THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 25-21

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SUBSECTION 13-8-23B REGARDING BALANCED HOUSING (TWIN HOMES IN EXISTING R-3 ZONES)

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Subsection 13-8-23B regarding Balanced Housing in the City Code ("**proposed City Code amendments**"); and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on April 15, 2025, regarding the proposed City Code amendments, which are all land use regulations in the land use titles; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;

2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on May 13, 2025, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Amendment of City Code Provisions. With regards to the City Code, Subsection 13-8-23B (Balanced Housing) is amended, as shown in Attachments A and B to this Ordinance.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 13TH DAY OF MAY 2025.

CITY OF WEST JORDAN

By: Chad Lamb (May 14, 2025 15:40 MDT)

Chad Lamb
Council Chair

[See next page.]

ATTEST:

_____

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Chad Lamb	☒	☐
Vice Chair Kayleen Whitelock	☒	☐
Council Member Bob Bedore	☒	☐
Council Member Pamela Bloom	☒	☐
Council Member Kelvin Green	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Kent Shelton	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MAY 14, 2025

Mayor's Action: X Approve _____ Veto

By: _____ May 17, 2025

Mayor Dirk Burton Date

ATTEST:

_____

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 25-21.

_____ The Mayor vetoed Ordinance No. 25-21 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-21 became effective by operation of law without the Mayor's approval or disapproval.

_____

Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 20th day of May 2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, CMC
City Recorder

(Attachment on the following pages.)

Attachments A and B to

ORDINANCE NO. 25-21

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SUBSECTION 13-8-23B REGARDING BALANCED HOUSING (TWIN HOMES IN R-3 ZONES)

Attachment A – Legislative Version

Attachment B - Clean Version

(See the following pages for the attachments.)

Attachment A

Subsection 13-8-23B Balanced Housing for Twin Homes in R-3 Zones (Legislative)

13-8-23: BALANCED HOUSING:

. . . .

B. Exemptions: The following types of two-family and multi-family housing are not subject to the balanced housing procedure or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

a. Multi-family housing (two or more housing units) in a Transit Station Overlay District (TSOD).

b. Senior housing for age 55 and older.

c. Multi-family housing for disabled persons.

d. Low and moderate income housing owned by a nonprofit or a local housing authority.

e. Multi-family housing (two or more housing units) and single family attached housing (townhomes) within the Corridor Zone (CZ).

f. Multi-family housing as part of a master planned community that meet the following provisions:

(1) Master plan shall be a minimum of 75 undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than 17% of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

g. Twin homes on a vacant parcel(s) or lot(s) in an existing R-2 Zone, ~~as long as all of~~ if all the following criteria are met:

(1) The R-2 zoning has continuously existed since October 22, 2014; and

(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

h. Multi-family housing (two or more units) in an Interchange Overlay Zone (IOZ).

i. Multi-family housing (two or more units) in a Residential Overlay District (ROD).

j. Multi-family housing (two or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

k. Twin homes on parcel(s) or lot(s) in an existing R-3 Zone, if the following criterion is met:

(1) The R-3 zoning has continuously existed since October 22, 2014.

. . . .

Attachment B

Subsection 13-8-23B Balanced Housing for Twin Homes in R-3 Zones (Clean)

13-8-23: BALANCED HOUSING:

. . . .

B. Exemptions: The following types of two-family and multi-family housing are not subject to the balanced housing procedure or to the timing requirements of this section:

1. Residential housing developments in compliance with the general plan that are:

a. Multi-family housing (two or more housing units) in a Transit Station Overlay District (TSOD).

b. Senior housing for age 55 and older.

c. Multi-family housing for disabled persons.

d. Low and moderate income housing owned by a nonprofit or a local housing authority.

e. Multi-family housing (two or more housing units) and single family attached housing (townhomes) within the Corridor Zone (CZ).

f. Multi-family housing as part of a master planned community that meet the following provisions:

(1) Master plan shall be a minimum of 75 undeveloped acres and be zoned PC or PRD.

(2) Two-family and multi-family housing not exempt by the provisions listed in subsections B1a through B1d of this section, shall comprise no greater than 17% of the total number of dwelling units in the approved master development plan.

(3) Two-family and multi-family housing units not exempt by the provisions listed in subsections B1a through B1d of this section, shall be individually owned as either condominiums or townhomes.

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(2) The parcel(s) or lot(s) has/have been continuously "vacant" (no dwelling unit(s) constructed thereon) since October 22, 2014.

h. Multi-family housing (two or more units) in an Interchange Overlay Zone (IOZ).

i. Multi-family housing (two or more units) in a Residential Overlay District (ROD).

j. Multi-family housing (two or more units) in an Integrated Housing-Limited Density (IH-L) or Integrated Housing Development (IH-D) Zone.

k. Twin homes on parcel(s) or lot(s) in an existing R-3 Zone, if the following criterion is met:

(1) The R-3 zoning has continuously existed since October 22, 2014.

. . . .

Ordinance No. 25-21 Amd 13-8-23B Balanced Housing - Twin Homes in Existing R-3 Zones

Final Audit Report 2025-05-20

Created:	2025-05-14
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAS-MttYYe-Shk8d17Rf0-HW_im5xNgWvX

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Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
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