THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 25-24

AN ORDINANCE AMENDING THE 2023 GENERAL PLAN, BY APPROVING AN AMENDED MODERATE INCOME HOUSING STRATEGIES SECTION IN CHAPTER 8 OF THE 2023 GENERAL PLAN

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a Moderate Income Housing Section in Chapter 8 of the General Plan ("**MIH Strategies**"), which is periodically updated; and

WHEREAS, Utah Code Ann. Section 10-9a-403(2)(b)(iii) also requires that the MIH Strategies be periodically updated; and the City desires to update the MIH Strategies ("**Amended MIH Strategies**") at this time to comply with this statutory requirement and to plan for and to encourage more opportunities for moderate income housing within the boundaries of the City; and

WHEREAS, on May 20, 2025 the Amended MIH Strategies was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a recommendation to the West Jordan City Council ("**City Council**") concerning the Amended MIH Strategies; and

WHEREAS, a public hearing was held before the City Council on June 10, 2025 concerning the Amended MIH Strategies; and

WHEREAS, consistent with City Code Section 13-7C-6, the City Council has determined the following concerning the Amended MIH Strategies:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the City General Plan;

2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;

3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;

4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;

5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and

6. The proposed amendment is consistent with other adopted plans, codes and ordinances.

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the following Amended MIH Strategies.

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

Section 1. Adoption of Amended MIH Strategies. The MIH Strategies Section of Chapter 8 of the 2023 General Plan is hereby amended by replacing the existing MIH Strategies with the Amended MIH Strategies in Attachments A (Legislative Version) and B (Clean Version), which are attached hereto.

[See next page.]

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 10TH DAY OF JUNE 2025.

CITY OF WEST JORDAN

By: _____
Chad Lamb (Jun 12, 2025 12:57 MDT)
Chad Lamb
Council Chair

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 JUNE 12, 2025.

Mayor's Action: X Approve _____ Veto

By: _____ Jun 17, 2025
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, CMC
City Recorder

[See next page.]

STATEMENT OF APPROVAL/PASSAGE (check one)

_X_ The Mayor approved and signed Ordinance No. 25-24.

_____ The Mayor vetoed Ordinance No. 25-24 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-24 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 18th day of June 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

[See Attachments on the following pages]

Attachments A and B to

ORDINANCE NO. 25-24

AN ORDINANCE AMENDING THE 2023 GENERAL PLAN, BY APPROVING AN AMENDED MODERATE INCOME HOUSING STRATEGIES SECTION IN CHAPTER 8 OF THE 2023 GENERAL PLAN

Attachment A – Legislative Version

Attachment B - Clean Version

(See the following pages for the attachments.)

Moderate Income Housing Strategies

Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.

Analysis of strategy: The Interchange Overlay Zone (IOZ) was adopted in December 2020 by the City Council and is a tool that the city can use to create compatible neighborhoods adjacent to the Mountain View Corridor. The reason the IOZ was adopted was to create more desirable development patterns adjacent to the Mountain View Corridor and to support residential uses and densities anticipated by the General Plan. The IOZ ordinance allows the City Council the discretion to set the density for the properties located in the IOZ, after receiving recommendation from the Planning Commission. The IOZ is a perfect tool to create additional moderate income housing in the City because of anticipated increased densities and because the use and density can be controlled by a master development agreement mandating a certain percentage of the development, as determined by the Council, be developed as moderate income housing.

Implementation Plan for this Strategy

1. Timeline: Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.

A. Measure: Identify the areas that qualify for the IOZ.

B. Measure: Complete existing conditions analysis of the areas.

i. Benchmark: Complete Measure a and b by May 31, 2023.

C. Measure: Identify utility constraints of each area and plot timeframe of utility development.

D. Measure: Identify transportation constraints of each area and plot timeframe of transportation development.

E. Measure: Conduct analysis of potential residential density in each IOZ area, including recommended percentage of moderate income housing.

i. Benchmark: Complete measures c through e by December 31, 2023.

F. Meet with property owners to determine feasibility.

i. Benchmark: Complete measure f by March 31, 2024.

G. Measure: Update Future Land Use Map in each IOZ area to reflect future rezone to IOZ.

i. Benchmark: Complete measure g by ~~July 31, 2024~~ October 31, 2025.

H. Measure: Determine if master development agreement (MDA) is required prior to rezone to IOZ.

I. Measure: Identify components of MDA.

i. Benchmark: Complete measure h and i by ~~December 31, 2024~~ October 31, 2025.

J. Measure: Start process to rezone areas to IOZ.

K. Hold Planning Commission public hearing(s).

L. Hold City Council public hearing(s).

i. Benchmark: Complete by July 31, 2025

M. Measure: Final revisions.

i. Benchmark adopt by December 31, 2025.

N. Measure: Record plat for first IOZ development

i. Benchmark: June 1, 2026

Strategy 10-9a-403(2)(b)(iii) (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Strategy type on-going.

Analysis of Strategy: West Jordan City is actively expanding its water and sewer infrastructure. Two new water reservoirs will serve Dry Creek and the housing associated with the Southwest Quadrant. Dry Creek Highlands has a master development agreement that requires between 5% and 10% of the unit count to be moderate income housing. A component of the Southwest quadrant will be for "workforce" housing, housing that will be in the moderate income range. Both development areas are in the beginning phases of construction in 2022 and will be under development for the next twenty plus years. The investment in new water and sewer infrastructure will serve the moderate income component of both developments for the foreseeable future.

Implementation Plan for this Strategy

1. Timeline: Demonstrate nexus by July 31, 2024.

A. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of Moderate Income Housing.

B. Measure: Identify areas where infrastructure improvements will result in preservation of and/or the creation of Moderate Income Housing.

C. Measure: Determine cost of infrastructure improvements.

i. Benchmark: Complete Measure a, b and c by July 31, 2023.

D. Measure: If feasible, identify potential preservation of, or creation of, Moderate Income Housing through infrastructure investment.

E. Measure: Establish nexus between investment in infrastructure and creation of Moderate Income Housing.

i. Benchmark: If feasible, establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.

Strategy 10-9A-403(2)(b)(iii)(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Strategy. Strategy type One time

1. Timeline: Reduce regulations related to internal or detached accessory dwelling units in residential zones by December 31, 2026.
    a. Measure: Identify regulations that are impeding development of internal and detached accessory dwelling units.
        i. Complete strategy 2a by December 31, 2025.
    b. Measure: Draft ordinance text and present to City Council, Committee of the Whole.
        i. Complete strategy 2b by December 31, 2025.
    c. Measure: Draft ordinance text.
    d. Hold Planning Commission public hearing.
    e. Hold City Council public hearing.
    f. Adopt ordinance amendment reducing regulations related to internal or detached accessory dwelling units in residential zones.

i. Complete measures 2 c-f by December 31, 2026.

~~Strategy 10-9a-403(2)(b)(iii) (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. Strategy type ongoing.~~

~~Analysis of Strategy: The Residential Overlay District (ROD) is a tool that the city can use to promote and facilitate the redevelopment of large, underutilized, retail commercial properties with an influx of new residential and mixed-use development. The purpose of the ROD is to promote and maintain the viability of commercial retail shopping areas. The ROD will also reduce traffic congestion, air pollution and commutes to already existing shopping and entertainment areas. It is the intent of these districts to generally:~~

~~• Encourage flexibility in the redevelopment and reinvestment in retail and entertainment based properties.~~

~~• Encourage the use of innovative approaches to redevelopment that utilize sustainable development practices.~~

~~• Encourage and promote pedestrian activity and reduce vehicle miles traveled. This goal includes consideration of off-site activities.~~

~~• Facilitate the redevelopment, and use of properties in West Jordan where public infrastructure is already in place.~~

~~• The ROD is not intended as a development tool on undeveloped property. However, the ROD may be overlayed on remnant properties that currently exist within retail and entertainment developments that were intended to be but have not been developed in SC-2 and SC-3 Zones.~~

~~The residential density in the ROD shall be a minimum of forty five (45) dwelling units per acre up to a maximum of seventy five (75) dwelling units per acre. Density is a function of site, landscaping and parking requirements.~~

~~A minimum moderate income housing percentage should be required at entitlement and enforced through a master development agreement.~~

~~Implementation Plan for this Strategy~~

~~1. Timeline: Rezone all qualifying properties, approved by the City Council, to the Residential Overlay District (ROD) by December 31, 2025.~~

~~A. Measure: Identify the areas that qualify for the ROD.~~

~~B. Measure: Complete existing conditions analysis of potential ROD areas.~~

~~i. Benchmark: Complete Measure a and b by March 31, 2023.~~

~~C. Measure: Identify utility constraints of each area and plot timeframe.~~

~~D. Measure: Identify transportation constraints of each area and plot timeframe.~~

~~E. Measure: Conduct analysis of potential residential density in each ROD area, including recommended percentage of moderate income housing.~~

~~i. Benchmark: Complete measures c through e by September 30, 2023.~~

~~F. Meet with property owners to determine feasibility.~~

~~i. Benchmark: Complete measure f by December 31, 2023.~~

~~G. Measure: Update Future Land Use Map in each ROD area to reflect future rezone to ROD.~~

~~i. Benchmark: Complete measure g by July 31, 2024.~~

~~H. Measure: Determine if master development agreement (MDA) is required prior to rezone to ROD.~~

~~I. Measure: Identify components of MDA.~~

~~i. Benchmark: Complete measure h and i by December 31, 2024.~~

~~J. Measure: Start process to rezone areas to ROD.~~

~~K. Hold Planning Commission public hearing(s).~~

~~L. Hold City Council public hearing(s).~~

~~i. Benchmark: Complete measures j through l by July 31, 2025~~

~~M. Measure: Final revisions.~~

~~i. Benchmark adopt by December 31, 2025.~~

Strategy 10-9a-403(2)(b)(iii) (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. Strategy type one time.

Analysis of Strategy: The current City Center ordinance does not mention the creation of moderate income housing within the CC district. The CC ordinance could be modified to require with any new development in the CC zone that moderate income housing be a percentage of and a component of CC development.

Implementation Plan for this Strategy

1. Timeline: Modify City Center (CC) land use regulation by December 31, 2026
    A. Measure: Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.
    B. Measure: Determine how moderate income housing should be integrated into CC zones.
        i. Benchmark: Complete Measure a and b by December 31, 2025.
    C. Measure: Identify how new moderate income housing will be subsidized.
    D. Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.
        i. Benchmark: Complete measures c and d by May 31, 2026.
    E. Measure: Start process to amend CC zone language.
    F. Hold Planning Commission public hearing(s).
    G. Hold City Council public hearing(s).
        i. Benchmark: Complete measures e through g by October 31, 2026
    H. Measure: Final revisions.
        i. Benchmark adopt by December 31, 2026.

Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units in new developments. Strategy type ongoing.

Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The ordinance requires a minimum of 3% of the project be moderate income housing and allows the density increase beyond the minimum. The integrated housing ordinance

requires integration of multi-family with single family units. ~~Any development using the IHD will be new development up to 90 acres in area.~~

Implementation Plan for this Strategy

~~1. Timeline: Implement Integrated Housing Ordinance (IHD) by December 31, 2024.~~

~~A. Adopt Integrated Housing Ordinance.~~

~~i. Benchmark: Complete measure a by September 30, 2022.~~

~~B. Measure: Identify the areas that could be used for the IHD.~~

~~C. Measure: Complete existing conditions analysis of each area.~~

~~D. Measure: Identify utility constraints of each area and plot timeframe.~~

~~E. Measure: Identify transportation constraints of each area and plot timeframe.~~

~~F. Measure: Conduct analysis of potential residential density in each IHD area, including recommended percentage of moderate income housing.~~

~~i. Benchmark: Complete Measure b through f by December 31, 2022.~~

~~G. Meet with property owners/ developers to determine feasibility.~~

~~i. Benchmark: Complete measure g by March 31, 2023.~~

~~H. Measure: Update Future Land Use Map in each IHD area to reflect future rezone to IHD.~~

~~i. Benchmark: Complete measure h by July 31, 2023.~~

~~I. Measure: Determine if master development agreement (MDA) is required prior to rezone to IHD.~~

~~J. Measure: Identify components of MDA.~~

~~i. Benchmark: Complete measure i and J by October 31, 2023.~~

~~K. Measure: Start process to rezone areas to IHD.~~

~~L. Hold Planning Commission public hearing(s).~~

~~M. Hold City Council public hearing(s).~~

~~i. Benchmark: Complete measures k through m by July 31, 2024~~

~~N. Measure: Final revisions.~~

~~i. Benchmark adopt by December 31, 2024.~~

1. Timeline: Implement Integrated Housing Ordinance (IHD) approved in 2024.
    a. Measure: Approve First IHD Plat
        i. Benchmark: Complete measure by October 31st 2025
    b. Measure: Build first ten income-restricted Moderate Income Dwelling Unit
        i. Benchmark: Complete measure by December 31, 2026

~~Strategy 10-9a-403(2)(b)(iii) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing. Strategy type one time.~~

~~Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The IHD anticipates that the moderate income housing would be held in a community land trust. West Jordan has not participated in a community land trust (CLT) before. The~~

purpose of this strategy would be to explore the possibility of partnering with a community land trust for moderate income housing.

Implementation Plan for this Strategy

Explore participation in a community land trust program for moderate income housing.

1. Timeline: Determine feasibility by July 31, 2024.

A. Measure: Identify potential CLT partners.

B. Measure: Determine city involvement.

i. Benchmark: Complete Measure a and b by May 31, 2023.

C. Measure: If feasible start process for city involvement in CLT.

D. Measure: Determine how city will be involved and requirements of CLT.

E. Measure: Select CLT partner.

F. Measure: Complete required documents for CLT partnership.

i. Benchmark: Complete measures c through f by December 31, 2023.

G. Hold City Council public hearing(s).

i. Benchmark: Complete measures g by March 31, 2023.

H. Measure: Final revisions.

i. Benchmark if feasible adopt by July 31, 2023.

Strategy 10-9a-403(2)(b)(iii) (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. Strategy Type one time.

Analysis of Strategy: The City Council is desirous to explore the possibility of applying for funding sources to create moderate income housing and/or partnering with an experienced entity that will assist in this effort.

Implementation Plan for this Strategy

1. Timeline: Complete MIH project by December 31, 2028.

A. Measure: determine potential MIH projects, including potential locations.

B. Measure: Identify potential funding sources.

C. Measure: Identify and interview potential partners.

i. Benchmark: Complete Measure a, b and c by December 31, 2023.

D. Measure: Determine development partners.

E. Measure: Determine city involvement in MIH project.

~~F. Measure: Determine funding sources.~~

~~i. Benchmark: Complete Measure d through f by July 31, 2024.~~

~~G. Measure: Analysis of proposed land uses and utility constraints with each MIH project.~~

~~H. Measure: Analysis of proposed connectivity improvements.~~

~~I. Measure: Analysis of proposed MIH residential density of each MIH project.~~

~~J. Apply for or partner with the identified entity that applies for funding, programs or incentives.~~

~~i. Benchmark: Complete measures g through j by December 31, 2024.~~

~~K. Measure: Concept plan and revisions.~~

~~L. Measure: Entitlement.~~

~~i. Benchmark: Complete k and l by July 31, 2025.~~

~~M. Measure: Preliminary plan completion and review.~~

~~i. Benchmark: Complete by December 31, 2025~~

~~N. Measure: Final plan and revisions.~~

~~i. Benchmark: approval by May 31, 2026.~~

~~O. Measure: Construction phase.~~

~~i. Benchmark: Construction complete by December 31, 2028.~~

~~Strategy 10-9a-403(2)(b)(iii) (T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing. Strategy Type one time.~~

~~Analysis of Strategy: The City Council is desirous to explore the possibility of partnering with either the school district or another partner to build moderate income housing or partnering with another agency in purchasing property solely for moderate income housing.~~

~~Implementation Plan for this Strategy~~

~~1. Timeline: Ratify partnership and acquisition agreement by December 31, 2025.~~

~~A. Measure: Identify potential Moderate Income Housing locations.~~

~~B. Measure: Identify potential funding sources.~~

~~C. Measure: Identify and interview potential partners.~~

~~i. Benchmark: Complete Measure a, b and c by October 31, 2023.~~

~~D. Measure: Determine partners.~~

~~E. Measure: Determine city involvement in MIH project.~~

~~F. Measure: Determine funding sources.~~

~~i. Benchmark: Complete Measure d through f by July 31, 2024.~~

~~G. Measure: Analysis of proposed land uses and utility constraints with each MIH project.~~

~~H. Measure: Analysis of proposed connectivity improvements.~~

~~I. Measure: Analysis of proposed MIH residential density of each MIH project.~~

~~J. Measure: Work with appropriate city departments and complete a comprehensive legal analysis of all required contracts, purchase agreements and other documents.~~

~~K. Measure: Determine all relevant 2009 City Code sections that require amendment.~~

~~i. Benchmark: Complete measures g through k by May 31, 2025.~~

~~L. Measure: Complete all required code amendments and all required legal documents.~~

~~M. Present to City Council and hold required public hearings.~~

~~i. Benchmark: Ratify partnership with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing by December 31, 2025.~~

(V) Strategy 10-9a-403(2)(b)(iii) (V) Develop a moderate income housing project for residents who are disabled or 55 years old or older;

Analysis of Strategy: This strategy will analyze and possibly build a moderate income housing development, possibly on city owned property.

1. Timeline: Complete MIH project by May 31, 2031
    a. Measure: Identify potential locations.
    b. Measure: Identify potential funding sources.
    c. Measure: Identify and interview potential partners.
        i. Benchmark: Complete measures a, b and c by May 31, 2026.
    d. Measure: Determine development partners.
    e. Measure: Determine city involvement in MIH project.
    f. Measure Determine funding sources.
        i. Benchmark: Complete measures d through f by December 31, 2026.
    g. Measure: Analysis of proposed land uses and utility constraints with each MIH project.
    h. Measure: Analysis of proposed connectivity improvements.
    i. Measure: Analysis of proposed MIH residential density of each MIH project.
        i. Benchmark: Complete measures g through i by December 31, 2027.
    j. Measure: Develop concept plan and make necessary revisions.
    k. Measure: Entitlement process.
    l. Measure: Amend land use map.
    m. Measure: Amend zoning map.
        i. Benchmark: Complete j through m by December 31, 2028.
    n. Measure: Preliminary plan completion and review.
        i. Benchmark: Complete by July 31, 2029.
    o. Measure: Final plan and revisions.
        i. Benchmark approval by December 31, 2029.
    a. Measure: Construction phase.
        i. Benchmark: Construction complete by May 31, 2031.

~~Strategy 10-9a-403(2)(b)(iii) (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1. Strategy type ongoing.~~

~~Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.~~

~~Implementation Plan for this Strategy~~

~~1. Timeline: Adopt four station area plans by December 31, 2025.~~

~~A. Measure: Identify the four station areas to be planned.~~

~~1. Task: Apply for Technical Assistance by July 15, 2022~~

~~B. Measure: Complete existing conditions analysis of the four station areas.~~

~~i. Benchmark: Complete Measure a and b by August 31, 2022.~~

~~C. Measure: Identify stakeholders.~~

~~1. Task: Identify stakeholders by July 1, 2022~~

~~D. Interview Stakeholders.~~

~~1. Task: Interview stakeholders by December 31, 2022~~

~~E. Meet with adjacent jurisdictions.~~

~~1. Task: Meet with adjacent jurisdictions by August 1, 2022~~

~~F. Hold public meetings.~~

~~i. Benchmark: Complete measures c through f by December 31, 2023.~~

~~G. Measure: Analysis of proposed land uses in each station area.~~

~~H. Measure: Analysis of proposed connectivity improvements.~~

~~I. Measure: Analysis of proposed residential density in each station area, including moderate income housing.~~

~~i. Benchmark: Complete measures g through i by July 31, 2024.~~

~~J. Measure: Concept plan and revisions.~~

~~i. Benchmark: Complete measure j by December 31, 2024.~~

~~K. Measure: Preliminary plan completion and review.~~

~~i. Benchmark: Complete by July 31, 2025~~

~~L. Measure: Final plan and revisions. Benchmark adopt by December 31, 2025.~~

(V) Strategy 10-9a-403(2)(b)(iii) (W) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.

1. Timeline: Adopt four station area plans by December 31, 2025. (Complete)
    a. Measure: Identify the four station areas to be planned.
        1. Task: Apply for Technical Assistance by July 15, 2022 (Complete)
    b. Measure: Complete existing conditions analysis of the four station areas.
        i. Benchmark: Complete Measure a and b by August 31, 2022. (Complete)
    c. Measure: Identify stakeholders.

1. Task: Identify stakeholders by July 1, 2022 (Complete)

d. Interview Stakeholders.

1. Task: Interview stakeholders by December 31, 2022 (Complete)

e. Meet with adjacent jurisdictions.

1. Task: Meet with adjacent jurisdictions by August 1, 2022(Complete)

f. Hold public meetings.

i. Benchmark: Complete measures c through f by December 31, 2023. (Complete)

g. Measure: Analysis of proposed land uses in each station area.

h. Measure: Analysis of proposed connectivity improvements.

i. Measure: Analysis of proposed residential density in each station area, including moderate income housing.

i. Benchmark: Complete measures g through i by July 31, 2024.(Complete)

j. Measure: Concept plan and revisions.

i. Benchmark: Complete measure j by December 31, 2024. (Complete)

k. Measure: Preliminary plan completion and review.

i. Benchmark: Complete by July 31, 2025(Complete)

l. Measure: Final plan and revisions.

i. Benchmark adopt by December 31, 2025. (Complete)

2. 4th Station Area Plan adopted in accordance with Section 10-9a-403.1 March 25, 2025

3. Revised Timeline: Adopt the fifth and sixth Station Area Plan by December 31st 2026.

a. Measure: Identify the fifth and sixth station areas to be planned.

i. Task: Apply for Technical Assistance by May 1, 2025 (Done)

b. Measure: Identify Stakeholders.

i. Task: Identify Stakeholders by July 1, 2025

c. Measure: Interview Stakeholders.

i. Task: Interview Stakeholders by August 1, 2025

d. Measure: Hold Public Meetings

i. Task: Complete by March 1, 2026

e. Measure: Analysis of Proposed Land Use in Each Station Area

f. Measure: Analysis of proposed connectivity improvements

g. Measure: Analysis of proposed residential density in each station, area, including moderate income housing

i. Benchmark: Complete measures e through g by December 1, 2025

h. Measure: Concept Plan and revisions

i. Task: Complete by July 31, 2026

i. Measure: Final Plan and Revisions adopted by City Council

i. Task: Complete by December 31, 2026

"Attachment B to Ordinance 25-24 (Clean Version)"

Moderate Income Housing Strategies

Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.

Analysis of strategy: The Interchange Overlay Zone (IOZ) was adopted in December 2020 by the City Council and is a tool that the city can use to create compatible neighborhoods adjacent to the Mountain View Corridor. The reason the IOZ was adopted was to create more desirable development patterns adjacent to the Mountain View Corridor and to support residential uses and densities anticipated by the General Plan. The IOZ ordinance allows the City Council the discretion to set the density for the properties located in the IOZ, after receiving recommendation from the Planning Commission. The IOZ is a perfect tool to create additional moderate income housing in the City because of anticipated increased densities and because the use and density can be controlled by a master development agreement mandating a certain percentage of the development, as determined by the Council, be developed as moderate income housing.

Implementation Plan for this Strategy

1. Timeline: Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.

A. Measure: Identify the areas that qualify for the IOZ.

B. Measure: Complete existing conditions analysis of the areas.

i. Benchmark: Complete Measure a and b by May 31, 2023.

C. Measure: Identify utility constraints of each area and plot timeframe of utility development.

D. Measure: Identify transportation constraints of each area and plot timeframe of transportation development.

E. Measure: Conduct analysis of potential residential density in each IOZ area, including recommended percentage of moderate income housing.

i. Benchmark: Complete measures c through e by December 31, 2023.

F. Meet with property owners to determine feasibility.

i. Benchmark: Complete measure f by March 31, 2024.

G. Measure: Update Future Land Use Map in each IOZ area to reflect future rezone to IOZ.

i. Benchmark: Complete measure g by October 31, 2025.

H. Measure: Determine if master development agreement (MDA) is required prior to rezone to IOZ.

I. Measure: Identify components of MDA.

i. Benchmark: Complete measure h and i by October 31, 2025.

J. Measure: Start process to rezone areas to IOZ.

K. Hold Planning Commission public hearing(s).

L. Hold City Council public hearing(s).

i. Benchmark: Complete by July 31, 2025

M. Measure: Final revisions.

i. Benchmark adopt by December 31, 2025.

N. Measure: Record plat for first IOZ development

i. Benchmark: June 1, 2026

Strategy 10-9a-403(2)(b)(iii) (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Strategy type on-going.

Analysis of Strategy: West Jordan City is actively expanding its water and sewer infrastructure. Two new water reservoirs will serve Dry Creek and the housing associated with the Southwest Quadrant. Dry Creek Highlands has a master development agreement that requires between 5% and 10% of the unit count to be moderate income housing. A component of the Southwest quadrant will be for "workforce" housing, housing that will be in the moderate income range. Both development areas are in the beginning phases of construction in 2022 and will be under development for the next twenty plus years. The investment in new water and sewer infrastructure will serve the moderate income component of both developments for the foreseeable future.

Implementation Plan for this Strategy

1. Timeline: Demonstrate nexus by July 31, 2024.

A. Measure: Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of Moderate Income Housing.

B. Measure: Identify areas where infrastructure improvements will result in preservation of and/or the creation of Moderate Income Housing.

C. Measure: Determine cost of infrastructure improvements.

i. Benchmark: Complete Measure a, b and c by July 31, 2023.

D. Measure: If feasible, identify potential preservation of, or creation of, Moderate Income Housing through infrastructure investment.

E. Measure: Establish nexus between investment in infrastructure and creation of Moderate Income Housing.

i. Benchmark: If feasible, establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.

Strategy 10-9A-403(2)(b)(iii)(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Strategy. Strategy type One time

2. Timeline: Reduce regulations related to internal or detached accessory dwelling units in residential zones by December 31, 2026.
    g. Measure: Identify regulations that are impeding development of internal and detached accessory dwelling units.
        i. Complete strategy 2a by December 31, 2025.
    h. Measure: Draft ordinance text and present to City Council, Committee of the Whole.
        i. Complete strategy 2b by December 31, 2025.
    i. Measure: Draft ordinance text.
    j. Hold Planning Commission public hearing.
    k. Hold City Council public hearing.
    l. Adopt ordinance amendment reducing regulations related to internal or detached accessory dwelling units in residential zones.
        i. Complete measures 2 c-f by December 31, 2026.

Strategy 10-9a-403(2)(b)(iii) (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. Strategy type one time.

Analysis of Strategy: The current City Center ordinance does not mention the creation of moderate income housing within the CC district. The CC ordinance could be modified to require with any new development in the CC zone that moderate income housing be a percentage of and a component of CC development.

Implementation Plan for this Strategy

2. Timeline: Modify City Center (CC) land use regulation by December 31, 2026
    A. Measure: Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.
    B. Measure: Determine how moderate income housing should be integrated into CC zones.
        i. Benchmark: Complete Measure a and b by December 31, 2025.
    C. Measure: Identify how new moderate income housing will be subsidized.
    D. Measure: Analyze potential RDA housing set aside for new moderate income housing development in CC zone.
        i. Benchmark: Complete measures c and d by May 31, 2026.
    E. Measure: Start process to amend CC zone language.
    F. Hold Planning Commission public hearing(s).
    G. Hold City Council public hearing(s).
        i. Benchmark: Complete measures e through g by October 31, 2026
    H. Measure: Final revisions.
        i. Benchmark adopt by December 31, 2026.

Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units in new developments. Strategy type ongoing.

Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The ordinance requires a minimum of 3% of the project be moderate income housing and allows the density increase beyond the minimum. The integrated housing ordinance requires integration of multi-family with single family units.

Timeline: Implement Integrated Housing Ordinance (IHD) approved in 2024.

    c. Measure: Approve First IHD Plat
        i. Benchmark: Complete measure by October 31st 2025
    d. Measure: Build first ten income-restricted Moderate Income Dwelling Unit
        i. Benchmark: Complete measure by December 31, 2026

(V) Strategy 10-9a-403(2)(b)(iii) (V) Develop a moderate income housing project for residents who are disabled or 55 years old or older;

Analysis of Strategy: This strategy will analyze and possibly build a moderate income housing development, possibly on city owned property.

2. Timeline: Complete MIH project by May 31, 2031
    a. Measure: Identify potential locations.

b. Measure: Identify potential funding sources.
c. Measure: Identify and interview potential partners.
    i. Benchmark: Complete measures a, b and c by May 31, 2026.
d. Measure: Determine development partners.
e. Measure: Determine city involvement in MIH project.
f. Measure Determine funding sources.
    i. Benchmark: Complete measures d through f by December 31, 2026.
g. Measure: Analysis of proposed land uses and utility constraints with each MIH project.
h. Measure: Analysis of proposed connectivity improvements.
i. Measure: Analysis of proposed MIH residential density of each MIH project.
    i. Benchmark: Complete measures g through i by December 31, 2027.
j. Measure: Develop concept plan and make necessary revisions.
k. Measure: Entitlement process.
l. Measure: Amend land use map.
m. Measure: Amend zoning map.
    i. Benchmark: Complete j through m by December 31, 2028.
n. Measure: Preliminary plan completion and review.
    i. Benchmark: Complete by July 31, 2029.
o. Measure: Final plan and revisions.
    i. Benchmark approval by December 31, 2029.
b. Measure: Construction phase.
    i. Benchmark: Construction complete by May 31, 2031.

(V) Strategy 10-9a-403(2)(b)(iii) (W) Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.

4. Timeline: Adopt four station area plans by December 31, 2025. (Complete)
    a. Measure: Identify the four station areas to be planned.
        1. Task: Apply for Technical Assistance by July 15, 2022 (Complete)
    b. Measure: Complete existing conditions analysis of the four station areas.
        i. Benchmark: Complete Measure a and b by August 31, 2022. (Complete)
    c. Measure: Identify stakeholders.
        1. Task: Identify stakeholders by July 1, 2022 (Complete)
    d. Interview Stakeholders.
        1. Task: Interview stakeholders by December 31, 2022 (Complete)
    e. Meet with adjacent jurisdictions.
        1. Task: Meet with adjacent jurisdictions by August 1, 2022(Complete)
    f. Hold public meetings.
        i. Benchmark: Complete measures c through f by December 31, 2023. (Complete)
    g. Measure: Analysis of proposed land uses in each station area.
    h. Measure: Analysis of proposed connectivity improvements.
    i. Measure: Analysis of proposed residential density in each station area, including moderate income housing.

        i. Benchmark: Complete measures g through i by July 31, 2024.(Complete)
    j. Measure: Concept plan and revisions.
        i. Benchmark: Complete measure j by December 31, 2024. (Complete)
    k. Measure: Preliminary plan completion and review.
        i. Benchmark: Complete by July 31, 2025(Complete)
    l. Measure: Final plan and revisions.
        i. Benchmark adopt by December 31, 2025. (Complete)
5. 4th Station Area Plan adopted in accordance with Section 10-9a-403.1 March 25, 2025
6. Revised Timeline: Adopt the fifth and sixth Station Area Plan by December 31st 2026.
    a. Measure: Identify the fifth and sixth station areas to be planned.
        i. Task: Apply for Technical Assistance by May 1, 2025 (Done)
    b. Measure: Identify Stakeholders.
        i. Task: Identify Stakeholders by July 1, 2025
    c. Measure: Interview Stakeholders.
        i. Task: Interview Stakeholders by August 1, 2025
    d. Measure: Hold Public Meetings
        i. Task: Complete by March 1, 2026
    e. Measure: Analysis of Proposed Land Use in Each Station Area
    f. Measure: Analysis of proposed connectivity improvements
    g. Measure: Analysis of proposed residential density in each station, area, including moderate income housing
        i. Benchmark: Complete measures e through g by December 1, 2025
    h. Measure: Concept Plan and revisions
        i. Task: Complete by July 31, 2026
    i. Measure: Final Plan and Revisions adopted by City Council
        i. Task: Complete by December 31, 2026

Ordinance No. 25-24 Amd to GP-2025 Moderate Income Housing

Final Audit Report 2025-06-18

Created:	2025-06-12
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbvDN6OZCDCW7oIJ2q67gDSWcB-gufbG1

"Ordinance No. 25-24 Amd to GP-2025 Moderate Income Housing" History

Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2025-06-12 - 6:07:31 PM GMT

Document emailed to chad.lamb@westjordan.utah.gov for signature
2025-06-12 - 6:10:05 PM GMT

Email viewed by chad.lamb@westjordan.utah.gov
2025-06-12 - 6:57:28 PM GMT

Signer chad.lamb@westjordan.utah.gov entered name at signing as Chad R Lamb
2025-06-12 - 6:57:45 PM GMT

Document e-signed by Chad R Lamb (chad.lamb@westjordan.utah.gov)
Signature Date: 2025-06-12 - 6:57:47 PM GMT - Time Source: server

Document emailed to Cindy Quick (Cindy.quick@westjordan.utah.gov) for signature
2025-06-12 - 6:57:48 PM GMT

Email viewed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2025-06-12 - 7:02:47 PM GMT

Document e-signed by Cindy Quick (Cindy.quick@westjordan.utah.gov)
Signature Date: 2025-06-12 - 7:02:57 PM GMT - Time Source: server

Document emailed to Dirk Burton (dirk.burton@westjordan.utah.gov) for signature
2025-06-12 - 7:02:59 PM GMT

Email viewed by Dirk Burton (dirk.burton@westjordan.utah.gov)
2025-06-17 - 9:41:32 PM GMT

Adobe Acrobat Sign

Document e-signed by Dirk Burton (dirk.burton@westjordan.utah.gov)
Signature Date: 2025-06-17 - 9:41:49 PM GMT - Time Source: server

Document emailed to Tangee Sloan (tangee.sloan@westjordan.utah.gov) for signature
2025-06-17 - 9:41:51 PM GMT

Email viewed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)
2025-06-18 - 4:30:37 PM GMT

Document e-signed by Tangee Sloan (tangee.sloan@westjordan.utah.gov)
Signature Date: 2025-06-18 - 4:31:41 PM GMT - Time Source: server

Agreement completed.
2025-06-18 - 4:31:41 PM GMT

Adobe Acrobat Sign