

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

August 26, 2014

**Present:** Chairman Russ Naylor, Commissioner Jason Haymore, Commissioner Sean D. Morrissey, Commissioner T. Earl Jolley, Commissioner Richard Feist, Commissioner Beverly Evans, City Planner Greg Schindler, Planner David Mann, Planner Jake Warner, Assistant City Engineer Shane Greenwood, Assistant City Attorney Ryan Loose, Deputy Recorder Cindy Valdez

**Others:** See Attendance Log (Attachment A)

6:30 P.M.

**REGULAR MEETING**

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone to the meeting and stated that all the Commissioners present.

B. Motion to Approve the August 26, 2014 Planning Agenda

Planner Greg Schindler said item C.1. Will be pulled from tonight's Planning Commission Agenda. The application was withdrawn by the applicant.

**Commissioner Evans made a motion to approve the August 26, 2014 Amended Planning Commission Agenda. Commissioner Feist seconded the motion. Vote was unanimous in favor.**

C. Approval of the Minutes from the Meeting held on August 12, 2014

**Commissioner Feist made a motion to approve minutes from the August 12, 2014 Planning Commission meeting as printed. Commissioner Jolley seconded the motion. Vote was unanimous in favor.**

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

B. Comments from Planning Commission Members

None

C. Staff Business

City Planner Schindler said the City Council is looking forward to having a combined meeting with the Planning Commission. It will probably be held in the next month on a Tuesday that the Planning Commission meets, possibly Tuesday September 23, 2014, or the first meeting in October. The

Planning Commission will have your normal meeting and then after the meeting is adjourned, you will have a combined work session discussion down in the Police Training room.

D. New Business

None

III. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment. No speakers. He closed the Citizen Comment.

IV. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS

\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**A.1. Issue            EGBERT CORNER  
                             PRELIMINARY SUBDIVISION**

**Address:**        Approximately 2700 West 11400 South

**File No:**         SUB-2014.47

**Applicant:**      Rennald & Susan Egbert

Planner David Mann reviewed background information on this item.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Chairman Naylor said for the new Planning Commissioners that have only been here a short time, this applicant has been before the Planning Commission (2) previous times to try and get their project approved to develop their property, but in both cases there were some reasons that they ran into opposition and were not able to get it approved. I think this one looks pretty strait forward.

**A.2. Potential Action Item – (See IV.A.1)**

**Commissioner Feist motioned to approve File No.SUB-2014.47 for a 2-lot Subdivision of real property, subject to meeting all City requirements. Commissioner Evans seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**B.1. Issue:            JORDAN FARMS  
                             SUBDIVISION AMENDMENT**

**Address:**        11567 South Jordan Farms Road

**File No:**         SUB-AMEND-2014.38

**Applicant:**      Charles & Cora Eike

Planner David Mann reviewed background information on this item.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Evans said I think this is pretty strait forward. The detention pond is just no longer needed.

**B.2. Potential Action Item – (See IV.B.1)**

**Commissioner Evans motioned to approve File No.SUB-AMEND-2014.38 to allow lot 54 of the Jordan Farms Subdivision to be subdivided, with the (1) requirement by staff. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**C.1. Issue: T-MOBILE – UTILITY POLE CO-LOCATION & WIRELESS COMMUNICATION SITE  
CONDITIONAL USE PERMIT**

**Address:** 9683 South 2700 West

**File No:** CUP-2014.11

**Applicant:** Terry Cox

This item was pulled from the Agenda earlier in the meeting.

**C.2. Potential Action Item – (See IV.C.1)**

None

**V. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS**

\*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

**D.1. Issue: HOUSING STUDY UPDATE  
GENERAL PLAN AMENDMENT**

**File No:** LUA-2014.12

**Applicant:** City of South Jordan

Planner Jake Warner reviewed back ground information on this item. He passed out the 2014 Housing Study Findings to all of the Planning Commissioner's, staff, and the Deputy Recorder.

Chairman Naylor said does the Federal Government actually establish a percentage that they expect in the low income housing?

Planner Jake Warner said no, the term the Government uses is: "to affirmatively further fair housing" they want us to do the study, identify needs, and some of the things the City can do to address those needs.

Chairman Naylor said does the City want to do those things?

Planner Jake Warner said there have been some cases brought by the Department of Justice due to discrimination, because again, if you are excluding housing units that are protected under the Utah Housing Act by a greater degree. That is the heavy hand it is not typical for them to do that in every case. There are also some Federal Funds that are tied to Affirmative Fair Housing.

Chairman Naylor said some of the things we have seen our City Council do recently seems to me that it tends to reduce amount the affordable housing units.

Planner Jake Warner said that is the general perception and that is the perception of the community involved. The City has taken the steps to limit those types of housing units. There is still a lot that the City is doing. There still are areas in the City that those types of units can be developed. The presentation that I will give later tonight is at the City Council's request to put those pieces back together in a way that works for the City. This is a guiding document to meet a lot of the needs.

Commissioner Morrissey said are we obtaining Federal Funds right now?

Planner Jake Warner said yes we are.

Commissioner Feist said how much in funds are we receiving?

Planner Jake Warner said the Department of Housing and Urban Development regulates the fair housing act, and they also administer several programs. The one that we receive is the Community Development block rent funds and we receive \$200,000.00 a year from HUD.

Planner Jake Warner said these goals and action items are the end result of what Zion's Bank has done. A big part of tonight's presentation is for your feedback and input.

Commissioner Evans said I think that South Jordan needs to be commended because all of the planning and zoning that has been done, and everything that the City Council is doing, it is all very consistent with every recommendation that we have. A lot of our housing adjustments are based on our demographics not based on certain pockets that will fit some of the Federal guidelines. I think the utilization of the CDBG funding and some of those other programs have been commendable. I think the partnering with UTA has been really a strong effort. I am pretty excited with what we are doing in the City. I am really pleased with the professionalism of the City staff and I think they need to be commended.

Commissioner Haymore said when we do the study and we recognize how many lower income brackets we have, do the federal regulations require us to make more room for other people who do not live here and are going to come in, or just accommodate the ones that are here.

Planner Jake Warner said the Federal Government as far as the study is concerned is looking at the fair housing act, protected classes, exclusions, and intentional segregation of those classes.

Commissioner Evans said if you look at the number of efforts that has been made in this state and particularly Utah County for the low income it is unbelievable how much housing has been provided for those people. In order to qualify for the Olene Walker funds, Federal funds, and the Fair Housing Act, this state has been a good example of trying to meet those needs. I don't think it is an exclusionary thing as much as it is the availability of where that Federal Funding is going to concentrate.

Commissioner Haymore said I would also like to say that I think the City has done a great job. We are heading in the right area, in the right direction, but are we expected to open our doors even wider than they are already open.

Commissioner Feist said I guess my understanding from what you have said, what I have read, and what I know myself, it sound like we are fine. We have a plan, we are trying to be accommodating and worry about the exclusionary. There a lot of other cities that have a lot less housing than even South Jordan and I haven't heard of them being in all kinds of law suits.

Planner Jake Warner said I was surprised by the study and how well we are doing. The only goal of our current housing plan is to diversify housing, and we have done that in the last couple of years, and we have been criticized for that. I see that we are moving to the next level. We have realized that in the lower income levels we are not quite there, but we are deciphering what are some of the things we can do. The City is in a great position based on the planning through the redevelopment agency areas. The City has money available to address some of the needs in some ways.

Commissioner Feist said as the City has done a very good job to make this a desirable place, but it is always going to be a struggle, because unless you cap rents things will go with whatever the market is.

Planner Jake Warner said you are right that it is one of the primary barriers to affordable housing in the City is the desirability. Typically if the City is going to provide assistance for a project there is going to be an agreement that a certain percentage of those units be provided for lower to moderate households.

Commissioner Feist said that goal # 6 seems to get stated at the back, and that is the thing that the public seems to come out for, they want their voices to be heard. As we try to strike that balance and proceed forward to try and accommodate lower income groups, we need to keep goal # 6 in mind. We still try to maintain a cohesive, integrative part of the community. People who moved to this community moved here because they like certain things, such as: bigger lots, green space, etc. It probably wouldn't go over real well if we said we could reduce costs by removing the Equestrian Center with Salt Lake County if they wanted more density housing, or put up a big affordable housing complex there. It would change the entire character of the community. I just want it to be on the record that we remember why people came here and we don't change this whole look of South Jordan over \$200,000 of CDBG money, and trying to comply with all these Federal things for 2 bucks. As I went over the study very thoroughly, I think it goes back to what Commissioner Evans said; South Jordan has done a great job. It is a desirable City to live in and we have made numerous accommodations. I think Daybreak has been the blessing to South Jordan, because instead of having to change the whole nature of South Jordan, Daybreak is doing it from the beginning in the other part of South Jordan by being able to well plan it out. It think we should encourage and continue what is going on in Daybreak, and not try to change everything else in the older part of South Jordan.

Commissioner Evans said if you drive around the City and look at the type of housing on the way to 10600 S and Bangerter and around the development where they have put the new Costco. There is a lot of diversity to meet the many diverse incomes. It's well-planned out, it's attractive, and it is not something you would go back and it would only be a low income area. Then if you drive down Bangerter and see what is going on in the District, and then go up to Daybreak, I am just amazed at how the development has been, because it is not like that in every city.

Chairman Naylor opened the Public Hearing. There were no residents in the audience to speak on this issue. He closed the Public Hearing.

Chairman Haymore said my thoughts are that this was a very well done study and very insightful. It affirms to me what I think I already knew before-hand. South Jordan is growing into the City that I hoped they would. I think using this study as part of our general plan is wise idea and has my support.

Commissioner Feist said I like it as a guiding principle, and like what other have said: “let’s not change too much” because what we are doing is working well.

**D.2. Potential Action Item – (See V.D.1)**

**Commissioner Evans motioned to forward a recommendation to the City Council to approve Resolution No. R2014-73, amending the 2010 General Plan by approving an updated housing plan and replacing the current housing plan. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**E.1. Issue:           ACCESSORY BUILDING & HOME OCCUPATION  
REGULATIONS  
                              ZONE TEXT AMENDMENT**

**File No:            ZTA-2014.03  
Applicant:        City of South Jordan**

Planner Jake Warner reviewed background information on this item.

Commissioner Haymore said what are the reasons for increasing the setbacks when the building becomes occupied?

Planner Jake Warner said it changes the use in that area. When you have a 6’ fence and a neighbor that has traditionally had privacy in their backyard and you put occupiable able space on a second floor of a structure, it impacts the privacy that the neighbor will have in the backyard.

Chairman Naylor opened the Public Hearing to comments. There was no public present to comment. He closed the Public Hearing.

Commissioner Haymore said are there other buildings besides this one that have caused some concern, or is this single building the catalyst for all of this change?

Assistant Attorney Ryan Loose said staff has had concern about big buildings in the past, this is the second or third one since I have been with the City, but there are numerous other ones that staff is concerned about.

Planner Jake Warner said often times when a larger building like this gets built staff will get calls from concerned neighbors. There have been times when maybe not intentionally someone has built a structure that is too tall, or haven’t gotten a building permit, so residents do have some concerns when these larger buildings are built. This structure could be built under the proposed revisions, but the setbacks would be greater and it would require additional review by the Planning Commission.

Commissioner Haymore said my other question is about the Home Occupation Business License changes. Frankly I am really glad to see that one being updated, so regarding the justification for

limiting businesses to “only office uses in accessory buildings” could you talk me through why we are saying “office only” because inside the home it doesn’t have to be an “office only business.”

Planner Jake Warner said staff is a little nervous to open this up because it traditionally hasn’t been allowed. We are concerned about the impact of a potential home occupation like an accessory living unit because it changes the nature of the use in the backyard of the home. This may be a first step, but there was some concern on how we would regulate what would go in there, and what would be ok to go in there.

Commissioner Morrissey said what were staff’s thought in the first place regarding opening that up?

Planner Jake Warner said it was largely directed by the City Council to consider it. When we considered the potential impact on the neighbors and office activities that most home offices usually have, there is potential that any home occupation could use an accessory building for their office activities. I think staff was somewhat concerned about the bounds of opening this up, and how to regulate what types of activities could, and could not, be done in an accessory structure.

Commissioner Haymore said if you were to have a home business in the home that we are going to allow, how does it change the nature of the neighborhood if that same business were to move out to an attached building in the backyard?

City Planner Greg Schindler said it will depend on what the business is. If it is a woodworking business and they are doing work in their home until the family goes to seep and then moves it out to an outside building, we don’t know what kind of impact that will have on the neighbors, but we have determined that an office use would not have much of an impact on neighboring properties. If we start allowing retail uses it could impact the neighbors. In the past a business had to be in the home. You could not even use the garage, you could store things in the garage, but we have not allowed them to convert their garage to a place of business.

Commissioner Haymore said my preference would be that if we are concerned about the noise, or worried about the hours of operation, you can easily regulate those things. If I wanted to have a yoga class in my home, I could do that in my living room, but if I wanted to do it in an accessory building I couldn’t do it. When I read statutes and laws, I like to see the issues regulated and not the symptoms created by the issues. I would really like to see this opened up a little bit with a little more flexibility, or maybe look at it case by case. If we are going to amend this I would really like some flexibility built in to it so that some of these things can be done in the house can be done in the backyard.

City Planner Greg Schindler said that might be good as a conditional use because we can identify any detrimental effects before-hand, and then the Planning Commission would have the opportunity to review them and determine any detrimental effects.

Planner Jake Warner said I forgot to mention that we are also addressing the home occupation regulations. Currently under our ordinance we send out notices to the neighbors by ordinance and if anyone objects for any reason the City is required to deny that Home Occupation and it will need to go through the appeal process. We are also proposing that it not be an automatic denial, it would be something that staff would consider and if it is a valid concern it would go through the review process.

Assistant Attorney Ryan Loose said I love conditional uses because they sound like they have so much power, but remember with a conditional use you need to find a detrimental effect. When we look at these and say we have control because it is conditional, you don't have that much control. You are required to show proof that there is a detrimental effect, and even then you can't just deny it. You have to show that there is nothing you can do to mitigate the detrimental effect. If you want to deny something that you don't think fits, I would not make it a conditional use.

Commissioner Feist said I was thinking with the actual use within the facility, not the setbacks or anything like that.

Assistant Attorney Ryan Loose said it goes to the use also. You need to think like what is most ludicrous thing a person could do in that building, because someone will think it up to do.

Commissioner Haymore said in my opinion, if we as the Planning Commission cannot find a detrimental effect to the neighborhood, why are we regulating it.

Assistant Attorney Ryan Loose said an example on the uses is the gunsmith business. They don't have customers in the house shopping, but they do sell their guns by mail order, and things of that nature. We have seen a lot of those applications come before the Planning Commission. The neighbors always have concerns about the neighbors carrying guns, or the safety of their children. As we all know Utah is an open carry State and I could walk outside with my gun in my hand and as long as I am not threatening anyone I can carry it openly. They want you as the Commission to start regulating it, and that is why I am saying that you need to be very careful with the uses. This is a very conservative approach to start with, you can broaden it, but you are going to get more people objecting.

Commissioner Morrissey said just recently we reviewed an application and there was a concern about the parking and we approved it with an exception to the requirement. Can we do something like that without making it a conditional use?

Chairman Naylor said personally I am comfortable with the Conditional Use standard.

Commissioner Morrissey said that is why I brought up the incident about the parking, because it seemed like we had a lot more control by making an exception, that particular application did not meet the requirements of the code so it was up to our review, and it was our choice whether to make that exception or not.

Assistant Attorney Ryan Loose said I would start by looking at the uses that are allowed.

Chairman Naylor said do we have a list of uses?

Planner Jake Warner said we are starting to review our uses in a little more detail defining and regulating a little bit differently, and we will be coming back to you with some of that. That is part of staffs concern as well. Right now we don't have a lot of control on what a use is. It is not really defined in the code. It is one of a package of things we are working on and are hoping to have it to you by the end of the year.

Commissioner Morrissey said I think we are all in agreement that we would approve everything that is recommended, it's just whether we want to add an the exception that Commissioner Haymore presented.

Commissioner Haymore said I live in a neighborhood that almost every house has one of these large accessory buildings. I have a big accessory building at my home. What they call these in my neighborhood are "RV Garages" and they park their RV and boats in there. It is a heck of a lot better than them parking them in the driveway or the side of the road. I just like the fact that the Planning Commission has some discretion in these cases. I would like it on the records that I think the Planning Commission should liberally consider, and carefully consider that because the alternative is for these big toys to be parked in the driveway or on the street. They look a lot better in a building.

#### **E.2. Potential Action Item – (See IV.E.1)**

**Commissioner Haymore motioned to forward a recommendation to the City Council to approve Ordinance No. 2014-16, amending regulations pertaining to accessory buildings in the Zoning Ordinance (Title 17), specifically chapters 17.24, 17.28, 17.32, 17.36, 17.40, 17.45, 17.46, 17.48, 17.98 of the Municipal Code with the exception that we remove the restriction of (office use only) to say (any use that is allowed in the home by ordinance, be allowed in the accessory building). Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor.**

### **VI. OTHER BUSINESS – NOT PUBLIC HEARINGS**

#### **PRESENTATION ON STAFF RECOMMENDATIONS REGARDING REPEALED ZONES VILLAGE MIXED USE, VILLAGE MIXED RESIDENTIAL, AND RESIDENTIAL MULTI-FAMILY 8**

Planner Jake Warner passed out a copy of the (Repealed Zones Presentation) VMU, VMR R-M-8 to the Planning Commissioners, staff, and the Deputy Recorder.

Commissioner Evans motioned to take a 5 minute recess.

Commissioners returned to meeting.

Planner Jake Warner gave a presentation on (Repealed Zones VMU, VMR, R-M-8)

Commissioner Morrissey said can you explain why the recommended amount of units is (8) per acre.

Planner Jake Warner said (8) gives us the full range that is allowed in the Land Use designation. There may be most areas in the City are medium density, but they may not appropriate for the R-M-8 zone, so the City Council has the discretion to approve any sub-district they feel is appropriate. It gives the City full range of medium density at this time.

Commissioner Morrissey said is that range not being met at this time in some instances?

Planner Jake Warner said it is probably not being met at all, especially if you go with a small lot single family, but because of the lot size requirements, you can't meet the minimum lot size requirements and

get 8 units per acre in that sub-district. Right now it is being used the developer is asking for R-M-8 to really get R-M-6.

Commissioner Feist said if you are in an R-M-8 and they are getting a large development on 30 or 40 acres, does that just mean that you need to have 8 per acre through-out the thing, and they can have 15 per acre over here, and 4 per acre on this half?

Planner Jake Warner said yes that's right.

Commissioner Feist said that is where I think the public is having a real issue. You are telling me that you can't fit that in here, but what I have seen is when the developer says: "we are actually putting high density right next to you" even though it is only R-6. I know that the people who have talked to me say: "that is a real big mistrust."

City Planner Greg Schindler said it can be regulated through a required development agreement or through the zoning when it gets zoned.

Commissioner Morrissey said I think it all goes back to what is the purpose for even opening it up at all.

City Planner Schindler said another way to take care of the issue is to amend the General Plan, and change the medium density to 7 units per acre.

Planner Jake Warner said we feel strongly that there needs to be some flexibility to adjust for the market. We believe in simplifying the zoning ordinances, and protecting the core single family areas of the City.

City Planner Greg Schindler said Planner Warner did a great job putting this presentation together. He did 95% of the work and he did a lot of research and turned out great, he did an excellent job.

## **ADJOURNMENT**

**Commissioner Haymore motioned to adjourn. All Commissioners voted in favor.**

The August 26, 2014 Planning Commission meeting adjourned at 9:35 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

**This is a true and correct copy of the August 26, 2014 Planning Commission meeting minutes, which were approved on September 9, 2014.**

*Anna M. West*

**South Jordan City Recorder**



AUGUST 26, 2014

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Rennald Egbert

2644 W. 12420 S. Riverton, UT 84065

STEVE NEWSOME

2627W 11275 S

Chuck Eike

11567 Jordan Farms Rd.

Melanie Egbert

11323 S 2700 West

Dennis Nelson

9673 Princess Cove

Susan Egbert

11323 S. 2700 W.

Kathleen Farnsworth

9683 Princess Cove

Chris Reese

11253 So. 2580 W. S.J.

Genal Reese

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**Housing Study Findings**  
South Jordan City

August 2014

ZIONS BANK  PUBLIC FINANCE

**Housing Study Scope**

**City**

- Update 2010 General Plan
- Guide housing policies
- Inform uses of RDA housing funds

**State (Affordability)**

- Utah Code  
*"a reasonable opportunity for a variety of housing, including moderate income housing: to meet the needs of people desiring to live there; and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life..." (10-9a-403)*
- Olene Walker Housing Fund

**Federal (Discrimination)**

- Fair Housing Act  
*"eliminating racial and ethnic segregation, illegal physical and other barriers to persons with disabilities and other discriminatory practices in housing."* (Fair Housing Planning Guide, Vol. 1, pg.1-1)

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## Housing Study Analysis & Outline

- Current Population and Demographics
- Current Housing Stock and Inventory
- Population and Household Projections
- Current Affordable Housing Availability and Need
- Current and Projecting Housing Needs for Special Needs Groups
- Affordable Housing Forecasts
- Housing Quality and Conditions
- Regulatory Environment
- Compliance with Housing Laws and Guidelines
- Goals and Recommendations
- Available Financial Tools and Mechanisms
- Summary of: Fair Housing Equity Assessments, Analysis of Impediments, HUD Compliance Review



## Existing Population

Population Assumptions		
2013 Base Dwelling Units	17,396	Assessor's Office
Household Size	3.74 in 2013	ACS 2012
Occupancy Rate	94.1% of All Units	ACS 2012
<b>2013 Occupied Units (Households)</b>	<b>16,365</b>	
<b>2013 Population</b>	<b>61,205</b>	
<b>2024 Occupied Units (Households)</b>	<b>25,650</b>	
<b>2024 Population</b>	<b>91,607</b>	



## Housing Affordability

**Affordable Housing = housing costs which do not exceed 30 of gross monthly income**

Household Income Range	Home Price Range					
	4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
	Low	High	Low	High	Low	High
\$10,000 to \$14,999	\$0	\$24,048	\$0	\$21,870	\$0	19,947
\$15,000 to \$24,999	\$24,052	\$72,152	\$21,875	\$65,619	\$19,951	\$59,849
\$25,000 to \$34,999	\$72,157	\$120,257	\$65,624	\$109,369	\$59,853	\$99,752
\$35,000 to \$49,999	\$120,262	\$192,414	\$109,373	\$174,993	\$99,756	\$159,605
\$50,000 to \$74,999	\$192,419	\$312,677	\$174,997	\$284,366	\$159,609	\$259,361
\$75,000 to \$99,999	\$312,681	\$432,939	\$284,370	\$393,739	\$259,365	\$359,117
\$100,000 to \$149,999	\$432,943	\$673,463	\$393,743	\$612,485	\$359,121	\$558,629
\$150,000 to \$199,999	\$673,467	\$913,987	\$612,489	\$831,231	\$558,633	\$758,140
\$200,000 or more	\$913,992		\$831,235		\$758,144	

Utility assumptions: \$150 for multi-family rental, \$250 for purchased home.



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## Current Stock – SFR, Condo, Townhome

Household Income Range	# of Households in Income Range	Affordable Home Price Range (4% Mortgage)	# of Properties in Value Range
\$10,000 or less	172	\$0	0
\$10,000 to \$14,999	242	\$0 - \$24,048	3
\$15,000 to \$24,999	592	\$24,052 - \$72,152	2
\$25,000 to \$34,999	558	\$72,157 - \$120,257	40
\$35,000 to \$49,999	1,555	\$120,262 - \$192,414	2,018
\$50,000 to \$74,999	3,527	\$192,419 - \$312,677	8,347
\$75,000 to \$99,999	2,859	\$312,681 - \$432,939	4,056
\$100,000 to \$149,999	3,986	\$432,943 - \$673,463	1,044
\$150,000 to \$199,999	1,762	\$673,467 - \$913,987	43
\$200,000 or more	867	\$913,992 or more	26

Source: ZBPF, Salt Lake County Assessor, ACS 2010-2012



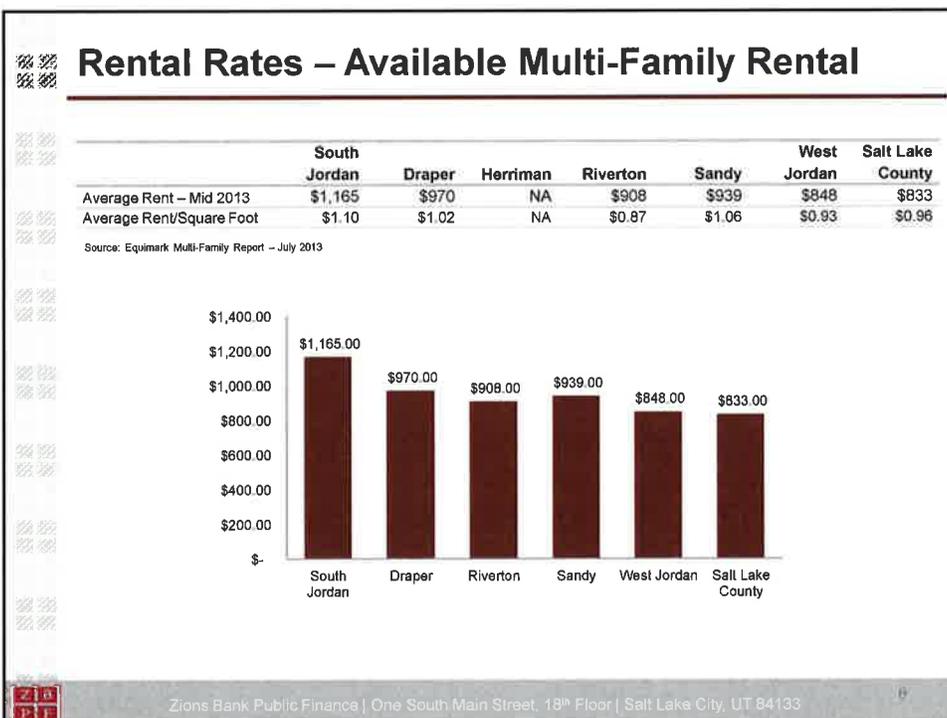
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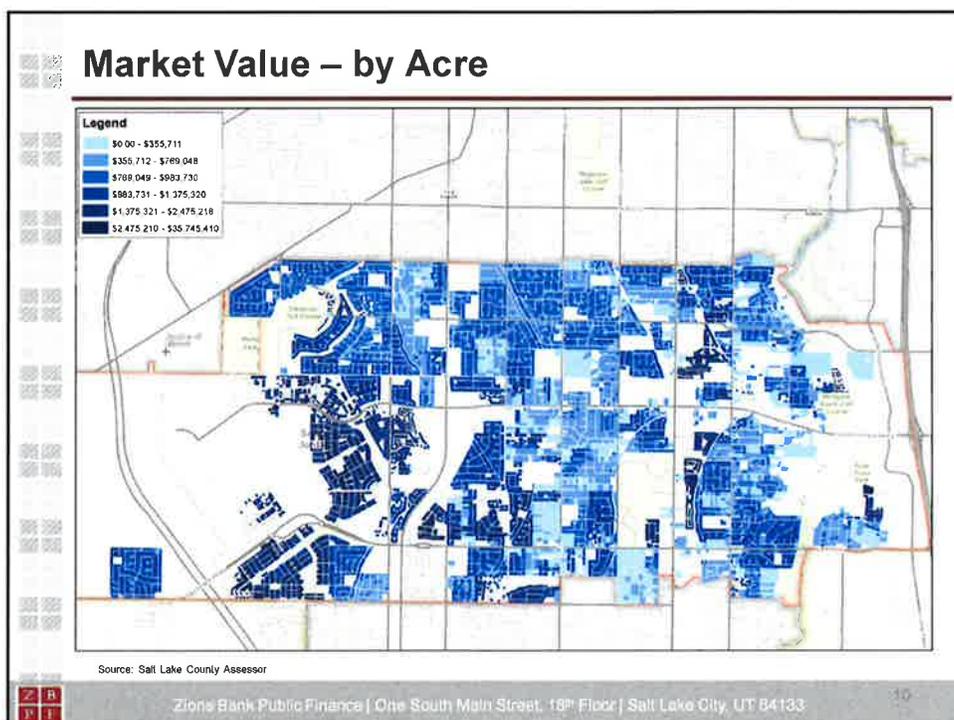
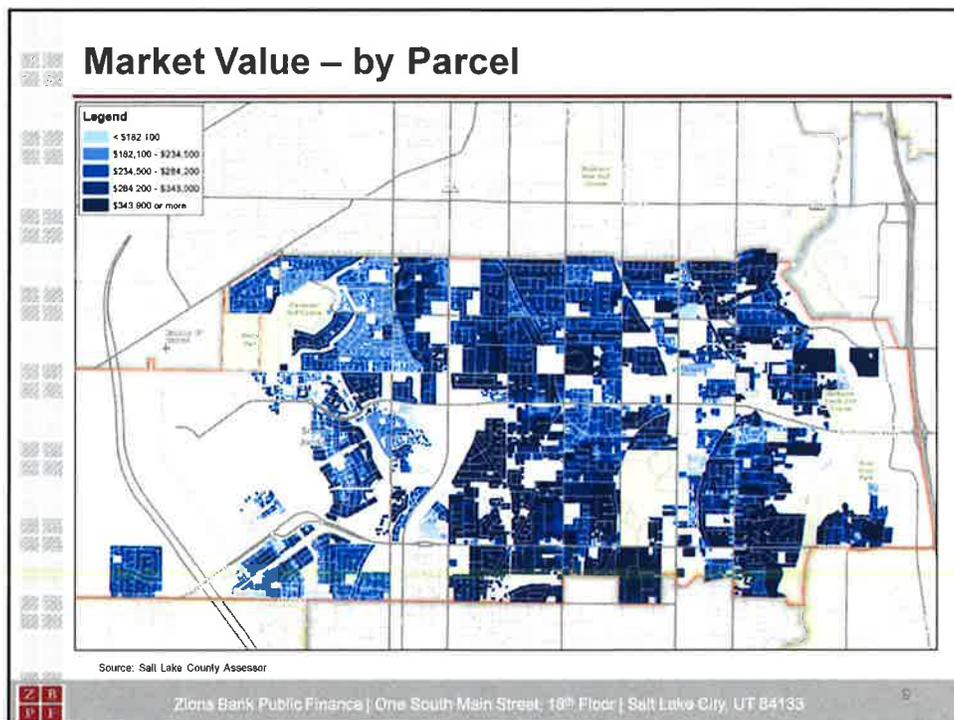
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### Monthly Rental Rates – Available Multi-Family Rental

Household Income	Low	High	Units
\$10,000 to \$14,999	\$0	\$225	0
\$15,000 to \$24,999	\$225	\$475	0
\$25,000 to \$34,999	\$475	\$725	0
\$35,000 to \$49,999	\$725	\$1,100	1,052
\$50,000 to \$74,999	\$1,100	\$1,725	761
\$75,000 to \$99,999	\$1,725	\$2,350	0
\$100,000 to \$149,999	\$2,350	\$3,600	0
\$150,000 to \$199,999	\$3,600	\$4,850	0
\$200,000 or more	\$4,850	-	0

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## Moderate Income Housing

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**Moderate Income = household income below  
80% of the area median income**

FY2014 HUD Area Median Income (AMI): \$68,700  
Moderate Income (80%) = \$54,960

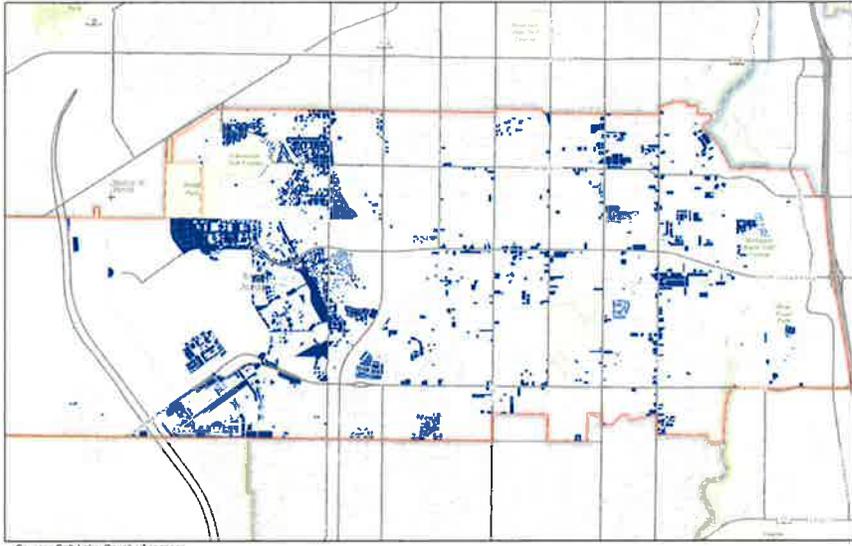
<b>Total Housing Units</b>	17,396
<b>Moderate Income Housing Units</b>	
SFR/Condo/PUD/Duplex Units	3,710
Multi-Family Units	1,547
<b>Total Affordable Units</b>	<b>5,257</b>
<b>Percent Affordable at 80% AMI</b>	<b>30.2%</b>



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## Units Affordable to Purchase at 80% AMI

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Source: Salt Lake County Assessor



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## Low-Moderate Income Levels

FY2014 HUD Area Median Income (AMI): \$68,700

	30% of AMI "Very Low"	50% of AMI "Low"	80% of AMI "Moderate"
Targeted Income Group Thresholds	\$20,610	\$34,350	\$54,960

	30% of AMI	50% of AMI	80% of AMI
Monthly Housing Allowance (including utilities)	\$515	\$858	\$1,374
Monthly Housing Payment Allowance (\$150 in utilities)	\$365	\$708	\$1,224



## Home Ownership Affordability – LMIs

Targeted Income Group	Household Income Range	Home Price Range					
		4 Percent Mortgage		5 Percent Mortgage		6 Percent Mortgage	
		Low	High	Low	High	Low	High
< 30% of AMI	< \$20,610	\$0	\$51,039	\$0	\$46,418	\$0	\$42,336
30% to 50% of AMI	\$20,610 - \$34,350	\$51,039	\$117,135	\$46,418	\$106,529	\$42,336	\$97,162
50% to 80% of AMI	\$34,350 - \$54,960	\$117,135	\$216,279	\$106,529	\$196,697	\$97,162	\$179,401



## South Jordan LMI Households

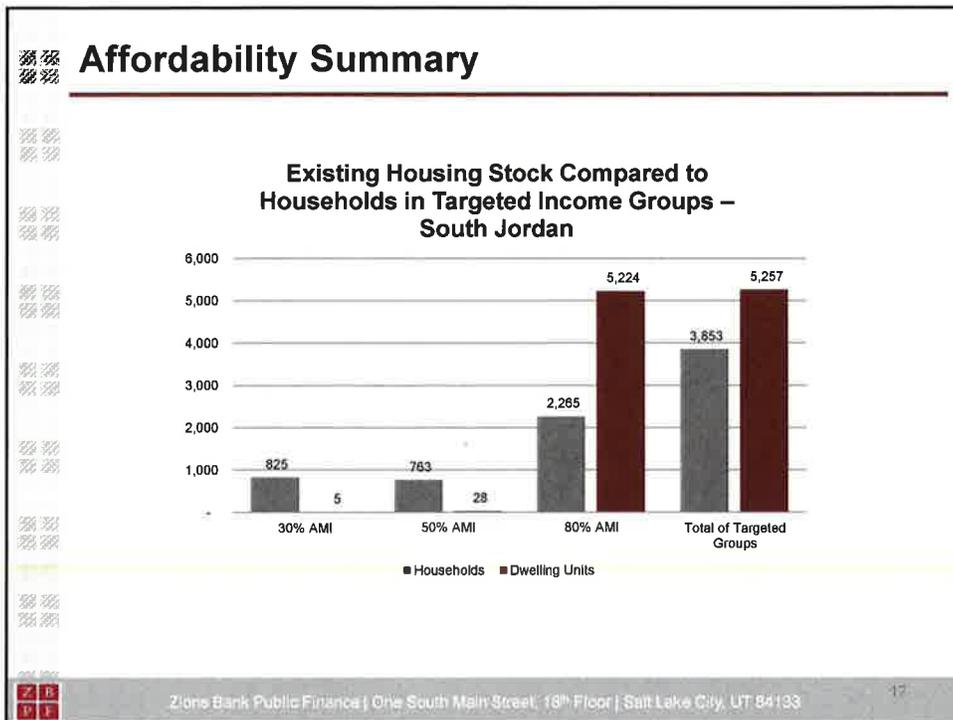
Household Income Level	Income Range	Estimated Number of Households	Percent of Households	Cumulative Total	% Cumulative Total
< 30% of AMI	< \$20,610	823	5.03%	823	5.03%
30% to 50% of AMI	\$20,610 - \$34,350	763	4.66%	1,586	9.69%
50% to 80% of AMI	\$34,350 - \$54,960	2,265	13.84%	3,851	23.53%



## Affordability Summary

	< 30% of AMI	30% to 50% of AMI	50% to 80% of AMI	Total
Income Range	< \$20,610	\$20,610 - \$34,350	\$34,350 - \$54,960	-
Monthly Housing Allowance (Less Utilities)	\$365	\$708	\$1,224	-
Affordable Home Price Range (4% Mortgage)	\$0 - \$51,039	\$51,039 - \$117,135	\$117,135 - \$216,279	-
Number of SJ Households/ Number of Units Needed by Income Group	825	763	2,265	3,853
Number of Affordable SJ SFR/Condo/TH units (Regardless of Current Rental Status)	5	28	3,677	3,710
Number of Affordable SJ Multi-Family Rental Units (Includes Centrally-Rented TH Complexes)	None	None	1,547	1,547
Total Existing Supply	5	28	5,224	5,257
<b>Number of Units Needed for Current South Jordan Households</b>	<b>815</b>	<b>735</b>	<b>2,959 Excess</b>	<b>1,404 Excess</b>





### Projected Affordability

Targeted Income Group	2013		2019		2024	
	Households	Available Units	Projected Households	Projected Available Units	Projected Households	Projected Available Units
< 30% of AMI	823	5	1,078	7	1,290	9
30% to 50% of AMI	763	28	999	48	1,195	58
50% to 80% of AMI	2,265	5,224	2,966	5,425	3,550	6,493

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## 80% LMI Demand Countywide

43.1 percent of households in Salt Lake County make less than \$50,000, compared to 19.4 percent of households in South Jordan.

Income Category	South Jordan	South Jordan Cumulative	Salt Lake County	Salt Lake County Cumulative
Less than \$10,000	1.10%	1.10%	5.40%	5.40%
\$10,000 to \$14,999	1.50%	2.60%	4.20%	9.60%
\$15,000 to \$24,999	3.70%	6.30%	9.40%	19.00%
\$25,000 to \$34,999	3.50%	9.80%	9.60%	28.60%
\$35,000 to \$49,999	9.60%	19.40%	14.50%	43.10%
\$50,000 to \$74,999	21.90%	41.30%	22.00%	65.10%
\$75,000 to \$99,999	17.70%	59.00%	13.90%	79.00%
\$100,000 to \$149,000	24.70%	83.70%	13.60%	92.60%
\$150,000 to \$199,999	10.90%	94.60%	4.00%	96.60%
\$200,000 or more	5.40%	100.00%	3.40%	100.00%

Source: ACS 2010-2012



## Affordability Summary – County-wide Perspective

### Needs and Availability of Affordable Units, Definitions:

- Olene Walker – based on units and households within City only
- State Code – reasonable opportunity for people desiring to live there – more regional

	< 30% of AMI	30% to 50% of AMI	50% to 80% of AMI	Total
Number of South Jordan Households	825	763	2,265	3,853
SJ Proportionate Ratio Based on County-Wide Income Distribution	2,281	2,318	2,919	7,518
<b>Difference Between County Proportion and South Jordan Actual Households</b>	<b>1,456</b>	<b>1,555</b>	<b>654</b>	<b>3,665</b>
Total Affordable Units in SJ	5	28	5,224	5,257
Units that would meet County Proportions	2,276	2,290	2,305 Excess	2,261



## Dwelling Units by Market Value\*

Single-Family Home Value	South Jordan	Draper	Herriman	Riverton	Sandy	West Jordan	Salt Lake County
<\$100,000	0.0%	0.0%	0.1%	0.2%	0.1%	2.0%	4.1%
\$100,000 - \$124,999	0.4%	0.1%	0.6%	0.8%	2.0%	7.6%	11.9%
\$125,000 - \$139,999	1.9%	0.5%	4.2%	2.7%	3.7%	15.6%	19.6%
\$140,000 - \$149,999	2.6%	3.7%	5.6%	3.8%	4.9%	22.3%	25.0%
\$150,000 - \$159,999	3.9%	5.7%	6.9%	5.1%	6.4%	30.0%	30.2%
\$160,000 - \$169,999	6.0%	6.7%	8.5%	9.1%	9.7%	38.1%	35.5%
\$170,000 - \$179,999	9.1%	9.6%	11.4%	15.0%	14.7%	45.2%	40.7%
\$180,000 - \$189,999	12.3%	12.2%	14.2%	22.1%	20.9%	51.6%	45.5%
\$190,000 - \$199,999	16.5%	15.2%	19.5%	30.2%	28.9%	57.9%	50.5%
\$200,000 - \$219,999	25.5%	21.5%	32.6%	44.5%	44.5%	71.1%	59.6%
\$220,000 - \$239,999	34.9%	27.5%	46.2%	55.5%	58.4%	82.1%	67.2%
\$240,000 - \$259,999	44.2%	33.5%	58.3%	64.2%	65.6%	89.3%	73.0%
\$260,000 - \$279,999	53.2%	39.4%	68.0%	71.8%	71.8%	93.5%	77.5%
\$280,000 - \$299,999	61.5%	44.9%	75.5%	78.8%	78.3%	95.9%	81.1%
\$300,000 - \$324,999	71.1%	51.7%	82.6%	86.3%	80.7%	97.7%	84.7%
\$325,000 - \$349,999	79.0%	58.3%	87.5%	91.3%	84.4%	98.8%	87.6%
\$350,000 - \$374,999	84.4%	64.5%	91.3%	94.6%	87.4%	99.3%	89.8%
\$375,000 - \$399,999	88.7%	69.7%	94.1%	96.6%	89.8%	99.5%	91.5%
\$400,000 - \$424,999	92.0%	74.7%	95.9%	97.7%	91.8%	99.6%	92.9%
\$425,000 - \$449,999	94.6%	79.2%	97.2%	98.5%	93.4%	99.7%	94.0%
\$450,000 - \$474,999	96.5%	82.5%	98.1%	98.9%	94.6%	99.7%	94.9%
\$475,000 - \$499,999	97.5%	85.3%	98.7%	99.1%	95.6%	99.8%	95.7%
\$500,000 - \$599,999	99.2%	92.3%	99.7%	99.6%	97.7%	99.9%	97.5%
\$600,000 - \$699,999	99.6%	95.6%	99.8%	99.8%	98.7%	99.9%	98.5%
\$700,000+	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Salt Lake County Assessor; \*does not include multi-family units

## Housing Study Goals and Recommendations

### Goal 1: Encourage Development of Affordable Housing, Focusing at Transit Sites and Significant Transportation Corridors

- *Responsible Parties:* City Administration, Community Development, Planning Department and Planning Commission, Redevelopment Agency, Daybreak developers
- *Timeline:* 1-10 years

#### Action Items:

1. Identify TOD Sites and create CDAs at each site if needed. The map below (see Housing Study document) identifies transit sites in and near the City and the areas that could foster TODs. The two TRAX stops in the northwest of the City are not currently in RDA zones.
2. Identify affordable housing development sites along major transportation corridors with access to current bus routes.
3. Provide financial assistance and tools to developers to encourage affordable housing at TOD sites, when appropriate. Using the mechanisms detailed in this study, partner with multi-family developers to reduce development costs or incentivize builders to provide affordable units.
4. Engage community partners in attracting affordable development.
5. Assist low-income families to purchase affordable units at TOD or bus route sites through a revolving loan fund with down-payment assistance and interest rate buy-downs (or deferred payment loans).
6. Waive fees to reduce construction and maintenance costs, allowing lower rental fees to be more feasible.

## Housing Study Goals and Recommendations

### Goal 2: Encourage Energy Efficient Housing that Reduces Resident Costs

- *Responsible Parties:* City Planning and Planning Commission, Community Development, Developers
- *Timeline:* 1-15 years

#### Action Items:

1. Provide incentives for green building, such as grants or loan assistance, to builders and developers on affordable housing projects.
2. Educate homebuilders on federal and state tax credits for energy efficient building.
3. Provide zero interest deferred payment loans for down payments to low-income households seeking an efficient home.
4. Provide loans to multi-family developments to install green features, such as water saving features or solar panels. These developments can use these features as a marketing tool and use the saved energy costs to pay back the loan.
5. Waive City fees in return for using green building practices.



## Housing Study Goals and Recommendations

### Goal 3: Support Housing Needs for Special Needs Residents

- *Responsible Parties:* City Planning, City Council, Community Development
- *Timeline:* Ongoing

#### Action Items:

1. Maintain CDBG grants to special needs agencies, such as South Valley Sanctuary and ASSIST.
2. Become involved with the County's HOME Consortium.
3. Continue to encourage the development of affordable senior housing, especially as this is a fast growing population in the City with high needs for affordable housing.
4. If a revolving loan fund is developed with RDA funds, include provisions for disability housing and accessibility modifications.



## Housing Study Goals and Recommendations

### Goal 4: Eliminate Barriers to Affordable and Fair Housing

- *Responsible Parties:* City Administration, City Council, Planning Department, Community Development, Disability Law Center
- *Timeline:* 1-15 years

#### Action Items:

1. Review zoning ordinances to re-examine role of mixed-use and high-density zoning in the City.
2. Examine low-density affordable options and availability, including voucher programs and other possible uses of RDA funding.
3. Provide translation services for City housing assistance and public notices, in addition to special needs accommodations.
4. Provide housing education to low income and protected class families.
5. Use RDA funds to provide advocacy and assistance to minority families to reduce denial rates. One of the most frequent reasons for denials to minority families in the loan approval process.
6. Cooperate with regional partners in addressing discrimination issues.
7. Provide education to landlords regarding fair housing laws and regulations, especially for single-family and accessory rental units.



## Housing Study Goals and Recommendations

### Goal 5: Work with UTA to Improve and Increase Bus Routes

- *Responsible Parties:* City Planning, Administration, and Community Development Departments, UTA
- *Timeline:* 1-5 years

#### Action Items:

1. Work with UTA to add more bus routes, especially between TRAX and FrontRunner.
2. Work with UTA to promote access to commercial and residential nodes.
3. Work with UTA to continue to develop the Circulator study and system.



## Housing Study Goals and Recommendations

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### **Goal 6: Maintain Existing Housing Stock Appeal and Quality**

- *Responsible Parties:* City Planning, Public Works, Code Enforcement, Residents
- *Timeline:* Continuous

*Action Items:*

1. Maintain design and maintenance standards outlined in the General Plan
2. Ensure new development is cohesive and integrative to its community



**REPEALED ZONES  
PRESENTATION:  
VMU, VMR, R-M-8**

August 5,  
2014

**REPEALED ZONES**

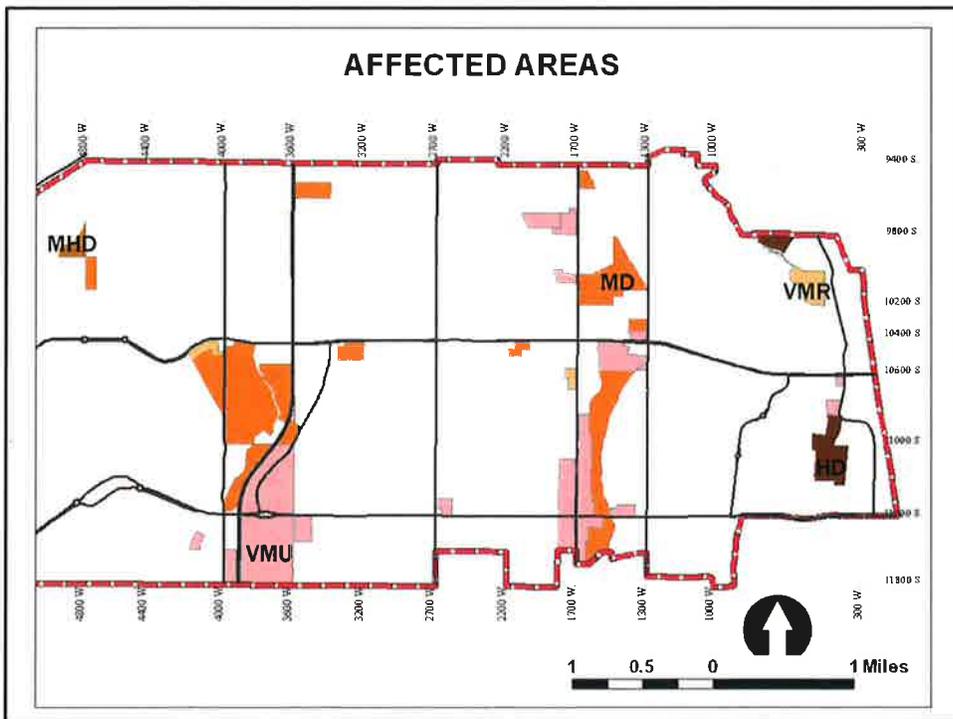
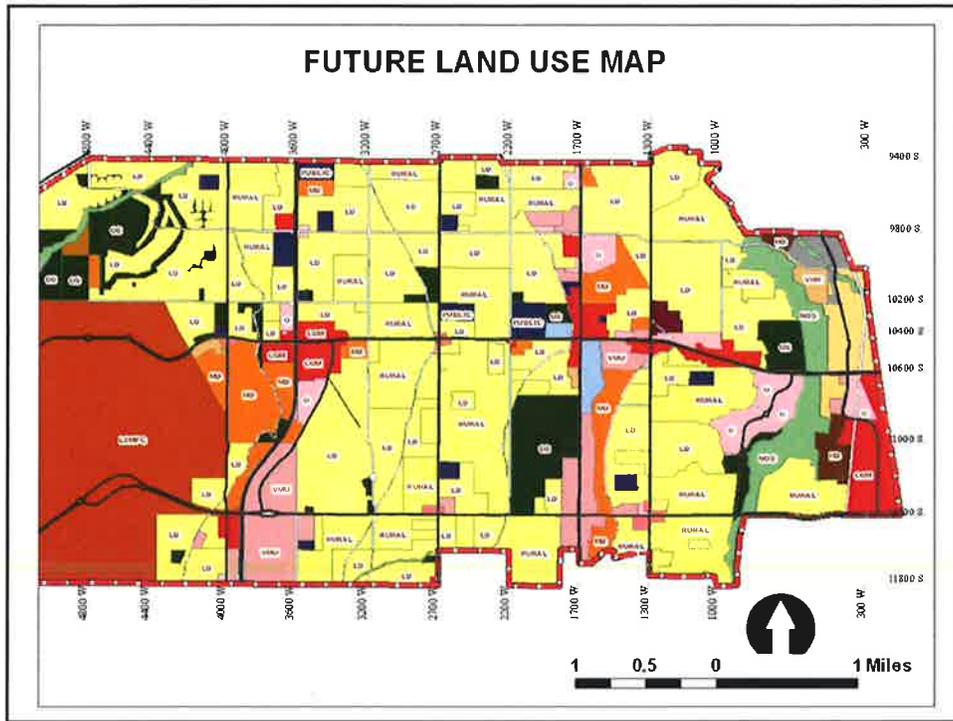
- **Village Mixed Use**
  - A sub-district of the Mixed Use (MU) Zone
  - Zoning Designation: MU-V
  - Land Use Designation: VMU
- **Village Mixed Residential**
  - Zoning Designation: VMR
  - Land Use Designation: VMR
- **Residential Multi-Family (8 units/acre)**
  - A sub-district of the Residential Multi-Family (R-M) Zone
  - Zoning Designation: R-M-8
  - Land Use Designation: MD

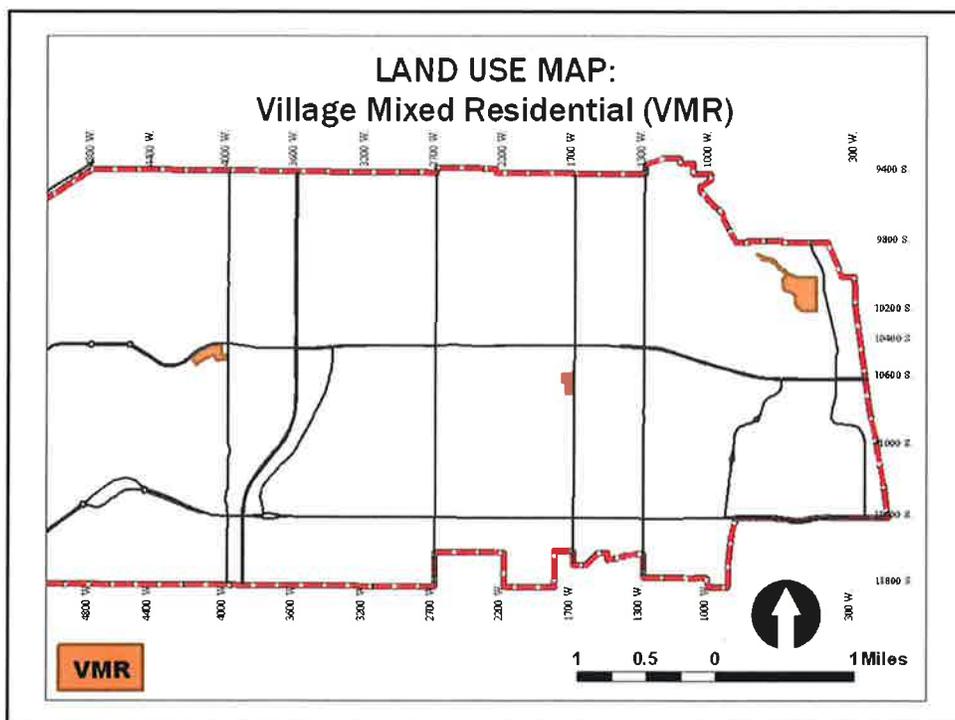
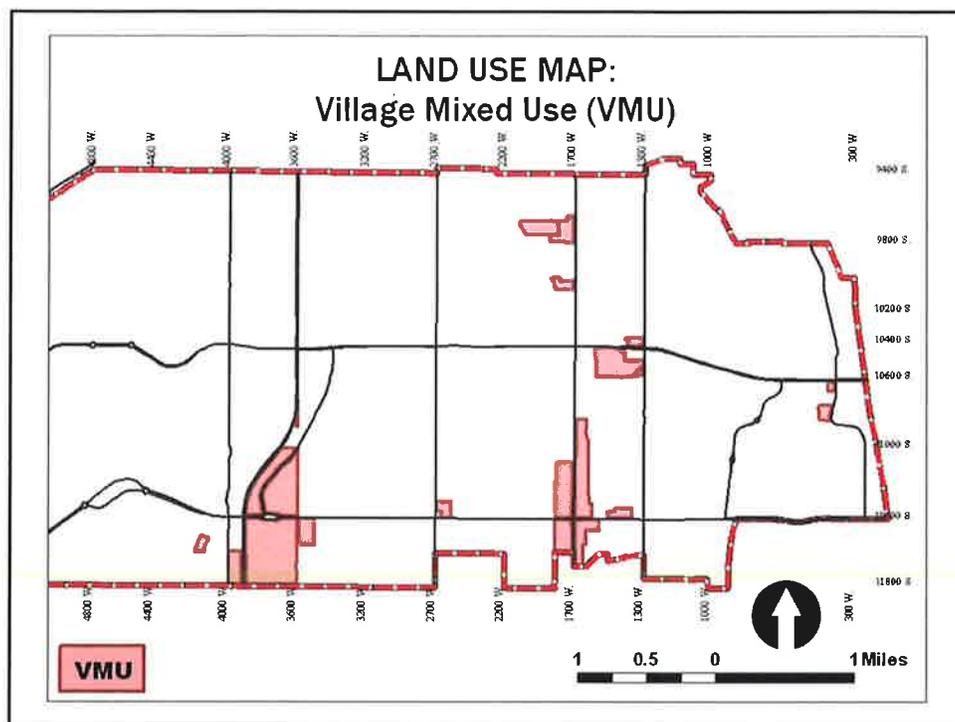
## FORMULATING A RECOMMENDATION

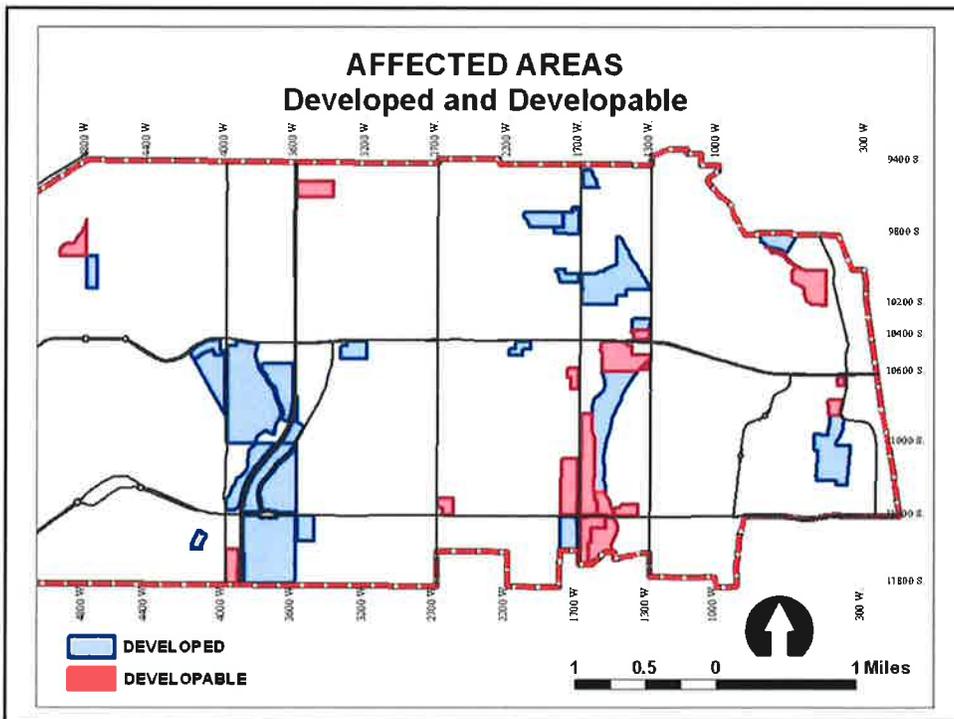
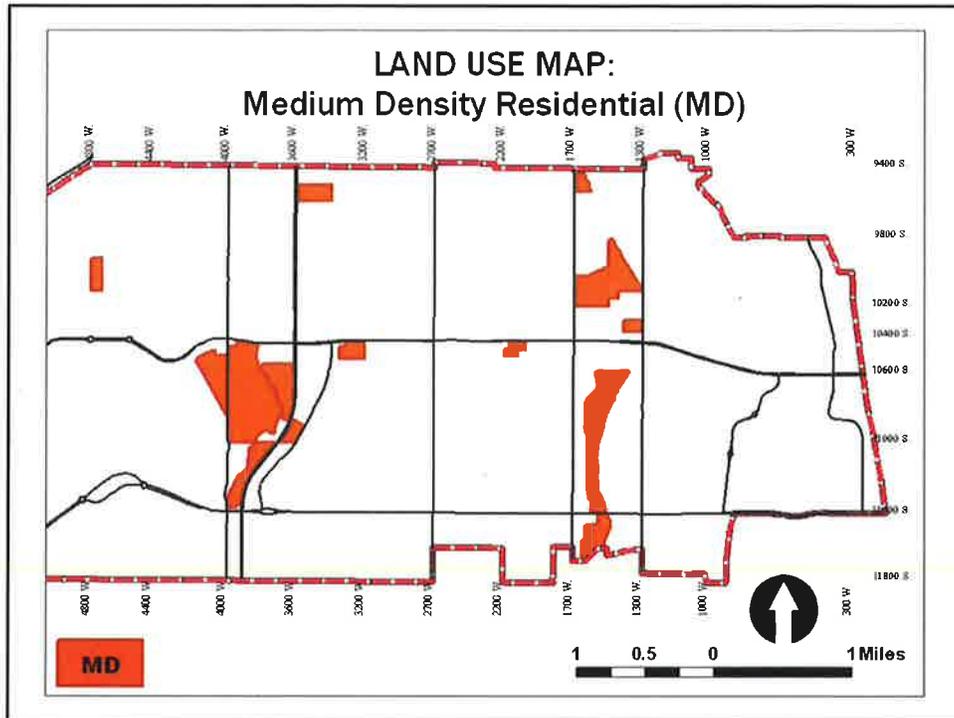
- **Sought to understand applicable input**
  - Public comments
  - Comments from elected officials
  - Meetings with staff and stakeholders
- **Analyzed the Future Land Use Map**
- **Reviewed the Zoning Ordinance**
- **Considered other information**
  - Wasatch Choices 2040
  - 2010 General Plan & Housing Plan
  - State & Federal Code

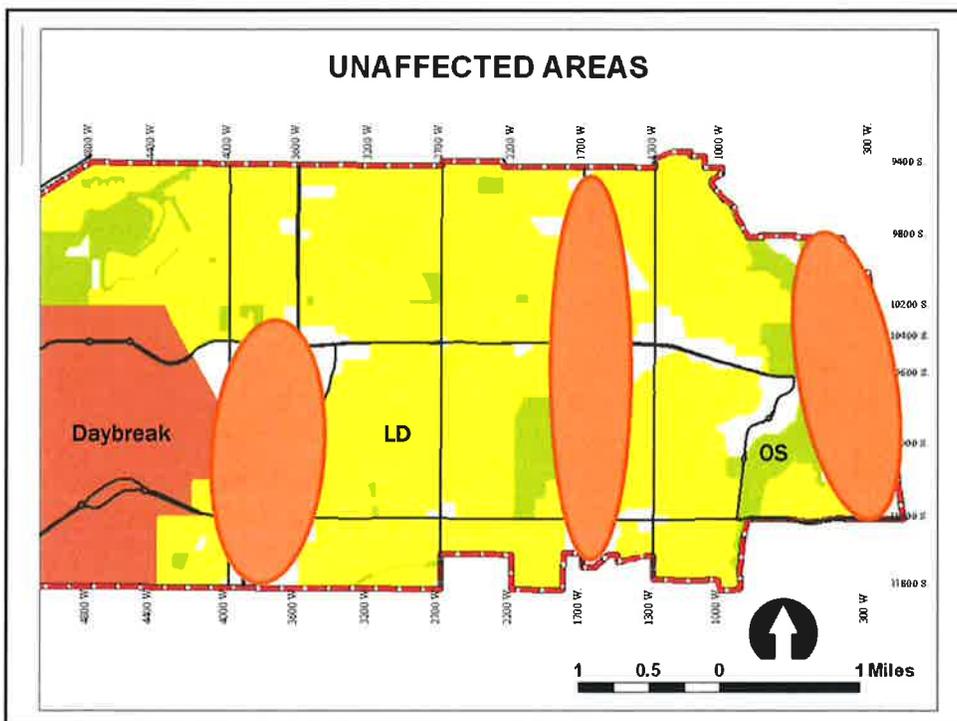
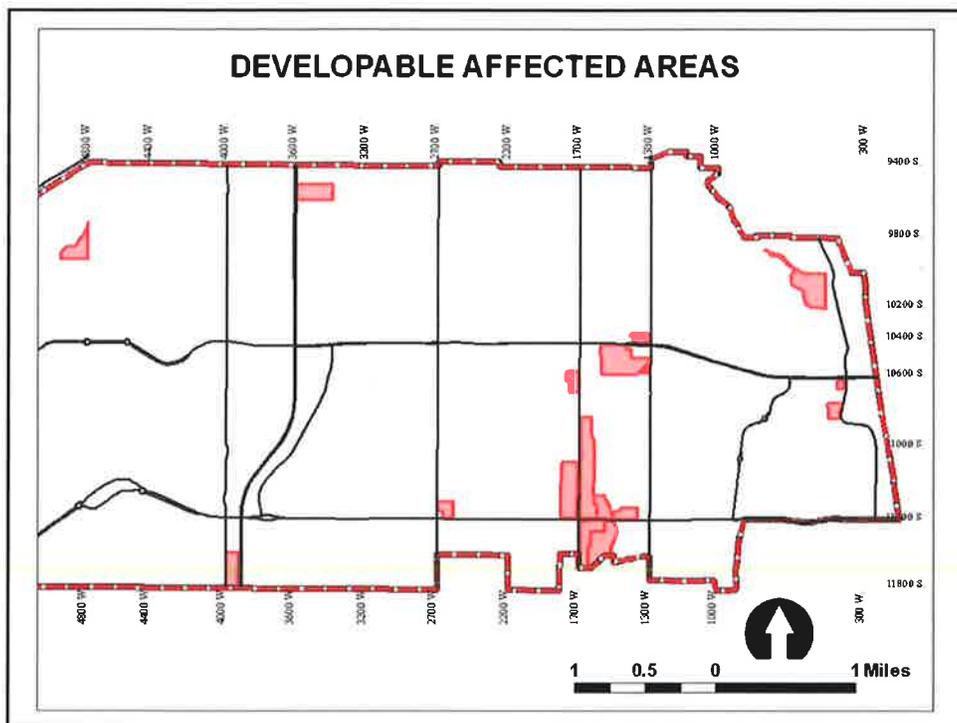
## WHAT ARE THE ISSUES? WHY WERE THE ZONES REPEALED?

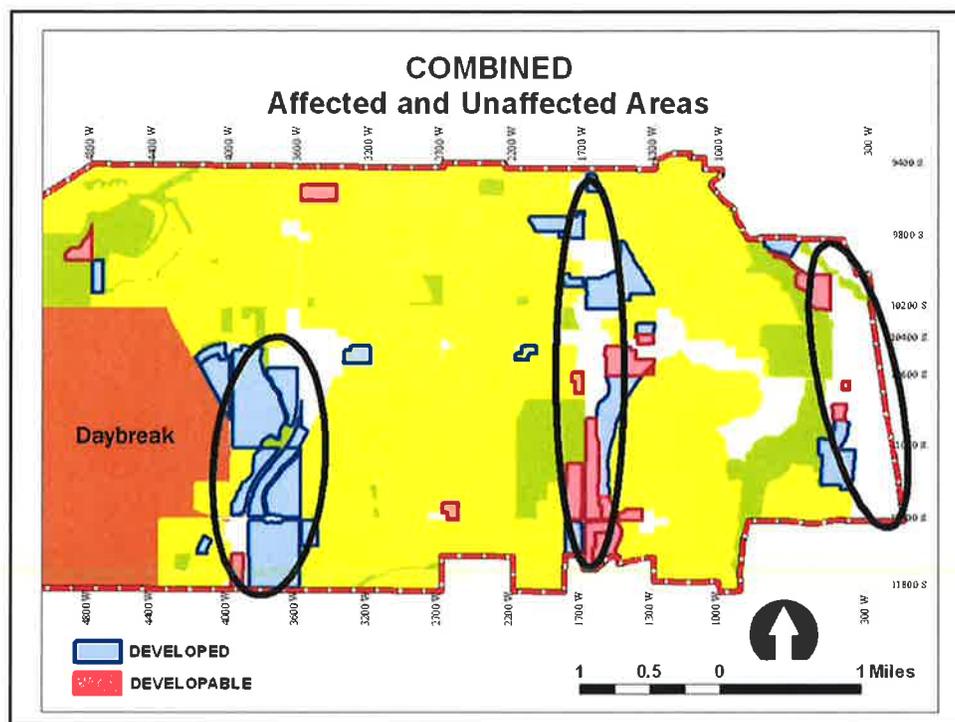
- **Opposition to high density development**
  - Location
  - Impact on existing single-family
  - Loss of commercial property
- **Uncertainty/confusion – Lack of specificity within the zones**
  - Density
  - Open space
  - Height
  - Transition/buffer











## ZONING ANALYSIS: FACTS & FINDINGS

- Basic structure of the City's original zoning ordinance (1978) still in place.
- 29 remaining zoning designations.
- 24 of 29 allow residential.
- All 29 allow some mixed use.
- Approximately 300 uses listed for the 29 zoning designations.
- Zoning designations specific to each of the three main corridor areas identified.
- Higher density zones/sub-districts often requested due to lot size requirements.

## OTHER INFORMATION

### ■ Wasatch Choices 2040

- Population expected to nearly double in 30 years (2.1 to 3.5 million).

### ■ 2010 General Plan & Housing Plan

- Supports accommodating some future growth through diverse housing and increased land use intensity in nodes and corridors.
- The City's population is forecasted to be approximately 100,000 in 30 years.

## WHAT TO DO WITH THE REPEALED VMU, R-M-8, AND VMR?

### RECOMMENDATION:

- **VMU & VMR Zones stay repealed & the R-M-8 Zone is reinstated.**
  - VMU & VMR is removed from the Land Use Map
  - The Redwood Road and R-M Zones, with revisions to better utilize existing tools and structure, replace VMU and VMR.
  - Simplify and define allowed uses, and regulate uses by scale of activity.
  - Clarify development & design standards (i.e.-density, open space, parking).
  - Adopt additional requirements for impact controls.

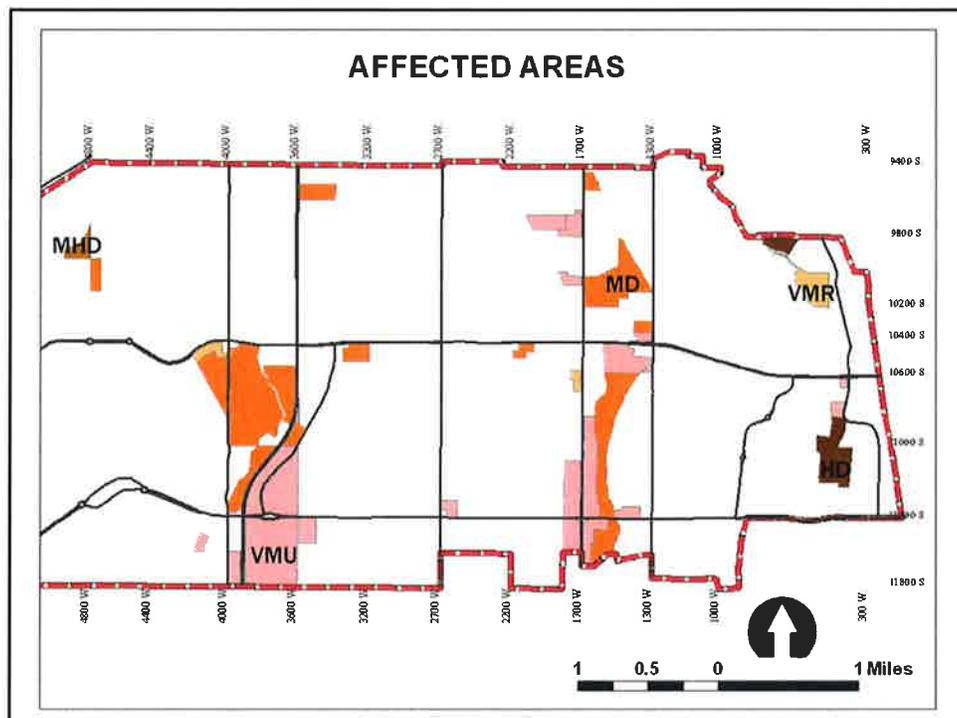
## BASICS

### 1. Amend the Future Land Use Map

- Remove & Replace the VMR and VMU designations
- Replace MD & MHD as appropriate

### 2. Revise applicable zones

- Redwood Road Zone
- Residential-Multi-family (RM) Zone



## REVISE APPLICABLE ZONES

### ■ Redwood Road Mixed Use Zone

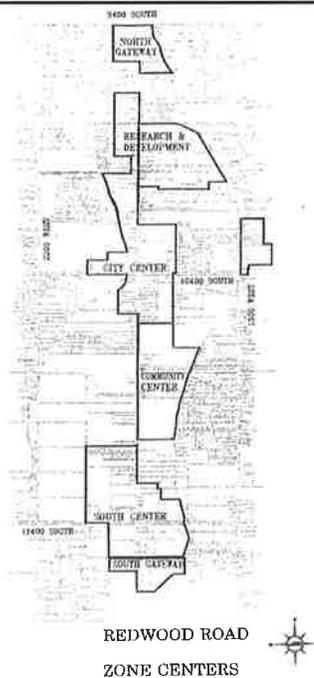
- Existing Tools:
  - Sub-districts
  - Permitted & Conditional Uses
  - Performance Development
  - Development Agreements



## REDWOOD ROAD ZONE SUB-DISTRICTS

### ■ Current Sub-districts

- North Gateway
- Research & Development
- City Center
- Historic
- Community Center
- South Center
- South Gateway



REDWOOD ROAD MIXED USE ZONE		North Gate	R & D	City Center	Historic	Comm. Center	South Center	South Gate
<b>USES BY SUB-DISTRICT</b> <ul style="list-style-type: none"> <li>■ Residential</li> <li>■ Industrial</li> <li>■ Public</li> <li>■ Accessory</li> <li>■ Other</li> </ul>	<b>RESIDENTIAL</b>							
	Residential PUD or condominium with attached or detached single-family dwellings, not stacked, maximum five (5) units per acre, project minimum twenty (20) acres		C					
	Residential PUD or condominium with attached or detached single-family dwellings, not stacked, maximum eight (8) units per acre, project minimum five (5) acres, maximum ten (10) acres total in the zone		C					
	Residential PUD or condominium with attached or detached single-family dwellings, not stacked, maximum eight (8) units per acre, minimum ten (10) acres					C		
	Second or third story residential use above office or retail use on main level			C	C	C	C	
	Single-family	P						
	Assisted living centers, maximum two (2) stories			C				
	<b>INDUSTRIAL/MANUFACTURING/WHOLESALE</b>							
	High tech light manufacturing, warehousing, and distribution		C					
	Research and development facilities		P					
	Self-storage facilities, maximum total of three (3) acres in the MU-City Zone			C				
	Self-storage facilities, maximum total of three (3) acres in the MU-South zone						C	
	<b>PUBLIC/INSTITUTIONAL/CIVIC</b>							
	Active parks, recreation facilities	C		C	C	C	C	C
	Buildings for religious activities			C		C		
Cultural facilities			C	C	P	C		
Passive parks	C		C	C	C	C	C	
Public or quasi-public facilities	C	C	C	C	C	C	C	
Schools	C		C	C	C			
<b>ACCESSORY</b>								
Drive-through facilities for allowed uses			C					
Drive-through service					C	C		
<b>OTHER</b>								
Project smaller than five (5) acres		C	C	C	C	C	C	
Project smaller than five (5) acres, except residential PUD or condominium	C							

REDWOOD ROAD MIXED USE ZONE		North Gate	R & D	City Center	Historic	Comm. Center	South Center	South Gate
<b>USES BY SUB-DISTRICT</b> <ul style="list-style-type: none"> <li>■ Commercial</li> </ul>	<b>COMMERCIAL</b>							
	Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-City zone (no outside storage of parts, supplies, equipment or damaged vehicles)			C				
	Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-South zone (no outside storage of parts, supplies, equipment or damaged vehicles)						C	
	Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment)			C			C	
	Banks, credit unions, financial institutions			C			C	
	Bed and breakfast inn			C				
	Bed and breakfast lodging				P		C	
	Business services			C			C	
	Care centers, maximum two (2) stories			C				
	Educational and training activities			C			C	
	Entertainment, amusement			C			C	
	Equipment and appliance light repairs and service enclosed within a building			C			C	
	Fast food with no eating accommodations			C			C	
	Gas station, convenience stores			C			C	
	Group daycare	C	C			C		C
	Group daycare center			C			C	
	Health, beauty and fitness services			P		C	P	
	Laundry			C			C	
	Lumber, building materials and landscaping retail sales yards			C			C	
	Medical or dental office	C				C		
	Minor business services				C			
	Minor retail uses				P			
	Office or commercial PUD or condominium						C	C
	Office or commercial PUD or condominium, minimum five (5) acres	C		C	C	C		
	Office PUD or condominium, minimum five (5) acres		C					
	Office service	C	P	C	C	P	C	P
	Offices with customers on the premises		C	P			P	
	Pharmacy			C			C	
	Restaurants			C	P	P	P	
	Retail business					P		
Retail uses			P			P		

## PERFORMANCE DEVELOPMENT

**“Performance Development shall be defined as any development in the MU zones which is exempted from certain land use and development requirements but which demonstrates superior design and function.”**

(Municipal Code 17.54.045(A))



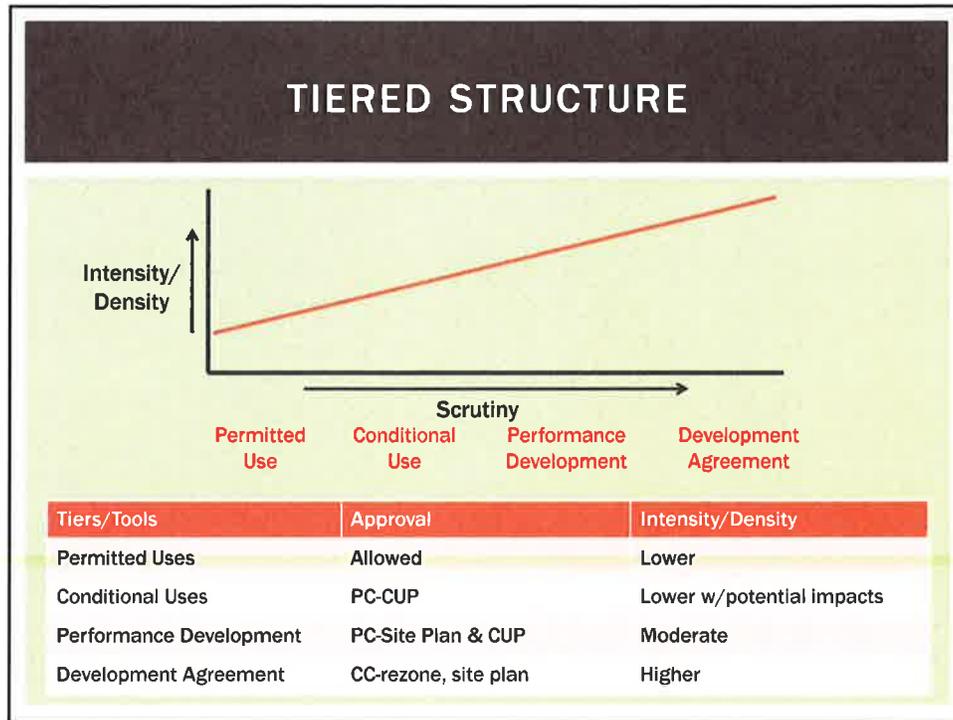
### Current Requirements:

- Minimum five (5) acre area
- Conditional Use Permit
- Proposed upgrades clearly exceed zone expectations
- Nonretail uses are supportive of retail uses
- Residential use with integrated “village” style design
- Office use as a mixed use component

## PART 2: REVISE APPLICABLE ZONES

### ■ Redwood Road Mixed Use Zone

- Proposed revisions:
  - Evaluate existing sub-districts (number, location, uses)
  - Protect prime commercial areas by limitations on other uses
  - Clarify tiered structure – increased scrutiny for increased intensity/density
    - Incorporate some VMU design elements with clear standards
    - More specific criteria and allowances for Performance Development
    - Implement Council approval and flexibility (Development Agreement) for large, character changing projects



## PART 2: REVISE APPLICABLE ZONES

- **R-M Zone**
  - Proposed Revisions:
    - Implement impact controls
    - Reinstate the R-M-8 Sub-district
    - Revise lot sizes to reflect allowed density
    - Infill along arterials

## RECOMMENDATION

- **VMU & VMR Zones to stay repealed & reinstate R-M-8 Zone.**
  - VMU & VMR is removed from the Land Use Map
  - Work within remaining zones (specifically the Redwood Road and R-M Zones), with revisions to better utilize existing tools and structure.
  - Simplify and define allowed uses, and regulate uses by scale of activity.
  - Clarify development & design standards (i.e.-density, open space, parking).
  - Adopt additional requirements for impact controls.

## OUTCOMES?

- Restrict higher intense uses to major corridors
- Restore certainty and confidence in land use process
- Allow limited flexibility to adjust to market
- Simplify the zoning ordinance
- Protect the core single-family areas and mitigate impacts at the edges
- Promote & support retail in prime locations
- Preserve a balance between private property rights and the public interest.

## CITY COUNCIL FEEDBACK

- **Proposed Recommendations**
- **Public Outreach?**
  - Meet with affected property owners
  - Public open house or published online for public review and comment
  - Public Hearings - Planning Commission & City Council
- **Performance Development in other zones?**
  - Zones: C-C, C-F, P-0

