

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MAY 27, 2025

## FILE OVERVIEW

Item Name	Drinking Water Source Protection Code Text Amendment
Applicant Address	8215 South 1300 West, West Jordan, UT 84088
File Number	PLZTA202400255
Applicant	Jordan Valley Water Conservancy District
Staff Author	Joe Moss, Long Range Planner

## ITEM SUMMARY

- The applicant is requesting to amend [§16.50.100](#) of the Drinking Water Source Protection ordinance to modify the allowed, restricted, and prohibited uses within water source protection zones.
- The proposed modification would lessen restrictions on some uses while increasing them on others. While some of the proposed changes would bring the City's ordinance closer to alignment with the Salt Lake County ordinance, the proposed amendment also would allow for additional uses in Zone 1 protection areas (nearest to wellheads) that include parks, commercial recreation, apiary, and dental clinic uses. These Zone 1 changes would be less restrictive than Salt Lake County ordinance and similar communities.
- **Staff is recommending denial** of the proposed ordinance.

## TIMELINE

- **December 31, 2024** the applicant submitted a complete text amendment application to Staff for review.
- **February 7, 2025** the applicant submitted a revised text amendment for review.

## REPORT ANALYSIS

**Context:** In 2010, the City Council adopted the existing Drinking Water Source Protection ordinance in [§16.50](#) at the request of Jordan Valley Water Conservancy District (JVWCD), who provides all drinking water to South Jordan. JVWCD obtains drinking water from the Provo River system and groundwater wells in a number of communities including South Jordan. The ordinance is intended to ensure wellhead areas are free of land uses that may compromise water quality. To protect these drinking water sources, a number of municipalities served by JVWCD including [Salt Lake County](#), [Riverton](#), [Magna](#), [Taylorsville](#), and [Midvale](#) have adopted similar drinking water source protection ordinances.

The proposed modifications coincide with possible sale and development of JVWCD property within a drinking water source protection zone. The applicant has only proposed a modification to South Jordan's ordinance at this time.

**Protection Zones:** The current ordinance establishes protection zones that have an increasing level of scrutiny for land uses as they are closer to being able to affect water quality.

- Zone 1 is within 100 feet of the well, and is the most restricted.
- Zone 2 is where a contaminant could travel through the soil to reach the well within 250 days.
- Zone 3 is where a contaminant could travel through the soil to reach the well within 3 years.
- Zone 4 is where a contaminant could travel through the soil to reach the well within 15 years. This is the least restricted protection zone.

**Requested Changes:** The applicant (JVWCD) is requesting to modify [§16.50.100](#), Allowed, Restricted and Prohibited Uses. The applicant has provided a memo (Attachment B) outlining their reasoning for the proposed changes. Many of these reasons are to help South Jordan's ordinance better align with the Salt Lake County ordinance. While this is true in many circumstances, the proposed modifications to Zone 1 are more lenient than other ordinances and the reasons provided for these change are not definitive. Below is a summary of these requested changes by zone and how they align with comparable ordinances.

**Zone 1:**

Zone 1 Use	Proposed Change	Notes
	<i>Ease in current regulation</i>	<i>Stricter than current regulation</i>
Apiary (bee yard)	From prohibited to restricted	
Commercial and Private Recreation	From prohibited to restricted	
Dental Office	From prohibited to restricted	Was previously grouped with hospitals, veterinary, and medical offices
Park	From prohibited to restricted	Was previously grouped with Cemeteries and Golf Course, and Plant Nurseries

- The proposed ordinance would remove prohibitions on four uses within Zone 1. Apiary, parks, commercial and private recreation, and dental offices. These uses would instead be a restricted use within Zone 1.
- The proposed changes would be less restrictive than all comparable ordinances.

**Zone 2:**

Zone 2 Use	Proposed Change	Notes
<i>Ease in current regulation</i>	<i>Clarifies current regulation</i>	<i>Stricter than current regulation</i>
Landfills and transfer stations	From restricted to prohibited	
Railroad yards	From restricted to prohibited	
Golf Courses	Resolves a conflict in current ordinance to show as restricted	Was previously grouped with Cemeteries and Park, and Plant Nurseries
Dry cleaners (without on site chemicals)	From restricted to allowed	

- The proposed ordinance would prohibit currently restricted uses in Zone 2 for railroad yards and landfills and transfer stations. This would be stricter than all comparable ordinances, however these uses are not currently present in South Jordan's Zone 2 areas.
- The proposed ordinance would also resolve a conflict in the current ordinance about golf courses, which are currently Included in two separate areas. One shows that they are prohibited in zone 2 but the other shows them as restricted. This proposed

clarification would show these as a restricted use in Zone 2 and would align with all comparable ordinance.

- The proposed ordinance also would remove restrictions for dry cleaners without on-site chemicals. This change would bring the ordinance into alignment with most comparable ordinances including Salt Lake County.

#### Zones 3 and 4:

Zones 3 & 4 Use	Proposed Change	Notes
	<i>Ease in current regulation</i>	<i>Stricter than current regulation</i>
Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.	From restricted to allowed	
Apiary (bee yard)	From restricted to allowed	
Appliance repair	From restricted to allowed	
Aviary	From restricted to allowed	
Beauty salons and barbershops	From restricted to allowed	
Car washes	From restricted to allowed	
Dental Office	From restricted to allowed	Was previously grouped with hospitals, veterinary, and medical offices
Dry cleaners (without on site chemicals)	From restricted to allowed	
Stormwater detention basin and snow storage sites	From restricted to allowed	
Veterinary offices	From restricted to allowed	Was previously grouped with hospitals, dental, and medical offices

- The current ordinance does not have a category for allowed uses. Most comparable ordinances do have an allowed category for uses that are not expected to be problematic in less sensitive zones.
- The proposed ordinance would remove restrictions from eleven different uses in Zones 3&4.
- While the majority of these changes would align with similar ordinances, uses for dental offices and apiary would be less restrictive to comparable ordinances.

**Analysis:** The proposed amendment has a mixture of beneficial and detrimental features. The positive elements of the request include:

- Proposed changes eliminate conflicting use categories and allowances such as golf courses which are listed in two areas with differing restrictions.
- Proposed changes align nine uses with the existing ordinance to Salt Lake County ordinance.
- Proposed changes enhance protections in Zone 2 for higher risk land uses.

The possible detrimental features to the request include:

- The addition of new uses in Zone 1 (dental clinics, parks, commercial recreation areas, and apiary) would make South Jordan's ordinance more lenient than other municipality's Zone 1 prohibitions and would bring the City's ordinance out of alignment with the Salt Lake County ordinance.
- The requested amendment is limited in scope as it is specific to only South Jordan. If updates are needed to update the ordinance, a more comprehensive update may be warranted that includes other municipalities serviced by JVWCD, better justifications for the changes, clearer use review procedures, and clearer enforcement processes. A comprehensive update should include input from all other water regulation partners including Salt Lake County and the State.

## FINDINGS AND RECOMMENDATION

### General Plan Conformance

The General Plan features the following goals and strategies that are relevant to this proposed ordinance:

- GrG1.1. Review the City's zoning map alongside the Future Land Use Map to ensure the accommodation of appropriate commercial development that is compatible with surrounding uses
- GROW GOAL 2: Increase coordination with Jordan School District and Jordan Valley Water Conservancy District
- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

The proposed ordinance has some features in alignment with these goals and particularly when it is strengthening standards, however the proposed ordinance also becomes more lenient with less compatible uses in Zone 1 that are not in conformance with GrG1.1 and GrG4.2 of the General Plan.

## Strategic Priorities Conformance:

The proposed ordinance is generally not in conformance the following directives from the Strategic Direction:

- RPI-1. Plans and coordinates with other stakeholders for quality public infrastructure (e.g. streets, culinary and secondary water, storm water, parks, trails, open space and public facilities)
- SG-2. Creates and supports environmentally sustainable programs including water conservation, recycling, energy conservation, and air quality improvement to ensure the financial well-being and long-term sustainability of the community
- FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

## Findings:

- In Zone 1 the proposed ordinance would create more lenient standards for four uses in Zone 1 than are currently allowed in comparable uses.
- In Zone 2 the proposed ordinance would create stricter regulations for some uses in Zone 2, and bring others into alignment with comparable ordinance.
- In Zones 3&4 the proposed ordinance would bring South Jordan's ordinance closer into alignment with most comparable ordinances.

## Conclusions:

- The proposed amendment is not entirely in conformance with the General Plan and the City's Strategic Priorities due to proposed modifications in Zone 1.

## Planning Staff Recommendation:

While Staff supports some proposed changes that would bring the current regulations closer to conforming to similar ordinances and County standards, the proposed changes to Zone 1 are more lenient than comparable ordinances. The applicant has only proposed a modification to South Jordan's ordinance at this time. **Staff recommends denial** of the proposed amendment based on the report analysis, findings, and conclusions above.

## PLANNING COMMISSION ACTION

### Required Action:

Recommendation for City Council

### Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

### Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

### Motion Ready:

I move that the Planning Commission provides a negative recommendation to the City Council for:

1. Ordinance 2025-09, Drinking Water Source Protection Text Amendment.

### Alternatives:

1. Recommend approval of the application.
2. Recommend approval with recommended modifications.
3. Schedule the application for a recommendation at some future date.

## SUPPORTING MATERIALS

1. Ordinance 2025-09
  - a. Exhibit A, Drinking Water Source Protection Text Amendment
2. Attachment A, Drinking Water Protection Zones Map
3. Attachment B, Applicant Memo

**ORDINANCE NO. 2025 - 09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 16.50.100 (ALLOWED, PROHIBITED, AND RESTRICTED USES) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO MODIFY THE USES WITHIN DRINKING WATER PROTECTION ZONES.**

**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**, Jordan Valley Water Conservancy District (the “Applicants”), have requested changes to Section 16.50.100 of the City Municipal Code dealing with prohibited, restricted and allowed land uses within drinking water protections zones, 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 16.50.100 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 (May 19, 2025 14:59 MDT)  
Office of the City Attorney

## **PROPOSED TEXT CHANGES TO 16.50.100**

### **16.50.100: ALLOWED, RESTRICTED AND PROHIBITED USES**

- A. Allowed Uses: "Allowed uses" are the same as those established before the effective date hereof provided that such use is not in violation of any other ordinance, health regulation nor determined by a court of competent jurisdiction to be a nuisance under the provisions of federal, state and local laws or health regulations. All new land uses, change of uses, or expansion of uses shall comply with this chapter.
- B. Restricted Uses: "Restricted uses" (R) are uses associated with a "potential contamination source". A restricted use may be permitted only after review and recommendations are received from the affected public water system and the Salt Lake Valley health department.
- C. Prohibited Uses: "Prohibited uses" (X) are identified as neither "permitted" nor "conditional" and shall not be allowed in the zone. Notwithstanding the provisions of this chapter, the use and storage of regulated substances in amounts meeting or exceeding the "reportable quantity" shall be prohibited unless an exemption is granted as set forth herein.
- D. Restricted And Prohibited Uses In Water Source Protection Zones:

Legend:

**A = Allowed Use**

**R = Restricted Use**

**X = Prohibited Use**

<b>Use</b>	<b>Zone 1</b>	<b>Zone 2</b>	<b>Zones 3 And 4</b>
Agricultural pesticide, herbicide and fertilizer storage, use, filling and mixing areas	X	R	R
Agriculture experimental station	X	R	R
Airport maintenance and fueling sites	X	R	R
Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.	X	R	<del>R</del> A
Animal byproduct; offal or dead animal reduction or dumping	X	X	R
Apiary (bee yard)	<del>X</del> R	R	<del>R</del> A
Appliance repair	X	R	<del>R</del> A
Auto operations and fleet vehicle maintenance facilities (commercial):			

Auto body	X	R	R
Dealership maintenance departments	X	R	R
Engine repair	X	R	R
Oil and lube shops	X	R	R
Rustproofing	X	R	R
Tire	X	R	R
Vehicle rental with maintenance	R	R	R
Aviary	X	R	<del>R</del> A
Baby diaper service	X	R	R
Beauty salons and barbershops	X	R	<del>R</del> A
Boat building and refinishing	X	R	R
Breweries	X	R	R
Car washes	X	R	<del>R</del> A
Carpet, rug, and upholstery cleaning or dyeing	X	X	R
Cemeteries, <del>golf courses, parks and plant nurseries</del>	X	R	R
Chemical reclamation facilities	X	X	R
Chemigation wells	X	X	R
Commercial and private recreation	<del>X</del> R	R	R
Concrete, asphalt and tar use, storage, or processing companies	X	R	R
Dairy farms and animal feed lots (more than 10 animal units)	X	X	R
<del>Dental offices</del>	<del>R</del>	<del>R</del>	<del>A</del>
Dry cleaners (with on site chemicals)	X	X	R
Dry cleaners (without on site chemicals)	X	<del>R</del> A	<del>R</del> A

Embalming services	X	R	R
Equipment storage or rental yards	X	R	R
Farm operations:			
Dump sites	X	R	R
Maintenance garages	X	R	R
Manure piles (less than 500 cubic feet)	R	R	R
Fat rendering processes	X	X	R
Feed, cereal or flour mill	X	R	R
Fertilizer and soil conditioner manufacture, processing and/or sales	X	X	R
Firearms and/or archery range; gun club	X	R	<del>R</del> A
Food processing, meatpacking and slaughterhouses	X	X	R
Fuel, oil and heating oil distribution and storage facilities	X	R	R
Fur farm	X	R	R
Furniture stripping, painting and finishing business	X	R	R
Gasoline service stations (including underground storage tanks)	X	R	R
Golf courses	X	<del>X</del> R	R
Greenhouse or <del>plant</del> nursery	X	R	R
Hospitals and medical, <del>dental and veterinary</del> offices	X	R	R
Improperly abandoned wells	X	X	X
Incinerator	X	X	R
Industrial manufacturers of: chemicals, pesticides, herbicides, paper products, leather products, textiles, rubber, plastic, fiberglass, silicone, glass, pharmaceuticals and electrical equipment, etc.	X	R	R
Industrial waste disposal/impoundment areas	X	X	R

Junk and salvage yards	X	R	R
Laboratories which may include scientific research, investigation, testing or experimentation including prototype product development or incidental pilot plants	X	R	R
Landfills and transfer stations	X	<del>R</del> X	R
Laundromats	X	R	R
Machine shops, metal plating, heat treating, smelting, annealing and descaling facilities	X	R	R
Mining operations:			
Radiological	X	R	R
Sand and gravel excavation and processing	R	R	R
Municipal wastewater treatment plants	X	X	R
<del>Park</del>	<del>R</del>	<del>R</del>	<del>R</del>
Photo processing and print shops	X	R	R
RV waste disposal stations	X	R	R
Railroad yards	X	<del>R</del> X	R
Residential pesticide, herbicide and fertilizer storage, use, filling and mixing areas	X	R	R
Residential underground storage tanks	X	R	R
Salt and salt-sand piles	X	R	R
Septic tank drainfield systems	X	R	R
Stormwater detention basin and snow storage sites	X	R	<del>R</del> A
Toxic chemical storage and oil pipelines	X	X	X
<del>Veterinary offices</del>	<del>X</del>	<del>R</del>	<del>A</del>
Wood preservative treatment facilities	X	R	R

# Ordinance 2025 - 08 AMENDING SECTION 16.50.100 CITY CODE

Final Audit Report

2025-05-19

Created:	2025-05-19
By:	Becky Messer (rmesser@sjc.utah.gov)
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## "Ordinance 2025 - 08 AMENDING SECTION 16.50.100 CITY CODE" History

-  Document created by Becky Messer (rmesser@sjc.utah.gov)  
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DRINKING WATER SOURCE PROTECTION MAP - 2013 DATA

Zones of influence for Jordan Valley Water Conservancy District wells in the South Jordan area  
source : JWCD data 2012  
Zones of influence for Kennecott extraction well BSG2828  
source : Kennecott data 2013

1 inch = 1,500 feet

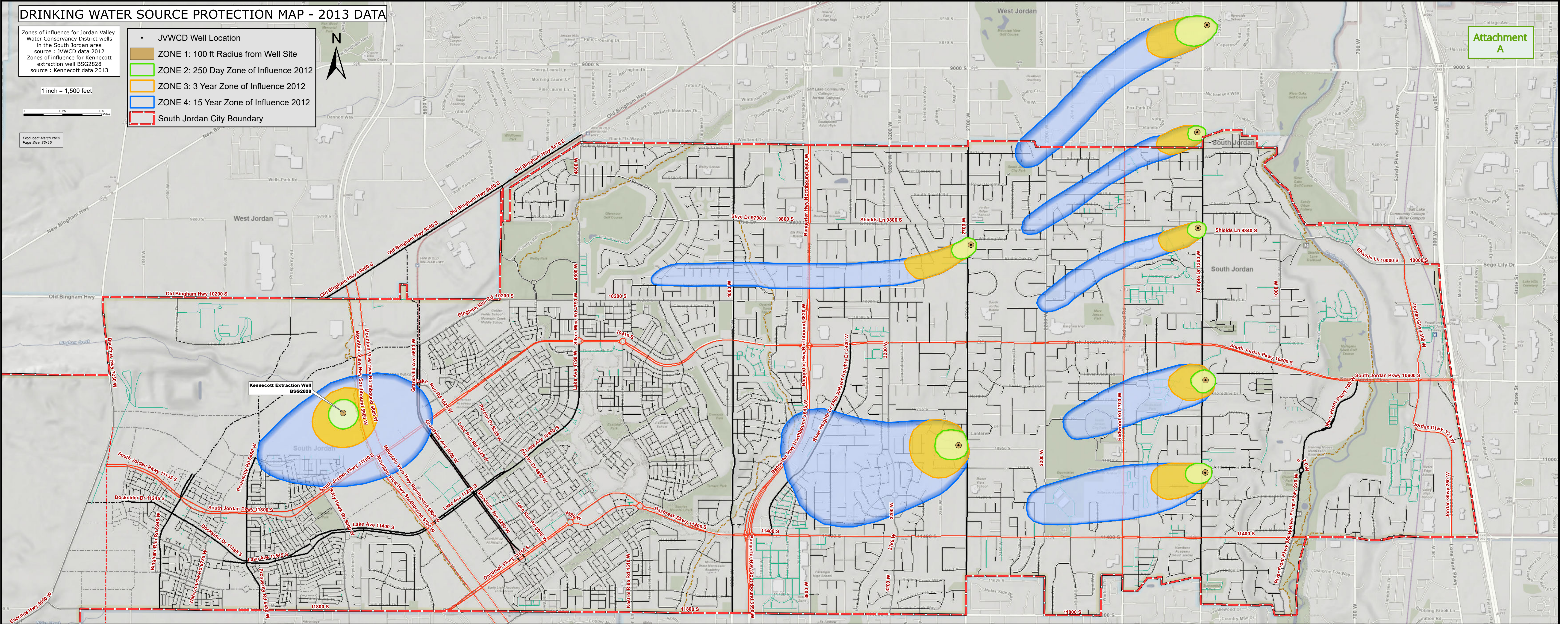
0 0.25 0.5 Miles

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- JWCD Well Location
- ZONE 1: 100 ft Radius from Well Site
- ZONE 2: 250 Day Zone of Influence 2012
- ZONE 3: 3 Year Zone of Influence 2012
- ZONE 4: 15 Year Zone of Influence 2012
- South Jordan City Boundary



Attachment  
A





**Memorandum**

Re: Recommended Reclassification of Uses in South Jordan  
Drinking Water Source Protection Ordinance

Jordan Valley Water Conservancy District (Jordan Valley) is requesting that South Jordan City make amendments to the list of allowed uses in Zones 1 through 4 of the city's Drinking Water Source Protection Ordinance (the Source Protection Ordinance). See Section 16.50.100. The purpose of this memorandum is to describe the reasons for these recommendations.

**Introduction**

The Source Protection Ordinance exists to protect public drinking water sources by restricting certain land uses near well locations that present a significant risk of introducing contaminants into the soil which are reasonably likely to move toward or reach the well. The ordinance does not prohibit or regulate land uses which, due to lower concentrations of a contaminant or lower risks to the well from a particular contaminant, pose a lower degree of risk.

The Source Protection Ordinance also regulates land uses based on their proximity to the actual well, specifically identifying how specific uses are managed in three different distances from the well. Zone 1 is the area within 100 feet of the well and is the most sensitive. The other two distances are not based on a specific number of feet, but on the amount of time it is expected to take a contaminant to travel through the soil and eventually reach the area from which the well is taking water. This is called Time of Travel. Zone 2 is defined as the area where a contaminant would be expected to have a Time of Travel of 250 days or less. The third distance category includes Zones 3 and 4, which have a Time of Travel of more than 250 days but less than 15 years. The Source Protection Ordinance also notes that if a portion of a parcel is located in more than zone, the entire parcel is treated as if it were located in the most sensitive of those zones.

Within the land use categories, uses that are prohibited are not allowed under any circumstances. Uses that are restricted may be conducted only after review and recommendations are received from the public water system who operates the well and from the health department. Based on those recommendations, controls can be put in place and verified to limit the risk to the drinking water source.

Two common natural sources of contamination of particular concern are animal waste and fertilizer. The ordinance identifies the types of land uses where it might be expected that these types of materials might accumulate in larger quantities. The other most common source of contaminants comes from commercial or industrial uses where a contaminant is more likely to be present in concentrated amounts.

Jordan Valley is requesting several modifications to the Source Protection Ordinance where it feels that reasonable adjustments could be made but which will still provide all of the necessary protections to the wells and the water they collect. The reason for this request is because Jordan



Valley has become aware of a specific situation within South Jordan City where these changes would apply to a proposed use. The changes are also based on the specific language in the city's ordinance. Jordan Valley has compared the Source Protection Ordinance to the current ordinance adopted in Salt Lake County, but has not attempted to review ordinance terms for every city within its service area at this time. For many of the uses in Zones 3 & 4, where Jordan Valley believes it makes sense, it relied primarily on consistency with the County ordinance for recommended changes to a number of restricted uses to allowed uses. Jordan Valley has not performed detailed research on those uses but believes the proposed changes are appropriate. Jordan Valley expects to reach out to other cities in the reasonably near future or as circumstances in those cities may warrant to have similar discussions.

### **Proposed Ordinance Changes**

The proposed changes to the chart of Allowed, Restricted and Prohibited Uses (City of South Jordan Municipal Code 16.50.100) include changes to 5 use categories in Zone 1, 4 use categories in Zone 2, and 11 use categories in Zones 3 & 4.

#### ***Zone 1***

In Zone 1 (100 feet from well), the following use categories are proposed to be reclassified:

Use	Current Designation	Proposed Designation	Contaminant of Concern
Apiary (bee yard)	Prohibited	Restricted	Animal waste
Commercial and private recreation	Prohibited	Restricted	Fertilizer
Dental offices	Prohibited	Restricted	Chemical elements
Parks	Prohibited	Restricted	Fertilizer
Veterinary offices	Prohibited	Prohibited	Animal waste and chemical elements

**Apiary:** An apiary is a group of beehives. The contaminant associated with an apiary is animal waste. An apiary is currently listed as prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. However, there is no apparent uniform definition of how many hives make up an apiary and beehives kept by both commercial and hobbyists fall into the category of apiary. Bees, although small, are numerous. They do not defecate in the beehive but in flight. Especially during colder times of the year, bees fly only a short distance to defecate and then return to their hive. In sufficient concentrations, their frass can accumulate as a contaminant to ground water. Rather than uniformly prohibiting all apiaries in Zone 1, Jordan Valley believes that they should be looked at on a case-by-case basis, especially where the use restriction is based on parcels of land that are located in more than one protection zone. They would remain restricted in Zone 2. It is proposed that they be recognized as an allowed use in Zones 3 & 4. This recommendation for Zones 3 & 4 is consistent with Salt Lake County's source protection ordinance.

**Commercial and Private Recreation:** This use is currently prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. The primary contaminant of concern is fertilizer. As is described in relation

to parks, below, Jordan Valley believes that this use should be reviewed on a case-by-case basis in Zone 1.

**Dental offices:** Dental offices are currently grouped together with hospitals, medical offices and veterinary offices. These uses, as a group, are prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. The contaminants associated with dental offices are primarily the use of amalgam, which includes mercury and historically was commonly used for fillings. Jordan Valley is proposing that dental offices be separated into their own use category and that they be described as a restricted use in Zone 1 and Zone 2 and as an allowed use on Zones 3 & 4. There are two primary reasons for this proposal. First, in most dental offices, amalgam is no longer used for fillings. Newer materials which do not contain mercury are now the standard. This substantially reduces the odds of any significant accumulation of mercury in the soil. Second, and potentially more significant, the Environmental Protection Agency requires all dental offices, as of 2020, to install and maintain a device that separates amalgam from other wastewater coming out of the dental office. This device ensures that amalgam, especially from fillings that are being removed, will not enter the wastewater stream. The filters used in the separator are replaced on a regular basis. Although groundwater sources are protected with amalgam separators, the primary beneficiary of the EPA's separation requirement are wastewater treatment plants. Wastewater utilities include enforcement of amalgam separators as part of their rules.

**Parks:** Parks are currently grouped together with cemeteries, golf courses and plant nurseries. These uses, as a group, are prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. Although all of these uses are a type of agriculture use that rely on fertilizer, there is sufficient distinction between their operations that Jordan Valley believes that should be treated separately. Plant nurseries more properly belong in an already existing different use group with greenhouses. Jordan Valley believes that a park should be a restricted use in Zone 1 rather than a prohibited use. Parks would continue to be a restricted use in Zone 2 and Zones 3 & 4. The reason for this is that even though parks will use fertilizer and other chemical elements like weed killer, a restricted use would allow for more site specific evaluations where other elements of the park could be appropriate, such as hard surface uses in Zone 1, especially where the parcel might be located in more than one protection zone.

**Veterinary offices:** Veterinary offices are currently grouped together with hospitals, medical offices and dental offices. These uses, as a group, are prohibited in Zone 1 and restricted in Zone 2 and Zones 3 & 4. The contaminants of concern are related to animal waste and chemical elements associated with veterinary practice. Jordan Vally believes veterinary offices should be placed in their own use category, but that they should remain prohibited in Zone 1, but should be allowed in Zones 3 & 4.

## **Zone 2**

In Zone 2 (250 day Time of Travel), the following use categories are proposed to be reclassified:

Use	Current Designation	Proposed Designation	Type of Contaminant
-----	---------------------	----------------------	---------------------

Dry cleaners (without onsite chemicals)	Restricted	Allowed	Chemical elements
Golf courses	Prohibited	Restricted	Fertilizer
Landfills and transfer stations	Restricted	Prohibited	Chemical elements
Railroad yards	Restricted	Prohibited	Chemical elements

**Dry cleaners (without onsite chemicals):** The Source Protection Ordinance currently treats a dry cleaner without onsite chemicals as a restricted use in Zone 2 and Zones 3 & 4. Because dry cleaners which do not use onsite chemicals are more similar to other types of office uses that are not regulated by the ordinance, Jordan Valley believes that they should be listed as an allowed use in Zone 2 and in Zones 3 & 4. This recommendation is consistent with the Salt Lake County source protection ordinance.

**Golf courses:** Golf courses are currently listed as prohibited in the ordinance in Zone 2. Although the primary contaminant is fertilizer, Jordan Valley believes that this use is sufficiently similar to a park, it should be reclassified as a restricted use. This recommendation is consistent with the Salt Lake County source protection ordinance.

**Landfills and transfer stations:** Landfills and transfer stations are currently listed as a restricted use in Zone 2. Due to the high volume of material with the potential to negatively affect groundwater that passes through or into these facilities on a regular basis, Jordan Vally recommends that this use be prohibited in Zone 2. This recommendation is consistent with the Salt Lake County source protection ordinance.

**Railroad yards:** Railroad yards are currently listed as a restricted use in Zone 2. Because railroad yards are frequently a location where heavy metals accumulate and present a significant risk to drinking water, Jordan Valley recommends that this use be prohibited in Zone 2. This recommendation is consistent with the Salt Lake County source protection ordinance.

**Miscellaneous uses:** Dental offices, parks, and veterinary offices are all proposed to retain their current classification as restricted uses in Zone 2.

### **Zones 3 & 4:**

In Zone 3 (3 year Time of Travel) and Zone 4 (15 year Time of Travel), the following use categories are proposed to be reclassified:

Use	Current Designation	Proposed Designation	Type of Contaminant
Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.	Restricted	Allowed	Animal waste
Apiary	Restricted	Allowed	Animal waste
Appliance repair	Restricted	Allowed	Chemical elements

Aviary	Restricted	Allowed	Animal waste
Beauty salons and barbershops	Restricted	Allowed	Chemical elements
Car washes	Restricted	Allowed	Chemical elements
Dental offices	Restricted	Allowed	Chemical elements
Dry cleaners (without onsite chemicals)	Restricted	Allowed	Chemical elements
Firearms and/or archery range; gun club	Restricted	Allowed	Chemical elements
Stormwater detention basin and snow storage sites	Restricted	Allowed	Chemical elements
Veterinary offices	Restricted	Allowed	Animal waste and chemical elements

**Animal breeding, adoption, or training establishment i.e., dog kennel, pound, or school, etc.:**

This use category is currently listed as restricted in the Source Protection Ordinance. The primary contaminant of concern is animal waste. Due to the similarities of this use to veterinary clinics (discussed in Zone 1 and below) Jordan Valley is recommending that it be an allowed use in Zones 3 & 4.

**Apiary:** This use category is currently listed as restricted in the Source Protection Ordinance (see discussion from Zone 1 for further details about potential contaminants). Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Appliance repair:** This use category is currently listed as restricted in the Source Protection Ordinance. The primary source of contaminants are chemical elements. As technology for small appliances has changed, the amount of concentration of these chemicals has decreased. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Aviary:** This use category is currently listed as restricted in the Source Protection Ordinance. Like other animal uses described in this memorandum, the primary contaminant is animal waste. Jordan Valley believes this use is substantially similar to those uses and is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Beauty salons and barbershops:** This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Due to changes in hair products over time, the potential for contamination from hair chemicals has decreased. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Car washes:** This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Most new car washes utilize recycling of

water and more carefully manage the use of chemicals. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Dental offices:** This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, for the reasons more fully explained in the discussion from Zone 1.

**Dry cleaners (without onsite chemicals):** This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, for the reasons more fully described in Zone 2. This recommendation is consistent with the Salt Lake County source protection ordinance.

**Firearms and/or archery range; gun club:** This use category is currently listed as restricted in the Source Protection Ordinance and the primary contaminants are chemical elements. Due to changes in the type of ammunition use and range maintenance practices, Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Stormwater detention basin and snow storage sites:** This use category is currently listed as restricted in the Source Protection Ordinance. The primary contaminant is chemical elements. This use is more heavily regulated than it was in the past, with increased oversight and maintenance required by local, state and federal law. Jordan Valley is recommending that it be an allowed use in Zones 3 & 4, which is consistent with the Salt Lake County source protection ordinance.

**Veterinary offices:** This use category is currently listed as restricted in the Source Protection Ordinance. The primary contaminant is animal waste and chemical elements (see discussion from Zone 1). Given the Time of Travel for Zones 3 & 4, and the ability for these contaminants to disperse prior to encountering the water source, Jordan Valley is recommending that it be an allowed use in Zones 3 & 4. This recommendation is consistent with the Salt Lake County source protection ordinance.

**Miscellaneous uses:** Parks remain a restricted use in Zones 3 & 4.