



THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
MEETING  
July 22, 2025

VIEW THE MEETING



8000 S Redwood Road, 3<sup>rd</sup> Floor  
West Jordan, UT 84088

**Welcome to Committee of the Whole meeting!**

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

**WEST JORDAN PUBLIC MEETING RULES**

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**WORK SESSION 4:00 pm**

**1. CALL TO ORDER**

**2. DISCUSSION TOPICS**

- a. Presentation of the Citywide Resident Survey by Y2 Analytics
- b. Discussion on Identifying Portions of Redwood Road for Future Land Use Map Updates to Support CZ Zoning
- c. Discussion of Potential Adoption of the Transfer of Development Rights
- d. Discussion on Housing Zones to Encourage Homeownership
- e. Presentation and Confirmation of Proposed Recreation Center for ZAP Application Submission

**3. ADMINISTRATIVE ITEMS**

*Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.*

**4. ADJOURN**

*Please note at the conclusion of this meeting, the Council will convene for its Regular Council meeting.*

**UPCOMING MEETINGS**

- **CANCELED** – Tues., July 29, 2025 – Committee of the Whole (6:00p) – **CANCELED**
- **CANCELED** – Tues., Aug. 12, 2025 – Committee of the Whole and Regular City

**Council – CANCELED**

- Tuesday, August 19, 2025 – Committee of the Whole (4:00p)
- Tuesday, August 19, 2025 – Truth in Taxation Hearing (6:00p)
- Tuesday, August 26, 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 July 18, 2025      Cindy M. Quick, MMC, Council Office Clerk***



# REQUEST FOR COUNCIL ACTION

**Action:** Provide information to Council

**Meeting Date Requested** : 07/22/2025

**Presenter:** Kyrene Gibb - Y2 Analytics

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Council Office

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 40 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Presentation of the Citywide Resident Survey by Y2 Analytics.

## 2. EXECUTIVE SUMMARY

Staff from Y2 Analytics will be presenting aggregate results from the 2025 citywide survey to the Council, appropriately comparing results from 2024 and 2023, respectively.

## 3. TIME SENSITIVITY / URGENCY

The presentation and analysis of the 2025 results is not urgent.

## 4. FISCAL NOTE

With an initial survey as part of the FY23 budget cycle, \$25,000 has been appropriated during the following budget processes for an additional annual survey.

## 5. MAYOR RECOMMENDATION

## 6. COUNCIL STAFF ANALYSIS

A sample of 957 West Jordan City residents was selected from the city utilities list and supplemented using voter registration records and USPS contact information. The survey ran from May 1 through May 15, 2025, with invitations to participate were sent via email and text message, with the survey itself being online only. Data were weighted to reflect the demographics of registered voters in West Jordan City, specifically due to age, gender, home ownership, race, and city council district.

Annual participation comparison:

- 2023 - 928 participants in 2023
- 2024 - 1,527
- 2025 – 957

Council was made aware of the survey results via an email from the Council Office on June 13, 2025. This email included the topline results, along with various appendixes and crosstab documents for analysis.

## 7. POSSIBLE COUNCIL ACTION

Information item; no action needed from Council.

## 8. ATTACHMENTS

2025 Topline Survey Results



**WEST JORDAN CITY  
2025 RESIDENT SURVEY  
TOPLINE REPORT**

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**METHODOLOGY DETAILS**

$n = 957$

Online interviews fielded May 1 – May 15, 2025  
Margin of error +- 3.1

For this survey, 957 West Jordan City residents were sampled from a city utilities list and supplemented with both voter file and USPS contacts. Survey invitations were sent via email and text message. Survey interviews were completed online. The data were weighted to reflect the demographics of registered voters in West Jordan City, specifically in regard to age, gender, home ownership, race, and city council district.

*Data presented from 2024 survey represent the responses of 1,527 residents and carry a margin of error of approximately +-2.5 percentage points.  
Data presented from 2023 survey represent the responses of 928 panelists and carry a margin of error of approximately +-3.2 percentage points.*

**CONTACT**

For more information, please contact Kyrene Gibb at:

Kyrene Gibb, [kyrene@y2analytics.com](mailto:kyrene@y2analytics.com)

Y² Analytics  
250 E 200 S Suite 1120  
Salt Lake City, Utah 84111  
801-406-7877



Thank you for responding to our survey about community priorities in West Jordan. Your time and opinions are greatly valued. Please note that your participation is voluntary and that all your answers will remain strictly confidential. The survey takes most people less than 15 minutes to complete. You may complete it more quickly depending on your survey answers and the speed of your internet connection. If you exit the survey before completion, you will be able to resume it at a later time. To begin the survey, click on the forward arrow button below. During the survey you can use the navigation button on the bottom of the screen to advance questions. If during the survey you do not see the button, scroll down until you see it.

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s\_qualify. Do you live in West Jordan? (2023 n=928) (2024 n=1527) (2025 n=957)

	2023	2024	2025
Yes	100%	100	100
No	*	*	*

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s\_direction. Overall, would you say the City of West Jordan is headed in the right or the wrong direction? (2023 n=928) (2024 n=1518) (2025 n=957)

	2023	2024	2025
Right direction	35%	41	46
Wrong direction	15	14	16
Don't know/unsure	50	45	38

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n\_overall. All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in West Jordan? (2023 n=876) (2024 n=1386) (2025 n=954)

Quality of life in West Jordan	Average 2023	Average 2024	Average 2025
	75	76	76

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s\_5yrrate. How would you rate the City of West Jordan today compared to five years ago? Would you say it is... (2023 n=879) (2024 n=1384) (2025 n=956)

	2023	2024	2025
Much better	7%	7	10
Somewhat better	27	27	26
About the same	35	34	26
Somewhat worse	14	15	19
Much worse	5	4	6
Don't know, I haven't been here that long	12	12	12

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To what extent do you agree or disagree with the following statements about West Jordan?. (2023 n=794) (2024 n=1264) (2025 n=956)

s\_cs\_1. Overall, I feel safe living in West Jordan.

	2023	2024	2025
Strongly disagree	2%	3	5
Somewhat disagree	11	10	12
Neither agree nor disagree	10	10	7
Somewhat agree	52	50	45
Strongly agree	26	27	31

s\_cs\_2. West Jordan is a great place to raise a family.

	2023	2024	2025
Strongly disagree	3%	3	5
Somewhat disagree	6	4	7
Neither agree nor disagree	17	16	10
Somewhat agree	43	45	44
Strongly agree	31	32	34

s\_cs\_3. West Jordan provides all the services I think it should provide.

	2023	2024	2025
Strongly disagree	5%	5	5
Somewhat disagree	17	12	13
Neither agree nor disagree	17	17	19
Somewhat agree	40	45	40
Strongly agree	21	22	23

s\_cs\_4. West Jordan has all the kinds of retail I want it to have.

	2023	2024	2025
Strongly disagree	9%	7	7
Somewhat disagree	15	16	17
Neither agree nor disagree	9	12	13
Somewhat agree	39	39	37
Strongly agree	28	26	26



s\_cs\_5. Overall, I think West Jordan does a good job managing city services.

	2023	2024	2025
Strongly disagree	8%	5	7
Somewhat disagree	13	12	11
Neither agree nor disagree	13	17	14
Somewhat agree	43	45	42
Strongly agree	23	22	26

s\_cs\_6. West Jordan is growing and developing in a positive way.

	2023	2024	2025
Strongly disagree	9%	8	9
Somewhat disagree	19	17	18
Neither agree nor disagree	20	19	16
Somewhat agree	37	41	37
Strongly agree	16	15	20

s\_cs\_7. West Jordan has enough parks, open spaces, and recreation areas to meet my needs.

	2023	2024	2025
Strongly disagree	7%	7	8
Somewhat disagree	16	15	14
Neither agree nor disagree	11	13	10
Somewhat agree	39	34	37
Strongly agree	28	31	30

s\_cs\_8. There are job opportunities in West Jordan for people with my skill set.

	2023	2024	2025
Strongly disagree	9%	9	14
Somewhat disagree	18	15	16
Neither agree nor disagree	39	43	40
Somewhat agree	24	24	22
Strongly agree	11	9	9

s\_cs\_9. I feel a sense of community with other West Jordan residents.

	2023	2024	2025
Strongly disagree	6%	6	7
Somewhat disagree	15	13	11
Neither agree nor disagree	27	28	26
Somewhat agree	38	39	38
Strongly agree	15	13	19

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n\_beautification. Imagine you were given \$100 of the West Jordan City budget to spend on beautification efforts in the City. How would you allocate your \$100 among the following? You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100. If you would not allocate any budget to beautification efforts, enter “100” in the box next to “None of the above” (2025 n=957)

	Average 2023	Average 2024	Average 2025
Increasing code enforcement to clean up private properties	*	*	23
Improving parks and green space	*	*	19
Improving walls and fences along major roads	*	*	11
Improving landscaping along trails	*	*	9
Adding and replacing street trees	*	*	13
Other, please specify:	*	*	19
None of the above	*	*	6

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n\_services1. West Jordan provides several services to its residents. Please rate each of the following services using a 0 to 100 scale with 0 meaning you are completely dissatisfied and 100 meaning you are completely satisfied. If you are unfamiliar with a service, select Not applicable. (2023 n=717) (2024 n=898) (2025 n=694)

	Average 2023	Average 2024	Average 2025
Sidewalk maintenance	59	61	60
Street lighting	68	68	67
Code enforcement	54	56	54
City parks and open spaces	72	73	74
Community events	60	68	69
Planning, zoning, and building services	56	56	55
Police services	72	74	74
Fire and emergency medical services	82	82	82
Garbage collection/recycling	79	78	76
Culinary (drinking) water	74	76	73
Animal control services	67	70	68
Snow removal services	60	67	69
Surface maintenance on city streets and roads (excluding highways and interstates maintained by UDOT)	56	59	58
Trails	69	62	65
Stormwater	60	72	72

s\_ce\_attitudes. Would you prefer to see more code enforcement in West Jordan, less code enforcement, or are you happy with the current level of code enforcement in the City? (2025 n=951)

	2023	2024	2025
I would prefer to see much more code enforcement in West Jordan	*	*	22%
I would prefer to see a little more code enforcement in West Jordan	*	*	33
I would prefer to see a little less code enforcement in West Jordan	*	*	6
I would prefer to see much less code enforcement in West Jordan	*	*	4
I am happy with the current level of code enforcement in West Jordan	*	*	35

s\_news1. From which source do you currently receive most of your information about the City of West Jordan? (2023 n=781) (2024 n=1190) (2025 n=950)

	2023	2024	2025
Email from the City	39%	38	38
City website	9	9	10
Newspaper	6	6	4
Social media (i.e., Twitter, Facebook, etc)	13	15	18
Notices, flyers, or other advertising around the City	9	14	8
Word of mouth (i.e., talking to neighbors)	10	9	9
Attending or watching City Council meetings	1	<1	1
Utility bill insert	8	5	7
Contacting the City directly	*	*	1
Other, please specify:	5	4	4

s\_news2. From which source would you prefer to receive most of your information about the City of West Jordan? (2023 n=781) (2024 n=1189) (2025 n=944)

	2023	2024	2025
Email from the City	55%	56	51
City website	8	11	11
Newspaper	4	4	3
Social media (i.e. Twitter, Facebook, etc)	14	11	18
Notices, flyers, or other advertising around the City	7	10	9
Word of mouth (i.e. talking to neighbors)	1	1	1
Attending or watching City Council meetings	<1	1	<1
Utility bill insert	7	4	5
Contacting the City directly	*	*	<1
Other, please specify:	4	2	2



s\_complaint1. During the past year have you contacted the City to seek service, information, or to provide feedback? (2023 n=786) (2024 n=1197) (2025 n=956)

	2023	2024	2025
Yes	33%	37	39
No	67	63	61

s\_complaint2. How did you contact the City to seek service, seek information, or to provide feedback? Select all that apply. (2024 n=482) (2025 n=406)

	Average 2023	Average 2024	Average 2025
City website	*	29%	32
Phone	*	54	59
Message over social media	*	6	4
In person at an office	*	11	12
Email	*	24	23
Other, please specify:	*	6	5

s\_response1. How satisfied were you by the professionalism and courtesy of the City employee who responded to you? (2023 n=275) (2024 n=482) (2025 n=405)

	2023	2024	2025
Very satisfied	46%	41	51
Somewhat satisfied	26	24	18
Neither satisfied nor dissatisfied	10	13	9
Somewhat dissatisfied	9	11	10
Very dissatisfied	10	10	12

And now just a few more questions that will help us categorize responses.

s\_sex. Which of the following best describes how you think of yourself? (2023 n=769) (2024 n=1179) (2025 n=951)

	2023	2024	2025
Male	52%	51	46
Female	47	47	52
In another way, please specify if you wish:	1	2	2



n\_yearborn. Please enter the year you were born: [CATEGORIZED INTO CENSUS AGE GROUPS] (2023 n=752) (2024 n=1133) (2025 n=907)

	2023	2024	2025
18-34	23%	26	24
35-44	27	26	19
45-54	17	16	22
55-64	16	16	17
65+	17	16	19

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s\_timelived. How long have you lived in West Jordan? (2023 n=774) (2024 n=1190) (2025 n=956)

	2023	2024	2025
Less than 3 years	11%	11	13
3-5 years	13	18	10
6-10 years	21	17	20
11-20 years	23	24	20
21 or more years	32	31	37

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s\_projection. How long do you plan to stay in West Jordan? (2023 n=772) (2024 n=1175) (2025 n=946)

	2023	2024	2025
Less than 3 years	6%	5	5
3-5 years	15	15	12
6-10 years	20	22	20
11-20 years	20	21	18
21 or more years	39	37	46

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s\_ownrent. Which of the following best describes where you are currently living? (2023 n=772) (2024 n=1185) (2025 n=950)

	2023	2024	2025
Own or buying my own home	84%	85	91
Rent my home or apartment	12	11	3
Live with parents	2	2	2
Other	2	2	4



s\_hometype. Which of the following housing types best describes where you are currently living? (2023 n=773) (2024 n=1185) (2025 n=952)

	2023	2024	2025
Single-family home	82%	85	92
Townhome, duplex, or twin home	5	7	5
Apartment or condominium	10	7	*
Accessory Dwelling Unit (for example, basement apt, mother-in-law suite, attic apt, tiny home on existing lot, etc.)	1	1	2
Other, please specify:	2	1	1

s\_edofr. What is the last year of school you completed? (2023 n=770) (2024 n=1169) (2025 n=944)

	2023	2024	2025
Some high school or less	1%	1	2
High school graduate	10	13	13
Some college	27	25	23
College graduate	39	41	40
Post graduate degree (e.g. MA, MBA, LLD, PhD)	17	17	18
Vocational school or technical school	6	5	5

s\_employ. What is your employment status? (2023 n=770) (2024 n=1181) (2025 n=949)

	2023	2024	2025
Self-employed	5%	10	9
Employed by someone else	71	68	68
Unemployed	2	2	1
Homemaker	5	5	3
Retired	17	15	17
Student	*	<1	3

n\_household. How many people (including yourself) live in your household, either related or unrelated? (2023 n=755) (2024 n=1150) (2025 n=922)

	2023	2024	2025
Number of people in household	3	3	5

s\_children. Do you have any children under the age of 18 living in your household? (2023 n=759) (2024 n=1159) (2025 n=945)

	2023	2024	2025
Yes	56%	57	46
No	44	43	54

s\_num\_child. How many children under the age of 18 are living in your household? (2025 n=376)

	2023	2024	2025
0	*	*	<1%
1	*	*	35
2	*	*	30
3	*	*	24
4	*	*	6
5+	*	*	4

s\_marriage. Are you currently... (2023 n=760) (2024 n=1163) (2025 n=935)

	2023	2024	2025
Married	72%	74	76
Divorced	6	7	7
Widowed	4	4	4
Living with partner	7	5	5
Single	10	10	8

s\_income. What do you expect your [YEAR] family income to be? (2023 n=716) (2024 n=1105) (2025 n=853)

	2023	2024	2025
Under \$25,000	3%	2	3
\$25,000 - 39,999	6	5	5
\$40,000 - 49,999	4	4	3
\$50,000 - 74,999	16	15	10
\$75,000 - 99,999	17	17	17
\$100,000 - 124,999	23	17	20
\$125,000 - 149,999	11	16	16
\$150,000 - 199,999	12	12	15
\$200,000 or more	7	12	11



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 07/22/2025

**Presenter:** Tayler Jensen, Senior Planner

**Deadline of item** :

**Applicant:** City of West Jordan

**Department Sponsor:** Community Development

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion on Identifying Portions of Redwood Road for Future Land Use Map Updates to Support CZ Zoning.

## 2. EXECUTIVE SUMMARY

The Council is being asked to provide feedback to the Planning Department on:

- What portions of Redwood Road should have the Future Land Use Map amended to support a rezone to the CZ?
- Does the Council wish to target areas or apply the FLUM amendment to the entire corridor.
  - If targeted, where?

## 3. TIME SENSITIVITY / URGENCY

N/A

## 4. FISCAL NOTE

N/A

## 5. MAYOR RECOMMENDATION

## 6. COUNCIL STAFF ANALYSIS

### Timeline & Background Information

The Corridor Zone was created via Ordinance No. 25-10, passed unanimously by the City Council in the [March 11, 2025 Council Meeting](#). From Attachment A of the March 11 ordinance packet (Item 6F), “the purpose of the Corridor Zone (“CZ”) is to prioritize redevelopment along Redwood Road. The CZ is intended to allow for well-designed form-based developments redeveloping underutilized properties and improving the built character of the public realm allowing for and prioritizing medium and high-density multi-family, and mixed-use development.”

### 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.
- **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.

## **7. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

## **8. ATTACHMENTS**



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 07/22/2025

**Presenter:** Kelvin Green/Kayleen Whitelock

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Council Office

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 15 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion of Potential Adoption of the Transfer of Development Rights

## 2. EXECUTIVE SUMMARY

Does the Council want to:

- Implement the transfer of development rights via ordinance?
- Help establish protection zones within the City?

Potential discussion points:

- Water and Open Space are fixed commodities.
- State law allows the City to adopt an ordinance that permits the transfer of development rights to protect open space and agricultural lands while allowing for density in places where it belongs.
- The transfer of development rights uses a free-market mechanism for density placement within the City.
  - The implication is that as density transfers, so does water and sewer.
- Utah code also allows the adoption of agricultural, industrial, and critical infrastructure zones which could also be included as part of this conversation.

If there is a consensus from the Council to pursue an ordinance, this is a complex topic which would likely require multiple work session discussions prior to potential adoption.

## 3. TIME SENSITIVITY / URGENCY

Becomes urgent to balance density against the increasing need for water and open space.

## 4. FISCAL NOTE

The cost of the transfer of development rights is a self-funding mechanism. There are resources from the [Utah Department of Agriculture and Farm Conservation Division](#) which can help in the development of a potential Transfer of Development Rights ordinance and process.

## 5. MAYOR RECOMMENDATION

## 6. COUNCIL STAFF ANALYSIS

The creation of a Transfer of Development Rights (TDR) program is authorized by [Utah Code 10-9a-509.7](#) (Attachment A in this packet) and allows local governments to enact ordinances establishing

sending and receiving zones and the types of development rights that can be transferred. The specific details of TDR programs, including transferable rights and limitations, are determined by the local ordinances creating the process.

A TDR program is an alternative to selling property for development purposes, and was first introduced in regard to airspace in New York City in the late 1960's.

According to the [Utah Land Use Institute](#), Utah cities and counties which have developed or are in the process of developing TDR programs (as of February 2023): Farmington, Mapleton, Nibley, Spanish Fork, West Valley City, Summit County and Weber County.

## **7. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Continue the item to a future Committee of the Whole meeting;
2. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
3. Table the item indefinitely;
4. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

## **8. ATTACHMENTS**

UCA 10-9a-509.7 (HB368 during 2025 General Session)

**Effective 5/7/2025**

**10-9a-509.7 Transferable development rights.**

- (1) A municipality may adopt an ordinance:
  - (a) designating sending zones and receiving zones located wholly within the municipality;
  - (b) designating a sending zone if the area described in the sending zone is located, at least in part, within the municipality, and the area described in the sending zone that is located outside the municipality complies with Subsection (2);
  - (c) designating a receiving zone if the area described in the receiving zone is located, at least in part, within the municipality, and the area described in the receiving zone that is located outside the municipality complies with Subsection (2); and
  - (d) allowing the transfer of a transferable development right from a sending zone to a receiving zone.
- (2) A municipality may adopt an ordinance designating a sending zone or receiving zone that is located, in part, in another municipality or unincorporated county if the legislative body of every municipality or county with land inside the sending zone or receiving zone adopts an ordinance designating the sending zone or receiving zone.
- (3) A municipality may not allow the use of a transferable development right unless the municipality adopts an ordinance described in Subsection (1).

Amended by Chapter 399, 2025 General Session



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 07/22/2025

**Presenter:** Kelvin Green/Kayleen Whitelock

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Council Office

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 25 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion on Housing Zones to Encourage Homeownership

## 2. EXECUTIVE SUMMARY

The Utah Legislature has recently adopted several devices to encourage home ownership. Specifically, [HB572](#) (2024 General Session) creates incentives for the construction of condominiums and the [Home Ownership Promotion Zone](#) (HOPZ) allows for deed restrictions, generally at 6 units per acre.

Some of these legislative acts are several years old and should be reviewed to consider their potential impacts and benefits for the City. West Jordan currently has zoning districts that allow up to 5.75 dwelling units per acre.

- Does the Council want to modify zones like Planned Residential Development (PRD)/Integrated Housing Zone (IHZ) to go to 6.0 units per acre so we keep home ownership in the city?
- Does the Council want to encourage condominiums in any zone, to take advantage of the incentives from HB572?
- Are there other zones to be considered as part of this discussion?

If there is a consensus from the Council to pursue this proposal, it is a complex topic which would likely require multiple work session discussions prior to potential adoption.

## 3. TIME SENSITIVITY / URGENCY

n/a

## 4. FISCAL NOTE

none

## 5. MAYOR RECOMMENDATION

## 6. COUNCIL STAFF ANALYSIS

West Jordan, like many areas in Utah, is experiencing a housing crisis characterized by high costs and limited availability, particularly for moderate-income individuals and families. This crisis is driven by a combination of factors, including rapid population growth, supply constraints, and high construction costs. The city has implemented [various strategies](#) to address the ongoing crisis, attempting to promote affordable housing options for its residents.

In addition to the legislative efforts specified in the Executive Summary, there are other tools available for cities when addressing affordable housing, such as those found within a [Comparison of Affordable Housing Funding Tools document \(June 2024\)](#). This document was created and published by the Utah League of Cities and Towns, and highlights the following legislative acts:

- State Treasurer Investment Amendments ([HB572, 2024 Session](#))
- Housing and Transit Reinvestment Zone ([SB 208, 2024](#))
- First Home Investment Zone ([SB 268, 2024](#))
- Home Ownership Promotion Zone ([SB 168, 2024](#))
- Infrastructure Financing District ([HB 13, 2024](#))

## **7. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

## **8. ATTACHMENTS**



# REQUEST FOR COUNCIL ACTION

**Action:** Provide information to Council

**Meeting Date Requested** : 07/22/2025

**Presenter:** Korban Lee / Cory Fralick

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Administration

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Presentation and Confirmation of Proposed Recreation Center for ZAP Application Submission

## 2. EXECUTIVE SUMMARY

Administration and Public Services have been working with Salt Lake County and the City Council on developing a comprehensive plan to submit an application for a County built and operated recreation center on the west side of the city near Ron Wood Park.

While it has long been a desire of the Council to have a recreation facility on the west side of the city, initial conversations were had with Staff and Council in the January Legislative/Executive Retreat of the 2025 calendar year. A second discussion occurred in the April 8, 2025, Committee of the Whole meeting, where Council and Staff discussed base recreation packages, potential add-on options, and the potential use of ZAP Application.

This discussion is to reaffirm the Council's support in the pursuit of a Salt Lake County Recreation Center on the west side of West Jordan.

## 3. ADMINISTRATIVE STAFF ANALYSIS

Based on project cost estimates for building a new Recreation Center, staff would like to discuss what contributions will be made by West Jordan City. The following is what we are recommending at this point in time:

- ~\$3.5M Land Donation (includes full site, utilities access, and construction staging area)
- ~\$100K in-kind yearly ongoing grounds maintenance of all exterior areas, including landscaping, parking maintenance, and snow removal
- Financial Commitment:
- \$8 million total in local contributions
- Of that, \$1 million is reserved for operating support over 4 years (\$250K/year)
- \$7 million committed toward construction

## 4. MAYOR RECOMMENDATION

## 5. COUNCIL STAFF ANALYSIS

### **Timeline & Background Information**

Relevant outcomes and/or council direction from previous discussions:

#### **January 10, 2025 Legislative/Executive Retreat**

- Cory Fralick, Director of Public Services, provided some top-level requirements to a county-operated recreation center and provided general next steps in the process.
- When asked if they'd support the use of West Jordan funds in the process, Council indicated that their initial interest was simply the base county package (no financial contribution from the city).
- Council entertained brief discussions on facility amenities, such as ice rink vs field house, pools, climbing walls, basketball courts, etc. with a consensus for an ice rink.

#### **April 8, 2025 Committee of the Whole Work session**

- Council generally agreed that partnering with the County for a County-owned and operated facility was still a priority, with most supporting the idea that the land would be part of the city's contribution.
  - In turn, staff agreed that donating land should be among the city's core contributions.
- Council had differing opinions on specific elements of the facility - such as whether to include a competition pool, ice rinks, or both – but staff emphasized that it was not yet the time to find a consensus on amenities.
- Staff did request (and generally received) confirmation that the Council still prioritized the pursuit of a recreation center and would support a potential ZAP application for funding.

### **Additional Information**

The Salt Lake County Zoo, Arts & Parks (ZAP) program was first voted on and passed by Salt Lake County residents in 1996, awarding its first grants in 1997. Every 10 years, the ZAP program is placed on the ballot for County residents to vote for the program's renewal.

For each purchase in Salt Lake County that includes sales tax, one (1) penny of every \$10 spent goes to ZAP, and all those pennies add up! ZAP provides grants to over 230 nonprofit organizations in the community, set to empower a wide array of community-focused programs including events, classes, festivals, museums, and more. Funding also supports Salt Lake County Parks & Recreation including recreation centers, parks, and open spaces. This is all to ensure every resident and visitor of the county has access to transformative experiences.

ZAP offers three categories of grant funding to art and cultural organizations: Tier I, Tier II, and Zoological. Each application is reviewed by the corresponding ZAP Tier I (and Zoological) and Tier II Advisory Board. The Advisory Board's funding recommendations are presented to Salt Lake County Council for approval.

## **6. POSSIBLE COUNCIL ACTION**

Discussion item only; future Recreation Center/ZAP application updates will be scheduled and/or communicated as appropriate with the Council body.

## **7. ATTACHMENTS**

