



THE CITY OF WEST JORDAN
CITY COUNCIL MEETING
June 10, 2025

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

[PARTICIPATE IN MEETING](#)

[VIEW THE MEETING](#)

Welcome to City Council meeting!

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner:

- To provide public comment, click "**Participate in Meeting**" (registration required)
- To observe the meeting, click "**View the Meeting**"

WEST JORDAN PUBLIC MEETING RULES

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit <https://westjordan.primegov.com/public/portal>

CITY COUNCIL MEETING 7:00 PM

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. SPECIAL RECOGNITION**
 - a. Recognition of West Jordan High School Girls Softball as State Champions
- 4. PRESENTATION**
 - a. Presentation of the Annual Fraud Risk Assessment for FY 2025.
- 5. PUBLIC COMMENT**
- 6. PUBLIC HEARINGS**
 - a. Resolution No. 25-031 requesting a fee waiver of \$325 for the Dixie Park Neighborhood Clean-Up Event
 - b. Ordinance No. 25-22 Fixing the Compensation for Elected and Statutory Officers of the City
 - c. Resolution No. 25-027 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2026

- d. Ordinance No. 25-24 General Plan Text Amendment – Moderate Income Housing (Chapter 8 Update)

7. BUSINESS ITEMS

- a. Resolution No. 25-032 Court Services Interlocal Agreement with Taylorsville City

8. REPORTS TO COUNCIL

- a. City Council Reports
- b. Council Office Report
- c. Mayor's Report
- d. City Administrator's Report

9. CLOSED MEETING

- a. The City Council may temporarily recess the meeting to convene in a closed session to discuss the purchase, exchange, or lease of real property; or the sale of real property, including any form of a water right or water shares as provided by Utah Code Annotated §52-4-205

10. ADJOURN

UPCOMING MEETINGS

- Tuesday, June 24, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, July 8, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, July 22, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

Posted and dated June 5, 2025 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Provide information to Council

Meeting Date Requested : 06/10/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 06/30/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Presentation of the Annual Fraud Risk Assessment for FY 2025.

2. EXECUTIVE SUMMARY

No action is required, presentation to the governing body is a requirement once a year for state audit compliance.

The FY 2025 Fraud Risk Assessment indicates the City has a very low risk of fraud and has controls in place to mitigate such risk. The City's score is 375 points out of a possible 395 points. The city does not have a formal internal audit function which represents the 20-point difference.

3. TIME SENSITIVITY / URGENCY

The Utah State Auditor requires this Assessment be complete and presented to the governing body before the end of each fiscal year. This presentation represents compliance for fiscal year 2025 which ends on June 30, 2025.

4. FISCAL NOTE

N/A

5. STAFF ANALYSIS

N/A

6. MAYOR RECOMMENDATION

N/A

7. COUNCIL STAFF ANALYSIS

In this instance, the council is merely receiving information about the Annual Fraud Risk Assessment for FY 2025. It does not need to be received by Resolution. Therefore, simply receiving the Annual Fraud Risk Assessment as presented.

8. ATTACHMENTS

Fraud Risk Assessment



Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 375 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

		Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?		200	200
2. Does the entity have governing body adopted written policies in the following areas:			
a. Conflict of interest?		5	5
b. Procurement?		5	5
c. Ethical behavior?		5	5
d. Reporting fraud and abuse?		5	5
e. Travel?		5	5
f. Credit/Purchasing cards (where applicable)?		5	5
g. Personal use of entity assets?		5	5
h. IT and computer security?		5	5
i. Cash receipting and deposits?		5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20	
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10	
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20	
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20	
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20	
7. Does the entity have or promote a fraud hotline?	20	20	
8. Does the entity have a formal internal audit function?	0	20	
9. Does the entity have a formal audit committee?	20	20	

*Entity Name: CITY OF WEST JORDAN

*Completed for Fiscal Year Ending: 06/30/2025

*Completion Date: 05/13/2025

*CAO Name: Korban Lee

*CFO Name: Danyce Steck, CPFO




*CAO Signature: _____

*CFO Signature: _____

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

- 😊 If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.
- 😢 If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 06/10/2025

Presenter: Alan Anderson, Council Office Director

Deadline of item :

Applicant: Betty King - Dixie Park Neighborhood Clean-Up

Department Sponsor: Council Office

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-031 requesting a fee waiver of \$325 for the Dixie Park Neighborhood Clean-Up Event

2. EXECUTIVE SUMMARY

The Council is being asked to approve a fee waiver in the amount of \$325 for the Dixie Park Neighborhood Clean-Up event. Specifically, the event is requesting that fees for dumpster rentals be waived. This event happens annually, and the dumpsters will help to keep the community clean and safe.

The dumpsters will be placed at 6400 Kentucky Drive and 6700 Georgia Drive, respectively.

Betty King is the block captain for the neighborhood's respective Neighborhood Watch Program.

3. TIME SENSITIVITY / URGENCY

The event is scheduled for June 14, thus making consideration on June 10 crucial to the potential fee waiver.

4. FISCAL NOTE

State law requires that collective fee waivers for the year cannot exceed 1% of the city's total budget of \$740,000. At this point in the budget year, the council has not exceeded, nor remotely approached, this limit.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF REPORT

Granting the fee waiver would contribute to achieving the City Council Budget Priority related to Citizen Engagement by providing "opportunities for residents to engage in their community through diverse events and encourage good neighbor programs." The Council has adopted some Budget Priorities that this fee waiver may meet; namely being, "Resident Focused" in that West Jordan Schools receive a higher percentage of the grants and having a, "Sense of Community" as noted on page 12 of the FY2025 Budget Book.

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Resolution No. 25-031

Application for fee waiver

1 THE CITY OF WEST JORDAN, UTAH
2
3

4 **RESOLUTION NO. 25-031**
5

6 **A RESOLUTION APPROVING A FEE WAIVER TO BETTY KING, DIXIE PARK**
7 **NEIGHBORHOOD WATCH CLEAN-UP EVENT HELD IN 2025.**
8

9 **WHEREAS**, the Betty King is an individual who resides in the City of West Jordan; and
10

11 **WHEREAS**, Betty King is the Block Captain for the Neighborhood Watch Program.
12

13 **WHEREAS**, City Code 2-6-1 states, “The city may provide both monetary and non-monetary
14 assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace, order, comfort,
15 and convenience of city residents.”; and
16

17 **WHEREAS**, before the City may authorize City services or nonmonetary assistance, or to waive fees
18 to a non-profit entity under UCA 10-8-2(1)(a)(v) and UCA 10-8-2(2)(b), the City must meet two
19 requirements: (1) hold a public hearing and (2) find that the “total amount of services or other nonmonetary
20 assistance provided or fees waived under Section (1)(a)(v) in any given fiscal year [does] not exceed 1% of
21 the municipality’s budget for that fiscal year”; and
22

23 **WHEREAS**, UCA 10-8-2(2)(a) exempts cities from the requirement to perform a study that is
24 otherwise required when money is appropriated for corporate purposes under UCA 10-8-2(1)(a)(i); and
25

26 **WHEREAS**, the City Council believes that City staff’s estimates of the monetary value of City
27 services, nonmonetary assistance, and fees waived for Betty King is correct and is in the amount of \$350;
28 and
29

30 **WHEREAS**, West Jordan City Code 3-4-1(B)(2)(a) provides the authority of the city council to
31 “waive any service fee”, including security deposits; and
32

33 **WHEREAS**, the City Council believes that the “total amount of services or other nonmonetary
34 assistance provided or fees waived under Section (1)(a)(v) in this given fiscal year does not exceed 1%
35 of the municipality’s budget for this fiscal year” or committed to this next fiscal year; and
36

37 **WHEREAS**, after review by the City Council, the City Council believes it to be in the best interest of
38 the City to provide city services, nonmonetary assistance, and/or a waiver of fees for Betty King in the amount
39 of \$350.
40

41 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST
42 JORDAN, UTAH, THAT:**
43

44 **Section 1. Findings.** The City Council makes the following findings:
45

- 1) Betty King is a Neighborhood Watch Block captain and a resident of the City of West Jordan.
- 2) The combined value of services, nonmonetary assistance, and fee waivers given to the Betty King is equal to \$350.
- 3) The combined value of services, nonmonetary assistance, and fee waivers given to Betty King combined with all other services, nonmonetary assistance, and fee waivers

46 provided to all others given this fiscal year, does not exceed 1% of the City's budget for
47 this fiscal year.

48 4) The public hearing relating the City's provision of services, nonmonetary assistance,
49 and fee waivers for Betty King was performed in accordance with applicable noticing
50 and other open and public meetings laws.

51 **Section 2. Services, Nonmonetary Assistance, and Fee Waiver.** The City Council hereby authorizes
52 the use of city services and nonmonetary assistance and waives the fees for Betty King in
53 an amount of \$350 to be used for activities arising out of or related to the Dixie Park
54 Neighborhood Cleanup for 2025.

56 **Section 3. Effective Date.** This Resolution shall take effect upon its passage.

57 PASSED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THIS _____ DAY OF _____
58 _____ 2025.

63 _____
64 Chad Lamb
65 Council Chair

66 ATTEST:

69 _____
70 Cindy Quick, MMC
Council Office Clerk

71 **Voting by the City Council**

72 "YES" "NO"

73 Council Chair Chad R. Lamb

74 Council Vice-Chair Kayleen Whitelock

75 Council Member Bob Bedore

76 Council Member Pamela Bloom

77 Council Member Kelvin Green

78 Council Member Zach Jacob

79 Council Member Kent Shelton



Application for Fee Waiver

Please refer to West Jordan City Code Title 2, Chapter Six for requirements relating to fee waivers, a copy of this code has been included at the end of this application for your convenience. A member of Council Office Staff will contact you regarding when a public hearing will be scheduled for the Council body to consider your fee waiver. You are expected to attend this meeting. You may be contacted by a member of the Council Office to provide financial reports or accounting records after your initial application.

Entity: Dixie Valley Neighborhood Watch Program

City: West Jordan

State: UT

Zip Code: 84081

If applicable, Non-Profit Entity Number:

Not applicable:

Main Contact Name: Betty King

Title: Block Captain

Email Address: [REDACTED]

Phone: [REDACTED]

Name of Event: Dixie Park and Neighborhood Clean-Up

Event Location: 6400 Kentucky Drive & 6700 Georgia Drive

Event Dates: 6/14/02 to 6/14/02 Estimated Attendance: 75

Please provide a brief summary of your event:

How long have you held it, how many people it helps, how it benefits the city, why are you requesting a fee waiver instead of service in lieu of fees, etc.

Dixie Valley does a community and park clean-up every year.

Please provide background information:

Tell us about your organization, and any other relevant history. Also include any services you may wish to provide in lieu of paying the fee. You may attach an additional sheet if necessary. The consolidated fee schedule for the City can be found [here](#).

I am the Block Captain for the Neighborhood Watch Program. This clean up helps to keep up our community clean, safe and pretty. Last year we had a really good turn out to help us clean the park.

Please provide a breakdown, in detail, of the services, nonmonetary assistance, and fee breakdown that you are requesting.

We are requesting the fees for the dumpster to be waived for this event. Estimated amount of \$325.

Any other information you would like to provide (optional):

Please see attached flyer

Upon signature of this application, an individual, and/or the entity they represent, agrees to the requirements listed in West Jordan City Code 2-6-3. The applicant also agrees that this application and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this application, or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

Signature: *Betty King*

Name: Betty King

Date: 05/27/2025

For City Use:

Date Application Received: 05/29/2025

Scheduled Public Hearing Date: 06/10/2025

WEST JORDAN CITY CODE TITLE 2, CHAPTER 6

SECTION:

2-6-1: Relationship to City

2-6-2: Applications

2-6-3: Requirements

2-6-1: RELATIONSHIP TO CITY:

The city may provide monetary and non-monetary assistance to individuals and entities for the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of city residents. The city will not become employees, representatives, or agents of any city-supported individual or entity solely by virtue of the city providing assistance. (Ord. 10-08, 2-24-2010; Ord. 20-38, 9-30-2020; Ord 23-02, 02-22-2023)

2-6-2: APPLICATIONS:

Individuals and entities may request monetary and non-monetary city assistance by completing an application obtained from the council office director located at the City Hall. Any questions regarding the application process or requirements to receive assistance should be directed toward the council office director. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 20-23, 02-22-2023)

2-6-3: REQUIREMENTS:

All individuals and entities receiving city support shall agree to the following requirements:

- A. The requesting individual or entity shall permit the city or an auditor hired by the city to inspect the individual or entity's system of accounts and other accounting systems and protocols to ensure accuracy and proper safeguarding of public funds.
- B. The requesting individual or entity shall provide financial reports in a form and frequency acceptable by the city council.
- C. The requesting individual or entity shall explain how the requested assistance will further advance city goals or plans, and shall track the actual advancement of city goals or plans through the use of the requested city assistance. Any city assistance shall be used only for the purposes stated in the application and the authorizing resolution.
- D. The requesting individual or entity shall have the training and experience needed to effectively and efficiently manage the proposed activities. (Ord. 10-08, 2-24-2010; amd. Ord. 19-53, 12-11-2019, Effective at 12 noon on January 6, 2020; Ord. 20-38, 9-30-2020; Ord. 23-02, 02-22-2023)

For City Use:

Date Application Received: **05/29/2025**

Scheduled Public Hearing Date: **06/10/2025**

DIXIE PARK AND NEIGHBORHOOD CLEAN-UP



Clean up at the park and on your own street!

Send in a picture of your project to win a prize!

DUMPSTERS FOR ALL
TO USE LOCATED AT:
6400 KENTUCKY DRIVE
AND
6700 GEORGIA DRIVE

Regular dumpsters can be used for yard debris, building materials, household items
NO mattresses
NO tires
NO hazardous items.

***To rent a dumpster for your own use contact West Jordan City

SATURDAY

JUNE 14, 2025
DIXIE VALLEY PARK
6400 Kentucky Drive
9:00 am-12:00 pm

Contact us at:
Betty King, 801-712-3498
bbetking@msn.com



Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN

NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, June 10, 2025 at 7:00 pm (or as soon thereafter as possible)** at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-24 Amending the Moderate-Income Housing and General Plan Strategies
- Ordinance No. 25-22 Fixing the Compensation for Elected and Statutory Officers of the City
- Resolution No. 25-027 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2026
- Resolution No. 25-031 Requesting a Fee Waiver of \$325 for the Dixie Park Neighborhood Clean-up Event

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

*Posted May 29, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk*



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 06/10/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 06/30/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-22 Fixing the Compensation for Elected and Statutory Officers of the City

2. EXECUTIVE SUMMARY

During the 2024 General Session, the Utah State Legislature passed S.B. 91 which amended Utah State Code Section [10-3-818](#) regarding salaries in municipalities effective May 1, 2024. This agenda item meets the requirements of Subsection (1) of the Code, a separate public hearing will comply with Subsection (2).

Utah State Code 10-3-818.1 states, “The elective and statutory officers of the municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing.

3. TIME SENSITIVITY / URGENCY

Salaries become effective on the dates indicated on Exhibit A of the ordinance. This action must be complete prior to the earliest effective date in order to comply with Utah State Code 10-3-818.2.

4. FISCAL NOTE

All increases have been included in the Mayor’s Proposed Budget for FY 2026.

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends the approval of Ordinance No. 25-22 fixing the compensation for elected and statutory officers of the City to comply with Utah State Code.

6. MAYOR RECOMMENDATION

The Mayor recommends the approval of Ordinance No. 25-22 fixing the compensation for elected and statutory officers of the City to comply with Utah State Code.

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

With the last approved council increase taking effect in January 2016, at various times through the year 2024, Council discussed the potential revision of [West Jordan City Code 1-4-1](#) regarding City Council Compensation.

In the [December 18, 2024 City Council Meeting](#), Council passed Ordinance No. 24-43, amending City Code Title 1-4-1 Election Officials Compensation. The ordinance passed 5-1 (with Council Member Lamb being absent), and established:

- The city council would consider an increase in annual salary every four years, starting December 2024.
- Discussions regarding council member compensation will occur before the mayor's budget deadline for an upcoming at-large term, with any changes included in the budget.
- Compensation adjustments must be adopted annually by ordinance after a public hearing, following Utah Code 10-3-818 or its successors.
- The council is not required to raise salaries; if no increase is agreed upon, the previous year's salary will be maintained.
- Any approved salary increase will take effect on the first Monday of January following the at-large election, as per Utah Code 10-3-201 or its successors.
- The Council may consider council member compensation at any time.

Council met in the [January 28, 2025 Committee of the Whole](#) and after a lengthy discussion, there was majority support from Council for a compensation rate of \$24,000 (with a COLA each subsequent fiscal year), to take effect January 1, 2026, after the upcoming election cycle.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

9. ATTACHMENTS

Ordinance No. 25-22

USC 10-3-818

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-22

AN ORDINANCE FIXING THE COMPENSATION FOR ELECTED AND STATUTORY OFFICERS

WHEREAS, the Utah State Legislature during the 2024 General Session passed S.B. 91; and

WHEREAS, S.B. 91 amended the Utah State Code §10-3-818 regarding the compensation for elected and statutory officers; and

WHEREAS, the City must now hold a public hearing to fix the compensation for elected and statutory officers; and

WHEREAS, the approved compensation increases shall take effect on the dates indicated on Exhibit A; and

WHEREAS, the City Council met the public noticing requirements; and

WHEREAS, the City Council has held the public hearing and considered public comment; and

WHEREAS, the City Council finds that fixing the compensation as set forth in this Ordinance will comply with Utah State Code requirements.

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

Section 1. The compensation for the City's elected and statutory officials is hereby fixed in Exhibit A.

Section 2. 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. This Ordinance shall become effective immediately upon publication or posting as required by law.

ADOPTED by the City Council of West Jordan, Utah this 10th day of June 2025.

CITY COUNCIL OF WEST JORDAN

Chad Lamb
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

(Continued on the following pages)

		"YES"	"NO"
53	Voting by the City Council		
54	Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
55	Vice Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
56	Council Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
57	Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
58	Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
59	Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
60	Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

61
62 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

63
64 Mayor's Action: _____ Approve _____ Veto

65
66 By: _____
67 Mayor Dirk Burton _____
68 Date

69 ATTEST:

70 _____
71 Tangee Sloan, CMC
72
73 City Recorder

74 **STATEMENT OF APPROVAL OF PASSAGE (check one)**

75 _____ The Mayor approved and signed Ordinance No. 25-22.

76 _____ The Mayor vetoed Ordinance No. 25-22 on _____ and the
77 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

78 _____ Ordinance No. 25-22 became effective by operation of law without the
79 Mayor's approval or disapproval.

80 _____
81 Tangee Sloan, CMC
82 City Recorder

83 **CERTIFICATE OF PUBLICATION**

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

88 _____
89 Tangee Sloan, CMC
90 City Recorder

103
104
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EXHIBIT A
Ordinance No. 25-22

<u>Title</u>	<u>Fixed Salary¹</u> <u>Effective</u> <u>July 1, 2024</u>	<u>Fixed Salary¹</u> <u>Effective</u> <u>January 1, 2026</u>
Judge	\$ 165,977	No change
Mayor	\$ 124,000	No change
City Councilmember	\$ 18,000	\$ 24,000
City Engineer	\$ 150,363	No change
City Recorder	\$ 118,308	No change
City Treasurer	\$ 122,663	No change

108 ¹ Fixed salary does not include any budgeted additional pay or benefits.
109

110 **City Council Compensation**

111 West Jordan Municipal Code §1-4-1.B states, “Each member of the city council may opt into any benefit
112 provided to full-time employees as adopted in the annual budget.”

113

114 Effective January 1, 2026, the annual salary for city council members will increase from \$18,000 to
115 \$24,000. The \$6,000 increase amount has been included in the FY 2026 Annual Budget for the City
116 Council.

117

118 The Council will also receive an annual Cost of Living Adjustment starting July 1, 2026, as part of the
119 FY27 budget process.

120

121 The last increase to council salary occurred in 2016.

122

123 **Mayor’s Compensation**

124 West Jordan Municipal Code §1-4-2.F states, “The mayor shall also receive the standard benefits provided
125 by the city to appointed officers of the city; provided however that the mayor will neither:

126 1. Be allocated executive or compensatory leave; nor
127 2. Be entitled to merit increases, performance increases, and cost of living increases afforded city
128 employees, without specific approval of the city council as noted in subsection G of this section.”

129

130 It further states in §1-4-2.G, “Any increase in the sitting mayor’s compensation shall be approved in a
131 compensation schedule or salary table adopted by the city council by ordinance, after a public hearing, in
132 a manner consistent with all other relevant requirements of this code and of Utah Code Ann. section 10-3-
133 818.”

134

135 No compensation increase has been included in the FY 2026 Annual Budget for the Mayor.

Effective 5/1/2024

10-3-818 Salaries in municipalities -- Notice.

(1) The elective and statutory officers of municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing.

(2)

- (a) As used in this Subsection (2):
 - (i) "Compensation" means:
 - (A) salary, including salary paid under a contract;
 - (B) a budgeted bonus or budgeted incentive pay;
 - (C) a vehicle allowance; and
 - (D) deferred salary.
 - (ii) "Compensation increase" means an increase in any item of compensation listed in Subsection (2)(a)(i).
 - (iii) "Executive municipal officer" means:
 - (A) the city or town manager or chief administrative officer;
 - (B) the assistant city or town manager or assistant city or town chief administrative officer;
 - (C) the city or town attorney;
 - (D) an individual who is the head or chief of a city or town department or division; or
 - (E) an individual who is the chief assistant or deputy of an individual described in Subsection (2)(a)(iii)(D).
- (b) Before a governing body may adopt a final budget or a final amended budget that includes a compensation increase for an executive municipal officer, the governing body shall:
 - (i) hold a public hearing on the compensation increase; and
 - (ii) publish notice of the time, place, and purpose of the public hearing:
 - (A) for at least seven days before the date of the public hearing; and
 - (B) as a class A notice under Section 63G-30-102.
- (c) A public hearing under Subsection (2)(b)(i):
 - (i) shall be held separate from any other public hearing; and
 - (ii) may be held the same day as another public hearing, including immediately before or after the other public hearing.

Amended by Chapter 475, 2024 General Session



Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, June 10, 2025 at 7:00 pm (or as soon thereafter as possible)** at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-24 Amending the Moderate-Income Housing and General Plan Strategies
- Ordinance No. 25-22 Fixing the Compensation for Elected and Statutory Officers of the City
- Resolution No. 25-027 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2026
- Resolution No. 25-031 Requesting a Fee Waiver of \$325 for the Dixie Park Neighborhood Clean-up Event

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

*Posted May 29, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk*



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 06/10/2025

Presenter: Danyce Steck, Administrative Services Director

Deadline of item : 06/30/2025

Applicant:

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-027 stating the compensation increase for local government officers as proposed in the annual budget for fiscal year 2026

2. EXECUTIVE SUMMARY

During the 2024 General Session, the Utah State Legislature passed S.B. 91 which amended [Utah State Code 10-3-818](#) regarding salaries in municipalities effective May 1, 2024. This agenda item meets the requirements of Subsection (2) of the Code, a separate public hearing will comply with Subsection (1).

Prior to any increase in compensation for defined local government officers, the City must hold a public hearing on the proposed increases. Local government officers are defined as the CAO, Asst CAO, City Attorney, Department and Division Heads, and Deputy Department or Division Heads. Compensation is defined as salary, budgeted bonuses, deferred compensation, and vehicle allowance.

3. TIME SENSITIVITY / URGENCY

Salaries become effective on July 1, 2025. This action must be complete prior to that date in order to comply with Utah State Code 10-3-818.2.

4. FISCAL NOTE

The stated increases have been included in the Mayor's Proposed Budget for FY 2026.

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends the approval of Resolution No. 25-027 stating compensation increases for local government officers in order to remain competitive with other local municipalities as well as promote retention and recruitment. This item supports the elected officials' budget priority of Employee Satisfaction.

6. MAYOR RECOMMENDATION

Mayor recommends the approval of Resolution No. 25-027 stating compensation increases for local government officers in order to remain competitive with other local municipalities as well as promote retention and recruitment. This item supports the elected officials' budget priority of Employee Satisfaction.

7. COUNCIL STAFF ANALYSIS

Exhibit A of the Resolution provides an overview of max budget increases for each position title and "is not specific to any one employee, nor is it a guarantee of an increase to any one employee". Increases may include a Cost-of-Living Adjustment, a Merit Increase, and/or a Market or Equity Adjustment, collectively ranging from 2% to 9.75% in a potential salary adjustment. Additional definitions and salary explanations are available within Exhibit A. of Resolution No. 25-027.

8. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

9. ATTACHMENTS

Resolution No. 25-027

USC 10-3-818

1 THE CITY OF WEST JORDAN, UTAH
2 A Municipal Corporation
3

4 **RESOLUTION NO. 25-027**
5

6 **A RESOLUTION STATING THE COMPENSATION INCREASE FOR LOCAL
7 GOVERNMENT OFFICERS AS PROPOSED IN THE FISCAL YEAR 2026 ANNUAL BUDGET**
8

9 WHEREAS, the Utah State Legislature during the 2024 General Session passed S.B. 91; and

10 WHEREAS, S.B. 91 amended Utah State Code Section 10-3-818 regarding salaries in
11 municipalities; and

12 WHEREAS, the City must now hold a public hearing on proposed compensation increases for local
13 government officers to be adopted in the annual budget for the fiscal year ending June 30, 2025; and

14 WHEREAS, the approved compensation increases shall take effect on July 1, 2025; and

15 WHEREAS, the City Council finds that stating the proposed compensation increases as set forth in
16 this Resolution will comply with Utah Code requirements.

17 NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

18 *Section 1.* The attached Exhibit A contains compensation increases proposed for inclusion in the
19 City's Annual Budget for fiscal year 2026.

20 *Section 2.* This Resolution shall become effective immediately.

21 Adopted by the City Council of West Jordan, Utah this 10th day of June, 2025.
22

23 CITY OF WEST JORDAN
24
25

26 By: _____
27

28 Chad Lamb
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35 Council Chairperson
36
37
38
39
40
41

35 Cindy M. Quick, MMC
36 Council Office Clerk
37
38
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41

35 **Voting by the City Council**
36 Chair Chad Lamb
37 Vice Chair Kayleen Whitelock
38 Council Member Bob Bedore
39 Council Member Pamela Bloom
40 Council Member Kelvin Green
41 Council Member Zach Jacob
42 Council Member Kent Shelton

35 "YES" "NO"
36
37
38
39
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41

45 This Exhibit lists the maximum budgeted increase for each title and is not specific to any one employee,
 46 nor is it a guarantee of an increase to any one employee.

48 Where there is more than one employee with the same title, the information presented shows the maximum
 49 available increase for the title. The actual increase for the employee is dependent on the employee's
 50 performance review and where the employee's salary is on the title's range.

Title	Department	Cost of living adjustment	Merit increase	Market or Equity Adjustment	Proposed Total Percentage Increase
Administration					
Chief Administrative Officer		2.00%	2.75%		4.75%
Assistant City Administrator		2.00%	2.75%		4.75%
City Attorney		2.00%	2.75%		4.75%
Department Heads					
Administrative Services Director		2.00%	2.75%		4.75%
Community Development Director		2.00%	2.75%		4.75%
Council Office Director		2.00%	2.75%		4.75%
Economic Development Director		2.00%	2.75%		4.75%
Fire Chief		2.00%	0.34%		2.34%
Police Chief		2.00%	0.34%		2.34%
Public Services Director		2.00%	2.75%		4.75%
Public Utilities Director		2.00%	2.75%		4.75%
Public Works Director		2.00%	2.75%		4.75%
Deputy Department Head					
Deputy Fire Chief	Fire	2.00%	2.75%		4.75%
Deputy Police Chief	Police	2.00%			2.00%
Division Head					
City Recorder	Administrative Services	2.00%			2.00%
City Treasurer	Administrative Services	2.00%	2.75%		4.75%
Controller	Administrative Services	2.00%	2.75%		4.75%
Human Resources Manager	Administrative Services	2.00%	2.75%		4.75%
IT Director	Administrative Services	2.00%	1.61%		3.61%
Project Manager	Administrative Services	2.00%	2.75%		4.75%
City Prosecutor	City Attorney	2.00%	2.75%		4.75%
Risk Manager	City Attorney	2.00%	2.75%		4.75%
Building Official	Community Development	2.00%	2.75%		4.75%
City Planner	Community Development	2.00%	2.75%		4.75%
Community Preservation Manager	Community Development	2.00%			2.00%
Real Property Administrator	Community Development	2.00%			2.00%
Justice Court Administrator	Courts	2.00%	2.75%		4.75%
Battalion Chief	Fire	2.00%	2.75%		4.75%
Emergency Manager	Fire	2.00%	2.75%		4.75%
Communications Manager/PIO	Mayor's Office	2.00%	2.75%		4.75%

(continued on next page)

Title	Department	Cost of living adjustment	Merit increase	Market or Equity Adjustment	Proposed Total Percentage Increase
Division Head (continued)					
Intergovernmental Affairs Advisor	Mayor's Office	2.00%	2.75%		4.75%
Animal Services Manager	Police	2.00%			2.00%
Police Lieutenant	Police	2.00%	2.75%		4.75%
Cemetery Sexton	Public Services	2.00%	2.75%		4.75%
Events Manager	Public Services	2.00%	2.75%		4.75%
Facilities Manager	Public Services	2.00%	2.75%		4.75%
Master Electrician	Public Services	2.00%	2.75%		4.75%
Parks Manager	Public Services	2.00%	2.75%		4.75%
Parks Project Manager	Public Services	2.00%	2.75%		4.75%
Urban Forester	Public Services	2.00%	2.75%		4.75%
Storm Water Superintendent	Public Utilities	2.00%	0.82%	5.00%	7.82%
Utility Engineering Manager	Public Utilities	2.00%			2.00%
Wastewater Superintendent	Public Utilities	2.00%		5.00%	7.00%
Water Construction Supervisor	Public Utilities	2.00%		2.50%	4.50%
Water Superintendent	Public Utilities	2.00%	2.75%	5.00%	9.75%
Water Operations Supervisor	Public Utilities	2.00%		2.50%	4.50%
City Engineer	Public Works	2.00%			2.00%
Fleet Manager	Public Works	2.00%	2.75%		4.75%
GIS Administrator	Public Works	2.00%			2.00%
Public Works Operations Manager	Public Works	2.00%	2.75%		4.75%
Solid Waste Crew Supervisor	Public Works	2.00%		2.50%	4.50%
Streets Superintendent	Public Works	2.00%	2.75%	5.00%	9.75%

Deputy Division Head

Deputy City Recorder	Administrative Services	2.00%	2.75%	5.00%	9.75%
Deputy IT Director	Administrative Services	2.00%	2.75%		4.75%
Assistant Building Official	Community Development	2.00%			2.00%
Parks Superintendent	Public Services	2.00%	2.75%	5.00%	9.75%

Cost of living adjustment

58 All grade ranges have been increased by 2% as a cost of living adjustment. This increase is intended to
 59 compensate for market inflation and assist the City in remaining competitive with other municipalities and
 60 government entities. Inflation is measured using the U.S. Bureau of Labor Statistics Consumer Price Index
 61 for the Mountain West Region (CPI). The CPI for the Region for calendar year 2024 was 2.21% and 1.17%
 62 in April 2025.

Merit increase

64 Each position is assigned a grade and range for which compensation is offered. All employees are eligible
 65 for a merit increase as long as they remain within the range. The percentage of merit increase for general
 66 government employees is 2.75%, and between 2.5% and 5.0% for sworn officers and firefighters. If an
 67 employee has reached the maximum compensation for their range, the employee will not receive a merit
 68 increase. Employees hired within six (6) months of the end of a fiscal year are not eligible for a merit
 69 increase at the beginning of the next fiscal year.

Market or equity adjustments

72 The City performs a compensation market study for all positions each year. The study consistently compares
 73 the City's compensation for individual positions with similar or like agencies to ensure competitive wages
 74 and benefits. In addition to the market, positions are studied and adjusted to achieve internal equity.

(continued on next page)

78 EXHIBIT A (continued)
79 Resolution No. 25-027
80

81 **Deferred compensation**

82 The City offers a deferred compensation match of up to 2% of the employee's wage. An employee may be
83 eligible for this benefit by contributing to their retirement plan. For every \$2 contributed by the employee,
84 the City will contribute \$1. There is no increase to this benefit in the FY 2026 Annual Budget.

85 **Additional Pay**

86 *Tier II Defined Benefit Additional Pay*

87 The City's FY 2026 Annual Budget includes additional pay for employees who participate in the Utah
88 Retirement System Tier II Defined Benefit Retirement Plan in the amount of 0.81% of the employee's
89 wage. This is a new benefit.

90 *Bi-lingual Stipend*

91 The Annual Budget includes a stipend for certain positions for which bi-lingual services are needed. This
92 stipend is \$46.15 per pay period.

93 *Leave Buy-out*

94 The Annual Budget includes the possible purchase of up to 25% of an employee's accrued but unused sick
95 leave from the prior fiscal year. There is no increase to this benefit.

96 **Vehicle allowance**

97 The Administration and Department Heads are eligible for either a take-home vehicle or a vehicle
98 allowance. The Council Office Director is excluded from this benefit. There is no increase to this benefit in
99 the FY 2026 Annual Budget.

Effective 5/1/2024

10-3-818 Salaries in municipalities -- Notice.

(1) The elective and statutory officers of municipalities shall receive the compensation for their services that the governing body fixes by ordinance adopting compensation or compensation schedules enacted after public hearing.

(2)

- (a) As used in this Subsection (2):
 - (i) "Compensation" means:
 - (A) salary, including salary paid under a contract;
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 - (C) a vehicle allowance; and
 - (D) deferred salary.
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 - (iii) "Executive municipal officer" means:
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 - (C) the city or town attorney;
 - (D) an individual who is the head or chief of a city or town department or division; or
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 - (i) hold a public hearing on the compensation increase; and
 - (ii) publish notice of the time, place, and purpose of the public hearing:
 - (A) for at least seven days before the date of the public hearing; and
 - (B) as a class A notice under Section 63G-30-102.
- (c) A public hearing under Subsection (2)(b)(i):
 - (i) shall be held separate from any other public hearing; and
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Amended by Chapter 475, 2024 General Session



Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

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The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-24 Amending the Moderate-Income Housing and General Plan Strategies
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- Resolution No. 25-027 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2026
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*Posted May 29, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk*



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 06/10/2025

Presenter: Larry Gardner, City Planner

Deadline of item :

Applicant: West Jordan City

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 25-24 General Plan Text Amendment – Moderate Income Housing (Chapter 8 Update)

2. EXECUTIVE SUMMARY

The Utah State Legislature approved section [10-9a-403](#), requiring that municipalities of the first class update the housing strategies of the Moderate Income Housing Element of the General Plan. The updated moderate income housing strategies must be approved, after receiving recommendation from the Planning Commission, by the City Council. The city is compliant with the original mandate of having strategies adopted by October 2022. However, the original strategies have been accomplished or are not feasible. New strategies must be established. The baseline under the law is that at least six moderate income housing strategies are required to be created and approved by the city council. By adopting the six moderate income housing goals the city can also qualify for “priority consideration” which means that the city will be eligible for:

- Transportation Commission may give priority consideration to transportation projects located within the boundaries of the specified municipality in accordance with Subsection [72-1-304\(3\)\(c\)](#); and
- The Governor's Office of Planning and Budget may give priority consideration for awarding financial grants to the specified municipality.
- If the city fails to adopt the moderate income housing strategies the penalty is that the state can withhold transportation funding and other program funding.
In drafting the implementation plan portion of the moderate income housing element, the city council shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation. The timeline shall:
 - identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and
 - provide flexibility for the municipality to adjust as needed.

3. TIME SENSITIVITY / URGENCY

The amended strategies must be sent to the Department of Workforce Services no later than August 1, 2025.

4. FISCAL NOTE

None at this time.

5. PLANNING COMMISSION RECOMMENDATION

In the [May 20, 2025 Planning Commission meeting](#), Ammon Allen moved to forward a positive recommendation to the City Council amending the moderate income housing strategies of the moderate income housing element of the General Plan. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

6. ADMINISTRATIVE STAFF ANALYSIS

The original strategies that were adopted in 2022 that have been fulfilled and or will be updated are:

- Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.
- 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.
- Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units in new developments. Strategy type ongoing.
- 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.

Adopted strategies that will be removed or replaced and reason for removal:

- 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.
 - The city was attempting to use the Residential Overlay District (ROD) on property located at 6676 South Redwood Road. The property owner/developer found the ordinance too restrictive and cost prohibitive to develop under. The proposed project was abandoned.
- 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.
 - The city attempted to partner with a community land trust but was unable to find a willing partner.
- 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.
 - The city identified a few entities that develop housing using government funding. All were unwilling to partner with the city because they did not own property in the city and the city did not have land to donate. The city did look at a few sites to purchase but the entity determined the sites did not fit within their preferable development standards.

- 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.
 - The city attempted to work with Jordan School District to build moderate income single family homes through their apprentice building program. The city met with the school district, and were told they no longer build single family homes in the program.

The housing strategies in this section are what is established in the law. The city can suggest other strategies as long as it meets the description on letter "X" and is approved by the State. Because West Jordan has six Trax stations additional strategies are required. Letter "V" is mandatory, and the city can choose letter "G", "H", "X" and "CC" as strategies. Please consider the strategies, timeline, measures and benchmarks and be prepared to discuss and offer suggestions at the meeting. The letters in parenthesis correspond to those in 10-9a-403 (2)(b)(iii).

The amended strategies are:

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

1. Strategy. Strategy type ongoing. Rezone for densities necessary to facilitate the production of moderate income housing.
2. 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 Measures a and b by May 31, 2023.
2. Measure: Identify utility constraints of each area and plot timeframe of utility development.
3. Measure: Identify transportation constraints of each area and plot timeframe of transportation development.
4. 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.
 2. Meet with property owners to determine feasibility.
 - i. Benchmark: Complete measure f by March 31, 2024.
 2. Measure: Update Future Land Use Map in an IOZ project area to reflect future rezone to IOZ.
 - i. Benchmark: Complete measure g by October 31, 2025.

2. Measure: Determine if master development agreement (MDA) is required prior to rezone to IOZ.
3. Measure: Identify components of MDA.
 - i. Benchmark: Complete measure h and i by October 31, 2025.
 2. Measure: Start process to rezone areas to IOZ.
 3. Hold Planning Commission public hearing(s).
 4. Hold City Council public hearing(s).
 - i. Benchmark: Complete by July 31, 2025
 2. Measure: Final revisions.
 - i. Benchmark adopt by December 31, 2025.
 2. Measure: Record plat for first IOZ development
 - i. Benchmark: June 1, 2026

(G) 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.

1. Strategy. Strategy type one time. Amend land use regulations to allow for new moderate income residential development in mixed-use zones near major transit investment corridors.
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.
 2. Measure: Identify how new moderate income housing will be subsidized.
 3. 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.
 2. Measure: Start process to amend CC zone language.
 3. Hold Planning Commission public hearing(s).
 4. Hold City Council public hearing(s).
- i. Benchmark: Complete measures e through g by October 31, 2026
 2. Measure: Final revisions.

i. Benchmark adopt by December 31, 2026.

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

1. Strategy. Strategy type ongoing. Implement zoning incentives for moderate income units in new developments.
2. Timeline: Implement Integrated Housing Ordinance (IHD) approved in 2024.
 - a. Measure: Approve First IHD Plat
- i. Benchmark: Complete measure by October 31st 2025
2. 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 and adopt a station area plan in accordance with Section 10-9a-403.1.

1. Strategy. Strategy type ongoing. Develop and adopt station area plan(s) in accordance with Section 10-9a-403.1.
2. 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)
 2. Measure: Complete existing conditions analysis of the four station areas.
- i. Benchmark: Complete Measure a and b by August 31, 2022. (Complete)
 2. Measure: Identify stakeholders.
1. Task: Identify stakeholders by July 1, 2022 (Complete)
 2. Interview Stakeholders.
1. Task: Interview stakeholders by December 31, 2022 (Complete)
 2. Meet with adjacent jurisdictions.
1. Task: Meet with adjacent jurisdictions by August 1, 2022(Complete)
 2. Hold public meetings.
- i. Benchmark: Complete measures c through f by December 31, 2023. (Complete)
 2. Measure: Analysis of proposed land uses in each station area.
 3. Measure: Analysis of proposed connectivity improvements.
 4. 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)
 2. Measure: Concept plan and revisions.

- i. Benchmark: Complete measure j by December 31, 2024. (Complete)
 - 2. Measure: Preliminary plan completion and review.
- i. Benchmark: Complete by July 31, 2025(Complete)
 - 2. Measure: Final plan and revisions.
- i. Benchmark adopt by December 31, 2025. (Complete)
 - 3. 4th Station Area Plan adopted in accordance with Section 10-9a-403.1 March 25, 2025
 - 4. 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)
 - 4. Measure: Identify Stakeholders.
- i. Task: Identify Stakeholders by July 1, 2025
 - 4. Measure: Interview Stakeholders.
- i. Task: Interview Stakeholders by August 1, 2025
 - 4. Measure: Hold Public Meetings
- i. Task: Complete by March 1, 2026
 - 4. Measure: Analysis of Proposed Land Use in Each Station Area
 - 5. Measure: Analysis of proposed connectivity improvements
 - 6. 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
 - 4. Measure: Concept Plan and revisions
- i. Task: Complete by July 31, 2026
 - 4. Measure: Final Plan and Revisions adopted by City Council
- i. Task: Complete by December 31, 2026

Proposed new strategies:

(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;

- 1. Strategy. Strategy Type one time. Develop a moderate income housing project for residents who are disabled or 55 years old or older.
- 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.
- c. 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.
- d. Measure: Determine if master development agreement (MDA) is required prior to rezone to IHD.
- e. Measure: Identify components of MDA.
- i. Benchmark: Complete measure i and j by October 31, 2023.
- f. Measure: Start process to rezone areas to IHD.
- g. Hold Planning Commission public hearing(s).
- h. Hold City Council public hearing(s).
- i. Benchmark: Complete measures k through m by July 31, 2024
- i. Measure: Final revisions.
- i. Benchmark adopt by December 31, 2024.

Strategy 10-9A-403(2)(b)(iii)(R) Create a home ownership promotion zone pursuant to part 10, Home Ownership Promotion zone for Municipalities

1. Strategy. Strategy type One time
2. Timeline: Adopt Home Ownership Promotion Zone (HOPZ), and apply it to appropriate site(s) by May 31, 2027
 - A. Measure: Draft HOPZ text and present to City Council, Committee of the Whole
 - i. Identify Median County Home Price to determine Affordability (80% of Median County Home Price)
 - ii. Ensure that at least 60% of homes in HOPZ are “affordable”
 - iii. Require deed restriction and owner occupation for at least 5 years
 - iv. Restrict Short Term Rentals in HOPZ
 - B. Measure: Identify the area(s) that qualify for HOPZ
 - i. (Acreage under 10 acres, located entirely within West Jordan, Current zoning designation allows fewer than 6 DU/AC, property is not encumbered by any residential building permits, and will not lead to over 100 acres of total land being zoned with a Home Ownership Promotion Zone within the Jordan School District Boundaries)
 - i. Benchmark: Complete Measures a & b by May 31, 2026
 - C. Measure: Notice appropriate parties and hold public hearings for adoption of HOPZ and rezoning qualified site(s) to the HOPZ
 - D. Measure: Adopt HOPZ zone and rezone selected site(s)

- i. Benchmark: Complete Measures c & d by December 31, 2026
- E. Measure: Record document with Salt Lake County containing description of land, date of the creation of the HOPZ.
- F. Measure: Transmit copy of land description with HOPZ to Utah Geospatial Resource Center
- G. Measure: Transmit map and description of land within HOPZ to Salt Lake County: Auditor, recorder, attorney, surveyor, and assessor
- H. Transmit map and description of land within HOPZ to tax commission and State Board of Education
- i. Benchmark: Complete Measures e through h within 30 days of adoption of HOPZ

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Background & Timeline

Via Ordinance No. 22-43, Council last amended the Moderate Income Housing Element of the General Plan in the [August 24, 2022 City Council Meeting](#). The motion of approval passed unanimously, with no public comment and no noted council input.

Additional Information & Analysis

Moderate Income Housing is defined in [Utah Code](#) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.”

According to the [Kem C. Gardner Policy Institute](#), the 2023 median family income for Utah was \$93,421 (rising from \$80,579 in 2020), ranking first in the country ahead of Maryland, Massachusetts, and New Hampshire, respectively. From the same report, Utah’s demographic composition partly explains Utah’s high ranking - Utah has the largest average household size and among the highest labor force participation rates. Larger households lend toward more workers, increasing the income potential for a given household.

Applicable Guiding Principles from the General Plan

- **URBAN DESIGN**
 - Strengthen the identity and image of the City of West Jordan.
 - Support neighborhoods and developments of character.
 - Create a city center that exemplifies a high level of urban design.
- **LAND USE**
 - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
 - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
 - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
 - Land use designs must promote quality of life, safety, and good urban design.
- **HOUSING**
 - Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.

- Place high density projects near infrastructure which exists to sustain the increased density.
- Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.
- **ENVIRONMENT**
 - Protect, preserve, and restore hillsides, ridge lines and foothills of the Oquirrh mountains and along the Jordan River.
 - Designs should maximize water conservation, protect and improve air quality, and employ environmentally sound building practices.

9. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. ATTACHMENTS

- Ordinance No. 25-24
- MIH Strategies – Legislative/Redline
- MIH Strategies – Clean
- Minutes

**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:

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

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

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

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

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

34 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.

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
DAY OF 2025.

CITY OF WEST JORDAN

By: _____
Chad Lamb
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES" "NO"

10 of 10

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84 **PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON _____.**

85
86 Mayor's Action: Approve Veto

87
88 By: _____
89 Mayor Dirk Burton Date
90

91
92 ATTEST:

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95
96 _____
97 Tangee Sloan, CMC
98 City Recorder
99

100
101 **STATEMENT OF APPROVAL/PASSAGE (check one)**

102
103 The Mayor approved and signed Ordinance No. 25-24.

104
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106 The Mayor vetoed Ordinance No. 25-24 on _____ and the
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108 City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
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112 Ordinance No. 25-24 became effective by operation of law without the
113
114 Mayor's approval or disapproval.
115

116
117 _____
118 Tangee Sloan, CMC
119 City Recorder
120

CERTIFICATE OF PUBLICATION

121
122 I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that
123
124 a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
125
126 _____ day of _____ 2025. The fully executed copy of the ordinance is
127
128 retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.
129

126
127 _____
128 Tangee Sloan, CMC
129 City Recorder
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Attachments A and B to

ORDINANCE NO. 25-24

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

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Attachment A – Legislative Version

Attachment B - Clean Version

(See the following pages for the attachments.)

1 "Attachment A to Ordinance 25-24 (Legislative Version)"

2 **Moderate Income Housing Strategies**

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

5 Analysis of strategy: The Interchange Overlay Zone (IOZ) was adopted in December
6 2020 by the City Council and is a tool that the city can use to create compatible
7 neighborhoods adjacent to the Mountain View Corridor. The reason the IOZ was
8 adopted was to create more desirable development patterns adjacent to the Mountain
9 View Corridor and to support residential uses and densities anticipated by the General
10 Plan. The IOZ ordinance allows the City Council the discretion to set the density for the
11 properties located in the IOZ, after receiving recommendation from the Planning
12 Commission. The IOZ is a perfect tool to create additional moderate income housing in
13 the City because of anticipated increased densities and because the use and density
14 can be controlled by a master development agreement mandating a certain percentage
15 of the development, as determined by the Council, be developed as moderate income
16 housing.

17 **Implementation Plan for this Strategy**

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

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

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

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

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

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

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

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

30 F. Meet with property owners to determine feasibility.

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

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

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

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

37 I. Measure: Identify components of MDA.

38 i. Benchmark: Complete measure h and i by ~~December 31, 2024~~ October 31,
39 2025.

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

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

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

43 i. Benchmark: Complete by July 31, 2025

44 M. Measure: Final revisions.

45 i. Benchmark adopt by December 31, 2025.

46 N. Measure: Record plat for first IOZ development

47 i. Benchmark: June 1, 2026

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

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

76 Implementation Plan for this Strategy

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

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

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

82 C. Measure: Determine cost of infrastructure improvements.

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

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

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

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

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96 ~~Strategy 10-9a-403(2)(b)(iii) (F) Zone or rezone for higher density or moderate income~~
97 ~~residential development in commercial or mixed-use zones near major transit~~
98 ~~investment corridors, commercial centers, or employment centers. Strategy type~~
99 ~~ongoing.~~

100 ~~Analysis of Strategy: The Residential Overlay District (ROD) is a tool that the city can~~
101 ~~use to promote and facilitate the redevelopment of large, underutilized, retail~~
102 ~~commercial properties with an influx of new residential and mixed-use development.~~
103 ~~The purpose of the ROD is to promote and maintain the viability of commercial retail~~
104 ~~shopping areas. The ROD will also reduce traffic congestion, air pollution and~~
105 ~~commutes to already existing shopping and entertainment areas. It is the intent of these~~
106 ~~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.~~

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

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

124 ~~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.~~

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

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

135 F. Meet with property owners to determine feasibility.

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

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

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

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

142 I. Measure: Identify components of MDA.

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

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

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

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

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

148 M. Measure: Final revisions.

149 i. Benchmark adopt by December 31, 2025.

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159 Strategy 10-9a-403(2)(b)(iii) (G) Amend land use regulations to allow for higher density
160 or new moderate income residential development in commercial or mixed-use zones
161 near major transit investment corridors. Strategy type one time.

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

166 Implementation Plan for this Strategy

- 167 1. Timeline: Modify City Center (CC) land use regulation by
168 December 31, 2026
 - 169 A. Measure: Analyze City Center zone ordinance and
170 determine percentage of and qualifications for new
171 moderate income housing development.
 - 172 B. Measure: Determine how moderate income housing should
173 be integrated into CC zones.
 - 174 i. Benchmark: Complete Measure a and b by
175 December 31, 2025.
 - 176 C. Measure: Identify how new moderate income housing will
177 be subsidized.
 - 178 D. Measure: Analyze potential RDA housing set aside for new
179 moderate income housing development in CC zone.
 - 180 i. Benchmark: Complete measures c and d by May 31,
181 2026.
 - 182 E. Measure: Start process to amend CC zone language.
 - 183 F. Hold Planning Commission public hearing(s).
 - 184 G. Hold City Council public hearing(s).
 - 185 i. Benchmark: Complete measures e through g by
186 October 31, 2026
 - 187 H. Measure: Final revisions.
 - 188 i. Benchmark adopt by December 31, 2026.

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

198 Analysis of Strategy: The city is currently in process to adopt the Integrated Housing
199 Ordinance (IHD). This proposed ordinance will allow a density increase in the overall
200 development if the applicant agrees to construct moderate income housing. The
201 ordinance requires a minimum of 3% of the project be moderate income housing and
202 allows the density increase beyond the minimum. The integrated housing ordinance
203 requires integration of multi-family with single family units. ~~Any development using the~~
204 ~~IHD will be new development up to 90 acres in area.~~

205 Implementation Plan for this Strategy

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

207 — A. ~~Adopt Integrated Housing Ordinance.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

229 — ~~N. Measure: Final revisions.~~

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

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

233 a. Measure: Approve First IHD Plat
234 i. Benchmark: Complete measure by October 31st
235 2025

236 b. Measure: Build first ten income-restricted Moderate Income
237 Dwelling Unit

238 i. Benchmark: Complete measure by December 31,
239 2026

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

259 ~~Analysis of Strategy: The city is currently in process to adopt the Integrated Housing~~
260 ~~Ordinance (IHD). This proposed ordinance will allow a density increase in the overall~~
261 ~~development if the applicant agrees to construct moderate income housing. The IHD~~
262 ~~anticipates that the moderate income housing would be held in a community land trust.~~
263 ~~West Jordan has not participated in a community land trust (CLT) before. The purpose~~
264 ~~of this strategy would be to explore the possibility of partnering with a community land~~
265 ~~trust for moderate income housing.~~

266 ~~Implementation Plan for this Strategy~~

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

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

269 ~~A. Measure: Identify potential CLT partners.~~

270 ~~B. Measure: Determine city involvement.~~

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

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

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

274 ~~E. Measure: Select CLT partner.~~

275 ~~F. Measure: Complete required documents for CLT partnership.~~

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

277 ~~G. Hold City Council public hearing(s).~~

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

279 ~~H. Measure: Final revisions.~~

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

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286 ~~Strategy 10-9a-403(2)(b)(iii) (O) Apply for or partner with an entity that applies for state~~
287 ~~or federal funds or tax incentives to promote the construction of moderate income~~
288 ~~housing, an entity that applies for programs offered by the Utah Housing Corporation~~
289 ~~within that agency's funding capacity, an entity that applies for affordable housing~~
290 ~~programs administered by the Department of Workforce Services, an entity that applies~~
291 ~~for affordable housing programs administered by an association of governments~~
292 ~~established by an interlocal agreement under Title 11, Chapter 13, Interlocal~~
293 ~~Cooperation Act, an entity that applies for services provided by a public housing~~
294 ~~authority to preserve and create moderate income housing, or any other entity that~~
295 ~~applies for programs or services that promote the construction or preservation of~~
296 ~~moderate income housing. Strategy Type one time.~~

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

300 ~~Implementation Plan for this Strategy~~

- 301 1. ~~Timeline: Complete MIH project by December 31, 2028.~~
302 A. ~~Measure: determine potential MIH projects, including potential locations.~~
303 B. ~~Measure: Identify potential funding sources.~~
304 C. ~~Measure: Identify and interview potential partners.~~
305 i. ~~Benchmark: Complete Measure a, b and c by December 31, 2023.~~
306 D. ~~Measure: Determine development partners.~~
307 E. ~~Measure: Determine city involvement in MIH project.~~
308 F. ~~Measure: Determine funding sources.~~
309 i. ~~Benchmark: Complete Measure d through f by July 31, 2024.~~
310 G. ~~Measure: Analysis of proposed land uses and utility constraints with each MIH~~
311 ~~project.~~
312 H. ~~Measure: Analysis of proposed connectivity improvements.~~
313 I. ~~Measure: Analysis of proposed MIH residential density of each MIH project.~~
314 J. ~~Apply for or partner with the identified entity that applies for funding, programs or~~
315 ~~incentives.~~
316 i. ~~Benchmark: Complete measures g through j by December 31, 2024.~~
317 K. ~~Measure: Concept plan and revisions.~~
318 L. ~~Measure: Entitlement.~~

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

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

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

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

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

324 O. ~~Measure: Construction phase.~~

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

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

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

333 ~~Implementation Plan for this Strategy~~

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

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

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

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

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

339 D. ~~Measure: Determine partners.~~

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

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

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

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

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

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

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

350 — K. Measure: Determine all relevant 2009 City Code sections that require
351 amendment.

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

353 — L. Measure: Complete all required code amendments and all required legal
354 documents.

355 — M. Present to City Council and hold required public hearings.

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

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

383
384 Analysis of Strategy: This strategy will analyze and possibly build a
385 moderate income housing development, possibly on city owned property.

387 1. Timeline: Complete MIH project by May 31, 2031

388 a. Measure: Identify potential locations.

389 b. Measure: Identify potential funding sources.

390 c. Measure: Identify and interview potential partners.

391 i. Benchmark: Complete measures a, b and c by May
392 31, 2026.

393 d. Measure: Determine development partners.

394 e. Measure: Determine city involvement in MIH project.

395 f. Measure Determine funding sources.

396 i. Benchmark: Complete measures d through f by
397 December 31, 2026.

398 g. Measure: Analysis of proposed land uses and utility
399 constraints with each MIH project.

400 h. Measure: Analysis of proposed connectivity improvements.

401 i. Measure: Analysis of proposed MIH residential density of
402 each MIH project.

403 i. Benchmark: Complete measures g through i by
404 December 31, 2027.

405 j. Measure: Develop concept plan and make necessary
406 revisions.

407 k. Measure: Entitlement process.

408 l. Measure: Amend land use map.

409 m. Measure: Amend zoning map.

410 i. Benchmark: Complete j through m by December 31,
411 2028.

412 n. Measure: Preliminary plan completion and review.

413 i. Benchmark: Complete by July 31, 2029.

414 o. Measure: Final plan and revisions.

415 i. Benchmark approval by December 31, 2029.

416 a. Measure: Construction phase.

417 i. Benchmark: Construction complete by May 31,
418 2031.

419

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

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

425 ~~Implementation Plan for this Strategy~~

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

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

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

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

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

431 ~~C. Measure: Identify stakeholders.~~

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

433 ~~D. Interview Stakeholders.~~

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

435 ~~E. Meet with adjacent jurisdictions.~~

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

437 ~~F. Hold public meetings.~~

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

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

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

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

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

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

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

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

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

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

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

451
452 **Analysis of Strategy:** This is a requirement of state law because West
453 Jordan has six TRAX stations. Planning has been done in the past in all
454 station areas and the new plans will update and identify needed changes.
455

- 456 1. **Timeline:** Adopt four station area plans by December 31, 2025. (Complete)
457 a. **Measure:** Identify the four station areas to be planned.
 - 458 1. **Task:** Apply for Technical Assistance by July 15, 2022
459 (Complete)
- 460 b. **Measure:** Complete existing conditions analysis of the four station areas.
 - 461 i. **Benchmark:** Complete Measure a and b by August 31, 2022.
462 (Complete)
- 463 c. **Measure:** Identify stakeholders.
 - 464 1. **Task:** Identify stakeholders by July 1, 2022 (Complete)
- 465 d. **Interview Stakeholders.**
 - 466 1. **Task:** Interview stakeholders by December 31, 2022
467 (Complete)
- 468 e. **Meet with adjacent jurisdictions.**
 - 469 1. **Task:** Meet with adjacent jurisdictions by August 1,
470 2022(Complete)
- 471 f. **Hold public meetings.**
 - 472 i. **Benchmark:** Complete measures c through f by December 31,
473 2023. (Complete)
- 474 g. **Measure:** Analysis of proposed land uses in each station area.
- 475 h. **Measure:** Analysis of proposed connectivity improvements.
- 476 i. **Measure:** Analysis of proposed residential density in each station area,
477 including moderate income housing.
 - 478 i. **Benchmark:** Complete measures g through i by July 31,
479 2024.(Complete)
- 480 j. **Measure:** Concept plan and revisions.
 - 481 i. **Benchmark:** Complete measure j by December 31, 2024.
482 (Complete)
- 483 k. **Measure:** Preliminary plan completion and review.
 - 484 i. **Benchmark:** Complete by July 31, 2025(Complete)
- 485 l. **Measure:** Final plan and revisions.
 - 486 i. **Benchmark:** Adopt by December 31, 2025. (Complete)

- 487 2. **4th Station Area Plan adopted in accordance with Section 10-9a-403.1 March 25,
488 2025**
- 489 3. **Revised Timeline: Adopt the fifth and sixth Station Area Plan by December 31st
490 2026.**
 - 491 a. **Measure:** Identify the fifth and sixth station areas to be planned.
 - 492 i. **Task:** Apply for Technical Assistance by May 1, 2025 (Done)
 - 493 b. **Measure:** Identify Stakeholders.
 - 494 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)"

2 Moderate Income Housing Strategies

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

5 Analysis of strategy: The Interchange Overlay Zone (IOZ) was adopted in December
6 2020 by the City Council and is a tool that the city can use to create compatible
7 neighborhoods adjacent to the Mountain View Corridor. The reason the IOZ was
8 adopted was to create more desirable development patterns adjacent to the Mountain
9 View Corridor and to support residential uses and densities anticipated by the General
10 Plan. The IOZ ordinance allows the City Council the discretion to set the density for the
11 properties located in the IOZ, after receiving recommendation from the Planning
12 Commission. The IOZ is a perfect tool to create additional moderate income housing in
13 the City because of anticipated increased densities and because the use and density
14 can be controlled by a master development agreement mandating a certain percentage
15 of the development, as determined by the Council, be developed as moderate income
16 housing.

17 Implementation Plan for this Strategy

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

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

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

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

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

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

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

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

30 F. Meet with property owners to determine feasibility.

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

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

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

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

37 I. Measure: Identify components of MDA.

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

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

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

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

42 i. Benchmark: Complete by July 31, 2025

43 M. Measure: Final revisions.

44 i. Benchmark adopt by December 31, 2025.

45 N. Measure: Record plat for first IOZ development

46 i. Benchmark: June 1, 2026

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

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

75 Implementation Plan for this Strategy

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

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

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

81 C. Measure: Determine cost of infrastructure improvements.

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

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

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

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

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96 Strategy 10-9a-403(2)(b)(iii) (G) Amend land use regulations to allow for higher density
97 or new moderate income residential development in commercial or mixed-use zones
98 near major transit investment corridors. Strategy type one time.

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

103 Implementation Plan for this Strategy

- 104 1. Timeline: Modify City Center (CC) land use regulation by
105 December 31, 2026
 - 106 A. Measure: Analyze City Center zone ordinance and
107 determine percentage of and qualifications for new
108 moderate income housing development.
 - 109 B. Measure: Determine how moderate income housing should
110 be integrated into CC zones.
 - 111 i. Benchmark: Complete Measure a and b by
112 December 31, 2025.
 - 113 C. Measure: Identify how new moderate income housing will
114 be subsidized.
 - 115 D. Measure: Analyze potential RDA housing set aside for new
116 moderate income housing development in CC zone.
 - 117 i. Benchmark: Complete measures c and d by May 31,
118 2026.
 - 119 E. Measure: Start process to amend CC zone language.
 - 120 F. Hold Planning Commission public hearing(s).
 - 121 G. Hold City Council public hearing(s).
 - 122 i. Benchmark: Complete measures e through g by
123 October 31, 2026
 - 124 H. Measure: Final revisions.
 - 125 i. Benchmark adopt by December 31, 2026.

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

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

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

- 142 a. Measure: Approve First IHD Plat
 - 143 i. Benchmark: Complete measure by October 31st
144 2025
- 145 b. Measure: Build first ten income-restricted Moderate Income
146 Dwelling Unit
 - 147 i. Benchmark: Complete measure by December 31,
148 2026

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

167
168 Analysis of Strategy: This strategy will analyze and possibly build a
169 moderate income housing development, possibly on city owned property.

170

- 171 1. Timeline: Complete MIH project by May 31, 2031
 - 172 a. Measure: Identify potential locations.
 - 173 b. Measure: Identify potential funding sources.
 - 174 c. Measure: Identify and interview potential partners.
 - 175 i. Benchmark: Complete measures a, b and c by May
176 31, 2026.
 - 177 d. Measure: Determine development partners.
 - 178 e. Measure: Determine city involvement in MIH project.
 - 179 f. Measure Determine funding sources.
 - 180 i. Benchmark: Complete measures d through f by
181 December 31, 2026.
 - 182 g. Measure: Analysis of proposed land uses and utility
183 constraints with each MIH project.
 - 184 h. Measure: Analysis of proposed connectivity improvements.
 - 185 i. Measure: Analysis of proposed MIH residential density of
186 each MIH project.
 - 187 i. Benchmark: Complete measures g through i by
188 December 31, 2027.
 - 189 j. Measure: Develop concept plan and make necessary
190 revisions.
 - 191 k. Measure: Entitlement process.
 - 192 l. Measure: Amend land use map.
 - 193 m. Measure: Amend zoning map.
 - 194 i. Benchmark: Complete j through m by December 31,
195 2028.
 - 196 n. Measure: Preliminary plan completion and review.
 - 197 i. Benchmark: Complete by July 31, 2029.
 - 198 o. Measure: Final plan and revisions.
 - 199 i. Benchmark approval by December 31, 2029.
 - 200 a. Measure: Construction phase.
 - 201 i. Benchmark: Construction complete by May 31,
202 2031.

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

206
207 Analysis of Strategy: This is a requirement of state law because West
208 Jordan has six TRAX stations. Planning has been done in the past in all
209 station areas and the new plans will update and identify needed changes.

210

- 211 1. Timeline: Adopt four station area plans by December 31, 2025. (Complete)
 - 212 a. Measure: Identify the four station areas to be planned.
 - 213 1. Task: Apply for Technical Assistance by July 15, 2022
214 (Complete)
 - 215 b. Measure: Complete existing conditions analysis of the four station areas.
 - 216 i. Benchmark: Complete Measure a and b by August 31, 2022.
217 (Complete)
 - 218 c. Measure: Identify stakeholders.
 - 219 1. Task: Identify stakeholders by July 1, 2022 (Complete)
 - 220 d. Interview Stakeholders.
 - 221 1. Task: Interview stakeholders by December 31, 2022
222 (Complete)
 - 223 e. Meet with adjacent jurisdictions.
 - 224 1. Task: Meet with adjacent jurisdictions by August 1,
225 2022(Complete)
 - 226 f. Hold public meetings.
 - 227 i. Benchmark: Complete measures c through f by December 31,
228 2023. (Complete)
 - 229 g. Measure: Analysis of proposed land uses in each station area.
 - 230 h. Measure: Analysis of proposed connectivity improvements.
 - 231 i. Measure: Analysis of proposed residential density in each station area,
232 including moderate income housing.
 - 233 i. Benchmark: Complete measures g through i by July 31,
234 2024.(Complete)
 - 235 j. Measure: Concept plan and revisions.
 - 236 i. Benchmark: Complete measure j by December 31, 2024.
237 (Complete)
 - 238 k. Measure: Preliminary plan completion and review.
 - 239 i. Benchmark: Complete by July 31, 2025(Complete)
 - 240 l. Measure: Final plan and revisions.
 - 241 i. Benchmark adopt by December 31, 2025. (Complete)
- 242 2. 4th Station Area Plan adopted in accordance with Section 10-9a-403.1 March 25,
243 2025
- 244 3. Revised Timeline: Adopt the fifth and sixth Station Area Plan by December 31st
245 2026.
 - 246 a. Measure: Identify the fifth and sixth station areas to be planned.
 - 247 i. Task: Apply for Technical Assistance by May 1, 2025 (Done)
 - 248 b. Measure: Identify Stakeholders.
 - 249 i. Task: Identify Stakeholders by July 1, 2025

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING
COMMISSION HELD MAY 20, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS**

PRESENT: Jay Thomas, Tom Hollingsworth, John Roberts, Trish Hatch, Ammon Allen, Emily Gonzalez, and Jimmy Anderson

STAFF: Scott Langford, Larry Gardner, Tayler Jensen, Mark Forsythe, Megan Jensen, Duncan Murray, Julie Davis, Nathan Nelson

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Training on RLUIPA (Religious Land Use and Institutionalized Persons Act) was provided by Duncan Murray.

The regular meeting was called to order at 6:00 p.m. with a quorum present.

1. General Plan Text Amendment – Moderate Income Housing; Amend the West Jordan General Plan Chapter Eight “Moderate Income Housing Strategies”; City of West Jordan (applicant)

Larry Gardner reviewed the recommended amendments to the Moderate Income Housing strategies.

Strategies A, G, J, and V are proposed to have updated benchmark dates.

Strategies W and R will be added related to some city-owned property and property of another agency.

Strategies F, M, O, and T will be removed because there are no willing partners.

Staff recommended forwarding a positive recommendation to the City Council to amend the moderate income housing strategies of the moderate income housing element of the General Plan.

Questions were answered regarding possible changes to State law to remove the requirement for garages. In the Home Ownership zone garages are not required, but they are allowed. The Home Ownership zone will require demanding agreements and will be administered by the State of Utah.

Jay Thomas opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: **Ammon Allen moved to forward a positive recommendation to the City Council amending the moderate income housing strategies of the moderate income housing element of the General Plan. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.**



Office of the City Council
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

CITY OF WEST JORDAN

NOTICE OF PUBLIC HEARING

A public hearing will be held before the West Jordan City Council on **Tuesday, June 10, 2025 at 7:00 pm (or as soon thereafter as possible)** at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 25-24 Amending the Moderate-Income Housing and General Plan Strategies
- Ordinance No. 25-22 Fixing the Compensation for Elected and Statutory Officers of the City
- Resolution No. 25-027 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2026
- Resolution No. 25-031 Requesting a Fee Waiver of \$325 for the Dixie Park Neighborhood Clean-up Event

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted May 29, 2025
/s/ Cindy M. Quick, MMC
Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 06/10/2025

Presenter: Korban Lee, City Administrator

Deadline of item : 06/10/2025

Applicant:

Department Sponsor: Administration

Agenda Type: BUSINESS ITEMS

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 25-032 Court Services Interlocal Agreement with Taylorsville City

2. EXECUTIVE SUMMARY

The City Council is being asked to approve the Court Services Interlocal Agreement with Taylorsville City. This agreement would merge the Taylorsville and West Jordan Justice Courts into a single Justice Court operated at the West Jordan Justice Center. The agreement spells out the way court revenues and costs will be distributed between the two cities. The desired outcome of this merge is that both communities will be able to effectively offer justice court services to the community at a lower annual operating cost.

3. TIME SENSITIVITY / URGENCY

Both Taylorsville and West Jordan are planning for this merge of justice court operations to take effect on July 1, 2025. Therefore, this interlocal agreement should be approved no later than the last Council meeting in June 2025.

4. FISCAL NOTE

The merging of the West Jordan and Taylorsville Justice Court Services will increase the costs of court operations as we will need to add clerk staffing, bailiffs, miscellaneous operational expenses, and buildup a second courtroom. However, West Jordan will also receive the court revenue from Taylorsville court cases. The total justice court revenues and justice court expenses will be shared between the two organizations according to the formula spelled out in Exhibit A of the Agreement. We are confident that in future years, the court operating expenses for the two communities merged into a single Justice Court will be less than what the court operating expenses would be for each community operating an independent Justice Court. For example, starting on July 1, the two courts combined will be operating with fewer court clerks and fewer bailiff hours than what occurred in the prior fiscal year when the courts were separate.

5. MAYOR RECOMMENDATION

6. COUNCIL STAFF ANALYSIS

Background and Timeline

In the [March 25, 2025 City Council Meeting](#), Council approved Ordinance No. 25-15, which amended the annual budget for FY25, requesting \$800,000 from the General Capital Projects Fund for a Courts Project. This request was in anticipation of sharing court services and space with another

municipality. While not explicitly named as part of that ordinance (No. 25-15), Taylorsville was the municipality in question. Representatives from Taylorsville and West Jordan had been in discussions for several months before agreeing to a merger, which becomes official with the consideration of this Resolution No. 25-032.

7. POSSIBLE COUNCIL ACTION

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

8. ATTACHMENTS

Court Services Interlocal Agreement West Jordan and Taylorsville

1 THE CITY OF WEST JORDAN, UTAH
2 A Municipal Corporation
3

4 **RESOLUTION NO. 25-032**
5

6 **A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT**
7 **BETWEEN THE CITY OF WEST JORDAN AND TAYLORSVILLE CITY**
8 **FOR THE PURPOSE OF**
9

10 Whereas, the West Jordan City Council has reviewed the attached Interlocal Cooperation
11 Agreement between Taylorsville City and the City of West Jordan; and
12

13 Whereas, the effective date of the attached Interlocal Agreement will be the date upon which
14 the duly authorized and executed Agreement is filed with the keeper of records of the City of West
15 Jordan and of Taylorsville City;
16

17 Whereas, the City Council desires that the aforementioned Interlocal Cooperation Agreement
18 be executed by the Mayor; and
19

20 Whereas, the Mayor is authorized to execute the attached Interlocal Cooperation Agreement
21 pursuant to the Utah State Code.
22

23 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST
24 JORDAN, UTAH, THAT:
25

26 Section 1. The Mayor is authorized to execute the attached Interlocal Cooperation
27 Agreement after it has been approved as to legal sufficiency by the City Attorney's office.
28

29 Section 2. This Resolution shall take effect immediately.
30

31 Adopted by the City Council of West Jordan, Utah, this _____ day of _____ 2025.
32

33 CITY OF WEST JORDAN
34

35 By: _____
36 Chad Lamb
37 Council Chair
38

39 ATTEST:
40

41 Cindy M. Quick, MMC
42 Council Office Clerk
43

Voting by the City Council

"YES" "NO"

Chair Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chair Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

COURT SERVICES INTERLOCAL AGREEMENT

This COURT SERVICES INTERLOCAL AGREEMENT (“Agreement”) is made and entered into by and between the CITY OF WEST JORDAN (“West Jordan”) and TAYLORSVILLE CITY (“Taylorsville”). West Jordan and Taylorsville are sometimes collectively referred to herein as “Parties” and individually as “Party.”

RECITALS

A. WHEREAS, the Parties seek to utilize public resources more efficiently by having West Jordan provide court services to Taylorsville, including Taylorsville’s use of the courthouse at the Thomas S. Rees Justice Center in West Jordan, in accordance with the terms of a separate agreement;

B. WHEREAS, pursuant to Utah Code § 78A-7-212(2), a “municipal justice court judge shall hold court in the municipality where the court is located”;

C. WHEREAS, the Parties desire to enter into an interlocal agreement in accordance with Utah’s Interlocal Cooperation Act, Utah Code §§ 11-13-101, *et seq.*, to establish the continuing location of the Taylorsville Justice Court.

D. WHEREAS, the Parties desire to enter into an interlocal agreement in accordance with Utah’s Interlocal Cooperation Act, Utah Code §§ 11-13-101, *et seq.*, to establish the terms governing the courts services and reimbursement therefor.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants and releases hereinafter set forth, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals Incorporated. The above recitals are incorporated herein by reference and shall constitute material terms of this Agreement.

2. Term. The initial term of this Agreement shall commence on July 1, 2025 and shall continue through June 30, 2030. The Parties may extend the term of this Agreement for an additional five (5) years by mutual written agreement.

3. Court Services. West Jordan shall provide to Taylorsville court services reasonably necessary to adjudicate matters originating within Taylorsville’s boundaries pursuant to applicable Taylorsville, state, federal, and county laws and ordinances (“Taylorsville Cases”) and to ensure certification from the AOC. The court services shall include, without limitation, the following (collectively “Court Services”):

a. Courtrooms, judge’s chambers, and clerk space;

- b. Court building and curtilage maintenance and repairs;
- c. Audio, visual, and information technology services to the extent reasonably necessary for effective operation of the court;
- d. Court clerks and administrative staff necessary to manage court docket(s);
- e. Court building security;
- f. Bailiff services;
- g. Secure holding facilities for detained persons;
- h. Electronic case management system complying with applicable law;
- i. Communications to third-parties necessary to manage and adjudicate Taylorsville Cases;
- j. Overall fiscal management and accounting of court costs and revenues with separate accounting of court costs and revenues specific to Taylorsville Cases to the extent reasonably practicable;
- k. Records retention and management as required under applicable law, segregating records specific to Taylorsville Cases to the extent reasonable practicable; and
- l. Reporting to federal and state entities as required under applicable law.

4. Exclusions. Court Services do not include, and each party is solely responsible for their own:

- a. Prosecutor(s) and prosecutorial support staff;
- b. Victim advocates; and
- c. Indigent defense.

5. Taylorsville Court Clerks and Staff. Taylorsville shall separate employment with its court clerks and court administrative staff and is solely responsible for all compensation paid as part of such separation. West Jordan shall offer employment to all court clerks and court administrative staff who separated employment with Taylorsville pursuant to this provision. West Jordan's offers of employment will include: (1) salary at least equal to each respective employees' most recent salary with Taylorsville; and (2) a rate of vacation accrual consistent with each respective employee's years of Taylorsville court service.

6. Reimbursement. Taylorsville shall reimburse West Jordan for Court Services as set forth in “Court Services Reimbursement Breakdown” attached hereto as **EXHIBIT A**. At the end of each fiscal year, and otherwise at Taylorsville’s reasonable request, West Jordan shall provide any reports reasonably necessary to verify case, revenue, cost, and other court-related information.

7. Administrative Oversight Committee. An Administrative Oversight Committee consisting of West Jordan and Taylorsville city administrators shall meet at least annually, but as regularly as needed, to discuss this Agreement and the efficiency, effectiveness, and needs of the court and to address any conflicts or other issues. The city administrators may amend Exhibit A (“Court Services Reimbursement Breakdown”) at any time in writing signed by both city administrators without further action from the Parties.

8. Conflict Resolution. To the extent there is any conflict between the Parties arising from or related to this Agreement that cannot be resolved through the Administrative Oversight Committee, the Parties agree to engage in mediation prior to pursuing any judicial or administrative remedy.

9. Termination. The Parties may terminate this Agreement at any time by mutual written consent. Either Party may terminate this Agreement by providing written notice to the other as soon as reasonably practicable, but no less than six (6) months prior to the end of the current fiscal year. In the event of termination, West Jordan shall separate and transmit all Taylorsville Case records in its possession no later than the termination date. The cost of preparing and transmitting records shall be borne by the terminating party or, if the Agreement is terminated by mutual consent, as the Parties agree in writing. The terminating party shall also be responsible for the costs of separating employment with any individual whose position is eliminated as part of the termination.

10. Indemnification. The Parties are governmental entities under the Utah Governmental Immunity Act, Utah Code §§ 63G-7-101, *et seq.* (“UGIA”). Consistent with the terms of the UGIA, each Party is responsible and liable for the wrongful or negligent acts of its own agents, officials, or employees. Notwithstanding the foregoing, the Parties agree to indemnify, defend, and hold harmless the other from all claims, liabilities, actions, causes of action, suits, demands, warranties, rights, losses, damages, punitive damages, costs, expenses, and compensation of any kind and nature whatsoever, and whether known or unknown, foreseen or unforeseen, and whether based on tort, strict liability, warranty, contract, statute, common law, or other theory which the any individual now has or which may hereafter accrue on account of, resulting from, or in any way arising out of the wrongful or negligent acts of its own agents, officials, or employees. Neither Party waives any defenses or limits of liability available under the UGIA.

11. Integration Clause. This Agreement contains the entire agreement between the Parties relating to the Court Services or other subject matter herein and supersedes all previous negotiations, discussions, or agreements between the Parties, and no evidence of any prior or other agreement shall be permitted to contradict or vary the terms hereof.

12. Amendment. This Agreement may not be modified, except in writing signed by all Parties.

13. **Severability Clause.** In the event any provision of this Agreement shall be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other provision hereof and this Agreement shall be construed as if such invalid or unenforceable provision were not contained herein provided that the agreement as so modified preserves the basic intent of the Parties.

14. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, all of which together shall constitute one and the same instrument. Any copy, facsimile, electronic, or other non-original duplication of an original signature of this Agreement shall be deemed an original for purposes of the enforcement or establishment of the validity or authenticity of this Agreement.

15. Construction of Agreement. This Agreement will be construed as a whole in accordance with its fair meaning and in accordance with the laws of the state of Utah. The Parties acknowledge that they have read this Agreement and are fully aware of its content and its legal effect. The terms of this Agreement have been negotiated by the Parties and their respective legal counsel. Accordingly, the terms of this Agreement may not be construed in favor of or against any Party. The headings used in this Agreement are for reference only and may not affect the construction of this Agreement.

IN WITNESS WHEREOF, the Parties execute this Agreement as of the date set forth below.

CITY OF WEST JORDAN	
<hr/>	
Dirk Burton, Mayor	Date
 ATTEST:	
<hr/>	
City Recorder	Date
 APPROVED AS TO FORM:	
<hr/>	
City Attorney's Office	Date

TAYLORSVILLE CITY	
<hr/>	
Kristie Overson, Mayor	Date
 ATTEST:	
<hr/>	
City Recorder	Date
 APPROVED AS TO FORM:	
<hr/>	
City Attorney	Date

EXHIBIT A

Court Services Reimbursement Breakdown

Definitions

Administrative Costs – Indirect costs incurred in the operation and management of the court, including work performed by non-court employees.

Cases Disposed – Number of cases adjudicated or otherwise disposed during the given period.

Domestic Violence Cases – Cases where there is at least one charge of domestic violence.

DUI Cases – Cases where there is at least one charge of driving under the influence or impaired driving.

Minor Traffic Cases – Cases where the sole charge(s) are driver's license violations, moving violations, non-moving violations, and/or parking tickets.

Misdemeanor Cases - Cases where there is at least one criminal misdemeanor or infraction charge that is not included under Minor Traffic Case, DUI Case, or Domestic Violence Case.

Operating Costs – Direct and variable costs incurred in the operation and management of the court, including personnel salaries and benefits, court supplies, court building and maintenance costs, court utilities, and court-related payments to third-party vendors or financial institutions.

Other Cases – Any case that does not include charges included in Minor Traffic Cases, DUI Cases, Domestic Violence Cases, or Misdemeanor Cases.

Retrofitting Costs – Direct costs of retrofitting Thomas M. Rees Justice Center for use of both communities, including improvements to courtrooms and court personnel areas.

Reimbursement

1. Retrofitting Costs. The City of West Jordan (“West Jordan”) and Taylorsville City (“Taylorsville”) shall share any Retrofitting Costs equally. Taylorsville shall issue payment to West Jordan for its respective share of Retrofitting Costs within thirty (30) days of the date of West Jordan’s invoice.

2. Operating and Administrative Costs and Revenue.

a. Within ninety (90) days of the end of each fiscal year, West Jordan shall:

i. Tally the number of Cases Disposed during the preceding fiscal year—with cases weighted according to type—with Domestic Violence Cases having a factor of 5, DUI Cases having a factor of

4, Misdemeanor Cases having a factor of 3, Other Cases having a factor of 2, and Minor Traffic Cases having a factor of 1;

- ii. Apportion the weighted Cases Disposed during the preceding fiscal year to the jurisdiction in which the case originated;
- iii. Apportion all court-collected revenue during the preceding fiscal year according to the jurisdiction in which the case originated; and
- iv. Apportion the Operating Costs for the preceding fiscal year to each jurisdiction according to its respective percentage of the total weighted Cases Disposed.

b. If Taylorsville's apportioned share of court-collected revenue exceeds: (a) its apportioned share of the Operating Costs; plus (b) an Administrative Cost fee equal to five percent (5%) of its apportioned share of the Operating Costs, West Jordan shall pay Taylorsville an amount equal to the difference.

c. If Taylorsville's apportioned share of court-collected revenue does not exceed: (a) its apportioned share of the Operating Costs; plus (b) an Administrative Cost offset equal to five percent (5%) of its apportioned share of the Operating Costs, Taylorsville shall pay West Jordan an amount equal to the difference within thirty (30) days of the date of West Jordan's invoice.

Example:

Case Type	West Jordan	Taylorsville
Domestic Violence (x5)	10	10
DUI (x4)	20	10
Misdemeanor (x3)	25	10
Other (x2)	10	10
Minor Traffic (x1)	35	60
ACTUAL TOTAL CASES DISPOSED:	100	100
WEIGHTED TOTAL CASES DISPOSED:	260	200
WEIGHTED CASE PERCENTAGE:	56.5%	43.5%

Operating Costs Total: **(\$1,000)**

West Jordan Share of Operating Costs: **(\$565)**

Taylorsville Share of Operating Costs: **(\$435)**

Taylorsville's Administrative Cost Offset: **(\$21.75)**

If Taylorsville's Court-Collected Revenue equals \$500, the rebate owed to Taylorsville would be \$43.25.

If Taylorsville's Court-Collected Revenue equals \$400, Taylorsville would be invoiced \$56.75.