

SOUTH JORDAN CITY
CITY COUNCIL MEETING

March 4, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Director of Planning Steven Schaefermeyer, Director of City Commerce Brian Preece, Director of Strategy & Budget Don Tingey, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Police Chief Jeff Carr, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Communications Specialist Joshua Timothy, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston

Absent:

Others: Chris Harding, Brandon, Gavin H., Kelly Carson, Bridger Pedroza, Shari Shari, Liam, Noah Christensen, Robin Pierce, Erin Grimshaw, Camille Grimshaw, Kaiden Eckman, Jake Collins, Isaac Wilbourn, Shari Harris, Kalmar Robbins

6:42 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction - *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – *By Council Member, Tamara Zander*

Council Member Tamara Zander offered the invocation.

C. Pledge of Allegiance – *By Communications Manager, Rachael Van Cleave*

Communications Manager Rachael Van Cleave led the audience in the Pledge of Allegiance.

Mayor Ramsey welcomed South Jordan City resident and Salt Lake County Auditor Chris Harding to the meeting. She invited Mr. Harding to speak, offering him the opportunity to address the council.

Salt Lake County Auditor Chris Harding addressed the council, expressing appreciation for the informative work session and sharing insights on property tax transparency. He emphasized the need for better public education on taxes, noting that even as a CPA and Certified Fraud Examiner, he had not fully understood his own tax bill before taking office. He outlined efforts to improve taxpayer awareness, including an initiative to provide direct hyperlinks on electronic

tax notices. These links would direct residents to a webpage from each taxing entity, explaining the purpose of any proposed tax increases. He encouraged cities and special service districts to create dedicated landing pages detailing how tax revenue is used, allowing residents to better understand financial decisions rather than assuming funds are for discretionary expenses. Additionally, he discussed improvements to the property tax appeal process, including the introduction of electronic filing and tracking. Modeled after online order tracking, this system would provide updates on appeal status and offer contact information for assistance. He emphasized that these changes aim to make tax processes more transparent and accessible for residents. He concluded by inviting questions and noting that South Jordan was the first stop in his outreach efforts as it is his home city.

Council Member Johnson asked for clarification on the request, stating that regardless of whether the city is increasing taxes, they are requesting a landing page for residents to access budget information.

Mr. Harding responded that his office will be reaching out to designated contacts in cities and school districts and will hold a virtual town hall to further explain the initiative. He noted that this effort began two years ago, with some taxing entities successfully providing clear, informative links detailing tax increases. However, others simply linked to their general landing pages, which created confusion for residents. He emphasized the importance of city leaders in ensuring transparency and accessibility of tax information. He expressed optimism that with better communication, more entities will provide meaningful and informative links on tax notices. He concluded by stating his support for the initiative and thanking the council.

D. Minute Approval:

- D.1. February 18, 2025 City Council Study Meeting
- D.2. February 18, 2025 City Council Meeting

Council Member Shelton had an amendment to the February 18, 2025 City Council Meeting minutes, page 8. He clarified that the his report on item 2 needs to reflect that he participated in a Jordan River Commission celebration recognizing volunteers for pulling weeds and other clean up projects.

Council Member Shelton motioned to approve the February 18, 2025 City Council Study Meeting as published, and approve February 18, 2025 City Council Meeting as amended. Council Member Harris seconded the motion; vote was 5-0, unanimous in favor.

E. Mayor and Council Reports

Council Member Don Shelton

- Emphasized the city's constant need for advocacy during the legislative session. He expressed appreciation for the responsiveness of state legislators and their willingness to engage on city issues.
- Attended multiple legislative policy meetings since the last council meeting.
- Toured the city's water tank with staff members and noted the experience was interesting and fun.

- Thanked communications team for the well-designed and visually appealing annual report. He suggested adding QR codes to the report to link directly to specific city service pages, such as senior programs or recreation, for easier access to information.

Council Member Tamara Zander

- Recognized the strong communication efforts between the council, mayor, staff, and legislators during the legislative session. Expressed appreciation that while elected officials may not always agree with council positions, they engage in respectful and civil dialogue.
- Attended the South Valley Chamber of Commerce board meeting on February 26, with no major updates to report.
- Hosted a client appreciation dinner for her business, Zander Real Estate, at the South Jordan Community Center. She praised city staff, particularly Senior Center Manager Jamie Anderson and Director of Recreation Janell Payne, for their assistance in coordinating the event. She received positive feedback from attendees and expressed intent to continue using city facilities for future events.

Council Member Patrick Harris

- Expressed gratitude to city staff and council members involved in legislative efforts. Noting that South Jordan has influential representation at the state level due to proactive engagement and relationship-building. He acknowledged the efforts of city officials, including the mayor and other council members, in advocating for residents' interests.
- Has been working closely with residents on various issues, particularly regarding proposed developments in District 1.
- Addressed concerns related to a major construction project on 1000 West, including sidewalk improvements. Collaborating with city staff, particularly the engineering department, to resolve a minor issue that was highly significant to affected residents. He emphasized the importance of responsiveness from city staff and how small actions can greatly impact residents' satisfaction.

Council Member Jason McGuire

- Acknowledged Council Member Johnson's involvement with the Legislative Policy Committee and her contributions in attending meetings.
- Has been tuning into daily legislative briefings, which provide real-time updates on fast-moving legislative developments. He emphasized the importance of staying informed on legislation that impacts residents, despite the challenges of keeping up with rapid changes.
- Attended the second annual Art Swap organized by the Arts Council, where artists exchanged pieces through a random drawing. He mentioned he brought a stained-glass piece and received a pottery piece in return. He praised the Arts Council for organizing the event and noted its strong turnout, expecting it to continue next year.

Mayor Dawn Ramsey

- Attended Utah Women Making History Event speaking to 700 students at the Capitol Rotunda about being a mayor. She shared the story of the 1911 Kanab Town Council, Utah's first all-women council, elected as a joke but proving to be effective leaders.

- Spent significant time at the Capitol working on policy discussions affecting the city. Despite no longer serving as President of the League of Cities and Towns, remained highly engaged in legislative strategy and discussions with state officials. She highlighted the importance of city representation in shaping legislative decisions that impact South Jordan.
- Met with Ogden's mayor and city officials during a visit. Noting that South Jordan's population has likely surpassed Ogden's. Ogden officials plan to visit South Jordan to learn more about the city's growth and development.
- Attended Paradigm High School's fundraiser Penny Wars. 400 students raised over \$15,000 to support a school in Los Angeles that burned down.
- City Manager Dustin Lewis and she attended an event at the University of Utah, "A Framework for Freedom, the Unifying Power of the Constitution" with Yuval Levin. Discussed constitutional unity with legislators and policymakers.
- April 14, 2025 South Valley Interfaith Council is hosting the upcoming South Valley Interfaith Easter Event at the new Bee's Stadium. The Mayor will be conducting the event. It is open to people of all faiths, with pre-show activities at 5:30 p.m. and the main event at 7:00 p.m. Free tickets will be available in a few weeks.
- Attended local Rad Canyon BMX races at the Bastion Center. Praised the event for bringing the community together and providing a fun experience for families.

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting.

Kalmar Robbins (Millcreek Resident) I just wanted to mention two things tonight, both of which have been a learning process for me. First, regarding the Rise Development that was approved almost two years ago. One thing that I don't think was ever discussed in that public meeting when the subdivision approval went through is how much dirt was moved. Mr. Robbins displayed a picture, showing a wall. He explained at the bottom of the wall is the original ground level. That wall is eight feet tall in some places, ten feet at another point, and then it slopes back up to the required 20 feet. The issue is that this was never talked about. There is also a roadway that ends just 20 feet from our property line. The plan says it will connect in the future, but it's actually 16 feet higher than our property, so how does that work. A 20-foot drop doesn't make a lot of sense. I just want to make you aware that when a developer moves a significant amount of dirt and changes elevations, that information should be part of the public discussion. That's all I'm asking, just to provide awareness.

The second issue relates to the sewer and water line on 1055 West. We're working with the city because we're looking to the future, and we're trying to be proactive so that once the roadway is finished, we don't have to cut back into it later. While this work is happening, we'll likely put in sewer laterals, and we'd also like to install an 8-inch water line off the main line you're running through the area. Someone will be developing that area in the future, and we want to avoid impacting the new road. One thing I've always struggled with is seeing new asphalt go down, only to have someone cut into it a month or three months later. That's what we're trying to prevent here. Lastly, the roadway was originally planned to be 28 feet wide, but after seeing the site conditions, especially one area with a six-foot drop-off, it's now been reduced to 22 feet. I

remember when you removed 1055 West from being a historical road, you also discussed making it as safe as possible. Since there isn't funding to install a curb, gutter, and sidewalk on one side, that extra six feet of asphalt would have provided more space for pedestrians. While I was out there the other day with an engineer, I saw people walking along the road, which happens all the time. I know funding is limited, but if there's a way to match the original plan and provide that additional width, I ask that you reconsider it. I appreciate you listening to these points. Thank you.

Shari Harris (Resident) Diplomatic dialogue is very important because it creates respect and builds bridges of understanding. Tonight, that requires more of me because it is exactly what my children need. Diplomatic dialogue is how we navigate differences in opinions, experiences, and perspectives here in America. A young person, especially, cannot truly understand the respect and understanding that comes from engaging in diplomatic dialogue unless they give it a try. Because of the complete assurance I received today that I have already been given that opportunity, I can share with you that when we act on good promptings, we receive more of them. If we don't act on them, we receive fewer. So, I invite the young audience in attendance tonight to participate with me in a forum as we develop diplomatic dialogue together. Thank you for your attention and your presence at this meeting.

Mayor Ramsey closed the public comment portion of the meeting.

G. Action Item:

- G.1. Resolution R2025-10, Appointing members to the Arts Council. *(By Director of Recreation, Janell Payne)*

Director Payne reported that Amy McKay Butler submitted an application to join the Arts Council. She attended a study session on February 18, where the council had the opportunity to meet her and discuss her involvement with the Arts Council. Staff is recommending her appointment to the Arts Council.

Council Member McGuire motioned to approve Resolution R2025-10, Appointing members to Arts Council. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed appreciation for Ms. Butler's willingness to serve and her interest in the Arts Council, noting that it should be a great experience.

H. Public Hearing Items:

H.1. **Resolution R2025-17**, Amending the South Jordan Fee Schedule. (*By Associate Director of Recreation, Brad Vaske*)

Associate Director of Recreation Brad Vaske introduced Mulligans staff members and provided an overview of facility operations and trends reviewing prepared presentation Attachment A. Over the past year, Mulligans experienced increased participation across various activities, with a 48% rise in youth golf participation and a 15% increase in rounds played. The First Tee program saw 421 registrations, making it the largest in the state. Industry trends indicate a growing interest in off-course golf experiences, with more players utilizing driving ranges and indoor golf facilities. Mulligans' driving range saw a 10% revenue increase despite a decline in membership usage. Mini golf and batting cage usage also grew, with a 5% and 4% increase, respectively. To address rising maintenance costs and facility improvements, a fee adjustment was proposed. The suggested changes include, increasing the large bucket price at the driving range from \$14 to \$15. Raising the executive course fee from \$14 to \$15. Adjusting junior and senior rates while remaining below market rates. Implementing an increase for batting cage tokens to support equipment maintenance and facility upgrades. Recent facility improvements include a new pergola, rebuilt sawmill, upgraded lighting for mini golf, and new grass installations. Additional upgrades are planned, including enhanced lighting and landscape improvements. Comparable golf courses in the region have raised rates due to increased maintenance demands, and further industry-wide rate adjustments are expected. The proposed fee changes aim to ensure Mulligans remains competitive while continuing to offer high-quality facilities and services.

Mayor Ramsey opened the public hearing. There were no public comments. Mayor Ramsey closed the public hearing.

Council Member Harris expressed overall support for the proposed fee increases, recognizing that costs are rising for labor, materials, supplies, equipment, and general upkeep. He was pleased to see increased attendance at Mulligans and credited the city employees for creating an environment that draws people in. While he understands the need for price adjustments, he had some hesitation regarding the increase in the single-pitch price at the batting cages, which would rise from \$2 to \$3, noting that this represents roughly a 33% increase. His concern stemmed from observing that many youth baseball and softball players use the batting cages, and with the city's growing focus on baseball, particularly with the Bees coming to town, he felt it would be beneficial to soften that increase if possible. He emphasized that most of the other adjustments made sense but wished to see if there was a way to make the single-pitch increase more manageable.

Council Member Zander expressed her enthusiasm for the improvements being made at the mini golf course, noting that while she is not a golfer, she enjoys mini golf and appreciates the upgrades. She acknowledged that the course had been in poor condition for some time but is pleased to see progress. Reflecting on her visit a few months ago, she specifically recalled concerns about lighting and emphasized the importance of investing in quality lighting. However, she also urged consideration of durability, pointing out that some lighting fixtures appeared vulnerable to damage from players, particularly teenagers who may not be mindful of

costs. She asked whether the city had carefully selected lighting that would withstand potential impacts to ensure longevity and reduce maintenance needs.

Associate Director Vaske responded by confirming that lighting durability was a key consideration in the upgrades. He explained that the city is implementing a three-phase lighting approach to enhance visibility while ensuring sturdiness. The first phase includes low-level pathway lighting designed to be more durable, minimizing potential breakage points. The mid-level lighting, which was previously shown in prepared presentation (Attachment A), is positioned higher up, making it difficult to hit or break while also illuminating a large section of the course. This multi-tiered approach aims to balance functionality, aesthetics, and durability to improve the overall experience at the mini golf course. Additionally, he noted that there is currently no lighting in the cave areas or on water features to enhance their visual appeal and fit within the overall theme. Many of the existing fixtures are being completely removed and replaced with more resilient alternatives to ensure longevity and functionality.

Council Member Zander expressed support for the proposed lighting improvements, emphasizing the importance of proper illumination for security, safety, and overall enjoyment, especially during nighttime visits. She appreciated the thoughtful approach to enhancing the lighting. She added that in response to Council Member Harris's comment about softening the fee increase for batting cages, she suggested offsetting the potential revenue difference by slightly increasing the price of driving range buckets, proposing an adjustment from \$14 to \$16. She noted that she felt comfortable with that approach.

Associate Director Vaske responded by explaining that when the driving range bucket fee was raised from \$12 to \$14 last year, they anticipated more public feedback but primarily heard concerns from members rather than casual users purchasing large buckets. He noted that their decision to settle at \$15 was based on industry trends and where pricing is currently positioned. He also highlighted that one of the current challenges is the lack of advanced technology at the facility due to its design. However, future upgrades, such as a double-decker structure, could allow for the integration of technology, which is becoming a major draw for driving ranges. He emphasized that keeping some flexibility in pricing now would allow room for a potential fee adjustment in the future if they incorporate those technological improvements to better meet consumer expectations.

Council Member Zander expressed appreciation for Associate Director Vaske's leadership and the work he has done at Mulligans. She acknowledged his contributions in various roles and noted that while he is missed at races, his efforts at Mulligans have been impactful. She then revisited a previous discussion about Mulligans' user base, pointing out that it serves people from across the county. She inquired about the percentage of users at the batting cages, driving range, and golf course who are local residents.

Associate Director Vaske responded that while there is no formal registration system to track every visitor's residency, they have a general sense of the user base from direct interactions. He noted that many of the regular attendees, especially those who visit year-round, are South Jordan residents. The batting cages and mini golf, in particular, tend to attract more local and nearby

area residents. However, he acknowledged that obtaining concrete data on residency would be valuable, though they currently lack a systematic way to capture that information.

Council Member Zander observed that the batting cages and mini golf seem to cater more to recreational users, particularly local residents, whereas traditional golf requires more skill and may attract visitors from outside the city or even out of state. She inquired whether this distinction suggests that golf-related fees could be increased to help offset costs, given that a larger portion of those users may not be South Jordan residents.

Associate Director Vaske acknowledged that a significant percentage of South Jordan residents primarily use the batting cages, mini golf, and possibly even a round of golf. However, the driving range attracts a broader audience due to Mulligans' unique accessibility, making it a convenient stop for people commuting to and from work. As a result, while most other amenities tend to serve a more regional user base, the driving range casts a wider net, bringing in visitors from outside the city.

Council Member Shelton expressed his satisfaction with the increased participation at Mulligans, echoing Council Member Harris's comments. He then requested further clarification regarding the potential introduction of technology at the driving range, asking what that might entail.

Associate Director Vaske elaborated on the potential for introducing technology at the driving range, referencing systems like TrackMan and TopTracer, which are widely used in professional golf and even in baseball training. These technologies measure shot distance and provide a variety of stats, allowing users to analyze and perfect their swings. Additionally, they enable interactive experiences, such as virtual golf rounds on famous courses like Augusta, adding an entertainment factor beyond traditional driving ranges. He mentioned the possibility of enclosing the double-decker range in the future, which could significantly boost winter revenue by making Mulligans a year-round destination. He also described industry trends, highlighting facilities that incorporate screens, stats, and games, making them appealing alternatives to traditional golf in colder months.

Council Member Harris motioned to approve Resolution R2025-17, Amending the South Jordan Fee Schedule with the amendment to charge \$2.50, instead of \$3.00 for the batting cage single token increase. Council Member Johnson seconded the motion.

Council Member Zander requested to see the pricing provided in the prepared presentation (Attachment A).

Council Member Shelton acknowledged that while the single-pitch price increase is a larger percentage jump, he recalled Associate Director Vaske's explanation that the goal was to incentivize the purchase of the bat pass over individual tokens. He noted that multiple single-token purchases place additional stress on staff, and he expressed doubt that a 50-cent increase would make a significant difference for most participants.

Council Member McGuire agreed with Council Member Shelton's perspective, noting that the increase aligns with where the greatest demand is being placed on staff.

Associate Director Vaske explained that the pricing adjustments aim to streamline operations and reduce long wait times, particularly for families wanting to play mini golf. He noted that frequent users of the batting cages often get back in line multiple times, contributing to congestion. Given the current maintenance costs and revenue balance, the price increase helps address these operational challenges. He emphasized that the 15-pitch bat pass was intentionally kept at a lower rate to encourage its use, particularly as South Jordan now runs a baseball program and with the Bees coming to town. The goal is to make the bat pass an attractive, cost-effective option, potentially offering discounts and promotions for baseball teams and fans.

Council Member Shelton pointed out a potential oversight in the resolution, noting that the language regarding the large bucket punch passes may be unclear. He observed that while the resolution lists a 20-punch pass and a 10-punch pass, the five-punch pass is not explicitly mentioned. He suggested that the wording be adjusted to ensure clarity and consistency.

Associate Director Vaske confirmed the five is missing from the punch pass and should have been included on the staff report and resolution. He also mentioned that the plan is to increase the number of balls per large bucket from 120 to 125. This adjustment provides a more rounded number, aligning with the pricing structure, where every 30 balls equate to approximately \$3.

Mayor Ramsey suggested adjusting both the single-pitch token and bat rental fees to \$2.50 instead of \$3. This change would create a simpler pricing structure, making the combined cost for a token and bat rental an even \$5, rather than \$6. She noted that the difference of one dollar may not significantly impact most users but could provide a more straightforward and accessible pricing approach.

Council Member Shelton inquired whether customers typically rent a bat and purchase a token together or if these are generally separate transactions.

Associate Director Vaske explained that customers who purchase a token often do not have their own bat, making bat rentals a significant portion of transactions. Over the past five years, there has been a 48% increase in usage, which has put additional strain on the bat supply. The balls used in the pitching machines are heavier than those used in regular baseball play, leading to faster wear and tear on rental bats. The current rental fee does not adequately cover the cost of replacing bats, making an increase necessary to maintain inventory and ensure the facility remains financially sustainable. While many bat pass holders bring their own equipment, some prefer to rent instead of using their personal bats due to the heavier balls.

Mayor Ramsey questioned whether raising the combined cost of a token and bat rental from \$4 to \$5 would be a more practical adjustment than increasing it to \$6. She noted that since many of the users are kids, a simpler and more predictable price point might be beneficial. She invited thoughts on whether the \$5 total would be an easier and more manageable increase.

Council Member Shelton expressed that he does not have a strong preference regarding the pricing adjustment but leans toward respecting the staff's analysis and business considerations. He indicated a preference for maintaining the recommended fees rather than modifying them.

Council Member Zander acknowledged staffs point of discouraging kids from purchasing single tokens repeatedly, which increases staff workload. She shared her own experience, explaining that when her group goes batting, they purchase a whole bucket and take turns hitting, which minimizes trips back to staff for additional tokens. She clarified that the intent is to encourage people to buy a larger quantity at once and share, rather than making multiple individual purchases. She asked if that was the intended goal.

Associate Director Vaske agreed, explaining that most visitors quickly realize that a single token doesn't last long, leading them to return for more. He noted that families often have such a good time that they naturally end up purchasing additional tokens. In many cases, by the time they're done, they've already spent nearly as much as they would have on a punch pass.

Council Member Zander emphasized that this approach reduces the need for frequent transactions, easing the burden on staff. She agreed with the staff's proposed fee structure and supported Council Member Shelton's perspective.

Council Member Shelton motioned a substitute motion to approve Resolution R2025-17, Amending the South Jordan Fee Schedule with the correction to add five to the punch pass wording. Council Member Zander seconded the motion.

Associate Director Vaske pointed out that adjusting the price to \$2.50 would make it the only item on the entire fee schedule that includes cents. This change would require reintroducing change into the cash registers, which could create logistical challenges. Since all other fees are structured to include tax and round to whole-dollar amounts, keeping consistency in pricing was an important consideration.

Roll Call Vote

Council Member Shelton - Yes

Council Member Zander - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey pointed out that some residents look forward to this discussion and may have missed the meeting because it was only listed as a fee amendment without mentioning Mulligans by name. She emphasized the importance of clear public communication, specifically noting that the agenda and executive summary should explicitly state when an item includes the Annual Mulligans Update. The request was to ensure that future notices are labeled clearly as Mulligans Annual Update and Fee Amendment to maintain transparency and allow interested residents to participate.

H.2. **Resolution R2025-02**, Amending the South Jordan Moderate Income Housing Plan as part of the General Plan. (*By Long-Range Planner, Joe Moss*)

Long-Range Planner Joe Moss introduced Ryan Smith with Zions Public Finance.

Ryan Smith provided background information and explained Zions Public Finance has previously conducted South Jordan's housing reports since 2014. The state provides a list of moderate-income housing strategies, and cities must select a few to avoid losing funding. He reviewed prepared presentation Attachment B. He began by emphasizing that housing data is only meaningful when analyzed alongside household demographics. South Jordan's population is projected to reach approximately 86,000–87,000 by the end of 2025 and over 96,000 by 2030, according to the Wasatch Front Regional Council (WFRC). This projection is based on an analysis of housing permit trends over the past decade, which have averaged over 1,000 units annually. While projections depend on demographic trends and planning decisions, the estimates appear to be accurate. Diving deeper into demographics, Mr. Smith highlighted the concept of life cycle housing, recognizing that housing needs change based on life stages. South Jordan stands out with its average household size of 3.2 persons per household, higher than both Utah's statewide average and Salt Lake County's, which has dipped below three. This suggests South Jordan remains a family-friendly community. However, certain demographic trends should be monitored if the city wishes to maintain this characteristic. Using population pyramids, Mr. Smith compared South Jordan to Salt Lake County and noted discrepancies in the 30–34-year-old cohort and the under-five-years-old cohort, which are both slightly smaller in proportion than in the county. Since the median homebuyer age in Utah is 33 and the average first-time mother's age is 26, these factors could influence future household sizes and housing demand. Beyond demographics, the report analyzed socioeconomics and employment to help determine which state-mandated moderate-income housing strategies would be most relevant for South Jordan. Currently, South Jordan experiences some spatial mismatch, with a significant number of residents commuting elsewhere for work while many employees come into the city for jobs. A pie chart in the presentation illustrated that only 3,845 individuals both live and work in South Jordan, highlighting the need to consider strategies that improve housing options near employment centers to reduce infrastructure and transportation costs. Affordability is another key focus of the moderate-income housing plan. Mr. Smith shared a color-coded map illustrating home values across South Jordan, showing a unique blend of high- and low-value homes within the same neighborhoods. In some areas, homes valued at over \$1.2 million are in close proximity to those under \$400,000, an uncommon characteristic among cities. This diversity in home values is influenced by factors such as lot sizes, access to amenities, and transportation. To ensure a current understanding of the housing market, the study also incorporated MLS data to supplement historical trends from 2022 and 2023. The presentation included graphs on mortgage rates, listing prices, monthly sales, and days on the market, and how changes in mortgage rates have impacted these trends. Mr. Smith continued by returning to the moderate-income housing focus of the study, explaining how the housing stock is assessed in relation to the population in accordance with state guidelines. He clarified the distinction between a household, which refers to people, and a housing unit, which is the physical structure. To evaluate housing affordability, the study examined various levels of Area Median Income (AMI), a metric established by HUD and widely used in housing policy. State code encourages cities to focus on the 80% AMI level, which encompasses about 26.5% of South Jordan households within the Salt Lake metro area. Mr. Smith concluded by emphasizing that this data is meant to inform decision-making as the city selects strategies from the state's list of 26 options. While station area plans are essentially a required strategy, the remaining choices should be carefully considered based on the data. He

noted that while the report provides a detailed overview, the data should be continually monitored to guide housing policy and planning decisions.

Long-Range Planner Moss reviewed prepared presentation Attachment B explaining that the city is required to implement a minimum of five strategies from the state's list, with some mandates due to the presence of a fixed guided railway. Specifically, the city must adopt a station area plan Option W and select at least one additional strategy from Options G, H, or Q. Historically, the city has included both G and H, focusing on amending land use near transit stations and evaluating parking requirements, particularly for areas where residents may rely less on personal vehicles, such as senior living facilities. All previous strategies from the city's existing Moderate-Income Housing Plan have been retained, but an additional option, Option O, has been introduced this year. To ensure alignment with state expectations, the city collaborated with the Department of Workforce Services (DWS) to review the draft plan and made updates based on their feedback. He provided a brief overview of each strategy. Option E focuses on implementing actions to support accessory dwelling units (ADUs), with an illustrative ADU guide set to be released after the legislative session concludes to avoid public confusion. The guide aims to clarify where ADUs are permitted and how they are tracked. Option G pertains to the High-Capacity Transit Zone (HCRZ) in Daybreak, ensuring the continued processing of development applications, identifying potential regulatory barriers, and maintaining effective land use regulations to support housing development. Much of the foundational work has been completed, and the city is now in a maintenance phase, ensuring smooth implementation. Option H addresses parking requirement reductions in compliance with state legislation. A parking code amendment is expected later in the year to refine these regulations. Additionally, recent changes to the Planned Development (PD) floating zone will be reviewed to confirm that they are effectively incentivizing affordable units. The city is also working to implement commitments made through agreements like Shoreline, ensuring housing needs are met. Option O, the newly added strategy, explores the use of interlocal agreements to expand housing initiatives. The city has been a member of the HOME Consortium since 2014 but has not previously utilized its funding. Since South Jordan does not contribute financially to the consortium, staff are evaluating ways to access available funds for housing programs, such as home repair assistance. The city is also considering other potential interlocal agreements that could support housing initiatives as Redevelopment Agency (RDA) funding becomes more limited. Option P focuses on increasing senior housing availability. The city has been working with Ivory Innovations to develop additional senior living facilities, addressing a key demographic need identified in housing studies. Option W, a required strategy, involves station area planning. While station area plans for TRAX stations have already been adopted, the city is currently developing a plan for a FrontRunner station, which will be presented for adoption later this year. Once finalized, implementation efforts will continue over the next five years. Long-Range Planner Moss concluded by stating that these strategies collectively form the city's updated Moderate-Income Housing Plan, ensuring compliance with state requirements while addressing local housing needs.

Mayor Ramsey opened the public hearing.

Robin Pierce (Resident) requested clarification on the interlocal agreement regarding housing. She noted that the slides presented during the meeting were difficult to see from the audience and

asked if they were accessible elsewhere. Additionally, Ms. Pierce inquired about senior housing, acknowledging that South Jordan already has some 55+ communities but questioning affordability. She pointed out that while age-restricted housing is available, some units are priced as high as \$750,000, and she wanted to know what price points the city was considering for future senior housing developments.

City Recorder Anna Crookston confirmed that while the published meeting packet includes additional information, the presentations displayed on-screen would also be attached to the final meeting minutes and published on the city's website for public access.

There were no other public comments. Mayor Ramsey closed the public hearing.

Mayor Ramsey explained that while the city is actively working on significant public-private partnership agreements, specific price points for senior housing are not yet available. She noted that more information should be forthcoming in the next few months as these efforts progress. She emphasized that the city is pursuing exciting initiatives aimed at making a meaningful impact on senior affordable housing but was unable to provide further details at this time.

City Attorney Ryan Loose added that to qualify as affordable housing under state and county definitions, pricing would be based on a percentage of the area median income (AMI) for Salt Lake County. Affordable housing is generally considered at 80% of AMI, while deeply affordable housing is at 60% of AMI. While he did not have the exact figures at that moment, he noted that these thresholds are based on the county-wide AMI, which tends to be lower than South Jordan's local median income. As a result, any housing meeting these affordability standards would be priced significantly lower than the \$750,000 example mentioned earlier and lower than many market-rate homes in South Jordan.

Council Member McGuire asked for clarification on one of the options regarding revisiting the Daybreak Master Development Agreement (MDA) in relation to accessory dwelling units (ADUs). He inquired whether this review would be purely an evaluation or if the city would be obligated to make changes as a result.

Long-Range Planner Moss confirmed that revisiting the Daybreak Master Development Agreement (MDA) regarding accessory dwelling units (ADUs) was previously included in the Moderate Income Housing Plan. He explained that this would be a continuation of the city's efforts to evaluate potential improvements. While the intent is not to reopen the entire agreement solely for ADUs, the city would prefer to make any necessary clarifications where possible.

Director of Planning Steven Schaefermeyer clarified that the interlocal agreement in question is an agreement between two government entities. In this case, it is between South Jordan and Salt Lake County, which administers the HOME program.

Mayor Ramsey acknowledged the concern about outdated data, noting that even with the best models and sources available, the information quickly becomes obsolete due to the pace of change. She mentioned that Representative Gricius is running a bill in response to similar concerns from her communities. This bill could impact how funding is allocated by the state and

how municipalities qualify for various programs. While some may hesitate to adopt real-time data due to potential funding implications, she emphasized the importance of fairness in the process.

Attorney Loose recalled that the issue was discussed in the morning's daily briefing. He noted that House Bill 379, Sub 1, titled the Population Data Amendment, was eighth on the agenda earlier in the day. While he was unsure of its current position, he emphasized that it needed to pass through the House by the end of the night. He explained that the House was scheduled to work past midnight, while the Senate planned to continue until after 10:00 p.m., meaning legislators were actively passing bills. The bill appeared to have strong support and, if enacted, would require population estimates from the Utah Population Committee to be used in place of census data whenever those estimates were available.

Mayor Ramsey clarified that her comments were not meant to suggest that inaccurate data was being presented. Rather, she emphasized that things are changing rapidly, and there is always a lag between when data is collected and when it is used. She acknowledged that everyone is aware of this lag, but it remains noticeable in the numbers being referenced. She expressed support for Representative Gricius's proposal, which would allow Utah to use more up-to-date population estimates for internal calculations. While census data is not disputed, it is only updated every ten years, and conditions can change significantly in that time.

Council Member Shelton motioned to approve Resolution R2025-02, Amending the South Jordan Moderate Income Housing Plan as part of the General Plan. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Shelton - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Zander - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed gratitude to Mr. Smith, Long-Range Planner Moss, and Director Schaefermeyer, and their teams for their hard work, acknowledging their efforts in staying ahead of both the timeline and state requirements. She emphasized that while the data may feel slightly outdated due to the natural lag in data collection, the numbers are still accurate based on the best available information. She reassured staff that the council understands the challenges and appreciates their diligence in completing the moderate-income housing plan efficiently.

- H.3. **Ordinance 2025-07**, Amending Section 17.130.060 (Flag Lot Overlay Zone), Section 16.04.160 (Lots and Parcels), Section 17.08.010 (Definitions Generally), and Section 17.130.130 (Accessory Dwelling Unit Floating Zone) of the City Municipal Code to modify the Development Standards and Procedures for Flag Lots. (By Long-Range Planner, Joe Moss)

Long-Range Planner presented an overview of the proposed ordinance revisions, highlighting the changes between the version in the council packet and the final recommendation from staff. Handout copies (Attachment C) were made available to the council and public. The amendments, outlined in the staff report, primarily affect Section 16.04.160 with three key modifications, the removal of two references to owner-occupancy requirements in subsections D1(d) and D5(d), and the addition of a new subsection D7, incorporating a noticing requirement requested by the Planning Commission. He reviewed prepared presentation (Attachment D), explaining the current process for flag lots, which includes an administrative approval for lots meeting specific size criteria and a legislative approval through the Flag Lot Overlay Zone for lots that do not meet those criteria. Due to the complexity of determining eligibility and a lack of clear decision-making criteria, the proposed update aims to standardize the process and create more consistent regulations. Key components of the proposal include eliminating the Flag Lot Overlay Zone to simplify the approval process, clarifying definitions for flag lots, access strips, and parent lots, along with an illustrative diagram, and modifying lot size requirements. The current calculation method would be replaced with a requirement that flag lots be 125% of the minimum lot size for the zoning district, excluding the access strip. Additional changes include introducing new setback and height restrictions, such as a 15-foot minimum setback (instead of 10 feet) and a maximum structure height of 25 feet (down from 35 feet). The proposal also prohibits structures within access strips and aligns access standards with fire department regulations, including grading, paving, and address postings. Procedural requirements would also be adjusted, making flag lot subdivisions an administrative approval if all criteria are met, as required by state law. Additionally, a public notice requirement would be added. Instead of notifying neighboring properties upon application submission, as originally recommended by the Planning Commission, the revised draft proposes notification after approval to avoid unnecessary confusion. He emphasized that these updates are intended to provide greater clarity, consistency, and predictability in the flag lot approval process.

Council Member Harris asked for clarification regarding the noticing process, confirming that notification to neighboring properties would occur after the flag lot subdivision has been approved.

Long-Range Planner Moss explained that the notification would be sent after approval as an informational notice. It would inform neighboring property owners that a subdivision amendment had been submitted, a flag lot had been created, and the application met all minimum standards required by the city and state law. The notice would also provide details on those standards and include a city contact for any questions. The intent of this post-approval notice is to ensure there are no surprises when construction begins.

Council Member Johnson clarified that the notification is not an opportunity for rebuttal.

Long-Range Planner Moss explained that, due to state legislation, a public hearing would not impact the outcome of a flag lot approval, making it important to set proper expectations for residents. The amendment also includes a provision prohibiting guest houses on flag lots while still allowing internal accessory dwelling units in accordance with state regulations. Additionally, following legal review, the initially proposed owner-occupancy requirement for flag lots was removed to ensure compliance with legal precedent.

Mayor Ramsey opened the public hearing.

Robin Pierce (Resident) asked for clarification regarding guest houses on flag lots. She inquired whether a guest house would be an additional structure separate from the main house on the flag lot. She asked for further clarification on the definition of a guest house versus a regular house.

Council Member Johnson explained that a guest house is considered an accessory dwelling unit (ADU), and the amendment prohibits additional structures of this nature on flag lots.

There were no other public comments. Mayor Ramsey closed the public hearing.

Council Member Zander asked for clarification regarding the 15-foot setback requirement outlined in the handout. She referenced point three on the first page and sought confirmation that the setback was measured from the neighboring structure rather than the property line or fence. She wanted to ensure she understood the requirement correctly, emphasizing that the distance was from the adjacent structure rather than just the lot boundary.

Long-Range Planner Moss clarified that there are two different 15-foot setback requirements. The first applies to the rear portion of the lot, where setbacks must be at least 15 feet or comply with the governing zoning district, whichever is greater. The second pertains to the driveway access strip, which must be a minimum of 20 feet wide. Typically, residential districts have side setbacks between eight to ten feet, but this requirement increases the setback to at least 15 feet from an existing neighboring structure, not from a fence.

Council Member Zander asked for clarification on whether the 15-foot setback requirement applies to structures on the front parent lot or only to neighboring properties.

Long-Range Planner Moss clarified that the 15-foot setback requirement excludes the parent lot since it is the subdividing property. The property owner can follow the minimum setback required by the zoning district, but the requirement is intended to protect neighboring properties that are not part of the subdivision.

Council Member Johnson asked whether the remaining parent lot must meet a minimum lot size after the flag lot is subdivided. Specifically, inquiring if the parent lot must adhere to the minimum lot size required by its zoning district.

Long-Range Planner Moss clarified that the parent lot must comply with the standard zoning requirements of its respective district, as it does not have the same frontage limitations as a flag lot.

Council Member Johnson asked whether a flag lot could be created if the number of lots in the subdivision had already reached the maximum allowed. Long-Range Planner Moss confirmed that it could not.

Council Member Harris requested clarification regarding CC&Rs mentioned in the proposed procedure slide. He asked whether a homeowner creating a flag lot would need to establish their own CC&Rs or if the requirement pertained to existing CC&Rs within a subdivision.

Long-Range Planner Moss explained that the CC&R provision is a carryover from the existing subdivision ordinance. Currently, if a property qualifies for an administrative flag lot subdivision, the applicant must submit an affidavit affirming that the flag lot does not violate any existing CC&Rs on the property. Since the city does not typically enforce CC&Rs, this requirement serves as a verification step to ensure compliance and prevent future conflicts. However, the city does not mandate the creation of new CC&Rs.

Director Schaefermeyer provided additional context, explaining that the city does not enforce CC&Rs but often encounters conflicts between property owners and HOAs. As an example, a resident in an older neighborhood attempted to build a guest house, only to have neighbors object based on CC&R restrictions. A similar issue arose recently in Daybreak, where an HOA disputed a property owner's plans despite city regulations allowing them. Since the city does not always have direct access to CC&Rs, this provision ensures that applicants review their own CC&Rs and verify compliance, placing the responsibility on them to confirm that their plans align with any private restrictions.

Council Member Johnson asked if the city is simply taking the applicant's word for compliance with CC&Rs.

Director Schaefermeyer explained that while the city relies on applicants to affirm compliance with CC&Rs, requiring an affidavit helps clarify that enforcement is the responsibility of the property owner, not the city. He cited an example where a property owner in an older neighborhood began construction on a guest house, only to face litigation due to CC&R restrictions. The city was not involved in the dispute, as it does not enforce CC&Rs. This provision ensures that applicants acknowledge potential restrictions and assume responsibility for compliance.

Council Member Harris asked how the city would address situations where future legislation supersedes CC&Rs, rendering certain provisions unenforceable.

Director Schaefermeyer explained that the city enforces its own regulations rather than CC&Rs, placing the responsibility on property owners to verify compliance with their neighborhood agreements. He provided an example of internal accessory dwelling units (ADUs), where state legislation overrode existing CC&Rs that prohibited them. In such cases, the city issues permits based on state law, and homeowners associations (HOAs) cannot deny them.

Council Member Harris confirmed that if legislation supersedes CC&Rs, making them unenforceable, the city would allow the property owner to proceed with their request.

Director Schaefermeyer clarified that if an applicant complies with city code requirements, the city will issue a permit. It is the applicant's responsibility to determine whether their HOA allows it.

Council Member Harris inquired about the notification process for nearby residents after an approval, mentioning that the recommendation came from the Planning Commission and asking whether staff also supports this recommendation.

Long-Range Planner Moss stated that the notification process was included in the draft to ensure the community remains informed. He acknowledged concerns that adjacent property owners may feel left out of the decision-making process and emphasized the importance of providing clear information on subdivision decisions. While the notification occurs post-approval, it helps explain the decision and its basis, addressing concerns from residents who may otherwise feel blindsided by the changes.

Mayor Ramsey expressed concern that residents may feel excluded from the process if they are notified only after a decision has been made. She noted that many residents would likely feel frustrated upon learning about a subdivision decision after approval.

Council Member Johnson expressed concern that notifying neighbors only after approval could prevent opportunities for constructive dialogue. She mentioned that early communication between neighbors might allow for minor adjustments to be made that could address concerns, even if not required. She explained that if a neighbor requested a small change, such as shifting a structure by a few feet, they would likely be willing to accommodate it, highlighting the value of open communication before final decisions are made.

Mayor Ramsey acknowledged the challenge of public hearings in administrative decisions, emphasizing that while residents want to be heard, their input should only be solicited if it has the potential to influence the outcome. She noted that allowing public comment on decisions that are purely administrative could lead to frustration, as it creates the expectation of impact when none is possible. The goal is to balance transparency with the practical limitations of administrative approvals.

Director Schaefermeyer acknowledged the possibility of sending notifications earlier in the process but noted concerns about doing so before staff had completed their review. If notifications were sent upon application submission, they would need to clarify that staff was still reviewing the application and that approval would be contingent on compliance with city standards. He highlighted the difference between administrative approvals and larger projects, such as a 10-lot subdivision, which require a public hearing. While public input can sometimes provide useful insights, many comments tend to express general frustration with growth rather than raise issues that could impact approval. He noted the challenge of holding a public hearing for a project that the Planning Commission is legally required to approve, as it can create unrealistic expectations. However, staff is open to adjusting the notification process to make the change more gradual.

Council Member Johnson suggested sending notifications when an application is close to meeting all requirements, around 90% certainty, rather than waiting until after final approval. This approach would provide adjacent property owners with an opportunity to voice concerns or communicate with the applicant before the decision is finalized.

Director Schaefermeyer stated that timing would be challenging, it would need to be sent when the application is initially submitted.

Council Member Johnson acknowledged the concern and understood the hesitation in sending notifications for applications that may not ultimately be approved.

Mayor Ramsey summarized the key decision before the council, whether flag lot approvals should be handled administratively by staff, based solely on compliance with established criteria, without council or neighbor involvement, aside from a courtesy notification.

Director Schaefermeyer outlined the current process, where flag lots go through a legislative overlay approval before moving to the Planning Commission for subdivision approval. He noted that some cities handle administrative approvals at the Planning Commission without a public hearing, though that approach may not be ideal. If the goal is to provide more notice or public input, keeping flag lot approvals at the Planning Commission as an administrative decision could be an option. However, he cautioned that this could still lead to unrealistic expectations for residents who believe their input might change the outcome of an approval that is ultimately based on compliance with established criteria.

Council Member Shelton asked how far the notice of the change would be distributed. Long-Range Planner Moss stated that the notice would include adjacent property owners, ensuring that those directly affected by the property change are informed.

Council Member Shelton asked for clarification, recalling that the consideration of moving to an administrative process at the staff level was primarily to reduce the workload associated with bringing flag lot applications through the legislative process.

Long-Range Planner Moss confirmed that reducing staff workload was a consideration. He noted that most neighboring communities handle flag lot applications as administrative items without requiring a public meeting or hearing. He added that the current legislative process requires additional work for staff, including preparing reports, notices, and other related tasks.

Council Member Shelton noted that if the proposed notice from the Planning Commission is included, it would invite communication from some residents, requiring staff to respond. He acknowledged that this could still create additional work for staff.

Director Schaefermeyer explained that the current legislative process includes a requirement for a development agreement, adding another layer of work. By defining clear criteria, the process becomes less open-ended, streamlining decision-making. However, even with defined criteria, keeping the process legislative would still involve public hearings where residents voice concerns, placing the council in the position of justifying decisions on a case-by-case basis.

Council Member Shelton expressed concern about the potential for arbitrary decision-making under the legislative process. He noted that while a more involved process may be more considerate of adjoining neighbors, the broader impact on the city is minimal when considering just one additional lot. Given the legislative process burden on staff, the council, and the planning commission, he favored moving toward an administrative process to streamline approvals while maintaining efficiency.

Council Member Zander asked for clarification on the number of potential flag lots citywide, recalling that a previous estimate suggested there were only a handful, possibly around a dozen.

Long-Range Planner Moss said that determining the number of potential flag lots is a complex calculation. It requires analyzing each original subdivision individually to assess density and eligibility, making it difficult to provide an exact number.

Director Schaefermeyer noted that determining the exact number of potential flag lots is difficult. While some large lots outside of subdivisions may qualify as long as they meet density requirements, the situation is different within existing subdivisions. Using examples like Wheadon Acres, he explained that while hundreds of lots might initially seem eligible, various requirements, such as access lane placement and setback regulations, reduce the actual number significantly. He estimated fewer than 100 potential flag lots citywide. Additionally, he pointed out that the impact of the ordinance change would vary by district, with areas east of Bangerter Highway being more affected than those west of it. If needed, staff could conduct a more detailed analysis to provide a clearer estimate.

Council Member Harris expressed concerns about the potential for arbitrary decision-making if flag lot approvals remain a legislative process. He noted that if applicants meet all the established guidelines, introducing a public hearing could lead to emotionally charged opposition from neighbors, placing the council in a difficult position. If they were to deny an application despite it meeting all criteria, it could set a precedent that complicates future decisions in similar cases. He also highlighted that most surrounding cities handle flag lots administratively, which ensures consistency and removes subjective decision-making. If the council is uncomfortable with the current guidelines, he suggested refining them rather than leaving approvals open to case-by-case legislative discretion. Additionally, he pointed out the broader challenge of land scarcity in the valley and within South Jordan, particularly in his district. Many large parcels are difficult for owners to maintain, sometimes becoming neighborhood eyesores or sources of complaints. Allowing administrative approval of flag lots could provide a practical solution for property owners while maintaining clear, objective standards. However, he acknowledged that in rare, unique situations, legislative review might still be appropriate.

Council Member McGuire sought clarification on whether the council wanted to retain the flag lot overlay since the proposal presented that evening would eliminate it.

Council Member Harris questioned whether there would ever be a scenario where an applicant who didn't meet the administrative guidelines could still bring their case before the council, or if that option would no longer exist. Long-Range Planner Moss clarified that, as currently written, the proposal either meets the established criteria or it does not, with little room for exceptions or case-by-case considerations.

Council Member Shelton noted that if a proposal does not meet the administrative criteria, the applicant could pursue a zone text amendment, which would bring the matter before the council. However, he noted that this route carries significant risk for the applicant and is a costly process.

Director Schaefermeyer elaborated that while applicants who don't meet the administrative criteria could pursue a zone text amendment, another avenue for flexibility exists through the PD floating zone. However, residential single-family zones are not currently eligible for the PD overlay. He emphasized that if a recurring issue emerged, rather than requiring individual applicants to seek amendments, staff would proactively bring the concern to the Planning Commission and City Council to consider modifying the guidelines.

Council Member Johnson expressed concern that allowing flag lots could negatively impact residents who value large lots for horse ownership or small-scale farming. While acknowledging the effort put into crafting the proposal, she worried that changes could create challenges for long-time property owners. As flag lots develop, remaining large-lot owners may face restrictions due to complaints from new neighbors, ultimately reducing the viability of these properties for their original uses. Given the limited number of large lots left in the city, she emphasized the importance of preserving this option for those who actively seek out and invest in such properties.

Council Member McGuire clarified that the discussion was not about eliminating flag lots entirely but rather about whether to amend the existing ordinance. The decision at hand was whether to keep the current regulations as they are or adopt the proposed changes. The intent was not to remove the option for flag lots but to refine how they are regulated within the city.

Director Schaefermeyer clarified that the pending ordinance focused on modifying the flag lot overlay zone rather than eliminating flag lots altogether. The city had signaled its intent to adjust regulations governing flag lots, not to remove the option entirely.

Council Member McGuire stated that while he is personally opposed to flag lots in general, he supports the proposed ordinance change because it provides clarification and improves the existing ordinance.

Council Member Zander expressed appreciation for Council Member Harris's perspective, emphasizing the importance of property rights and consistency in decision-making. She acknowledged concerns about flag lots but highlighted the benefits for long-time property owners needing options to manage their land. She supports the clear, consistent approach rather than an arbitrary case-by-case decision-making process.

Council Member Harris requested for an amendment to the motion to include noticing at the time of application instead of approval.

Council Member Zander motioned to approve Ordinance 2025-07, Amending Section 17.130.060 (Flag Lot Overlay Zone), Section 16.04.160 (Lots and Parcels), Section 17.08.010 (Definitions Generally), and Section 17.130.130 (Accessory Dwelling Unit Floating Zone) of the City Municipal Code to modify the Development Standards and Procedures for Flag Lots.

Council Member Harris requested an amendment to the motion to require notifying neighboring property owners at the time of application rather than after approval.

Council Member Zander moved to approve Ordinance 2025-07, amending Section 17.130.060 (Flag Lot Overlay Zone), Section 16.04.160 (Lots and Parcels), Section 17.08.010 (Definitions Generally), and Section 17.130.130 (Accessory Dwelling Unit Floating Zone) of the City Municipal Code to modify the development standards and procedures for flag lots, with an amendment to the noticing requirement to occur at the time of application instead of after approval. Council Member Harris seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

Mayor Ramsey expressed difficulty in supporting the proposed ordinance, acknowledging the complexity and sensitivity of flag lot discussions. She noted past public input on the issue and stated that while the intent was not to exclude public involvement, the presentation gave the impression that reducing staff workload was a primary objective. She emphasized the importance of making difficult decisions as elected officials and voiced concern about completely removing council discretion, which could leave residents without recourse.

I. Staff Reports and Calendaring Items

Attorney Loose provided a legislative update, noting that discussions were still ongoing. He offered to provide a more detailed update on Monday and invited council members to reach out with any specific questions.

Council Member McGuire asked an update on SB 337. Mayor Ramsey provided an update, stating that as of one minute ago, the Senate had adjourned with SB 337 still on the board, meaning the bill did not advance out of the Senate before the deadline.

Mayor Ramsey provided an update on SB 195, the transportation omnibus bill, noting that while it had passed out of the House, a last-minute amendment was added requiring a one-year moratorium on any road project in Salt Lake City, which came as a surprise. After further discussions and efforts to clarify the intent, an amendment was made on the House floor that expanded the UDOT pause, going beyond the original agreement and extending the project moratorium to all city roads, not just state roads, making the measure more punitive to Salt Lake City than originally anticipated. She acknowledged the significant time spent working on SB 195 and SB 337, emphasizing their major outcomes.

Council Member Zander motioned to amend the agenda to remove Item J. Executive Closed Session. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

~~J. — Executive Closed Session: 8:15 p.m.~~

~~J.1. — Discuss the character, professional competence, physical or mental health of an individual.~~

~~ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL MEETING~~

Council Member McGuire motioned to adjourn the March 4, 2025 City Council Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The March 4, 2025 City Council Meeting adjourned at 9:34 p.m.

This is a true and correct copy of the March 4, 2025 City Council Meeting Minutes, which were approved on March 18, 2025.



South Jordan City Recorder

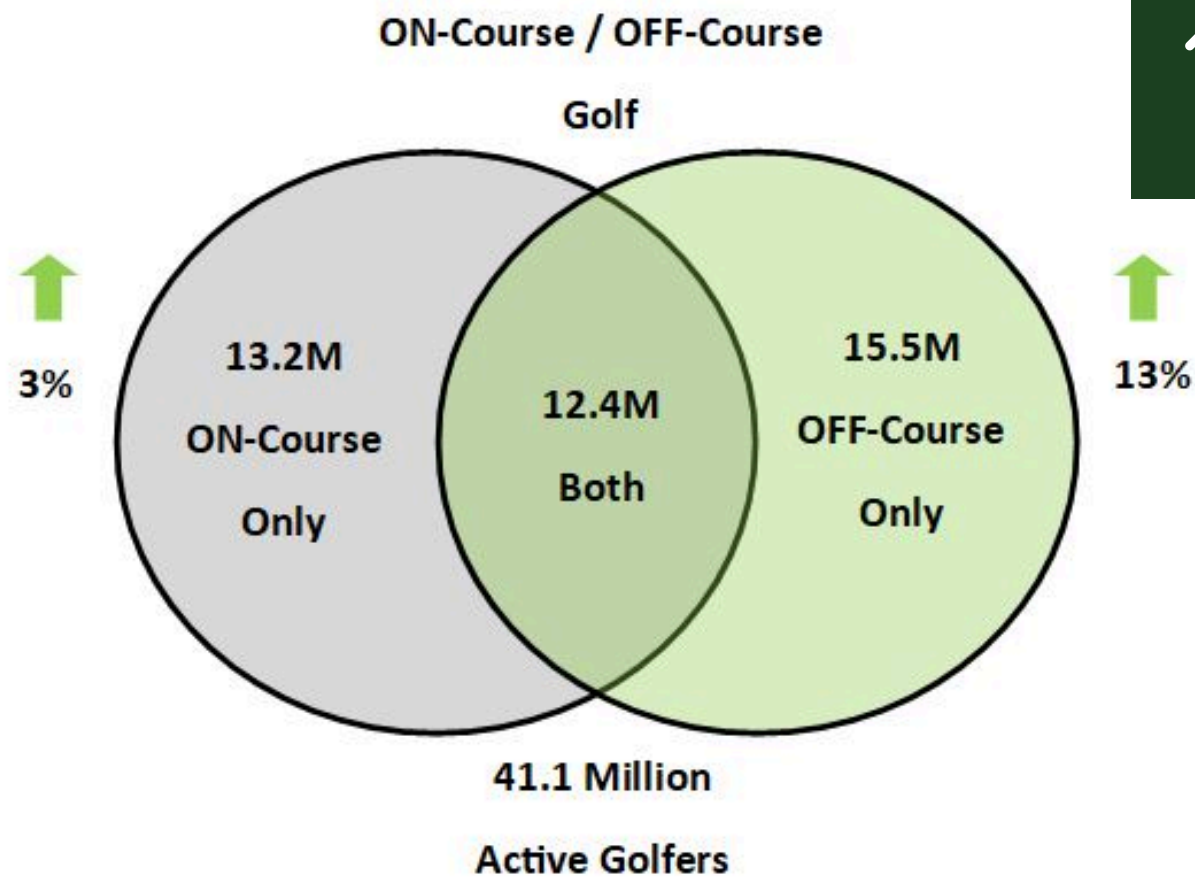


FEE INCREASE PROPOSAL

Presented By
Brad Vaske

Taking Mulligans into the future while
capturing the nostalgia of the past.

CURRENT TRENDS



48%
Increase in Youth on
Course rounds of golf
played at Mulligans



Mulligans First Tee leads
the state with 421
registrations.

Up 10% from last year.

**Off-Course Golf has outpaced On-Course Golf
for the first time in history.**



MULLIGANS TODAY

Mulligans today is seeing record foot traffic within all of our amenities.



15%

More Rounds of
Golf Played



4%

Increase in Batting
Cage Usage



10%

Increase In Driving
Range Revenue



5%

More Rounds of
Mini-Golf Played

**2024 Season Compared to
2023 Season.**

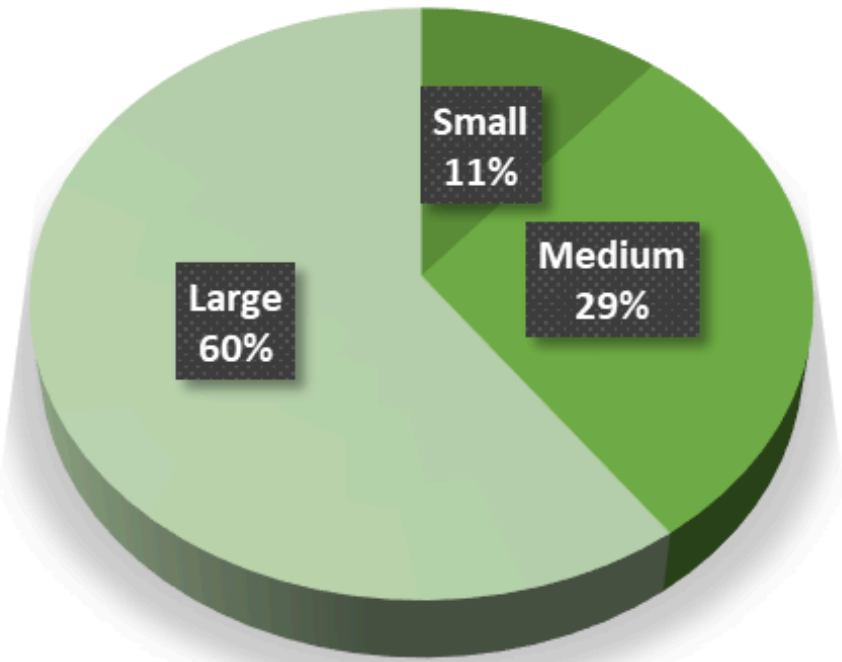




DRIVING RANGE

The Driving Range at Mulligans is open year round with both turf and natural grass hitting surfaces. In inclement weather 28 heated and air cooled bays keep golfers swinging and out of the elements. Golfers can choose between Small (40 balls), Medium (80 balls), and Large (120 balls), buckets, with Large being the most popular.

Bucket Size Purchased



Mulligans is one of only two Driving Ranges open year round in this area.

Mulligans is one of only two Driving Ranges that have grass tee's open for 6 or more months out of the season.

FEE INCREASE PROPOSAL

Increase in Large Bucket Prices

- Large (120 balls) from \$14.00 - \$15.00
 - Increase Large Bucket from 120 to 125 balls

This would also increase our punch pass prices.

- 20 Large Bucket from \$238.00 - \$245.00
- 10 Large Bucket from \$126.00 - \$128.00
- 5 Large Bucket from \$64.00 - \$66.00

Comparable Pricing

Glenmore

- Full Bucket (105 balls) \$15.00

Golf the Round

- Large (100 balls) \$13.00
- XL (150 balls) \$16.00

River Oaks

- Large (90 balls) \$13.00

Pebblebrook

- Large (115 balls) \$14.00



Mulligans vs the Competition

Other Ranges have either limited space, limited seasons, or limited windows on grass.

Most lack covered space for inclement weather.

Range balls aren't always in supply.

Conditions of the Ranges can be poor.

LIFE ON THE COURSE

Mulligans offers two beautifully sculpted 9-Hole golf courses. An Executive course to challenge all of your shot making ability, as well as a Par 3 course to help the golfer hone in their short game.

Mulligans Golf Course Fee Proposal

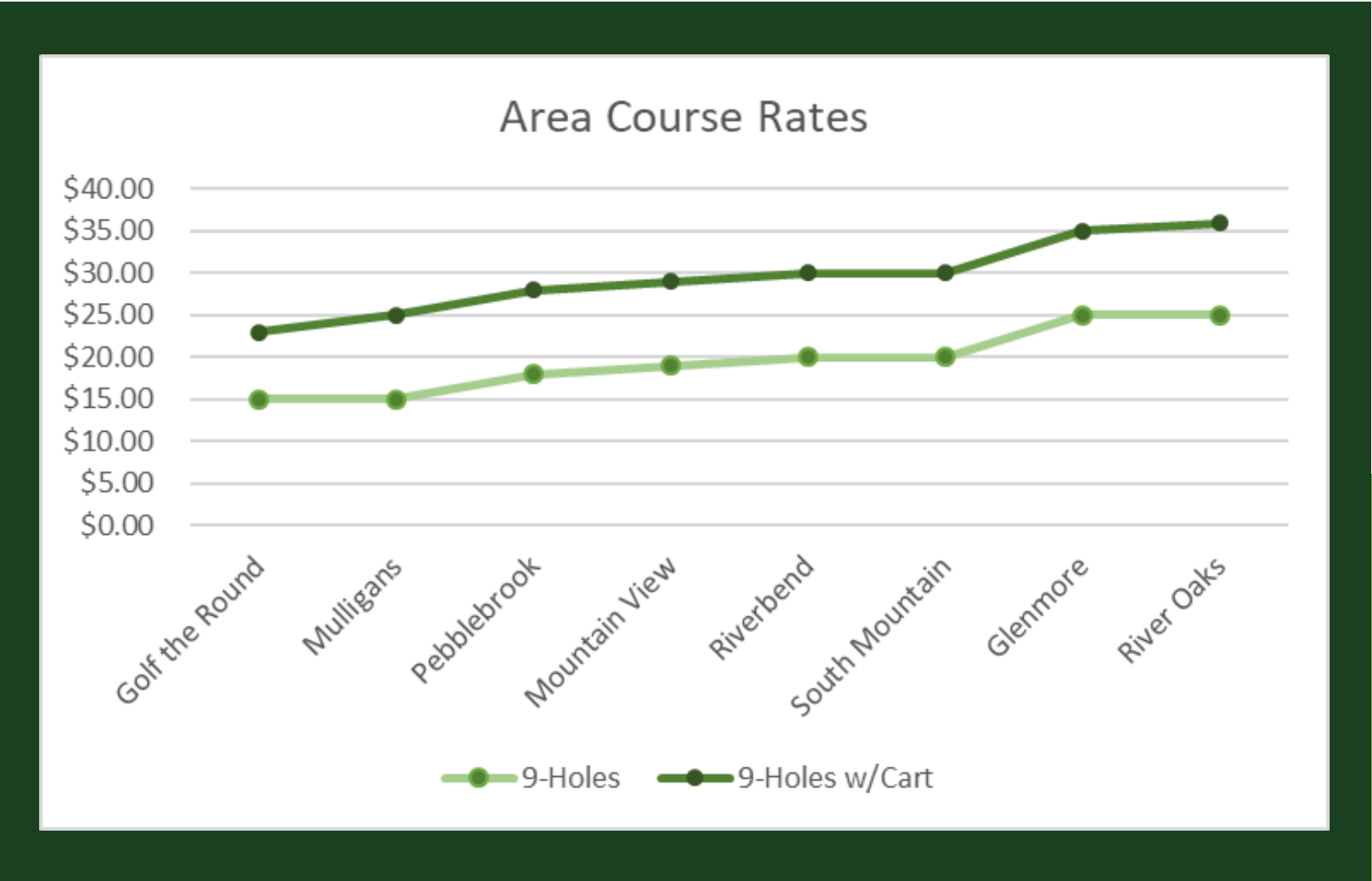
- Executive 9-Hole Adult from \$14.00 to \$15.00
- Executive 9-Hole JR & SR (Fri-Sun) from \$13.00 to \$14.00
- Executive 9-Hole JR & SR (Mon-Thur) from \$9.00 to \$10.00

Mulligans would still be the cheapest option for a round of golf.



36

Mulligans added 21 new golf carts to its fleet last year. We now boast 36 new carts ensuring every tee time will have the option of a cart.





BATTING CAGE INCREASE

Proposed Pricing Changes

- Increase Pitch Token from \$2.00 to \$3.00
- Increase Bat Pass (15 Tokens) \$26.00 to \$32.00
- Increase Bat Rental from \$2.00 to \$3.00

Increase in fees will help with needed facility upgrades.

48%
Increase in Batting
Cage usage over
past 5 years.

Replaced old
machines with all
new pitching
machines in the last
1.5 years.



IMPACTS TO THE FACILTY

- Over 2,000 Labor Hours rehabilitating Driving Range and Golf Course grass.
- Wear and tear on range from picking balls.
- Wear and tear on Grass Tees and Tee Boxes.
- Wear and tear in Mini-Golf.



INTO THE FUTURE

Taking Mulligans into the future while capturing the nostalgia of the past.

Completed Improvement Projects

- Mini-Golf Sawmill Remodel
- Planted 38 trees (Plan for over 100 5yr plan).
- Mini-Golf Pergola Remodel

Current/Ongoing Improvement Projects

- Mini-Golf Lighting Remodel
- Cart Path and Tee Box Improvements.
- Driving Range and Course Grass Restoration

Upcoming Projects

- Clubhouse Pavilion
- Pond Liner
- Course Improvements



A scenic view of a golf course under a clear blue sky. In the foreground, a lush green fairway curves around a small pond. A golf cart is parked on a path to the left. In the background, a residential neighborhood with houses and trees is visible, followed by distant mountains. The text 'THANK YOU' is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

THANK YOU

FOR ALL YOUR ATTENTION

Moderate Income Housing Plan

Resolution R2025-02



Agenda

1. 2024 Housing Report by ZPFI
2. Implementation
3. Questions

2024 Housing Report



with Ryan K. Smith of Zions Public Finance



ZIONS PUBLIC FINANCE

Growth

Past & Projected

Population & Households

- 2024 estimates: **82,732 persons** across **26,349 households**
- 2030 projections: **96,574 persons** across **32,110 households**

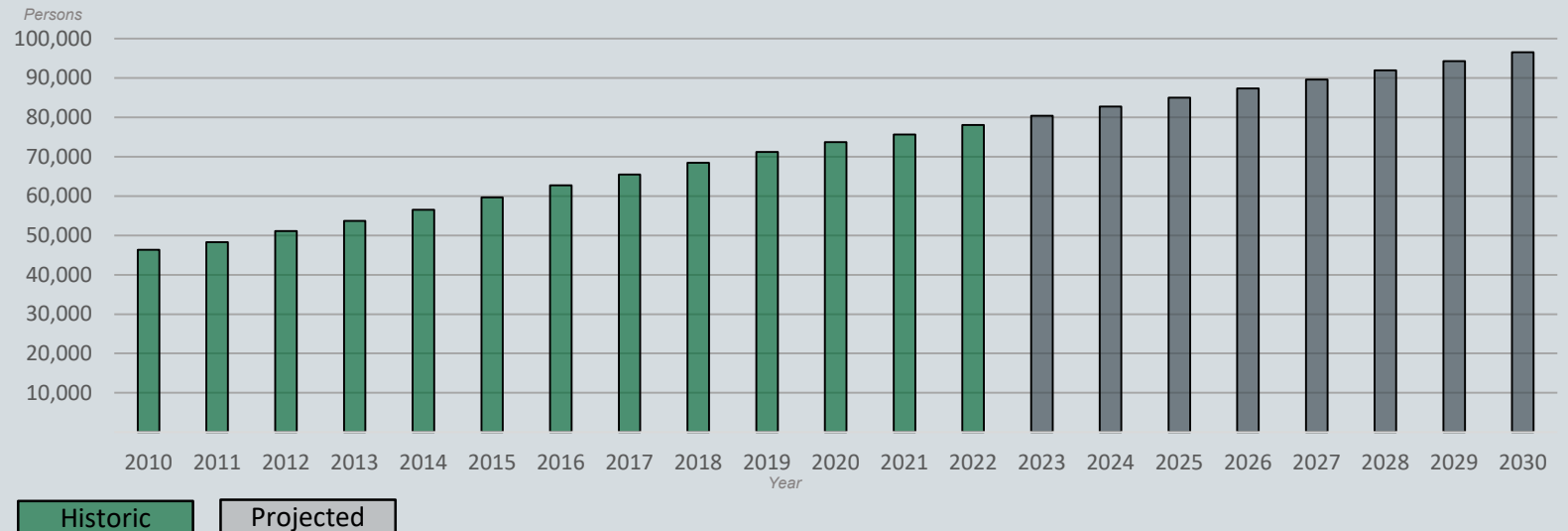
Household Sizes

- Household sizes declining, following Statewide trends
- 2024 est. **3.14 persons/household**
- 2030 projected: **3.01 persons/household**

Residential Permits

- 2014-2021: **8,999 units permitted**
- 2015-2022: **18,456 net new residents**
- On average:
 - **+2.05 net residents per unit permitted**
 - **1,125 units permitted yearly**

South Jordan Population, Historic (2010-2022) and Projected (2023-2030)



Sources: U.S. Census Bureau 5-year ACS Data 2018-2022; Ivory-Boyer Construction Database 2024.
Assumptions: ~1,125 new units/year (based on avg. permits 2014-2021); ~2.05 new residents/unit (based on 2015-2022 ACS population).

Age and Household Characteristics

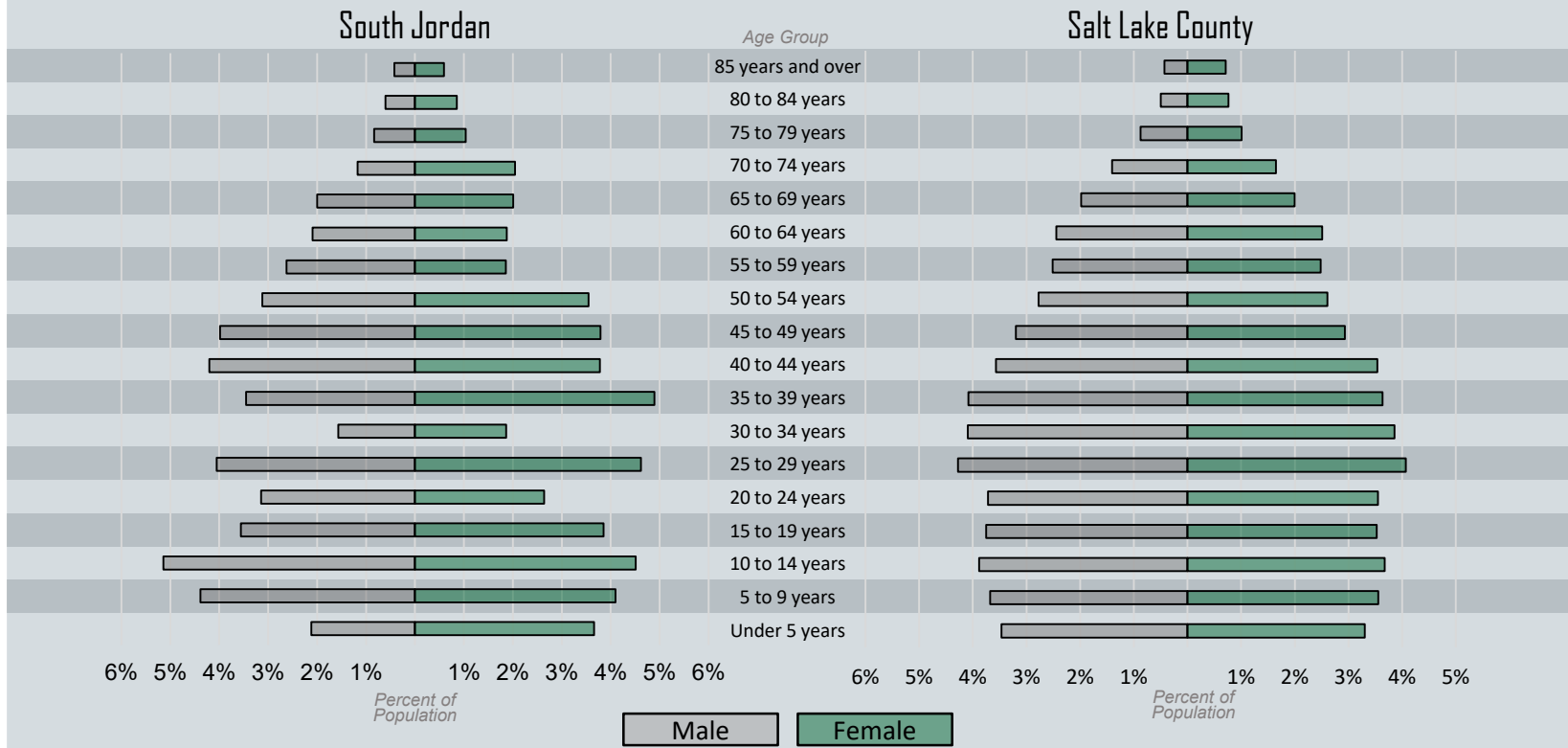
Comparative

	South Jordan	Salt Lake County	Utah
Household size	3.20	2.86	3.04
Median age	34.4	33.4	31.4
Percent of households with someone under 18	42.7%	35.2%	39.2%
Percent of total population under 18	30.5%	26.1%	28.5%
Percent of total population 65 and over	12.5%	11.3%	11.4%

Median age of 1st time homebuyer in Utah: **33 years**¹

Median age of 1st time mother in Utah: **26 years**²

Population Pyramids, South Jordan and Salt Lake County, 2022



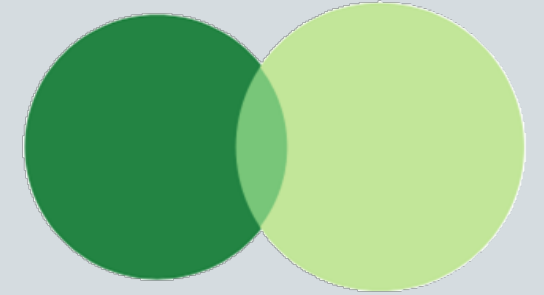
Sources: U.S. Census Bureau 5-year ACS Data 2018-2022
(1) [Terner Center for Housing Innovation at UC Berkley, 2023](#)
(2) [USU Utah Women & Leadership Project, 2023](#)

Employment and Commute Patterns

Inflow-Outflow and Job Location Geographic Analyses

- Multiple mixed-use areas with housing and jobs in proximity
- Spatial mismatch
 - Local jobs characteristics do not match local housing characteristics: size, amenities, affordability
 - Local jobs rely on commuters

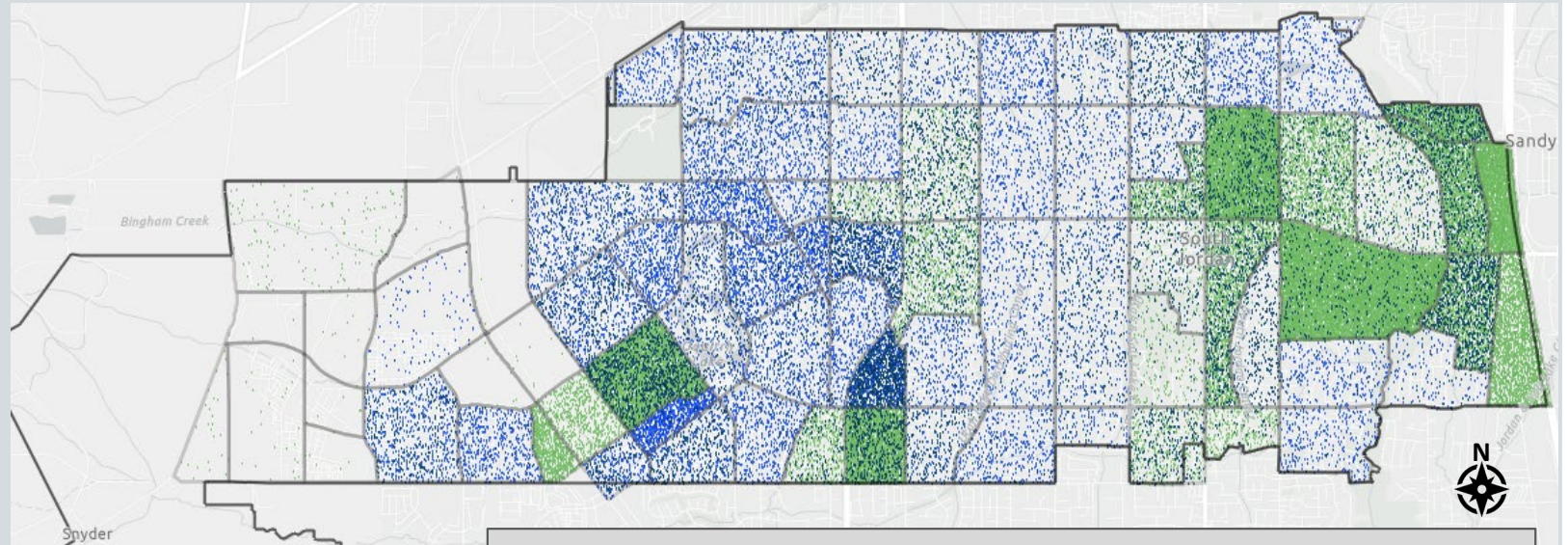
Employment Inflow-Outflow



28,938 - Employed in Selection Area, Live Outside
35,034 - Live in Selection Area, Employed Outside
3,845 - Employed and Live in Selection Area

Source: U.S. Census Bureau OnTheMap/LEHD, 2021

All Jobs Employment and Population Dot Density by Traffic Analysis Zone (2019)



Source: WFRC Travel Demand Model
RTP 2023

Legend



1 dot = 3 people
(2019 household population)



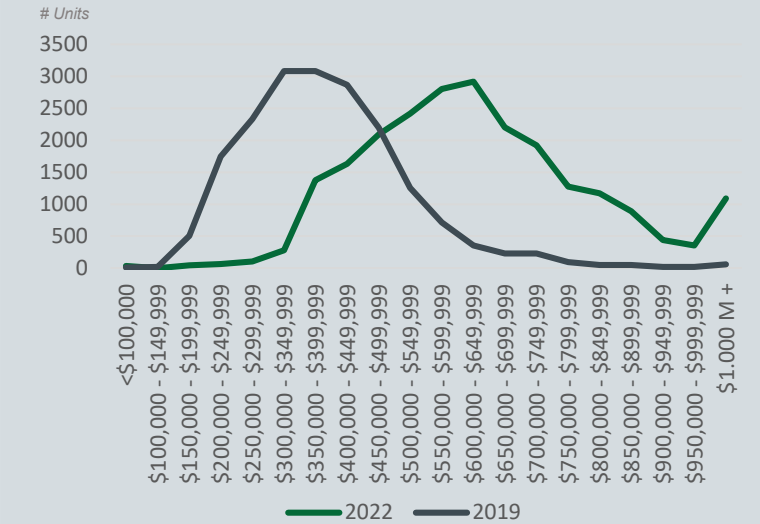
1 dot = 1 job
(All jobs in 2019 by TAZ)

Home Values

Trends over time and space

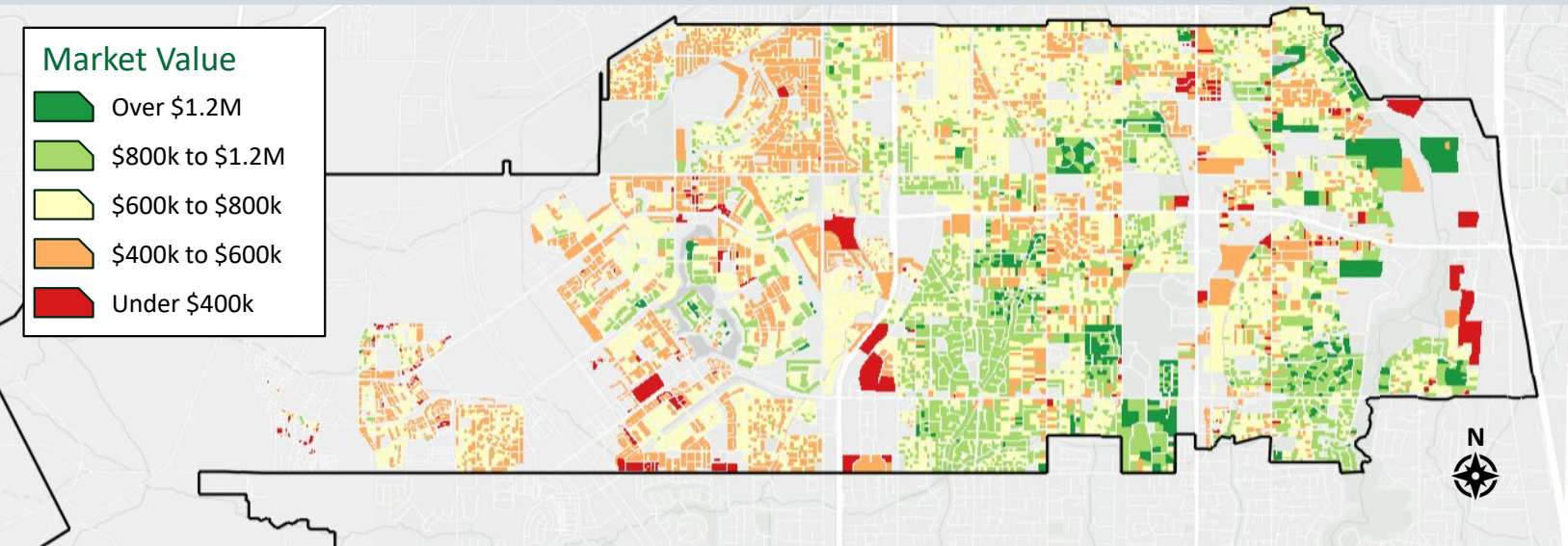
- Appreciation across all home values
 - Uptick in \$1,000,000+ homes
- East-west stratification of home values
 - Homes <\$600,000
 - Majority west of Bangerter
 - Homes >\$800,000
 - Majority east of Bangerter

South Jordan Home Value Distribution, 2019 vs. 2022



Sources: South Jordan Housing Report 2019; WFRC Utah Housing Unit Inventory (2023)

Residential and Multifamily Market Value per Unit, South Jordan (2022)



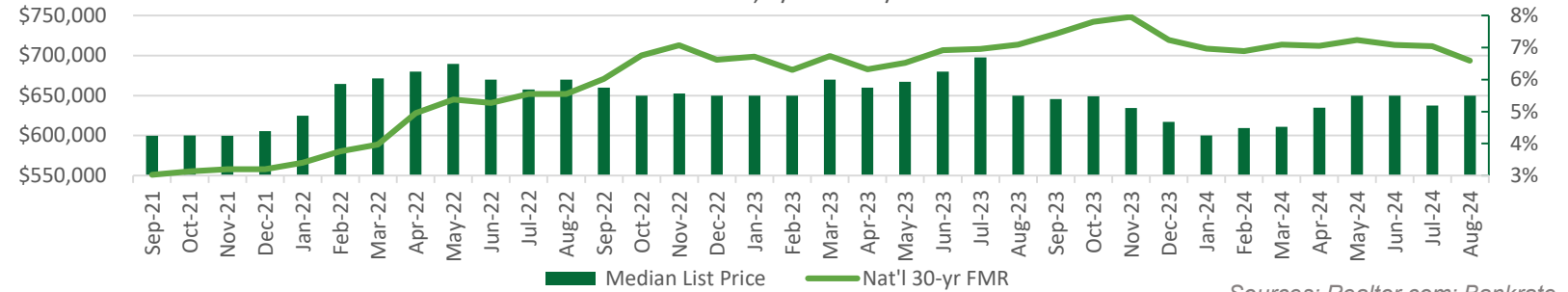
Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

For-Sale Market

2024 MLS Data

List Prices vs. Mortgage Rates

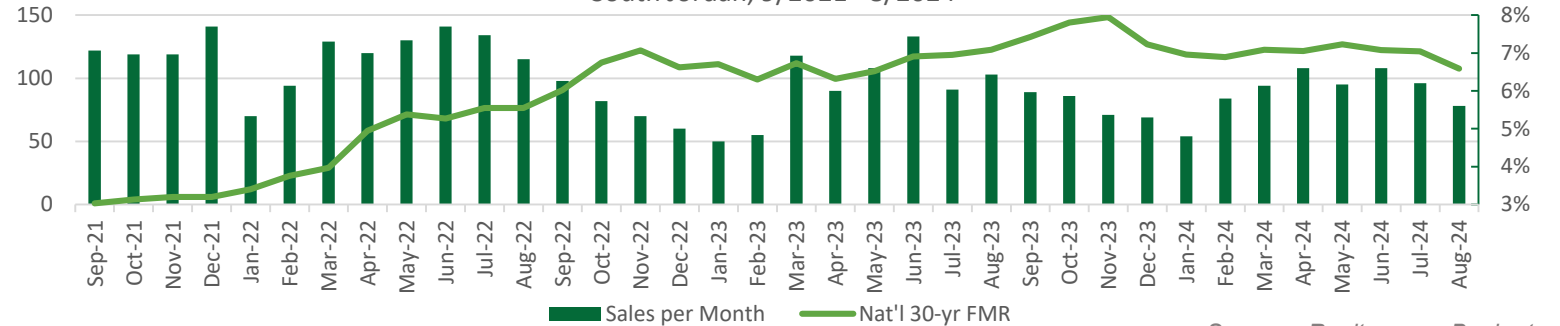
South Jordan, 9/2021 - 8/2024



Sources: Realtor.com; Bankrate

Monthly Sales vs. Mortgage Rates

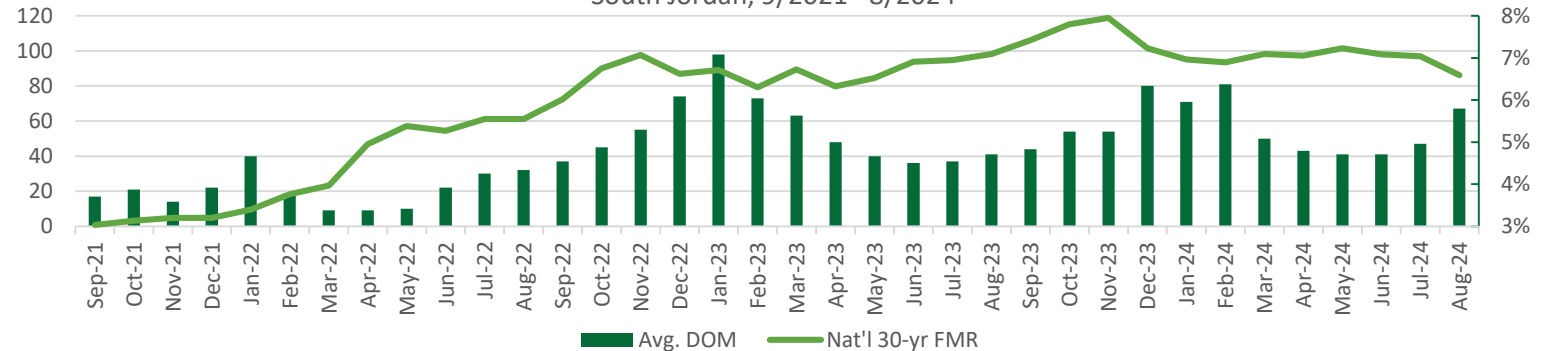
South Jordan, 9/2021 - 8/2024



Sources: Realtor.com; Bankrate

Days on Market vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Sources: Redfin; Bankrate

Housing Affordability

Affordability by % of Area Median Income (AMI)

South Jordan Household Count by Area Median Income Category (2022)					
AMI Level	Income Range	# of Households	Cumulative #	% of Households	Cumulative %
<30% of AMI	\$0 to \$31,200	1,571	1,571	6.4%	6.4%
30% - 50% of AMI	\$31,200 to \$52,000	1,400	2,971	5.7%	12.2%
50% - 80% of AMI	\$52,000 to \$83,200	3,492	6,463	14.3%	26.5%
80% - 100% of AMI	\$83,200 to \$103,950	3,332	9,784	13.6%	40.1%

Source: U.S. Census Bureau 5-year ACS Data 2018-2022; HUD; ZPFI

Affordable Monthly Housing Payments by AMI Categories				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Monthly Housing Allowance (Including \$300 in Utilities)	\$780	\$1,300	\$2,080	\$2,599
Monthly Housing Allowance (less \$300 in Utilities)	\$480	\$1,000	\$1,780	\$2,299

Source: ZPFI Calculation based on HUD 2024 Data

Affordable Home Prices by AMI Categories – 6.5% Mortgage Rate, \$300 Utilities, 10% Downpayment				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Maximum affordable home price	\$76,030	\$158,397	\$281,946	\$364,114

Source: ZPFI Calculation based on HUD 2024 Data



Housing Affordability

Purchase Affordability by Occupations and Earners

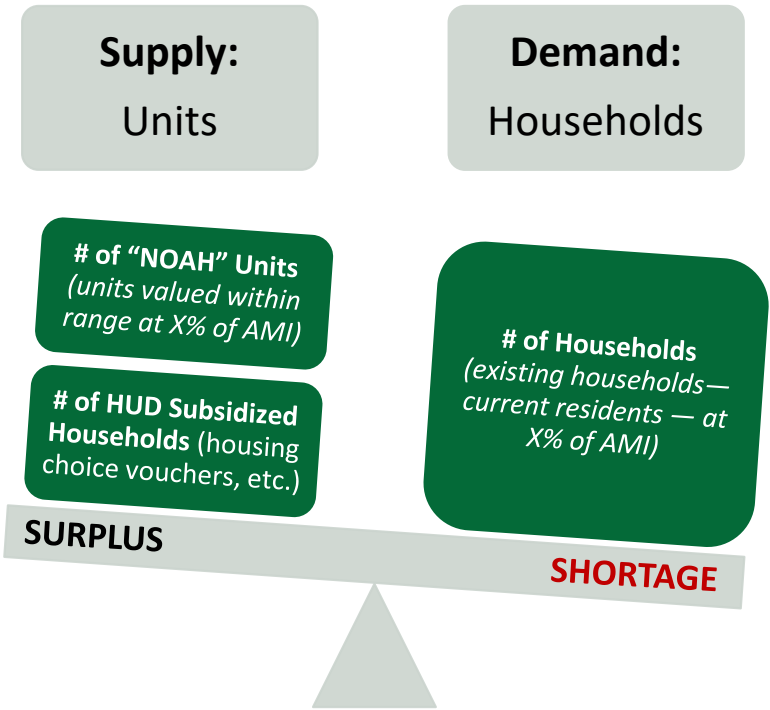
Affordable Home Price Range by Mortgage Rate, Household Income, and Occupation								
Household Income Range	Occupations Corresponding with Household Income Range, by Number of Workers in Household		Affordable Home Price Range					
	1 worker	2 workers	5.5% Mortgage		6.5% Mortgage		7.5% Mortgage	
			Low	High	Low	High	Low	High
Less than \$14,999	1 full-time worker at \$7.25 hourly	2 half-time workers at \$7.25 hourly	-	\$13.0k	-	\$11.9k	-	\$10.8k
\$15,000 to \$24,999	1 full-time worker at \$12.00 hourly	1 full-time + 1 half-time at \$7.25 hourly	\$13.0k	\$56.6k	\$11.9k	\$51.5k	\$10.8k	\$47.0k
\$25,000 to \$34,999	Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist	2 full-time workers at \$7.25 hourly	\$56.6k	\$100k	\$51.5k	\$91.1k	\$47.0k	\$83.2k
\$35,000 to \$49,999	Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician	2 full-time workers at \$12.00 hourly	\$100k	\$165k	\$91.1k	\$150k	\$83.2k	\$137k
\$50,000 to \$74,999	Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations	Pre-K Teacher, Barber, Manicurist, Janitor, Lifeguard, Receptionist	\$165k	\$274k	\$150k	\$249k	\$137k	\$228k
\$75,000 to \$99,999	Dental Hygienist, Accountant, Nurse/RN, Physical Therapist	Housekeeper, Dental Assistant, Bus Driver, Veterinary Technician	\$274k	\$383k	\$249k	\$348k	\$228k	\$318k
\$100,000 to \$149,999	Scientist, Construction Manager, Physician Assistant, Lawyer	Electrician, Firefighter, Police, Paramedic; Avg. of All Occupations	\$383k	\$601k	\$348k	\$546k	\$318k	\$499k
\$150,000 to \$199,999	General Physician, Pathologist, IT Manager, Pediatrician	Dental Hygienist, Accountant, Nurse/RN, Physical Therapist	\$601k	\$819k	\$546k	\$744k	\$499k	\$680k
\$200,000 or more	Specialized Physician, Chief Executive, Airline Pilot, Psychiatrist	Scientist, Construction Manager, Physician Assistant, Lawyer	\$819k	-	\$744k	-	\$680k	-

Sources: Bureau of Labor Statistics' May 2023 Occupational Employment and Wage Estimates for the Salt Lake Metropolitan Area, ZPFI Calculation based on HUD Data and Definitions

Housing

Affordability

Housing Gap Analysis



South Jordan Housing Gap Analysis 2022				
	Existing Households	Naturally Occurring Affordable Units	HUD Subsidized Households	Surplus (Shortage)
< 30% AMI	1,571	198	41	(1,332)
30-50% AMI	1,400	521	8	(871)
50-80% AMI	3,492	2,698	0	(794)
80-100% AMI	3,322	989	0	(2,333)
Total Below 100% AMI	9,784	4,406	49	(5,329)
Total Below 80% AMI	6,463	3,417	40	(3,006)

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; U.S. Census Bureau 5-year ACS Data 2018-2022; ZPFI

Implementation



Implementation

Utah State Statute requires implementation of at least 5 of 26 approved strategies A-Z.

One of them must be W: creation of Station Area Plans

Must include one of the following:

- G: amending land use regulations near transit
- H: eliminate or reduce parking requirements near transit and senior living
- Q: creation of a HTRZ

Selected Implementation Strategies

- E: allow for and streamline regulations for ADU's
- G: amending land use regulations near transit
- H: eliminate or reduce parking requirements near transit and senior living
- J: zoning incentives for moderate income units in new developments
- O: interlocal agreements to promote moderate income housing
- P: utilization of RDA funds for moderate income housing
- W: creation of Station Area Plans

New Strategy

Existing Strategy

Required Strategy (must be included)

Required Strategy (one of three options required)

Implementation Actions

E: allow for and streamline
regulations for ADU's

- Evaluate the Daybreak MDA for possible clarifications to ADU regulations
- Publish and advertise ADU Illustrative guide
- Continue ADU permit tracking

Implementation Actions

G: amending land use
regulations near transit

- Process development applications in the Daybreak HTRZ
- Identify Barriers and make additional land use regulation changes as appropriate

Implementation Actions

H: eliminate or reduce
parking requirements near
transit and senior living

- Evaluation of existing parking code
- Amend parking code as appropriate

Implementation Actions

J: zoning incentives for
moderate income units in
new developments

- Consider amendments to the PD floating zone
- Continue to work with the Shoreline developer to process applications

Implementation Actions

O: interlocal agreements to promote moderate income housing

- Renew city participation in the HOME beyond 2026
- Explore feasibility of using HOME funds for homeowner repair program and rental assistance programs
- Evaluate other possible interlocal agreements

Implementation Actions

P: utilization of RDA funds for
moderate income housing

- Partner with Ivory Innovations on Senior Housing
- City and RDA approval of Senior Housing Project

Implementation Actions

W: creation of Station Area
Plans

- Develop the Frontrunner SAP
- Adopt the Frontrunner SAP
- Continue to implement the TRAX and Frontrunner SAPs

Questions



ATTACHMENT C

HANDOUT ITEM H.3.

Exhibit A

16.04.160: LOTS AND PARCELS

~~D. Flag Or Panhandle Lots: Flag or panhandle lots may be approved by the Planning Commission in residential and agricultural zones after receiving a positive recommendation from the City Engineer and Fire Code official in compliance with the requirements listed below.~~
utilized to facilitate development of otherwise inaccessible lots as set forth in this section.

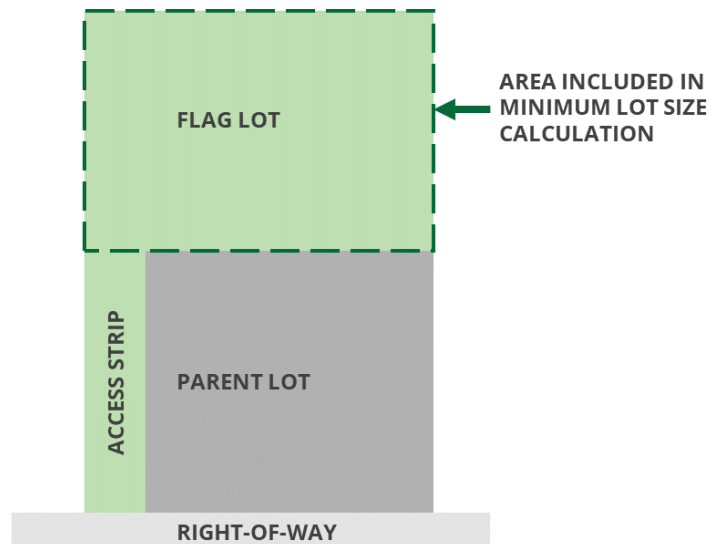
1. Qualifying Criteria. Flag lots may only be considered for lots or parcels that meet all of the following qualifying criteria:

- a. There is no other feasible or practical way to subdivide the **lot or** parcel or gain direct access to a public street or future street **system as determined by the City Engineer.**
- b. **The proposed subdivision will create** ~~A flag lot access may only be approved for: a maximum of two (2) new residential building lots from the original lot or parcel; or **the proposed subdivision will create a** maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag ~~or panhandle~~ lots.~~
- c. **The original lot or parcel has a cumulative minimum of 125 feet of contiguous street frontage.**

2. Design Standards. A flag lot shall comply with the following design standards:

- a. **Lots:**
 1. **All proposed lots meet the minimum required setbacks of the underlying zone including density. Density is calculated on the area included in the original subdivision plat.**
 2. **Flag lots shall have a lot size that is 125% the minimum size permitted in the underlying zoning district. Square footage within access strips shall not be included in the minimum lot size calculations.**

MINIMUM LOT SIZE CALCULATION



3. Setbacks are as set forth in the governing zoning district, but in no circumstance may be less than fifteen feet (15').
 4. The front setback for the flag lot shall be determined by which portion of the lot is most parallel to the street where the flag lot is accessed and shall exclude the access strip in location of the minimum setbacks.
- b. Structures:
1. Structures on flag lots shall be a maximum of 25' in height.
 2. Structures, including accessory buildings, are prohibited within the access strip of a flag lot.
- c. Access Strip:
1. Access strips shall be a minimum of twenty feet (20') of paved access width. Greater access width may be required by the fire marshal based on the access with requirements of the International Fire Code.
 2. The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot.
 3. All proposed driveways and access points shall comply with applicable International Fire Code standards.
 4. The driveway access strip shall be paved with asphalt or concrete to a minimum width of twenty feet (20'). Design of the driveway shall provide a manner for controlling drainage water acceptable to the city engineer. The load bearing capacity of the driveway may be required to be designed to support the weight of fire and emergency vehicles as required by the Fire Marshal and City Engineer.
 5. The maximum grade of the access strip shall not exceed ten percent (10%).
 6. For lots where the access strip is over one hundred fifty feet (150') in length, sufficient turnaround space for emergency vehicles shall be provided and an easement for access by emergency vehicles will be required. The fire marshal shall review and approve the design and location. The access strip or driveway shall be maintained by the property owner or possessor of the premise. It must be in good condition, with adequate snow removal, free of obstructions, and must provide free and uninhibited access by emergency vehicles at all times.
 7. Driveways shall be located a minimum of fifteen feet (15') from existing residential structures on neighboring lots, excluding those located on parent lots.
 8. Flag lots must post address numbers at the entrance to the flag lot driveway that are clearly visible from the right-of-way and meet the requirements of the International Fire Code.
 9. To reduce the number of driveways, a single access strip may be used when shared by two adjacent flag lots or by a flag lot and the lot between the flag lot and the street. In such circumstances shared access easements shall be included on the plat.

10. Fire hydrants shall be provided to serve the flag lot as required by the International Fire Code. Any fire hydrants located in the public right of way shall be dedicated to the water provider for access to and maintenance of the hydrant.

4. Procedure. Flag lots will be processed as a subdivision amendment as set forth in [Section 16.14](#) of this Code.

5. Submittal Requirements. In addition to the submittal requirements set forth in [Section 16.14](#) of this Code, applications with flag lots shall submit the following:

- a. ~~The applicant understands and acknowledges in writing that~~ **Written acknowledgement from the applicant indicating that** irrespective of any City approval, there may be covenants, conditions, and restrictions on the parcel that the City does not review and cannot enforce that may preclude flag lot development;
- b. **A written description from the applicant stating the reason the flag lot is needed, why the flag lot may not be developed along a street or future street, and what potential impacts for neighboring properties may be and what actions have been taken to limit those impacts, and;**
- c. **A concept plan showing the required setbacks and the building envelope.**

6. Approval. Flag lots that meet all applicable criteria shall be administratively approved by the Planning Director if in compliance with all applicable regulations.

7. Notice. Following of the submittal of a complete flag lot application, the City shall send an informational notice to adjacent property owners informing them of the subdivision application.

Section 17.08 Definitions Generally

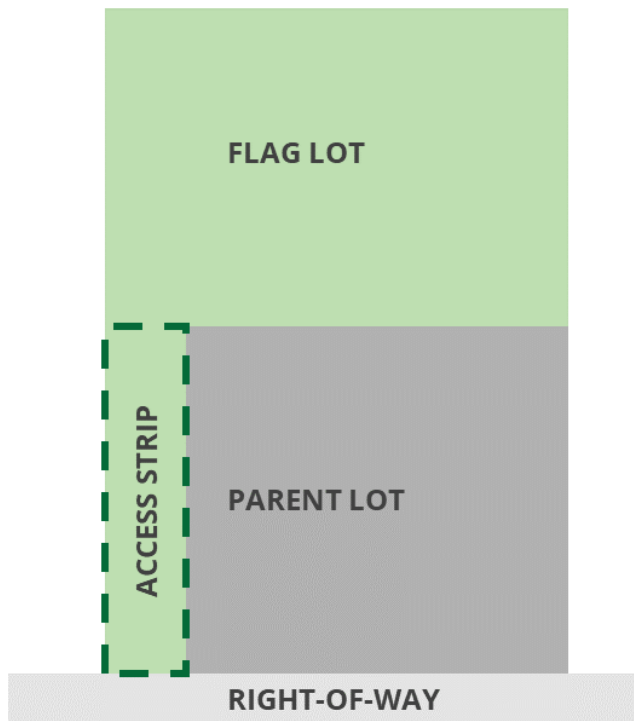
Definitions:

LOT, FLAG LOT ACCESS STRIP: A narrow portion of land (resembling a flagpole) that connects a large area behind another lot or parcel (resembling a flag) to the right-of-way.

LOT, FLAG OR PANHANDLE: A lot having a larger area or “body” at the rear behind another lot or parcel (resembling a flag or pan) which is connected to the street by a ~~narrower portion~~ narrow access strip (resembling a flagpole or handle) which does not meet the lot width or frontage requirements of the zone.

LOT, PARENT: A lot remaining along the majority of the street frontage after a flag lot is created.

FLAG LOT DIAGRAM



17.130.030: ACCESSORY DWELLING UNIT FLOATING ZONE

17.130.030.010: PURPOSE

17.130.030.020: REVIEW PROCESS

17.130.030.030: PROHIBITIONS

17.130.030.040: INSPECTIONS

17.130.030.050: PRIOR USE

17.130.030.060: APPEALS

17.130.030.010: PURPOSE

Accessory dwelling units or ADUs, as defined in section 17.08.010 of this Title, are intended to provide affordable housing units, economic relief to homeowners, and create desirable housing forms that appeal to households and individuals at a variety of stages in the life cycle. The Accessory Dwelling Unit Floating Zone provides regulations and design standards for ADUs. Acceptable ADUs shall be one of the following two (2) types (see section 17.08.010 of this Title for definitions):

Internal Accessory Dwelling Unit or IADU: An ADU, that qualifies as an internal ADU under Utah State Law, and is contained within the primary dwelling so that the ADU and the primary dwelling appear to be one unit, that includes a kitchen and bathroom.

Guesthouse: An ADU that is detached from the primary dwelling that includes a kitchen and bathroom.

17.130.030.020: REVIEW PROCESS

The use of the Accessory Dwelling Unit Floating Zone may only be established in conformance with the review procedures of this section. Applicants shall follow the procedures, requirements, and standards of this Code. The use of the Accessory Dwelling Unit Floating Zone shall be conducted in accordance with approved plans.

1. Planning Department Approval: All Internal Accessory Dwelling Units and Guesthouses shall require the approval of the Planning Department before they are occupied. Applicants shall electronically submit to the Planning Department an accessory dwelling unit application that includes (1) a site plan that is drawn to scale that clearly shows the location of all existing and new structures, parking, driveways, and walkways; and (2) a floor plan that is drawn to scale with room labels and indicating designated use.
 1. Resident Occupancy: For all accessory dwelling units, the owner of the property, as reflected in title records, shall make his or her legal residence on the property as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
 2. Standards: The Planning Department shall approve accessory dwelling unit applications upon the following standards being met:
 1. Zoning: The Accessory Dwelling Unit Floating Zone shall be applied to conforming single-family dwellings in the following zones: A-5, A-1, R-1.8, R-2.5, R-3, R-4 and R-5. Approved accessory dwelling units shall meet the requirements of the underlying zone. Only one (1) ADU is allowed per lot. ADUs are not allowed in conjunction with mobile homes or any form of attached housing units.
 2. Lot Size: An internal ADU shall only be approved on a lot that is greater than six thousand (6,000) square feet in area. A Guesthouse shall only be approved on a lot that is equal to or greater than fourteen thousand five hundred twenty (14,520) square feet in area. The addition of an accessory dwelling unit shall not violate the maximum building coverage requirements outlined in Sections 17.40.020 and 17.30.020 of this Title.
Guesthouses on flag lots are prohibited.
 3. Parking: A minimum of one (1) off-street parking spaces, in addition to those already required for the single-family home, shall be provided for an accessory dwelling unit and shall not render the required parking spaces

for the single-family home inaccessible. All parking spots shall meet the requirements of Chapter 16.26 of this Code.

4. Setbacks: All ADUs that propose modifications visible from the exterior of the home (i.e., additions and remodels to the primary dwelling or construction of a Guesthouse) shall comply with the following requirements:
 1. Setbacks, ADUs shall comply with the setbacks of the underlying zone or as approved with the subdivision. Guesthouses shall comply with the required setbacks of the underlying zone for an accessory building, however, in no case shall a Guesthouse be located closer than ten feet (10') from a side or rear property line.
 2. Exterior Appearance: ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood.
 3. Architectural Compatibility: ADUs shall be designed and constructed to be compatible with the exterior of the primary dwelling (e.g., exterior materials, colors, and roof pitch) in order to maintain the appearance of the primary dwelling as a single-family dwelling.
5. Guesthouse Maximum Size: In all cases a Guesthouse shall remain subordinate and incidental to the primary dwelling. No Guesthouse shall have more than three (3) bedrooms. The floor space of a Guesthouse shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted.
3. Affidavit: Applicants for ADUs shall sign and record an affidavit stating that the owner will comply with all regulations of the Accessory Dwelling Unit Floating Zone and will live in either the primary or accessory dwelling unit as their permanent residence. The affidavit shall also include authorization of annual inspections of the ADU by City Staff to ensure compliance with all regulations of the Accessory Dwelling Unit Floating Zone.
2. Building Permit Requirements: In addition to the approval required from the Planning Department, all accessory dwelling units that propose construction or remodeling shall require a building permit from the Building Division and shall conform to all applicable standards in the City's adopted Building Codes. The applicant shall obtain all necessary building permits and pay applicable fees prior to any construction, remodeling, or use of any ADU. ADUs shall not be approved on properties that have outstanding ordinance or building violations or are nonconforming uses or structures. Floor plans, architectural

elevations, and structural calculations, as may be required, shall be submitted to the Building Division.

3. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, Guesthouses that propose a floor area greater than thirty-five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

~~17.130.060: FLAG LOT OVERLAY ZONE~~

~~17.130.060.010: PURPOSE~~

~~17.130.060.020: ESTABLISHMENT~~

~~17.130.060.030: AMENDMENTS~~

~~17.130.060.010: PURPOSE~~

~~The purpose of the Flag Lot Overlay Zone (FL) is to allow for the creation of a flag lot in an existing subdivision that does not meet the minimum area requirement in subsection 16.04.160D of Title 16. The FL may be applied to an existing lot under unique circumstances as determined by the City Council and its consideration of following provisions.~~

~~17.130.060.020: ESTABLISHMENT~~

~~1. Procedure:~~

- ~~1. Concept: Applicants are encouraged to submit a concept plan and work with staff prior to application to understand the surrounding area, the goals and policies of the City's General Plan, and to ensure the minimum requirements of the FL can be met.~~
- ~~2. Rezone: An FL shall only be established upon approval by the City Council as a rezone according to the provisions of Chapter 17.22, "Zoning Amendments", of this Title and as may be required elsewhere in this Title. City Council rezone approval of the FL shall be by development agreement.~~
- ~~3. Concurrent Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a preliminary subdivision application to be processed concurrently with an FL rezone. In the case of concurrent applications, Planning Commission approval of a concurrent preliminary subdivision shall be contingent on the City Council's approval of the FL rezone.~~

~~2. Application Requirements:~~

- ~~1. The subject lot shall have a minimum lot width not less than one hundred twenty-five feet (125') as measured along the property line adjacent to the public right of way.~~
 - ~~2. The applicant shall provide a letter that justifies the establishment of the FL and addresses any efforts to limit the impact of development on neighboring properties.~~
 - ~~3. The applicant shall provide a concept plan that shall include a preliminary subdivision layout showing the location, footprint and building elevations of the proposed house.~~
 - ~~4. Notices of the public hearing shall be sent in accordance with the requirements in Subsection 16.04.060 of Title 16 and the Utah Code Annotated, except that:~~
 - ~~1. The area requirement for notices shall include all property owners within the subdivision and adjacent to the subject property.~~
- ~~3. Effect Of Approval:~~
- ~~1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect (with the exception of the flag lot requirement contained in subsection 16.04.160D1a in Title 16), unless such provisions are expressly waived or modified by the approved development agreement.~~
 - ~~2. An approved FL shall be shown on the zoning map by a " FL" designation after the designation of the base zone district.~~
 - ~~3. The city shall not issue permits for development within an approved FL unless the development complies with the approved development agreement.~~

~~17.130.060.030: AMENDMENTS~~

~~Any application to amend an approved FL shall be processed as a zone text amendment. Any amendment to an approved FL requires that the corresponding development agreement also be amended.~~



Flag Lot Text Amendment

Application No. PLZTA202400242

Current Flag Lot Eligibility

For Administrative Process

- Must have twice the average lot size in the original platted subdivision
- Must meets requirements of underlying zone (setbacks, lot size, density)
- No other feasible way to connect to street or future street

For Legislative Process

- Parent parcel(s) must have a minimum of 125' street frontage
- "Unique circumstances as determined by the City Council"

Purpose of Changes

Few lots qualify under existing administrative process

Difficult to determine eligibility

Legislative process lacks clear decision making criteria

Few standards included in code

Create a consistent process for all flag lots

Amendment Overview

Subdivision Ordinance §16.04.160

- Revises standards and procedures for flag lots.

Definitions §17.08.010

- Clarifies “Flag Lot” definition and adds “Access Strip” and “Parent Lot” definitions

Flag Lot Overlay Zone §17.130.030

- Eliminated

ADU Ordinance §17.130.030

- Prohibits Guest Houses on Flag Lots

Definitions

Flag Lot

- A lot having a larger area behind another lot or parcel (resembling a flag) which is connected to the street by a narrow access strip (resembling a flagpole) which does not meet the lot width or frontage requirements of the zone.

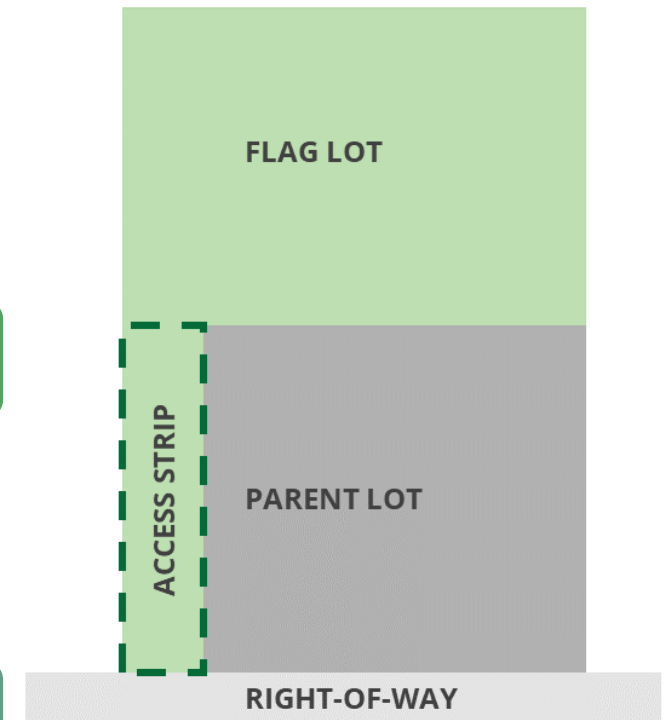
Flag Lot Access Strip

- A narrow portion of land (resembling a flagpole) that connects a large area behind another lot or parcel (resembling a flag) to the right-of-way.

Parent Lot

- A lot remaining along the majority of the street frontage after a flag lot is created.

FLAG LOT DIAGRAM



Design Standards

Lots

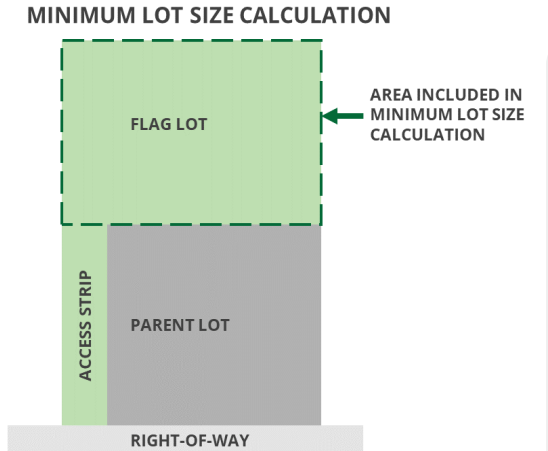
- Meet underlying zoning Requirements including density
- 125% minimum lot size, excluding access strip
- Setbacks 15' or those of governing zoning, whichever is more
- Front setback parallel to the street

Structures

- 25' structure max
- No structures in access strip

Access strip

- 20' wide,
- Paved and 10% grade max
- Over 150' long requires turnaround
- platted with the lot
- Address at the street
- 15' minimum from neighboring residential structures excluding parent parcel



Proposed Procedure

Submittal

Same as subdivision amendment with additional materials:

- Written acknowledgement of CCRs
- Written description why the flag lot is needed
- Concept plan showing required setbacks and building envelope

Review

Same as subdivision amendment with reviews by:

- Planning
- Engineering
- City Attorney

Approvals

If all an application meet all requirements, it can be approved by the Planning Director

ADUs

Guest Houses

- Prohibited on flag lot

Internal (Attached) ADUs

- Would remain as regulated, consistent with State Statues

Questions



Process Comparison

City	Administrative Approval	Legislative Approval	Notes
South Jordan	✓	or ✓	Planning Commission may only approve if qualifying criteria is met, otherwise flag lot overlay zone requires City Council approval.
West Jordan	✓		
Herriman	✓		
Riverton	✓		
Sandy	✓ *		* Planning Commission approval as “Special Exception”
Draper	✓		
Millcreek	✓		