle the area. The residents of West Jordan petitioned the Salt Lake County Commission for incorporation as a town on January 10, 1941. It became a third-class city in 1967 and grew to a first-class city by 2006.

West Jordan is located in the center of the Salt Lake Valley, extending westward from the Jordan River toward the Oquirrh Mountains, where slopes increase significantly, gaining more than 1,000 feet in elevation at its higher points. It shares borders with Taylorsville, Kearns, West Valley City, Copperton, South Jordan, Sandy, Midvale, and Murray. According to the US census bureau, the City has a total area of over 32 square miles, with a small portion (1.7 square miles) served by Kearns Improvement District. A map of the City of West Jordan’s water utility service area is shown in Exhibit 1.

The City of West Jordan is the third largest municipality in the State of Utah and is still growing. Kem C. Gardner Institute estimates that the city currently has over 120,000 residents and provides safe drinking water to over 107,000 customers. The City currently provides water in 6 pressure zones and provides an average of 17.5 million gallons of water every day to consumers. Providing high quality drinking water is a high priority for our leaders and planners.

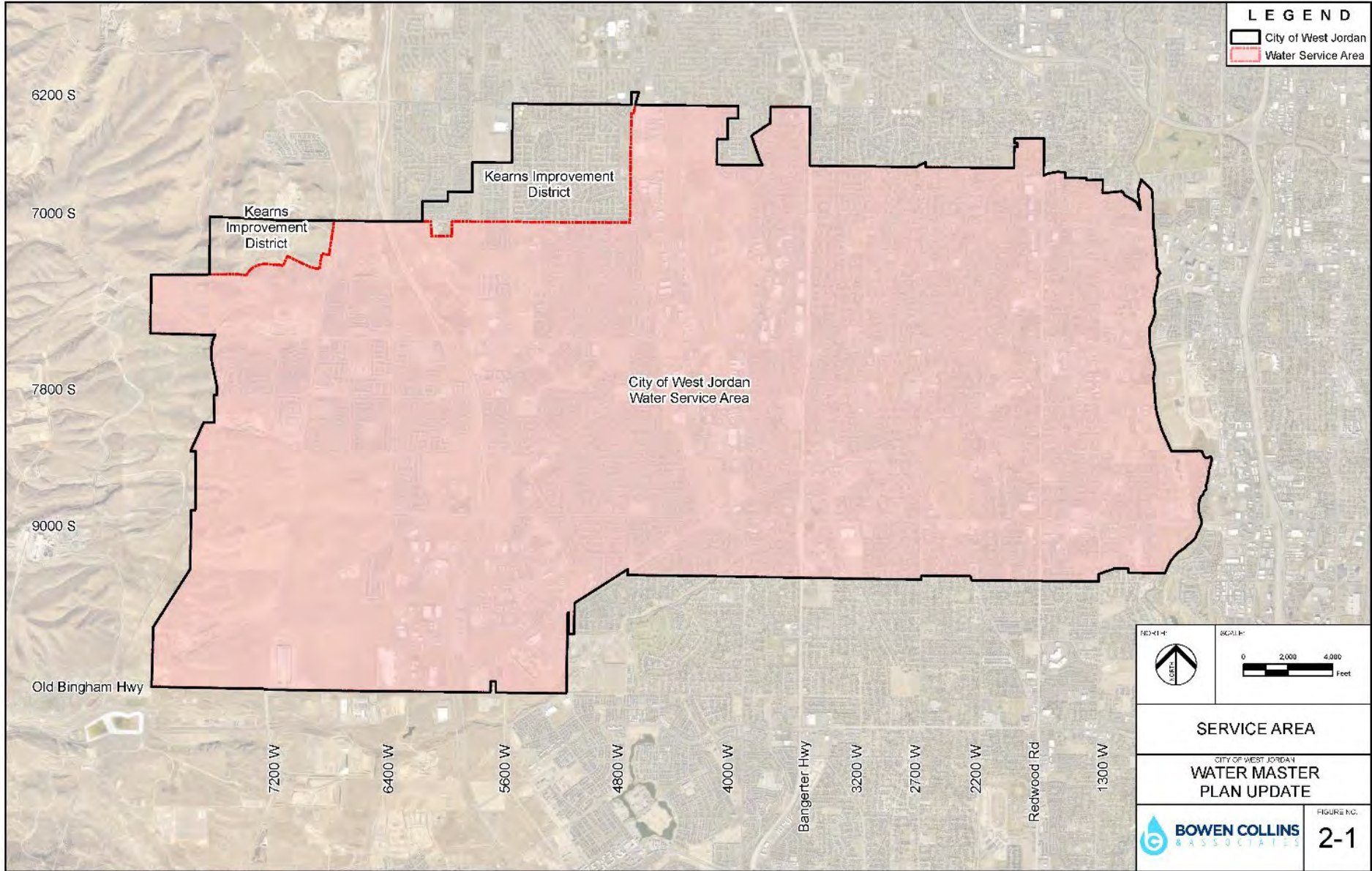

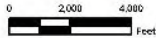



Exhibit 1- Service Area

	
SERVICE AREA	
CITY OF WEST JORDAN WATER MASTER PLAN UPDATE	
	FIGURE NO. 2-1

2.1 Water Connections

The City currently provides water to residential, commercial, industrial, and institutional customers. Commercial and industrial demand is mostly consumed inside facilities and is consistent year-round. Residential and institutional demand see a significant change in the summer as outside watering demands increase. Most of the City’s conservation efforts have been focused on reducing outside watering demands.

Exhibit 2 – Total Water Connections by Type

Year	Residential	Commercial	Institutional	Industrial
2020	27,924	1,345	571	113
2021	28,089	1,377	556	106
2022	28,343	1,380	556	104
2023	28,670	1,408	556	104



2.2 Water Supply

The majority of the water delivered to West Jordan residents is purchased from Jordan Valley Water Conservancy District (JVWCD) through 13 physical connections.

The City updated their annual JVWCD contract in June 2021 bringing the contract volume to 20,000 acre-ft. This contract value is a minimum value, and the City is allowed to take an additional 20% without penalty or change to the contract, bringing the total potential JVWCD supply volume to 24,000 acre-ft.

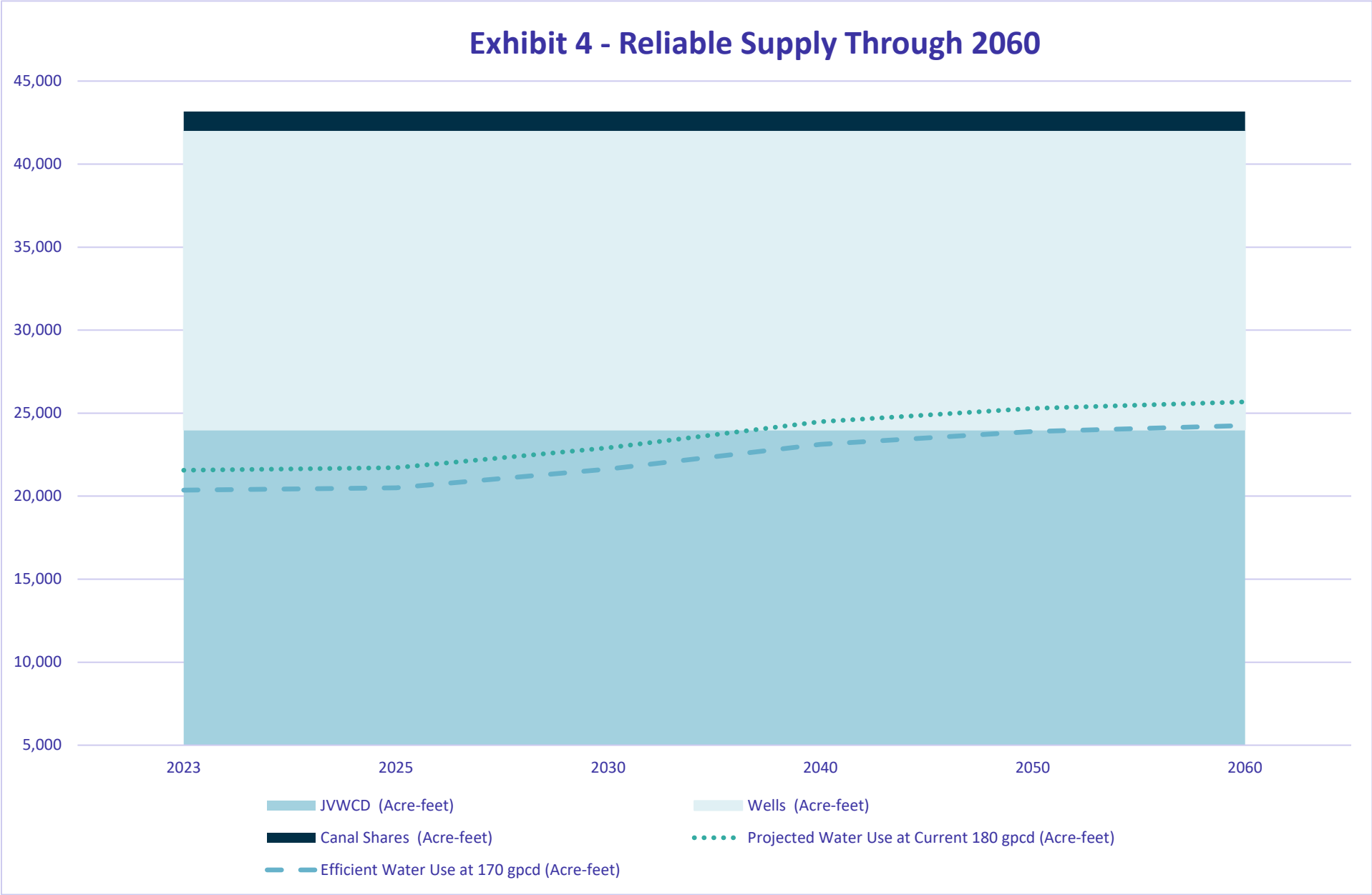
In addition to the JVWCD water, the City has four culinary water wells that can be used to supply water to residents. Wells are mostly used in the summer months to provide culinary water during peak days. Groundwater rights purchased by the City are listed in the table below.

Besides culinary water supply, the City also has canal shares that supply secondary water to large City parks. This water supply is also included in the table below.

Exhibit 3 - Water Supply		
Name of Supplier	Normal Yield (Acre-Ft)	Future Water Supply (Acre Feet)
Jordan Valley Water Conservation District (Annual Contract)	21,000	24,000
Culinary Well Water * (Include water rights)	2,000	18,000
Secondary Water * (Include water rights)	500	1,200
Totals	23,500	43,200

The City currently has enough supply for the proposed increase in population if current conservation goals are met.

Exhibit 4 - Reliable Supply Through 2060



3.0 Water Billing Rate Structure

City water rates are used to cover the cost to operate and maintain 505 miles of pipe and deliver over 8 billion gallons of water annually. Water rates fund the personnel and equipment necessary to deliver safe and reliable water to the residents and businesses. The current billing structure, adopted by West Jordan City Council, is shown below.

Exhibit 5 – Water Billing Structure – Tiered Rate					
Residential Connection Monthly Water Rate (Does not Include Fixed Charge based on Meter Size)		Irrigation Connection Monthly Water Rate (Does not Include Fixed Charge based on Meter Size)		Commercial Connection Monthly Tiered Rate (Does Not Include Fixed Charge based on Meter Size)	
Rate per Thousand Gallons	Volume (Gallons)	Rate per Thousand Gallons	Volume (Gallons)	Rate per Thousand Gallons	Volume (Gallons)
\$2.30	0-7,000	\$2.30	0-7,000	\$2.30	0-7,000
\$3.72	7,001-25,000	\$3.57	7,001-25,000	\$2.60	7,001-25,000
\$3.93	25,001-50,000	\$3.72	25,001-50,000	\$2.75	25,001-50,000
\$4.18	50,001-100,000	\$3.83	50,001-100,000	\$2.91	50,001-100,000
\$4.85	over 100,000	\$4.59	over 100,000	\$3.21	over 100,000

This billing structure also includes a Base Meter Rate as shown below.

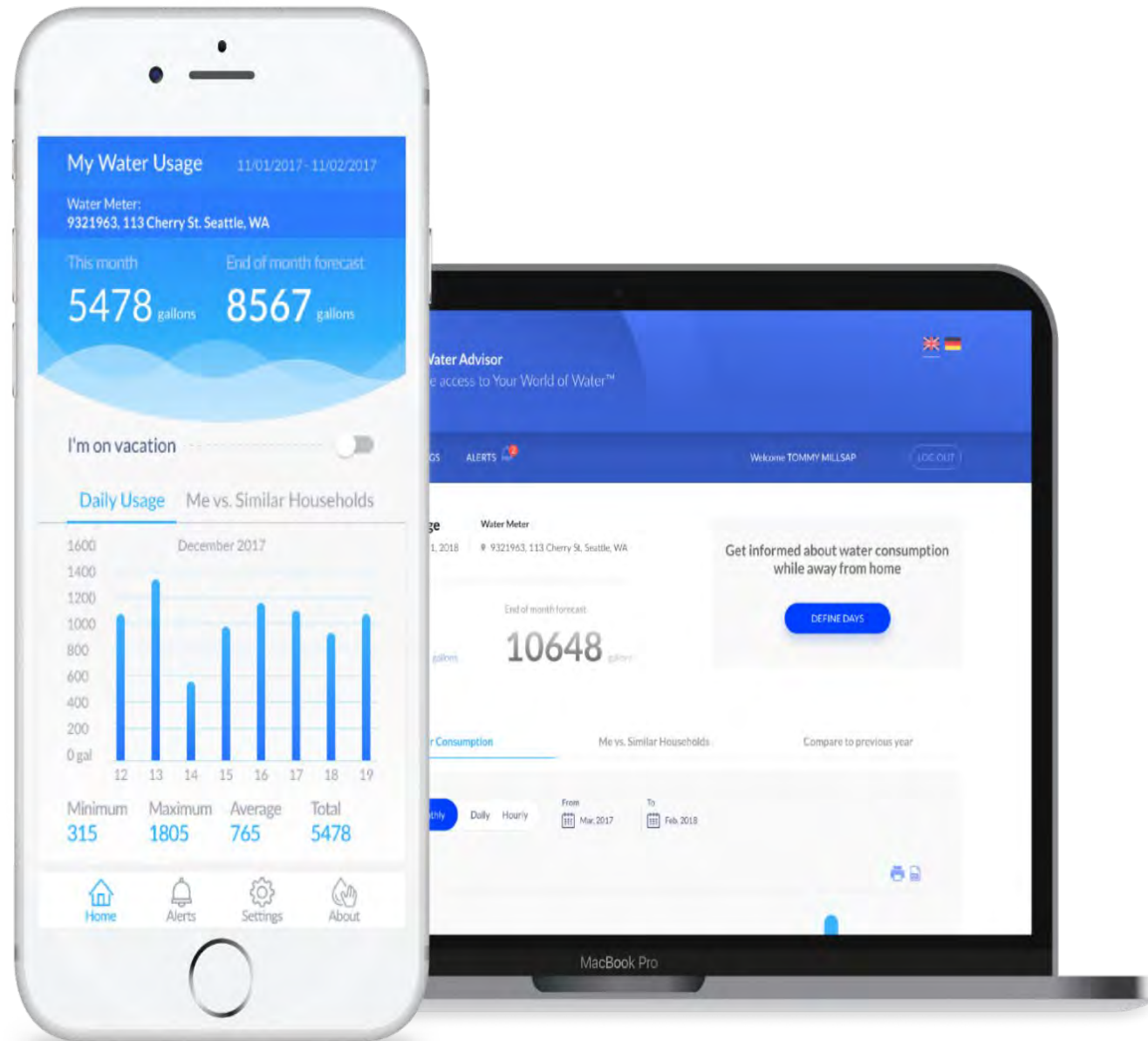
Exhibit 6 – Billing Structure - Monthly Water Meter Charge					
Residential Connection Monthly Water Meter Charge		Irrigation Connection Monthly Water Meter Charge		Commercial Connection Monthly Water Meter Charge	
Meter Size	Rate	Meter Size	Rate	Meter Size	Rate
¾"	\$20.40	¾"	\$20.40	¾"	\$20.40
5/8"	\$20.40			5/8"	\$30.60
1"	\$20.40	1"	\$45.90	1"	\$45.90
1 – ½"		1 – ½"	\$71.40	1 – ½"	\$71.40
2"		2"	\$102.00	2"	\$102.00
3"		3"	\$327.42	3"	\$327.42
4"		4"	\$698.48	4"	\$698.48
6"		6"	\$1,266.00	6"	\$1,266.00
8"		8"	\$1,899.01	8"	\$1,899.01
10"		10"	\$2,772.11	10"	\$2,772.11

The current tiered system based on water use has helped the City to meet its conservation goals by providing a financial incentive to customers to save water. The more water used, the higher the rate charged by the City.

4.0 System Leak Prevention / Loss

Every culinary water connection in West Jordan is metered with an Advanced Metering Infrastructure (AMI) system that transmits data every day to a central tower instead of being read once a month. Collecting data every day allows the City to share up to date information with our customers by using application based technology called MY Water Advisor. This application can allow customers to monitor daily usage, set alarms when usage is too high and alert the customer if a leak is detected.

All West Jordan water meters are ultra sonic and do not require moving parts to read the meter. Accuracy is within 98 percent. When customers are concerned about reading and usage, staff is available to check meter accuracy and handle complaints. These meters have a warranty for 20 years and are replaced as needed.



The City employs construction crews that are on call each day to repair water leaks in the City system. The most common leaks occur during winter months and involve a service line connection to a main line or a leak inside the meter box. Main line repairs are less frequent but are still typically fixed by City crews within 4 hours of reporting.

Typical loss rate for the City is under 7 percent annually. In 2023 the City produced or purchased 21,228 acre feet of culinary water. The City sold 19,599 acre feet of culinary water. Cost of this loss is \$951,061.00.



Water Break – 9000 South 1100 West

5.0 Water Use

The City’s drinking water system currently delivers annually about 13,000 ac-ft to 28,700 residential customers and about 7,000 ac-ft to 1,400 commercial, 600 institutional, and 100 industrial customers throughout the City. The majority of the City’s water (88%) comes from Jordan Valley Water Conservancy District (JVWCD) and is distributed throughout the City via multiple City-owned pump stations, storage reservoirs, and transmission pipelines. The City owns and maintains four wells. The water produced from City wells is mixed and blended with other water sources as it enters the water distribution system.

The drinking water system supplies both indoor and outdoor water uses to most of these customers. Secondary water use from canals is limited to less than 7% of the total water in the City. Residential and commercial users are located throughout the City, while Industrial users are in the southwest area.

5.1 Water Deliveries

The table below shows total water use by connection type.

Exhibit 7 - Water Use Information

Year	Population	Residential Use (Acre Ft)	Commercial Use (Acre-Ft)	Institutional Use (Acre-Ft)	Industrial Use (Acre-Ft)	Total Use (Acre-FT)
2020	103,762	15,919	2,611	2,556	1,162	22,248
2021	105,105	13,597	2,682	1,731	1,358	19,368
2022	106,000	12,727	3,642	1,796	1,350	19,515
2023	106,930	12,653	3,679	1,964	1,303	19,599



5.2 Current Water Conservation Goal

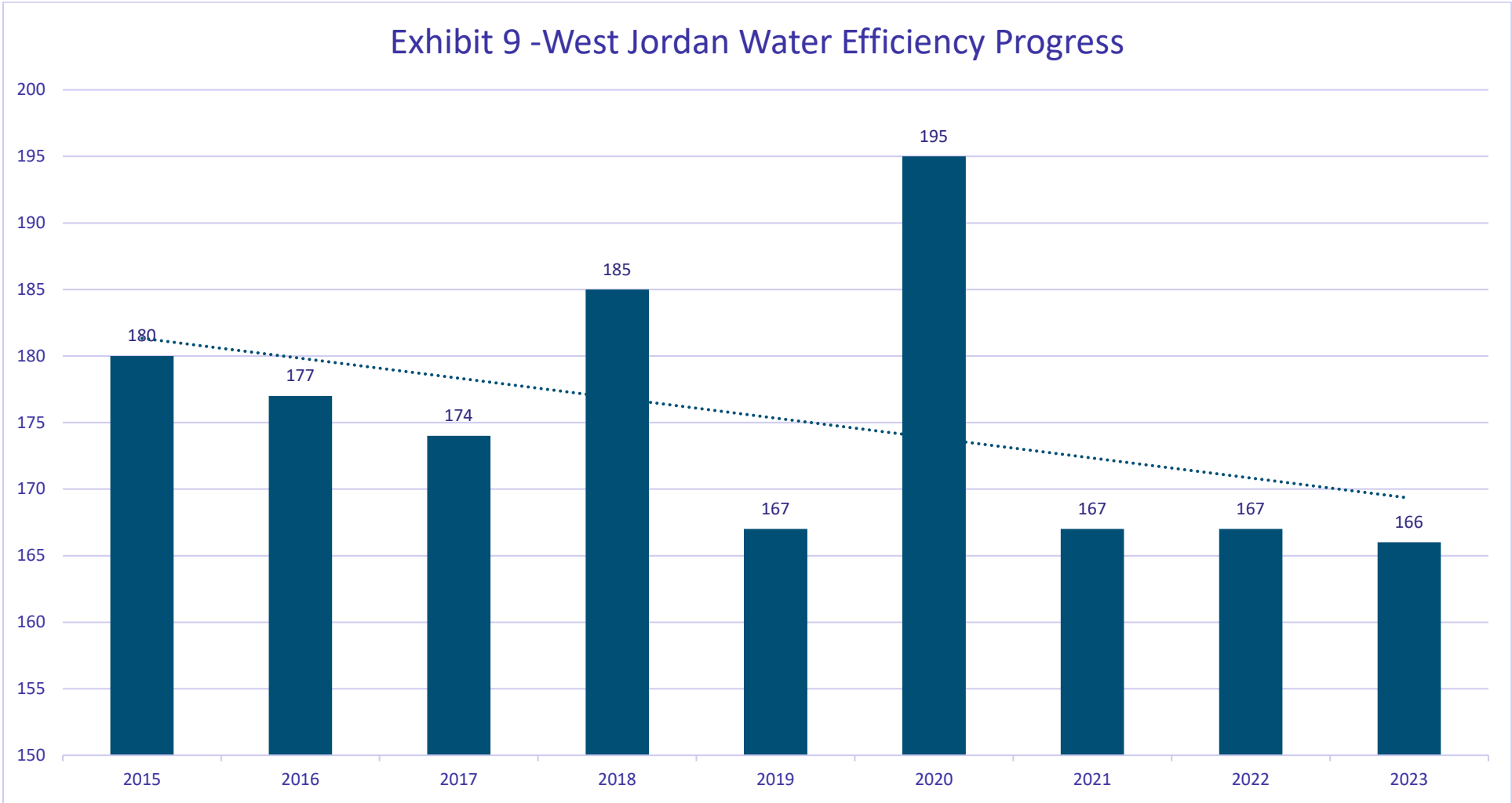
In 2000, West Jordan adopted a water conservation goal of reducing per capita water use by 25 percent by the year 2025. In 2000, an average resident used approximately 227 gallons of water in a day. By 2025, West Jordan desires to keep water demand below 170 gallons per capita day.

In 2023 West Jordan water customers kept demand below 170 gallons per capita day as shown in the table below.

Exhibit 8 - Water Use (GPCD)				
2023 Connections	Indoor Use (gpcd)	Outdoor Use (gpcd)	Secondary Use (gpcd)	Total
28670 Residential	53.0	52.6	NA	105.6
1,408 Commercial	15.4	15.3	NA	30.7
556 Institutional	8.2	8.2	2.7	19.1
104 Industrial	5.5	5.4	NA	10.9
Total	82.1	81.5	2.7	166.3
*Use based on total water sold to retail customers (Does not include loss)				

5.3 Water Efficiency Progress

The City has steadily decreased the amount of water used per capita as shown in the table below.



5.4 2019 Recommendations and Outcomes

A portion of City staff responsibilities include periodic review of water conservation efforts, implementation of conservation efforts and reporting to City administration the progress towards reaching the City’s water conservation goals. The following table highlights efforts the City has taken since the last conservation plan update.

Exhibit 10 - Recommendations / Outcomes	
Recommendations	Outcomes
Encourage JVVCD Water Savers Rebates	These programs are “Flip Your Strip”, “Localscapes Rewards”, “Toilet Rebate Program”, and “Smart Controller Program”. In 2023 West Jordan residents saved over \$44,000 in rebates from these programs.
Water Bill Comparison	West Jordan residents continue to receive 13-month usage comparison on customer water bills with a reminder to conserve water.
Landscape Consultations	Consultations are available through JVVCD.
Irrigation of Public Landscaped Areas	West Jordan has removed over \$200,000 worth of landscaping in public areas. The goal is to remove turf in non-active areas and promote the use of turf active areas.
Secondary Water	The City uses secondary water at several parks instead of culinary water to save this valuable resource.
Conservation Water Rates	Citizens of West Jordan pay for water based on a tiered rate system that encourages residents to conserve. The more water used the higher the rate charged per 1,000 gallons.



Plum Creek Park

6.0 Water Conservation Programs

The City currently uses the following water conservation best management practices:

6.1 Educational Resources

Water conservation information is provided annually to customers within the West Jordan City Water Quality Report. The report informs customers of the City’s water conservation goals, promotes indoor and outdoor conservation strategies, and refers customers to conservewater.utah.gov for real-time watering recommendations.

The City also provides a section on each customer’s water bill that compares current usage to the customers’ previous 13 months of usage along with a reminder to conserve water.

Customers also have access to the following Jordan Valley Educational programs and incentives.

1. Slow the Flow:

“Slow the Flow: Save H₂O” is a public information and education campaign launched by JWCD in 1999. In 2001, it was adopted by the Governor's Water Conservation Team (a team which consisted of five of Utah's largest water districts and DWRe) as a statewide initiative to raise awareness and connect Utahns to water conservation tips, tools, and resources. The campaign has continued to evolve over the years. Future adjustments to the campaign may be appropriate to emphasize new water conservation opportunities for Utahns.



2. Localscapes

A recent focus of JWCD has been to educate communities about Localscapes®—a simplified approach to landscaping for Utah. Localscapes use 66 percent less water than typical landscapes while reducing maintenance, increasing curb appeal and providing better landscape functionality.



What sets Localscapes apart from previous approaches to water-efficient landscaping is that it offers a comprehensive solution to major landscape challenges faced by homeowners while also saving water. Education efforts include community outreach, online and in-person classes, a learning exhibit at JWCD’s demonstration garden, and partnerships with industry professionals.

3. Jordan Valley Conservation Garden Park

With more than nine acres of exhibits, pathways and Utah-friendly plants, Conservation Garden Park (Garden) is Salt Lake County’s premier destination for information about water-efficient landscaping. A list of the Garden’s primary activities and programs include:

Community Classes: Garden classes teach Utahns how to design, install, or maintain Utah-friendly landscapes.

Educational Exhibits: More than 40 educational exhibits teach and reinforce principles of water-efficient landscaping.

Work and Learn Workshops: Participants work alongside staff to help maintain the Garden.

Plant Database: JWCDC maintains a searchable database of Utah-friendly plants on the Garden’s website.



6.2 Existing Incentive Programs:

Locascapes Rewards

Because landscapes that use the Locascapes method are more sustainable and water thrifty, JWCD provides incentives for residents within its service area to install Utah-friendly Locascapes. Applicants apply through [Utahwatersavers.com](https://utahwatersavers.com).

West Jordan residents received \$27,912.23 in 2023 from the Locascapes reward program.

Flip Your Strip

Park strips are one of the easiest places to begin the transition to a more Utah-friendly landscape because they require minimal landscape design and are usually on their own sprinkler zone. A rebate of \$1.00 per square foot is available to homeowners who convert their park strips from lawn to a water-efficient design. Only park strips with existing lawn qualify for the program. Finished projects must include 60% plant coverage, drip irrigation, and mulch. The rebate increases to \$1.25 per square foot for participants who attend a free park strip class.



In 2023 West Jordan residents received \$7,761.87 from the Flip your Strip Program.

Toilet Rebates

Toilets use more water than any other indoor fixture and because toilets manufactured before 1994 use more gallons of water per flush, replacing them is an easy way to conserve water.

Through the Toilet Replacement Program, receive up to \$100 for replacing an old toilet with a new, WaterSense-labeled one.

Applications are submitted through Utahwatersavers.com.

In 2023 West Jordan residents received \$1,297.10 in rebates from this program.



Smart Controller Rebates

Smart controllers can turn irrigation systems on and off based on local weather and landscape conditions. A statewide smart controller rebate program, funded by DWRe, rebates Homeowners 50 percent of the cost of a WaterSense labeled smart controller, up to \$150. Applications are submitted through Utahwatersavers.com.

In 2023 West Jordan residents received \$7,411.10 in rebates from this program.

6.3 Existing Physical Improvements

Grass removal and replacement

West Jordan has received multiple grants to remove turf in non-active play areas through the City. These locations include Pioneer Hall, City Hall and Constitution Park.

6.4 Existing Regulations

Water Efficiency Standards

West Jordan has updated its own landscaping regulations two times in the last five years to give residents more flexibility in planning and installing waterwise landscaping. Current regulations are compliant with State and Jordan Valley Water Conservancy District rules.

7.0 Conservation Goals

Water conservation is important to the City of West Jordan. It is proud of City residents who have changed their habits and landscaping to meet its conservation goals. When setting goals for the 2025 Water conservation plan the City considered the following question:

What can the City do to continue to keep water conservation a priority? We hope the following goals answer this question.

Goal 1 - West Jordan desires to keep water demand below 170 gallons per capita day.

Goal 2 - The City would also like to reduce non-functional turf in City owned facilities by 100,000 SF by 2030.

Goal 3 – Encourage reduction of non-functional turf in residential areas by 100,000 SF by 2030.

Goal 4 - The City would like to keep system demands within currently secured water rights.

8.0 Implementation and Monitoring Plan

Exhibit 11 - Proposed 2025 Implementation Plan		
Best Management Practice	Plan of Implementation	Timeline / Performance Measure
Water Conservation Committee	<p>City sustainability committee will have regular meetings to evaluate progress in reduced water conservation efforts and provide guidance to City Council.</p> <p>Report will include information on water use, water demand, breakdown of indoor and outdoor use, and effectiveness of conservation efforts.</p>	<p>Committee to discuss each year the water conservation efforts of the City and report to City Council with suggestions for improvements.</p>
Public Educational Outreach	<p>City to post the water conservation plan on the City website when adopted. City to create a water conservation web page that will include a provides a lawn watering guide that promotes conservation. Plant selection for drought tolerant plants available in the area.</p> <p>City provides links to Jordan Valley web site. This site provides adult efficient water use education and training like Localscapes and invites them to tour the demonstration garden located in West Jordan.</p> <p>Use JVVCD grant money to fund a water conservation specialist.</p>	<p>Review each year the number of visitors looking at the site and downloading the plan.</p> <p>Coordinate yearly with Jordan Valley to find the number of residents that attended classes.</p> <p>Apply for grant for water conservation specialist.</p>
Promote Rebates	<p>Provide links to rebates, incentives, and rewards offered by Jordan Valley Water Conservancy (West Jordan Water wholesaler)</p>	<p>Coordinate yearly with Jordan Valley to find the number of residents that qualified for incentives and rewards.</p>
Water Bill Comparison	<p>Provide a section on each customer’s bill that compares current usage to customer’s previous 13 months of usage with a reminder to conserve water.</p>	

Water Efficient Landscaping Ordinance	West Jordan encourages residents to install water efficient landscaping through thoughtful landscape ordinances. Assign City Staff to update ordinances as state law changes.	Coordinate yearly with Building Department to See permits issued adhering to landscape code prior to occupancy. Coordinate yearly prior to Sustainability meeting on water conservation to verify ordinances are up to date.
Drought Management Plan	West Jordan will continue to monitor and improve currently adopted drought management plan. (City Code 9-6)	Meet with Jordan Valley yearly to set drought management level. Coordinate with City council yearly in response to Jordan Valley drought level.
Water Pricing		
Tiered Water Rates based on use.	West Jordan will continue to charge tiered rates based on use. Higher charges for greater use.	Meet yearly with City Council to determine effectiveness of tiered rate pricing system. Receive approval for continued use.
Physical System		
Utilize waterwise landscaping at City owned facilities.	Install & maintain efficient irrigation, utilize water-wise landscaping & smart controller technology at new and existing agency facilities. Apply for grants to remove park landscaping in non-active areas that is not waterwise.	Review existing park properties that do not utilize waterwise landscaping. Report to Sustainability committee each year status of City owned landscaping. Apply yearly for grants that would reduce irrigation demands for existing city facilities.
Leak Mitigation	Purchase leak mitigation measures and programs	Coordinate yearly prior to Sustainability meeting on leak mitigation.

8.1 Evaluation Process

City of West Jordan Council and staff will perform an annual assessment of its conservation goal progress based on the following criteria:

1. Determine annual water use and GPCD
 - a. Collect data (supply, demand, and population)
 - b. Adjust projections and estimate water demand for the following year
2. Assess conservation need
 - a. Determine water savings gap using latest projections (ex. demand, population, and density)
 - b. Set needed conservation program participation levels to overcome identified gap (either maintain plan trajectory or escalate resource allocation)
3. Prepare and analyze water use and participation analytics
 - a. Breakdown progress in residential, Commercial, Industrial, Institutional, indoor, outdoor use
 - b. Assess effectiveness of classes, advertising, marketing, and program participation
4. Prioritize and plan for the next year
 - a. Prioritize advertising and marketing budgets using water use stats for targeting users and areas
 - b. Track progress through year based on program level participation

West Jordan Water Conservation Team

West Jordan Public Information Officer – Marie Magers

Utility Director – Greg Davenport

Public Services Director – Cory Fralick

Utility Engineering Manager – David Murphy

Water Superintendent – Travis Martin

Grants Coordinator – Jeremy Olsen

Appendix

Appendix A: Resolution, City Council Minutes

Appendix B: Water Efficiency Landscape Ordinance

CHAPTER 13
LANDSCAPING REQUIREMENTS

SECTION:

13-13-1: Purpose

13-13-2: Applicability

13-13-3: Fees And Submittals

13-13-4: Approvals, Inspections And Bonding

13-13-5: Water Efficiency Standards

13-13-6: Landscape Requirements For Specific Land Uses

13-13-7: Parking Lot Landscaping

13-13-8: Landscaped Buffers

13-13-9: Adopted Streetscape Plans

13-13-10: Landscape Maintenance

13-13-1: PURPOSE:

The city finds that it is in the public interest to conserve public water resources and promote water efficient landscaping through planning and education. The city strives to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water, reducing water waste, and establishing guidelines for design, installation, and maintenance of water efficient and attractive landscaping. (Ord. 21-10, 6-9-2021)

13-13-2: APPLICABILITY:

A. Except as set forth in subsections B. and C. of this section, this chapter applies to all new construction and includes all building additions, expansions, changes, or intensification of use, filed after the effective date hereof, which results in a new landscaped area greater than one thousand (1,000) square feet. The landscaping and irrigation plans required by this chapter shall be provided as a condition of building permit issuance. In the case of building expansions, only the expansion area shall be required to meet the requirements of this chapter.

B. New Single Family Residential Construction. New single family residential is only required to follow section 13-13-5 "Water Efficiency Standards" of this chapter. As an aid, a

residential landscape design guide is available from the city and is located on the city's website.

C. Existing Single Family Residential. Single Family Residential landscaping that exists at the effective date of this chapter is not required to follow the regulations of this chapter. Landscaping can be maintained as installed or the property owner is free to follow the provisions of this chapter. As an aid, a residential landscape design guide available from the city located on the city's website. (Ord. 21-10, 6-9-2021)

13-13-3: FEES AND SUBMITTALS:

A. Submittal: Landscape, irrigation, summary data, as-built drawings and planting plans shall be submitted with final site plans following the checklist provided by the city.

B. Fees: All fees shall be submitted according to the consolidated fee schedule. (Ord. 21-10, 6-9-2021)

13-13-4: APPROVALS, INSPECTIONS AND BONDING:

A. Landscape and irrigation plans are approved according to city code.

B. Landscaping and irrigation inspection verifying that the landscaping and irrigation system was installed according to the approved plans shall be conducted by the City prior to issuance of a certificate of occupancy.

1. Water Meter: For all commercial landscapes, a separate water meter shall be installed for landscape irrigation systems. The landscape water meter shall be separate from the water meter installed for indoor uses. The size of the meter shall be determined based on irrigation demand. The landscape water meter shall not be a "submeter" but shall be installed and billed separately from any indoor meters.

2. Irrigation Systems: Irrigation systems shall be pressure checked and inspected prior to backfilling to obtain a final certificate of occupancy.

C. Cash Bond: Temporary occupancy of a building may be granted by the city.

1. If the property owner desires to occupy a building or premises before landscaping or irrigation improvements are completed a cash bond or other approved financial instrument shall be made with the city according to section 13-1-9 (private projects) of this title and section 8-3C-2 (public improvements) of this code.

2. The cash bond or other approved financial instrument shall be released when a final inspection has taken place and the building or site is issued a final certificate of occupancy from the city. (Ord. 21-10, 6-9-2021)

13-13-5: WATER EFFICIENCY STANDARDS:

A All new construction, for all zones and types of uses, shall comply with the water efficiency standards listed below. Upgrades or relandscaping should strive to meet these same standards.

B. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency.

1. Drip irrigation or bubblers shall be used except in lawn/sod/turf areas.
2. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

C. If installed each irrigation valve shall irrigate landscaping with:

1. Similar site;
2. Similar slopes;
3. Similar soil conditions; and
4. Plant materials with similar watering needs.

D. Lawn/sod/turf and planting beds shall be irrigated on separate irrigation valves if an irrigation system is installed.

E. Drip emitters and sprinklers shall be placed on separate irrigation valves if an irrigation system is installed.

F. Landscaped areas shall be provided with a smart irrigation controller which has the ability to automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

G. A minimum of three (3) to four (4) inches of mulch, permeable to air and water, shall be used in planting beds.

H. At maturity it is recommended that landscapes have enough plants (trees, perennials, and shrubs) to create at least fifty percent (50%) living plant cover at maturity.

I. Lawn/sod/turf shall not be installed in:

1. Park strips;
2. Paths less than eight feet (8') wide; and
3. On slopes with a grade greater than twenty five percent (25%) or four to one (4:1) slope.

J. Lawn/sod/turf areas of all dwelling units shall not exceed the greater of two hundred fifty (250) square feet or thirty five percent (35%) of the front yard/side yard landscaped area, as defined in section 13-2-3. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023)

13-13-6: LANDSCAPE REQUIREMENTS FOR SPECIFIC LAND USES:

A. Multiple-Family Developments:

1. Landscaped Areas: Outside of active recreation area, lawn/sod/turf areas shall not exceed twenty percent (20%) of the front yard/side yard landscaped area of the common area landscapes in each multiple-family development.

a. Active recreation areas for a multi-family development may be planted in lawn/sod/turf and may be of any size practical for active recreation area purposes.

b. Detention basins may also be planted entirely of lawn/sod/turf if they are part of an active recreation area.

c. The terms in this section shall be defined pursuant to section 13-2-3.

2. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks shall be landscaped. The minimum width of landscaped areas adjacent to public streets shall be twenty-five feet (25') wide. This planting area shall meet all requirements of this chapter.

3. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty-five feet (25') of frontage is required.

5. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

6. Landscaped Buffer: A landscaped buffer is required for any multi-family development adjacent to an existing lower density residential development. Buffers shall meet the requirements of this chapter.

7. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

B. Business/Research Park Zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five percent (25%) of the site. The front yard and side yards adjacent to public streets, except

those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty-five feet (25') of frontage is required.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. Landscape Buffers: Landscape buffers may be required in areas that abut less intense or incompatible land uses or as visual barriers around parking and utility areas. Buffers shall meet the requirements of this chapter.

6. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

C. Commercial and Professional Office:

1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent (15%) of a commercial or professional office site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any commercial or professional office adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty five feet (25') of frontage is required.

5. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

D. Manufacturing Developments:

1. Landscaped Areas: Landscaped areas shall comprise not less than ten percent (10%) of a manufacturing site. A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or

landscaped buffer requirement. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty five feet (25') of frontage is required.

3. Landscaped Buffers: A landscaped buffer is required for any manufacturing development adjacent to an existing residential development. Buffers shall meet the requirements City Code.

4. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

E. Nonresidential Uses in Residential Districts:

1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent (15%) of a nonresidential site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any nonresidential adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

5. Exemption: Nonresidential uses in residential districts are exempt from the field inspection requirements of section 13-13-4 of this chapter.

F. City constructed buildings, parks, recreation and open spaces and recreation and open spaces for educational facilities in any zone.

1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five percent (25%) of the site containing a public building such as city hall, courts, public safety buildings, public works buildings, water tanks/reservoirs, administration buildings. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area surrounding public buildings. This requirement does not apply to accessory buildings or structures of public parks, open space, or recreation areas.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or

landscaped buffer requirement of this chapter. Landscaped area does not include areas used for parks, open spaces, or recreation areas.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty-five feet (25') of frontage is required.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

6. Parks and recreation facilities. There is no limitation on the amount of lawn/sod/turf used in parks or recreation areas. Tree placement in parks, open spaces and recreation areas will be according to the overall design of the park, open space, or recreation area. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023)

13-13-7: PARKING LOT LANDSCAPING:

A. Landscaping is required within automobile parking areas that have fourteen (14) parking spaces or more to break up large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic.

B. Materials and Installation:

1. Irrigation: All landscaped areas in parking lots that contain any plants or trees shall be irrigated. Irrigation design shall follow the requirements of the application checklist.

2. Interior Parking Lot Landscaping:

a. Shade trees shall be provided at no less than one tree per seven (7) parking spaces (i.e., seventy (70) spaces divided by seven (7) equals ten (10) trees).

b. Within landscaped areas, plants shall be of sufficient number and spacing to provide fifty percent (50%) surface coverage at maturity, not including tree canopies.

c. Interior parking lot landscaping shall be evenly dispersed throughout the parking lot. Planting that is required along the perimeter of a parking lot or adjacent to buildings shall not be considered as part of the interior parking lot landscaping.

3. Perimeter Parking Lot Landscape Areas: Where a parking lot is located within a required, front, side, or rear yard or within twenty feet (20') of a property line, landscaping shall be provided around the perimeter of the parking lot. The perimeter landscaping planting area shall be a minimum of eight feet (8') wide and shall be designed, contained, planted and irrigated according to this chapter and the application checklist.

4. Landscaped Areas: The minimum interior dimensions of any landscaped area or planting median shall be eight feet (8') wide. Each landscaped area shall be protected by concrete vertical curbs. Curbs may be designed to allow stormwater to enter the landscaped area. Where such curbs serve as a wheel stop for parking spaces, thirty six inches (36") shall be provided in the planting area between the curb stop and the tree locations. Other low growing plants, mulch, gravel, or ornamental concrete shall be placed in this tree exclusion area. (Ord. 21-10, 6-9-2021)

13-13-8: LANDSCAPED BUFFERS:

A. Landscape buffers shall mitigate the transition between more intense land uses and/or between different development types. Only the more intense land use shall be required to provide the landscape buffer.

B. Materials and Installation:

1. Landscaped buffers shall be not less than twenty feet (20') wide. The area of this buffer may be counted toward the required landscape area. Sidewalks and walking paths may be included in a landscape buffer.

2. Buffers shall be designed with sufficient number, size and density of trees and shrubs to mitigate visual and auditory impacts. A minimum of one tree for each four hundred (400) square feet, or fraction thereof, of the landscaped buffer shall be planted. This requirement is in addition to the required park strip landscaping and parking lot landscaping.

C. Exceptions:

1. Where a landscape buffer already exists along the property line of an abutting property, the landscape buffer requirement for the subject property may be waived or reduced in width by the Zoning Administrator. (Ord. 21-10, 6-9-2021)

13-13-9: ADOPTED STREETSCAPE PLANS:

A. A streetscape plan is required in those cases where a wall is required between a development and an arterial or collector street. The plan shall show in detail the landscape treatment of the space between the wall and the street curb line. A streetscape plan is also required for all commercial, office, manufacturing, institutional and multi-family residential developments that are five (5) contiguous acres and larger which abut arterial streets.

1. Where an adopted streetscape plan is in place, the developer shall follow such plan.

2. Where no adopted streetscape plan is in place, the developer shall coordinate with city staff and receive approval from the planning commission through the subdivision or site plan process on development of a streetscape plan and on the installation of the irrigation system and plant materials.

B. Streetscape plan requirements for developed areas five (5) contiguous acres and larger along arterial streets are as follows:

1. Adjacent to Residential Developments: Unless part of a previously approved master plan, development plan or streetscape plan, single-family and two-family residential developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area, with plants arranged and approved by the city's parks department and the city's urban forester. The required ten foot (10') landscaped area shall be installed by the developer following provisions contained in this chapter from the back of sidewalk to the adjacent property line. Waterwise plants should be used extensively and may be used exclusively and shall be used as much as possible. The required street wall shall be installed beyond the landscaped area adjacent to the property line. The required ten foot (10') landscaped area adjacent to single-family and two-family residential shall be dedicated to the City.

2. Adjacent to Commercial, Office, Industrial, Institutional and Multi- Family Developments: Unless part of a previously approved master plan, development plan or streetscape plan, commercial, office, industrial, institutional, and multi-family developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area. The required ten foot (10') landscaped area shall be installed between the back of sidewalk to the adjacent development line (parking area, building area, etc.) along the entire area adjacent to the arterial street. Decorative or retaining walls no greater than two feet (2') in height may be installed in this area. Decorative boulders may be installed in this area. The required ten foot (10') landscaped area adjacent to commercial, office, industrial and multi-family developments shall be installed and maintained by the commercial, office, industrial, institutional, and multi- family development. This area may be counted as part of the development's overall landscaping percentage requirement. The landscaped area shall comply with the provisions governing landscaping in this chapter. Waterwise plants should be used extensively and may be used exclusively and shall be used as much as possible. (Ord. 21-10, 6-9-2021)

13-13-10: LANDSCAPE MAINTENANCE:

A. Intent: The developer, the developer's successor, and/or subsequent owners of a site for which landscape plans were required shall be responsible for the maintenance, repair, and replacement of all landscaping elements. Park strips shall be maintained by the owner of property abutting city easements, rights of way and park strips.

B. Irrigation Systems: Irrigation systems shall be maintained in good working condition and adjusted to ensure optimal operation and efficient water use.

C. Malfunctioning systems that are no longer conveying water as specified shall be repaired or replaced.

D. Landscaping: All landscape plants shall be maintained in good condition to present a healthy, neat, and orderly appearance. Plants not in this condition shall be removed and replaced when necessary.

E. Trees: Tree maintenance and pruning on private property shall be the responsibility of the property owner or tenant.

1. For any tree in a park strip or within the landscape setback area where there is no park strip, property owners or tenants are not permitted to remove or conduct major pruning (twenty percent (20%) or more of the crown), without prior approval from the city's urban forester. As a condition of such approval, the permittee may be required to replace the tree.

2. Protect trees against damage caused by maintenance equipment, such as lawn/sod/turf mowers, weed trimmers, snowblowers and snowplows.

F. Grounds Maintenance: Landscaped areas shall be kept free of refuse and debris.

G. Clearance and Visibility. Any portion of a tree that is in the park strip public right of way or that overhangs the public right of way from private property may be removed up to the property line at any time without notice by the City. However, the requirements below are minimums that shall be maintained.

1. Trees adjacent to pedestrian walkways shall have a minimum canopy clearance of eight feet (8') at all possible perpendiculars between the walkway surface and tree.

2. Tree canopies that extend over streets shall be pruned to provide canopy clearance of at least fourteen feet (14') at all possible perpendiculars between the street surface and tree.

3. Plants in the intersection sight triangle shall be pruned to maintain maximum heights specified in this standard. (Ord. 21-10, 6-9-2021; amd. Ord. 23- 09, 3-22-2023)









Ordinance No. 24-57 2024 Water Conservation Plan

Final Audit Report

2024-12-23


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MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
Wednesday, December 18, 2024 – 6:00 pm
Approved January 14, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, City Attorney Josh Chandler, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Assistant City Administrator Paul Jerome, Senior Planner Tayler Jensen, Senior Assistant City Attorney Patrick Boice

Chair Jacob called the meeting to order at 6:00 pm, and noted that Vice Chair Lamb and Council Member Pamela Bloom were absent. Council Member Bloom was expected to join remotely.

2. PLEDGE OF ALLEGIANCE

James Anderson led participants in the Pledge of Allegiance.

3. PUBLIC COMMENT

Chair Jacob opened the public comment period at 6:02 pm.

Comments:

None

Chair Jacob closed public comments at 6:02 pm.

4. REPORTS TO COUNCIL

a. City Council Reports

- Council Member Bedore reported on a recent Cultural Arts Society meeting.
- Council Member Green thanked staff for inviting the Council to the recent Employee Christmas Luncheon.

Council Member Bloom joined remotely at 6:03 pm.

- Council Member Bloom thanked staff for weekly reports provided to the Council, and thanked staff for working diligently to keep the City in order and support the community.

b. Council Office Report

Council Office Director Alan Anderson gave a year-end report of City Council achievements and activities. Mr. Anderson said 2024 efforts represented the dedication and collaborative work of the City Council to address the evolving needs of West Jordan.

c. Mayor's Report

Mayor Dirk Burton reported on recent events and activities in the community, and said all City offices would be closed December 24 and December 25. He spoke of taking his grandchildren to the Wheels Park.

d. City Administrator's Report

City Administrator Korban Lee thanked the Council for attending the recent Christmas Luncheon. Mr. Lee reported the City was granted a Tourism, Recreation, Culture, and Convention (TRCC) Grant to help fund the next phase of the Wheels Park. He reported construction on the Arts and Event Center was on schedule.

Chair Jacob spoke of attending a recent Midvale City Council meeting at which a new Midvale Mayor was selected. Council Member Green welcomed high school students in attendance.

5. PUBLIC HEARINGS

a. Resolution No. 24-056 Amending the Consolidated Fee Schedule

Council Office Director Alan Anderson presented amendments to the Consolidated Fee Schedule to support changes recently made to Titles 7 and 16.

Senior Assistant City Attorney Patrick Boice answered questions from the Council regarding inspections. Council Member Green expressed a desire for language in the Consolidated Fee Schedule to be drafted to avoid claims of arbitrary and capricious application of Code. He spoke in favor of keeping Code simple and clear.

Chair Jacob opened a public hearing at 6:36 pm

Comments:
None

Chair Jacob closed the public hearing at 6:36 pm

Council Member Shelton was satisfied with the Code as proposed.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-056 amending the Consolidated Fee Schedule.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

b. *Ordinance No. 24-46 amending West Jordan City Code Title 17 – Alcohol Beverage Control and Uses*

Senior Assistant City Attorney Patrick Boice proposed substantial revisions to Title 17 regarding alcohol beverage control and uses to modernize the way the city addresses alcohol permits for businesses and offering a more business friendly approach.

Chair Jacob opened a public hearing at 6:40 pm

Comments:

None

Chair Jacob closed the public hearing at 6:41 pm

Mr. Anderson read aloud questions provided by Council Member Bloom regarding the streamlined process, cost savings, and enforcement which were addressed by staff. Council Member Green believed the City had made progress with the process.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-46 amending West Jordan City Code Title 17 – Alcohol Beverage Control and Uses.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

c. *Resolution No. 24-043 amending the City's adopted Community Development Block Grant Consolidated Plan and Program Year 2024 Annual Action Plan*

Assistant Planner Megan Jensen introduced amendments to the five-year Community Development Block Grant (CDBG) Consolidated Plan and 2024 Annual Action Plan to add economic development as a priority and goal. Ms. Jensen answered questions from the Council regarding continued support beyond 12 months. She spoke of an annual needs assessment. Senior Planner Tayler Jensen spoke of technology improvements that provided a boost to businesses.

Chair Jacob opened a public hearing at 6:55 pm

Comments:

Lily Alexander, representing Upwards (administrator of the Boost program), said the Boost program was a sustainable benefit with ongoing technology support. She expressed a desire to speak with the Mayor or City Manager about expanding an existing

childcare scholarship program to West Jordan.

Chair Jacob closed the public hearing at 6:58 pm

Council Member Whitelock said she had served on multiple childcare committees in recent years. She loved that the Boost program included home daycares, which were an important part of the community.

**MOTION: Council Member Whitelock moved to APPROVE Resolution No. 24-043 amending the City's adopted Community Development Block Grant Consolidated Plan and Program Year 2024 Annual Action Plan.
Council Member Bedore seconded the motion.**

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

d. Ordinance No. 24-57 adopting an updated Water Conservation Plan for the City of West Jordan

Public Utilities Director Greg Davenport presented a proposed update to the West Jordan Water Conservation Plan, focusing on changes made since previous review by the Committee of the Whole. Responding to a question from Council Member Green, he said programs were available to improve communication with customers, including a leak mitigation app.

Council Member Whitelock believed there was a lot of concern in the community that water rates continued to increase and asked if Mr. Davenport foresaw the rates continuing to increase or if he could see a point at which rates would level out. Mr. Davenport said he had not yet begun the next fiscal year projections but noted that Jordan Valley Water Conservancy District (JVWCD) increased prices in the current year, and he suspected they would implement small increases every year to cover inflation. He said the cost increase for West Jordan in the last year was one of the lowest in the District. Mr. Davenport emphasized that the purpose of the Water Conservation Plan was to save residents money. He said his personal water bill from the City had gone down since removing some of the turf on his property and changing watering habits.

Mr. Anderson read aloud questions from Council Member Bloom asking if the City had looked into business and HOA Good Neighbor water programs discussed in past work sessions. Mr. Davenport said he wanted to move forward with something like that, but did not yet have specifics. He suggested bringing back information at a future budget discussion. Council Member Bloom asked if there were any anticipated changes to existing water usage restrictions for residential or commercial properties. Mr. Davenport would not be surprised if JVWCD asked for restrictions to increase, but he did not have information at that time. The proposed ordinance did not include usage

restrictions on businesses or residences. He said the Water Conservation Plan update did not include punishment for not conserving water beyond the tiered water rate structure.

Chair Jacob opened a public hearing at 7:16 pm

Comments:

None

Chair Jacob closed the public hearing at 7:16 pm

Council Member Whitelock suggested the Plan needed to include a statement that the Flip the Strip program did not apply to residents who already watered by hand. She believed water conservation was important but emphasized that if removing turf and replacing with rock was the only measure taken, a new problem would be created in the form of heat islands. Council Member Whitelock was unsure how she would vote on the proposed ordinance because City staff had grown significantly in her time on the Council and she was not in favor of growing government; while applying for a grant to hire a conservation specialist was a good idea, she could not support the increase in staff unless there was a guarantee that the position would be fully funded by a grant and eliminated when the grant disappeared. She was not sure how much good a conservation specialist would accomplish for the City.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-57 adopting an updated Water Conservation Plan for the City of West Jordan.

Chair Jacob seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

e. Ordinance No. 24-59 amending West Jordan City Code Section 13-5-4, Replacing Newly Annexed Territories with Annexations of Real Property into the City (new and existing development) and associated language

Assistant City Attorney Duncan Murray introduced the item noting that the proposed amendments were drafted to clean up City Code to be consistent with State Code, and in anticipation of pending and future annexation applications. He referred to the annexation petition for more than 700 homes in the Oquirrh Highlands Development scheduled for Council consideration at the January 14, 2025 meeting, and a smaller annexation petition for Copper Meadows.

Council Member Green asked if the effective date included in the language (December 18, 2024) was necessary. Mr. Murray said a Notice of Intent had been filed for the

Copper Meadows annexation, but the annexation application had technically not been filed. He had not wanted to leave the situation open to ambiguity, and said he believed the effective date was important. Council Member Green suggested scheduling removal of the effective date in the near future.

Mr. Anderson read aloud questions from Council Member Bloom asking how the proposed amendments would change and affect the efficiency of the annexation process for both the City and developers. Mr. Murray said the amendments would remove the unnecessary step of going to the Planning Commission for the annexation petition process. He believed the updated Code would be easier for the public to understand. Council Member Bloom asked if the amendments would change the City's approach to new developments requiring annexation, and Mr. Murray did not believe developers would face new challenges or delays due to the ordinance change. Council Member Bloom asked if there would be cost savings to the City as a result of streamlining the process. Mr. Murray responded there would be a cost savings, and the process would be better for those receiving notices. Council Member Bloom asked if there were any concerns with removing a layer of oversight for more complex developments. Mr. Murray did not think anything within the Planning Commission purview would be taken away with the amendments, and suggested there would be more oversight without bogging down the process.

Chair Jacob opened a public hearing at 7:38 pm

Comments:

None

Chair Jacob closed the public hearing at 7:38 pm

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-59 amending West Jordan City Code Section 13-5-4, Replacing Newly Annexed Territories with Annexations of Real Property into the City (new and existing development) and associated language. Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

f. Ordinance No. 24-58 amending West Jordan City Code Titles 2, 8, 10, 13, 14, 15 regarding the Land Use Appeal Authority

Senior Assistant City Attorney Patrick Boice introduced the item noting that the Committee of the Whole recently discussed land use appeal authority and moving from a Board of Adjustment system to an Administrative Law Judge (ALJ). Proposed amendments to Titles 2, 8, 10, 13, 14, and 15 would incorporate the change into Code.

Mr. Boice said the Planning Commission reviewed the proposed amendments and forwarded a positive recommendation.

Mr. Anderson read aloud questions from Council Member Bloom. Council Member Bloom asked the estimated timeline for administering the change, asked how soon the ALJ would begin handling appeals, and asked if there would be a period when both systems coexisted. Mr. Boice said the ALJ would begin January 1, 2025, and said the work of the Board of Adjustments and the ALJ would not coincide. Staff indicated there were no pending appeals before the Board of Adjustment. Mr. Boice said there would be no change to scope of authority or types of appeals that could be made to the ALJ versus the Board of Adjustment.

Chair Jacob opened a public hearing at 7:43 pm

Comments:

None

Chair Jacob closed the public hearing at 7:44 pm

Council Member Shelton expressed support for the proposal, noting that the complex situations faced by the Board of Adjustments would be better addressed by an ALJ judge.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-58 amending West Jordan City Code Titles 2, 8, 10, 13, 14, 15 regarding the Land Use Appeal Authority.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

6. BUSINESS ITEMS

a. Ordinance No. 24-12 an amendment to the Jones Ranch Master Development Agreement

Ross Dinsdale with Ivory Development proposed amendments to the Jones Ranch Master Development Agreement (MDA) including an improvement timeline and reference to building permits. Responding to a question from Council Member Shelton, Mr. Dinsdale said the timing for building the pool and clubhouse included in the initial MDA was 200 units and 400 units. He said they had found in moving forward with the project that building both the pool and clubhouse at 300 units was more realistic timing. Council Member Shelton said he was under the impression a big reason the pool could not be done at 200 units was the need for a road to be built. Mr. Dinsdale agreed that Jones Ranch Drive needed to be constructed before the pool and clubhouse could be constructed. Council Member Shelton asked Mr. Dinsdale if he felt the new timeline was

the best they could do. Mr. Dinsdale said the only area with some flexibility was construction of Jones Ranch Drive. He said there had been some discussion of starting on the clubhouse site as soon as Jones Ranch Drive was completed enough to provide utilities. Mr. Dinsdale said it would be difficult to know for certain until plans were fully reviewed and approved by the City.

Council Office Director Anderson said the Council held a public hearing on August 27, 2024 and voted to bifurcate approval of the subarea plan, with a provision to bring the issue back before December 31, 2024. Council Member Bedore said he appreciated the clarity provided. Council Member Green said he was comfortable with the proposal.

Chair Jacob still had the same concerns he had in August with removing an obligation to “substantially complete” something by a set milestone. He said the developer would only be obligated to submit plans for review and approval by the City, and hold a preconstruction meeting. He expressed the opinion that the words “expected” and “anticipated” did not mean anything in terms of obligation. Chair Jacob would vote against the proposal unless the words “substantially complete” were included.

Mr. Dinsdale said he could commit to substantial completion within 18 months of the preconstruction meeting. Chair Jacob said he would be comfortable with the substantial completion within 18 months of the preconstruction meeting.

MOTION: Chair Jacob moved to APPROVE Ordinance No. 24-12, an amendment to the Jones Ranch Master Development Agreement with the following edit. In Section 2 under *New Provisions Substitute in its Place* – the third sentence ‘The expected duration of construction. . . is 18 months’ should be replaced with “The construction of the clubhouse and pool amenity shall be substantially completed within 18 months of the preconstruction meeting date.”

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

b. Resolution No. 24-039 appointing a member to serve on the South Salt Lake Valley Mosquito Abatement District Board

Council Office Director Alan Anderson explained that the Council needed to appoint a representative to the South Salt Lake Valley Mosquito Abatement District (SSLVMAD) Board to serve for a four-year term. The current representative, Gene Drake, had served at least 15 years. Mr. Anderson said the SSLVMAD was a taxing entity, with preference for the representative to be an elected official. He asked that the Council select a member to serve on the SSLVMAD Board. Responding to a question from Chair Jacob,

Mr. Anderson said that Mr. Drake would continue to serve in January if the Council did not appoint a new representative that evening. Chair Jacob preferred to make the appointment to the taxing entity with all Council Members present.

Council Member Green said he was interested in serving on the SSLCVMAD Board. Council Members Bedore and Whitelock said they would support Council Member Green in the appointment.

**MOTION: Council Member Shelton moved to APPROVE Resolution No. 24-039 appointing Kelvin Green to serve on the South Salt Lake Valley Mosquito Abatement District Board for four years.
Council Member Whitelock seconded the motion.**

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

c. Ordinance No. 24-31 regarding the Third Amendment to the Bangerter Station Development Agreement

Alec Taylor with Boulder Ventures, applicant, presented a Third Amendment to the Bangerter Station Development Agreement with a ten-year extension. Chair Jacob asked what would happen if the extension were not approved. Mr. Taylor said the variety and quality of the build would be lower with the existing five-year timeframe. He said the buildings designed and constructed in the development to date had unique color palettes and different architectural elements. A more uniform, monotonous design would be necessary with the shorter timeframe. Economic Development Director David Dobbins commented that any buildings constructed in the next five years would need to comply with the current agreement, with or without the requested extension.

Mr. Taylor said the original plan was to create unique buildings, but progress of the development had been delayed due to economic factors. He said the project could be completed within the remaining five years of the agreement, but he believed it would be beneficial to the community to extend for time to provide a better product.

Council Member Bloom asked what guarantees the City would have that development would continue without being delayed or scaled back any more than it already had been if the extension were granted. Mr. Taylor said the developer was in the business of developing the product. He said they were motivated to keep the project moving along. Council Member Bloom asked if the developer had offered any financial commitments or incentives beyond the impact fees. Mr. Taylor said there was an initial infrastructure partnership for several million dollars. He said the applicant offered to remove reduced impact fees going forward on top of everything done to date.

Responding to a question from Council Member Bloom, Mr. Dobbins said he was not aware of any public concerns about the development that needed to be addressed in the meeting. He clarified that the request was for an additional ten years on top of the remaining five years, for a total of fifteen more years. With the request, the applicant offered to commit to constructing one additional building.

Council Member Green commented that the applicant was already under obligation with the original MDA to complete the infrastructure mentioned in the first provision. He pointed out the applicant would be required to pay full impact fees if the development were not completed in 2029 per the original MDA, so the offer to remove reduced impact fees had no weight. Council Member Green expressed the opinion that the promised “model TOD” had failed. He said his concerns expressed previously had not been addressed, including Jordan Line Parkway maintenance, and said he would vote against the proposal.

Council Member Whitelock said the State Legislature had emphasized the need for units now, and said the promise to build one more building did not sit well with her. She pointed out the situation involved the Jordan School District (JSD), and she knew the JSD needed the money yesterday, not in 15 years. Council Member Whitelock had heard comments from residents in the area questioning why buildings with ugly mechanical features were built facing their homes. She said the community was told the development would be mixed-use when it was first announced, but she did not consider the development to be mixed-use. Council Member Whitelock said the units were needed ten years ago.

In response to a comment made at a previous meeting, City Administrator Korban Lee reported that Vitek had been paying the landscaping fees.

Chair Jacob felt the biggest issue was that the Council had asked the applicant to bring back specific examples of what would be possible with the existing timeframe, and what could be accomplished with an extension, but the applicant had not provided visual examples for review. Chair Jacob could not see a compelling reason outside the developer’s control for approving the request.

Council Member Shelton said that without clearly stated reasons for the delay provided, he read between the lines and assumed that other projects were being prioritized by the developer. He did not want to acquiesce for nebulous reasons.

MOTION: Council Member Green moved to DENY Ordinance No. 24-31 regarding the Third Amendment to the Bangarter Station Development Agreement.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

d. Ordinance No. 24-43 amending City Code Title 1-4-1 Elected Officials Compensation

Council Office Director Alan Anderson said a majority of the Council expressed support at a previous Committee of the Whole meeting for amending elected official compensation in City Code to reflect review in a year leading up to an at-large election, with any compensation change effective the next year after the election. Any compensation change adopted between December 2024 and April 2025 would go into effect January of 2026. Adoption of the proposed Code that evening would change policy, not elected official compensation.

Chair Jacob expressed a desire to bring the topic back to a future Committee of the Whole because input received in the time since the last Committee of the Whole discussion had changed the situation.

Council Member Green said he felt the proposed ordinance was decided by a majority of the Council at the previous discussion. He was comfortable with the proposed ordinance but was okay with a delay for further discussion if needed.

MOTION: Council Member Green moved to APPROVE Ordinance No. 24-43 amending City Code Title 1-4-1 Elected Officials Compensation. Council Member Shelton seconded the motion.

Council Member Whitelock could go either way on the proposed ordinance. Chair Jacob expressed concern that the proposed language would not accomplish the changes desired when the question was brought forward for discussion.

Council Member Shelton did not see the value of adding a cost-of-living adjustment (COLA) to elected official compensation because the Council would come under public scrutiny with a public hearing for raising compensation with or without a COLA. Chair Jacob viewed adding a COLA to be somewhat like a regular property tax increase to combat the affects of inflation on City revenue.

Council Member Green understood the intention but believed the matter would be political no matter how it was done. As a political body, everything the Council did would be political. He said he was comfortable with the proposed policy setting a timeline for compensation review, but would not be comfortable adding a COLA. Council Member Bloom said she was ready to approve the proposed policy.

Council Member Bedore did not believe the topic needed to be political every time. He said he was in favor of a baseline, but not necessarily a COLA. Council Member Shelton was not sure anything could prevent the topic from being a difficult political situation down the road because a public hearing would be held every time. He believed it should be a difficult process and thought requiring a review every four years would be valuable.

Council Office Director Alan Anderson clarified that the Code would require a review

every four years, but would not prevent adjustments to compensation at any other time.

The vote was recorded as follows:

YES: Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO: Zach Jacob

ABSENT: Chad Lamb

The motion passed 5-1.

e. Discussion Regarding Council Compensation for Inclusion in the FY26 Budget

Mr. Anderson said several suggestions had been made for Council compensation in the FY26 Budget. He said the Council had until April of 2025 to discuss and decide Council compensation for inclusion in the FY26 Budget. Council Member Whitelock suggested revisiting the topic in a Committee of the Whole meeting.

MOTION: Council Member Whitelock moved to POSTPONE the item to a Committee of the Whole meeting to be heard no later than April 2025, prior to receiving the Mayor's budget. Council Member Green seconded the motion.

Council Member Shelton wanted to discuss the topic that evening and be done with it. Council Member Whitelock said there was nothing specific included in the packet for discussion. Responding to a question from Council Member Green, legal staff said the Council could not vote to change compensation by ordinance that evening because a public hearing would be necessary but could provide direction by resolution regarding what should be included in the budget. Council Member Shelton agreed with having the discussion in a Committee of the Whole.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

7. CONSENT ITEMS

Chair Jacob said Council Members had requested separate discussion of items 7b, 7c, and 7d on the Consent Agenda.

a. Approve Meeting Minutes

- November 20, 2024 – Regular City Council Meeting***
- December 4, 2024 – Regular City Council Meeting***

MOTION: Council Member Whitelock moved to APPROVE the minutes included in 7a.

Council Member Green seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

b. Resolution No. 24-044 providing advice and consent to appoint James Anderson to serve on the Planning Commission

Council Member Whitelock said the Council was asked to give advice and consent regarding Planning Commission appointments, but she felt she was being asked to rubber stamp a nomination rather than provide consent. She said with so much of the information provided in the packet being redacted, she did not even know where the individuals lived and believed it was important that Planning Commission members not all live in the same neighborhood. She remembered when the Council was involved in the interview process for the Planning Commission and was not willing after that evening to appoint another Planning Commission member without the Council being given an opportunity to weigh in on the process.

Council Member Shelton said the Council was involved with the interview process under a different form of government. Under the current form of government, the Planning Commission was a mayoral appointment. He had reviewed the resumes and was comfortable voting in favor.

Council Member Green agreed that advice and consent needed to be meaningful but was not sure the Council needed to be involved in the interview process. Council Member Green pointed out Resolution No. 24-045 could not be approved without an amendment to add recommendation of the term waiver from the Mayor.

Council Member Whitelock agreed the form of government had changed but pointed out the Council was statutorily required to weigh in on Planning Commission appointments and she did not feel she was given sufficient information. Council Member Green commented there may be a conflict in Code that needed to be amended and said he wanted to be sure it was done right.

At 9:15 pm, Council Member Whitelock moved for a three-minute recess while staff gathered information. Council Member Green seconded the motion, which passed by majority vote (5-1), with Council Member Bloom dissenting. The Council returned at 9:19 pm.

Council Member Bloom encouraged the Mayor to be diligent in making sure the makeup of the Planning Commission as a whole, and other City committees, reflected the

demographics of the City, which included more than white men.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-044 providing advice and consent to appoint James Anderson to serve on the Planning Commission.

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

- c. Resolution No. 24-046 providing advice and consent to appoint Aaron Kendrick to serve on the Design Review Committee*

MOTION: Council Member Whitelock moved to APPROVE Resolution No. 24-046 providing advice and consent to appoint Aaron Kendrick to serve on the Design Review Committee.

Council Member Green seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

- d. Resolution No. 24-045 providing advice and consent to reappoint Jay Thomas to serve on the Planning Commission*

Mayor Burton recommended waiving the term limit for Jay Thomas to continue to serve on the Planning Commission.

MOTION: Council Member Green moved to APPROVE Resolution No. 24-045 providing advice and consent to reappoint Jay Thomas to serve on the Planning Commission, waiving Section 2-1-4a regarding term limits.

Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT: Chad Lamb

The motion passed 6-0.

8. ADJOURN

Council Member Whitelock moved to adjourn the meeting. Council Member Green seconded the motion, which passed by unanimous vote (6-0).

The meeting adjourned at 9:24 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on December 18, 2024. This document constitutes the official minutes for the West Jordan City Council meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 14th day of January 2025.

1 THE CITY OF WEST JORDAN, UTAH
2 A Municipal Corporation
3

4 ORDINANCE NO. 24-57
5

6 AN ORDINANCE ADOPTING THE 2024 WATER CONSERVATION PLAN

7 WHEREAS, the City of West Jordan (“City”), through its City Council (“Council” or “City
8 Council”) adopted the City of West Jordan General Plan on June 28, 2023 (“General Plan” or “2023
9 General Plan”); and the City has also periodically adopted and amended certain associated Master Plans,
10 including a Water Conservation Plan (“Water Conservation Plan), which is periodically updated; and

11 WHEREAS, the City last updated the Water Master Plan in 2019; and

12 WHEREAS, the City Council now desires to adopt an amended Water Conservation Plan (“2024
13 Water Conservation Plan”); and

14 WHEREAS, the Planning Commission of the City (“Planning Commission”) received
15 information on November 19, 2024, regarding the 2024 Water Conservation Plan and held a public hearing
16 and made a positive recommendation regarding the 2024 Water Conservation Plan; and

17 WHEREAS, the City Council held a work session (committee of the whole meeting) on October
18 16, 2024 regarding the 2024 Water Conservation Plan and a public hearing on December 18, 2024,
19 regarding the 2024 Water Conservation Plan; and

20 WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the
21 following concerning the 2024 Water Conservation Plan:

- 22 1. The proposed amendment conforms to and is consistent with the adopted goals, objectives
23 and policies set forth in the City General Plan;
- 24 2. The development pattern contained on the land use plan inadequately provides the
25 appropriate optional sites for the use and/or change proposed in the amendment;
- 26 3. The proposed amendment will be compatible with other land uses, existing or planned, in
27 the vicinity;
- 28 4. The proposed amendment constitutes an overall improvement to the adopted general land
29 use map and is not solely for the good or benefit of a particular person or entity;
- 30 5. The proposed amendment will not adversely impact the neighborhood and community as
31 a whole by significantly altering acceptable land use patterns and requiring larger and more
32 expensive public infrastructure improvements, including, but not limited to, roads, water,
33 wastewater and public safety facilities, than would otherwise be needed without the
34 proposed change; and
- 35 6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

36 WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest
37 of the public health, safety, and welfare of the residents of the City to adopt the attached 2024 Water
38 Conservation Plan.

39
40 NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST
41 JORDAN, UTAH:
42

43 **Section 1.** Adoption of 2024 Water Conservation Plan. The 2024 Water Conservation Plan,
44 which is attached hereto as "Attachment 1", is adopted.

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

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

51
52 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS _____ DAY
53 OF _____ 2024.

54
55 CITY OF WEST JORDAN

56
57 By: _____
58 Zach Jacob
59 Council Chair

60 ATTEST:
61 _____
62
63 Cindy M. Quick, MMC
64 Council Office Clerk

65		"YES"	"NO"
66	Voting by the City Council		
67	Chair Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
68	Vice Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
69	Council Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
70	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
71	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
72	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>
73	Council Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
74			

75 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____ 2024.**

76
77 Mayor's Action: _____ Approve _____ Veto
78
79 By: _____
80 Mayor Dirk Burton Date

81
82 ATTEST:
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84 _____
85 Tangee Sloan, CMC
86 City Recorder

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STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 24-57.

_____ The Mayor vetoed Ordinance No. 24-57 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 24-57 became effective by operation of law without the Mayor’s approval or disapproval.

Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____ 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, CMC
City Recorder

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Attachment 1 to
ORDINANCE NO. 24-57
AN ORDINANCE APPROVING
THE 2024 WATER CONSERVATION PLAN
FOR THE CITY OF WEST JORDAN

(See the following pages for the 2024 Water Conservation Plan)



Office of the City Council

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5017

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Wednesday, December 18, 2024 at 6:00 pm** (or as soon thereafter as possible) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- **Ordinance 24-56** Amending the Consolidated Fee Schedule
- **Ordinance No. 24-46** amending West Jordan City Code Title 17 – Alcohol Beverage Control and Uses
- **Resolution No. 24-043** approving a substantial amendment to the City’s adopted Community Development Block Grant (CDBG) 2020-2024 Consolidated Plan and Program Year 2024 Annual Action Plan and authorizing the mayor to sign associated agreements.
- **Ordinance No. 24-57** adopting a Water Conservation Plan update for the City of West Jordan
- **Ordinance No. 24-59** amending West Jordan City Code Section 13-5-4, Replacing Newly Annexed Territories with Annexations of Real Property into the City (new and existing development) and associated language
- **Ordinance No. 24-58** amending West Jordan City Code Titles 2, 8, 10, 13, 14, 15 regarding the Land Use Appeal Authority

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days’ advance notice of the meeting.

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. For further information please contact the Council Office at (801) 569-5017.

Posted December 4, 2024

/s/ Cindy M. Quick, MMC

Council Office Clerk

CHAPTER 13
LANDSCAPING REQUIREMENTS

SECTION:

13-13-1: Purpose

13-13-2: Applicability

13-13-3: Fees And Submittals

13-13-4: Approvals, Inspections And Bonding

13-13-5: Water Efficiency Standards

13-13-6: Landscape Requirements For Specific Land Uses

13-13-7: Parking Lot Landscaping

13-13-8: Landscaped Buffers

13-13-9: Adopted Streetscape Plans

13-13-10: Landscape Maintenance

13-13-1: PURPOSE:

The city finds that it is in the public interest to conserve public water resources and promote water efficient landscaping through planning and education. The city strives to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water, reducing water waste, and establishing guidelines for design, installation, and maintenance of water efficient and attractive landscaping. (Ord. 21-10, 6-9-2021)

13-13-2: APPLICABILITY:

A. Except as set forth in subsections B. and C. of this section, this chapter applies to all new construction and includes all building additions, expansions, changes, or intensification of use, filed after the effective date hereof, which results in a new landscaped area greater than one thousand (1,000) square feet. The landscaping and irrigation plans required by this chapter shall be provided as a condition of building permit issuance. In the case of building expansions, only the expansion area shall be required to meet the requirements of this chapter.

B. New Single Family Residential Construction. New single family residential is only required to follow section 13-13-5 "Water Efficiency Standards" of this chapter. As an aid, a

residential landscape design guide is available from the city and is located on the city's website.

C. Existing Single Family Residential. Single Family Residential landscaping that exists at the effective date of this chapter is not required to follow the regulations of this chapter. Landscaping can be maintained as installed or the property owner is free to follow the provisions of this chapter. As an aid, a residential landscape design guide available from the city located on the city's website. (Ord. 21-10, 6-9-2021)

13-13-3: FEES AND SUBMITTALS:

A. Submittal: Landscape, irrigation, summary data, as-built drawings and planting plans shall be submitted with final site plans following the checklist provided by the city.

B. Fees: All fees shall be submitted according to the consolidated fee schedule. (Ord. 21-10, 6-9-2021)

13-13-4: APPROVALS, INSPECTIONS AND BONDING:

A. Landscape and irrigation plans are approved according to city code.

B. Landscaping and irrigation inspection verifying that the landscaping and irrigation system was installed according to the approved plans shall be conducted by the City prior to issuance of a certificate of occupancy.

1. Water Meter: For all commercial landscapes, a separate water meter shall be installed for landscape irrigation systems. The landscape water meter shall be separate from the water meter installed for indoor uses. The size of the meter shall be determined based on irrigation demand. The landscape water meter shall not be a "submeter" but shall be installed and billed separately from any indoor meters.

2. Irrigation Systems: Irrigation systems shall be pressure checked and inspected prior to backfilling to obtain a final certificate of occupancy.

C. Cash Bond: Temporary occupancy of a building may be granted by the city.

1. If the property owner desires to occupy a building or premises before landscaping or irrigation improvements are completed a cash bond or other approved financial instrument shall be made with the city according to section 13-1-9 (private projects) of this title and section 8-3C-2 (public improvements) of this code.

2. The cash bond or other approved financial instrument shall be released when a final inspection has taken place and the building or site is issued a final certificate of occupancy from the city. (Ord. 21-10, 6-9-2021)

13-13-5: WATER EFFICIENCY STANDARDS:

A All new construction, for all zones and types of uses, shall comply with the water efficiency standards listed below. Upgrades or relandscaping should strive to meet these same standards.

B. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency.

1. Drip irrigation or bubblers shall be used except in lawn/sod/turf areas.

2. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

C. If installed each irrigation valve shall irrigate landscaping with:

1. Similar site;

2. Similar slopes;

3. Similar soil conditions; and

4. Plant materials with similar watering needs.

D. Lawn/sod/turf and planting beds shall be irrigated on separate irrigation valves if an irrigation system is installed.

E. Drip emitters and sprinklers shall be placed on separate irrigation valves if an irrigation system is installed.

F. Landscaped areas shall be provided with a smart irrigation controller which has the ability to automatically adjust the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

G. A minimum of three (3) to four (4) inches of mulch, permeable to air and water, shall be used in planting beds.

H. At maturity it is recommended that landscapes have enough plants (trees, perennials, and shrubs) to create at least fifty percent (50%) living plant cover at maturity.

I. Lawn/sod/turf shall not be installed in:

1. Park strips;

2. Paths less than eight feet (8') wide; and

3. On slopes with a grade greater than twenty five percent (25%) or four to one (4:1) slope.

J. Lawn/sod/turf areas of all dwelling units shall not exceed the greater of two hundred fifty (250) square feet or thirty five percent (35%) of the front yard/side yard landscaped area, as defined in section 13-2-3. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023)

13-13-6: LANDSCAPE REQUIREMENTS FOR SPECIFIC LAND USES:

A. Multiple-Family Developments:

1. Landscaped Areas: Outside of active recreation area, lawn/sod/turf areas shall not exceed twenty percent (20%) of the front yard/side yard landscaped area of the common area landscapes in each multiple-family development.

a. Active recreation areas for a multi-family development may be planted in lawn/sod/turf and may be of any size practical for active recreation area purposes.

b. Detention basins may also be planted entirely of lawn/sod/turf if they are part of an active recreation area.

c. The terms in this section shall be defined pursuant to section 13-2-3.

2. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks shall be landscaped. The minimum width of landscaped areas adjacent to public streets shall be twenty-five feet (25') wide. This planting area shall meet all requirements of this chapter.

3. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty-five feet (25') of frontage is required.

5. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

6. Landscaped Buffer: A landscaped buffer is required for any multi-family development adjacent to an existing lower density residential development. Buffers shall meet the requirements of this chapter.

7. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

B. Business/Research Park Zone:

1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five percent (25%) of the site. The front yard and side yards adjacent to public streets, except

those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty-five feet (25') of frontage is required.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. Landscape Buffers: Landscape buffers may be required in areas that abut less intense or incompatible land uses or as visual barriers around parking and utility areas. Buffers shall meet the requirements of this chapter.

6. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

C. Commercial and Professional Office:

1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent (15%) of a commercial or professional office site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any commercial or professional office adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty five feet (25') of frontage is required.

5. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

D. Manufacturing Developments:

1. Landscaped Areas: Landscaped areas shall comprise not less than ten percent (10%) of a manufacturing site. A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or

landscaped buffer requirement. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is allowed in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty five feet (25') of frontage is required.

3. Landscaped Buffers: A landscaped buffer is required for any manufacturing development adjacent to an existing residential development. Buffers shall meet the requirements City Code.

4. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

E. Nonresidential Uses in Residential Districts:

1. Landscaped Areas: Landscaped areas shall comprise not less than fifteen percent (15%) of a nonresidential site. Front and side yards adjacent to a public street, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or landscaped buffer requirement.

3. Landscaped Buffer: A landscaped buffer is required for any nonresidential adjacent to an existing residential development. Buffers shall meet the requirements of this chapter.

4. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

5. Exemption: Nonresidential uses in residential districts are exempt from the field inspection requirements of section 13-13-4 of this chapter.

F. City constructed buildings, parks, recreation and open spaces and recreation and open spaces for educational facilities in any zone.

1. Landscaped Areas: Landscaped areas shall comprise not less than twenty five percent (25%) of the site containing a public building such as city hall, courts, public safety buildings, public works buildings, water tanks/reservoirs, administration buildings. The front yard and side yards adjacent to public streets, except those portions devoted to driveways and sidewalks, shall be landscaped. Lawn/sod/turf shall be limited to twenty percent (20%) of the landscaped area surrounding public buildings. This requirement does not apply to accessory buildings or structures of public parks, open space, or recreation areas.

2. Site Trees: A minimum of one tree per two thousand (2,000) square feet of landscaped area is required, in addition to any park strip, parking lot landscaping or

landscaped buffer requirement of this chapter. Landscaped area does not include areas used for parks, open spaces, or recreation areas.

3. Park Strip Landscaping: Any combination of ornamental plants, shrubs, herbaceous perennial, ground cover plants, pavers, ornamental gravel, ornamental concrete, boulders, bark mulch and artificial turf is permitted in the park strip. Lawn/sod/turf is prohibited in park strips. One tree per twenty-five feet (25') of frontage is required.

4. Parking Lot Landscaping: Parking lot landscaping shall meet the requirements of this chapter.

5. On site detention basins shall be considered part of the landscaped area of the site and shall be landscaped unless stored underground or as part of the paved parking area.

6. Parks and recreation facilities. There is no limitation on the amount of lawn/sod/turf used in parks or recreation areas. Tree placement in parks, open spaces and recreation areas will be according to the overall design of the park, open space, or recreation area. (Ord. 21-10, 6-9-2021; amd. Ord. 23-44, 12-20-2023)

13-13-7: PARKING LOT LANDSCAPING:

A. Landscaping is required within automobile parking areas that have fourteen (14) parking spaces or more to break up large expanses of pavement, to provide relief from reflected glare and heat, and to guide vehicular and pedestrian traffic.

B. Materials and Installation:

1. Irrigation: All landscaped areas in parking lots that contain any plants or trees shall be irrigated. Irrigation design shall follow the requirements of the application checklist.

2. Interior Parking Lot Landscaping:

a. Shade trees shall be provided at no less than one tree per seven (7) parking spaces (i.e., seventy (70) spaces divided by seven (7) equals ten (10) trees).

b. Within landscaped areas, plants shall be of sufficient number and spacing to provide fifty percent (50%) surface coverage at maturity, not including tree canopies.

c. Interior parking lot landscaping shall be evenly dispersed throughout the parking lot. Planting that is required along the perimeter of a parking lot or adjacent to buildings shall not be considered as part of the interior parking lot landscaping.

3. Perimeter Parking Lot Landscape Areas: Where a parking lot is located within a required, front, side, or rear yard or within twenty feet (20') of a property line, landscaping shall be provided around the perimeter of the parking lot. The perimeter landscaping planting area shall be a minimum of eight feet (8') wide and shall be designed, contained, planted and irrigated according to this chapter and the application checklist.

4. Landscaped Areas: The minimum interior dimensions of any landscaped area or planting median shall be eight feet (8') wide. Each landscaped area shall be protected by concrete vertical curbs. Curbs may be designed to allow stormwater to enter the landscaped area. Where such curbs serve as a wheel stop for parking spaces, thirty six inches (36") shall be provided in the planting area between the curb stop and the tree locations. Other low growing plants, mulch, gravel, or ornamental concrete shall be placed in this tree exclusion area. (Ord. 21-10, 6-9-2021)

13-13-8: LANDSCAPED BUFFERS:

A. Landscape buffers shall mitigate the transition between more intense land uses and/or between different development types. Only the more intense land use shall be required to provide the landscape buffer.

B. Materials and Installation:

1. Landscaped buffers shall be not less than twenty feet (20') wide. The area of this buffer may be counted toward the required landscape area. Sidewalks and walking paths may be included in a landscape buffer.

2. Buffers shall be designed with sufficient number, size and density of trees and shrubs to mitigate visual and auditory impacts. A minimum of one tree for each four hundred (400) square feet, or fraction thereof, of the landscaped buffer shall be planted. This requirement is in addition to the required park strip landscaping and parking lot landscaping.

C. Exceptions:

1. Where a landscape buffer already exists along the property line of an abutting property, the landscape buffer requirement for the subject property may be waived or reduced in width by the Zoning Administrator. (Ord. 21-10, 6-9-2021)

13-13-9: ADOPTED STREETSCAPE PLANS:

A. A streetscape plan is required in those cases where a wall is required between a development and an arterial or collector street. The plan shall show in detail the landscape treatment of the space between the wall and the street curb line. A streetscape plan is also required for all commercial, office, manufacturing, institutional and multi-family residential developments that are five (5) contiguous acres and larger which abut arterial streets.

1. Where an adopted streetscape plan is in place, the developer shall follow such plan.

2. Where no adopted streetscape plan is in place, the developer shall coordinate with city staff and receive approval from the planning commission through the subdivision or site plan process on development of a streetscape plan and on the installation of the irrigation system and plant materials.

B. Streetscape plan requirements for developed areas five (5) contiguous acres and larger along arterial streets are as follows:

1. Adjacent to Residential Developments: Unless part of a previously approved master plan, development plan or streetscape plan, single-family and two-family residential developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area, with plants arranged and approved by the city's parks department and the city's urban forester. The required ten foot (10') landscaped area shall be installed by the developer following provisions contained in this chapter from the back of sidewalk to the adjacent property line. Waterwise plants should be used extensively and may be used exclusively and shall be used as much as possible. The required street wall shall be installed beyond the landscaped area adjacent to the property line. The required ten foot (10') landscaped area adjacent to single-family and two-family residential shall be dedicated to the City.

2. Adjacent to Commercial, Office, Industrial, Institutional and Multi- Family Developments: Unless part of a previously approved master plan, development plan or streetscape plan, commercial, office, industrial, institutional, and multi-family developments adjacent to arterial streets shall contain a minimum ten foot (10') landscaped area. The required ten foot (10') landscaped area shall be installed between the back of sidewalk to the adjacent development line (parking area, building area, etc.) along the entire area adjacent to the arterial street. Decorative or retaining walls no greater than two feet (2') in height may be installed in this area. Decorative boulders may be installed in this area. The required ten foot (10') landscaped area adjacent to commercial, office, industrial and multi-family developments shall be installed and maintained by the commercial, office, industrial, institutional, and multi- family development. This area may be counted as part of the development's overall landscaping percentage requirement. The landscaped area shall comply with the provisions governing landscaping in this chapter. Waterwise plants should be used extensively and may be used exclusively and shall be used as much as possible. (Ord. 21-10, 6-9-2021)

13-13-10: LANDSCAPE MAINTENANCE:

A. Intent: The developer, the developer's successor, and/or subsequent owners of a site for which landscape plans were required shall be responsible for the maintenance, repair, and replacement of all landscaping elements. Park strips shall be maintained by the owner of property abutting city easements, rights of way and park strips.

B. Irrigation Systems: Irrigation systems shall be maintained in good working condition and adjusted to ensure optimal operation and efficient water use.

C. Malfunctioning systems that are no longer conveying water as specified shall be repaired or replaced.

D. Landscaping: All landscape plants shall be maintained in good condition to present a healthy, neat, and orderly appearance. Plants not in this condition shall be removed and replaced when necessary.

E. Trees: Tree maintenance and pruning on private property shall be the responsibility of the property owner or tenant.

1. For any tree in a park strip or within the landscape setback area where there is no park strip, property owners or tenants are not permitted to remove or conduct major pruning (twenty percent (20%) or more of the crown), without prior approval from the city's urban forester. As a condition of such approval, the permittee may be required to replace the tree.

2. Protect trees against damage caused by maintenance equipment, such as lawn/sod/turf mowers, weed trimmers, snowblowers and snowplows.

F. Grounds Maintenance: Landscaped areas shall be kept free of refuse and debris.

G. Clearance and Visibility. Any portion of a tree that is in the park strip public right of way or that overhangs the public right of way from private property may be removed up to the property line at any time without notice by the City. However, the requirements below are minimums that shall be maintained.

1. Trees adjacent to pedestrian walkways shall have a minimum canopy clearance of eight feet (8') at all possible perpendiculars between the walkway surface and tree.

2. Tree canopies that extend over streets shall be pruned to provide canopy clearance of at least fourteen feet (14') at all possible perpendiculars between the street surface and tree.

3. Plants in the intersection sight triangle shall be pruned to maintain maximum heights specified in this standard. (Ord. 21-10, 6-9-2021; amd. Ord. 23- 09, 3-22-2023)

The Council and staff discussed minor grammatical changes. A majority of the Council indicated support for putting the proposed Title 16 amendments on a future City Council agenda.

c. *Presentation of 2024 West Jordan Water Conservation Plan*

Public Utilities Director Greg Davenport reported that the City was required to submit an updated Water Conservation Plan every five years. The last update was adopted in 2019, and a new update must be adopted before the end of 2024. Mr. Davenport presented a proposed update to the West Jordan Water Conservation Plan, and received feedback from the Council. Mr. Davenport said he would bring the update plan back to the Council after review by the Planning Commission.

d. *Discussion of proposed amendments to City Code Sections 13-17-2, 12-3-2 and 13-5L-7 to establish sign standards for the Planned Community Hillside (PCH) Zone*

Senior Planner Ray McCandless explained the request for the Council to consider amending the West Jordan Code to establish sign standards for the PCH Zone was in response to a developer asking if a sign could be placed on a storage unit in the PCH Zone.

Council Member Green asked the detrimental impact of allowing a maximum four-foot monument sign. Staff responded it had to do with aesthetics. The Council discussed permitted versus administrative conditional sign uses. Council Member Green suggested taking a closer look at all administrative conditional sign uses and eliminating any with which the Council was not comfortable.

Council Member Shelton would be in favor of permitting monument signs four feet or less in height in the PCH Zone, but not taller. Chair Jacob spoke in favor of administrative conditional approval for kiosk and monuments over four feet in height in the PCH Zone to allow for mitigation of potential detrimental impacts. Council Member Whitelock was comfortable with monument signs under four feet being permitted, and taller requiring administrative conditional approval. A majority of the Council appeared to agree.

The Council discussed the difference between electronic LED and animated signs. Council Member Bloom believed the electronic LED sign technology had improved. Council Member Whitelock would support administrative conditional approval for electronic LED signs in the PCH Zone. Council Member Shelton expressed opposition to allowing electronic LED signs in the PCH Zone due to aesthetic concerns. Chair Jacob would be comfortable with administrative conditional approval for electronic LED signs. Aside from the specific support for administrative conditional approval of LED signs and monument signs over four feet, a majority of the Council expressed general support for the remaining staff recommendations proposed.

e. *Discussion of proposed amendments to Title 8-14-7 - Grave Decorations*

Senior Assistant City Attorney Patrick Boice said previous Council discussion regarding grave decorations included a desire to set a timetable for seasonal decorations, and to allow the Sexton to use compassion and good judgement in administration of the policy.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 24-57

AN ORDINANCE ADOPTING THE 2024 WATER CONSERVATION PLAN

WHEREAS, the City of West Jordan (“City”), through its City Council (“Council” or “**City Council**”) adopted the City of West Jordan General Plan on June 28, 2023 (“**General Plan**” or “**2023 General Plan**”); and the City has also periodically adopted and amended certain associated Master Plans, including a Water Conservation Plan (“Water Conservation Plan), which is periodically updated; and

WHEREAS, the City last updated the Water Master Plan in 2019; and

WHEREAS, the City Council now desires to adopt an amended Water Conservation Plan (“**2024 Water Conservation Plan**”); and

WHEREAS, the Planning Commission of the City (“**Planning Commission**”) received information on November 19, 2024, regarding the 2024 Water Conservation Plan and held a public hearing and made a positive recommendation regarding the 2024 Water Conservation Plan; and

WHEREAS, the City Council held a work session (committee of the whole meeting) on October 16, 2024 regarding the 2024 Water Conservation Plan and a public hearing on December 18, 2024, regarding the 2024 Water Conservation Plan; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the 2024 Water Conservation Plan:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;
2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and
6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the attached 2024 Water Conservation Plan.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:


Section 1. Adoption of 2024 Water Conservation Plan. The 2024 Water Conservation Plan, which is attached hereto as "Attachment 1", is adopted.

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



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

PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS 18TH DAY OF DECEMBER 2024.

CITY OF WEST JORDAN


By: 
Zach Jacob
Council Chair

ATTEST:


 
Cindy M. Quick, MMC
Council Office Clerk

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

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON DECEMBER 19, 2024.

Mayor's Action: X Approve _____ Veto
By:  Dec 19, 2024
Mayor Dirk Burton _____
Date

ATTEST:

 
Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-57.

 The Mayor vetoed Ordinance No. 24-57 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-57 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 23rd day of December 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, CMC
City Recorder

Attachment 1 to

ORDINANCE NO. 24-57

**AN ORDINANCE APPROVING
THE 2024 WATER CONSERVATION PLAN
FOR THE CITY OF WEST JORDAN**

(See the following pages for the 2024 Water Conservation Plan)