THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 25-34

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SUBSECTION 13-5B-8B (EXTERNAL ACCESSORY DWELLING UNITS)

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend City Code Subsection 13-5B-8B, to permit External Accessory Dwelling Units ("**EADU's**") on all single family platted residential lots 10,000 square feet or larger and to modify setbacks for consistency ("**proposed City Code amendments**"); and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on July 15, 2025, regarding the proposed City Code amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;

2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on August 26, 2025, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

Section 1. Amendment of City Code Provisions. With regards to the City Code, Subsection 13-5B-8B, regarding EADU's, is amended, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

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

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and 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 26TH DAY OF AUGUST 2025.

[See next page.]

CITY OF WEST JORDAN

By: Shauna Kayleen Whitelock (Aug 28, 2025 16:45:45 MDT)
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Kayleen Whitelock	☒	☐
Vice Chair Bob Bedore	☒	☐
Council Member Pamela Bloom	☒	☐
Council Member Kelvin Green	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON AUGUST 28, 2025.

Mayor's Action: X Approve _____ Veto

By: _____ Aug 29, 2025
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 25-34.

_____ The Mayor vetoed Ordinance No. 25-34 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-34 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, MMC, UCC
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 September 2025. 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, MMC, UCC
City Recorder

[Attachments on the following pages.]

Attachments A and B to

ORDINANCE NO. 25-34

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SUBSECTION 13-5B-8B (EXTERNAL ACCESSORY DWELLING UNITS)

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages.]

B. External Accessory Dwelling Units.

1. External Accessory Dwelling Units (EADU or EADUs) are only ~~P~~permitted ~~in the R-1-10, R-1-12, R-1-14, RR, RE. zones. EADUs in the PC, LSFR and VLSFR zone are only allowed~~ on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

2. ~~Detached accessory dwelling structures~~ Each EADU must be built on a permanent foundation which meets the ~~B~~building ~~C~~code.

3. ~~External Accessory dwelling units~~ Each EADU shall be located on the same lot with the principal building and the footprint area shall be less than the principal building.

4. ~~External Accessory Dwelling Units~~ Each EADU shall not cover more than ~~twenty~~ 20 percent ~~(20%)~~ of the rear and side yard.

5. Setbacks and height requirements for EADUs ~~External Accessory Dwelling Units are~~:

   a. Six feet ~~(6)~~ setback from primary dwelling;
   b. ~~fifteen feet (15)~~ Six feet setback from rear property line;
   c. ~~eight feet (8)~~ Six feet setback from internal side property line; and
   d. ~~twenty~~ 20 feet ~~(20')~~ setback from the corner side property line.
   e. The maximum building height of each EADU is 20 feet; and
   f. Any EADU over 17 feet high shall be set back from side and rear property lines in accordance with the minimum setbacks of this section, plus one foot for each additional foot of height, or part thereof, in excess of 17 feet.

6. ~~External Accessory Dwelling Units (~~EADU~~)~~ design and materials shall be similar to and compatible with the design of the primary dwelling and shall be approved by the ~~D~~design ~~R~~review ~~C~~committee.

7. Lots with ~~external accessory dwelling units~~ EADUs are subject to all maximum building coverage requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022)

Attachment B – Clean Version

B. External Accessory Dwelling Units.

1. External Accessory Dwelling Units (EADU or EADUs) are only permitted on platted lots of 10,000 square feet and larger in R-1, RR, RE, PC, LSFR, and VLSFR zones.

2. Each EADU must be built on a permanent foundation which meets the building code.

3. Each EADU shall be located on the same lot with the principal building and the footprint area shall be less than the principal building.

4. Each EADU shall not cover more than 20 percent of the rear and side yard.

5. Setbacks and height requirements for EADUs:

   a. Six feet setback from primary dwelling;
   b. Six feet setback from rear property line;
   c. Six feet setback from internal side property line; and
   d. 20 feet setback from the corner side property line.
   e. The maximum building height of each EADU is 20 feet; and
   f. Any EADU over 17 feet high shall be set back from side and rear property lines in accordance with the minimum setbacks of this section, plus one foot for each additional foot of height, or part thereof, in excess of 17 feet.

6. EADU design and materials shall be similar to and compatible with the design of the primary dwelling and shall be approved by the design review committee.

7. Lots with EADUs are subject to all maximum building coverage requirements of the city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022)

Ordinance No. 25-34 Amd 13-5B-8B External ADUs

Final Audit Report 2025-09-02

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