

ORDINANCE NO. 2026 - 16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.18.020: ALLOWED USES, ADDING RESIDENTIAL PERMITTED USES TO THE BH-MU ZONE AND AMENDING CHAPTER 17.70.020: ZONE ESTABLISHMENT, REQUIRING A DEVELOPMENT AGREEMENT.

WHEREAS, the City of South Jordan (the “City”) by and through it shas general land use authority within the City boundaries which includes the responsibility to regulate the use of land through zoning pursuant to Utah Code §10-20-101 *et seq.*; and

WHEREAS, the City created the Bangerter Highway Mixed Use (the “BH-MU”) Zone to regulate the development of certain areas of the City near Bangerter Highway; and

WHEREAS, since creation of the BH-MU Zone it has been amended to the types of uses and to move the uses into a new chapter consolidating the uses for all the zones in a chart; and

WHEREAS, the City desires to amend the allowed uses in the BH-MU Zone to add residential uses as permitted uses; and

WHEREAS, the City desires to amend the BH-MU Zone to remove the requirement that the Master Development Plan (the “MDP”) be adopted by ordinance and require that the issues previously addressed in a MDP are now addressed in an development agreement which is now the City’s regular practice; and

WHEREAS, the City Council finds it in the best interest of the welfare of the City to amend the two chapters of the City Code for the orderly development of the City.

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

SECTION 1. Amendment. Chapter 17.18.020: Allowed Uses is hereby amended to reflect that the following uses are permitted uses:

- Community residential facility
- Multi-family
- Neighborhood residential facility
- Single-family, attached
- Single-family, detached

SECTION 2. Amendment. Chapter 17.70.020: Zone Establishment is hereby amended as follows:.

[17.70.020: ZONE ESTABLISHMENT](#)

Each proposed BH-MU zone shall be contiguous to the Bangerter Highway right of way. Each proposed BH-MU zone shall be accompanied by a ~~development agreement~~ master development plan (“MDP”) which specifies land use areas and residential densities including the total number of residential units, ~~the amount of~~ retail, office, residential, mixed use, open

space and public/quasi-public land use areas. ~~will be shown on the MDP. The MDP shall be adopted as an exhibit to the ordinance establishing the BH MU zone in which it is proposed. The MDP development agreement shall be adopted by the city council after the establishment of the BH MU zone by following standard rezoning procedures of chapter 17.22 of this title. The city council shall review and may approve necessary amendments to the MDP based upon appropriate changes to the land use mix and market conditions.~~

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 or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 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:

Office of the City Attorney