Councilmember Burton asked about causes of the housing gap.

Ms. Osborne responded that it had been happening since 2011 due to a population increase. Additionally, building had slowed during the recession.

Ms. Osborne continued her presentation by explaining that Utah had been the fourth fastest growing state in the country since 1991. The study showed that if no action was taken to address the housing gap, the average price of a home in Utah would be valued at $700,000 by the year 2044.

Chair Pack inquired about any indicators that predicted something similar to what was seen in the years prior to the 2008 recession.
Ms. Osborne responded that it was primarily the lack of available raw land. More and more land had been built out. Economic centers remained centralized, while urban sprawl had increased. This meant that transportation costs (travel to the economic centers) had increased significantly.

There was also a huge issue regarding increasing construction and labor costs, as well as a need for the next generation of students to be aware of careers in the trades. Ms. Osborne pointed out that currently, the average journeyman plumber earned an average annual wage of $146,000 due to the high demand of such jobs. An awareness campaign would begin in November which would be geared towards encouraging high school students to pursue the trades.

She pointed out that solving the housing crisis was everyone’s responsibility — business leaders, developers, local governments, etc. She congratulated West Jordan on being actively involved with the Wasatch Front Regional Council and also pointed out that the completion of Mountain View Corridor would be a game changer for West Jordan, as would addressing the current challenges of east/west travel across the City. But governments could not continue to shut down every development that included apartments, although she conceded that multi-family housing needed to be placed appropriately—specifically pointing out the need to have it near transportation opportunities. Additionally, density did not always have to mean apartments. In some cases, it could simply mean smaller lots.

Councilmember Anderson asked about transportation and school over-crowding, which required direct involvement of both the State and school district.

Ms. Osborne responded that Senate Bill #136 had involved funding of major roadways such as 7000 South and 7800 South. There was definitely a need for accessible mass transit in West Jordan. The County just passed its 4th quarter and there would be $87 million additional dollars in Salt Lake County for transportation. That would need to correspond with the development that took place. Regarding schools, that was an ongoing discussion with the legislature. Some classrooms in West Jordan had 50 students whereas those in other cities had classes of only 11.

Kelvin Greene stated that he did not question that there was a housing gap. However, he felt that the developers were as much to blame as anyone. He pointed out that there were only three developers in the Salt Lake Valley who knew how to navigate the complicated process of obtaining funding for lower income housing, and those developers had made no effort to build in West Jordan. Those that did build in the City, did so in order to make a profit—not to address the housing crisis.

Ms. Osborne agreed that developers were part of the equation. There was a commission on housing affordability that was addressing the low-income housing problem and providing easier access to available funding. She encouraged the City to reach out to those developers who had not shown any interest in West Jordan.

Councilmember Burton pointed out that the City had not been ignoring the problem. He mentioned that there used to be technical programs available to high school students which provided careers in the construction industry. He also pointed out that there were more TRAX stops in West Jordan than any other city, with the exception of Salt Lake City. However, many things were outside the City’s control.

Ms. Osborne stated that the City would be receiving a resolution asking that it acknowledge the housing problem, resolve to update the General Plan, update the Moderate-Income Plan and address
the City’s fees and zoning ordinances. Since it appeared the City had or was in the process of doing each of those things, it should not be a difficult resolution to sign. Every city in the State was a part of the problem, but also a part of the solution.

Councilmember Whitelock asked what the business community’s role should be in this effort.

Ms. Osborne responded that the City would see things happen in the next legislative session that were designed to encourage businesses to locate here. It was an ongoing dialogue.

Councilmember Lamb pointed out that moderate income housing already existed in West Jordan, but it was not necessarily new construction. There seemed to be an expectation that it all had to be new construction.

Commissioner Luthi expressed surprise that there were not more incentives to provide telecommuting opportunities. Building more and more housing in a small space only added to the poor air quality.

Ms. Osborne responded that several technical companies were recently provided such incentives, although not specifically in West Jordan. She also stated that UDOT had several projects worth over a billion dollars that were being delayed until the airport expansion was complete. There was enough construction work in the pipeline to absorb those workers.

Commissioner Hatch asked what was planned in the next legislative session that might help the housing crisis.

Ms. Osborne responded that there were many conversations about expanding on last session’s SB136. There was talk of an infusion of new money from taxing consumable services. She stated that Utah was one of the few states that did not tax such services, which left approximately $600 million on the table. Completing the Mountain View Corridor and frontage roads and turning it into a legitimate interstate would also be critical.

Kelvin Green asked about all the new businesses going into other cities and bypassing West Jordan.

Ms. Osborne wrapped up her presentation by stating that West Jordan needed a good balance of both sales tax and income tax.

**FUTURE DEVELOPMENT OF THE SOUTHWEST CORNER OF BANGERTER HWY AND 6200 SOUTH**

Larry Gardner explained that staff sought direction for handling situations when property owners expressed an interest in rezoning their property in this area. There was approximately two acres on the south of Reams on 6200 South that would be greatly impacted by the expansion of Bangerter Highway. The parcel would become even more isolated for commercial use than it already was. However, Reams had no interest in closing the store. Several homes in Taylorsville would need to be removed and a large aqueduct of Jordan Valley Water Conservancy would need to be relocated. The only type of development that he would consider in this area was office space because of its proximity to transportation corridors.

Councilmember Whitelock asked why he would not support zoning the area for townhomes.

Larry Gardner responded that it would violate the Cap and Grade ordinance, even with a rezone.
The Council, Planning Commission and staff discussed clarifying questions.

Larry Gardner asked if the Council and Commission would consider changing the land use map and zoning of the property.

Scott Langford responded by stating that any potential developer would be provided with the Council’s and Commission’s feedback and then make a decision regarding whether or not to proceed.

**FUTURE DEVELOPMENT OF THE SOUTHWEST CORNER OF MOUNTAIN VIEW CORRIDOR AND 9000 SOUTH**

Larry Gardner explained that the property in question had been owned by Woodbury Property for many years and it was approximately 20 acres. Woodbury was very motivated to develop their property but had been unable to do so with its current zoning. They now had a potential tenant interested in developing a warehouse there, which would require a land use map amendment and a rezone from SC-3 to M-1 Light Industrial.

Scott Langford mentioned that earlier in the day, he and David Brickey had met with a developer who was interested in developing senior housing. He distributed a draft design for 9000 South.

Chair Pack discussed a “vision” of West Jordan that was drafted roughly five years before. He felt that might be helpful as the City’s General Plan was reviewed.

Councilmember Whitelock pointed out that a copy of the vision was currently available on line.

Commissioner Quinney stated that ultimately this area would involve a major freeway and he was not yet prepared to support either proposal at this point in time.

Scott Langford expressed appreciation for the Council and Commission meeting with staff and pointed out that staff was fully aware of the City’s memorialized vision and its General Plan. On a daily basis, his staff faced developers who sought a change to the General Plan. Keeping a long-term vision in mind helped them do their jobs effectively.

Commissioner Greene pointed out that the Planning Commission had been told that the only thing that could be successful at the old RC Willey location was storage units, yet a Smith & Edwards had become quite successful there. It was fortunate that the City had held out for the right opportunity.

Councilmember Lamb agreed that it was best to be patient and wait for a commercial project better suited to the land in question, particularly since residents on the west side were very interested in retail development.

Commissioner Greene felt that because of the Cap and Grade ordinance, all new development now seemed to be Senior Housing. Perhaps it was time to review the ordinance.

**FUTURE DEVELOPMENT OF THE SOUTHWEST CORNER OF 4000 WEST 9000 SOUTH**

Larry Gardner stated that an interested party (not the property owner) wished to leave one corner of the intersection as commercial but develop the rest as residential. At this workshop, he was hearing that the Planning Commission and City Council did not wish to change the General Plan and that was helpful information to have as he worked with developers.
Commissioner Quinney and Councilmember Whitelock were in agreement that it was better to leave parcels vacant and wait for the right use to come along.

Commissioner Hansen felt it would be foolish to put residential developments at this intersection since everything else in the area was commercial.

Larry Gardner pointed out that property owners always had the right to submit an application for residential development and that right could not be taken from them. Therefore, he asked that the City Council and Planning Commission both understand that at times, they would still see applications from residential developers.

ACCESSORY DWELLING UNITS IN RESIDENTIAL DISTRICTS
Scott Langford distributed a document that showed the City’s current ordinances pertaining to Accessory Dwelling Units (ADUs) which had been in place for many years. He was aware of only two applications that were ever submitted, one of which was approved and the other denied.

He turned the time over to Mark Forsythe who explained that there was currently a great deal of interest in this topic. He pointed out some benefits of ADUs—specifically that they reduced sprawl, allowed residents to age in place and were more affordable than traditional housing. The average size was only 400-800 square feet.

Some drawbacks were that many ADUs were illegal (80% of the ADUs in Salt Lake County were illegal) and some were over-occupied by either more than one family or by an unusually large family. On-street parking that came with such units could be problematic, particularly during the winter. Finally, enforcement was challenging unless complaints were received.

Common Ordinance Themes
- 3 Types of ADUs
  - Basement Apartments
  - Detached ADUs (currently the only ones that were currently lawful in West Jordan)
  - Attached ADUs (such as a mother-in-law apartment that was added)
- Most ordinances required that property owners reside in the primary property if they chose to add on to a home
- Off-Street Parking Requirements
  - 2 additional parking spaces were generally required with an ADU

Scott Langford stated that staff was interested in hearing how both bodies felt about potentially expanding the City’s ADU ordinance.

Per Mayor Riding, there was a concern among other Mayors in the valley that people living in ADUs would not be counted in the next census. This could be problematic for ensuring that Utah received its fair amount of legislative representation. Many also felt that an inspection ought to be required of any new ADUs, in order to ensure that the structure met safety standards.

Chair Pack referenced a recent article in a planning publication that sited a situation in Seattle wherein the City sponsored a design competition for innovative, neighborhood-appropriate housing in order to increase the inventory of high quality affordable housing. Additionally, Seattle’s Planning Commission worked with the City’s Planning Department in creating and distributing a “Guide to
Building Backyard Cottages.” It might be helpful to look at some of the things that other communities around the country were doing to address the same problem.

Commissioner Hansen pointed out that Code Enforcement was completely complaint driven in West Jordan. There was an insufficient number of code enforcement officers to proactively address issues that arose.

Commissioner Luthi referred to the great job that Washington County was doing to address these issues. She specifically mentioned the County’s acceptance of casita travel trailers in certain situations.

Commissioner Quinney wondered if the ADU ordinance could be expanded to allow something other than families. Could the City allow a resident to rent an ADU in short-term situations, like Airbnb?

Kent Page pointed out that he received weekly calls from people who wished to know if they could rent out their basements.

Mayor Riding stated that perhaps the Planning Commission could study the possibility. Chair Pack indicated the Commission would be happy to study the issue and then present a recommendation to the City Council.

Scott Langford indicated that he fully expected the State Legislature to take action on this topic in the next session.

Chair Pack pointed out that the Planning Commission could begin researching the topic, but delay taking action until after the legislative session.

Rob Wall stated it would be wise if the City was already in the process of addressing the issues when the session began. If the staff and Planning Commission could first develop some standards, those could be used in the City’s lobbying efforts to influence the legislators’ decision.

Councilmember Lamb left the meeting at 7:44 pm

Kelvin Greene felt the Planning Commission should discuss in a meeting what vision they had for such units. He suggested that would help staff find clarity on philosophy and vision.

Councilmember Burton spoke in favor of contacting any potential bill sponsor. He also recommended that West Jordan obtain a copy of Salt Lake City’s ordinance, which required property owners to obtain permission from adjacent neighbors before creating an ADU. There were certain safety codes that needed to be followed and perhaps taking such an action would result in currently unsafe rental properties being brought up to code.

Councilmember Whitelock suggested that perhaps ADUs should be allowed in only a limited portion of the City. Members of both bodies felt they should get public input on the matter.

Mayor Riding asked if the Planning Commission could address the issue in a meeting prior to the end of the year. Councilmembers Luthi and Greene felt that the end of January was more realistic if they were to do an effective job.
Mayor Riding clarified that the City would not take official or final action until after the legislative session.

Chair Pack suggested that perhaps those interested in having an ADU should be certified in the Good Landlord Program.

**OTHER MISCELLANEOUS DEVELOPMENT-RELATED CHALLENGES/OPPORTUNITIES**

Commissioner Hatch commended staff for their continual hard work. She particularly mentioned the time that Mark Forsyth had spent on his presentation.

Commissioner Quinney wished to know what the citizens thought about this topic before they moved too far along in the process.

Mayor Riding stated that a survey could be made available, in order to get an idea of public opinion on the matter.

Councilmember Anderson agreed with getting citizen input and felt that the City made better decisions when the residents were consulted.

Commissioner Quinney would like to have the poll results pushed out to the Planning Commission once they were available.

**II. ADJOURN**

The meeting adjourned at 7:56 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

**JIM RIDING**

Mayor

**ATTEST:**

**MELANIE BRIGGS, MMC**

City Clerk

Approved this 5th day of December 2018