

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, SEPTEMBER 13, 2022 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, September 13, 2022, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting September 13, 2022 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) August 23, 2022, Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. DAYBREAK VILLAGE 7A PLAT 3 LOT C-107 1ST AMENDED SUBDIVION AMENDMENT

Location: 11736 S. Trail Crossing Drive

File No: PLPLA202100168

Applicant: Thomas Hunt, Wright Development

H.2. DAYBREAK VILLAGE 7A PLAT 1 2ND AMENDMENT

Location: 5448 W. Daybreak Parkway

File No: PLPLA202100282

Applicant: Thomas Hunt, Wright Development

I. **LEGISLATIVE PUBLIC HEARINGS**

I.1. MODERATE INCOME HOUSING PLAN AMENDMENT

J. **OTHER BUSINESS**

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 8th day of September, 2022.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 23, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevans, Commissioner Aaron Starks, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Planner David Mann, Planner Damir Drozdek, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IT Director Jon Day, Meeting Transcriptionist Diana Baun

Others: Williams 11606, Chris' Phone,

6:30 P.M.
REGULAR MEETING

A. WELCOME AND ROLL CALL – *Chair Michele Hollist*

Commission Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve tonight's agenda as printed and published. Chair Hollist seconded the motion; vote was unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. August 9, 2022 Planning Commission Meeting Minutes

Commissioner Darby motioned to approve the August 9, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

D. STAFF BUSINESS

City Planner Greg Schindler

Planner David Mann

Commissioner Nathan Gedge commented on the traffic light timing.

Deputy City Engineer Jeremy Nielsen

Planner Schindler discussed the proposed project and that they have presented to the council.

E. COMMENTS FROM PLANNING COMMISSION MEMBPNERS – None

Chair Michele Hollist mentioned September 27 for a training.

She and Commissioner Bevans will be gone on September 13, as will Aaron Starks. The other three members are planning on being here (Catmull, Darby and Gedge).

Commissioner Catmull – on ARC, meeting scheduled for tomorrow at 8:30 a.m. and will be unable to attend, asked if someone else could attend in his place.

Chair Hollist will fill in for him tomorrow,

F. SUMMARY ACTION – None

G. ACTION – None

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. NIELSEN GUESTHOUSE CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT

Address: 1948 W. Ingot Way

File No.: PLCUP202200159

Applicant: Lynn Nielsen

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked if subdividing this plot had been discussed.

Planner Drozdek said per the code they could, but they need to check with their CC&Rs.

Hollist – any permissions with the existing structure

Drozdek- we know about it because they wanted to make things bigger and the city discovered that they had no record of it.

Gedge – can city catch other ADUs that are operating without permits, or is it only based on neighbor complaints.

Drozdek – mostly neighbor complaints

Catmull – setbacks, didn't see them but it looks clear

Drozdek – minimum is 10 feet.

Hollist mentioned some public comment emails that were received and reviewed before this meeting (Attachments A, B and C).

Jonathan Nielsen (Applicant's Son) – speaking for his father, who is the owner and who is hard of hearing. lives in ADU and process has been enlightening. Per property tax records the county has recognized the building and taxed it as a living unit, so he's not sure what's going on.

Chair Hollist opened the public comment

Peter Nielsen (Resident) lives a few doors down, not related. The barn was there when they moved in, and with time it has aged and started to show that. Now they are upgrading it and from his perspective this is a good thing to make it look better. John has been living there for a while and they would like him to stay, improving this will not have a negative effect on the neighborhood if they stay.

David Jenkins (Resident) with Ensign Engineering, also a former neighbor and knows a lot about this situation having lived in the neighborhood. He is helping them as a professional to make sure the plans are being done correctly. He has assured others that there will be inspections and they will make sure they meet code. He is also familiar with the fire code and he will work with the fire department to make sure they meet the requirements for the fire department.

Lynn Nielsen (Applicant) builds LDS chapels all over the world so he traveled a lot, and many things got missed.

Earl Britton (Resident) a few lots away from this address, has known the family for years. The barn has been there for years, and they have been making improvements over time with a nice garden and they are a nice asset to the neighborhood. They support this and know it will be a little nicer neighborhood because of it.

Maria Griffiths (Resident) lives nearby, moved here 13 years ago and knows Jon and loves him and his wife – they are a great asset to the city. They adopt children and are smart and very well taken care of. They are a great family and she hopes this gets approved.

Williams Family (Residents) live a few homes away, they think this is a great thing. They have been in this neighborhood for 5 years now, best neighborhood they have lived in, ever, and they want to keep them and keep them happy. Nothing here will be out of line or hurt any other neighbors.

Gedge – Alma Jeppson email (Attachments B and C)

Hollist asked about other questions

Damir – only one ADU per city code

Hollist, could they have a kitchen in their basement

Damir, only if they do not have a separate entrance to the basement.

Hollist

Catmull – does ADY count towards density

Drozdek – it does not.

Hollist – parking requirement? New state laws remove parking requirement?

Drozdek doesn't believe so, it's still in our code

Schindler – state still allows us to require one parking space and a minimum lot size for an ADU. DOESN'T talk much about external ADUs, mostly internal ADUs that state code is concerned with.

Aaron Starks commends the family for being open with the city, and he thinks the intent is felt. It is hard to keep family close and they recognize the attempt to keep the son there.

Commissioner Gedge motioned to approve File No. PLCUP 202200159, to allow an additional detached guest house.....and that File No.... to allow for occupancy with requirements.

Commissioner Catmull said this does seem like a win-win situation. PC is here to look for detrimental conditions and based on the emails and community support and bringing this into compliance, he is in full support of it.

Darby, seconded what was just said

Bevans – in same email (Attachment B & C) noted that ADUs were against their CC&Rs and she wanted to make sure that was a private matter.

Schindler confirmed that

Hollist – one concern, struggles with situations like this because of outcomes. Can they discuss anything with the council about changing things to try and keep this problem from happening.

Attorney Simonsen – city should encourage bringing structures into compliance with the code, and he also wants it to be clear that it is a very serious problem to have structures without permits. Examples, if it burns down today, a claim is made on the insurance, and a paragraph in the policy will say that the insurance does not apply if this has not been approved by the local authorities. Lots of liability issues and potential problems, and the best thing he heard today were that they have made a call to Mr. Montalvo, and that this will all be brought into compliance, and that needs to be done right now. This has got to get done right away. Again, he is glad that everyone is happy, but it is extremely important to comply with these rules and keep trying to correct these situations.

Catmull – asked if they need to put a different time frame on this

Hollist – does’nt think this even allows occupancy until the various elements are met.

Simonsen doesn’t remember the time, but they will be told when they pull the permit and they will have six months from that time. They are in a Neverland space right now, whether they will vacate the property and he does’nt know that that affects what the decision or motion should be, but he does think it should be accomplished as quickly as possible.

Schindler – they may have already applied for a building permit, that’s how this came to our attention.

Drozdek believes that when they applied for the permit the barn was showing 5-6 rooms, which was too much, so they had to modify their plans to make it acceptable.

Hollist – they can only have three bedrooms, the occupancy stands, and they are approving the height and other differences.

Drozdek, could be done by code compliance if violated.

Catmull – ADU Code online said there is consent to an annual inspections. Doesn’t mean there will be, but there can be.

Hollist stated concerns.

Gedge - open to motion being amended for time frames or occupancy details.

Simonsend – motion says all city permits (following language), so he doesn’t think that needs to be adjusted when he already said that.

Hollist believes it’s clear what’s expected.

Catmull – even if passed, and noncompliance with occupancy, wants a mechanism to deal with hat, but that’s not their purview to try and alter and enforce

Schindler – after six months, of no action the building official can terminate the permit.

Commissioner Darby Seconded the motion, roll call vote 6=0

I. LEGISLATIVE PUBLIC HEARINGS - None

J. OTHER BUSINESS

ADJOURNMENT

Chair Hollist motioned to adjourn the August 23, 2022 Planning Commission meeting. Commissioner Bevans seconded the motion; vote was unanimous in favor.

The August 23, 2022 Planning Commission Meeting adjourned at 7:23 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09-13-2022

Issue: DAYBREAK VILLAGE 7A PLAT 3 LOT C-107 1ST AMENDED
SUBDIVISION AMENDMENT
Address: 11736 S. Trail Crossing Drive
File No: PLPLA202100168
Applicant: Thomas Hunt, Wright Development

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPLA202100168

BACKGROUND

ACREAGE	3.25 Acres
CURRENT LU DESIGNATION	Mixed Use (MU)
CURRENT ZONING	PC
CURRENT USE	Vacant

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

ANALYSIS

Thomas Hunt, on behalf of VP Daybreak Operations LLC, has filed an application to amend lot C-107 of the Daybreak Village 7A Plat 3 subdivision. The applicant is requesting the South Jordan Planning Commission review and approve the proposal to create two additional lots within the boundaries of the existing lot C-107.

The existing lot C-107 is 6.11 acres in area. The proposal will create two additional lots totaling 3.25 acres, and a remainder of 2.86 acres.

An application has been submitted for a stand-alone carwash to be constructed on lot 1 (1.00 ac.) of the amended subdivision. A multi-tenant building is proposed for lot 2 (2.25 ac.)

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

- Good cause exists for the amendment since further division of Lot C-107 will be economically advantageous to both the current and future property owners and also to South Jordan City (increased property and sales tax revenue).
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the subdivision amendment, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- None.

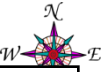
ALTERNATIVES:

- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

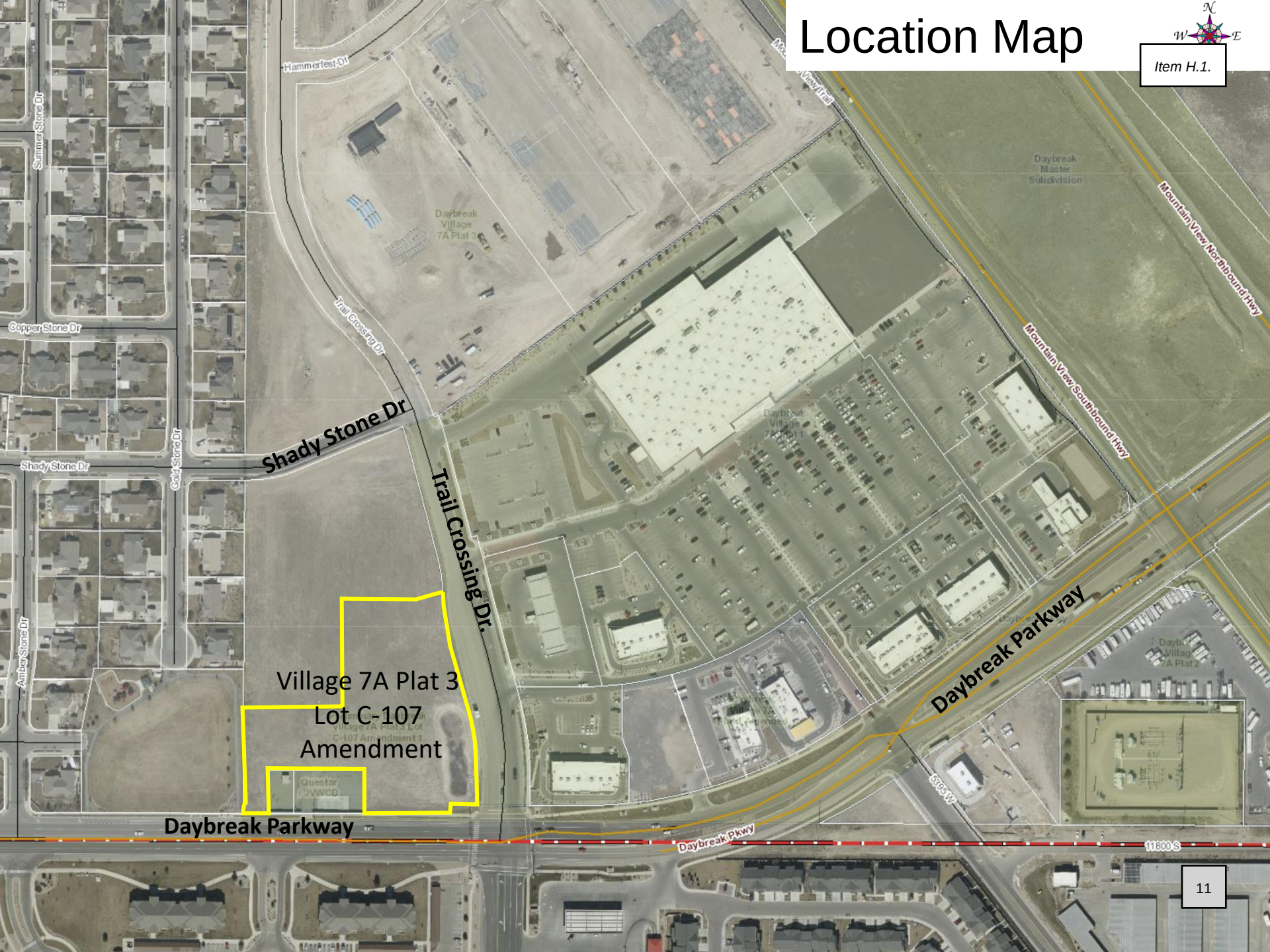
SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat

Location Map



Item H.1.



Village 7A Plat 3
Lot C-107
Amendment

Daybreak Parkway

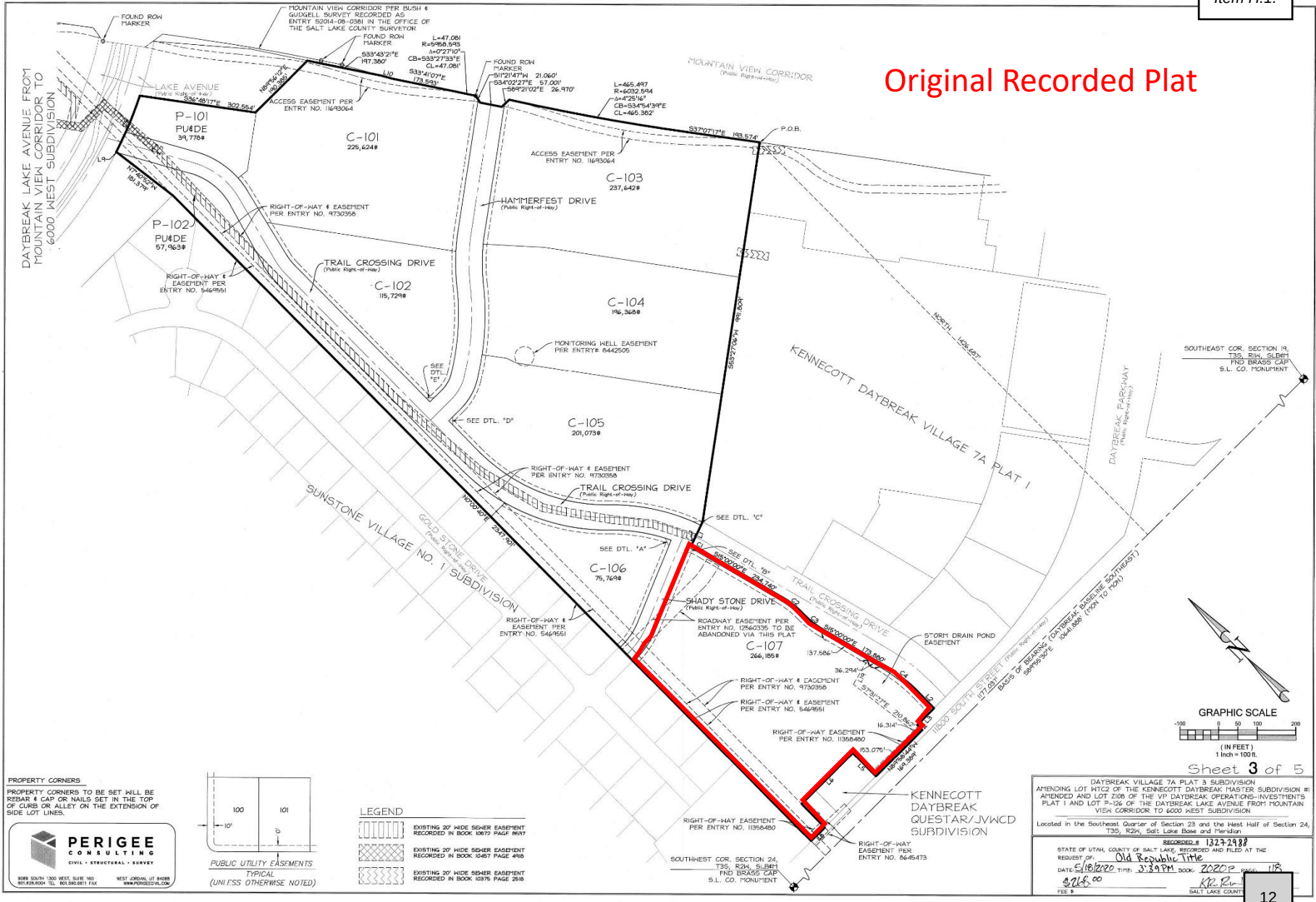
Daybreak Pkwy

Daybreak Parkway

Mountain View Southbound Hwy

Mountain View Northbound Hwy

Original Recorded Plat



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09-13-2022

Issue: DAYBREAK VILLAGE 7A PLAT 1 2ND AMENDMENT
SUBDIVISION AMENDMENT
Address: 5448 W. Daybreak Parkway
File No: PLPLA202100282
Applicant: Thomas Hunt, Wright Development

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPLA202100282

BACKGROUND

ACREAGE	12.06 Acres
CURRENT LU DESIGNATION	Economic Infill Opportunity (EIO)
CURRENT ZONING	PC
CURRENT USE	Smith's Marketplace

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

ANALYSIS

Wright Development, on behalf of Smith's Food and Drug Centers, has filed an application to amend the Daybreak Village 7A Plat 1 subdivision. The applicant is requesting the South Jordan Planning Commission review and approve the proposal to create an additional lot within the boundaries of the existing lot C-101.

The existing lot C-101 is 12.06 acres in area. The proposal will divide the existing lot into two lots. Lot C-101A (10.98 ac.) and Lots C-101B (1.08 ac.).

A multi-tenant building is proposed for the currently vacant future lot C-101B. Proposed lot C-101A is developed as a Smith's Marketplace grocery/department store.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

- Good cause exists for the amendment since further division of Lot C-101 will be economically advantageous to both the current and future property owners and also to South Jordan City (increased property and sales tax revenue).
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the subdivision amendment, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

FISCAL IMPACT:

- None.

ALTERNATIVES:

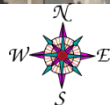
- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat



Location Map





Memo

TO: South Jordan Planning Commission **DATE:** September 13, 2022
CC: File **SUBJECT:** Moderate Income Housing Plan Amendment
FROM: David Mann, Long Range Planning Analyst

In 2019, the South Jordan City Council approved a Moderate Income Housing plan that was required by state law (SB 52). The plan was added as an attachment to the South Jordan General Plan that was adopted by the city council in January 2021. During the legislative session of the Utah House of Representatives earlier this year, they reviewed and approved HB 462 that further clarified the “menu items” that cities must pick from and include in their Moderate Income Housing plan. As a result, the language in the current plan must be updated through an amendment. The amendment lists the updated menu and the strategies that South Jordan will implement in planning and development activities. Staff will present this amended plan to the city council on September 20, 2022 for their review and adoption.

David Mann, Long Range Planning Analyst

Amendment to the Moderate Income Housing Plan (Goals, Policies & Strategies section)

During the 2022 Legislative Session, the Utah State Legislature passed HB462 which “modifies the list of strategies that a political subdivision may select, or are required to select, for implementation as part of the moderate income housing element of the political subdivision's general plan.”

The following is the updated list of required strategies from HB462, of which the City must choose at least three. In addition to choosing at least three strategies, because the City has fixed guideway public transit stations, it must also implement strategies “G” or “H” regarding development around transit corridors. The additional requirement to adopt a station area plan (item V) will also be required to be completed by South Jordan City according to the timetables outlined in state code.

HB462 Affordable Housing Strategies:

- A. Rezone for densities necessary to facilitate the production of moderate income housing
- B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing
- C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing
- D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/municipality for the construction or rehabilitation of moderate income housing
- E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones
- 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
- 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
- H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities
- I. Amend land use regulations to allow for single room occupancy developments
- J. Implement zoning incentives for moderate income units in new developments
- K. Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund

- L. Reduce, waive, or eliminate impact fees related to moderate income housing
- M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing
- N. Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality
- 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
- P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing
- Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act
- R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530
- S. Create a program to transfer development rights for moderate income housing
- T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing
- U. Develop a moderate income housing project for residents who are disabled or 55 years old or older
- V. Develop and adopt a station area plan in accordance with Section 10-9a-403.1
- W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones
- X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Affordable Housing Development

Goal: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.

Strategy: Plan for smaller single-family housing units in a medium-density residential (8 units per acre) development which also have appealing aesthetic qualities to allow for an affordable housing option that has a high-quality feel.

Strategy: Implement zoning/density incentives for including planned moderate-income housing within new developments.

Strategy: Allow accessory units in additional areas of the City (Menu Item E).

Strategy: Provide a plan and opportunities for mixed-use development near transit that includes affordable housing (Menu Item G).

Strategy: Reduce parking requirements for transit-oriented development (Menu Item H).

Strategy: Utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency (Menu Item P).

Strategy: Create a Station Area Plan according to the requirement in state code (Menu Item V).

RESOLUTION R2022-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN AS PART OF THE SOUTH JORDAN GENERAL PLAN.

WHEREAS, Pursuant to Utah Code §§ 10-9a-408 and -403, the South Jordan City Council (the “City Council”) must review and approve the Moderate Income Housing Plan (the “Housing Plan”) as an element of the City of South Jordan’s (the “City”) General Plan; and

WHEREAS, the Housing Plan includes, among other things, (1) an estimate of the need for moderate income housing in the City for the next five years; and (2) a description of the progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below: (i) 80% of the adjusted median family income; (ii) 50% of the adjusted median family income; and (iii) 30% of the adjusted median family income; (3) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and (4) a description of how the municipality has implemented any of the recommendations related to moderate income housing; and

WHEREAS, the City Council reviewed and adopted the Housing Plan by way of Resolution R2019-56 on November 19, 2019; and

WHEREAS, Pursuant to the adoption of H.B. 462 by the Utah State Legislature, language contained in the adopted Housing Plan must be amended in order to comply with current state code; and

WHEREAS, the South Jordan Planning Commission reviewed the amendment to the Housing Plan and made recommendations to the City Council; and

WHEREAS, the City Council reviewed the amendment to the Housing Plan and finds that adopting the amended Housing Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Adoption. The City Council hereby adopts the amendment to the Housing Plan, attached as Exhibit A, as part of the City’s General Plan.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Amendment to the Moderate Income Housing Plan)