

ORDINANCE NO. 2025 - 08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 16.30.040 (OUTDOOR LANDSCAPING REQUIREMENTS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO REDUCE REQUIRED PLANT COVERAGE IN PARK STRIPS AND MODIFY THE METHOD OF CALCULATION OF REQUIRED LANDSCAPING.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, City residents Thomas and Rebekah Wiandt, who reside at 11201 S. Alisa Meadow (the “Applicants”), have requested changes to Section 16.30.040 of the City Municipal Code dealing with outside landscaping requirements, as set forth in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A**, will enhance the public health, safety and welfare and will improve outdoor landscaping in the City.

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

SECTION 1. Amendment. Section 16.30.040 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. 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 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Mar 19, 2025 10:17 MDT)

Office of the City Attorney

16.30.040 OUTDOOR LANDSCAPING REQUIREMENTS

B. Landscaping Requirements:

1. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
2. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
3. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts 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.
4. At least three to four inches (3 - 4") of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
5. At maturity, landscapes are required to have enough plant material (trees, perennials and shrubs) to create at least fifty percent (50%) living plant cover at maturity, ~~at the ground plane, not~~ including tree canopies **in the front yard and twenty five percent (25%) in park strips.**
6. Lawn shall not be installed in park strips, paths, or on slopes greater than twenty-five percent (25%) or 4:1 grade. Lawn area shall not be less than eight feet (8') wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
7. In residential landscapes, the landscaping shall adhere to the following localscapes requirements and shall be properly labeled on the landscape plan submitted to the City for review:
 - a. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch.
 - b. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
 - c. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.
 - d. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other groundcover.
 - e. Lawn areas shall not exceed the greater of two hundred fifty (250) square feet, or thirty-five percent (35%) of the total landscaped area.
 - f. Small residential lots, which have no side yards or back yards, where the total landscaped area is less than two hundred fifty (250) square feet, and where the front yard dimensions cannot accommodate the minimum eight foot (8') wide

lawn area requirement of the landscaping requirements in section F. are exempt from the eight foot (8') minimum width lawn area requirement.

8. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn is prohibited outside of active recreation areas.
9. The City Engineer may allow or require exceptions from the slope limitations and other elements of the landscaping requirements in public utility infrastructure landscape areas upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City.
10. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.

Ordinance 2025-08

Final Audit Report

2025-03-19

Created:	2025-03-19
By:	Anna Ratcliffe (aratcliffe@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2Zg_jX1rdDGTOUhrUMPw-asU3U4Bsac9

"Ordinance 2025-08" History

-  Document created by Anna Ratcliffe (aratcliffe@sjc.utah.gov)
2025-03-19 - 4:09:02 PM GMT- IP address: 136.38.46.192
-  Document emailed to gsimonsen@sjc.utah.gov for signature
2025-03-19 - 4:09:58 PM GMT
-  Email viewed by gsimonsen@sjc.utah.gov
2025-03-19 - 4:15:35 PM GMT- IP address: 54.193.71.145
-  Signer gsimonsen@sjc.utah.gov entered name at signing as Gregory Simonsen
2025-03-19 - 4:17:10 PM GMT- IP address: 63.226.77.126
-  Document e-signed by Gregory Simonsen (gsimonsen@sjc.utah.gov)
Signature Date: 2025-03-19 - 4:17:12 PM GMT - Time Source: server- IP address: 63.226.77.126
-  Agreement completed.
2025-03-19 - 4:17:12 PM GMT