THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 25-55

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTION 13-2-3 (DEFINITIONS), BY ADDING THE "AFFORDABLE HOUSING" DEFINITION, AND SUBSECTION 13-8-23(B) (EXEMPTIONS TO THE BALANCED HOUSING ORDINANCE); AND ENACTING CHAPTER 13-5P (HOME OWNERSHIP PROMOTION ZONE)

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 City Code Section 13-2-3 (Definitions), by adding the "Affordable Housing" Definition, and to amend Section 13-8-23(B) (Exemptions to the Balanced Housing Ordinance), and to enact Chapter 13-5P (Home Ownership Promotion Zone, also known as "HOPZ"), to be collectively referred to as "**proposed City Code amendments**"; and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on October 7, 2025, regarding the proposed City Code amendments; 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 October 28, 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 and Enactment of City Code Provisions. With regards to the City Code, the proposed City Code amendments are amended and enacted, as shown in Attachments A (legislative version) and B (clean version) 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.

(*continued on the following pages*)

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 28TH DAY OF OCTOBER 2025.

CITY OF WEST JORDAN

By: Kayleen Whitelock (Oct 30, 2025 17:44:30 MDT)
Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

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

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON OCTOBER 30, 2025.

Mayor's Action: X Approve _____ Veto

By: _____ Nov 3, 2025
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X
_____ The Mayor approved and signed Ordinance No. 25-55.

_____ The Mayor vetoed Ordinance No. 25-55 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-55 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, MMC, UCC
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 3rd day of November 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, MMC, UCC
City Recorder

[Attachments on the following pages.]

Attachments A and B to

ORDINANCE NO. 25-55

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Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages.]

Attachment A – Ordinance 25-55 (Legislative)

13-2-3 Definitions *[Add one definition]*

AFFORDABLE HOUSING: Housing offered for sale at 80% or less of the median county home price for each housing type (e.g. townhomes, condos, single-family detached).

13-8-23 Balanced Housing: *[Amend Subsection B]*

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 (2 or more housing units) and single-family attached housing (townhomes) within the Home Ownership Promotion Zone (HOPZ).

~~f~~g. 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~~h. Twin homes on a vacant parcel(s) or lot (s) in an existing R-2 Zone , 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~~i. Multi-family housing (two or more units) in an Interchange Overlay Zone (IOZ).

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

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

~~k~~l. 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.

[Enact New Chapter]

13-5P. Home Ownership Promotion Zone

SECTION:

13-5P-1: Purpose and Intent
13-5P-2: Establishment
13-5P-3: Lot and Bulk Standards
13-5P-4: Design Criteria
13-5P-5: Permitted Uses
13-5P-6: General Provisions

13-5P-1: Purpose and Intent: The Home Ownership Promotion Zone (HOPZ) is established to promote home ownership, and the provision of affordable housing.

13-5P-2: Establishment: An area proposed for the HOPZ shall only be established when:

A. It is an area of 10 contiguous acres or less;
B. Current zoning of property permits fewer than 6 dwelling units per acre (6 DU/AC);
C. It is not encumbered by any residential building permits on the day the rezone is requested;
D. All units shall be affordable and deed restricted for at least 10 years; and
E. At a minimum, a petition or application for the HOPZ zoning designation shall submit a Master Development Plan (MDP) illustrating:
    1. Development layout;
    2. Number of dwelling units;

3. That the median county purchase price for each unit, in each unit type, is under 80% of the county average;
4. Proposed building elevations/design standards; and
5. The total acreage of land in the HOPZ in the boundaries of the Jordan School District.

13-5P-3: Lot and Bulk Standards

Unit Type	Minimum Lot Area	Minimum Lot Width	Minimum Side Yard Setback	Minimum Rear Yard	Minimum Front Yard	Minimum Corner Setback	Maximum Building Height
Single-Family Dwellings	4,000 SF*	40'*	5'	15'	10' * Driveway 22'	15'	40'*
Duplex's	8,000 SF*	80'*	5' & 8'*	20'*	10'* Driveway 22'	15'	40'*
Townhomes	n/a	n/a	20' between buildings	20' between buildings	n/a	15'	40'*
Stacked Flats	1 Acre*	70'*	30'*	30'*	20'*	30'*	4 Stories*

* Can be amended by the city council in the Master Development Agreement (MDA).

A. A garage is not required in the HOPZ, but minimum driveway length shall be 22 feet for single-family, semi-detached, and single-family attached (townhome) units.

13-5P-4: Design Criteria: Design guidelines shall be submitted with each MDP and shall be approved by the city council, after receiving a recommendation from the planning commission.

A. Minimum Design Criteria:
   1. At least two materials for front (or public ROW facing) elevations;
   2. Stucco shall not comprise more than 60% of front (or public ROW facing) elevations;
   3. A door and window shall be provided on the front elevation;
   4. Multiple elevations shall be used in the development (except for stacked flats developments); and
   5. Developments shall be reasonably compatible with the colors, materials, and massing of neighboring developments as determined by the council.

13-5P-5: Permitted Uses:

Use	Detached – Single-Family	Semi-Detached	Townhomes	Stacked Flats
Internal ADU	P	P	N	N
External ADU	P	N	N	N
Home Business	P	P	P	P
Household pets, subject to regulations in title 6 chapter 3 of this code, or successor ordinance	P	P	P	P
Manufactured/ Modular Home	P	P	N	N

13-5P-6: General Provisions:

A. Parking: Garages are not required in the HOPZ, however, the minimum number of off-street parking stalls, as required by Title 13 chapter 12, shall still be required (where title 13 chapter 12 requires garages, those spaces shall only be required to be provided as off-street parking).

B. Noticing: Notification prior to designation of the HOPZ shall comply with the standards and requirements found in Utah Code section 10-9a-1004, as amended.

C. Deed Restriction: A deed restriction of at least 10 years shall be recorded on all "affordable" housing units at the time of sale. The deed restriction shall be drafted by the city and recorded with Salt Lake County.

D. Tax Increment: The collection and administration of revenue from the HOPZ shall comply with the standards found in Utah Code section 10-9a-1005, as amended.

Attachment B – Ordinance 25-55 (Clean)

13-2-3 Definitions *[Add one definition]*

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Ordinance No. 25-55 Amd 13-2-3 Affordable Housing Def, 13-8-23 B Balanced Housing, Ch 13-5P HOPZ

Final Audit Report 2025-11-03

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Signer kayleen.whitelock@westjordan.utah.gov entered name at signing as Kayleen Whitelock
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