

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MARCH 04, 2025 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a meeting at 6:30 p.m. on Tuesday, March 4, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join virtually using Zoom. Attendees joining virtually may not comment during public comment; virtual participants may only comment on items scheduled for a public hearing. Video must be enabled during the public hearing period. Attendees wishing to present photos or documents to the City Council must attend in person.

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate.

The ability to participate virtually depends on the individual's internet connection. To ensure that comments are received regardless of technical issues, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Council Member, Tamara Zander
- C. Pledge of Allegiance:** By Communications Manager, Rachael Van Cleave
- D. Minute Approval:**
 - [D.1.](#) February 18, 2025 City Council Study Meeting
 - [D.2.](#) February 18, 2025 City Council Meeting
- E. Mayor and Council Reports: 6:35 p.m.**

F. Public Comment: 6:50 p.m.

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

G. Action Item: 7:00 p.m.

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

H. Public Hearing Items: 7:10 p.m.

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

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

[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. RCV (*By Long-Range Planner, Joe Moss*)

I. Staff Reports and Calendaring Items: 8:00 p.m.

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

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted February 28, 2025.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

February 18, 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 Public Works Raymond Garrison, Associate Director of Public Works Colby Hill, 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, Art's Program Coordinator Tiffany Parker, CTO Matthew Davis, Senior Systems Administrator Phill Brown, GIS Coordinator Matt Jarman, Long-Range Planner Joe Moss, Animal Control Supervisor Jill Rasmussen, City Recorder Anna Crookston

Absent:

Others: Amy McKay Butler, Anadine Burrell, Mandi Barrus

4:36 P.M.
STUDY MEETING

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

Mayor Ramsey introduced the meeting and welcomed everyone present.

B. Invocation: *By Council Member, Kathie Johnson*

Council Member Johnson offered the invocation.

Mayor Ramsey noted that City Attorney Ryan Loose was absent as he was testifying in a legislative committee hearing online and would be joining shortly.

C. Mayor and Council Coordination

The Council and Mayor discussed the Legislative Policy Committee (LPC) meeting, with a request for a recap at the end of the council meeting. It was noted that representation at LPC was strong, with members attending both online and in person. The discussion highlighted the challenges of prioritizing legislative issues, as new bills continue to emerge in the final weeks of the session. The importance of aligning priorities was emphasized, given that shifting dynamics can make it difficult to assess each issue in real-time. Staff members, including City Attorney Loose, Council Members McGuire, Johnson, and Shelton, have been actively involved in LPC meetings, with additional staff and department chiefs also engaged in the process.

D. Discussion/Review of Regular Council Meeting:

Presentation Items:

- Presenting Neil Rasmussen with the APWA Outstanding Drinking Water System Professional Award.
- Presenting Cameron Browning with the APWA Outstanding Storm Drain Maintenance Professional Award.
- Art's Council Annual Update.

Action Items:

- Resolution R2025-06, Appointing Lori Harding to the South Jordan Planning Commission.
- Resolution R2025-07, Approving the agreement for installation of sewer improvements along 1055 West with Jordan Basin Improvement District.
- Resolution R2025-08, Amending the City Wide Policy 500-01 relating to PID.
- Resolution R2025-09, Development Agreement with Mulberry Cottage, LLC and WHDTMR, LLC pertaining to property located at 10537 S. 3010 W. and 10555 S. 3010 W.

E. Presentation Item:

E.1. Art's Council member appointment. *(By Director of Recreation, Janell Payne)*

Director Payne introduced applicant Anadine Burrell, Amy McKay, and Mandi Barrus.

Amy Butler introduced herself as a South Jordan resident who moved to the community three years ago with her husband after retiring from her first career as a professional counselor. She shared her background as an artist, photographer, and author, highlighting the welcoming arts opportunities in the city. Ms. Butler expressed her advocacy for therapeutic arts, emphasizing its value as a form of self-expression. She expressed gratitude for the community's support and stated her desire to contribute by encouraging others to engage in artistic and creative pursuits.

Mandi Barrus introduced herself as a professional musician, music educator, and artistic director, as well as the co-founder of a nonprofit performing arts organization. A five-year resident of South Jordan and live in Daybreak, she highlighted her experience in program administration, artistic assessment, and community engagement. Ms. Barrus expressed enthusiasm for the new county Performing Arts Center and a desire to serve as a consultant to ensure it meets the community's needs. She also emphasized her interest in bringing more performances and programs to South Jordan, allowing her nonprofit to contribute to the local arts scene.

Anadine Burrell introduced herself as a 15-year resident of South Jordan who also lives in Daybreak with a strong background in music and community theater. She has sung with the Utah Opera Chorus for 10 years and has also performed with the Utah Symphony Chorus for over a decade. Ms. Burrell expressed her interest in joining the Arts Council to help strengthen the local performing arts scene, noting that much of her musical involvement has been downtown and she would love to see more opportunities in South Jordan. As a performer, she believes she can provide valuable insight into attracting high-quality talent and engaging the community. She also

shared that her husband is part of the artistic community and that the arts are an essential part of their family's life.

Council Member Zander asked Ms. Barrus for clarification on the type of programming envisioned for the new county facility, seeking insight into what would be considered the right programming.

Ms. Barrus emphasized her advocacy for making opera and the arts accessible to everyone. She envisions programming that serves diverse ages, languages, accessibility needs, and underserved populations, including those experiencing homelessness. She highlighted the importance of educational outreach in schools, after-school and evening programs for skill-building, and opportunities for community participation in theater and visual arts. She also stressed the value of performances in nontraditional spaces, such as food pantries, to ensure broader community access to the arts.

Council Member McGuire noted that all applicants appeared to reside in the Daybreak community and inquired whether they were currently serving on the LiveDAYBREAK Arts Council. The three applicants do not serve on the LiveDAYBREAK Arts Council. He clarified that the question was for informational purposes, acknowledging that the city's current Arts Council chair is also a Daybreak resident. He then asked what types of arts programming the applicants would like to bring to the city that are not currently being offered.

Ms. Barrus expressed a strong interest in bringing opera and classical music to South Jordan, noting that while the city has a strong presence in musical theater through partnerships with Sandbox Theatre, Herriman, and Kensington Theatre, there is currently little representation of opera or orchestral ensembles. She emphasized her commitment to promoting underrepresented voices in classical music, including Utah-based artists, composers, people of color, and women. She highlighted her experience in premiering works by local composers, citing a recent production that led to an out-of-state opera company picking up the piece for a full performance. She also advocated for adapting traditional operatic works for modern audiences by shortening performances, providing English or Spanish translations, and ensuring accessibility for all attendees.

Ms. Butler echoed Ms. Barrus's support for expanding beyond musical theater, emphasizing the abundance of talent in Utah and the opportunity to showcase more orchestral and instrumental works by local artists. She highlighted the need to create opportunities for those who are passionate about the arts but may not have time due to professional commitments. She acknowledged that while she may not have extensive business experience, she brings strong enthusiasm and a talent for promoting events, particularly through social media. She expressed a desire to make opera and symphony performances more approachable, noting that many adults have never attended such events due to their formal nature. She suggested that featuring local performers could encourage attendance, as people are more likely to support events when they know someone involved, just as they do with community and school theater productions.

Ms. Burrell shared her interest in expanding arts programming to include poetry workshops and opportunities for individuals who have never painted before. She expressed enthusiasm for art

therapy and its benefits, both from her experience as a therapist and as an artist herself. She highlighted the value of providing accessible creative outlets, such as photography contests and plein air painting programs, noting how meaningful it is for participants to have their work displayed, even if they don't win. She suggested fostering collaborations with local businesses, such as displaying poetry in coffee shops, to further integrate the arts into the community.

Mayor Ramsey asked whether any of the applicants had attended either of South Jordan's productions in the past year. The three applicants had not attended the productions.

Mayor Ramsey thanked the applicants for attending and sharing more about themselves. She explained that the city strives to ensure a diverse representation of artistic disciplines on the Arts Council. Rather than selecting individuals with the same focus, the goal is to include a variety of perspectives and art forms. She explained that the city would review current Arts Council members, focus areas, and available openings before making a decision. She assured the applicants that the selection process would involve discussion among the group, and someone would follow up with them soon. She expressed appreciation for their interest to serve.

F. Discussion Items:

F.1. R-M Zone Amendments. (*By Long-Range Planner, Joe Moss*)

Director of Planning Steven Schaefermeyer provided an update on zoning proposals, recalling that the PD floating zone was introduced last year to limit density to eight units per acre, except in station area plans and freeway-adjacent areas. The goal was to reduce negotiations focused solely on density. He explained that the department had committed to developing new residential multi-family zoning options and invited feedback on the proposed direction. The intent is to create a zoning category that bridges the gap between RM-6 and RM-8, offering a structured alternative for townhome developments without defaulting to the PD zone, which is often seen as overly flexible. Any changes would still require a rezone and development agreement to ensure project parameters are met.

Long-Range Planner Joe Moss presented prepared presentation Attachment A. He discussed proposed zoning updates aimed at accommodating moderate-income and medium-density housing. He highlighted a projected shortage of 5,000 housing units for households earning 80% of the area median income (AMI) or less by 2030. Currently, multi-family and live-work units are prohibited in RM zones, and the city lacks a designated multi-family zone. Existing RM-5 and RM-6 zones limit density to six units per acre, restricting housing options. He compared South Jordan's zoning regulations to neighboring cities, noting that some have higher density allowances or unique requirements, such as Herriman's minimum density rule. He also pointed out that the city's residential district purpose statement references only single-family housing, despite RM standing for "residential multiple." He presented visual examples in Attachment A of different housing types, discussing density perceptions and zoning gaps. He described developments where duplexes appear as single-family homes from the front but have shared garages in the rear, contributing to a more multi-family appearance. Comparisons were made to developments in Riverton and Daybreak, where a mix of single-family homes, duplexes, and townhomes provide greater variety in housing choices. He noted that factors such as driveway

layouts, setbacks, and grading impact how developments feel at the street level. For example, alley-loaded townhomes create a more open and park-like streetscape, while front-facing driveways alter the neighborhood's visual character. He explained that zoning considerations extend beyond density, with building massing and design elements influencing community perception. He distinguished between house-scale and block-scale buildings, noting that setbacks and architectural features affect how structures integrate into surrounding areas. He also addressed transition factors between different housing types, citing examples where grading, setbacks, and design elements either helped blend multi-family developments with single-family neighborhoods or created stark contrasts. Developments in Riverton, West Jordan, and Herriman demonstrated varying approaches to integrating density while maintaining neighborhood character. He outlined potential approaches for incorporating these considerations into zoning code updates. Options included traditional prescriptive zoning requirements, flexible standards tailored to different housing types, and a point-based system modeled after Salt Lake City's transit-oriented development zones. The latter system assigns weighted points to urban design elements, allowing developers to achieve administrative approval if they meet a specified threshold. Alternatively, the city could require all projects to meet a minimum number of points, or incorporate these elements into planned development (PD) standards. He noted that while PD zoning allows for case-by-case adjustments, it may introduce inconsistencies and additional complexity in the review process. The presentation concluded with a discussion on the advantages and challenges of these approaches.

Council Member Johnson asked how creativity in design could be encouraged, noting a tendency for higher-density developments, such as apartments and condominiums, to follow a uniform, cookie-cutter approach.

Council Member Shelton noted that in the pursuit of affordable housing, design standards imposed by cities are often reduced, impacting the overall form and quality of developments.

Long-Range Planner Moss explained that incorporating design standards through a points-based system, like Salt Lake City's model, could encourage higher-quality developments. Developers could earn points for using durable materials, such as brick, or for design elements like building placement and entrance orientation. He emphasized that while affordable housing projects might prioritize massing over high-end finishes, incentives could still be structured to enhance visual appeal and minimize impacts. He noted that since all existing RM-zoned parcels are currently developed, any future rezoning could include a development agreement to refine architectural details while maintaining flexibility in the city's broader design standards.

Council Member Johnson noted that the city has allowed increased density in exchange for higher-quality developments.

Mayor Ramsey acknowledged the thorough presentation and expressed support for the council's progressive approach to development. She questioned the necessity of changing the code to include design standards for RM zones when similar outcomes could already be achieved through PD overlays. She asked for clarification on where these changes would apply and whether they were being pursued simply to fill gaps in the code, even if they might rarely be

used. Additionally, she inquired about the potential impact these changes could have on future master development agreements.

Long-Range Planner Moss explained that the proposed zoning updates would serve as an additional tool for development. Currently, planned developments (PDs) are based on an existing zone and then modified to fit specific project needs. The challenge with medium-density development is the absence of a dedicated zoning district that provides a clear starting point. The goal of updating the RM zone is to establish citywide standards for this type of housing. Developers could then either build within the predefined zone using the established standards or use it as a foundation for a PD, making adjustments as necessary.

Mayor Ramsey asked whether the creation of this zoning standard would have any impact on future master development agreements.

Director Schaefermeyer responded that there wouldn't necessarily be an impact on future master development agreements. He explained that large-scale properties, such as the annex property, could utilize the PC zone, which operates differently from the PD floating zone. He noted that past projects, such as Shoreline, required extensive work on guidelines and design booklets due to gaps in the current RM zone, which does not address aspects like open space, guest parking, or driveways. He cited a previous townhome project on Redwood Road, where extensive back-and-forth discussions occurred over basic design elements. He expressed a desire to establish a minimum standard in the code to streamline future projects, allowing developers to either meet those standards or propose more through a PD floating zone. He emphasized that having predefined standards would prevent starting from a blank slate for every project. While there are a few remaining properties along Redwood Road and other corridors where this could apply, he acknowledged that large undeveloped properties east of Bangerter Highway would likely face sensitivity regarding anything above an R3 zoning designation.

Mayor Ramsey inquired about the next steps, acknowledging the variety of options presented. She expressed interest in having further discussions on the matter and asked for clarification on the intended course of action moving forward.

Long-Range Planner Moss stated that the next steps would involve reviewing the feedback received and developing a proposal for the RM zone. This proposal would then go through the Planning Commission before returning to the Council for adoption. He noted that if another group discussion was necessary, that option remained open. The primary goal was to identify key elements that the Council felt were important to include in the RM zone to ensure it had solid baseline standards.

Council Member Shelton agreed with Council Member Johnson's point about creativity, acknowledging the challenge of codifying it. He emphasized the importance of reducing the visual impact from the street, incorporating more interesting architectural elements, varied rooflines, and different setbacks to enhance the city's character. He proposed compiling a list of design ideas and questioned whether it would be beneficial to involve the Planning Commission for additional input, though he acknowledged that could become a complex discussion.

Council Member Zander commended the presentation visuals, noting the importance of elements such as rooflines, setbacks, landscaping, and sidewalks as potential baseline standards. She acknowledged the complexity of setting absolute design requirements, recognizing that flexibility is sometimes necessary. Drawing from her experience in Daybreak, she observed that certain architectural features, while aesthetically appealing, can be costly, and she expressed hesitation about making them mandatory citywide. However, she emphasized that varied textures, rooflines, and angles improve the visual appeal and create a more welcoming neighborhood feel. She also pointed out that a sidewalk immediately adjacent to a house, with little setback, creates an uncomfortable streetscape.

Council Member McGuire remarked that much of the discussion seemed to be circling around the idea of a point system. He suggested that since there are various elements the city values in creating a great community, such as architectural features and landscaping, a structured point system could help ensure that standard developments align with those priorities. He continued, suggesting that a point system could serve as a guideline for developers. He proposed that if developers could design a project that meets a variety of the listed criteria, such as architectural features and landscaping, the project could proceed to the Planning Commission for approval. However, if a developer sought deviations beyond the established criteria, they would need to bring their proposal back to the Council under a development agreement.

Mayor Ramsey asked whether the Council would be open to having the point system function administratively, allowing approval if a development meets the required points.

Council Member Zander expressed concern that a development could technically meet the point requirements while still resulting in a design the Council finds undesirable.

Council Member McGuire acknowledged that while this tool may not be widely used due to the city's existing growth and agreements, it might still be necessary to have it in place to avoid becoming a target for not providing such an option.

Mayor Ramsey stated that the city's master-planned community, with its high-density developments, helps balance the overall housing landscape. She emphasized that this diversity in housing options aligns with the city's vision to provide housing for every stage of life, allowing families of all ages to find suitable options within the same community. This approach, she noted, has strengthened the city by offering a wider range of choices.

Director Schaefermeyer noted that the PC zone in the city code can be more complex to explain compared to the standards used by other communities. He acknowledged that while discussions help clarify its intent, some aspects of the code may initially seem unusual. He also pointed out that once people recognize that Daybreak is part of South Jordan, they tend to better understand the city's planning approach, depending on their level of familiarity with local development.

Mayor Ramsey acknowledged that while the city already has a significant amount of RM zoning at five to six units per acre, it may not be explicitly specified for other areas. She understood the concern and noted that it seemed the council would like to have another discussion on the topic.

She requested that staff bring back a list of choices and options for the council's input, allowing them to help shape the proposal.

Long-Range Planner Moss stated that they could prepare a preliminary draft outlining potential menu items, including how they might be weighted and what the thresholds would be for meeting various design standards.

Director Schaefermeyer added that the discussion was valuable, especially as it would apply to future developments, such as those on Kennecott's property. He noted that these considerations would be relevant in the design guidelines for projects in a PC zone or near the freeway. He also mentioned that having a Design Guidelines Manual could be beneficial, providing a reference for developers when applying for a PD floating zone, ensuring consistency in discussions and expectations.

Council Member Harris expressed concern about applying a one-size-fits-all approach to development, emphasizing that different areas of the city have unique characteristics. He noted that while a PD (Planned Development) zone allows for flexibility in considering site-specific conditions, a rigid administrative system might not account for the varying needs of different locations. He supported guiding developers in the right direction but cautioned against an overly formulaic approach that could limit the city's ability to make context-sensitive decisions.

Mayor Ramsey agreed with Council Member Harris on the importance of balance, acknowledging that future development decisions should consider the unique characteristics of different areas in the city. She pointed out that if any of the remaining farms or larger family parcels were to be redeveloped in the future, each case would need to be evaluated individually. Some locations might require different considerations than what the state currently mandates, simply because that approach would be the best fit for that particular area.

F.2. Animal Code Amendments. *(By City Manager, Dustin Lewis)*

City Manager Dustin Lewis invited Police Chief Jeff Carr, Animal Control Supervisor Jill Rasmussen, and Associate Director of Parks Colby Hill to join the discussion.

City Manager Lewis provided background on the discussion regarding leash laws, explaining that the conversation stemmed from an email received in late October from a resident upset about an encounter in the park involving off-leash dogs. After sharing the email with the council, several members requested a formal discussion, which was scheduled for tonight as the first available opportunity. To help inform the discussion, Supervisor Rasmussen was asked to research other cities' policies. The findings showed that all 17 cities in Salt Lake County have leash laws similar to South Jordan's. Additionally, a review was conducted on which cities offer fenced dog parks and which have designated, non-fenced off-leash areas. Copies of these findings and a copy of the city's current ordinance, Section 6.12.040, were provided to the council (Attachment B). The ordinance was last amended in 2021 for technical updates, with a more notable change in 2014 that removed the requirement for cats to be leashed, acknowledging that such a rule was not being realistically enforced. He continued by emphasizing that the city's leash law has been in place for a long time and acknowledged the challenge of enforcing such

rules, particularly in cases like the now-removed requirement for leashing cats. Before opening the discussion to the council, he previewed some early findings from the city's Parks and Open Space Plan, which is still in draft form. The plan references dogs 44 to 45 times, highlighting the significance of the issue in the community. Findings from open houses and surveys revealed that one in five residents (21%) reported experiencing negative interactions with dogs while using city parks and trails. These conflicts range in severity but indicate an ongoing concern among park users. The city's data collection and outreach efforts have been structured to gather a balanced, scientific understanding of community experiences regarding pets in public spaces.

Council Member Harris shared a recent and alarming incident where an 87-year-old man was seriously injured after being knocked to the ground by an 11-month-old Labrador. The dog struck the man in the chest, causing him to fall, and the injuries were significant. This incident, which occurred just a week ago, underscores the potential risks associated with off-leash dogs in public spaces and adds urgency to the council's discussion on leash laws and designated off-leash areas.

City Manager Lewis highlighted key insights from the draft Parks and Open Space Plan, noting that 65% of respondents expressed a strong interest in having a dedicated dog park in the community. Additionally, there is a high demand for improved enforcement of off-leash dog laws, with concerns about minimizing dog-related conflicts. He emphasized that dog walking is one of the most popular trail activities, accounting for 34% of trail usage. While adding dog-friendly amenities is popular, staff have raised concerns about wear and tear, long-term maintenance, and enforcement challenges. Discussions with other cities reinforced the recommendation to keep the current leash law in place. He compared leash law enforcement to speeding laws, explaining that officers should have the discretion to enforce rules based on context, for example, a dog running off-leash in an empty park on a winter morning might not be an issue, but on a crowded summer evening, it could pose serious risks.

City Attorney Loose noted that the city prosecuted 16 cases of restraint violations last year, averaging just over one per month. He emphasized that this number is fairly typical and reflects the discretionary enforcement approach used by officers.

Council Member Harris shared his personal experience with both fenced-in dog parks and designated off-leash areas, such as those in Sandy and Memory Grove. He noted that in fenced dog parks, it may not always be safe to bring a female dog, as he observed that many of the dogs in these areas were male and tended to surround his dog. He elaborated on his experience, stating that for him and his family, the fenced dog park was not a good experience. He didn't feel it was safe for their dog, to the point where he had to carry her out when she was swarmed by other dogs, primarily male dogs. Based on this, his family has chosen not to return to that type of environment. On the other hand, he noted that his experience at an off-leash area like Memory Grove was better, as it was more of a hiking trail where dogs and people naturally spread out. However, he also pointed out a key issue with off-leash areas: some dogs are well-trained and stay close to their owners, while others run freely without control, creating potential conflicts. He raised a legal concern regarding liability in designated off-leash areas. He questioned what happens if an injury occurs, whether involving residents or animals. Since the city does not

require waivers to enter public parks, he wondered if it is implied that individuals enter at their own risk when using an off-leash area, or whether the city assumes some level of liability. He also asked for a legal perspective, specifically whether there is any case law in Utah that provides precedent on municipal liability in off-leash dog areas.

City Attorney Loose clarified that the city does not assume additional liability simply by removing restraint or leash laws, just as raising a speed limit does not inherently increase liability, as long as the design of the space (roads or parks) is appropriate. He explained that removing the leash law would not create more legal liability, but it would eliminate an enforcement tool that can currently be used in cases where a dog, even unintentionally, causes harm (e.g., knocking someone over in excitement). Without a leash law, officers may lack the ability to cite owners for an incident unless there is a clear attack or bite, making it harder to enforce safety in public spaces. However, he noted that in a designated dog park or an area where the city controls the entire space, maintenance responsibilities could introduce some level of liability if not properly managed.

Council Member Shelton asked if there would be more liability in a dog park.

City Attorney Loose explained that the city could have more liability in a designated dog park compared to general open spaces, primarily because the city would have the responsibility to maintain the park, monitor aggressive dogs, and enforce safety rules. He compared this to children playing in a city park versus running around the neighborhood, if a child gets hurt in a park, the city's responsibility includes ensuring the area was properly maintained and reasonably safe. Similarly, in a dog park, the city would need to address known risks, such as fencing issues or recurring aggressive dogs. However, if an off-leash area is simply designated and properly posted, he does not believe it would significantly increase liability, because people would be aware they are entering an area where dogs are allowed off-leash. His recommendation was to post clear signage to inform users of the risks and expectations.

Council Member Zander pointed out that there is already a designated, fenced dog park in Daybreak, which is heavily used. She noted that, while she personally does not visit the park, her son does, and it is always full of dogs. She suggested that the city look at Daybreak's dog park as a case study, since it is already within the city. By examining how that park operates, how well it is maintained, what enforcement challenges exist, and how dog owners use it, the city could determine whether a similar setup would be beneficial in other areas.

Supervisor Rasmussen shared that there have been two or three calls regarding dog attacks at the Daybreak dog park. When these incidents occur, a case is created, but citations are not issued because the park is clearly marked with "Enter at Your Own Risk" signage. She emphasized that if the city were to designate a new dog park, they could implement similar signage to ensure that owners understand the risks before entering. While reports of incidents are documented, enforcement is limited since dog owners voluntarily enter the park knowing the potential risks of off-leash interactions.

City Manager Lewis added that feedback from his peers emphasized the need for significant space to establish a successful dog park. To ensure proper functionality, multiple designated

areas should be included to allow for rest zones, appropriate maintenance, and sufficient spacing for safe interactions. These factors will be taken into consideration as discussions progress.

Police Chief Jeff Carr asked Supervisor Rasmussen to share insights regarding unfenced off-leash areas and any relevant experiences or challenges associated with them.

Supervisor Rasmussen shared that other agencies, including Draper, have encountered legal threats related to unfenced off-leash areas. In Draper, for example, a few dog owners have expressed frustration over incidents where their dogs were attacked by porcupines in a wilderness area, arguing that the city should be responsible for keeping wildlife out. Additionally, in another dog park that features a water area, some dogs became ill due to exposure, leading residents to seek compensation from the city. She noted that liability concerns exist in various forms, regardless of how the park is structured. She also referenced Herriman's approach, highlighting that their dog park has extensive rules and regulations, including a requirement that only licensed spayed or neutered dogs are allowed to use the facility.

City Manager Lewis noted that only about 20% of dogs are licensed, with fewer than 2,500 registered in a city of approximately 30,000 homes. He highlighted this as a factor to consider if the city were to establish a dog park, as many cities with designated dog parks require proof of licensing. He referenced Taylorsville's approach, where non-residents must purchase a special tag to use their dog park, suggesting this could be a way to encourage more dog owners to license their pets.

Council Member McGuire questioned how such a requirement would be effectively enforced.

Supervisor Rasmussen stated it would be Animal Control stopping in and checking. She clarified that state law requires all dogs to wear both a city license tag and a rabies tag on their collar, regardless of location.

Council Member Zander noted that residents have frequently approached her asking when the city will establish a dog park. She expressed that she is not in favor of using tax dollars to fund a dog park.

City Manager Lewis acknowledged it is evident from community feedback that it is a highly sought-after amenity. He noted that once the parks and open space plan is finalized and presented, it will reflect the strong interest from residents in having a designated dog park.

Council Member Zander pointed out that some residents advocating for a dog park may not have fully considered the liability aspects or their own experiences at other dog parks. She referenced Daybreak's history with dog parks, noting that the first one, developed by the community's developer, ultimately failed and was reverted to a natural area.

City Manager Lewis emphasized that if the city were to establish a dog park, it would require dedicated staff for enforcement and maintenance. He expressed concern that not all users would be responsible pet owners, necessitating city employees to clean up after pets, make repairs, and maintain fencing and rest areas. Additionally, any amenities added would require regular

inspections, similar to the daily maintenance required for a splash pad. These ongoing costs and operational needs would have to be factored into the decision-making process.

Council Member McGuire inquired about the status of the dog park discussions with the Bingham Creek Park Authority, noting that the topic has come up multiple times. He mentioned he is aware that research on the matter has been done but was unsure of the current progress.

City Manager Lewis stated that the future phases of Bingham Creek Regional Park include plans for a dog park. However, the timeline for implementation remains uncertain and could be 10, 20, or even 30 years out.

Associate Director Colby Hill referenced a 2008 Salt Lake County dog park implementation plan, which was updated in 2017, identifying Bingham Creek Regional Park as one of the top six locations for a dog park. Ultimately, the project's development depends on funding availability through the Bingham Creek Regional Park Authority.

Council Member Harris asked what land was being considered for a dog park.

City Manager Lewis stated that while there is no current plan, the Council may direct staff to explore the feasibility of a dog park. If directed, staff would conduct a full evaluation, similar to previous program assessments, considering cost, liability, and potential locations. A priority-based budget analysis could be presented during the fall strategic planning session, allowing the Council to determine whether to incorporate the project into the budget.

Council Member Harris commented on the ongoing budget meetings, noting the lack of available funding for additional projects. He acknowledged the need for creativity in budgeting and expressed concern about how to accommodate new initiatives given current financial constraints.

City Manager Lewis noted that conducting the analysis would provide the Council with a clearer understanding of the costs and feasibility of a dog park. This information would help determine whether the project is a high priority for future consideration.

Council Member McGuire stated that, based on feedback from residents over the years, the issue warrants analysis. While not committing to approval, he noted that multiple residents have expressed interest in a dog park.

Mayor Ramsey expressed support for conducting the analysis and highlighted key concerns, including cost, ongoing maintenance, and the overall investment required. She also raised questions about the feasibility of a non-fenced dog park, noting potential challenges with visitors from surrounding areas. She emphasized the importance of evaluating fenced versus non-fenced options, as a non-fenced approach could present enforcement and safety issues.

Council Member McGuire stated that he would only support a fenced dog park.

City Manager Lewis stated that various funding options could be explored, such as a fee-based model with annual passes, day-use fees via QR code, or an additional fee on pet licensing to help

offset operational and maintenance costs. He noted that there is time before strategic planning meetings in the fall to conduct a thorough analysis. He referenced the urban deer program as an example of a previous detailed evaluation and stated that a similar approach could be taken for the dog park.

Council Member Harris expressed support for conducting the analysis, particularly with a focus on potential funding options. He liked the ideas presented, comparing a fee-based model to paying for access to the recreation center. He suggested that an additional fee could be added to dog licensing, giving owners the option to pay extra for dog park access.

Council Member McGuire supported the idea of a fee-based model, noting that it would help control who uses the park. He referenced instances where non-residents were utilizing dog parks maintained by other cities without contributing to their upkeep. He emphasized the need for a use fee, particularly for non-residents, to ensure fair cost distribution.

Council Member Johnson supported implementing fees, noting that a high volume of dogs in a designated area would require significant daily cleanup and maintenance.

City Manager Lewis stated that the analysis would evaluate feasibility, including minimum requirements and best practices learned from other cities. He emphasized that staff could begin the analysis right away. He asked if the Council was comfortable leaving the ordinance unchanged for now. Council members were in agreement to leave the ordinance as is.

Council Member Zander asked if there are any issues with the current ordinance that are causing challenges.

Supervisor Rasmussen stated that the only concern with the current ordinance is the six-foot leash requirement, noting that enforcement is not practical with a tape measure. She pointed out challenges with retractable leashes but emphasized that as long as the owner maintains physical control and can stop the dog if needed, enforcement action would not be taken. She mentioned instances where owners use 20-foot leads to play with their dogs while still maintaining control.

Mayor Ramsey expressed appreciation for Supervisor Rasmussen's expertise and discretion in handling leash enforcement and thanked them for their work.

Council Member Zander motioned to recess the City Council Study Meeting agenda to move to Executive Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Session:

- G.1. Discuss the character, professional competence, physical or mental health of an individual.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member Johnson motioned to adjourn the Executive Closed Session and move back to the City Council Study Meeting. Council Member McGuire seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

Council Member McGuire motioned to adjourn the February 18, 2025 City Council Study Meeting. Council Member Shelton seconded the motion; vote was 5-0 unanimous in favor.

The February 18, 2025 City Council Study meeting adjourned at 6:35 p.m.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

February 18, 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, Community Center Manager Jamie Anderson, Water Manager Brandon Crookston, Associate Director of Public Work Colby Hill, Associate Director of Public Works Rawlins Thacker, Fleet Manager Tom Volt, Fleet Mechanic Kelly Davies, Water Conservation Coordinator Connor Oswald, Project Forman Tom Land, Storm Water Supervisor Cameron Browning, Water Supervisor Neil Rasmussen, Animal Control Supervisor Jill Rasmussen

Absent: Robin Pierce, Erie Walker, Linda Walker, Tim Hansen, Grant Allred, Isabelle Allred, Bela Eliason, Chandler Eliason, Mana Scott, Isaac Scott, Dan Milar, Laura Gaillard, Laurel Bevans

Others:

6:37 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, Don Shelton

Council Member Shelton offered the invocation.

C. Pledge of Allegiance – By Assistant City Manager, Jason Rasmussen

Assistant City Manager Rasmussen led the audience in the Pledge of Allegiance.

D. Minute Approval:

- D.1. January 21, 2025 City Council Study Meeting
- D.2. January 21, 2025 City Council Meeting
- D.3. January 29, 2025 City Council Budget Meeting

- D.4. February 4, 2025 City Council Study Meeting
- D.5. February 4, 2025 City Council Meeting

Council Member McGuire mentioned that earlier, he had sent an email to City Recorder Anna Crookston requesting an amendment to the minutes of the January 21 study session page 8. He clarified that the amendment was to address certain remarks he had made during that meeting.

Council Member McGuire motioned to approve the January 21, 2025 City Council Study Meeting as amended, January 21, 2025 City Council Meeting, January 29, 2025 City Council Budget Meeting, February 4, 2025 City Council Study Meeting and February 4, 2025 City Council Meeting minutes as published. Council Member Harris seconded the motion; vote was 5-0, unanimous in favor.

Council Member Harris motioned to amend the agenda to move Item E. Mayor and Council Reports before Item I. Staff Reports and Calendaring Items on the agenda. Council Member McGuire seconded the motion; vote was 5-0, unanimous in favor.

****Item E. moved, via amended agenda, to be before Item I****

E. Mayor and Council Reports

F. Public Comment

Mayor Ramsey opened the public comment portion of the meeting. There were no public comments. Mayor Ramsey closed the public comment portion of the meeting.

G. Presentation Items:

- G.1. Presenting Neil Rasmussen with the APWA Outstanding Drinking Water System Professional Award. *(By APWA Utah Chapter Board, Dan Johnson)*

Dan Johnson noted he is the Public Works Director for West Valley City and a member of the Utah Chapter of the American Public Works Association Board of Directors. He began by praising the city's staff, highlighting their strong leadership and teamwork, particularly with Supervising Senior Engineer Shane Greenwood, City Engineer Brad Klavano, and Public Works Director Raymond Garrison.

Mr. Johnson recognized Neil Rasmussen, who was selected as the Utah Chapter's 2024 Outstanding Drinking Water System Professional. With 20 years of service, Neil Rasmussen has played a pivotal role in improving the city's water distribution system, reducing water loss below the national average, and helping the city save money. His contributions include significant planning and installation of water tanks and valuable input for future developments. Known for his remarkable memory, attention to detail, and leadership, Mr. Rasmussen is also a mentor within the Public Works team. His nickname, "the Water Walker," reflects both his expertise and approachable nature, inspiring others in the field.

G.2. Presenting Cameron Browning with the APWA Outstanding Storm Drain Maintenance Professional Award. *(By APWA Utah Chapter Board, Dan Johnson)*

Dan Johnson continued by recognizing Cameron Browning, who was selected as the recipient of the 2024 Outstanding Storm Drain Maintenance Professional award. Cameron Browning, who has been with South Jordan City for 25 years, has accumulated extensive knowledge and expertise since joining in 1999. Known for his strong work ethic, he is always the first to step in and address issues, leading by example. Mr. Browning is also highly regarded as a team player, frequently offering his skills, personnel, and vehicles to assist with any gaps in the city's operations. His long-standing service, combined with his mentorship of fellow employees, reflects his dedication to his craft and to the success of the team. Mr. Johnson praised Cameron Browning for his technical skills, leadership, and commitment to his role, emphasizing that his excellence and service truly deserve recognition.

Mayor Ramsey acknowledged the importance of the work done by the city's public works staff, noting that their efforts are not driven by a desire for recognition. She emphasized that these individuals are dedicated to their work and care deeply about their community, often preferring to stay out of the spotlight despite their significant contributions. Mayor Ramsey expressed that it was a privilege to recognize such dedicated professionals, even though they may be reluctant to be publicly acknowledged. She extended heartfelt gratitude for their commitment to South Jordan, their professionalism, and their role as mentors and trainers. Mayor Ramsey invited the recipients to come forward for a photo, expressing pride in being part of their team and in recognizing their outstanding work.

G.3. Art's Council Annual Update. *(By Chair, Laura Gaillard)*

Chair Laura Gaillard expressed her gratitude for the continued support from the City Council towards the Art Council. She acknowledged that the support has enabled the Art Council to accomplish its goals and offer valuable programs to the City of South Jordan, which has been positively received. She emphasized that this support is crucial for the Art Council's success.

Chair Laura Gaillard reviewed prepared presentation (Attachment A). Highlighting various theater productions, public art competitions, and public art installations. She mentioned the success of the Summer Fest poster contest, the art show, quilt show, chalk art contest, and gingerbread house contest. She outlined new initiatives for 2025, such as the photo contest, Art in the Park, and the South Jordan track station art.

Council Member McGuire announced that the upcoming theater production for the year will be the musical Annie.

Chair Gaillard mentioned that auditions for Annie will be held on March 5. She highlighted that the show is very kid-friendly, making it a great opportunity for children in the community to participate.

Mayor Ramsey expressed gratitude, thanking the entire team for their efforts. She acknowledged the thorough process the team followed in selecting the track station art and shared her

excitement about the chosen artwork and believes it will be a welcoming feature for visitors, adding to the charm of South Jordan.

Mayor Ramsey expressed appreciation for the various groups in attendance, including students, youth council members, planning commissioners, senior committee members, arts council members, staff, and members of the public. She thanked everyone for their time and hard work on behalf of the city, acknowledging the wide range of people present at the meeting.

H. Action Items:

- H.1. **Resolution R2025-06**, Appointing Lori Harding to the South Jordan Planning Commission. *(By Director of Planning, Steven Schaefermeyer)*

Director Schaefermeyer explained that the nomination for Lori Harding to represent District 3 on the Planning Commission came from Council Member Shelton. He outlined the process, stating that the nominee meets with the council, and if the council is in favor, they vote by resolution to appoint the individual. He also noted that the term of the appointee aligns with the council member's term, as specified in the resolution.

Council Member Shelton motioned to approve Resolution R2025-06, Appointing Lori Harding to the South Jordan Planning Commission. 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 confirmed with Director Schaefermeyer that he would be the one to contact Lori Harding to inform her of the appointment, requesting that she be thanked for her willingness to serve.

- H.2. **Resolution R202-07**, Approving the agreement for installation of sewer improvements along 1055 West with Jordan Basin Improvement District. *(By City Engineer, Brad Klavano)*

City Engineer Klavano provided a detailed overview of the sewer and water line project along 1055 West, near the cemetery. He explained that the current six-inch water line needs replacing, and the Kings Landing development had previously installed a new water line under a reimbursement agreement. The sewer line project, initially planned by the developer to extend further up the road, was coordinated with the water line replacement to minimize disruption, particularly considering the narrow road and groundwater issues in the area. The Sewer District, which had previously installed a sewer line for Kings Landing, agreed to pay for the installation of the additional sewer line of just over \$340,000 and some of the pavement restoration costs of

\$47,000. The project will be carried out through a change order with the contractor, RDJ Construction. Engineer Klavano also mentioned efforts to acquire right-of-way from property owners to expand the road to the standard residential width of 28 feet. He explained that while the road's curb, gutter, and sidewalk improvements would be addressed at a later date, the goal for now is to repave the road to the proper standard. A public open house is scheduled for March 5 to inform residents of the construction, and there may be temporary changes for residents south of Kings Landing regarding road access.

Council Member Harris emphasized the importance and high cost of roadwork, especially when it involves water and sewer lines. He acknowledged that the Jordan Basin Improvement District appreciates the collaboration between the city and the district in coordinating these projects, as working together to complete the work at the same time benefits everyone involved.

Council Member Harris motioned to approve Resolution R2025-07, Approving the agreement for installation of sewer improvements along 1055 West with Jordan Basin Improvement District. Council Member Zander seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

H.3. Resolution R2025-08, Amending the City Wide Policy 500-01 relating to Public Infrastructure Districts. (By *Director of City Commerce, Brian Preece*)

Director Preece introduced the discussion by highlighting the importance of separating the processes for residential and commercial public infrastructure districts (PIDs). He explained that these districts allow developers to finance projects without affecting the city's bonding capacity or credit rating, as developers can use municipal credit rates. However, the city remains protected in case the developer fails to repay the bonds. He clarified that residential PIDs will remain unchanged, and any enhancements must go above and beyond the city's requirements, such as special parks for residents. The commercial PIDs, on the other hand, will cover broader improvements such as water, sewer, parking, and potentially inland ports, in line with state law. Director Preece further explained that the commercial PID process will involve a presentation to a committee, which will recommend whether or not the project meets the necessary criteria. He noted the city council will make the final decision, and if approved, the district will have taxing authority, though the tax can only be used for specific improvements, not for maintenance.

Council Member Shelton inquired about the commercial application of the PID, specifically asking whether the developer, who may either remain the owner or sell to other commercial entities, would be responsible for the special improvements. He clarified that the special improvement would primarily focus on infrastructure.

Director Preece confirmed that the special improvements for a commercial public infrastructure district would focus solely on infrastructure, with no vertical structures or buildings involved. He clarified that while a parking structure or parking lot could be included, it does not have to be publicly owned, unlike the residential projects. However, it must still be built to city standards and could potentially be turned over to the city in the future. He explained that the infrastructure itself, such as the sewer line, would not be taxed. Instead, the property that benefits from the infrastructure, such as the land served by the sewer line, would be subject to taxation.

Council Member Harris shared his support for the tool but emphasized the importance of using it thoughtfully. He pointed out that while the tax burden of the PID is shifted to property buyers, the impact on commercial properties is less significant than on residential ones. He expressed that he supports using this tool in situations where it provides something the city would not otherwise be able to have, benefiting the city as a whole. However, he cautioned that it could be misused, urging the council to ensure it is applied in the right circumstances.

Director Preece agreed with Council Member Harris's comments, noting that in residential situations, property buyers may not fully understand the implications of the infrastructure district, as they likely don't read all the details in their mortgage. In contrast, commercial lenders are more likely to account for these costs in their pro forma, reflecting the impact in the sale price of the property. He acknowledged that while he is not particularly in favor of using this tool for residential projects, he sees it as a valuable tool for commercial development, especially given the limited options available for incentivizing retail projects.

Council Member Zander asked for clarification, requesting that Director Preece explain to the public whether the City currently has any PIDs in place, especially given that this topic had been discussed at the previous council meeting.

Director Preece clarified that the City currently does not have any PIDs in place. He mentioned that there is an application for a commercial PID, and through this process, it became clear that some changes might be needed to make the tool more effective. However, as of now, there are no active residential or commercial PIDs in the city.

Mayor Ramsey noted that, if the resolution passes, it will separate residential and commercial PIDs, providing a clearer distinction. She acknowledged that the council has generally not been in favor of using this tool for residential purposes but is more open to its use for commercial projects.

Council Member Zander motioned to approve Resolution R2025-08, Amending the City Wide Policy 500-01 relating to Public Infrastructure Districts. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire – Yes

The motion passed with a vote of 5-0.

- H.4. **Resolution R2025-09**, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Mulberry Cottage, LLC and WHDTMR, LLC pertaining to property located at 10537 S. 3010 W. and 10555 S. 3010 W. (*By Director of Planning, Steven Schaefermeyer*)

Director Schaefermeyer provided a brief background on the item, noting that it was the third time it had come before the council. He explained that the application, which is for a two-lot flag lot subdivision, requires both a rezone and a development agreement to be effective. The council first considered the item in October 2024, but due to unanswered questions, it was tabled until December. At that time, the city council approved the zone change for the flag lot overlay zone with a 3-2 vote, but the development agreement was voted down with a 3-2 vote as well. Following this, staff was directed to discuss the development agreement further with the applicant and potentially return with changes or a clearer understanding of the council's perspective. The council also passed a pending ordinance to notify new applicants that changes to the rezone process were being considered. This step was taken to address concerns regarding flag lots and to provide more clarity on the council's position, especially on issues such as the prohibition of guest houses or detached accessory dwelling units (ADUs). Director Schaefermeyer noted that, after further discussions in January and February study meetings, the applicant had revised the development agreement, but the key provision remained the same, prohibiting guest houses or detached ADUs. Staff was working on a broader code amendment to address this issue in the overall zoning code. He recommended approval of the development agreement as it stands and stated that the applicant was present if there were any further questions.

Mayor Ramsey noted that public hearings had already been held on this matter during the previous meetings mentioned, so no additional public hearing was needed at this time.

Council Member Harris expressed appreciation for the time and effort spent researching flag lots in more depth, emphasizing the importance of getting the issue right. He noted that flag lots are a significant concern for many residents, and it was crucial to approach the matter thoughtfully. He praised the team for thoroughly researching how neighboring cities handle flag lots and for providing various options. Council Member Harris appreciated the opportunity for the council to evaluate those options together. He stated that the current proposal aligns with the guidelines the council had discussed, which made him feel more confident and comfortable with the decision being made.

Council Member Zander motioned to approve Resolution R2025-09, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Mulberry Cottage, LLC and WHDTMR, LLC pertaining to property located at 10537 S. 3010 W. and 10555 S. 3010 W. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - No

Council Member McGuire – No

The motion passed with a vote of 3-2. Council Member Johnson and Council Member McGuire voted No.

E. Mayor and Council Reports

Council Member Don Shelton

- Attended a Jordan River Commission Governing Board meeting and was elected chair.
- Participated in a Jordan River Commission volunteer celebration, which involved pulling weeds and cleaning up.
- Met with the Executive Director of the Jordan River Commission to discuss responsibilities as chair.
- Attended two legislative policy committee meetings from the Utah League of Cities and Towns, one in person and one virtually.

Council Member Tamara Zander

- Shared a story about Peter McMahon, former president of Kennecott Land, who helped develop Daybreak in South Jordan. Peter visited Utah recently, and Council Member Zander and her husband, took him on a tour of Daybreak, where he reflected on the community's growth and his vision. She highlighted the story Peter shared about the process of getting the temple and the lake approved in Daybreak, mentioning the collaboration with city leaders.
- Spoke about the SoJo Races, where a local participant created a photo book documenting all the 5k races in South Jordan from last year. Council Member Zander praised the inclusivity of the races, which attract both athletes and walkers, and recognized the team for organizing these community-building events.

Council Member Patrick Harris

- Attended the 5k race series and praised the well-organized events. Enjoyed the exercise and the excitement that comes with these races, even on cold or rainy days. Appreciated the effort staff puts into making the events fun and engaging.
- Had a meeting with Jordan Basin, where everything is progressing well. Also noted that the organization is keeping an eye on various pieces of legislation currently being discussed.
- Acknowledged the busy legislative season and thanked everyone involved, especially Mayor Ramsey and the staff, for their hard work during this time.
- Met with a developer, alongside staff, to discuss potential development projects within the city. Expressed appreciation for the collaboration with staff on these efforts.
- Mentioned enjoying the monthly one-on-one meetings with City Manager Lewis, finding them valuable for discussing city matters in more depth.

Council Member Kathie Johnson

- Meeting for the Mosquito Abatement District, which is considering a rate increase. Noted that they haven't had a rate increase in 15-20 years, so it seems like it may be due for an adjustment.

Council Member Jason McGuire

- Attended various legislative policy committee meetings, mostly remotely due to being at work. Noted there are several critical bills to keep an eye on, and some of those will be recapped later in the meeting.
- Participated in meetings with the artists for the new TRAX stop at the Urban Center near the Bee's Stadium.
- Conducted a personal site visit to Aunt Mame's to refresh himself on the property. This was in preparation for discussions on potential uses for the site, and he found it helpful to get reacquainted and explore different possibilities.

Mayor Dawn Ramsey

- Attended several LPC meetings and appreciated the strong representation from South Jordan on key legislative issues. Acknowledged the City Attorney Loose's efforts on behalf of the city.
- Participated in a panel discussion with other mayors and Mayor Wilson of Salt Lake County. The event had a large audience, and it was a great opportunity to talk about what South Jordan is doing.
- Participated in a panel discussion at the South Valley Chamber's Leadership Group meeting. The seven mayors from the South Valley Chamber gathered at the State Capitol for the event, which was moderated by Jay Francis.
- Took extra time to review the artist's concepts for the new TRAX stop. It was a productive and unanimous decision among the group regarding the final art selection for the site.
- Met with Alan Matheson, the new director of Rio Tinto, to discuss future plans and the company's team. Mr. Matheson, who has been with Rio Tinto for six months, will be leaving for Canada as a mission president soon.
- Hosted Chairman Christensen from UTA and other UTA staff to discuss the upcoming TRAX stop opening and related events. A formal schedule for the opening event will be added to Council members' calendars.
- Attends weekly Wasatch Front Regional Council (WFRC) meetings at the Capitol every Thursday morning. These meetings include discussions on policy, transportation, and transit with participation from legislators and public policy experts.
- Attended the National Association of Regional Councils annual conference in Washington, DC, as chair of the WFRC, representing South Jordan. The conference was a series of meetings with Utah's congressional delegation, where transportation planning and funding issues were discussed.

I. Staff Reports and Calendaring Items

City Engineer Klavano provided an update to the Council regarding the recent discussion on taking the right turns away onto Bangarter to remove the signal. After consulting with UDOT and meeting with the school district, which was supportive, they also coordinated with the businesses on the opposite side. It was decided that this weekend, the right turn movements will be stopped, and the signal will be removed. Additionally, he noted that he observed vehicles not stopping at the stop bar and making right turns on red, which was not permitted and presented a dangerous situation.

City Attorney Loose mentioned that he would send a text regarding the GRAMA bill, which recently passed out of committee. He highlighted that while the League is supporting the bill, there was some back-and-forth within the LPC. The bill proposes removing the state records committee and replacing it with a law-trained individual to enforce the law, eliminating the balancing test for private and protected records. This change would simplify compliance with the law. He encouraged Council members to reach out if they had any concerns about the bill.

Mayor Ramsey provided an update on a recent decision made by the Salt Lake County Council. She mentioned that the council passed a resolution approving the local option sales tax, referred to as the "fifth fifth." This resolution, which passed after a two-week voting process, will go into effect on July 1. The local option sales tax was first approved by the state legislature in 2018, where for every \$5 in purchases, consumers would pay one penny in sales tax designated for transportation projects. In 2024, the state legislature granted Salt Lake County the ability to amend the use of this tax revenue to also include public safety funding, though it was initially intended for transportation. The approval of this resolution will generate approximately \$76 million annually, with half of that amount, or \$38 million, going toward transportation projects within Salt Lake County. The state will determine which transportation projects will receive funding. Another \$19 million will be allocated to cities within Salt Lake County for transportation needs, and the remaining \$19 million will be used by Salt Lake County for public safety purposes. Mayor Ramsey also mentioned that Utah County and Summit County have already implemented this tax, but she was unsure about Davis County's status.

City Attorney Loose responded that Davis County has been considering the implementation of the local option sales tax but had not yet implemented it at the time. He noted that Utah County and Summit County had already passed it, and that Davis County had been discussing it.

Mayor Ramsey explained that Salt Lake County plans to allocate \$6.4 million for the operation of additional beds at the Oxbow jail, with the remaining funds directed toward future modifications of the metro jail. This allocation is necessary since the bond did not pass this year, and the county is seeking additional funding sources to improve public safety. For South Jordan, this local option sales tax will result in approximately \$1.2 million annually in transportation funding for the city.

Council Member Zander inquired whether the funds from the local option sales tax would be allocated based on population.

Mayor Ramsey responded, confirming that there is a set amount and a formula in place for allocating the funds. She shared that the Salt Lake County has received authorization from the legislature to use a portion of the funds for public safety, while the remainder will continue to be allocated for transportation projects, as originally intended. She emphasized that this change would be beneficial for transportation needs in the city. Additionally, she mentioned that a bill, HB 465, regarding law enforcement agency amendments, is aimed specifically at Salt Lake City. The bill would grant the state more authority in decisions related to public safety, crime, and homelessness.

Attorney Loose clarified that the initial drafts of the bill, HB 465, had inadvertently included cities like St. George, which was not intended. St. George raised concerns, prompting revisions to the bill. Ogden was also mentioned but was not directly impacted by the changes. The bill was then adjusted to better reflect its focus on Salt Lake City specifically.

Mayor Ramsey provided an update on HB 465, which targets cities of the first class, a category South Jordan will soon fall into. The bill specifically addresses cities that receive homeless mitigation funds, a category South Jordan is currently not part of, though that could change in the future. The bill compels cities receiving these funds to enter into an agreement with the Department of Public Safety, granting the department significant authority over certain aspects of public safety without requiring full coordination with the municipality. This has raised concerns, particularly regarding the level of control the state could have over Salt Lake City's police department. The League of Cities is currently opposing the bill in its drafted form, and further developments are awaited.

Attorney Loose elaborated on additional concerns regarding HB 465. One issue is that if a city receiving homeless mitigation funds does not sign the required agreement with the Department of Public Safety, the state can implement a "rapid response team" through the Utah Highway Patrol (UHP). This team could intervene in local incidents if local police are deemed too slow to respond. This raises concerns about coordination, as specialized teams require careful training and collaboration, something that could be disrupted by outside intervention. Further, there are questions about how these teams would handle legal processes, such as issuing tickets or breaking up encampments. Concerns include whether these actions would align with local city attorneys' offices, potentially leading to complications or dismissals of tickets. These issues are fueling further uncertainty and concerns about the bill's implications for local law enforcement.

Mayor Ramsey raised another concern regarding HB 465, noting that if a city of the first class does not enter into a contract with the Department of Public Safety (DPS), it would forfeit its gas tax and homeless mitigation funds. This provision creates an additional pressure for cities to comply with the contract, as failure to do so would result in the loss of essential funding for transportation and homelessness mitigation.

Attorney Loose explained that the reason for the neutral fiscal note on HB 465 is that the money, which would have gone to cities, is instead redirected to the Utah Highway Patrol (UHP) to cover the costs of the services provided under the bill. This ensures that the fiscal impact remains neutral, as the funds are simply moved rather than added or subtracted.

Council Member Harris expressed concern that, although South Jordan is not currently a city of the first class, once the city reaches a certain population threshold, it could become subject to similar legislation. He emphasized that the implications of such legislation would eventually impact South Jordan as the city grows.

Mayor Ramsey acknowledged that the potential for South Jordan to be affected by such legislation is real. She also pointed out that if the program is successful in cities of the first class, the state could potentially expand it to include all cities within a county.

Attorney Loose expressed concern about the potential for the state to expand the authority of the Highway Patrol. He noted that if an incident occurs in a second-class city and the Highway Patrol does not respond, the state could later change the law to allow the Highway Patrol to take over in those situations. He described this as a slippery slope, emphasizing that while law enforcement agencies typically collaborate, the idea of a full takeover by the Highway Patrol diminishing the role of local police is problematic.

Council Member Zander inquired about the motivation behind the bill, asking if there was a specific event or issue that triggered the proposal. She expressed curiosity about what led to the introduction of the bill, questioning whether it stemmed from something that had been handled poorly in the past.

Attorney Loose explained that the impetus for the bill was the downtown situation in Salt Lake City, specifically concerning the encampments and related issues.

Mayor Ramsey concluded by reassuring the council that they are closely monitoring the situation and working on it. She mentioned that there are many other issues being addressed as well, but due to time constraints, they would not be able to cover all of them tonight.

Council Member McGuire brought to the council's attention two bills: SB 262, concerning housing affordability, and HB 355, which primarily targets gravel pits. He highlighted that both bills could potentially override local authority and zoning powers. He mentioned that he spoke in committee on the gravel pit bill (HB 355) and advised the council to be aware of both HB 355 and SB 262, as both could potentially preempt local authority and zoning abilities. He noted these bills might trigger action alert items from the league due to their direct impact on cities.

Mayor Ramsey acknowledged that there are still several significant bills yet to be introduced and emphasized that there are two more weeks remaining for these to come up.

Council Member Johnson motioned to adjourn the February 18, 2025 City Council Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The February 18, 2025 City Council Meeting adjourned at 7:59 p.m.

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: March 4, 2025

Issue: Resolution Appointing Member to the Arts Council

Submitted By: Janell Payne

Department: Recreation

Staff Recommendation (Motion Ready):

Staff recommends approval of Resolution R2025-10, appointing new member to the Arts Council.

BACKGROUND:

The City Council created the Arts Council to promote the arts in this community and bring arts experiences to City residents.

Ms. Amy McKay Butler is involved with and passionate about South Jordan community arts and has expressed an interest and desire to serve on the South Jordan Arts Council. The City Council had the opportunity to meet with Ms. Butler at the February 18, 2025 City Council study session regarding potential appointment.

Based on the above, staff recommends approval of Resolution R2025-10, appointing Ms. Amy McKay Butler as a new member of the South Jordan Arts Council.

City Council Action Requested:



Recreation Director

2/26/25

Date

RESOLUTION R2025-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, APPOINTING MEMBERS TO THE ARTS COUNCIL.

WHEREAS, South Jordan City Code Chapter 2.76 allows the City Council to create committees; and

WHEREAS, the City Council created the Arts Council to promote the arts in this community and bring arts experiences to City residents; and

WHEREAS, the Arts Council bylaws permit between 6 and 12 members requiring appointment by resolution of the City Council; and

WHEREAS, the City Council standardized the creation and appointment of all City Council-created boards and committees, and hereby appoints Arts Council members to conform with the terms of the Policy & Procedures Guide; and

WHEREAS, the South Jordan City Council finds it in the best interest of the welfare of the residents of the City to confirm appointment of these members to the Arts Council.

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

SECTION 1. Appointment. The Arts Council members and their terms are as follows:

<i>Member name</i>	<i>District</i>	<i>Term expiration date</i>
Janis McClellan	Mayor	January 2026
Vacant	Mayor	January 2026
Amy McKay Butler	1	January 2028
Shan Lloyd	1	January 2028
Vacant	2	January 2028
Laura Gaillard	2	January 2028
Kelly Holtman	3	January 2026
Marlene Teter	3	January 2026
Elizabeth Davis	4	January 2028
Lucas Millhouse	4	January 2028
Jason Yeaman	5	January 2026

Rachel Nay

5

January 2026

SECTION 2. Effective Date.

upon passage.

This Resolution shall become effective immediately

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON
THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Charity Brien
Charity Brien (Feb 26, 2025 13:25 MST)
Office of the City Attorney

SOUTH JORDAN CITY CITY COUNCIL REPORT

Council Meeting Date: March 4, 2025

Issue: Resolution Amending the South Jordan Fee Schedule

Submitted By: Janell Payne

Department: Recreation

Staff Recommendation (Motion Ready):

Staff recommends approval of Resolution R2025-17, amending the South Jordan Fee Schedule to update Mulligans fees.

BACKGROUND:

Due to the nature and timing of outdoor recreation and golf seasons, fee adjustments as part of the regular budget process adopted for July 1 implementation are problematic. Because of this, the Recreation Department is requesting a mid-year fee adjustment from the council.

Regular adjustments are necessary to keep Mulligans fees in alignment with the regional market and supply cost increases. The City Council has previously directed staff to keep Mulligans fees at or below competitor's fees to provide residents and patrons accessible recreation opportunities, while still strategically collecting revenue to fund operations, maintenance, and improvement projects for the facility. The fee adjustments proposed align with that direction and are as follows:

Driving Range	Current	Proposed
Large Bucket	\$14.00	\$15.00
Large Bucket 20 Punch Pass	\$238.00	\$245.00
Large Bucket 10 Punch Pass	\$126.00	\$128.00
Large Bucket Punch Pass	\$64.00	\$66.00
Golf Course Fee's	Current	Proposed
Ridge 9 hole Adult	\$14.00	\$15.00
Ridge 9 hole Jr & Sr	\$13.00	\$14.00
Ridge 9 hole Jr & Sr M -Th	\$9.00	\$10.00
Batting Cages	Current	Proposed
Batting Cage Pitch Token	\$2.00	\$3.00
Bat Pass	\$26.00	\$32.00
Bat Rental	\$2.00	\$3.00

Based on the need to adjust fees in alignment with the outdoor recreation and golf season, remain affordable in the market, and adjust due to rising supply costs, staff recommends approval of

Resolution R2025-17, amending the above fees in the South Jordan City Fee Schedule effective March 10, 2025.

City Council Action Requested:  2/26/2025
Recreation Director Date

RESOLUTION R2025- 17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN FEE SCHEDULE.

WHEREAS, the City Council of the City of South Jordan has adopted a Fiscal Year 2024-2025 Annual Budget; and

WHEREAS, the Fiscal Year 2024-2025 Annual Budget contains a Fee Schedule; and

WHEREAS, due to the nature and timing of outdoor recreation and golf seasons, fee adjustment that take effect on July 1st create issues with patrons who experience a mid-season price increase; and

WHEREAS, regular fee adjustments are necessary to keep Mulligan's fees in alignment with supply costs and to support Mulligan's operations, maintenance and improvements; and

WHEREAS, each fee increase is intentionally minimal so the City may continue to offer Mulligan's as a place where patrons can enjoy affordable recreational opportunities; and

WHEREAS, The South Jordan City Council finds that amending the South Jordan Fee Schedule effective March 10, 2025 will promote the public health, safety, and welfare of the residents of the City of South Jordan.

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

SECTION 1. Amendment. The City's Fee Schedule as currently adopted will be amended to reflect the following pricing:

Driving Range	
Large Bucket	\$15.00
Large Bucket 20 Punch Pass	\$245.00
Large Bucket 10 Punch Pass	\$128.00
Large Bucket Punch Pass	\$66.00
Golf Course Fee's	
Ridge 9 hole Adult	\$15.00
Ridge 9 hole Jr & Sr	\$14.00
Ridge 9 hole Jr & Sr M -Th	\$10.00
Batting Cages	
Batting Cage Pitch Token	\$3.00
Bat Pass	\$32.00
Bat Rental	\$3.00

SECTION 2. Effective Date. This Resolution shall become effective March 10, 2025.

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Charity Brien
Charity Brien (Feb 26, 2025 13:24 MST)
Office of the City Attorney

SOUTH JORDAN CITY COUNCIL STAFF MEMO

MEETING DATE: MARCH 4, 2025

FILE OVERVIEW

Item Name	Moderate Income Housing Plan Update
Address	1600 West Towne Center Dr.
File Number	Resolution R2025-02
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

Utah Code [§ 10-9a-403](#) and [§10-9a-408](#) requires cities to have a Moderate Income Housing Plan. State requirements also include an annual update to the plan's implementation strategies that are submitted to the Utah Department of Workforce Services (DWS). To comply with these requirements, South Jordan adopted the current moderate income housing plan by Resolution 2024-38 last year.

The City has been working with Zions Public Finance on a housing study and an associated update to the Moderate Income Housing Plan. State statute provides a list of 26 possible housing strategies that cities may implement. As a city with a fixed guided railway, South Jordan is required to have 5 strategies. To be considered for priority funding a 6th strategy must be included. The previous plan included 6 strategies. Those 6 strategies have been updated in the new plan to reflect progress made. The new plan also includes a 7th strategy that looks at exploring interlocal agreements to provide new funding sources for housing related programs in South Jordan.

Staff requests that the Planning Commission provide a positive recommendation of the item for the City Council to ensure that the City remains in compliance with reporting requirements.



TIMELINE

- **January 7, 2025**, at the City Council Study Session, staff presented the draft housing study and moderate income housing implementation items to the City Council for feedback.
- **February 18, 2025**, the Planning Commission voted 4-0-0 to recommend approval of the item.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council.

Standard of Approval:

Utah Code [§ 10-9a-403](#) requires the Planning Commission to make a recommendation for City Council. The moderate income housing element should provide “a realistic opportunity to meet the need for additional moderate income housing within the municipality during the next five years.”

Motion Ready:

I move that the Planning Commission recommends that the City Council approve:

1. Resolution R2025-02, General Plan Amendment—South Jordan Moderate Income Housing Plan Update

Alternatives:

1. Recommend approval with conditions.
2. Recommend denial.
3. Schedule the item for a recommendation at some future date.

SUPPORTING MATERIALS

1. Resolution R2025-02
 - a. Exhibit A, Moderate Income Housing Plan



RESOLUTION R2025 - 02

A RESOLUTION OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN AS PART OF THE GENERAL PALN.

WHEREAS, pursuant to Utah Code § 10-9a-403 and -408, the South Jordan City Council (the “City”) must review and approve the Moderate Income Housing Plan as an element of the City of South Jordan’s (the “City”) General Plan; and

WHEREAS, the Moderate Income Housing Plan includes, among other things, (1) an estimate of the need for moderate income housing in the City for the next five years; (2) a description of the progress made within the City to provide moderate income housing; (3) a description of efforts made by the City to utilize a moderate income housing set-aside from a community agency; and (4) a description of how the City has implemented recommendations related to moderate income housing; and

WHEREAS, on November 19, 2019 the City Council approved Resolution R2019-56 adopting a Moderate Income Housing Plan; and

WHEREAS, to comply with changes to Utah Code and Department of Workforce Services implementation and reporting requirements, the City Council amended the Moderate Income Housing Plan on January 17, 2023 (Resolution R2023-03); and

WHEREAS, to comply with changes to Utah Code and Department of Workforce Services implementation and reporting requirements, the City Council amended the Moderate Income Housing Plan on July 16, 2024 (Resolution R2024-28); and

WHEREAS, the South Jordan Planning Commission reviewed this proposed amendment to the Moderate Income Housing Plan and made a recommendation to the City Council; and

WHEREAS, the City Council reviewed this proposed amendment to the Moderate Income Housing Plan and finds that adopting the amended Moderate Income Housing Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan and moderate income housing requirements of Utah Code.

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

SECTION 1. Adoption. The City Council hereby adopts this amendment to the Moderate Income Housing Plan, attached as Exhibit A, as part of the City’s General Plan.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:**

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

Mayor: _____

Dawn R. Ramsey

Attest: _____

City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Feb 6, 2025 11:51 MST)

Office of the City Attorney



Housing Report

December 2024



Zions Public Finance, Inc.

Housing Report | Executive Summary



The City of South Jordan (the “City”), located in the southwest quadrant of Salt Lake County (the “County”), is the tenth-largest city in Utah (the “State”) by population. South Jordan has transformed from a rural farming community into a thriving suburban center since its incorporation in 1935. The City continues to grow rapidly, with a recent westward annexation adding 2,000 acres in 2023. Situated in the southwest corner of the Salt Lake Valley, about 17 miles south of Salt Lake City, South Jordan offers residents a unique blend of modern amenities and natural beauty. Known for its master-planned communities, particularly Daybreak, the City showcases diverse housing options, walkable neighborhoods, and innovative urban design. South Jordan's commitment to balanced development is evident in its mix of detached single-family homes, townhomes, and multifamily units, complemented by extensive parks, trails, and open spaces. The City benefits from its proximity to the Oquirrh and Wasatch mountain ranges, as well as its position along the Jordan River Parkway. With neighborhood schools, a strong local economy anchored by the "Silicon Slopes" tech corridor, and community assets like the Gale Museum, South Jordan has become an attractive destination for families and professionals seeking a high quality of life in the Salt Lake metropolitan area.

South Jordan has not been immune from Statewide trends of rising housing costs, renter cost burden, and a tight for-sale housing market. As a Community Development Block Grant recipient, South Jordan is committed to affirmatively furthering fair housing and homeownership to foster inclusive neighborhoods and access to opportunity. This Housing Report examines South Jordan's demographic and socioeconomic characteristics, geographic trends, existing housing inventory and affordability, and projected housing needs. Financial tools and mechanisms to promote housing affordability are also discussed.

Household and Population Growth

- With a 2024 projected population of nearly 83,000, growth will lead to a population of nearly 97,000 by 2030.
- Household sizes will decline but remain above 3.0 persons per household through 2030.
 - 3.20 persons per household in 2022; 3.01 persons per household projected for 2030

Income and Employment

- South Jordan's median household income is around \$120,000 — about \$30,000 higher than in the County.
- While the City has employment centers with nearby housing options, most employed South Jordan residents leave the City to work elsewhere.
- Over 35,000 residents leave the City; under 4,000 live and work in the City; and 29,000 workers commute into the City.

Race and Ethnicity

- While South Jordan has proportionately fewer racial and ethnic minority residents as compared to the County, its neighborhoods are highly integrated. South Jordan has no racially or ethnically concentrated areas of poverty.
- South Jordan's racial and ethnic minority population is growing even more rapidly than its population overall; the City will become more diverse in coming decades.

Special Housing Needs

- South Jordan has proportionately fewer residents with one or more disabilities as compared to the County,
- The City is home to a more-than-proportionate share of persons in residential care facilities.
 - The current residential care population is 236. Residential care demand will reach 309 residents by 2030.
 - With 840 beds in residential care facilities, the City has excess capacity for current demand and growth beyond 2030.

Housing Inventory and Affordability

- About 71 percent of housing units are single-family detached; around 16 percent are townhomes.
- The median value for a single-family detached unit is nearly \$676,000.
- About 19 percent of homeowners and 42 percent of renters in South Jordan are cost-burdened.
- Roughly 77 percent of South Jordan rentals are affordable for households at 80 percent of area median income.
- Demand for affordable housing exceeds supply, with a gap of over 3,000 units. The affordable housing gap will reach over 5,000 units in 2030.

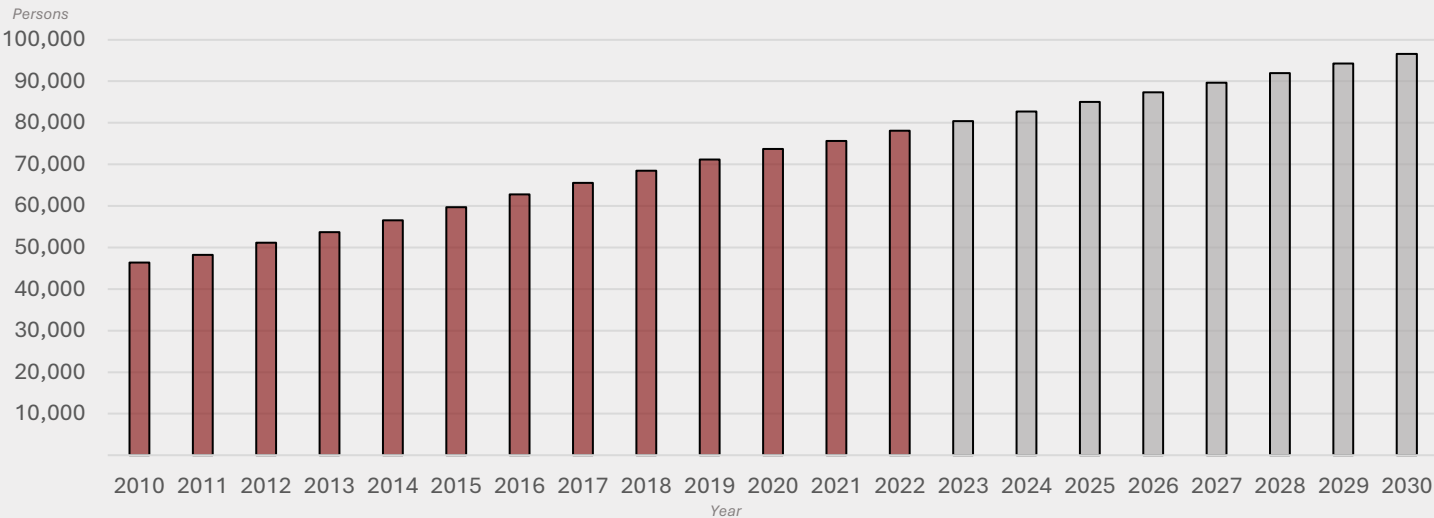
Demographics

Demographic characteristics greatly influence housing demand within an area. Population growth, age, income, and other characteristics of a city’s population determine what types of housing are desired. A variety of housing options is important to ensure that needs are met across differing demographic groups. This section evaluates these factors in the City to inform the analysis of future and current demand for housing.

Population and Household Growth

Historically rapid growth in South Jordan continues today. The figure below charts historical population in the City based on American Community Survey data, as well as the projected population based on building permit trends.

Figure 1: 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).

While South Jordan’s population has been rising steadily, household sizes have been getting smaller. Although Utah continues to have the largest household sizes in the nation (per the 2022 American Community Survey), the trend of declining household sizes is common throughout the State. From 2014 to 2021, the City permitted 8,999 new housing units, leading to growth of 18,456 residents from 2015 to 2022, equating to about 2.05 new residents per new housing unit. Still, South Jordan household sizes are anticipated to remain above three persons per household through 2030.

Figure 2: Projected Population and Households

	Projected Population	Projected Persons per Household	Projected Households
2024	82,732	3.14	26,349
2025	85,039	3.11	27,309
2026	87,346	3.09	28,270
2027	89,653	3.07	29,230
2028	91,960	3.05	30,190
2029	94,267	3.03	31,150
2030	96,574	3.01	32,110

Source: ZPFI

Age and Household Characteristics

The City has a median age of 34.4 years, older than the County median of 33.4 years and the State median of 31.4 years. South Jordan's population includes almost 4 percent more people under 18 and roughly 1 percent more adults aged 65 and over.

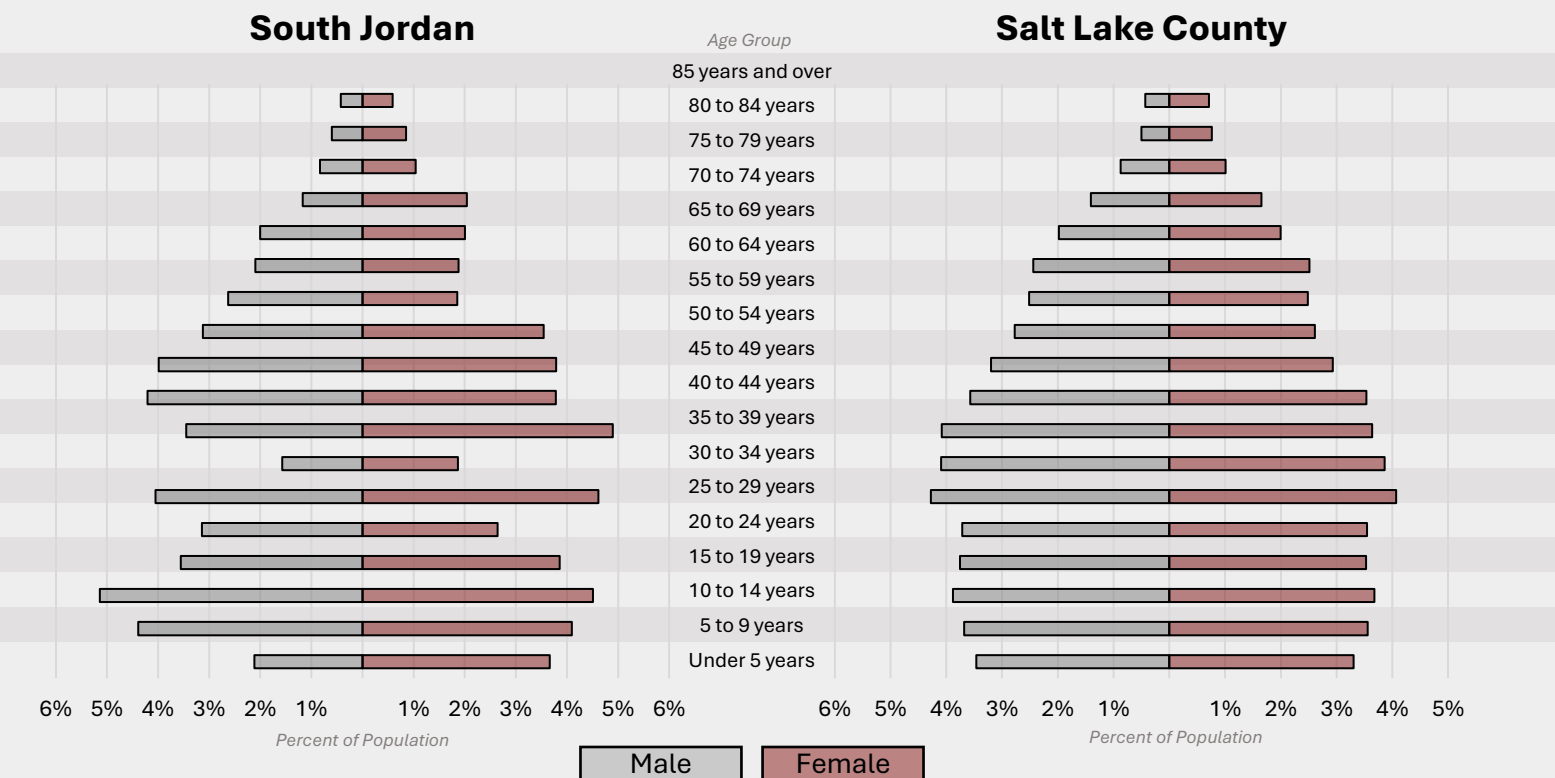
Figure 3: Age and Household Characteristics, Comparative

	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%

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

Population pyramids visualize the relative population of age and sex cohorts, often reflecting imbalances between sexes due to factors such as the prevalence of certain employment opportunities or mortality rates. For a given population pyramid, asymmetry indicates imbalance between the sexes. Asymmetry towards females at the top of the pyramid, where older age cohorts are shown, are relatively common due to generally higher life expectancies for women. Imbalances in the middle of the pyramid are more likely explained by a presence of employment industries, housing facilities, recreational opportunities, educational programs, or other factors that favor one sex over the other. Generally, discrepancies between the sexes are larger within smaller areas and populations because the factors that cause these discrepancies tend to balance out across larger areas and populations.

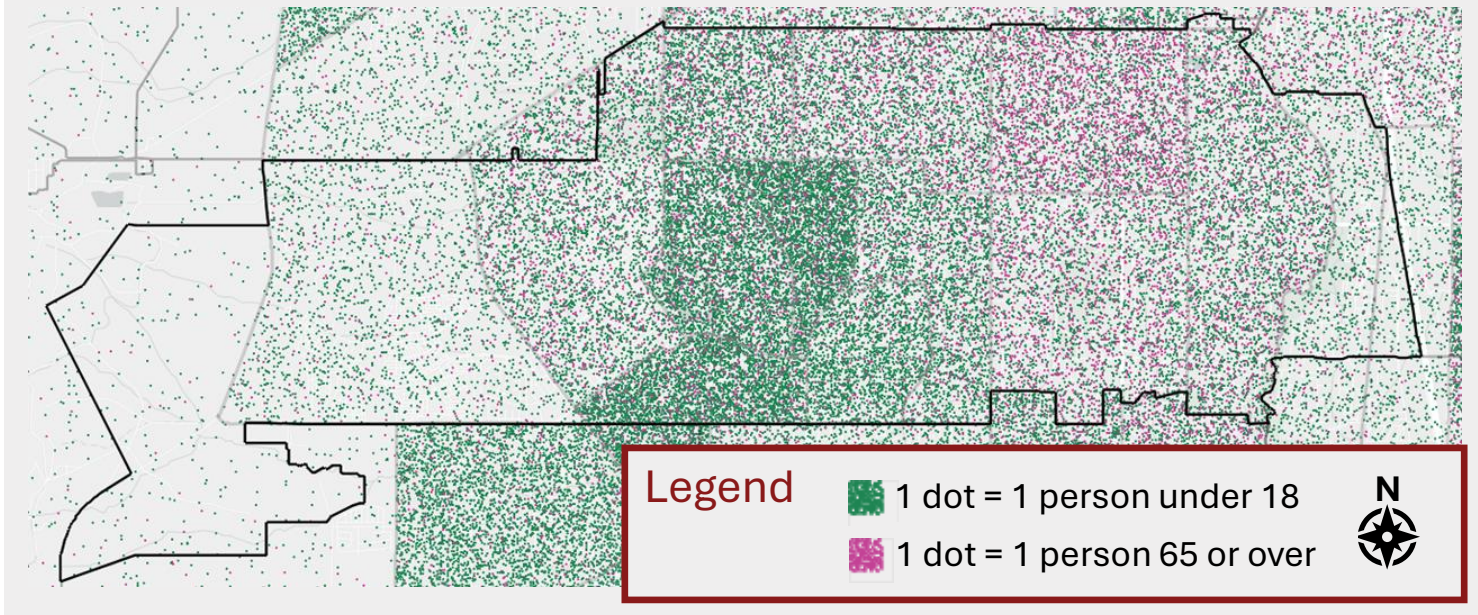
Figure 4: Population Pyramids, South Jordan and Salt Lake County, 2022



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

The dependent population includes individuals who are not part of the workforce, such as those at the beginning or later stages of life, who rely on the support of others. While some people under 18 or over 65 are employed, these groups are generally considered as the dependent population. The map below shows the approximate residential locations of individuals in these groups.

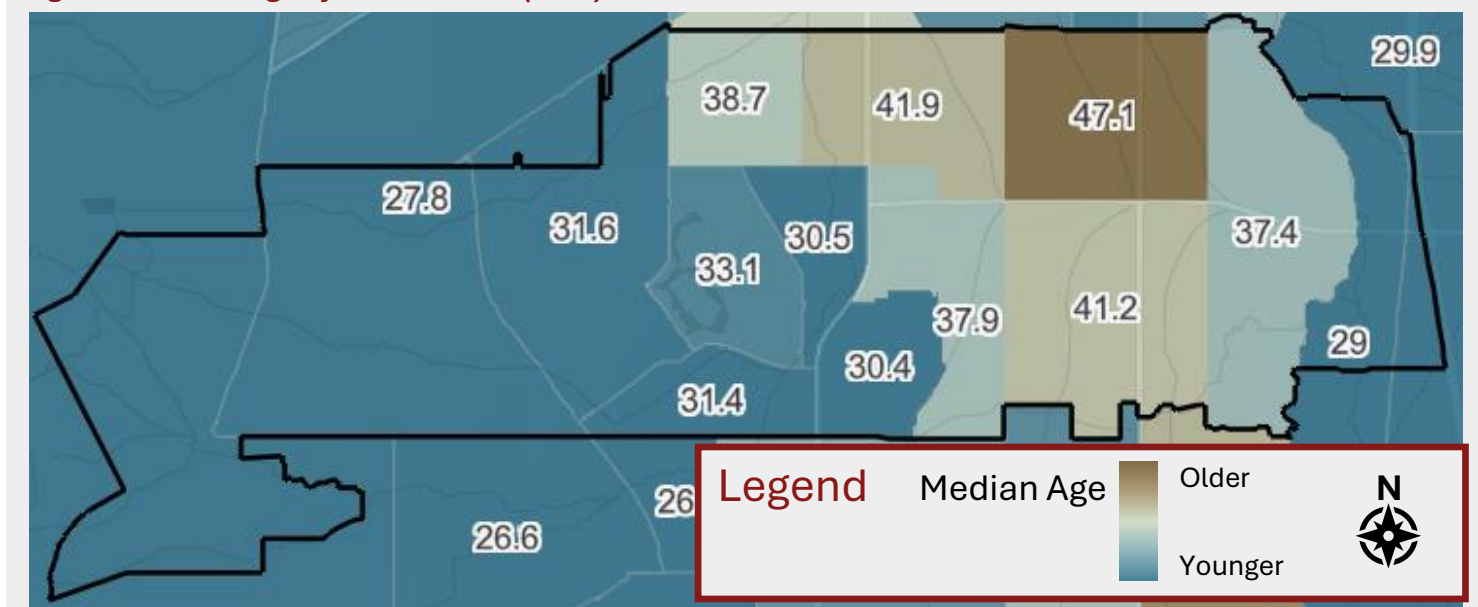
Figure 5: Dependent Population Dot Density (2022)



U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

In South Jordan, minors below age 18 and older adults aged 65 or over comprise about 43 percent of the total population and are not evenly distributed throughout the City. While each area in the City is home to many children under 18, the central portion of the City has an especially high density of children compared to other areas. The eastern, especially north-eastern, portion of the City has a relatively higher density of older adults. In the map below, the darkest census tract indicates the area with the highest median age, 47 years, nearly 12 years older than the average median age of the City (about 35 years).

Figure 6: Median Age by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

Income

The City's median household income is \$119,822 according to 2022 American Community Survey data — \$29,811 higher than the County median of \$99,011. The City's median income is comparable to that of most surrounding cities including Bluffdale, Herriman, and Riverton, but is significantly higher than that of West Jordan.

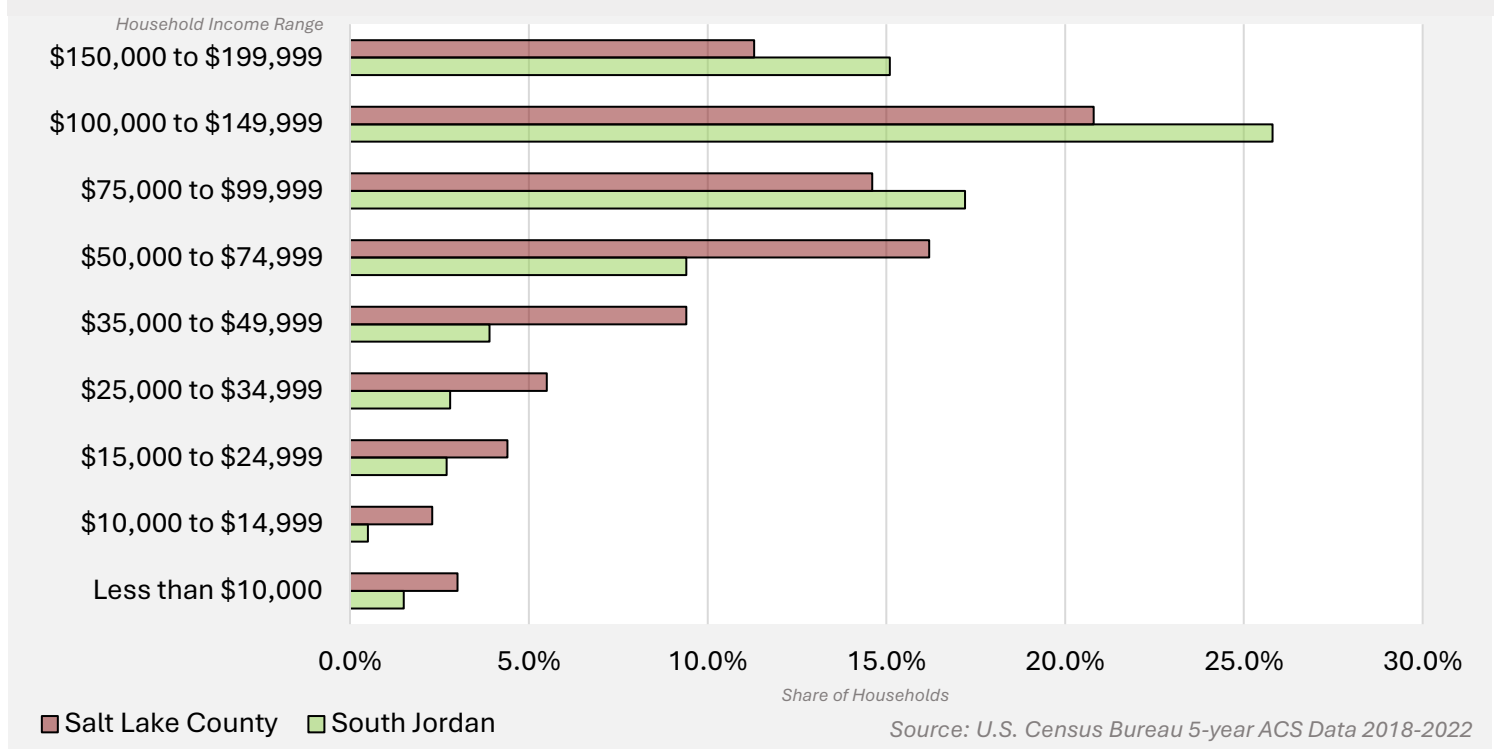
Figure 7: Median Household Income, Comparative (2022)

Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
\$119,009	\$126,041	\$115,198	\$115,869	\$108,165	\$119,822	\$99,002	\$90,011

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

Compared to Salt Lake County, the City has proportionately fewer households in all income ranges below \$75,000 per year and proportionately more households in all income ranges above \$75,000 per year. The figure below compares the share of households by income range in the City and the County.

Figure 8: Household Income Distribution, South Jordan and Salt Lake County (2022)



As previously discussed (Figure 3, page 4), South Jordan has relatively large household sizes. Additional persons in a household may or may not bring additional income, but generally bring additional expense. To analyze the income available on a per-person basis, per-capita incomes for the City and surrounding areas are provided in the table below. South Jordan has a per-capita income comparable to that of surrounding cities and higher than in the County.

Figure 9: Per-Capita Income, Comparative (2022)

Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
\$43,491	\$52,914	\$37,331	\$39,442	\$47,480	\$47,443	\$34,765	\$40,969

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

Employment

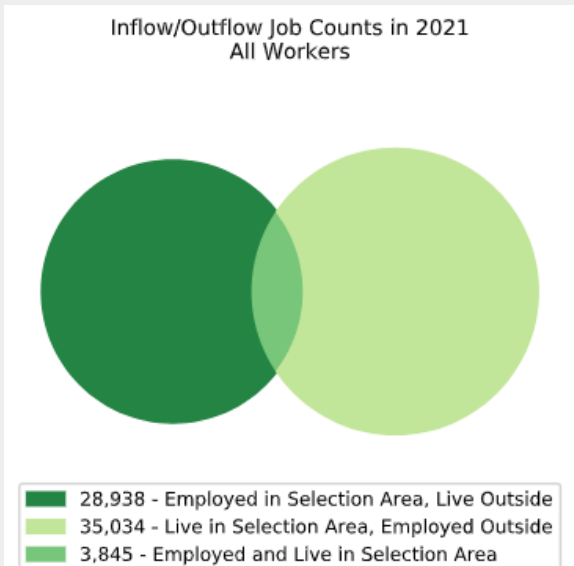
South Jordan has a strong employment base, but the City suffers from spatial mismatch. Most working residents commute to employment centers outside the City. Similarly, employers within the City mostly rely on commuters to fill their roles. Focusing on strategies to reduce spatial mismatch, such as the co-location of employment and housing opportunities, could facilitate a host of benefits to the City. Co-location may lead to reduced traffic congestion and infrastructure costs as well as reduced transportation costs for residents.

Rather than looking at employment and housing as separate issues, a two-pronged approach to reducing spatial mismatch can improve outcomes for the City's working residents and in-commuters alike. This involves creating new job opportunities suitable for existing resident workers, attracting employers that are well-suited to the existing employment base considering local characteristics such as educational attainment, industry participation, and incomes. Likewise, providing for appropriate and attainable new housing opportunities can facilitate commuters currently living outside the City to move into the City and closer to work.

The Venn diagram to the right visualizes employment in the City, including workers that commute to jobs in South Jordan and residents that commute to work elsewhere. Just 3,845 South Jordan residents work within the City, as visualized in the overlapping portion of the diagram. Another 35,034 residents work outside of City limits, while 28,938 workers enter the City from elsewhere.

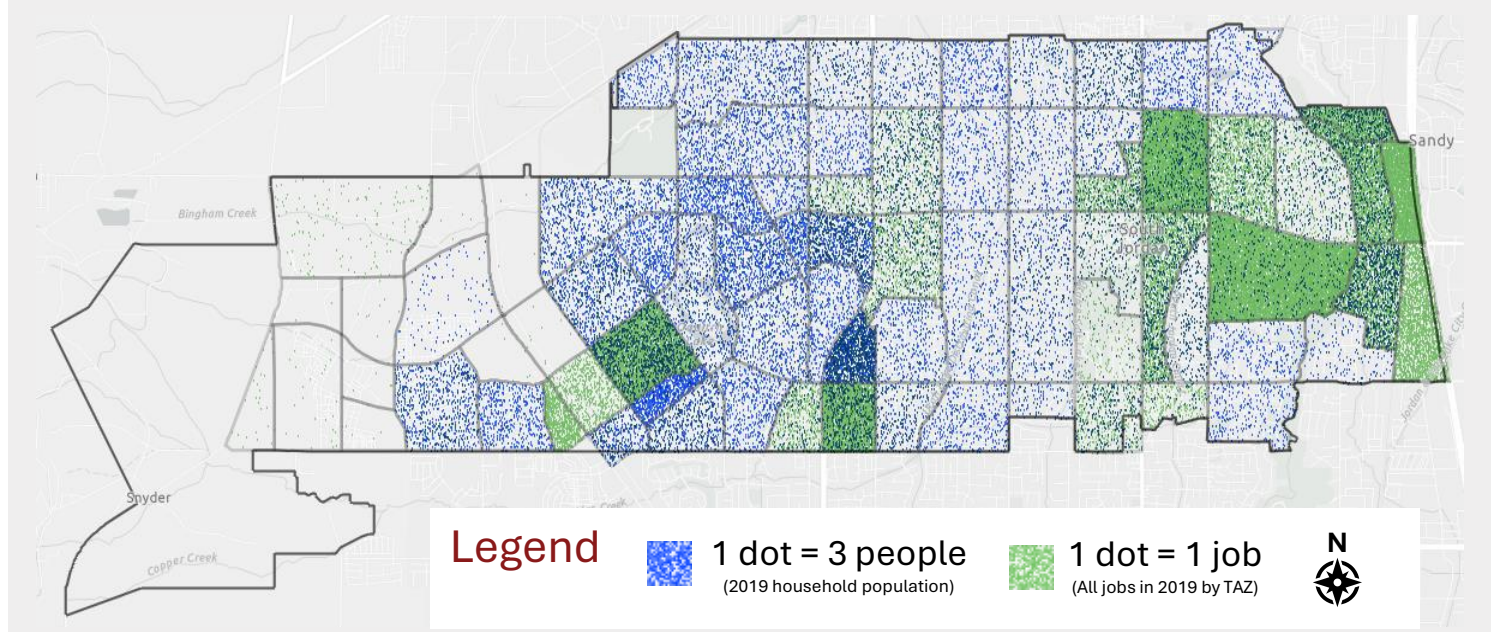
The map below depicts population and employment density across Traffic Analysis Zones (TAZs) in the City as of 2019. The green clusters represent the employment centers in South Jordan, while the blue clusters represent approximate residential locations for the City's household population. Some TAZs have a mix of green and blue, representing areas with a mix of jobs and employment.

Figure 10: Employment Inflow-Outflow



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

Figure 11: All Jobs Employment and Population Dot Density by Traffic Analysis Zone (2019)



Source: WFRM Travel Demand Model RTP 2023

Affirmatively Furthering Fair Housing and Homeownership

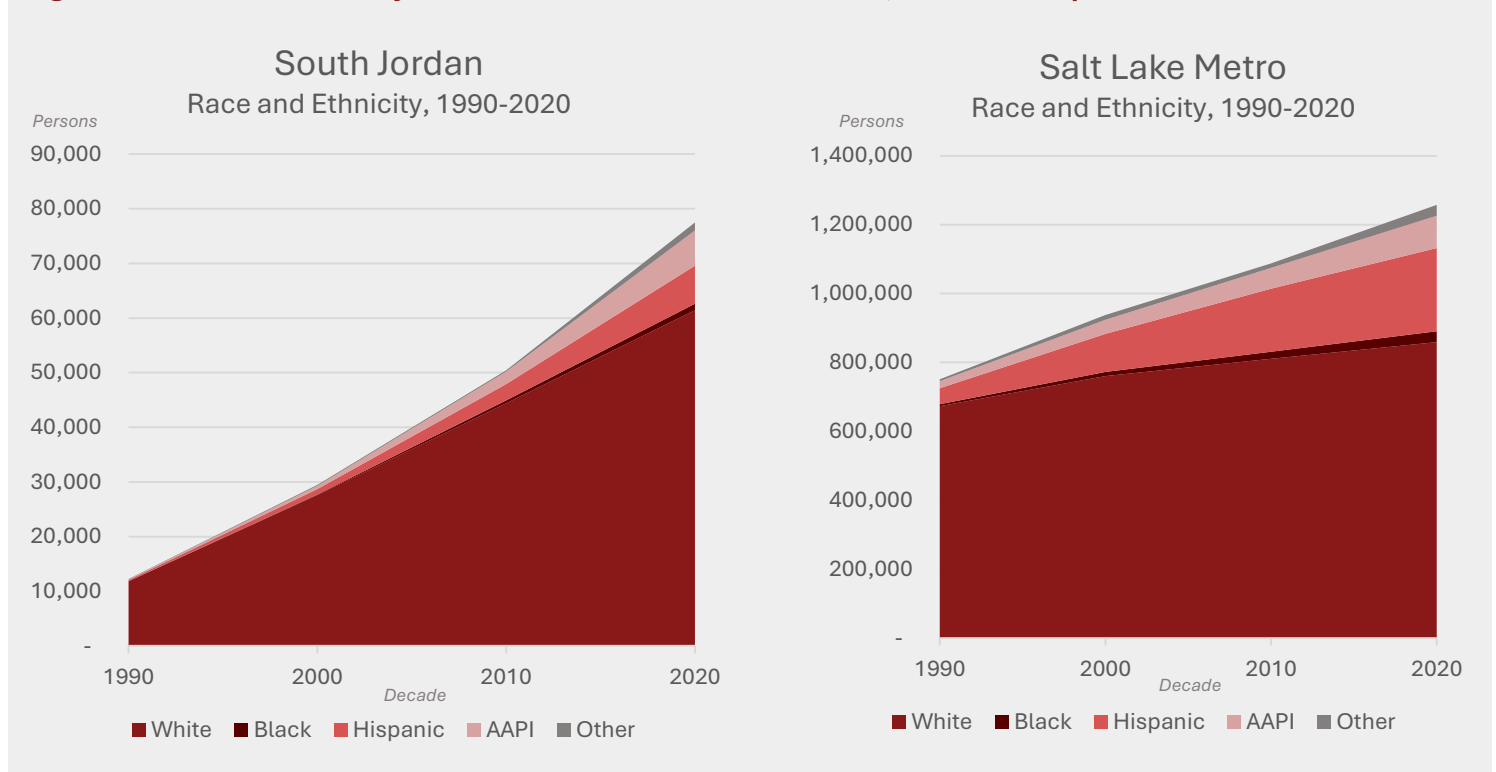
As a recipient of Community Development Block Grant (CDBG) funds, the City of South Jordan is committed to affirmatively furthering fair housing. According to the U.S. Department of Housing and Urban Development (HUD), and in relation to the federal Fair Housing Act, “affirmatively furthering fair housing” (“AFFH”) refers to “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics,” (HUD). “Protected characteristics” include “race, color, religion, sex, familial status, national origin, or handicap.” In addition to fulfilling HUD requirements for CDBG grantees including the Consolidated Plan, the Annual Action Plan, and citizen participation, the City takes voluntary steps to further fair housing, such as the procurement of additional data related to fair housing protected characteristics. This Housing Report includes data related to protected characteristics as a part of these voluntary steps to further fair housing.

Monthly costs, access to credit, ability to provide a downpayment, as well as access to employment and essential goods and services are key factors determining the suitability of various housing options for particular households and individuals. Disparities amongst racial and ethnic minorities and disabled individuals continue to limit access to homeownership (Center for Financial Security, University of Wisconsin-Madison). Familial status, or the presence of children, also affects the suitability and availability of housing options. Larger family sizes necessitate units with more bedrooms, which are less likely to be provided in multifamily rental complexes. Familial status may compound with other disparities, such as barriers to homeownership, making it difficult for such households to find attainable housing, whether for-sale or for-rent.

Race and Ethnicity

In terms of race and ethnicity, South Jordan’s population is relatively less diverse than the larger Salt Lake metropolitan (“metro”) area. Over time, the City has grown to house larger numbers and proportions of racial and ethnic minorities. *Race and ethnicity are federally protected characteristics under the Fair Housing Act.*

Figure 12: Race and Ethnicity in South Jordan and Salt Lake Metro, Historical Population Growth



Source: U.S. Census Bureau Decennial Census; Brown University’s Diversity and Disparities Project.

Note: Hispanic individuals of all races are included in the “Hispanic” category only. AAPI = Asian American and/or Pacific Islander.

The dissimilarity index reflects the extent to which a subpopulation is distributed throughout an area as compared to another group and is a common measure of residential segregation. It does not consider the count or proportion of any subpopulation, but rather looks at spatial distribution within a City or region. For the purposes of fair housing planning, this index can show if any groups might have unequal access to transportation and essential goods and services because of uneven spatial distribution of residential locations across races and ethnicities. The value for each pair of racial/ethnic categories measures the percentage of individuals that would need to re-locate to achieve a completely evenly distributed population with no spatial differences between the two racial/ethnic groups.

In South Jordan, the dissimilarity indices for all groups are below 20, which is considered low. This indicates that persons of all races and ethnicities are relatively evenly distributed throughout the City's neighborhoods. For South Jordan residents, spatial differences affecting access to transportation, essential goods and services, and neighborhood amenities are relatively equally distributed, regardless of one's race or ethnicity.

Figure 13: Dissimilarity Indices, South Jordan and Salt Lake Metro (2020)

Race/Ethnicity Pair Comparison	White-Black versus Black-White	White-Hispanic versus Hispanic-White	White-AAPI versus AAPI-White	Black-Hispanic versus Hispanic-Black	Black-AAPI versus AAPI-Black	Hispanic-AAPI versus AAPI-Hispanic
South Jordan	18.4	13.1	18.3	8.3	13.2	15.3
Salt Lake Metro	34.6	39.6	25.2	25.4	20.0	26.1

Source: U.S. Census Bureau Decennial Census; Brown University's Diversity and Disparities Project.

Note: Hispanic individuals of all races are included in the "Hispanic" category only. AAPI = Asian American and/or Pacific Islander.

Tenure by Race and Ethnicity

Across all races and ethnicities, the majority of South Jordan householders own their home, according to the 2018-2022 American Community Survey. However, racial and ethnic minority householders are more likely to rent as compared to the general population, with the exception of householders identifying as "some other race alone."

Figure 14: Percent of Households Renting by Race/Ethnicity, South Jordan (2022)

Race/Ethnicity of Householder	Overall	White (non-Hispanic)	Black	Native American	Asian	Hawaiian / Pacific Islander	Some Other Race	Two or More Races	Hispanic (of any Race)
% Renters (South Jordan)	15.8%	18.8%	35.3%	18.2%	19.4%	31.7%	9.5%	21.3%	28.2%
% Renters (S.L. County)	32.9%	28.0%	77.2%	49.2%	39.7%	50.8%	46.6%	44.3%	46.3%

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

Across all races and ethnicities, residents of South Jordan are more likely to own their homes as compared to larger Salt Lake County. Increased levels of homeownership can help to build wealth and financial stability.

Whether by choice or circumstance, rental housing serves a large portion of racial and ethnic minority residents in Salt Lake County. While high levels of homeownership across all races and ethnicities is a positive indicator for fair housing, the continued support of rental housing development in the City can help to increase housing options for households unwilling or unable to purchase a home.

Residents with Disabilities and Special Housing Needs

Individuals with disabilities and special housing needs include those with vision difficulty, hearing difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. Persons with one or more of these difficulties often find support through residential care facilities such as skilled nursing homes, long-term rehabilitation centers, and memory care units. However, some persons with disabilities may prefer to live in regular housing units. By providing a variety of residential care facilities and suitable, accessible housing units, the City can foster inclusive communities and further fair housing.

A comparison of disability characteristics across South Jordan’s population and the larger Salt Lake County population reveals areas of focus for providing housing opportunities for all persons. For persons living in regular housing units (rather than residential care facilities), 9.9 percent of Salt Lake County residents and 7.6 percent of South Jordan residents have one or more disabilities. Across all disability types, South Jordan has proportionately fewer disabled residents.

Relatively higher rents and home prices may contribute to lower attainability for disabled populations due to income and employment constraints. Additionally, access to essential goods and services, including medical care and transportation, may influence housing choices for disabled populations.

Figure 15: Disability Characteristics, Comparative (2022)

	South Jordan: Percent of Population	Salt Lake County: Percent of Population
Population with a Disability	7.6%	9.9%
Hearing Difficulty	2.4%	2.7%
Vision Difficulty	0.9%	1.7%
Cognitive Difficulty	3.1%	4.8%
Ambulatory Difficulty	3.3%	4.3%
Self-Care Difficulty	1.3%	1.7%
Independent Living Difficulty	3.8%	4.5%

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

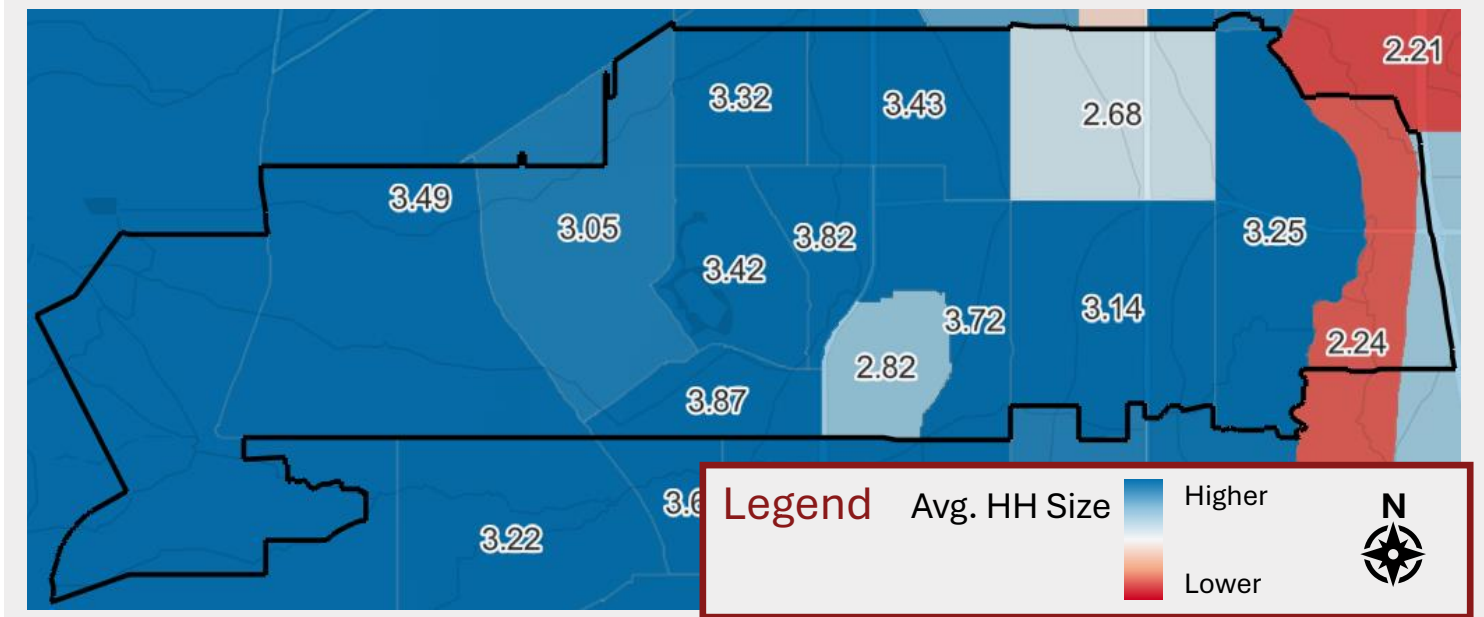
According to the 2020 Decennial Census, 2,809 Salt Lake County residents, or 0.2 percent of the total County population, live in nursing care facilities. In South Jordan, the nursing care population is 236 residents, or 0.3 percent of the total City population. South Jordan is home to 6.5 percent of Salt Lake County residents and 8.4 percent of nursing care residents; from this perspective, the City has a more-than-proportionate share of the County’s residential care population.

As the City’s population grows, accessible housing needs for disabled residents and those in need of residential care will grow as well. Assuming these groups grow at the same rate as the overall population, by 2030 South Jordan’s disabled population living in regular housing units will reach 7,295 residents while its nursing facility population will reach 309 residents. With 11 assisted living and nursing care facilities totaling 840 beds, the City currently has sufficient capacity for current and future residential care needs through 2030. *Handicap and disability status are federally protected characteristics under the Fair Housing Act.*

Household Size and Familial Status

Larger household sizes generally reflect the presence of children or intergenerational households. On the other hand, small household sizes often stem from young singles and newly established families – as well as older adults living alone or together without children. *Familial status is a federally protected characteristic under the Fair Housing Act.*

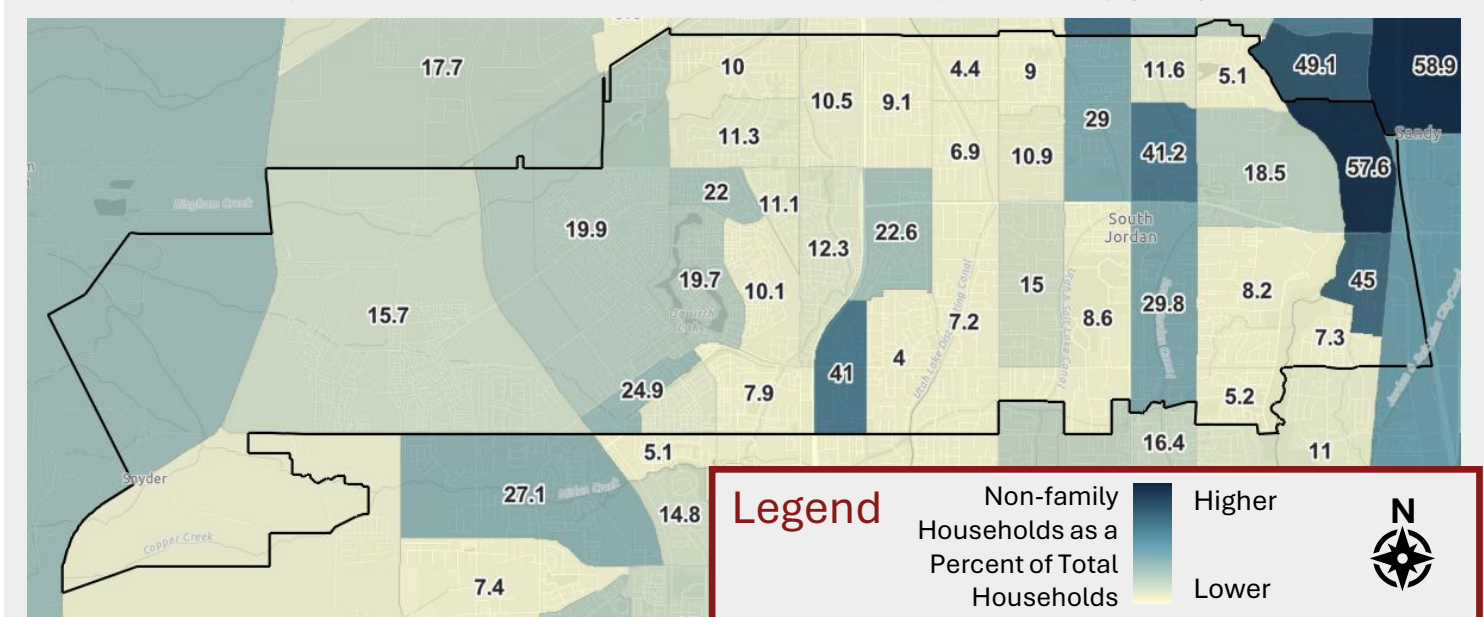
Figure 16: Average Household Size by Census Tract (2022)



Source: U.S. Census Bureau 5-year ACS Data 2018-2022; Utah Geospatial Resource Center; Esri

South Jordan is largely a city of families, with 79 percent of households consisting of related individuals (2018-2022 American Community Survey). In Salt Lake County, 68 percent of households consist of families. A few areas within the City have disproportionately more non-family households, particularly at the City's eastern edge. Smaller household sizes, the presence of older adults (as shown on Figure 5, page 5) and apartment complexes (as shown on the following page) are all geographically correlated with the incidence of non-family households, as shown below.

Figure 17: Non-family Households as a Percent of Total Households by Block Group (2020)



Source: U.S. Census Bureau 2020 Decennial Census; Utah Geospatial Resource Center; Esri

Current Housing Supply and Market Overview

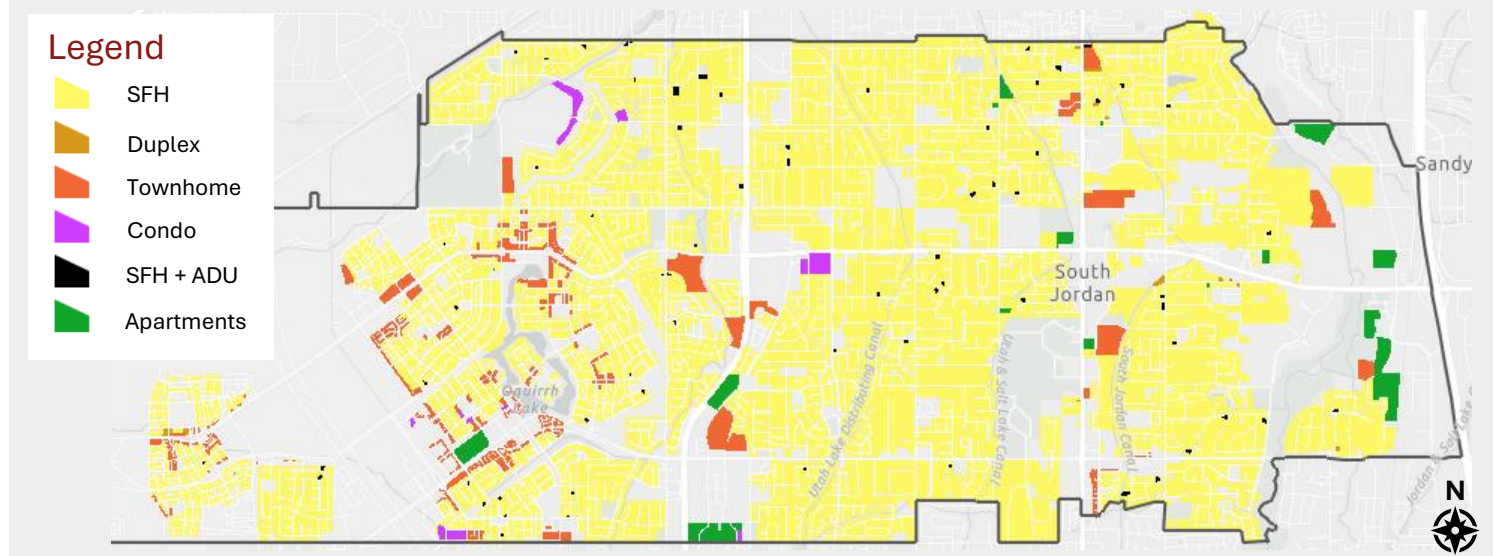
Most housing units in the City are owner-occupied, single-family homes with large lot sizes. The Utah Housing Unit Inventory, current as of the end of 2021, includes 25,985 housing units in South Jordan. Over 71 percent of those units are categorized as single-family detached residences (SFDs) while just over 16 percent are townhomes or attached single-family units. The median value for SFDs is \$675,700 and the median SFD lot size is 0.26 acres.

Figure 18: South Jordan Housing Unit Inventory (Current as of 2022)

Type	Count of Units	Percent of Total Units	Median Units per Acre	Median Value (2022 Dollars)	Med. Unit Size (Square Feet)	Estimated % Rental Units
Apartments (Total)	2,786	10.7%	25.12	\$273,147	1,084	100.0%
5-9 Unit Complex	17	0.1%	11.01	\$140,565	720	100.0%
50-99 Unit Complex	196	0.8%	14.93	\$272,163	845	100.0%
99+ Unit Complex	2,573	9.9%	22.86	\$291,095	1,186	100.0%
Condo	386	1.5%	16.32	\$406,679	1,277	0.0%
Duplex	66	0.3%	10.92	\$425,100	1,902	15.2%
Townhome	4222	16.2%	19.62	\$428,700	1,808	16.2%
Single-Family Detached	18,458	71.0%	3.00	\$675,700	3,690	2.5%
Detached ADU (Guesthouse)	67	0.3%	N/A	N/A	N/A	N/A
Overall Total or Median	25,985	100.0%	3.00	\$670,600	3,665	15.8%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); U.S. Census Bureau 5-year ACS Data 2018-2022

Figure 19: Housing Types (Current as of 2022)

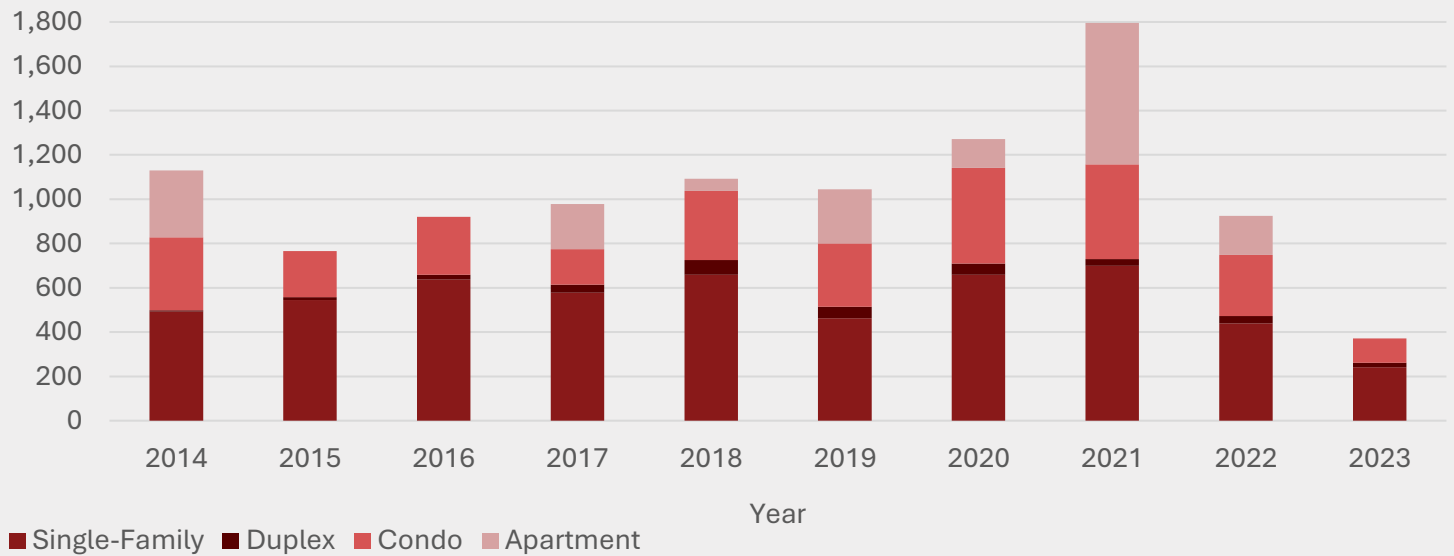


Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); Utah Geospatial Resource Center

In addition to the 25,985 dwelling units already built and listed in Utah Housing Unit Inventory, the City issued 1,296 building permits in 2022 and 2023. In 2021, the City issued permits for 1,796 units, its highest level since 1994 (the oldest year of data available in the Ivory-Boyer Construction Database).

The following figure visualizes residential permit trends by year and housing type.

Figure 20: Units Permitted by Type and Year

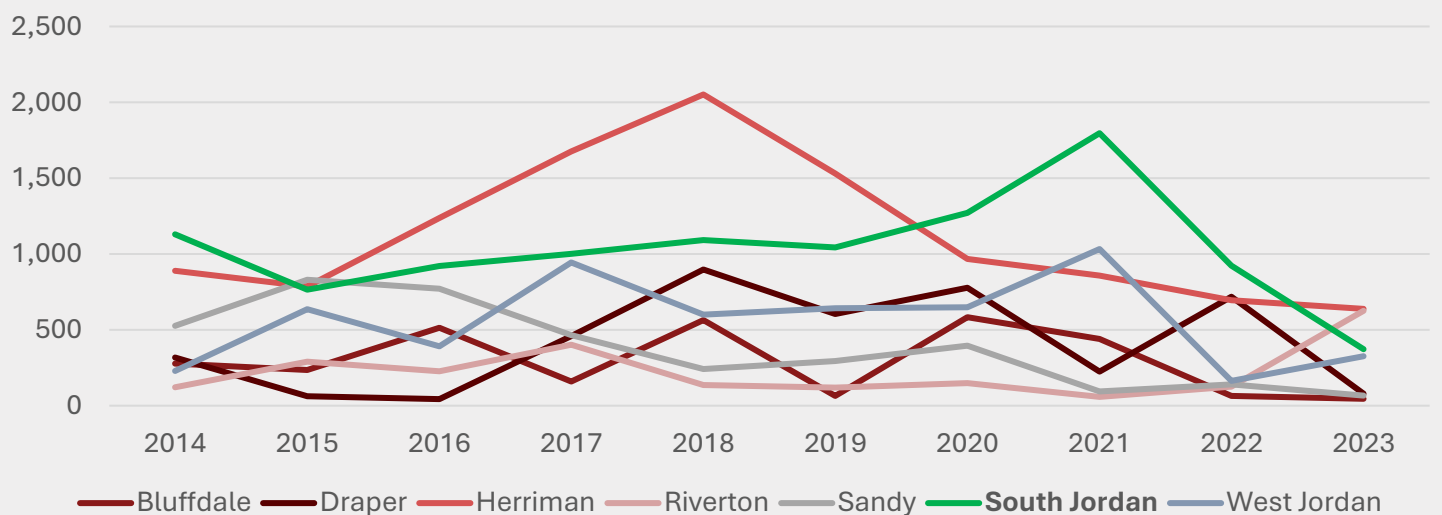


Source: Ivory-Boyer Construction Database (2024)

The chart below shows a comparison of the municipalities surrounding the City. The green line indicates the City's performance and shows that South Jordan, along with Herriman, has been the among the most consistent homebuilding municipalities in the area.

Recently, high interest rates, material costs, and labor costs have impacted homebuilding across the country, including in South Jordan and surrounding cities. In South Jordan, 2023 saw the lowest level of units permitted since 2000.

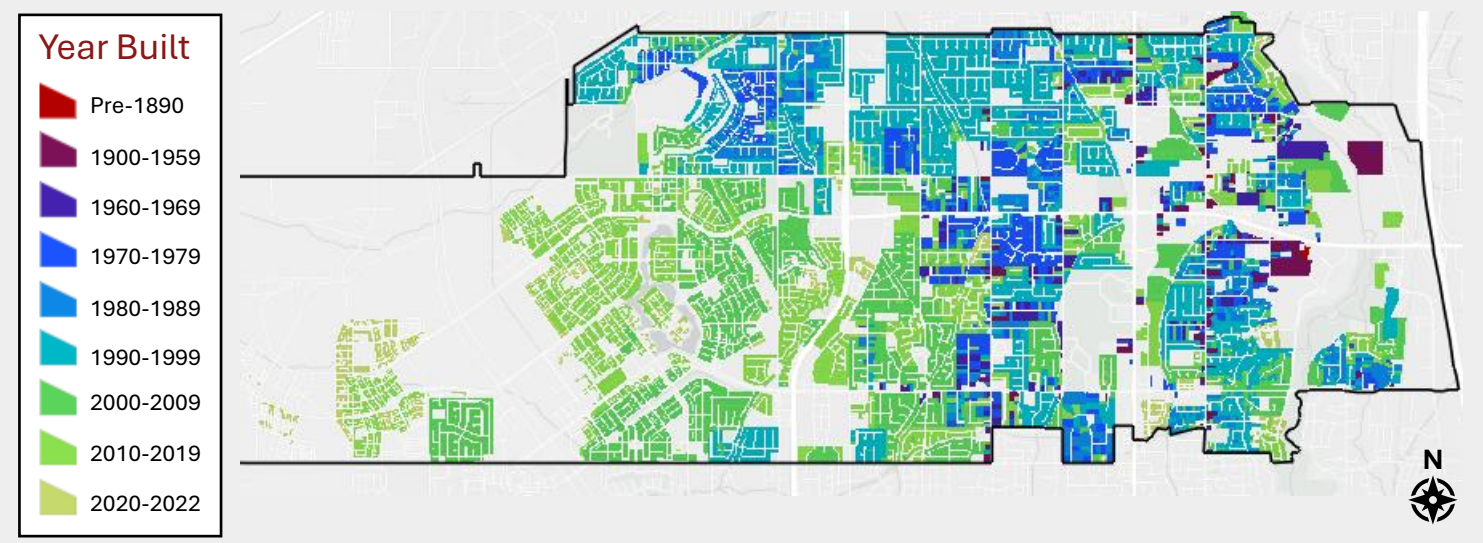
Figure 21: Units Permitted by Year, Comparative



Source: Ivory-Boyer Construction Database (2024)

Historical Growth Patterns

Figure 22: Residential and Multifamily Year Built, South Jordan and Regional Comparison (Current as of 2022)

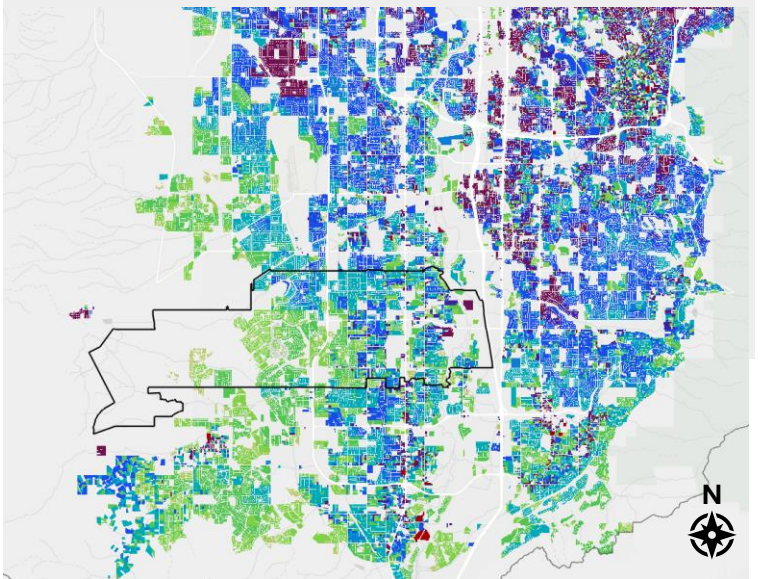


Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

With few and scattered farm estates built before 1960, residential growth in the City took off in the 1970s. This growth consisted largely of single-family homes built on large lots and continued northward through the 1990s. After 2000, growth headed west into Daybreak, and smaller lot sizes became more common. Today, growth is continuing westward.

The typical South Jordan home is substantially newer than counterparts in surrounding cities. According to the 2018-2022 American Community Survey, the median home in South Jordan was constructed in 2006, while the median home in Salt Lake County was constructed in 1984. The City’s history of large-lot development and relatively new housing stock contributes to its high home values. The following table outlines median home values by year built to illustrate how the age of homes affects prices in South Jordan and Salt Lake County.

Figure 23: Year Built, Regional Comparison



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

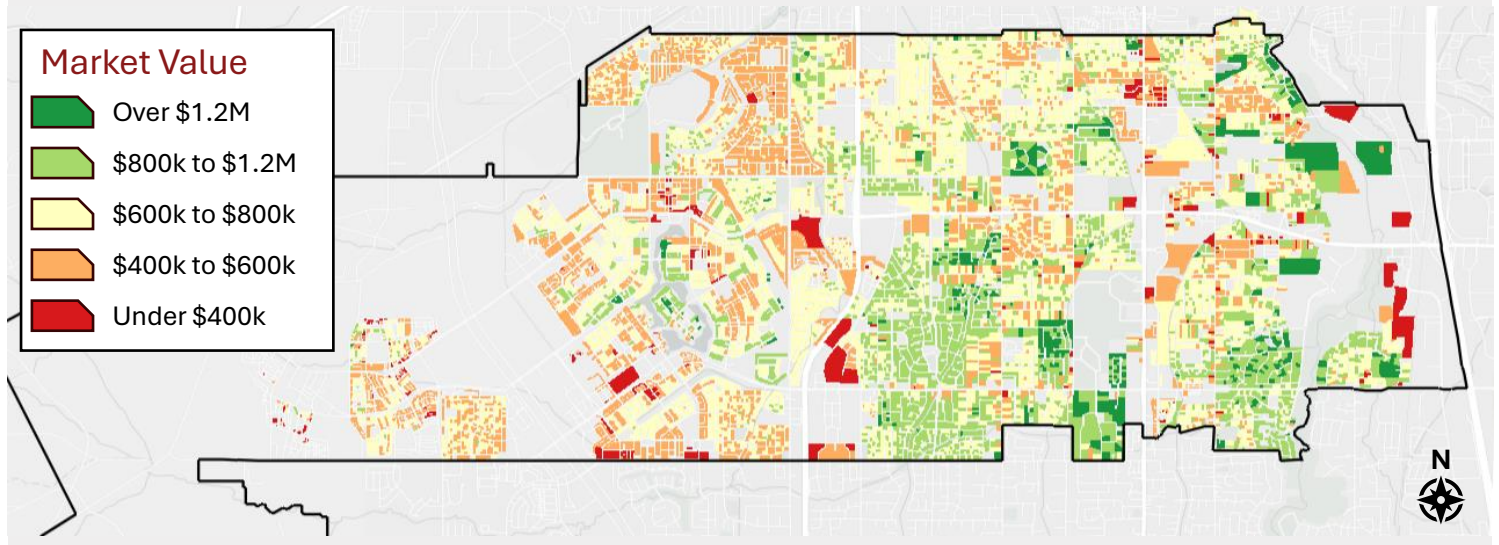
Figure 24: Median Owner-Occupied Home Value by Year Built, Comparative (2022)

Median Value	Before 1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2009-2009	2010-2019	2020-2022
In South Jordan	\$503k	-	-	\$515k	\$726k	\$639k	\$749k	\$742k	\$640k	\$617k
In S.L. County	\$564k	\$583k	\$522k	\$515k	\$473k	\$497k	\$594k	\$603k	\$636k	\$631k

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

Home Values

Figure 25: Residential and Multifamily Market Value per Unit, South Jordan (2022)



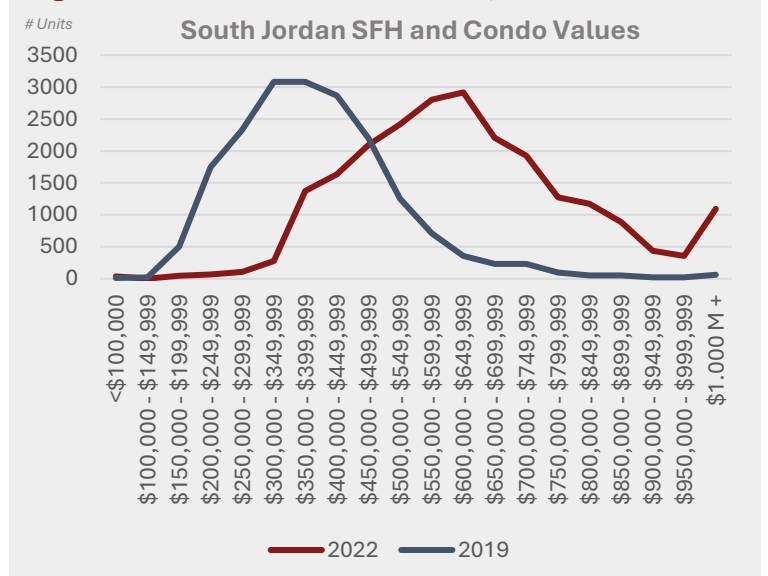
Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023)

Though each of South Jordan's neighborhoods have a variety of homes across price ranges, the majority of homes above \$800,000 are located to the east of the Bangerter Highway, as illustrated in the map above. Conversely, most homes below \$600,000 are located to the west of Bangerter. In many communities, older homes are generally more affordable. In South Jordan, however, new communities like Daybreak tend to offer smaller lot sizes and floorplans than seen in the City's older neighborhoods. Consequently, South Jordan's newer neighborhoods often have among the most affordable homes in the City.

Across all price ranges, home values have increased substantially since 2019, as shown in the figure to the right. Homes valued above \$1,000,000 increased from 62 units in 2019 to 1,093 units in 2022.

The figure below compares home values in South Jordan to those in larger Salt Lake County.

Figure 26: Home Value Distribution, 2019 vs. 2022



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

Figure 27: Single-Family Detached, Duplex, Townhome, & Condo Unit Value Distribution, Comparative (2022)

% of Units	Under \$200k	\$200k to \$299k	\$300k to \$399k	\$400k to \$499k	\$500k to \$599k	\$600k to \$699k	\$700k to \$799k	\$800k to \$899k	\$900k to \$999k	\$1.0M or more
In South Jordan	0.4%	0.7%	7.1%	16.1%	22.6%	22.1%	13.8%	8.9%	3.4%	4.7%
In S.L. County	3.5%	7.4%	22.6%	22.8%	17.0%	10.5%	5.9%	3.6%	2.0%	4.6%

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

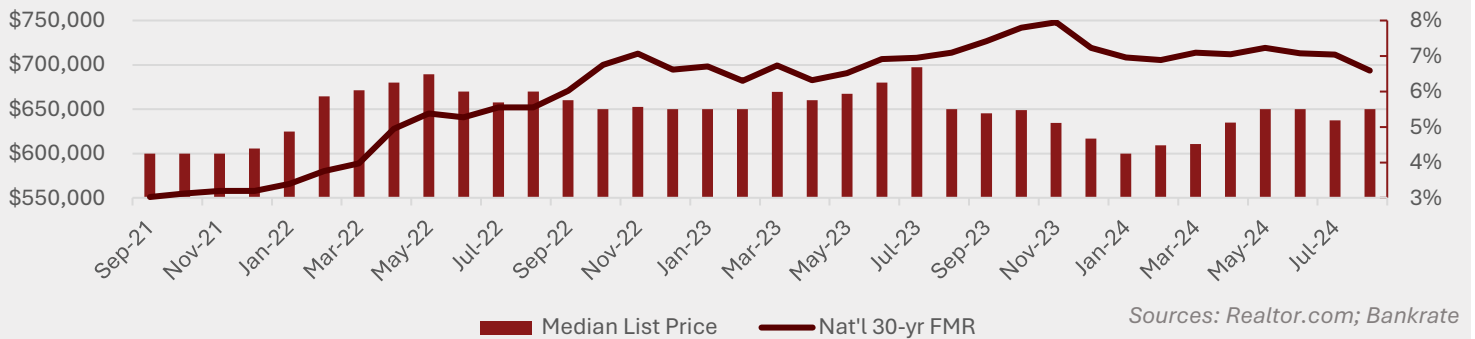
For-Sale Market

Housing market indicators such as median list price, monthly sales, and days on market have each been responsive to changing mortgage rates. As mortgage rates climbed above five percent in May 2022, list prices decreased and days on market increased by the following month, and sales trended downward after two months. As rates stabilized in the high-six- to low-seven-percent range, prices also stabilized, and turnover recovered. This pattern repeated when rates climbed to nearly eight percent in November 2023, with reduced prices, fewer sales, and longer days on market. As rates decline following the Federal Reserve Board's guidance in September 2024, inventory and turnover will likely increase. Prices may increase, but lower rates can increase overall affordability by lowering monthly payments.

Figure 28: South Jordan For-Sale Housing Market Snapshot, September 2021 to August 2024

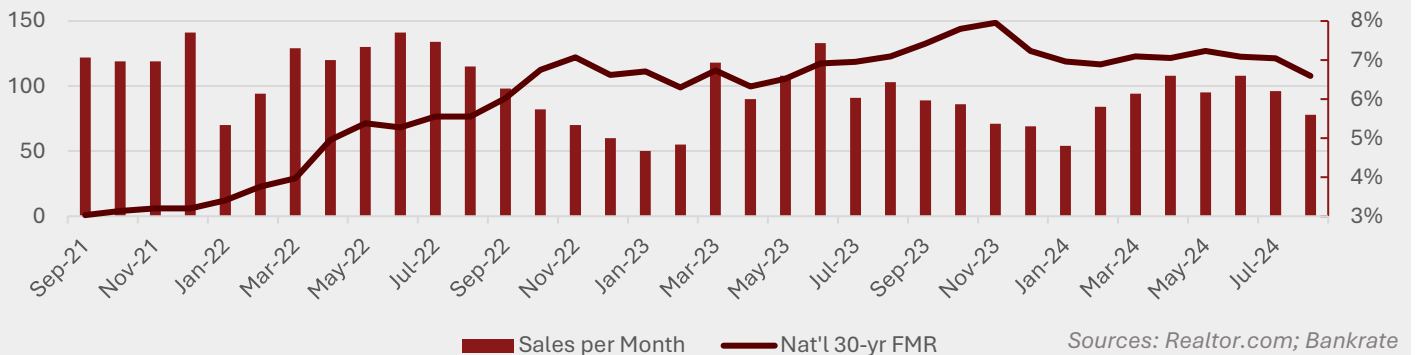
List Prices vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



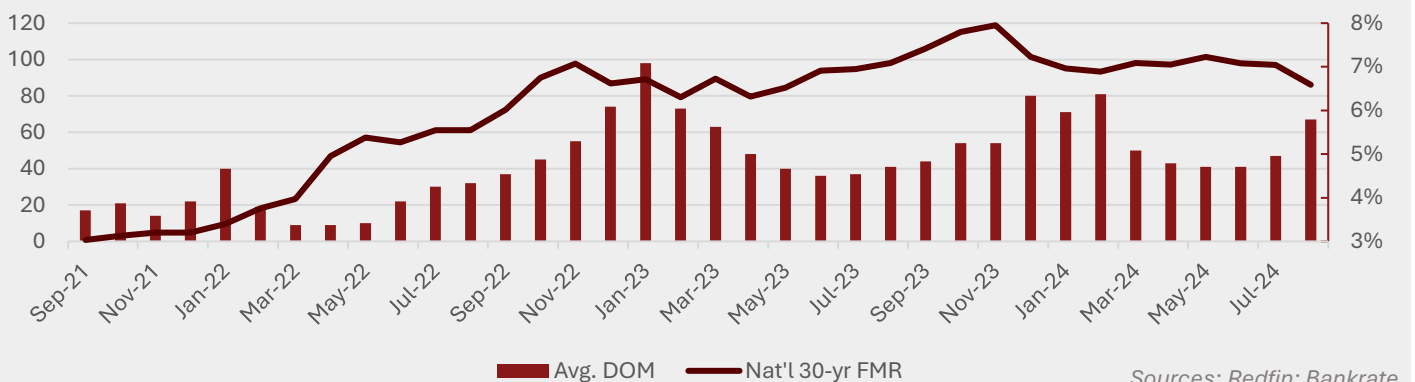
Monthly Sales vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Days on Market vs. Mortgage Rates

South Jordan, 9/2021 - 8/2024



Rental Housing

South Jordan has relatively few renter households, with just under 16 percent of households paying monthly rent in the City, as compared to nearly 33 percent in the County, according to the 2018-2022 American Community Survey. In contrast to most of its peer cities, South Jordan's share of households renting their home decreased in recent years.

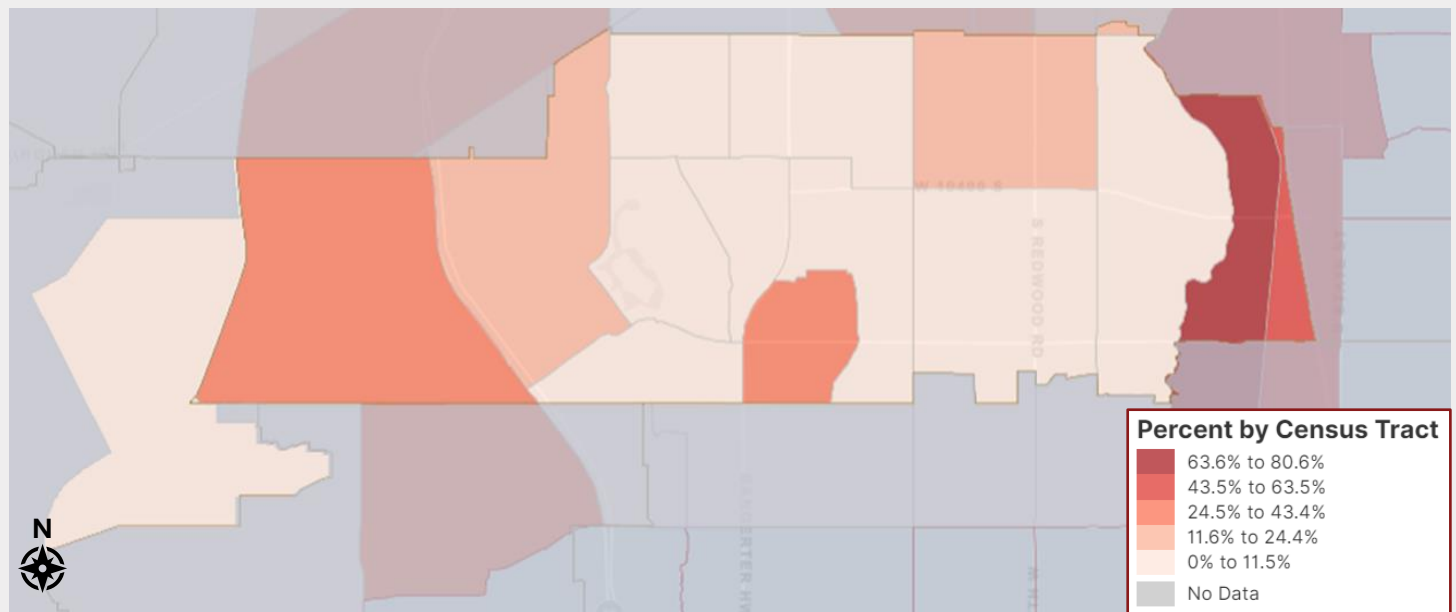
Figure 29: Renter Households as a Percent of Total Households, Comparative, Historical

Area	Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
2017	17.0%	20.7%	20.0%	10.4%	23.2%	20.6%	25.1%	33.5%
2022	19.9%	27.0%	18.6%	13.7%	23.5%	15.8%	22.6%	32.9%

Source: U.S. Census Bureau 5-year ACS Data 2013-2017 and 2018-2022

Rentals are not evenly distributed throughout the City. The largest concentration of rentals within the City is located on its eastern edge near the Jordan River, due to the presence of large apartment complexes. The neighborhood surrounding "The District" shopping center in the central-southern portion of the City, as well as the Daybreak area in the western portion of the City, also have moderate concentrations of renter households.

Figure 30: Renters as a Percent of Total Households, by Census Tract (2022)



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

According to the 2022 American Community Survey, there are 4,119 total rental units (occupied and for-rent) in South Jordan. Of these, a large majority are located within large apartment complexes, as shown in the table below.

Figure 31: Housing Types as a Percent of Total Rental Units in South Jordan (2022)

Housing Type	5-9 Unit Complex	50-99 Unit Complex	99+ Unit Complex	Rental Duplex	Rental Townhome	SFD Rental
% of Total Rental Units	0.4%	4.8%	62.7%	0.2%	16.7%	11.2%

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

Multifamily Market Overview

After a multifamily construction boom from 2019 through 2021 led to sustained increases in vacancy and little appetite for new construction starts, indicators suggest the market is beginning to recover. CBRE Research reports that “[f]or the first time in almost two years, the SLC multifamily market occupancy rate has increased.” For Q2 2024, the metro market vacancy rate sits at 6.1 percent. Still, deliveries trended down last quarter amidst high construction costs. Net absorption is positive, but trending down, from 1,638 units in Q1 2024 to 1,073 units in Q2.

Average rents remain stable at \$1,555, though Marcus and Millichap report unusually high concessions, with 36 percent of units offering temporary rent discounts or incentives as of Q1 2024.

Figure 32: Salt Lake Metro Multifamily Market: Average Rents, Q2 2024

Category	Average Rent
By Bedrooms	
Studio	\$1,127
1 Bedroom	\$1,340
2 Bedroom	\$1,670
3 Bedroom	\$2,082
By Decade Built	
Built 1960-1969	\$1,356
Built 1970-1979	\$1,400
Built 1980-1989	\$1,420
Built 1990-1999	\$1,562
Built 2000-2009	\$1,595
Built 2010-2024	\$1,668

Source: CBRE Econometric Advisors, Q2 2024

Though brokers do not offer data specific to South Jordan, submarket indicators suggest that the City will see continued concessions and move-in incentives. While rents remain stable in the overall market, the southern and southwestern submarkets lead the region in year-over-year rent declines at around -2.0 percent. In contrast to the overall market, the southern and southwestern submarkets show continued year-over declines in occupancy, at roughly -0.3 to -0.8 percent, and may take longer to recover.

This Multifamily Market Overview contains data aggregated from the Salt Lake City Multifamily Market Snapshot, Q2 2024 by CBRE Research and the Salt Lake City Multifamily Market Report, 2Q 2024 by Marcus and Millichap.

Housing Affordability

The U.S. Department of Housing and Urban Development defines housing affordability as spending no more than 30 percent of household income towards housing costs, including rent, mortgage payments, utilities, taxes, insurance, and fees. Given the HUD definition of affordability, this section analyzes South Jordan’s housing stock and socioeconomic characteristics to illuminate affordable housing needs for low- to moderate-income households.

Cost Burden

Households that spend over 30 percent of income on housing are considered cost-burdened. Approximately 22.7 percent of South Jordan households are cost burdened,as compared to 28.9 percent of Salt Lake County households. Renters are substantially more likely to be cost-burdened, with 42.0 percent of South Jordan renters spending over 30 percent of household income on housing, versus 19.1 percent for homeowners. Disproportionately higher cost burden for renters is seen in the County as well; 47.3 percent of County renters are cost-burdened versus 20.2 percent of County homeowners.

Because owner-occupied cost burdens are similar in the City as in the County, the overall lower level of cost burden in South Jordan is largely explained by its lower share of renter households (15.8 percent, versus 32.9 percent in the County, per the 2018-2022 American Community Survey). Still, South Jordan renters are slightly less likely to be cost-burdened; 42.0 percent of South Jordan renters are cost-burdened versus 47.3 percent in Salt Lake County.

Figure 33: Housing Cost Burden by Tenure, Comparative (2022)

Percent of Monthly Income Spent on Housing	South Jordan: Percent of Households	Salt Lake County: Percent of Households
Owner-Occupied		
Less than 20 percent	61.2.%	58.8%
20 to 29 percent	19.5%	21.1%
30 percent or more (Cost Burdened)	19.1%	20.2%
Renter-Occupied		
Less than 20 percent	22.1%	26.0%
20 to 29 percent	31.7%	26.8%
30 percent or more (Cost Burdened)	42.0%	47.3%
Overall		
Less than 20 percent	55.0%	48.3%
20 to 29 percent	21.5%	22.9%
30 percent or more (Cost Burdened)	22.7%	28.9%

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

Area Median Income (AMI)

The U.S. Department of Housing and Urban Development (HUD) sets “income limits” at various income levels based on a metropolitan area’s median family income. These exist to govern Section 8 eligibility; however, this “area median income” (“AMI”) measure has become popular among local and state governments, as well as the private and non-profit sectors, to analyze housing affordability. South Jordan falls within the Salt Lake County HUD Metro area, for which the median family income limits are provided in Figure 34. The row corresponding with a 3-person household is highlighted to reflect the average household size in South Jordan (3.20 persons) and Salt Lake County (2.86 persons). Within the Housing Affordability section, a household size of three persons will be used for all analyses.

Figure 34: Salt Lake City, UT HUD Metro FMR Area Income Limits by Family Size (2024)

Household Size	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
1 person	\$24,300	\$40,450	\$64,700	\$80,850
2 persons	\$27,750	\$46,200	\$73,950	\$92,400
3 persons	\$31,200	\$52,000	\$83,200	\$103,950
4 persons	\$34,650	\$57,750	\$92,400	\$115,500
5 persons	\$37,450	\$62,400	\$99,800	\$124,740
6 persons	\$41,960	\$67,000	\$107,200	\$133,980
7 persons	\$47,340	\$71,650	\$114,600	\$143,220
8 persons	\$52,720	\$76,250	\$122,200	\$152,460

Source: HUD 2024

Based on the income limits outlined in the table above, the following table shows the number and proportion of households in South Jordan falling into various area median income categories. Corresponding with the City’s relatively high median income, fewer than half (40.1 percent) of South Jordan households fall below the Salt Lake Metropolitan AMI. Low-income households (0 to 80 percent AMI) comprise 26.5 percent of South Jordan households.

Figure 35: South Jordan Household Count by Area Median Income Category (2022)

AMI Level	# of Households	Cumulative #	% of Households	Cumulative %
<30% of AMI	1,571	1,571	6.4%	6.4%
30% - 50% of AMI	1,400	2,971	5.7%	12.2%
50% - 80% of AMI	3,492	6,463	14.3%	26.5%
80% - 100% of AMI	3,332	9,784	13.6%	40.1%

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

Affordable Housing Allowance by AMI

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, the following table shows the maximum affordable monthly housing allowance by AMI category.

Figure 36: 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

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, which include utilities, the following table shows affordable home prices at various mortgage rates, assuming \$300 monthly utility costs and a 10 percent downpayment. Income ranges are supplemented with corresponding occupations and the number of workers per household, based on 2023 mean wage data for the Salt Lake metro area.

Figure 37: 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					
			5.5% Mortgage		6.5% Mortgage		7.5% Mortgage	
	1 worker	2 workers	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

According to the Zillow Home Value Index, a typical South Jordan home is valued at \$652,514 as of July 2024. According to the Bureau of Labor Statistics May 2023 Occupational Employment and Wage Estimates, the annual mean wage for all occupations in the Salt Lake Metro area is \$65,880 annually. At current prices and rates, the typical South Jordan home is unaffordable for households with two full-time income earners working average-paying jobs.

Based on the definition of housing affordability as spending no more than 30 percent of income on housing costs, the following table shows affordable home prices by mortgage rate for low- to moderate-income households, assuming \$300 monthly utility costs and a 10 percent downpayment. The AMI categories provided are based on the income limits provided by HUD for the Salt Lake Metro area and a household size of three persons, as previously discussed.

Figure 38: Affordable Home Price Range by Mortgage Rate and AMI Category

Household Income		Home Price Range					
		5.5% Mortgage		6.5% Mortgage		7.5% Mortgage	
AMI Category	Income Range	Low	High	Low	High	Low	High
< 30% of AMI	\$0 – \$31,200	-	\$83,612	-	\$76,030	-	\$69,437
30% to 50% of AMI	\$31,200 – \$52,000	\$83,612	\$174,192	\$76,030	\$158,397	\$69,437	\$144,660
50% to 80% of AMI	\$52,000 - \$83,200	\$174,192	\$310,062	\$158,397	\$281,946	\$144,660	\$257,495
80% to 100% of AMI	\$83,200 - \$103,950	\$310,062	\$400,425	\$281,946	\$364,114	\$257,495	\$332,537

Source: ZPFI Calculation based on HUD Data and Definitions

According to Freddie Mac’s Primary Mortgage Market Survey,[®] the national average rate for 30-year fixed mortgages was 6.35 percent as of September 5th, 2024, a 52-week low. The highest weekly average rate within the prior 52 weeks was 7.79 percent on October 26th, 2023. To roughly correspond with current rates, the affordability calculations herein use a 6.5 percent rate (highlighted above). However, mortgage rates vary for borrowers depending on credit scores, down payment amounts, loan to value ratios, loan lengths, rate buydowns, and property characteristics.

As demonstrated in the previous tables, mortgage rates are a significant factor in housing affordability; a one percent difference in annual percentage rate (APR) can affect a household’s home purchase budget by thousands or tens of thousands of dollars.

FICO credit scores are based on payment history, indebtedness, length of credit history, new credit, and credit mix. Credit scores are never calculated based on protected characteristics, such as disability, sex, or race. Nonetheless, credit scores correlate with income, age, and other demographic factors that overlap with affordable housing needs. Younger borrowers, for example, tend to have shorter credit history that can negatively impact credit scores, leading to higher interest rates and smaller purchase budgets.

The following table shows mortgage rates for various credit score ranges, based on national data for August 2024. Lenders generally consider a credit score of 620 as the minimum required to qualify for a conventional mortgage. Currently, the spread of mortgage rates between the least and most creditworthy borrowers is nearly 1.59 percent.

Figure 39: National Average Mortgage APR by FICO Credit Score (August 2024)

Credit Score	620 to 639	640 to 659	660 to 679	680 to 699	700 to 759	760 to 850
National Average Mortgage Rate	7.554%	7.008%	6.578%	6.364%	6.187%	5.965%

Source: FICO (August 2024). Assumes \$300,000 mortgage amount and 30-year fixed-rate mortgage.

Affordable Housing Inventory

Based on assessed housing values, the following table examines the number of existing (whether for-sale or occupied) single-family homes (including townhome), duplexes, and condo units in South Jordan that would be affordable for households at various levels of AMI to purchase today, given mortgage rates around 6.5 percent. A very small proportion (2.8 percent) of homes in South Jordan are currently affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), only 1.1 percent of South Jordan homes are affordable to purchase.

Figure 40: Affordable Single-Family, Duplex, and Condo Units by AMI (2022)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Household Income Limit (3 persons)	\$31,200	\$52,000	\$83,200	\$103,950
Affordable Home Price (6.5% mortgage rate, \$300 utilities, 10% downpayment)	\$76,030	\$158,397	\$281,946	\$364,114
# of Affordable SF, Duplex, Condo Units	37	0	207	402
Cumulative Units	37	37	244	646
% of South Jordan SF, Duplex, Condo Units	0.2%	0.0%	0.9%	1.7%
Cumulative %	0.2%	0.2%	1.1%	2.8%

Source: Wasatch Front Regional Council, Utah Housing Unit Inventory; HUD; ZPFI

Figure 41 examines the number of existing rentals (whether for-rent or occupied) in South Jordan that would be affordable for households at various levels of AMI to lease today. As previously discussed (page 17), most rentals in the City consist of apartments; however, townhomes, duplexes, and even single-family detached homes are available for rent. The following table considers affordability for all rental units in South Jordan, regardless of the housing type.

Figure 41: Affordable Rental Units by AMI (2022)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Household Income Limit (3 persons)	\$31,200	\$52,000	\$83,200	\$103,950
Affordable Monthly Rent (incl. utilities)	\$780	\$1,300	\$2,080	\$2,599
# of Affordable Rentals (Rented and For-Rent Units)	161	521	2,491	587
Cumulative Units	161	682	3,172	3,760
% of South Jordan Rentals	3.9%	12.6%	60.5%	14.3%
Cumulative %	3.9%	16.5%	77.0%	91.3%

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

The vast majority (91.3 percent) of rental units in South Jordan are affordable for households earning less than the Salt Lake Metro area median income. For low-income households (earning less than 80 percent of AMI), over three-quarters (77.0 percent) of rental units are affordable. However, affordable housing availability declines sharply for households earning less than 50 percent of AMI. For households earning less than 50 percent of AMI, 16.5 percent of rentals are affordable. For households earning less than 30 percent of AMI, just 3.9 percent of rentals are affordable. Additionally, low-priced units not restricted by income may be occupied by households with relatively higher incomes, further limiting access to housing for the lowest income groups.

Picture of Subsidized Households

Given the limited number of units affordable for very-low to extremely-low -income households, some South Jordan residents depend on federal subsidies to afford housing. In determining the affordable housing needs in the City, an examination of subsidized households reveals where some of these needs are already met through subsidies.

The U.S. Department of Housing and Urban Development provides assistance to households through three categories of programs: public housing, tenant-based subsidy, and privately-owned/project-based subsidy (including Low Income Housing Tax Credit, or LIHTC, units). The Housing Authority of Salt Lake County (also known as Housing Connect) provides public housing units throughout the County. Tenant-based subsidy refers to assistance administered by HUD directly to households in the form of vouchers for market-rate units. In South Jordan, households receiving subsidy fall into the tenant-based subsidy category, as the City does not have any public housing or LIHTC units. The following table outlines the economic and demographic characteristics of households receiving this tenant-based subsidy for market-rate units.

Figure 42: HUD Subsidized Households in South Jordan (2023)

Total HUD Subsidized Households	49
Total Population (all members of subsidized households)	120
Household Size	2.3
Avg. Monthly Housing Cost	\$1,501
Avg. Cost to Household	\$459
Avg. Cost to HUD	\$1,042
Avg. Income for Subsidized Households	\$17,686
Imputed Median Income for Subsidized Households	\$15,000
Avg. Percent of AMI	21%
Households below 30% of AMI	41
Households 30% to 50% of AMI	8
Households above 50% AMI	0
Percent Disabled (of all members of subsidized households)	32%
Percent Racial/Ethnic Minority	32%
Percent Households with Children	36%
Average Time Since Moved In	60 months
Percent Moved in Last Year	34%

Source: HUD 2023; ZPFI Calculation

This picture of HUD subsidized households does not necessarily include households receiving other forms of financial support or non-employment income, such as Social Security; pensions; 401k, Roth IRA, and other retirement account income; or aid from friends, family, non-profit, and religious organizations. However, the U.S. Census Bureau's American Community Survey captures sources of income from Social Security, Supplemental Social Security, retirement payments, disability benefits, and any cash public assistance or welfare payments from state and local entities. Therefore, the following "Housing Gap Analysis" fully accounts for households receiving subsidy.

Housing Gap Analysis

This subsection considers supply- and demand-side factors in the South Jordan housing market to calculate a “Housing Gap Analysis.” The supply-side encompasses South Jordan’s housing inventory, including the costs to rent or purchase units at current market values, mortgage rates, and rents. The demand side encompasses existing South Jordan households, examining current income levels and accounting for subsidies to determine what existing residents can afford in current market conditions.

This Housing Gap Analysis is designed to illuminate points of focus to plan for housing affordability, given the current market environment. Many of South Jordan’s current residents moved in amidst a different market environment, with lower interest rates, lower rents, and lower home prices. Therefore, the “surplus” or “shortage” numbers provided should not be interpreted to necessarily mean that the City needs a particular number of units at certain price ranges to meet the needs of current residents. (To examine housing affordability for current residents, refer back to the “Cost Burden” subsection on page XX). Instead, the Housing Gap Analysis highlights market segments that are tight and competitive with limited supply, as well as segments with excess capacity to help current and future demand.

Figure 43: 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	49	(2,997)

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

Projected Housing Gap

Without the development of new units affordable for low- and moderate-income households, the demand for affordable units will outpace supply as the population grows. Assuming the share of population falling into each AMI category remains constant as total population grows, the following table projects the affordable housing gap into year 2030 based on the population projections shown previously on page 3.

Figure 44: South Jordan Housing Gap Analysis, 2030 Projected

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total Below 100% AMI	Total Below 80% AMI
Current Surplus (Shortage)	(1,332)	(871)	(794)	(2,333)	(5,329)	(2,997)
Additional by 2030 Surplus (Shortage)	(492)	(438)	(1,098)	(1,045)	(3,073)	(2,028)
Total Surplus (Shortage) by 2030	(1,824)	(1,309)	(1,892)	(3,378)	(8,402)	(5,025)

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

Financial Tools and Affordability Mechanisms

First Home Investment Zones (FHIZ)

Utah Senate Bill 268 (SB268), passed in 2024, allows cities to use tax increment to create a town center, with owner-occupied units, in areas not covered by Housing and Transit Reinvestment Zones (HTRZs). There must be a minimum of ten acres and a maximum of 100 acres in a FHIZ. The approval process is similar to that of HTRZs, with HTRZ committee approval required.

There is a per-acre minimum residential density requirement of 30 units per acre, and 51 percent of the developable acres in the FHIZ zone must be residential. However, up to half of these homes can be outside the FHIZ zone. At least 25 percent of homes within the zone must be owner-occupied; outside the zone, all homes must be owner-occupied.

At least 12 percent of homes inside the FHIZ zone, and at least 20 percent of homes outside the zone must be affordable. Owner-occupied homes are defined to be affordable at 80 percent of the county median sales price; rental homes are affordable at 80 percent AMI.

New homes outside the FHIZ zone, but within the proposing city (“extraterritorial homes”), can count towards the requirement of 30 units per acre if they are owner-occupied for at least 25 years and meet other requirements: minimum of six units per acre, single-family owner-occupied, and 80 percent detached units.

If a FHIZ is approved, the municipality can receive up to 60 percent of property tax increment capture from all taxing entities inside the zone for 25 out of 45 years, with a maximum of three tax increment phases. Increment can be used for project and system infrastructure costs for the benefit of the FHIZ and related homes outside the zone.

Community Reinvestment Areas (CRA)

In a CRA area, ten percent of tax increment revenue to the local Redevelopment Agency exceeding \$100,000 per year must be set aside for affordable housing. These funds can be used anywhere in the City or transferred to housing agencies.

A CRA is a defined area, created under Utah Code 17C-5-104, that allows for the tax increment generated by new development, over a specified period of time, to be set aside to the City’s redevelopment agency for specific purposes within the CRA, including the creation of affordable housing. As the City creates additional CRA areas, it will also generate additional housing funds.

Figure 45: CRA Utah Code 17C-5-104 Requirements

Geographic Limitations	Limited to municipal boundaries (or any defined portion therein)
Funding Mechanism	Tax Increment Financing
Taxing Entity Participation	Beneficial to gain the support of the other taxing entities within the defined project area
State of Utah Participation	No
Governing Body	Municipal Redevelopment Agency
Committee Formation Required	No
State Approval Required	No, but documentation filing is required
Area of Expenditure	Within defined boundaries or for improvements that benefit the area
Zoning and Use Requirements	No requirements
Affordable Housing Requirements	10% affordable set-aside for CRAs generating more than \$100,000 in increment annually
Other Economic Development and Housing Tools	Can be used in combination with other tools

Source: ZPFI

Deed Restrictions

Deed restrictions are recorded covenants against a property that “run with the land,” remaining in effect upon repeated sale or transfer. Cities across Utah use deed restrictions to maintain affordable rents, limit property value growth, restrict ownership to certain levels of income, and control property uses (example: [Park City](#)). A City may record a deed restriction on land it owns, or through an agreement with a private landowner.

A deed restriction is a non-legislative requirement on landowners without the creation of new laws or changes to code. To record a deed restriction on private property, restrictions need to be counterbalanced with incentives for the landowner. Alternatively, the City could record deed restrictions against land it purchases or currently owns without the need for incentives. However, doing so could lower the asset value by reducing its income and/or profit potential. Once a deed restriction is recorded, the party filing the covenant (i.e., the City) bears the burden of enforcement. This involves dedicating personnel to track compliance and handle noncompliant landowners.

Deed restriction is a tool to ensure the affordability of a residential property in perpetuity, but it comes at a price: the cost of incentivizing acceptance of the covenant or mitigating loss of asset value, cost of tracking compliance, and cost of legal enforcement.

Home Ownership Promotion Zones (HOPZ)

HOPZs were enacted by the Utah Legislature in its 2024 session in SB168. The basic requirements for a HOPZ are as follows:

- Can be established directly by a municipality;
- Must be 10 acres or less;
- Must be zoned for at least 6 units per acre;
- 60 percent of the housing units must be affordable (less than 80 percent of the median county home price);
- Housing must be deed-restricted for at least five years;
- And more provisions are in the bill – details; and
- If created, the municipality can receive 60 percent of the tax increment for 15 years.

Appendix A: Moderate-Income Housing Goals and Strategies

As a community with fixed guideway transit (i.e., UTA TRAX), South Jordan is required to implement at least five of the following strategies as defined in Utah Code 10-9a-403(2)(b)(iii) but may voluntarily implement more than five strategies.

- A. rezone for densities necessary to facilitate the production of moderate-income housing;
- B. demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing;
- C. demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- D. identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate-income housing;
- E. create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- F. zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- G. amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- H. amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- I. amend land use regulations to allow for single room occupancy developments;
- J. implement zoning incentives for moderate income units in new developments;
- K. preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- L. reduce, waive, or eliminate impact fees related to moderate income housing;
- M. demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- N. implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- O. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- P. demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

Continued on the following page.

- Q. create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- R. create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
- S. eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- T. create a program to transfer development rights for moderate income housing;
- U. ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- V. develop a moderate-income housing project for residents who are disabled or 55 years old or older;
- W. develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- X. create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- Y. create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act;
- Z. demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

South Jordan is required to “identify each moderate-income housing strategy recommended to the legislative body for implementation by restating the exact language used” in the preceding menu of strategy options.

Upon electronic submittal to the Utah Department of Workforce Services, Housing and Community Development Division (“Division”), due on or before August 1st, the Division will review the submission to verify that it contains the required number of listed strategies, that the City proposes specific timelines and measurable benchmarks for implementation within the five-year planning period (for initial reports) or that the City has progressed toward identified benchmarks and met previously provided timelines according to its implementation plan (for subsequent reports).

The Division will review reports within 90 days of receipt for compliance. In the event of a noncompliant determination, the City may submit a corrected report within 90 days from the date the notice of noncompliance was sent, after which the Division will review within 30 days. Noncompliance may result in daily fees and loss of program funds from the State Department of Transportation.

The City must choose at least five strategies from the preceding list, along with measurable and specific timelines and benchmarks for implementation. The City may opt to choose more than five strategies, in which case the City would qualify for priority consideration with regards to State Department of Transportation funds and/or projects.

The City of South Jordan has provided the following implementation strategies:

Strategy 1 (Option E):

Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Actions to Date:

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City's existing ADU regulations. (City staff approves ADUs administratively and there is no requirement for a public hearing.) At that time, the South Jordan City Municipal Code ("City Code") already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City's largest mixed-use zone where the Daybreak planned community is located.
- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City's ADU regulations.
- The City approved 34 ADU applications. (The ADUs reported for each year in the Plan do not include detached ADUs that the City has approved in Daybreak. The Daybreak ADUs are approved according to a different process under the 2003 Daybreak Master Development Agreement.)

2021

- The City Council approved Ordinance 2021-16, which made additional changes to the City's ADU regulations to meet the new state requirements (HB 82).
- City staff began discussing with the developers of the Daybreak community (the "Daybreak Developer") changes to the community's ADU regulations, which are not subject to HB 82.
- The City began more formally tracking and sharing ADU permit approval numbers.
- The City approved 25 ADU applications.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.
- The City approved 42 ADU applications not including detached ADUs in Daybreak.

2023

- City staff continued to meet with the Daybreak Developer to discuss the expanding opportunities to build ADUs in the Daybreak development. These discussions led Daybreak to draft a pattern book that would regulate ADUs and expand the types of residential lots and structures in the community that could accommodate an ADU. City staff reviewed the pattern book and provided comments. City staff also clarified that any changes to Daybreak's ADU regulations requires an amendment to the Daybreak Master Development Agreement ("Daybreak MDA").
- The City approved 38 ADU applications.
- Between 2012 and the end of 2023, the City approved 245 ADU applications.

2024

- Work with Daybreak to draft a long-term ADU solution for Daybreak under the City's Planned Community (PC) Zone and Daybreak MDA.

Actions to implement:

2025

- Approve the modified Daybreak MDA
- Advertise ADU changes and report ADU permits.
 - City staff will finalize its draft illustrative guide to reflect changes to the City's detached ADU regulations. This illustrative guide will help residents and elected officials understand the City's ADU regulations.
 - City staff will post the guide on the City's website and promote it on the City's social media accounts.
- City staff will continue to track and report ADU permit numbers.
 - Consider additional modifications to the City's ADU requirements.
 - City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline for adopting those changes.

2026-2030, Annually

- City staff will continue to track and report ADU permit numbers by year.
- City staff will evaluate the effectiveness of changes made to the ADU ordinance and determine if further improvements are needed to further eliminate barriers.

Strategy 2 (Option G):

Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Actions to Date:

2020

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called "Downtown Daybreak," which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line.
- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.
- The City's discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.
- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City's continuing discussions regarding the development of Downtown Daybreak led the City and Daybreak Developer to draft an application for a Housing and Transit Reinvestment Zone ("Daybreak HTRZ"). The Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential units, with more than 10% of those units being affordable.
- The City began reviewing a development proposal called "Altitude" that would add approximately 187 attached residential units to the Jordan Gateway subarea. If approved, this proposal will lay the groundwork for additional housing development in the subarea.
- City staff discussed with the City Council possible changes to the City's Planned Development (PD) Floating Zone. The PD Floating Zone is the City's primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- In March the Governor's Office of Economic Development formed a HTRZ committee, which unanimously approved the Daybreak HTRZ.
- City staff continued to work closely with the Daybreak Developer to realize the Downtown Daybreak plan by beginning its review of various permits for phase one of Downtown Daybreak and working collaboratively to solve public infrastructure challenges as they arise.
- In July, the Planning Commission approved the preliminary plat for phase one of Downtown Daybreak.
- The City continued to review and discuss the Altitude development proposal that would add approximately 187 attached residential units to the Jordan Gateway subarea.
- City staff continued to work on a draft for changes to the PD Floating Zone with plans to present the draft to the Planning Commission and City Council at the beginning of 2024.
- The City approved 10 condominiums and 326 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,412 existing and approved residential units (731 small-lot SF, 880 townhomes, 287 condominiums and 1,514 apartments).

2024

- The City continued partnership with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.

Actions to implement:

2025

- The City will continue collaboration with the Daybreak Developer to implement the HTRZ including review and approval of land use applications.
- Consider changes to the PD Floating Zone.
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

2026-2030, Annually

- The City will facilitate ongoing coordination with the Daybreak Developer including:
 - Review and approval of City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ.
 - Collaborate to work through any identified barriers such as the various public infrastructure challenges a development of this size encounters.

Strategy 3 (Option H):

Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

Actions to Date:

2020-2023

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (see City Code §§ 16.26 and 17.70).
- City staff researched parking statutes in other cities with similar characteristics and discussed adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case-by-case basis.

Actions to implement:

2025

- City staff will evaluate how to further strengthen the existing parking reduction ordinance and clarify shared parking requirements.
- City staff will identify areas where parking reductions may be allowed administratively.
- City staff will discuss the “Parking and Access” chapter of the City Code and its research of parking standards with the Planning Commission and City Council and follow up that discussion with a proposed text amendment.

2026-2030, Annually

- City staff will evaluate the effectiveness of changes made to the parking ordinance and determine if further improvements are needed to address additional barriers.

Strategy 4 (Option J):

Implement zoning incentives for moderate income units in new developments.

Actions to Date:

2022

- City staff discussed possible changes to the City’s PD Floating Zone with the City Council. The PD Floating Zone is the City’s primary tool for incentivizing moderate income units in new developments.
- Shoreline PD Zone
- In March the City Council first discussed a PD Floating Zone that incentivizes moderate income housing units on approximately 191 acres of rehabilitated water reclamation property near Utah 111 (a.k.a. Bacchus Highway) called Shoreline.
- The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market, and build more than 1,600 housing units of a wide variety.
- After its discussions with the City Council, the Shoreline developer submitted an application to create the Shoreline PD Zone, and City staff began its formal review. City staff continued discussing the Zone with the developer, but progress slowed because of discussions about the realignment of U-111 and related studies.

2023

- The City continued to work with the Utah Department of Transportation and landowners regarding the realignment of U-111 and the effect it would have on planned housing in the area and the Shoreline PD Zone. After some of the major issues were resolved, the Shoreline developer submitted a revised zoning proposal and City staff began its review of the revised proposal.

- After additional discussions with the City Council, the Shoreline developer revised its zoning proposal to include minimum residential project densities of 20 units per acre near the intersection of 11800 South and U-111 to support the possibility of adding transit to the area in the future. The mixed-use zone also allows ADUs in addition to the over 1,600 primary dwelling units that can be built in the Shoreline PD Zone.
- In November, the City Council approved the Shoreline PD Zone.

Actions to implement:

2025

- Consider changes to the PD Floating Zone.
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.
- Continue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans.

2026-2030, Annually

- City staff will evaluate The City will continue to work collaboratively with the Shoreline developer to coordinate planned changes to U-111 and review and approve land use applications and permits within the Shoreline PD Zone and work together for solutions on any further barriers.

Strategy 5 (Option O):

Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Actions to Date:

2023

- In September of 2023, the City renewed their participation in the HOME Consortium interlocal agreement with Salt Lake County through the end of fiscal year 2026. South Jordan has participated as a member of the consortium since 2014 but has yet to utilize these funds for projects within South Jordan.

Actions to Implement:

2025

- City Staff will research opportunities to utilize HOME funds for use in the home repair program.
- City Staff will explore the re-establishment of a rental assistance program with HOME funds.
- The city will work to expand education on resources available to moderate income residents.

2026

- The City will renew the HOME interlocal agreement.
- City Staff will implement any funding received into programs, as appropriate.
- City Staff will explore the viability of any additional interlocal agreements that would improve Moderate Income Housing in South Jordan.

2026-2030, Annually

- City staff will continue implementation of any relevant funded programs, as appropriate and will evaluate their effectiveness and identify any barriers to further implementation.

Strategy 6 (Option P):

Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

Actions to Date:

2020

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). The City later opened this Program to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.
- The City began serious discussions with a developer to build a senior center and a large "for rent" housing development on property owned by the City using millions of RDA funds (the "Senior Housing Project"). The Senior Housing Project is planned to have deeply affordable units that would be deed and low-income restricted.

2023

- The City announced Ivory Innovations as its partner for the Senior Housing Project, and in May Ivory Innovations presented a concept of the Project to the City Council.
- The City submitted a rezone application for the Senior Housing Project that included a concept plan showing a proposed 17,000 square foot senior center and 138 senior housing units, including 104 that will be dedicated as affordable.
- In September, the City hosted a neighborhood open house to answer questions and receive feedback from the community. After the open house, City officials and Ivory Innovations quickly began exploring how to address the many concerns that they heard from residents of the adjacent neighborhoods.

2024

- The City continued partnership with Ivory Innovations to build the Senior Housing Project, worked toward identifying options for community concerns about the Senior Housing Project and explore all options for addressing those concerns.

Actions to Implement:

2025

- City staff will maintain consistent communication with Ivory Innovations and establish clear benchmarks and timelines to ensure the Senior Housing Project is progressing from concept, to approval and then to construction.

- Seek City Council and RDA Board approval of the Senior Housing Project.
 - City staff will make necessary changes to the pending rezone application that reflect any solutions to neighborhood concerns that City officials and Ivory Innovations are able to propose.
 - City staff will schedule required public hearings for the Senior Housing Project, prepare the necessary information and documents, and seek necessary recommendations and approvals from the Planning Commission and City Council.
 - City staff will draft a RDA funding agreement for the income restricted units in the Senior Housing Project and seek necessary approvals from the RDA Board to finalize the agreement with Ivory Innovations.

2026-2030, Annually

- City staff will evaluate new opportunities for Moderate Income Housing as additional RDA funds become available.

Strategy 7 (Option W):

Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Actions to Date:

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City developed the area around the South Jordan FrontRunner Station, which area is now defined as a station area that is approximately half in South Jordan and half in Sandy. Development of this station area included partnerships with the Utah Transit Authority
- The portion of this station area in South Jordan already contains the following uses:
 - Warehouse/Flex 90,000 Sq. Ft.
 - Retail/Restaurant 40,000 Sq. Ft.
 - Instruction/Training 20,000 Sq. Ft.
 - Manufacturing 310,000 Sq. Ft.
 - Office 739,000 Sq. Ft.
 - Hotel 552 Rooms
 - Multifamily Residential 684 Units
 - Car Dealership 3 Lots
 - Church 2 Buildings
 - Protected Open Space 75 (approx.) Acres
- The City's continuing discussions with the Daybreak Developer led to the Daybreak HTRZ application. Daybreak's current zoning and entitlements, along with the plans associated with the Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- In May South Jordan submitted an approved resolution to Wasatch Front Regional Council ("WFRC") for the 4800 W Old Bingham Hwy TRAX Station ("4800 W Station") that outlined previous actions the City took and the impracticability of redeveloping the station area.
- In August the WFRC Regional Growth Committee ("RGC") approved the resolution for the 4800 W Station, which was the first of its kind reviewed by the RGC and satisfied the station area plan (SAP) requirement for the 4800 W Station.
- City staff continued work on another resolution that is more complex and involves three existing TRAX stations and one future TRAX station located in or adjacent to the Downtown Daybreak.
- City staff communicated with adjacent communities where there are shared station areas and joint planning may be possible.

2024

- City staff worked with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.
- City staff/City's consultant collected all existing land use plans and agreements that are applicable to station areas in the City to incorporate them in the creation of SAPs or SAP resolutions that outline prior action or impracticability.
- City staff/City's consultant drafted SAPs for red line stations.

Actions to Implement:**2025**

- City Staff will continue to partner with the City's Consultant to complete a SAP for the frontrunner station.
- The City Council will adopt all SAPs or SAP resolutions by the deadline established by State law, and submit the SAPs or SAP resolutions to the RGC for approval.
 - City staff/City's consultant will present all SAPs or SAP resolutions to the City Council for its approval.
 - City staff/City's consultant will present all SAPs or SAP resolutions to the RGC for its approval.

2026-2030, Annually

- City Staff will continue the implementation of the SAPs and evaluate their progress for any shifts in strategy that may be needed to address barriers.

Appendix B: Additional Figures

The layout and content of this Housing Report has been updated since the previous report in 2019. To aid in comparisons across time, this appendix includes any additional, updated figures and tables corresponding to those provided in previous years' reports.

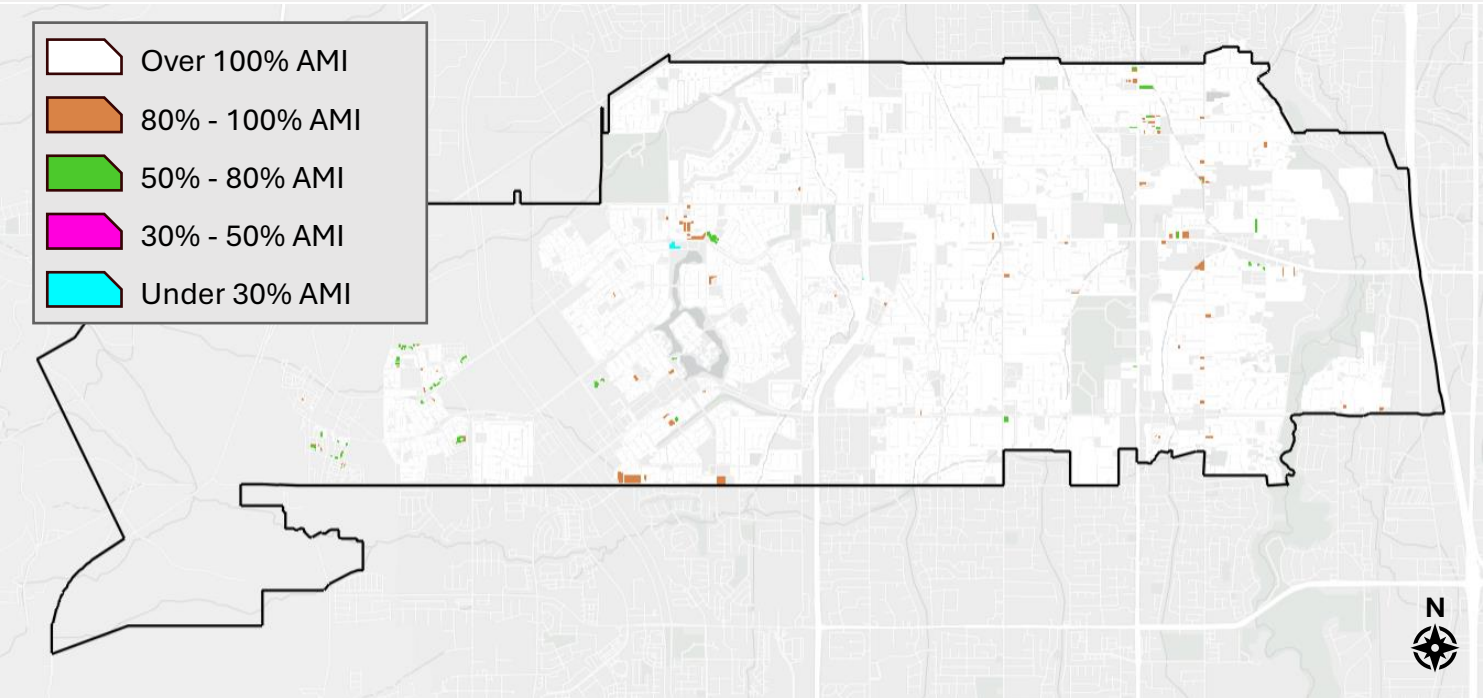
Figure B-1: South Jordan Home Value Distribution (Current as of 2022)

Home Value	SFH, Condo, Duplex, and Townhome Units	Percent of Units within Value Range	Cumulative Percent of Units
<\$100,000	97	0.37%	0.37%
\$100,000 - \$149,999	11	0.04%	0.42%
\$150,000 - \$199,999	49	0.19%	0.61%
\$200,000 - \$249,999	72	0.28%	0.88%
\$250,000 - \$299,999	1,702	6.57%	7.45%
\$300,000 - \$349,999	916	3.53%	10.98%
\$350,000 - \$399,999	1,605	6.19%	17.18%
\$400,000 - \$449,999	1,883	7.27%	24.44%
\$450,000 - \$499,999	2,095	8.08%	32.53%
\$500,000 - \$549,999	2,418	9.33%	41.86%
\$550,000 - \$599,999	2,803	10.81%	52.67%
\$600,000 - \$649,999	2,916	11.25%	63.92%
\$650,000 - \$699,999	2,204	8.50%	72.42%
\$700,000 - \$749,999	1,923	7.42%	79.84%
\$750,000 - \$799,999	1,275	4.92%	84.76%
\$800,000 - \$849,999	1,173	4.53%	89.29%
\$850,000 - \$899,999	889	3.43%	92.72%
\$900,000 - \$949,999	439	1.69%	94.41%
\$950,000 - \$999,999	355	1.37%	95.78%
\$1.000 M - \$1.499 M	990	3.82%	99.60%
\$1.500 M - \$1.999 M	70	0.27%	99.87%
\$2.000 M - \$2.499 M	14	0.05%	99.93%
\$2.500 M - \$2.999 M	8	0.03%	99.96%
\$3.000 M +	11	0.04%	100.00%

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

Map B-2 below shows affordable single-family detached, condo, duplex, and townhome units affordable at various levels of area median income, according to the income limits and affordability ranges outlined on page 22.

Figure B-2: South Jordan SFHs, Condo, Duplex, and Townhome Units by AMI Affordability (2022)



Source: Wasatch Front Regional Council, Utah Housing Unit Inventory (2023); ZPFI Calculations according to HUD Definitions

Figure B-3: Comparative Home Price-to-Income (HPI) Ratios by Metro Area

Metro Area	2010	2015	2019	2022
Salt Lake - Tooele	3.6	3.9	4.6	6.8
Provo - Orem	4	4	4.9	6.7
Ogden - Clearfield	3.1	3	3.8	5.8
Logan, UT-ID	4	4	4.8	7.1
St. George	5.2	4.5	5.6	9.9
Las Vegas - Henderson - Paradise	2.6	4.1	5	7.4
Phoenix - Mesa - Scottsdale	2.7	3.9	4.2	6.1
Denver - Aurora - Lakewood	3.9	5.1	5.5	7.1
Colorado Springs	3.6	3.9	4.5	5.6
Boise City	3	3.5	4.5	6.6
San Francisco - Oakland - Hayward	7.2	8.7	8.7	11.3
Los Angeles - Long Beach - Anaheim	7.1	8.9	9	10.9

Source: Joint Center for Housing Studies of Harvard University (2024)

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MARCH 4, 2025

FILE OVERVIEW

Item Name	Flag Lot Development Standards Text Amendment
Address	1600 W Towne Center Dr.
File Number	PLZTA202400242
Applicant Name	South Jordan City
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

The proposed amendment modifies four sections of the South Jordan Municipal Code as follows:

- 1- The Flag Lot Overlay Zone, [§17.130.030](#), is eliminated.
- 2- Subdivision and Development Code, [§16.04.160](#), is modified to introduce enhanced development standards including those related to access, building setbacks and height, owner occupancy, and minimum lot sizes. It also creates a single administrative process for all flag lots that is staff approval if a proposed flag lot meets all development standards.
- 3- The Definitions in [§17.08.010](#) to update the definition of a flag lot and add definitions for access strips and parent lots.
- 4- The Accessory Dwelling Unit Floating Zone, [§17.130.030](#), is modified to prohibit guesthouses on flag lots.

Staff is recommending approval of the proposed amendments.

TIMELINE

- **December 4, 2024**, Staff submitted a text amendment application to modify flag lot regulations.
- **January 21, 2025**, at the City Council Study Session, staff brought possible changes to the council for additional direction from the Council.
- **February 11, 2025**, the Planning Commission voted 4-0-0 to recommend approval of the item with the following modifications:
 - The amendment be modified to prohibit second story windows for structures on a flag lot when they are located within 20' of a property line.
Staff did not revise the proposed amendment per this recommendation since the side setbacks have been increased to a minimum of 15' and building height has been limited to 25' for primary structures. Guesthouses are also prohibited. Staff feels these additional requirements are sufficient to minimize impacts on neighboring properties.
 - The amendment be modified to add more description of the owner occupancy requirement.
After further review of the owner occupancy requirement by the City Attorney, Staff has removed this requirement to ensure compliance with relevant legal precedents. The draft has been revised to eliminate 16.04.160 (D.)(1.)(d.) and 16.04.160 (D.)(5.)(d.) to eliminate the requirement.
 - The amendment be modified to include an informational notice to residents in the subdivision after a flag lot application has been received.
Staff has added a line in the proposed amendment, 16.04.160 (D.)(7.), to require an informational notice be sent to adjacent property owners once a flag lot has been approved. The post approval action is preferred by Staff since applications that do not meet minimum standards may not be approved.

REPORT ANALYSIS

Process:

The Current Code has two paths for a flag lot to be approved:

- 1- Administrative Approval. These can be utilized when the parent lot is at least twice the average size of the original subdivision. This process is the same as other subdivision amendments. Approval is given by the Planning Commission if the application meets the

requirements of the subdivision ordinance. Administrative processes can be evenly implemented as they are based on if an application meets City ordinances.

- 2- Flag Lot Overlay Zone. If a lot is smaller than the average size of the original subdivision the Flag Lot Overlay Zone may be utilized. This is a legislative process that follows a rezoning procedures including public hearings at both the Planning Commission and the City Council. The City Council gives final decision on any proposed Flag Lot Overlay Zones. The Flag Lot Overlay Zone does not provide approval criteria or similar guidance to aid the City Council in consistent decisions. A legislative process like the Flag Lot Overlay Zone elongates the subdivision process beyond what is typically required by State statutes, and is not utilized in surrounding municipalities.

The Proposed Amendment eliminates the Flag Lot Overlay Zone, [§17.130.030](#) and requires all flag lot applications follow an administrative approval process. Since subdivision amendments must be approved if they meet City regulations, a public hearing would not have an effect on the outcome of the decision. The proposed amendment would allow an application that meets all requirements of the Subdivision and Development Code [§16](#) to be approved by the Director of Planning. Upon approval, an informational notice would be sent to adjacent property owners informing them of the action taken.

Note: The proposed amendment may be modified at time of a motion by the City Council to require Planning Commission approval or modify the overlay zone with the proposed development standards should a legislative option be retained.

Development Standards:

The proposed text amendment provides more flexibility on lot size while introducing new development standards for flag lots in the Subdivision Code, [§16.04.160](#). These standards are intended to provide clear criteria to determine what properties are eligible for a flag lot and provide compatible development patterns that minimizes impacts on surrounding properties. The proposed amendment addresses the following:

- Lot Size
 - *Current Code* requires a lot be twice the average size of the original recorded subdivision plat for a lot to be eligible for an administrative process. There is not a minimum size for lots to be eligible for the Flag Lot Overlay Zone. All proposed lots must meet the minimum lot size requirements of the governing zoning district.
 - *Proposed Amendment* requires a proposed flag lot(s) must be a minimum of 125% of the governing zoning district's minimum lot size. The access strip portion of the lot is excluded in this calculation. A diagram has been included in this section for enhanced legibility.

- Density
 - *Current Code* requires a flag lot to comply with the minimum density standards of the governing zoning district. This is applicable both to administrative approvals and the overlay zone. Density is measured by the number of lots contained in the area included in the original subdivision plat.
 - *Proposed Amendment* would not change this requirement.
- Frontage
 - *Current Code* has no minimum frontage for administrative flag lots but does require a minimum frontage of 125' for a lot to be eligible for the Flag Lot Overlay Zone.
 - *Proposed Amendment* requires a minimum of 125' of contiguous street frontage.
- Setbacks
 - *Current Code* does not specify any additional setbacks for flag lots and is regulated by the governing zoning district.
 - *Proposed Amendment* requires all setbacks to be a minimum of 15' or as determined by the governing zoning district, whichever is greater. It also clarifies that the front setback is measured from the lot line that is most parallel to the street. It also prohibits structures (including accessory buildings) from being built in the access strip of a lot. The proposed amendment also includes a minimum separation requirement for flag lot driveways to be at least 15' from an existing neighboring residential structure, excluding the parent lot.
- Building Height
 - *Current Code* does not specify any height restrictions for flag lots and is regulated by the governing zoning district.
 - *Proposed Amendment* limits structures on flag lots to 25' in height.
- Access Strip
 - *Current Code* requires access strips to comply with fire code, but does not further specify what is required.
 - *Proposed Amendment* requires access strips to be a minimum of 20' wide and references fire code.
- Owner Occupancy:
 - *Current Code* does not address owner occupancy for flag lots.
 - *Proposed Amendment* originally required owner occupancy, however the current proposal has been revised to remove this requirement to ensure compliance with legal precedents.
- Guesthouses:
 - *Current Code* does not prohibit guesthouses on flag lots.

- *Proposed Amendment* would modify the Accessory Dwelling Unit (ADU) Floating Zone, [§17.130.030](#) to prohibit flag lots from eligibility for a guesthouse. Internal ADU's would still be permitted in accordance with Utah State Code [§10-9a-529](#) and [§17.130.030](#).
- Definitions:
 - *Current Code* includes a definition for flag lots but does not define access strips or parent lots.
 - *Proposed Amendment* makes minor modifications to the flag lot definition for clarity and includes new definitions for access strips and parent lots along with a diagram to illustrate these three defined terms.

FINDINGS AND RECOMMENDATION

General Plan Conformance:

The request is in conformance with the following goals and strategies from the general plan:

- LIVE GOAL 1: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate income households within the City
- LIVE GOAL 2: Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users
- GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

Strategic Priorities Conformance:

The applicant request is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play

Findings:

- The proposed text amendment introduces additional development standards for flag lots to minimize impacts on surrounding properties.
- The proposed text amendment changes eligibility requirements from two times the average lot in the original subdivision to 125% of the minimum lot size of the zoning district, excluding the access strip.
- The proposed text amendment does not change the requirement that flag lots comply with the density requirements of the zoning.

Conclusions:

- The proposed amendment is in conformance with the General Plan and the City's Strategic Priorities.
- The proposed text amendment consolidates all flag lots into a uniform administrative process, allowing for even implementation of the ordinance.

Staff Recommendation:

Staff recommends approval of the text amendment based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

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

Motion Ready:

I move that the City Council approves:

1. Ordinance 2025-07, Flag Lot Development Standards

Alternatives:

1. Recommend approval of the application with changes.

2. Recommend denial of the application.
3. Schedule the application for a recommendation at some future date.

SUPPORTING MATERIALS

1. Ordinance 2025-07, Flag Lot Development Standards
 - a. Exhibit A, Text Amendment

ORDINANCE NO. 2025 - 07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, 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.

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

WHEREAS, updated development standards for flag lots will enable the City to consistently and evenly administer future flag lot applications; and

WHEREAS, strengthening development and design standards for flag lots will enable the City to simplify procedures and eliminate the need for the Flag Lot Overlay Zone; and

WHEREAS, the South Jordan Planning Commission held a public hearing and reviewed the proposed text amendment and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that the proposed text amendment will enhance the public health, safety, and welfare, and will promote the water conservation goals of the General Plan.

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

SECTION 1. Amendment. Sections 17.130.060, 16.04.160, 17.08.010, and 17.130.130 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, are hereby amended.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____

Dawn R. Ramsey

Attest: _____

City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Feb 28, 2025 11:33 MST)

Office of the City Attorney

16.04.160: LOTS AND PARCELS

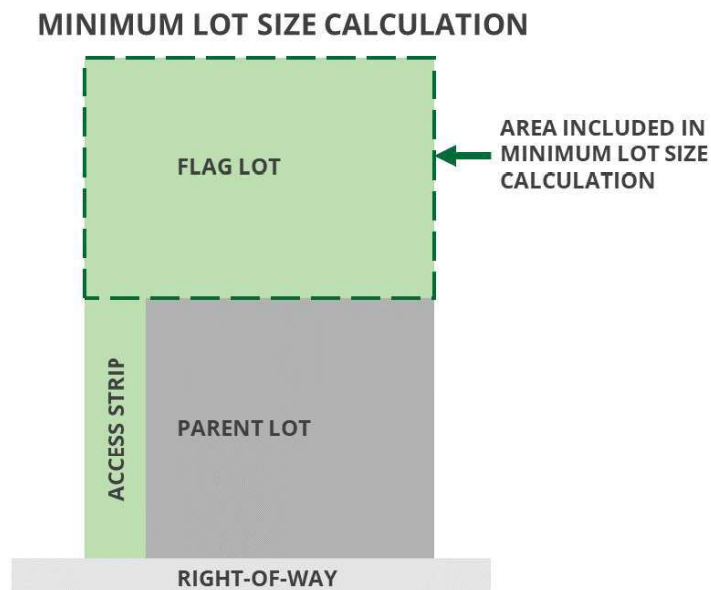
D. Flag ~~Or Panhandle~~ Lots: Flag ~~or~~ panhandle lots may be approved by the Planning Commission in residential and agricultural zones after receiving a positive recommendation from the City Engineer and Fire Code official in compliance with the requirements listed below. utilized to facilitate development 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.
- d. The intended use of the flag lot is for owner occupied single-family residential uses.

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.



- (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 statement 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.**
- c. **A concept plan showing the required setbacks and the building envelope.**
- d. **The plat shall notate that the flag lot is restricted to owner occupied single family uses.**

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

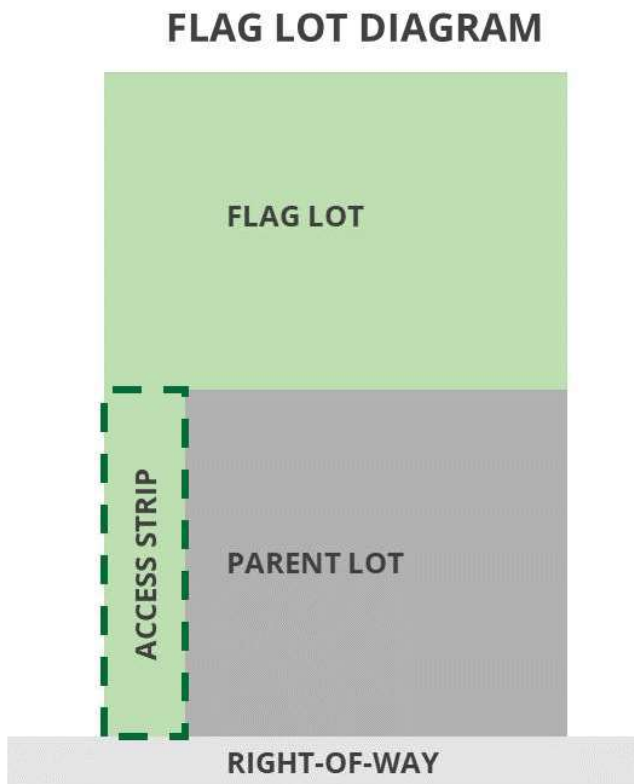
Section 17.08 Definitions Generally

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.



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.

- A. 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:
 - a. 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.
 - b. 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.**
 - c. 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.
 - d. 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.
- e. 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.
- B. 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.
- C. 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.~~