

THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 22-16

**AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE
(REPEALING FENCING AND SCREENING SETBACK REQUIREMENTS IN
THE PROFESSIONAL OFFICE, COMMERCIAL, AND MANUFACTURING
ZONES, SECTION 13-14-4)**

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

WHEREAS, the City Council of the City (“City Council”) desires to amend a section of the City Code regarding fencing and screening setback requirements in the professional office, commercial, and manufacturing zones (“proposed City Code amendments”); and

WHEREAS, the Planning Commission of the City (“Planning Commission”) held a public hearing and provided a recommendation on March 15, 2022, regarding the proposed City Code amendments, since all the proposed City Code amendments are land use regulations, including City Code Section 13-14-4; and

WHEREAS, the City Council held a public meeting on April 13, 2022 and a public hearing on April 27, 2022 regarding the proposed City Code amendments; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following proposed City Code amendments.

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

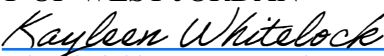
Section 1. Amendment of Code Provisions. City Code Section 13-14-4 is amended, by repealing subsection (C)(5), to read as shown on Attachment 1 below.

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 27TH DAY OF APRIL 2022.

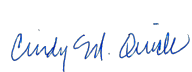

CITY OF WEST JORDAN

By: 
Kayleen Whitelock (Apr 29, 2022 10:14 MDT)

Kayleen Whitelock
Council Chair

ATTEST (*see next page*):

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES" "NO"

Council Chair Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON APRIL 28, 2022



Mayor's Action: X Approve Veto

By: 

Mayor Dirk Burton

 Apr 29, 2022
Date

ATTEST:



Tangee Sloan
City Recorder

STATEMENT OF APPROVAL OF PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 22-16.

 The Mayor vetoed Ordinance No. 22-16 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

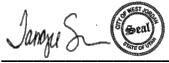
 Ordinance No. 22-16 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 2nd day of May, 2022. 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
City Recorder

(Attachment on the following pages)

Attachment 1

[Attachment to ORDINANCE NO. 22-16

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (REPEALING FENCING AND SCREENING SETBACK REQUIREMENTS IN THE PROFESSIONAL OFFICE, COMMERCIAL, AND MANUFACTURING ZONES, SECTION 13-14-4)]

13-14-4: REGULATIONS FOR SPECIFIC ZONING DISTRICTS:

A. Single-Family And Multi-Family Residential Districts; Residential Wall/Fencing Location and Height Restrictions: Notwithstanding the setback, yard and height requirements for structures otherwise stated in this title, walls and fences may be located on the property line, adjacent to the sidewalk, or in the yard between the building setback line and the property line or sidewalk. The maximum height above the finished grade for a fence, wall, hedge, berm or similar unroofed landscape feature is:

1. Four feet (4') where such fence or other feature is:
 - a. Located within the required front yard or street setback; and
 - b. Sight obscuring and located in an area that is within ten feet (10') of a driveway and twenty feet (20') of a street; or
2. Six feet (6') where such fence or other feature is:
 - a. Located behind the required front yard or street setback of any dwelling; and
 - b. Located in the front yard of dwellings located on a collector or an arterial street; or
3. Eight feet (8') where such fence or other feature is located along a side or rear lot line adjacent to an arterial street.

B. Public Facilities District: Fences or walls shall not exceed four feet (4') high in front yards and six feet (6') inside, corner side and rear yards.

C. Professional Office, Commercial and Manufacturing Districts:

1. No wall, fence or opaque hedge higher than thirty six inches (36") is allowed within a required front yard or street side yard.
2. Other than adjacent to a residential district or as required to screen outside storage, no fencing is required on the interior or street portions of a development.
3. A decorative masonry wall at least six feet (6') high shall be erected along all property lines which lie immediately adjacent to any residential zone.
4. Individual lots shall not be fenced in the BR-P zone.

(2001 Code § 89-6-804; amd. 2009 Code; Ord. 10-09, 2-24-2010; Ord. 13-17, 4-24-2013)











Ordinance No. 22-16 Fencing and Screening Setback Requirements

Final Audit Report

2022-05-02


Created:	2022-04-28
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAarysnyn7D7yxec_ll6zVRWJ36dxsp58wK

"Ordinance No. 22-16 Fencing and Screening Setback Requirements" History


-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
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-  Document emailed to Kayleen Whitelock (kayleen.whitelock@westjordan.utah.gov) for signature
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-  Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature
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Signature Date: 2022-04-29 - 4:59:36 PM GMT - Time Source: server- IP address: 67.214.227.98

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Signature Date: 2022-05-02 - 2:54:59 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2022-05-02 - 2:54:59 PM GMT