

ORDINANCE NO. 2018-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.54.140(C) (AUTOMOTIVE REPAIR) OF THE SOUTH JORDAN CITY MUNICIPAL CODE; ADAM ASHBY, UNIQUE AUTO BODY (APPLICANT).

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 17 (Planning and Zoning Code) of the City of South Jordan Municipal Code (“City Code”); and

WHEREAS, the City Council desires to amend City Code § 17.54.140(C) (Automotive Repair) of Title 17 to allow additional acreage for automotive repair uses and to clarify where vehicles may be stored on site; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendment; and

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

WHEREAS, the City Council finds that the subject text amendment 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. Amendment. City Code § 17.54.140(C) (Automotive Repair) is amended as shown in Exhibit A to this Ordinance.

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 and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 3RD DAY OF April, 2018 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	___	___	___
Bradley G. Marlor	<u>X</u>	___	___	___
Donald J. Shelton	<u>X</u>	___	___	___
Tamara Zander	___	___	___	<u>X</u>
Jason T. McGuire	<u>X</u>	___	___	___

Mayor: X Dawn R. Ramsey
 Dawn R. Ramsey

Attest: Angela M. West
 City Recorder

Approved as to form:

[Signature]
 Office of the City Attorney



EXHIBIT A

17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:

A. Purpose: The mixed use-south center zone (MU-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the city. An equestrian theme is desired both in uses and architecture.

B. Permitted Uses: The following uses may be conducted in the MU-South center zone:

Health, beauty and fitness services.

Offices with customers on the premises.

Restaurants.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-South center zone with approval of a conditional use permit:

Active parks, recreational facilities.

Automotive repairs entirely within enclosed buildings, maximum total of ~~two~~ three (23) acres in the MU-South zone. ~~(No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed).~~

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs. ~~(No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed).~~

Banks, credit unions, financial institutions.

Bed and breakfast lodging.

Business services.

Cultural facilities.

Drive-through service.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Self-storage facilities, maximum total of three (3) acres in the MU-South zone.

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

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CUSTOMER NAME AND ADDRESS

SOUTH JORDAN CITY,
ACCOUNTS PAYABLE
1600 TOWN CENTER DR

SOUTH JORDAN UT 84095

ACCOUNT NUMBER

9001350317

DATE

3/12/2018

ACCOUNT NAME

SOUTH JORDAN CITY,

TELEPHONE

8012543742

ORDER # / INVOICE NUMBER

0001198758 /

PUBLICATION SCHEDULE

START 03/11/2018 END 03/11/2018

CUSTOMER REFERENCE NUMBER

Public Hearing - 4/3/2018

CAPTION

NOTICE OF PUBLIC HEARING Notice is hereby given that a public hearing will be held b

SIZE

35 LINES 1 COLUMN(S)

TIMES

3

TOTAL COST

63.80

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the South Jordan City Council on Tuesday, April 3, 2018 at 6:30 p.m. in the South Jordan City Hall, located at 1600 W. Towne Center Drive, South Jordan, Utah, for the purpose of receiving public input regarding the following:

1. An amendment to Section 17.54.1.40(C) of the South Jordan Municipal Code pertaining to automotive repair uses in the MU-South Center Zone. All those interested, are invited to attend.

Questions may be addressed Monday through Friday during regular business hours at the South Jordan City Offices at 801-254-3742.

Greg Schindler
City Planner
1198758 UPAXLP

100150-52005D
ORD 2018-02

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **NOTICE OF PUBLIC HEARING** Notice is hereby given that a public hearing will be held before the South Jordan City Council on Tuesday, April 3, 2018 at 6:30 p.m. FOR **SOUTH JORDAN CITY**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101: 46-3-104.

PUBLISHED ON Start 03/11/2018 End 03/11/2018

DATE 3/12/2018

SIGNATURE *Virginia Craft*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12TH DAY OF MARCH IN THE YEAR 2018

BY LORI GUDMUNDSON



Virginia Craft
NOTARY PUBLIC SIGNATURE