

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF MEMO

MEETING DATE: FEBRUARY 11, 2025

FILE OVERVIEW

Item Name	Moderate Income Housing Plan Update
Address	1600 West Towne Center Dr.
File Number	Resolution R2025-02
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

Utah Code [§ 10-9a-403](#) and [§10-9a-408](#) requires cities to have a Moderate Income Housing Plan. State requirements also include an annual update to the plan's implementation strategies that are submitted to the Utah Department of Workforce Services (DWS). To comply with these requirements, South Jordan adopted the current moderate income housing plan by Resolution 2024-38 last year.

The City has been working with Zions Public Finance on a housing study and an associated update to the Moderate Income Housing Plan. State statute provides a list of 26 possible housing strategies that cities may implement. As a city with a fixed guided railway, South Jordan is required to have 5 strategies. To be considered for priority funding a 6th strategy must be included. The previous plan included 6 strategies. Those 6 strategies have been updated in the new plan to reflect progress made. The new plan also includes a 7th strategy that looks at exploring interlocal agreements to provide new funding sources for housing related programs in South Jordan.

Staff requests that the Planning Commission provide a positive recommendation of the item for the City Council to ensure that the City remains in compliance with reporting requirements.



PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council.

Standard of Approval:

Utah Code [§ 10-9a-403](#) requires the Planning Commission to make a recommendation for City Council. The moderate income housing element should provide “a realistic opportunity to meet the need for additional moderate income housing within the municipality during the next five years.”

Motion Ready:

I move that the Planning Commission recommends that the City Council approve:

1. Resolution R2025-02, General Plan Amendment—South Jordan Moderate Income Housing Plan Update

Alternatives:

1. Recommend approval with conditions.
2. Recommend denial.
3. Schedule the item for a recommendation at some future date.

SUPPORTING MATERIALS

1. Resolution R2025-02
 - a. Exhibit A, Moderate Income Housing Plan

