

# **SOUTH JORDAN CITY CITY COUNCIL REPORT**

**Meeting Date: 03/19/2024**

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**Issue: ORDINANCE NO. 2024-06 OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RE-ADOPTING THE CITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.**

Submitted By: Brad Klavano, City Engineer

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Staff Recommendation (Motion Ready):

1. City Council approve Ordinance No. 2024-06.
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## **BACKGROUND**

The State of Utah during the 2017 legislative session passed HB 232, which requires that the City's Construction Standards and Specifications become part of the Land Use Regulations and be adopted by the City Council by ordinance. It was anticipated with the adoption of the City's Construction Standards and Specifications in 2017 by ordinance, that once a year they would be brought to the City Council for re-adoption as needed if there were to be changes made to these construction standards and specifications

The changes are summarized below and all of the changes are shown within the City Construction Standards and Specifications that are placed on the share file for review:

- 1.2.11 Stop lines are required anytime a stop sign is installed.
- 3.2.13 Trees shall not be located within 5 feet of a water meter barrel, hydrant or valve.
- 3.2.13 Water meter barrels must have 2 feet minimum separation from driveways, walkways or any other hard surface unless approved by the City Engineer.
- 3.3.6 No concrete is allowed within 2 feet of a water meter barrel unless approved by the City Engineer.
- 3.12.7 All plumbing on top of PRV and FCV valves must be stainless steel.
- 6.1.1 K The gravel void space in underground storm water storage systems can't be counted towards the total storage volume unless approved by the City Engineer.
- 7.7.1 A Non retro sheeting being specified in accordance with manufacturer recommendations no longer required.

- 7.7.1 C Street signs must have a protective clear overlay applied, as part of an integrated component system.
- 7.7.2 Printed signs must include year of fabrication and name of printing agency.

**The following are changes to the Standard Drawings:**

- Drawing 3060 Washout Valve Assembly: Remove drain and change the tee to a 2" 90
- Drawing 3100 3"-8" Water Vault: Pipe and fittings to be coated in NSF61 epoxy, 6 mil thickness
- Drawing 3110 Sampling Tap for Residential Subdivisions: Change stand pipe to stainless steel
- Pressure Reducing Valve Detail 2/3: Pipe and fittings to be coated in NSF61 epoxy, 6 mil thickness,  
Do not install a bypass on the PRV vaults
- Shur-Flex Driveable Delineator Detail: new detail for yellow reflector delineators
- Shur-Flex Surface Mount Base: new detail for the mount base

**CONCLUSION:**

- Ordinance 2024-06 will re-adopt the City's Construction Standards and Specifications with the changes as outlined.

**FISCAL IMPACT:**

- Not applicable

**ALTERNATIVES:**

- City Council not approve Ordinance 2024-06.
- Postpone making a recommendation to future date.

**SUPPORT MATERIALS:**

- Ordinance No. 2024-06
- Entire City's Construction Standards and Specifications are placed on the Share file for review.

City Council Action Requested: Brad Klavano  
Brad Klavano (Mar 11, 2024 13:14 MDT)  
Department Head

3/11/2024  
Date

## ORDINANCE NO. 2024-06

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, RE-ADOPTING THE CITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.

**WHEREAS**, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"), including the City's aesthetics; and

**WHEREAS**, the City Council has adopted Title 16 (Subdivision and Development Code) of the City of South Jordan Municipal Code ("City Code"), which requires land use applicants and developers to install certain infrastructure and utilities related to developing and subdividing land in the City; and

**WHEREAS**, the City Engineer has recommended that the City Council adopt by ordinance the City's Construction Standards and Specifications attached as Exhibit A (the "Standards"); and

**WHEREAS**, this re-adoption of the City's Construction Standards and Specifications will ensure that the City complies with the Utah Municipal Land Use, Development, and Management Act (Utah Code § 10-9a-101, *et seq.*); and

**WHEREAS**, the City Council held a public hearing and reviewed the Standards; and

**WHEREAS**, the City Council finds that the Standards will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Re-Adoption.** The City Council hereby re-adopts the Standards attached as Exhibit A for the purposes stated therein.

**SECTION 2. Posting of the Standards.** The City Engineering Department shall ensure that the Standards are available to the public by posting them on the engineering division page of the City's website ([www.sjc.utah.gov/engineering/](http://www.sjc.utah.gov/engineering/)), and by keeping a printed copy of the Standards available for the public to review on the second floor of South Jordan City Hall.

**SECTION 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 4. Effective Date.** This Ordinance shall become effective immediately upon publication and posting as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

|                | YES   | NO    | ABSTAIN | ABSENT |
|----------------|-------|-------|---------|--------|
| Patrick Harris | _____ | _____ | _____   | _____  |
| Kathie Johnson | _____ | _____ | _____   | _____  |
| Donald Shelton | _____ | _____ | _____   | _____  |
| Tamara Zander  | _____ | _____ | _____   | _____  |
| Jason McGuire  | _____ | _____ | _____   | _____  |

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

  
Gregory Simonsen (Mar 11, 2024 13:20 MDT)  
\_\_\_\_\_  
Office of the City Attorney

## **EXHIBIT A**

### **City of South Jordan Construction Standards and Specifications**