



REQUEST FOR COUNCIL ACTION

Action: Request feedback from Council

Meeting Date Requested : 7/14/2021

Presenter: Chris Pengra

Deadline of item : 7/14/2021

Department Sponsor: Economic Development

Agenda Type: Business Item

Time Requested: 10 minutes presentation, 10 minutes Council

(Council may elect to provide more or less time)

Approval Signatures *(required for all transmittals)*

Submitter: Chris Pengra
Chris Pengra (Jul 8, 2021 17:09 MDT)

Dept. Head: Chris Pengra
Chris Pengra (Jul 8, 2021 17:09 MDT)

Reviewed as to Form: Duncan Murray
Duncan Murray (Jul 6, 2021 17:25 MDT)

Executive: [Signature]

Council Office: [Signature]

Council Committee: _____

1. AGENDA SUBJECT

Economic development staff is presenting City Council with a resolution which outlines overarching goals to guide the development of the Southwest Quadrant (SWQ).

2. SUMMARY

This resolution is intended to serve as a guiding document for the future development of the SWQ and outlines a set of overarching goals to be considered as City Staff, elected officials, land owners, developers and other external stakeholders to plan and develop the SWQ. The intent is to establish meaningful guiderails to ensure that the development of a very large area of the City is moving in a direction that delivers maximum value to all stakeholders, and prevents piecemeal development.

3. TIME SENSITIVITY / URGENCY

City Council may choose to adopt the resolution at this meeting or table the resolution and provide specific feedback to staff on amendments they would like to see. While development pressure in the SWQ makes this resolution somewhat time sensitive, its passage in this meeting will not carry any specific consequences.

4. BUDGET IMPACT

None.

5. DEPARTMENT RECOMMENDATION

Economic Development staff urges City Council to engage in healthy discussion on this resolution and to either approve the resolution or provide staff with recommended changes to be brought back to Council at a future meeting.

6. PLANNING COMMISSION RECOMMENDATION

N/A

7. MOTION RECOMMENDED

An appropriate motion might be:

I motion to approve Resolution No. 21-034, A Resolution Adopting Goals for the Development of the Southwest Quadrant.

Or,

I motion to approve Resolution No. 21-034, A Resolution Adopting Goals for the Development of the Southwest Quadrant with the following changes...

Or,

I motion to table Resolution No. 21-034, A Resolution Adopting Goals for the Development of the Southwest Quadrant and instruct staff to amend the resolution to resolve the following concerns...

8. MAYOR RECOMMENDATION

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 21-034

**A RESOLUTION ADOPTING GOALS FOR THE DEVELOPMENT OF THE
SOUTHWEST QUADRANT**

WHEREAS, the City Council of the City of West Jordan (“City Council” and “City”) created the Pioneer Technology District Economic Development Area on July 26, 2016, encompassing over 1,600 acres of land in the Southwest Quadrant (“SWQ”) of the City, and;

WHEREAS, the City Council recognizes that the SWQ has the unique and enviable distinction of being the largest area of open, developable, and contiguous land remaining in Salt Lake County, and;

WHEREAS, the City Council recognizes that transportation access, proximity to workforce, topography, simple land ownership, and other site attributes endow the SWQ with uncommon value for the future of the City, its residents, the local workforce, and future businesses, and;

WHEREAS, the City Council desires the SWQ to develop in a manner that exemplifies the best practices of land use planning and creates a distinctive, attractive community with a strong sense of place, and;

WHEREAS, the adoption of overarching goals for the development of the SWQ will provide value to the land owners, developers, appointed and elected officials, City staff, and other stakeholders by creating a common vision and direction to guide their collaborative work in planning and developing the SWQ.

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

Section 1. Goals. The City Council hereby adopts the following goals to guide and direct development of the SWQ to fully realize its potential as one of Utah’s most important, valuable, and impactful economic development opportunities, as a compliment to development of the Point of the Mountain, and the Northwest Quadrant’s Inland Port.

Goal 1: Create a unique sense of place that honors and strengthens the legacy of West Jordan City’s multi-generational landowners and their contributions to our past, and their investment in our future.

Goal 2: Remain committed to transparency, cooperation, and collaboration with landowners, developers, residents, and other key stakeholders, working intentionally to solicit and consider their diverse perspectives.

Goal 3: Work closely with all landowners and developers to master plan the SWQ for thoughtful integration of complimentary land uses, appropriate buffering between different uses, and the overall creation of exceptional value for residents and businesses.

Goal 4: Create a unique jobs center that creates economic opportunity for upward mobility for a diversity of races, ethnicities, genders, and economic classes through targeted attraction of businesses that invest in technology, diversity, equity, & inclusion, (DEI), and upskilling of their workforce.

Goal 5: Support the creation of a diverse local economy that is both resilient and sustainable for the City, its businesses, and residents through proactive and targeted economic development efforts, focusing on industries and businesses with above average investment in technology, equipment, and employee development.

Goal 6: Carefully consider the unique needs of target industries and businesses and endeavor to invest in the physical, social, and innovation infrastructure to create exceptional value to draw investment to the SWQ.

Goal 7: Develop innovative partnerships and relationships with external agencies and organizations to deliver support to target industries and businesses, focusing on adoption of technology, industrial innovation, and workforce development.

Goal 8: Work closely with landowners, developers, transportation, and transit agencies as well as other key stakeholders to plan for robust multi-modal transportation connectivity to create safe and convenient movement of workforce, freight, and residents.

Goal 9. Collaborate with external entities such as the Utah Inland Port Authority, the Point of the Mountain Development Commission, GOED, EDCUtah, and others to create regionally complimentary economic development that capitalizes on our respective community assets.

Goal 10: Carefully consider the supporting role of regional housing assets both inside and outside of the SWQ needed to support industrial and commercial growth within the SWQ and identify appropriate products and locations where various residential products might be sited.

Goal 11: Assess the value of utilizing tax increment financing as a tool for meeting project area goals, through use of quantitative market analysis to determine value to residents, businesses, and partnering taxing agencies.

Goal 12: Utilize open space to preserve natural wildlife habitat, create recreation opportunities, and to buffer different land uses where possible and appropriate.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all sections, parts, and provisions shall be severable.

Section 3. Effective Date. This Resolution shall take effect immediately upon passage.

Approved by the City Council of West Jordan, Utah, this 14 day of July 2021.

CITY OF WEST JORDAN

By: _____
Zach Jacob
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

103

Voting by the City Council

Council Chair Zach Jacob

Council Vice Chair Kelvin Green

Council Member Chad R. Lamb

Council Member Chris McConnehey

Council Member David Pack

Council Member Kayleen Whitelock

Council Member Melissa Worthen

"YES"

"NO"

1

5

5

5

5

7

1

5

1

5

5

5

5

5

6b Southwest Quadrant Resolution

Final Audit Report

2021-07-07

Created:	2021-07-06
By:	Cindy Quick (Cindy.quick@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAz2HZ5a_P88bc0U_ZDJLYP0XHPjQkOSg

"6b Southwest Quadrant Resolution" History

-  Document created by Cindy Quick (Cindy.quick@westjordan.utah.gov)
2021-07-06 - 10:21:38 PM GMT- IP address: 207.225.200.66
-  Document emailed to Chris Pengra (chris.pengra@westjordan.utah.gov) for signature
2021-07-06 - 10:24:16 PM GMT
-  Email viewed by Chris Pengra (chris.pengra@westjordan.utah.gov)
2021-07-06 - 11:09:36 PM GMT- IP address: 207.225.200.66
-  Document e-signed by Chris Pengra (chris.pengra@westjordan.utah.gov)
Signature Date: 2021-07-06 - 11:09:57 PM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Duncan Murray (duncan.murray@westjordan.utah.gov) for signature
2021-07-06 - 11:09:58 PM GMT
-  Email viewed by Duncan Murray (duncan.murray@westjordan.utah.gov)
2021-07-06 - 11:24:37 PM GMT- IP address: 73.52.173.73
-  Document e-signed by Duncan Murray (duncan.murray@westjordan.utah.gov)
Signature Date: 2021-07-06 - 11:25:20 PM GMT - Time Source: server- IP address: 73.52.173.73
-  Document emailed to Korban Lee (korban.lee@westjordan.utah.gov) for signature
2021-07-06 - 11:25:22 PM GMT
-  Email viewed by Korban Lee (korban.lee@westjordan.utah.gov)
2021-07-07 - 10:16:48 PM GMT- IP address: 174.209.39.83
-  Document e-signed by Korban Lee (korban.lee@westjordan.utah.gov)
Signature Date: 2021-07-07 - 10:17:14 PM GMT - Time Source: server- IP address: 174.209.39.83
-  Document emailed to Alan Anderson (alan.anderson@westjordan.utah.gov) for signature
2021-07-07 - 10:17:15 PM GMT

 Email viewed by Alan Anderson (alan.anderson@westjordan.utah.gov)

2021-07-07 - 10:20:56 PM GMT- IP address: 207.225.200.66

 Document e-signed by Alan Anderson (alan.anderson@westjordan.utah.gov)

Signature Date: 2021-07-07 - 10:22:06 PM GMT - Time Source: server- IP address: 207.225.200.66

 Agreement completed.

2021-07-07 - 10:22:06 PM GMT