THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 25-49

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTION 13-5E-3, ALLOWING FOR MOTOR VEHICLE SALES AND SERVICE AS A CONDITIONAL USE IN THE C-M (HEAVY COMMERCIAL) ZONE

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 Section 13-5E-3, to allow for Motor Vehicle Sales and Service as a Conditional Use in the C-M (Heavy Commercial) Zone ("**proposed City Code amendments**"); and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on September 2, 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 October 14, 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, Section 13-5E-3 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.

[See next page.]

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 14TH DAY OF OCTOBER 2025.

CITY OF WEST JORDAN

By: Kayleen Whitelock (Oct 16, 2025 14:10:40 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 OCTOBER 16, 2025.

Mayor's Action: X Approve _____ Veto

By: _____ Oct 17, 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. 25-49.

_____ The Mayor vetoed Ordinance No. 25-49 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-49 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 23 day of October 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. 25-49

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTION 13-5E-3, ALLOWING FOR MOTOR VEHICLE SALES AND SERVICE AS A CONDITIONAL USE IN THE C-M (HEAVY COMMERCIAL) ZONE

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages.]

Attachment A

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

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

PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:		
P	=	Permitted use
C	=	Conditional use
AC	=	Administrative conditional use

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

Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Construction sales and service		AC			
Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Helipads[1]	C	C	C	C	C
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Motor vehicle sales and service, new	C	P		C	P
Motor vehicle sales and service, used	C	P		C	C
Office	P	P	P	P	P

Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet boarding				C	C
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P
Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C

Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C	C	C	C

[1] See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

(2001 Code §89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 1132, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord. 14-09, 5-14-2014; Ord. 15-20,

8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34, 6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord. 20-18, 7-292020; Ord. 21-05, 2-24-2021; Ord. 21-24, 7-28-2021; Ord. 21-31, 8-25-2021; Ord. 22-03, 1-27-2022; Ord. 22-32, 9-14-

2022)

Attachment B

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

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

PERMITTED AND CONDITIONAL USES IN COMMERCIAL ZONES

GENERAL NOTE: Any permitted or conditional alcoholic beverage uses allowed in these zones are listed in the use table in section 17-10-4, with any applicable definitions, starting with the words "alcoholic beverage," being listed in section 17-1-6.

Legend:		
P	=	Permitted use
C	=	Conditional use
AC	=	Administrative conditional use

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

Business service	P	P		P	P
Car wash	P	P		P	P
Check cashing credit services	C			C	
Construction sales and service		AC			
Cultural service	C				P
Daycare, general	AC	C	AC	C	C
Daycare, limited	AC		AC		
Farmers' market				P	P
Funeral home	C			C	
Gasoline and fuel storage and sales	C	C		C	C
Gasoline service station	P	P	P	P	P
Government service			P	P	P
Health and fitness facility	P	P	P	P	P
Helipads[1]	C	C	C	C	C
Hotel or motel	C			C	C
Large scale public utilities	C	C	C	C	C
Laundry and dry cleaning, limited	P		P	P	P
Laundry service		C			
Manufacturing, general		P			
Manufacturing, limited		P			
Mass transit railway system	P	P	P	P	P
Massage therapy	P	P	P	P	P
Media service	P	P	C	P	P
Medical service (excluding blood banks)	P		P	P	P
Motor vehicle sales and service, new	C	P		C	P
Motor vehicle sales and service, used	C	P		C	C
Office	P	P	P	P	P

Parking, commercial		P		P	P
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Pet boarding				C	C
Pet groomer	P	P	AC	P	P
Post Office substation			P	P	P
Preschool	AC	C	AC	C	C
Printing and copying, limited	P		P	P	P
Printing, general	P	P			
Protective service	P		P	P	P
Public park	P			P	
Recreation and entertainment, indoor	C	P	C	C	C
Recreation and entertainment, outdoor		C			C
Repair service, general		P			
Repair service, limited	P		P	P	P
Research service		P			
Restaurant, fast food (general)	AC	AC	AC	AC	AC
Restaurant, fast food (limited)	AC	AC	AC	AC	AC
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
School, K - 12	C	C	C	C	C
School, vocational	P			P	
Secondhand store	C	P		C	
Small equipment rental	P	P	P	P	P
Tattoo and body engraving service					C
Temporary office	P	P	P	P	P
Transportation service	C	P			
Utility, major	C	C	C	C	C

Utility, minor	P	P	P	P	P
Vehicle and equipment repair, general		C			
Vehicle and equipment repair, limited	P	P		C	AC
Veterinary service (small animals only)	C	C	C	C	C

[1] See code sections 13-19-1 through 13-19-6; a helipad shall not be located within 1,000 feet of the nearest residential building or the site of a public or private school.

(2001 Code §89-3-603; amd. 2009 Code; Ord. 09-29, 9-22-2009; Ord. 10-09, 2-24-2010; Ord. 10-20, 7-28-2010; Ord. 1132, 10-12-2011; Ord. 11-35, 11-22-2011; Ord. 12-14, 6-13-2012; Ord. 13-17, 4-24-2013; Ord. 14-09, 5-14-2014; Ord. 15-20,

8-12-2015; Ord. 16-13, 3-9-2016; Ord. 17-34, 6-28-2017; Ord. 18-15, 5-9-2018; Ord. 18-26, 7-11-2018; Ord. 20-18, 7-292020; Ord. 21-05, 2-24-2021; Ord. 21-24, 7-28-2021; Ord. 21-31, 8-25-2021; Ord. 22-03, 1-27-2022; Ord. 22-32, 9-14-

2022)

Ordinance No. 25-49 Section 13-5E-3 Motor Vehicle Sales as CU in C-M Zone

Final Audit Report 2025-10-23

Created:	2025-10-16
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZUZshyMVcKxUPd59R2eMKmwHVFQvSqnn

"Ordinance No. 25-49 Section 13-5E-3 Motor Vehicle Sales as C U in C-M Zone" History

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