

Council Meeting of February 13, 2019

Agenda Item No. #7f

REQUEST FOR COUNCIL ACTION

SUBJECT: Resolution 19-24, a Resolution declaring the City's efforts to provide a diverse and balanced housing stock.

SUMMARY: In as much as there continues to be much attention regarding housing availability and affordability in this region, staff recommends that the City Council publicly declare efforts made, both past and present, by the City of West Jordan to provide a range of residential densities and housing types to provide housing opportunities for all age groups and income levels.

BACKGROUND

DISCUSSION: (See attached document)

FISCAL AND/OR

ASSET IMPACT: There does not appear to be any fiscal impact, other than staff time and resources, which are already budgeted and committed.

MOTION RECOMMENDED *[Roll Call vote required]:*

"I move to **approve** Resolution 19-24, a Resolution declaring the City of West Jordan's efforts to provide a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels."

Reviewed and Recommended by:

Prepared and Presented by:

David R. Brickey
City Manager

Scott Langford
Development Services Director

Legal Review by:

Reviewed by:

Duncan T. Murray
Assistant City Attorney

I. Rob Wall
City Attorney

STAFF RECOMMENDATION AND BACKGROUND DISCUSSION:

>Recommendation: City Staff, including the Development Services and Legal Departments, recommend that the City Council approve this Resolution to publicly declare efforts made, both past and present, in providing current and future residents of the City of West Jordan with diverse and balanced housing choices.

>The purpose of this Resolution is to educate the public at large of the efforts made, both past and present, by the City of West Jordan to provide a range of residential densities and housing types to provide housing opportunities for all age groups and income levels.

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. 19-24

A RESOLUTION DECLARING THE EFFORTS MADE, BOTH PAST AND PRESENT, BY THE CITY OF WEST JORDAN TO PROVIDE A RANGE OF RESIDENTIAL DENSITIES AND HOUSING TYPES IN ORDER TO PROVIDE HOUSING OPPORTUNITIES FOR ALL AGE GROUPS AND INCOME LEVELS.

WHEREAS, the West Jordan City Council, (“City Council”) as the Governing Body of a municipality in Utah, may prepare and adopt a comprehensive, long-range general plan, pursuant to Utah State Code Ann. § 10-9a-401, including directing City staff and City committees to take certain action to address the present and future needs of the municipality, and growth and development of all or any part of land with the municipality; and

WHEREAS, On March 14, 2012, the City Council adopted Ordinance 12-06, approving the *2012 West Jordan Comprehensive General Plan* (“General Plan”); and

WHEREAS, the General Plan is an important policy document used to guide future development in the City, including, but not limited to, the implementation of specific goals and policies related to housing; and

WHEREAS, the General Plan, *Housing Goal 2*, states, “provide a range of housing types, style, sizes, and price levels in all areas of the city”; and

WHEREAS, to implement the goals of the General Plan, the City Council of the City of West Jordan has proactively adopted land use ordinances, policies, and business practices, including, but not limited to, the following three categories:

1. Proper Placement of Density:
 - a. West Jordan has maximized regional transportation investment by proactively rezoning properties near TRAX stations to allow high density/high intensity land use. Currently, there are three major development sites that leverage the benefits of TRAX stations, two of which are under construction. These developments are:
 - i. The Village at Gardner Station: 272 residential units and 30,000 square feet of commercial flex space next to the existing commercial and events space at the Historic Gardner Village (under construction); and
 - ii. Jordan Valley Station: 1,397 residential units approved (252 already occupied), 35,000 square feet of commercial space, and 83,000 square feet of office space (under construction); and
 - iii. City Center Transit Station: 50+ acres zoned for mixed use with up to 75 units per acre. Located in a prime location at 7800 South Redwood Road. In an existing Redevelopment Area (RDA) and next to existing civic center complex.
 - b. West Jordan has recently adopted new legislation in the form of new zoning law that incentivizes high density housing in the city’s larger commercial zones (45 to 75 dwelling units per acre). Some of the benefits from this new Residential Overlay District (ROD) zone are:
 - i. Encourage flexibility in the redevelopment and reinvestment in retail and entertainment-based properties;
 - ii. Encourage the use of innovative approaches to redevelopment that utilize sustainable

- development practices;
 - iii. Encourage and promote pedestrian activity and reduce vehicle miles traveled. This goal includes consideration of off-site activities; and
 - iv. Facilitate the redevelopment and use of properties in West Jordan where public infrastructure is already in place.
2. Efficiency; despite record breaking development:
- a. 2.8 days average building permit review time for new single-family homes.
 - b. Next day inspections for most building permits.
 - c. 10-day average building permit review time on non-residential construction.
 - d. Contracted with 3rd party plan review/inspection for larger/complex builds.
3. Existing Residential Development Entitlements:
- a. There are 3,154 residential dwellings, as of the date of this document, that are approved and are in varying stages of development. These 3,154 residential dwelling units are divided up as follows:
 - i. 2,536 multifamily dwelling units; and
 - ii. 618 single family dwelling units.

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

Section 1. **Declaration of a balanced housing.** The City Council of the City of West Jordan declares that efforts made, past and present, utilizing their legislative authority, pursuant to Utah State Code Ann. § 10-9a, have provided and will continue to provide a range of residential densities and housing types that provide housing opportunities for all age groups and income levels.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage.

Approved by the City Council of West Jordan, Utah, on February 13, 2019.

ATTEST:

JIM RIDING
Mayor

MELANIE S BRIGGS, MMC
City Clerk

Voting by the City Council:

Council Member Dirk Burton
Council Member Kayleen Whitelock
Council Member Zach Jacob
Council Member Chris McConnehey
Council Member Chad Lamb
Council Member Alan Anderson
Mayor Jim Riding

"YES"

"NO"

[illegible]