



THE CITY OF WEST  
JORDAN  
COMMITTEE OF THE  
WHOLE MEETING  
June 24, 2025

[VIEW THE MEETING](#)



8000 S Redwood Road,  
3<sup>rd</sup> Floor  
West Jordan, UT 84088

**Welcome to Committee of the Whole meeting!**

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner.

**WEST JORDAN PUBLIC MEETING RULES**

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**WORK SESSION 4:00 pm**

**1. CALL TO ORDER**

**2. DISCUSSION TOPICS**

- a. Discussion of Proposed South Valley Water Reclamation Facility
- b. Presentation of the Economic Development Strategic Plan
- c. Discussion on External ADU Setbacks and Applicability to Lots Over 10,000 Square Feet
- d. Discussion Regarding a Proposal to Exempt Townhomes from the Balanced Housing Ordinance

**3. ADMINISTRATIVE ITEMS**

*Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.*

**4. ADJOURN**

*Please note at the conclusion of this meeting, the Council will convene for its Regular Council meeting.*

**UPCOMING MEETINGS**

- Tuesday, July 8, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

- Tuesday, July 22, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, July 29, 2025 – Committee of the Whole (6:00p)
- Tuesday, August 12, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, August 26, 2025 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

***CERTIFICATE OF POSTING***

*I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.*

***Posted and dated [enter posted date]      Cindy M. Quick, MMC, Council Office Clerk***



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 06/24/2025

**Presenter:** Taigon Worthen

**Deadline of item** :

**Applicant:** South Valley Water Reclamation Facility

**Department Sponsor:** Community Development

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 15 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion of Proposed South Valley Water Reclamation Facility

## 2. EXECUTIVE SUMMARY

Request by SVWRF/Taigon Worthen to amend the West Jordan General Plan Future Land Use Map for 6.508 acres from Research Park to Public Facilities and rezone property from BR-P (Business Research Park) to P-F (Public Facilities) Zone to accommodate development of a new administration building for SCWRF and other future buildings for the South Valley Water Reclamation Facility located at 7495 South 1300 West.

## 3. TIME SENSITIVITY / URGENCY

N/A

## 4. FISCAL NOTE

N/A

## 5. PLANNING COMMISSION RECOMMENDATION

N/A – The Planning Commission will consider the proposed General Plan Future Land Use Map Amendment and Rezone at a future date.

## 6. ADMINISTRATIVE STAFF ANALYSIS

The South Valley Water Reclamation Facility is requesting Council input and direction regarding a request to amend the General Plan Future Land Use Map and rezone the property located at 7495 South 1300 West in order to build a new administrative office and construct operations and maintenance buildings on the property sometime in the future.

This 6.508-acre parcel is currently designated as Research Park on the General Plan Future Land Use Map and is zoned BR-P (Business Research Park). The applicant is requesting to amend the Future Land Use Map from Business and Research Park to Public Facilities and rezone the property from BR-P (Business Research Park) to P-F (Public Facilities) to allow the proposed uses.

According to the West Jordan City Code, Section 13-5D-1B, the Business and Research Park zone (BR-P) is intended for the establishment and preservation of areas designed for research, development, scientific and business endeavors conducted in a park like setting. Given the adjoining

uses to the north, south and west are low density residential, and the SVWRF is to the east, the Research Park land use designation and zoning may or may not be the best fit for the area.

The Public Facilities (P-F) zone (City Code, Section 13-5G-1) is established to provide areas for the location and establishment of facilities that are maintained for public or quasi-public uses. The Council is being asked to provide direction as to whether or not the P-F zone is a more appropriate zone given that the requested use of the property is an expansion of the SVWRF.

Although an administration office and future buildings for operational needs are being proposed, the Council will need to keep in mind that all uses listed in the P-F zone could be allowed including additional tanks, mechanical equipment etc. which may or may not impact adjoining residential areas.

## **7. MAYOR RECOMMENDATION**

N/A

## **8. COUNCIL STAFF ANALYSIS**

### **Additional Information & Analysis**

Originally established in 1985 as an oxidation ditch, the South Valley Water Reclamation Facility treats wastewater to ensure that discharged water has no negative effects on the environment or to the Jordan River. The facility operates year-round, 24 hours a day, 7 days per week, treating approximately 20 million gallons of water per day.

Summary of zoning for the property:

- Current Zoning: Business-Research Park
- Current Future Land Use Designation: Research Park
- Proposed Rezone: Public Facilities (P-F)

### **Applicable Guiding Principles from the General Plan**

- **URBAN DESIGN**
  - Strengthen the identity and image of the City of West Jordan.
  - Support neighborhoods and developments of character.
  - Create a city center that exemplifies a high level of urban design.
- **LAND USE**
  - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
  - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
  - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
  - Land use designs must promote quality of life, safety, and good urban design.
- **ENVIRONMENT**
  - Protect, preserve, and restore hillsides, ridge lines and foothills of the Oquirrh mountains and along the Jordan River.
  - Designs should maximize water conservation, protect and improve air quality, and employ environmentally sound building practices.

- **ECONOMIC DEVELOPMENT**
  - Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.

## **9. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Continue the item to a future Committee of the Whole meeting;
2. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
3. Table the item indefinitely;

## **10. ATTACHMENTS**

RCA Exhibits

Pre-Application Submittal

Pre-Application Meeting Comments

# Exhibit A

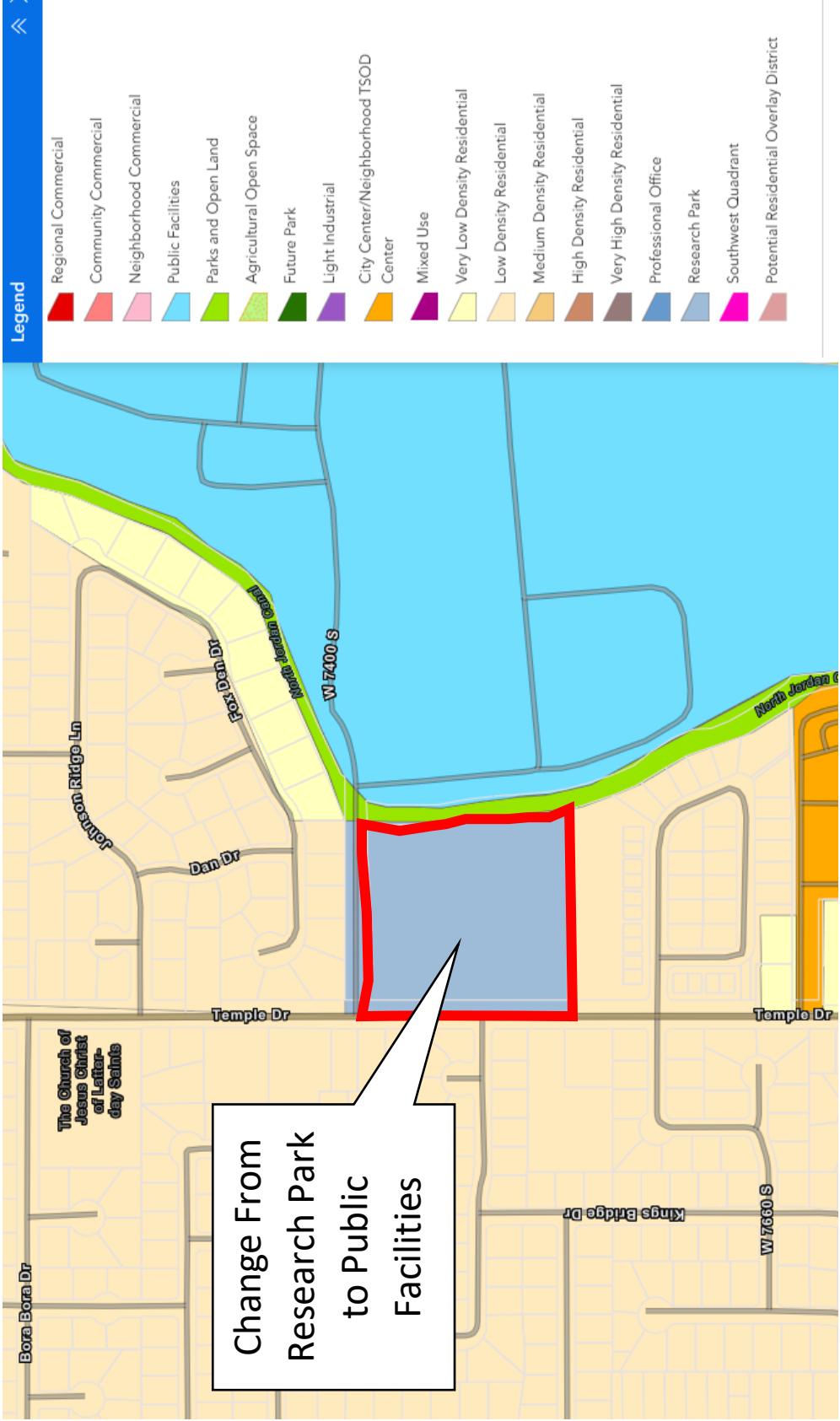
## Vicinity Map



## Exhibit B



### Future Land Use Map



## *Exhibit C*

## Zoning Map





Community Development  
8000 South Redwood Road, 2<sup>nd</sup> Floor  
West Jordan, Utah 84088  
Phone 801-569-5060

Pre-application reviews are to help future applicants understand what will be required prior to formal application submittal. Staff will review pre-application documents and prepare comments that will be returned in letter form at the pre-application meeting. Pre-application meetings take place only on Monday between the hours of 2pm and 4pm. To schedule a pre-application meeting; submit the following documents, along with this application form by 3 pm Tuesday one week prior. You will be notified by the assigned project manager of the time when your meeting is scheduled.

Provide all documents listed below. Incomplete submittals will not be accepted.

Pre-application Meeting Form.

Conceptual site plan.

Conceptual building(s) rendering.

Description of proposed residential density (if applicable). *N/A*

Current Zoning & Land use category from land use map. <https://gis.wjordan.com/city-info/>

Proposed land use and zoning (if applicable). *Public Facility*

Size of proposed building(s). *10,640 SF*

Property Owner Permission Letter (Signed by Owner)

Aerial View of Property (Google)

Pre-application Narrative

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#### Submittal Instructions

- This is a form field document. The form can be filled out online prior to saving it to your device, but it must be saved to and emailed from your device.
- The form can be downloaded first and filled out using any compatible PDF software.
- Save form to your device.
- Submit the pre-application form and the required documents to [WJPlanning@westjordan.utah.gov](mailto:WJPlanning@westjordan.utah.gov). PDF files are required for all submittals and plans.
- After submittal you will receive an email verification that the form and documents have been received. Incomplete submittals will not be accepted.
- You will also be emailed an invoice reflecting the current fee schedule along with payment instructions/options. The invoice must be paid before the project team will start their review. Please send a return email when the invoice has been paid.



## Pre-Application Meeting Form

Project Name: SVWRF 1300 West Frontage Parcel Rezone

Project Address: 7495 South 1300 West, West Jordan City, Utah 84084

Parcel ID # (SL County) 2126 306 001 0000

Applicant: South Valley Water Reclamation Facility

Address: 7495 South 1300 West, West Jordan City, Utah 84084

Phone: 801-566-7711

E-Mail: tworthen@svwater.com

Property Owner: South Valley Water Reclamation Facility

Address: 7495 South 1300 West, West Jordan City, Utah 84084

Phone: 801-566-7711

E-mail: tworthen@svwater.com

Current use of property: Vacant

Current Zoning: Business and Research Park

Overlay Zoning: None

Property Acreage: 6.508 acres

Applicant's Signature

A handwritten signature in black ink, appearing to read "T. A. H." or a similar variation.

Date

3/25/2025

### Staff Use Only

Project #

Date Received:

Meeting Date and Time:

Planner:

Engineer:

Public Utilities:

Fire:

Parks:

Public Works:

## **Pre-Application Meeting Narrative**

Provide staff with as much information on your proposed project as possible.

Project Name (not your name): SVWRF 1300 West Frontage Parcel Rezone

**Provide a brief written description of your project: (You may also attach a typed description)**

The South Valley Water Reclamation Facility (SVWRF) owns the 6.5 acre parcel along 1300 West at the wastewater treatment plant facility. Around 2012 the SVWRF paid for the cost to widen 1300 West, move utilities and build curb and gutter along our frontage to accomodate the planned future width of 1300 West. The long term goals of SVWRF have been to build an administration and pretreatment department building on this frontage parcel to remove those functions from their close vicinity to the bulk of the wastewater treatment processes and provide a better security buffer to SVWRF's operations. Additionally, the SVWRF has a long term goal to build a second entrance on the south end of this parcel to serve as a secondary and construction access into the facility across the canal on the east side of the parcel. This second access is important because only one entrance into the facility across the canal exists and the original bridge is approaching its service life. The future use of the parcel may include a municipal sewage dump station for commercial haulers and possibly for resident's RVs. In all cases, the property serves as a buffer from 1300 West to the remainder of the facility.

More recently, SVWRF has been working with partners on the design and construction of a new building along 1300 West for the purposes described above. The effort has progressed to the submittal of a site plan and building plans to West Jordan City for approval. It was during this effort that the zoning of the property as Business & Research Park was brought to the attention of SVWRF. It is SVWRF's opinion that the zoning of the parcel should be changed to Public Facility to better align with the mission of SVWRF to provide proper and beneficial treatment of municipal wastewater (aka sanitary sewer) to the residents of West Jordan City, Midvale City, and large portions of the Salt Lake Valley to the south and west.

Specifically, the change in zoning would allow the new building to be built with a setback of 30-feet from 1300 West. This would reduce the cost of the construction of the building without affecting the intended functions of the building as the parcel slopes down from the road to the canal. The SVWRF intends to utilize the existing sanitary sewer line in 1300 West to service the building and avoid a sewer crossing of the canal. The reduced setback would minimize the structural and landscaping fill required to meet the proposed site plan.

The SVWRF intends to keep the parcel as one parcel and does not have intentions to subdivide the parcel. This request for change in zoning is intended to align with the purpose of SVWRF's existence. Further development of the parcel would be as indicated above, with the remainder of the parcel to be a buffer.

**Do you have any specific questions or concerns regarding your proposed development?**

**None.**

There will be additional fees that will be associated with your development that you will be responsible to pay. All applicable development application fees will be explained at the pre-application meeting. All applicable impact fees will be reviewed at the pre-application meeting. In addition to the pre-application fee, development application fees and impact fees you will also be responsible for all recording fees and building permit fees.

The process is as follows:

- Pre-application process
- Entitlement process
- Development process
- Construction process

Building Permit (for information regarding their fees contact them 801-569-5050) It is against the city policy to create an estimate fee invoice. Application fees are non-refundable.



CONCEPTUAL BUILDING RENDERING





GOOGLE EARTH AERIAL OF SVWRF AND FRONTAGE PARCEL





Community Development  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5060

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## PRE-APPLICATION REVIEW – CITY COMMENTS

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**PROJECT NAME:** **SVWRF Concept Site Plan Pre-Application**

**PROJECT ADDRESS:** 7945 South 1300 West

**DATE:** April 7, 2025

**TO:** South Valley Water Reclamation Facility

**FROM:** Ray McCandless (Project Manager).

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The following are departmental comments regarding your Pre-Application request:

Ray McCandless

801-569-5068

[ray.mccandless@westjordan.utah.gov](mailto:ray.mccandless@westjordan.utah.gov)

**Review Processes:**

**Future Land Use Map Amendment and Zoning Map Amendment Submittal**

1. Pre-Application Meeting
2. City Council Committee of the Whole
  - Discussion of the Zoning Map Amendment and Future Land Use Map Amendment.
3. Planning Commission Consideration of:
  - Zoning Map Amendment
    - Application: <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/Zoning-Map-Amendment.pdf>
  - Future Land Use Map Amendment
    - Application: <https://www.westjordan.utah.gov/wp-content/uploads/2022/08/General-Plan-Land-Use-amendment.pdf>
4. City Council Consideration of:
  - Zoning Map Amendment
  - Future Land Use Map Amendment

**Site Plan Submittal (Following Adoption of the Future Land Use Map Amendment and Zoning Map Amendment).**

Preliminary Site Plan Submittal:

1. Staff review of the site plan



Community Development  
8000 South Redwood Road  
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(801) 569-5060

2. Design Review Committee Meeting Review

3. Planning Commission Review

Final Site Plan Submittal

1. Staff review of the final site plan

**Planning and Zoning Comments (Assuming PF Zoning is Approved):**

1. All requirements of the PF Zone must be met including building setbacks, parking, building height, bulk etc. must be met.
2. Parking requirements including interior parking lot landscaping requirements must be met.
3. Landscaping requirements need to be met.

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Angelica Haro

801-569-5078

[angelica.haro@westjordan.utah.gov](mailto:angelica.haro@westjordan.utah.gov)

**Public Utilities Comments:**

1. No comments

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**PUBLIC WORKS ENGINEER:**

Todd Johnson

801-569-5044

[todd.johnson@westjordan.utah.gov](mailto:todd.johnson@westjordan.utah.gov)

**Public Works Comments:**

1. No comments

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**TRAFFIC ENGINEER:**



Community Development  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5060

Nestor Gallo  
801-569-5047  
[nestor.gallo@westjordan.utah.gov](mailto:nestor.gallo@westjordan.utah.gov)

**Traffic Engineer Comments:**

1. No comments.

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**FIRE DEPARTMENT:**

Mike Jensen  
801-260-7304  
[mike.jensen@westjordan.utah.gov](mailto:mike.jensen@westjordan.utah.gov)

**Fire Department Comments:**

1. No comments.

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Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at:

[https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan\\_ut/0-0-0-38187](https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-38187)

If the plans change significantly, another Pre-Application Meeting may be required.

Impact Fees are charged on all developments to help pay for construction costs of off-site capital improvements that service all development in West Jordan. These fees are implemented to mitigate the economic burden on The City of West Jordan in its efforts to support growth within the city. Impact Fees are assessed at the end of the review process and need to be paid before the project can be approved for construction.

If you have any questions regarding any of the review comments, please feel free to contact either the project manager or project team member.

Thank you.



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 06/24/2025

**Presenter:** David Dobbins, Economic Development Director

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Economic Development

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 15 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Presentation of the Economic Development Strategic Plan

## 2. EXECUTIVE SUMMARY

The Council will receive a presentation on the draft Economic Development Strategic Plan that has been prepared by the City's financial advisors, Lewis, Robertson and Burningham (LRB). The plan identifies the city's existing economic conditions, its strengths and weaknesses, and strategies to promote economic development.

## 3. TIME SENSITIVITY / URGENCY

There is no deadline associated with the adoption of the plan.

## 4. FISCAL NOTE

There are no specific costs related to the adoption of the plan.

## 5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission has not reviewed the plan yet as we are looking for the City Council's input first on the draft.

## 6. ADMINISTRATIVE STAFF ANALYSIS

The plan was initiated almost two years ago. Multiple stakeholder meetings have been held with city staff, commercial developers, real estate brokers, and utility providers.

## 7. MAYOR RECOMMENDATION

Not applicable at this time.

## 8. COUNCIL STAFF ANALYSIS

Found within the Executive Summary of the plan itself (page 3), the Comprehensive Strategic Plan for Economic Development and the Redevelopment Agency (the Plan):

- is designed to assist West Jordan City (City) with the analysis of existing planning documents and stakeholder input to help inform new economic development strategies to achieve a sustainable vision for the City.
- aims to serve as a long-term guide for economic development within the City, regardless of changes in the City's administration.
- is organized first based on an evaluation of existing conditions within the City.

- includes an overview of demographics and employment, affordable housing, land use, and sales leakage to provide regional context for the City and identify areas and parcels most likely to develop or redevelop using existing planning documents, along with updates from Lewis, Robinson, Burningham (LRB).
- received updates to economic development strategies via existing objectives from the 2023 General Plan and Moderate-Income Housing Element (MIHE), the 2023 West Jordan and Midvale Stations Area Plan (SAP), the 2024 5600 W. SAP, the 2013 Retail Market Study and Analysis (Retail Study), and project area plans.
- is built around four primary objectives that have been identified in the General Plan and serves as the foundational strategies developed further in this document.

**Applicable Guiding Principles from the General Plan**

- **ECONOMIC DEVELOPMENT**
  - Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.
  - Diversify and strengthen the employment and tax base in the City of West Jordan.
  - Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips.
  - Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.

**9. POSSIBLE COUNCIL ACTION**

Discussion and presentation only; Plan would first need to be presented to the planning commission for their consideration, prior to being placed on a future council meeting agenda for action.

**10. ATTACHMENTS**

West Jordan Economic Development Strategic Plan



LEWIS | ROBERTSON | BURNINGHAM



WEST  
JORDAN  
CITY, UTAH

APRIL 2025

ECONOMIC DEVELOPMENT AND  
RDA COMPREHENSIVE STRATEGIC  
PLAN

PREPARED BY:

**LRB PUBLIC FINANCE ADVISORS**

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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# SECTION I: EXECUTIVE SUMMARY

## Comprehensive Strategic Plan for Economic Development

This Comprehensive Strategic Plan for Economic Development and the Redevelopment Agency (the Plan) is designed to assist West Jordan City (City) with the analysis of existing planning documents and stakeholder input to help inform new economic development strategies to achieve a sustainable vision for the City. The Plan aims to serve as a long-term guide for economic development within the City, regardless of changes in the City's administration. The Plan is organized first based on an evaluation of existing conditions within the City. This evaluation includes an overview of demographics and employment, affordable housing, land use, and sales leakage to provide regional context for the City and identify areas and parcels most likely to develop or redevelop using existing planning documents, along with updates from LRB. LRB and City staff also conducted stakeholder meetings with City Council members, City administration and department staff, development partners, and utility providers to identify barriers and formulate a SWOT analysis.

The Plan's update of economic development strategies is built around existing objectives from the 2023 General Plan and Moderate-Income Housing Element (MIHE), the 2023 West Jordan and Midvale Stations Area Plan (SAP), the 2024 5600 W. SAP, the 2013 Retail Market Study and Analysis (Retail Study), and project area plans. This Plan is built around four primary objectives that have been identified in the General Plan and serves as the foundational strategies developed further in this document.

### 1. ENHANCE THE QUALITY OF LIFE IN WEST JORDAN

- Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan;

### 2. PROMOTE A DIVERSE ECONOMY

- Diversify and strengthen the employment and tax base in the City of West Jordan;

### 3. PLAN FOR COMMERCIAL THAT SERVE RESIDENTS

- Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips; and

### 4. PROMOTE PROFESSIONAL OFFICE AND BUSINESS ENVIRONMENTS

- Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.



Within the context of the broader Plan, this document reviews existing RDA project areas and identifies five additional economic nodes where development is advantageous. LRB incorporated data and strategies from existing planning initiatives to develop strategic goals for each project area with a focus on development potential and ways the City can create synergy between economic nodes. The project areas are outlined in **Table 1.1**.

**TABLE 1.1: ECONOMIC DEVELOPMENT AREAS PROFILES**

AREA	REDEVELOPMENT/DEVELOPMENT FOCUS	REPORT PAGE # LINK
Town Center (RDA # 1)	Mixed-Use, Office	<a href="#">p.27</a>
Industrial Park (RDA # 2)	Expansion of Gardner Village	<a href="#">p.29</a>
Spratling (RDA # 4)	Revitalization through Mixed-Use, Multifamily	<a href="#">p.32</a>
Downtown (RDA # 5)	Complementary to City Center Redevelopment	<a href="#">p.34</a>
Bingham Business Park (EDA # 2)	Advanced Manufacturing, Data Center, Job Center	<a href="#">p.36</a>
Fairchild (EDA #4)	Data Center, Mixed-Use	<a href="#">p.38</a>
Jordan Valley Station (CDA # 1)	TOD/Mixed-Use, Health Services, Commercial Core	<a href="#">p.40</a>
Redwood Shopping Plaza (CRA # 1)	Big Box, Multifamily, Mixed-Use	<a href="#">p.43</a>
Potential Pioneer Technology District (EDA # 5)	Advanced Manufacturing, Data Center	<a href="#">p.45</a>
Potential Copper Hills Marketplace (CDA # 2)	Commercial Center	<a href="#">p.48</a>
City Center (Former RDA #6)	Destination/Experience-Based Retail	<a href="#">p.50</a>
Gardner Village	Bookend to Downtown, Pedestrian-Oriented	<a href="#">p.53</a>
Jordan Landing and Airport	Office, Aerospace, Life Sciences, Event Space	<a href="#">p.56</a>
5600 W Old Bingham Highway	Multifamily	<a href="#">p.59</a>
5600 W 7800 S	Neighborhood-scale Retail	<a href="#">p.61</a>

## SECTION II. EXISTING CONDITIONS

Economic markets are heavily influenced by demographics, industry, infrastructure investment, and the existing workforce. This section focuses on these measurements to ensure the Plan is informed and up to date. With the understanding that economic development data and research has been completed by staff or is found in existing planning documents, the primary objective is to consolidate the existing information to create a cohesive economic development strategy based on historic planning efforts. Much of the information utilized in the following section is based off the 2023 Retail Profile completed by Economic Development Corporation of Utah (EDCU Retail Profile), the 2021 Economic Profile completed by the City, the 2023 General Plan and Moderate Income Housing Element (MIHE), along with updates from LRB. Existing master plan documents are also referenced to identify existing infrastructure in the City.

### DEMOGRAPHIC AND EMPLOYMENT ANALYSIS

West Jordan is Utah's third most populous city, located in the southwest portion of Salt Lake County. The City is home to a growing population, characterized by a young demographic and an average household income. Using projection figures from the General Plan, the City's 2024 population is 123,961. EDCU Retail Profile estimates the average median age at 30.5, as compared to the state average of 31.4.

### POPULATION

West Jordan's population grew by 13 percent from 2010 to 2020 at an AAGR of 1.21 percent each year according to Census redistricting data. The City has kept pace with the State of Utah's AAGR which was slightly higher at 1.70 percent. According to the General Plan, the City's population is expected to grow to 135,253 by 2030. **Table 2.1** compares the General Plan's projected growth from 2024 through 2050 to historic redistricting Census data, 2023 Traffic Area Zone (TAZ) data, and estimates using Ivory-Boyer building permit data. The General Plan projections start higher than the comparable data beginning in 2024 through the projected horizon. Likewise, the Census population estimates and building permit information slightly surpasses the TAZ projections beginning in 2024.

**TABLE 2.1: WEST JORDAN PROJECTED POPULATION**

DATA SOURCE	2024	2025	2026	2027	2028	2029	2030	AAGR
General Plan	123,961	125,775	127,616	129,484	131,379	133,302	135,253	1.46%
Census	119,215	120,657	122,117	123,593	125,088	126,601	128,132	1.21%
TAZ – City Area	119,484	120,339	121,381	122,345	123,347	124,513	125,465	0.82%
Bldg. Permits	119,069	120,509	121,966	123,441	124,934	126,445	127,975	1.21%

Source: City of West Jordan General Plan, p. 20

US Census Bureau, 2010 and 2020 Census Redistricting Data

Wasatch Front Regional Council, Traffic Area Zone Projections

Ivory-Boyer Construction Database

**TABLE 2.1: CONT.**

DATA SOURCE	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	AAGR
General Plan	136,627	138,015	139,417	140,833	142,263	143,708	145,168	146,643	148,132	149,637	1.02%
Census	129,682	131,251	132,838	134,445	136,071	137,717	139,382	141,068	142,774	144,501	1.21%
TAZ – City Area	126,493	127,734	129,224	130,909	132,054	133,389	134,699	136,101	137,479	138,679	0.82%
Bldg. Permits	129,523	131,089	132,675	134,279	135,903	137,547	139,211	140,895	142,599	144,323	1.21%

TABLE 2.1: CONT.

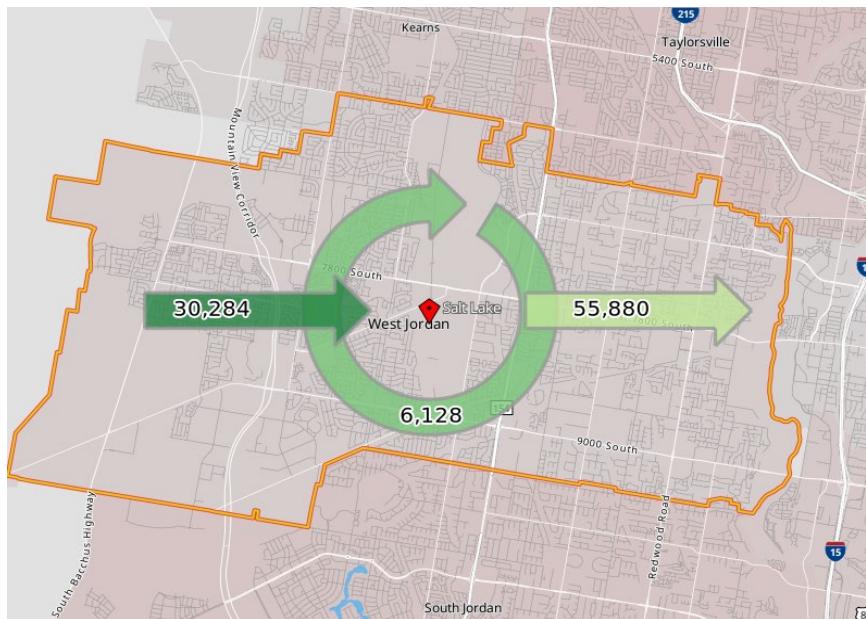
DATA SOURCE	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	AAGR
General Plan	151,113	152,605	154,110	155,631	157,167	158,717	160,283	161,865	163,462	165,075	0.99%
Census	146,249	148,018	149,808	151,620	153,454	155,310	157,188	159,089	161,013	162,961	1.21%
TAZ – City Area	140,024	141,433	143,388	145,440	147,040	148,328	149,600	150,630	151,803	152,918	0.82%
Bldg. Permits	146,069	147,836	149,624	151,433	153,265	155,119	156,995	158,894	160,815	162,760	1.21%

## EMPLOYMENT

As of 2022, there were 38,557 jobs in West Jordan.<sup>1</sup> This job count reflects the number of jobs in the City and not necessarily the residents working within the City boundary. The 2022 Census estimates West Jordan has 37,058 households resulting in a ratio of 1 job per household. A lower ratio indicates individuals are commuting to a different city for work.

Based on the North American Industry Classification System (NAICS), the majority of jobs in West Jordan are related to Trade, Transportation and Utilities, accounting for 8,359 jobs in 2022. The second highest job category is Construction with 5,019 jobs. Government, Education and Health Services, Manufacturing, and Professional and Business Services are also significant job contributors within the City. The average monthly wage in West Jordan for all NAICS categories is \$4,260.<sup>2</sup> Amongst the other Salt Lake County cities located west of I-15, West Jordan's average monthly wage is third lowest with the lowest average wage in Riverton. South Jordan has the highest average monthly wage at \$5,732. The EDCU Retail Profile states the top retailers in West Jordan include Builders FirstSource, grocery stores including Smith's, Walmart, Macey's, Lowe's, Target, Sam's Club, and the Home Depot, and food services including Chick-Fil-A and McDonald's.

FIGURE 2.1: US CENSUS 2021 ON THE MAP DATA ILLUSTRATION



US Census On the Map data for 2021 illustrates 6,128 residents both live and are employed within the City, while 30,284 of those who work in West Jordan live elsewhere and 55,880 residents of the City are employed outside of the City, demonstrating a larger proportion of residents leave the City for work.

2024 WFRC TAZ employment projections estimate the total job count in West Jordan is 53,347, higher than both Census and Department of Workforce Services estimates. The TAZ data illustrates that the City will experience an increase in the

percentage of total employment. Roughly half of all jobs are office jobs, which include office, health care, government, and education. Noticeable shifts from 2024 – 2050 occur in non-typical jobs (agriculture,

<sup>1</sup> Utah Department of Workforce Services: Table 18: Nonagricultural Employment and Wages in Utah by Community, Salt Lake County, 2022

<sup>2</sup> Average monthly wage is a calculation of the total wages paid by employers in the City divided by the total employees working in West Jordan.

construction, mining, and home-based jobs), retail jobs (retail, food service, and hotels), and office jobs. Industrial jobs (manufacturing, wholesale, and transport) are expected to increase at a smaller margin.

TABLE 2.2: EMPLOYMENT PROJECTION BY JOB TYPE

	EMPLOYMENT				GROWTH (2024 - 2050)	
	2024	2030	2040	2050	ACTUAL	PERCENT INCREASE
Industrial Jobs	8,304	9,247	9,419	9,028	724	9%
Non-Typical Jobs	7,114	7,986	9,726	11,826	4,711	66%
Office Jobs	27,976	31,154	36,224	39,881	11,904	43%
Retail Jobs	9,953	10,906	12,720	14,640	4,687	47%
<b>WEST JORDAN TOTAL</b>	<b>53,347</b>	<b>59,293</b>	<b>68,089</b>	<b>75,374</b>	<b>22,027</b>	<b>41%</b>

Source: Wasatch Front Regional Council, Traffic Area Zone Projections

## HOUSEHOLDS

General Plan projection figures estimate West Jordan has 39,211 households as of 2024, an AAGR of 1.6 percent since 2010. **Table 2.3** compares the General Plan's projected growth from 2024 through 2050 compared to historic redistricting Census data, TAZ data, and Ivory-Boyer building permit data. Similar to population projections, the General Plan projections start higher than the comparable data beginning in 2024 through the projected horizon. While the Census projections start higher than the TAZ estimates, the TAZ projections surpass the Census' beginning in 2032.

TABLE 2.3: WEST JORDAN PROJECTED HOUSEHOLDS

DATA SOURCE	2024	2025	2026	2027	2028	2029	2030	AAGR
General Plan	39,211	40,090	40,989	41,908	42,848	43,809	44,791	2.24%
Census/MIH	38,146	38,701	39,265	39,837	40,418	41,006	41,604	1.46%
TAZ - City Area	38,051	38,560	39,137	39,682	40,268	40,920	41,507	1.46%
Bldg. Permits	37,728	38,278	38,836	39,402	39,976	40,558	41,149	1.46%

Source: City of West Jordan General Plan, p. 20

US Census Bureau, 2010 and 2020 Census Redistricting Data

Wasatch Front Regional Council, Traffic Area Zone Projections

Ivory-Boyer Construction Database

TABLE 2.3: CONT.

DATA SOURCE	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	AAGR
General Plan	45,795	46,822	47,872	48,945	50,042	51,164	52,311	53,484	54,683	55,909	2.24%
Census/MIH	42,210	42,825	43,449	44,082	44,724	45,375	46,036	46,707	47,388	48,078	1.46%
TAZ - City Area	42,164	42,902	43,765	44,695	45,411	46,194	46,967	47,760	48,550	49,240	1.72%
Bldg. Permits	41,748	42,356	42,973	43,600	44,235	44,879	45,533	46,196	46,869	47,552	1.46%

TABLE 2.3: CONT.

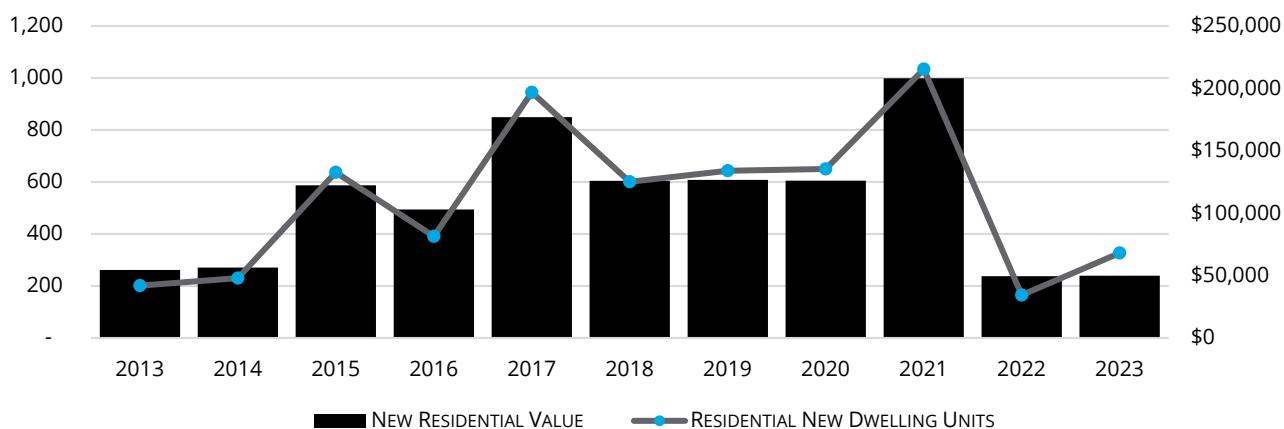
DATA SOURCE	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	AAGR
General Plan	57,163	58,444	59,755	61,094	62,464	63,865	65,297	66,761	68,258	69,788	2.24%
Census	48,778	49,489	50,210	50,941	51,683	52,436	53,200	53,975	54,762	55,559	1.46%
TAZ - City Area	50,143	51,040	52,131	53,251	54,171	54,988	55,765	56,434	57,154	57,864	1.63%
Bldg. Permits	48,245	48,948	49,661	50,384	51,118	51,863	52,619	53,385	54,163	54,952	1.46%

## RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

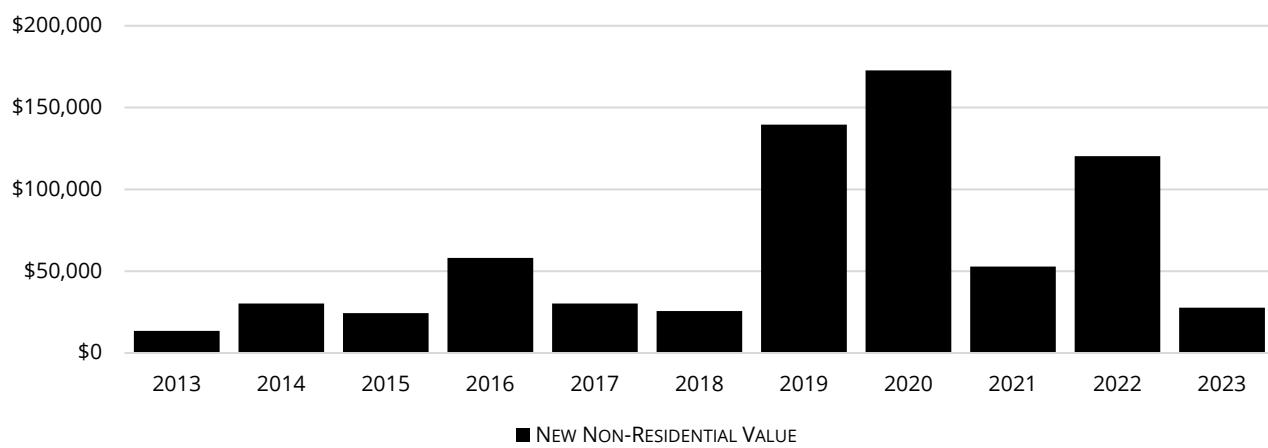
The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. The total number of residential building permits in West Jordan has varied from

a low of 165 in 2022, to a high of 1,034 in 2021 as shown in **Figure 2.2**.<sup>3</sup> New non-residential value added to the City increased from 2018 to 2019 by 443 percent. As of 2024, the median house price in West Jordan was between \$525,000 and \$535,000 based on housing market report data.<sup>4</sup>

**FIGURE 2.2: NEW RESIDENTIAL VALUE (\$000) AND UNITS**



**FIGURE 2.3: NEW COMMERCIAL VALUE (\$000)**



## AFFORDABLE HOUSING ELEMENT

This section provides an update to the City's existing analysis regarding market demand and availability of moderate-income housing in West Jordan, herein referred to as the MIHE.

The median household income in West Jordan is \$99,002 according to the 2022 ACS. 80.1 percent of West Jordan households make \$50,000 or more per year, with the remaining households making less than \$50,000 per year. 49.3 percent of the households of West Jordan make more than \$100,000 per year. The percentage of households living below the federal poverty level in West Jordan is 3.7%. The federal poverty level is one person making \$15,480 or less.

<sup>3</sup> Ivory-Boyer Construction Database.

<sup>4</sup> Rocket Homes. (2024, July). Median List Price. Retrieved from <https://www.rockethomes.com/real-estate-trends/ut/west-jordan>; Redfin. (2024, July). West Jordan, UT Housing Market. Retrieved from <https://www.redfin.com/city/20569/UT/West-Jordan/housing-market>

Moderate income housing is defined by statute as housing that is affordable to those households whose income is less than or equal to 80% of a region's Area Median Income (AMI). Salt Lake County's AMI is \$115,500 for a family of four, as determined by the Department of Housing and Urban Development (HUD). In 2024, 80% of AMI has a yearly salary of \$92,400. The Department of Housing and Urban Development (HUD) has further defined moderate income into 3 categories; less than 30% of AMI (Extremely Low Income); 30% to 50% of AMI (Very Low Income) and 50% to 80% of AMI (Low Income).

## RENTER-OCCUPIED UNITS

Below, rental affordability metrics are defined for the City based on a 30 percent proportion of monthly income set aside for rent expenses.

- 80% of the adjusted median income maximum rent is \$2,310 a month;
- 50% of the adjusted median income maximum rent is \$1,444 a month;
- 30% of the adjusted median income maximum rent is \$866 a month.

TABLE 2.4: WEST JORDAN CITY RENT VALUES

	2016	2022	AAGR
Occupied units paying rent	7,774	7,975	0.43%
Less than \$500	142	84	-8.38%
\$500 to \$999	1,140	663	-8.64%
\$1,000 to \$1,499	4,242	3,317	-4.02%
\$1,500 to \$1,999	1,868	2,922	7.74%
\$2,000 to \$2,499	349	828	15.49%
\$2,500 to \$2,999	33	125	24.85%
\$3,000 or more	-	36	0.00%
Median (dollars)	\$1,269	\$1,489	2.70%
No rent paid	254	165	-6.94%

Source: West Jordan City Amended MIH Element, Table 9  
U.S. Census Bureau, ACS 5-Year Estimates (DP04)

**Table 2.4** displays data from 2016 and 2022 ACS estimates that break down the distributions of rent prices in the City. In terms of the changing proportions within rent categories, notably, occupied units with rents under \$1,500 have decreased while the total count of occupied units has increased. This is further demonstrated by significantly higher percentage increases of units with rents above \$1,500. Within those groups above \$1,500, the group of units with rents \$2,500 to \$2,999 has increased the most significantly, and units with rents above \$3,000 were for the first time estimated in 2022.

## OWNER-OCCUPIED UNITS

To provide insight to current levels of affordability for single-family homeowners and owners of units in multifamily structures, LRB performed an analysis to estimate affordable home price ranges by household income category and existing units in West Jordan within those ranges.

In **Table 2.5**, affordable home value ranges have been established for 10 income levels. These values have been generated through a mortgage payment calculation that reflects a 10 percent down payment, a loan length of 30 years (360 months), current property tax and home insurance rates, \$300 for utility payments, and varying values for loan interest, as displayed further in the table.

TABLE 2.5: AFFORDABLE HOME PRICE RANGES BY INCOME CATEGORY

HH INCOME RANGE	4% INTEREST		5% INTEREST		6% INTEREST		7% INTEREST	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
Less than \$15,000	\$0	\$43,225	\$0	\$42,278	\$0	\$41,456	\$0	\$40,743
\$15,000 to \$24,999	\$43,230	\$92,750	\$42,282	\$87,060	\$41,460	\$82,125	\$40,747	\$77,841
\$25,000 to \$34,999	\$92,755	\$142,275	\$87,064	\$131,841	\$82,129	\$122,794	\$77,844	\$114,938
\$35,000 to \$49,999	\$142,280	\$216,562	\$131,846	\$199,014	\$122,798	\$183,798	\$114,942	\$170,585

HH INCOME RANGE	4% INTEREST		5% INTEREST		6% INTEREST		7% INTEREST	
	Low	High	Low	High	Low	High	Low	High
\$50,000 to \$74,999	\$216,567	\$340,374	\$199,018	\$310,968	\$183,802	\$285,470	\$170,589	\$263,329
\$75,000 to \$99,999	\$340,379	\$464,186	\$310,973	\$422,923	\$285,474	\$387,143	\$263,333	\$356,074
\$100,000 to \$149,999	\$464,191	\$711,810	\$422,927	\$646,831	\$387,147	\$590,487	\$356,077	\$541,562
\$150,000 to \$199,999	\$711,815	\$959,434	\$646,836	\$870,740	\$590,492	\$793,832	\$541,566	\$727,051
\$200,000 or more	\$959,439		\$870,745		\$793,836		\$727,054	

Below, a gap analysis was completed to compute the difference between household counts and existing affordable housing stock by income range. The housing stock figures are inclusive of all single-family, duplex, and condo units in West Jordan. Home market value figures were sourced from the Salt Lake County assessor for 2024, and affordability ranges are based on a 6 percent mortgage interest rate.

TABLE 2.6: AFFORDABLE UNIT ANALYSIS

HH INCOME RANGE	% OF HH IN RANGE	AFFORDABLE HOME PRICE RANGE	% OF AFFORDABLE UNITS	GAP
Less than \$15,000	3.7%	\$0 to \$41,456	0.0%	3.7%
\$15,000 to \$24,999	3.1%	\$41,460 to \$82,125	0.0%	3.1%
\$25,000 to \$34,999	3.7%	\$82,129 to \$122,794	0.0%	3.7%
\$35,000 to \$49,999	9.3%	\$122,798 to \$183,798	0.0%	9.3%
\$50,000 to \$74,999	14.1%	\$183,802 to \$285,470	1.4%	12.7%
\$75,000 to \$99,999	16.7%	\$285,474 to \$387,143	11.8%	4.9%
\$100,000 to \$149,999	27.0%	\$387,147 to \$590,487	62.4%	-35.4%
\$150,000 to \$199,999	13.2%	\$590,492 to \$793,832	21.7%	-8.5%
\$200,000 or more	9.1%	>\$793,836	2.7%	6.4%

This analysis reveals a significant lack of affordability for households in West Jordan with annual incomes under \$100,000. At present, a total of 3,920 units, comprising 13.2 percent of the City's total of 29,723 units, are affordable for any of the household income ranges under \$100,000. There is a heavy surplus of units affordable to households with incomes above \$100,000, as the ranges above this figure represent 86.8 percent of units but only 49.3 percent of households.

FIGURE 2.4: AFFORDABLE UNIT ANALYSIS CHART

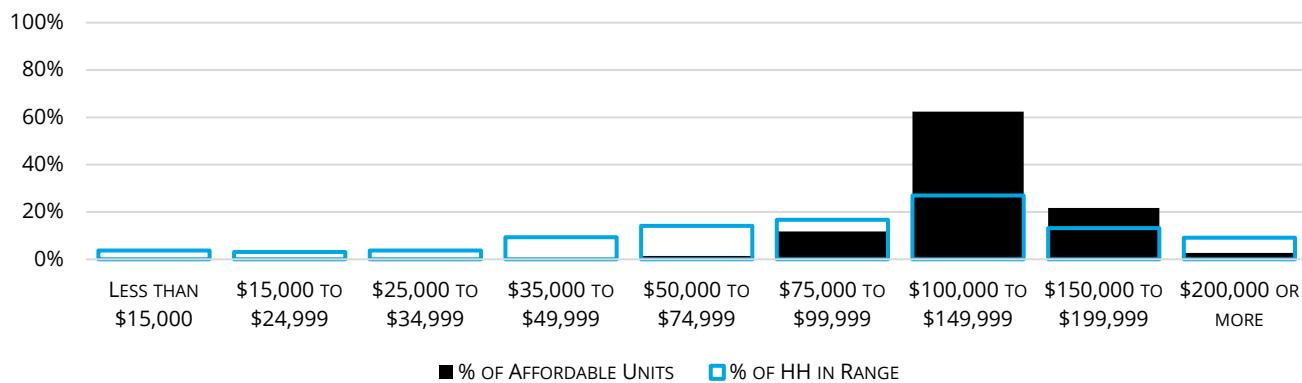


TABLE 2.7: FUTURE HOUSING NEEDS ANALYSIS

HH INCOME RANGE	AFFORDABLE HOME PRICE RANGE	AFFORDABLE UNITS	HOUSEHOLDS (2024)	UNITS NEEDED (2024)	HOUSEHOLDS (2030)	UNITS NEEDED (2030)
Less than \$15,000	\$0 to \$11,790	-	1,383	1,383	1,522	1,522
\$15,000 to \$24,999	\$11,794 to \$51,102	-	1,158	1,158	1,275	1,275
\$25,000 to \$34,999	\$51,106 to \$90,414	-	1,383	1,383	1,522	1,522
\$35,000 to \$49,999	\$90,418 to \$149,382	8	3,475	3,467	3,826	3,818
\$50,000 to \$74,999	\$149,386 to \$247,662	416	5,269	4,853	5,801	5,385
\$75,000 to \$99,999	\$247,666 to \$345,942	3,496	6,240	2,744	6,871	3,375
\$100,000 to \$149,999	\$345,946 to \$542,503	18,553	10,089	-	11,109	-
\$150,000 to \$199,999	\$542,506 to \$739,063	6,456	4,932	-	5,431	-
\$200,000 or more	>\$739,067	794	3,400	2,606	3,744	2,950
<b>TOTAL</b>		<b>29,723</b>	<b>37,330</b>	<b>17,594</b>	<b>41,102</b>	<b>19,848</b>

Projecting 2022 household income data to 2024, it was determined that 17,594 of 37,330 households, or 47.1 percent, in West Jordan would not be able to afford a home in present conditions with housing costs comprising less than 30 percent of monthly gross income. Based on a household count figure derived from the 2010-2020 Census household AAGR, it is estimated there will be an additional 3,772 households in the City by 2030. Distributing these additional households into current household income ranges and combining these figures with existing households, 19,848 households with need for affordable housing by 2030 is estimated.

## LAND USE ANALYSIS

### REAL ESTATE

Salt Lake County has experienced increases in retail and industrial construction in the second quarter of 2024, with stagnant office construction.<sup>5</sup> The South West quadrant (South Jordan, Herriman, Riverton, and Bluffdale) located directly south of West Jordan accounts for half of the county's retail construction. Absorption reached 239,376 SF, with the Central West quadrant (includes West Jordan) accounting for 57,900 SF. The Central West quadrant also has the lowest average lease rate of \$18 NNN, with the highest being in the North East at \$23.72 NNN.

TABLE 2.8: SALT LAKE COUNTY RETAIL MARKET STATISTICS MID-YEAR 2024

	TOTAL INVENTORY	VACANCY SF	SUBLEASE AVAILABILITY	TOTAL VACANCY RATE	ABSORPTION SQUARE FOOTAGE		AVERAGE ASKING RATE (NNN)
					CURRENT PERIOD	YTD	
Central East	7,208,082	137,589	-	1.91%	-	(22,837)	\$23.59
<b>Central West</b>	<b>8,052,261</b>	<b>150,351</b>	-	<b>1.87%</b>	<b>57,900</b>	<b>44,773</b>	<b>\$18.00</b>
North East	5,052,211	254,966	1,568	5.08%	(25,344)	(91,029)	\$23.72
North West	1,851,307	21,914	-	1.18%	-	(2,228)	\$21.01
South East	8,022,927	308,146	5,635	3.91%	-	(45,838)	\$19.28
South West	11,201,420	257,378	-	2.30%	206,820	167,746	\$21.33
<b>QUARTERLY TOTALS</b>	<b>41,388,208</b>	<b>1,130,344</b>	<b>7,203</b>	<b>2.75%</b>	<b>239,376</b>	<b>50,587</b>	<b>\$21.17</b>

Source: Colliers, Salt Lake County 24Q2 Reports

As of the second quarter of 2024, Salt Lake County experienced 2,354,094 SF of industrial deliveries under construction. The average weighted asking rental rates for Salt Lake County at \$0.84 NNN matches the national average for industrial space. Absorption reached 4,953,979 SF by mid-year 2024, with the Central West quadrant accounting for 26,745 SF.

<sup>5</sup> Colliers, Salt Lake County 24Q2 Reports

TABLE 2.9: SALT LAKE COUNTY INDUSTRIAL MARKET STATISTICS MID-YEAR 2024

	TOTAL INVENTORY	VACANCY SF	SUBLEASE AVAILABILITY	TOTAL VACANCY RATE	ABSORPTION SQUARE FOOTAGE		AVERAGE ASKING RATE (NNN)
					CURRENT PERIOD	YTD	
Central East	8,009,009	146,217	51,758	2.47%	30,274	33,028	\$0.77
<b>Central West</b>	<b>16,823,620</b>	<b>214,601</b>	-	<b>1.28%</b>	<b>(8,951)</b>	<b>26,745</b>	<b>\$1.01</b>
North East	6,568,493	116,022	14,900	1.99%	68,277	58,644	\$0.95
North West	104,345,423	5,534,342	2,405,821	7.61%	2,561,497	3,569,152	\$0.80
South East	1,966,464	21,500	37,286	2.99%	7,420	12,210	\$1.00
South West	23,738,500	1,050,846	492,994	6.50%	1,005,519	1,254,200	\$1.04
<b>QUARTERLY TOTALS</b>	<b>161,451,509</b>	<b>7,083,528</b>	<b>3,002,759</b>	<b>6.25%</b>	<b>3,664,036</b>	<b>4,953,979</b>	<b>\$0.84</b>

Source: Colliers, Salt Lake County 24Q2 Reports

Salt Lake County has observed low office construction, with absorption reaching negative 282,269 SF by mid-year 2024. The direct vacancy rate in the Central Valley West quadrant is one of the lowest at 11.01 percent, ranking 12 out of the 15 office markets analyzed by Colliers.

TABLE 2.10: SALT LAKE COUNTY OFFICE MARKET STATISTICS MID-YEAR 2024

	TOTAL INVENTORY	VACANCY SF	SUBLEASE AVAILABILITY	TOTAL VACANCY RATE	ABSORPTION SQUARE FOOTAGE		AVERAGE ASKING RATE (NNN)
					CURRENT PERIOD	YTD	
Office Market	2,280,766	558,742	157,147	31.39%	68,318	65,718	\$24.97
CBD	9,391,688	1,958,007	167,992	22.64%	(72,584)	(92,826)	\$30.44
Central Valley East	1,847,436	158,527	-	8.58%	22,027	(8,307)	\$22.77
<b>Central Valley West</b>	<b>2,320,141</b>	<b>201,461</b>	<b>53,960</b>	<b>11.01%</b>	<b>5,619</b>	<b>437</b>	<b>\$22.97</b>
Cottonwood	2,293,923	351,070	42,004	17.14%	(52,567)	(24,107)	\$30.81
Draper	5,276,083	995,552	451,109	27.42%	(59,845)	1,445	\$27.65
Foothill	340,113	45,953	5,256	13.51%	-	126	\$24.52
Interchange	669,237	82,121	5,864	13.15%	(79,474)	(79,474)	\$19.29
Research Park	1,143,740	13,188	-	1.15%	-	-	\$23.00
Periphery	3,630,726	512,171	118,523	17.37%	9,765	(14,633)	\$29.25
Sandy South Towne	5,543,325	789,075	489,805	23.07%	16,776	(165,561)	\$25.61
South West Valley	593,384	134,674	-	22.70%	19,691	21,683	\$29.43
Sugarhouse	974,609	75,848	10,212	8.83%	29,222	(19,112)	\$31.88
Union Park District	2,138,015	279,025	59,258	15.82%	8,805	16,334	\$26.27
West Valley/Lake Park	4,161,348	1,487,265	345,213	44.04%	21,115	16,008	\$25.02
<b>QUARTERLY TOTALS</b>	<b>42,604,534</b>	<b>7,642,679</b>	<b>1,906,343</b>	<b>22.41%</b>	<b>(63,132)</b>	<b>(282,269)</b>	<b>\$27.44</b>

Source: Colliers, Salt Lake County 24Q2 Reports

## LAND USE AND ZONING

The distribution of land uses in the City illustrates a concentration of residential development, with 66 percent of the market value and 55 percent of the taxable value attributed to single family residential property types. **Figure 2.4** illustrates the distribution of land use types within the City.

TABLE 2.11: DISTRIBUTION OF LAND USE TYPES WITHIN WEST JORDAN CITY

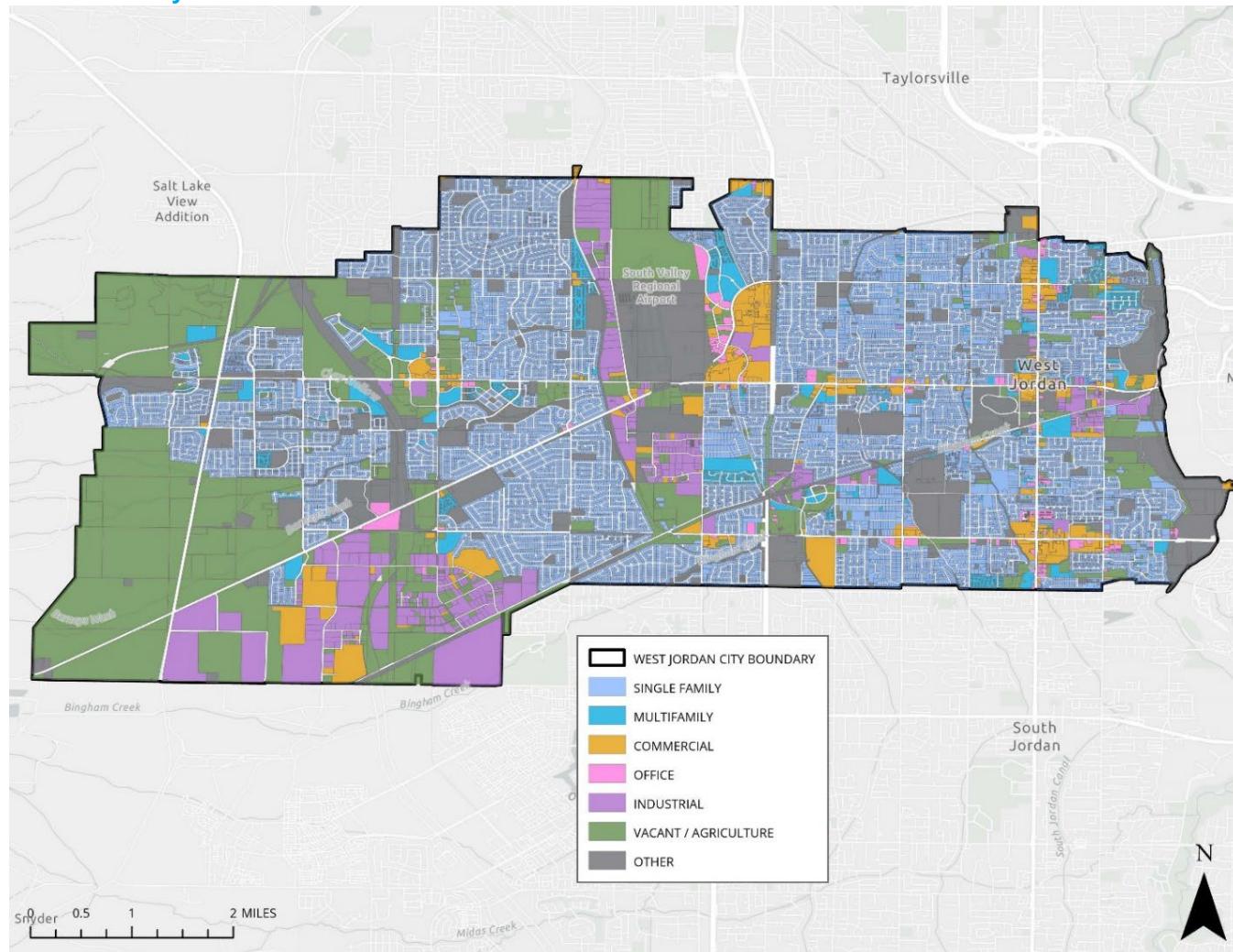
PROPERTY TYPE	ACRES	PARCELS	BUILDING SF	TAXABLE VALUE	% OF TAXABLE VALUE	MARKET VALUE	% OF MARKET VALUE
Single Family	6,475	27,598	73,179,986	\$8,052,492,110	55.4%	\$14,614,247,260	65.6%
Multifamily	703	2,773	10,181,695	1,387,684,299	9.5%	2,503,532,430	11.2%
Commercial	923	414	6,369,367	\$1,750,754,621	12.0%	\$1,756,782,310	7.9%

PROPERTY TYPE	ACRES	PARCELS	BUILDING SF	TAXABLE VALUE	% OF TAXABLE VALUE	MARKET VALUE	% OF MARKET VALUE
Office	202	334	2,562,834	\$452,044,679	3.1%	\$456,601,560	2.1%
Industrial	1,539	562	15,787,860	\$2,319,623,266	16.0%	\$2,320,991,110	10.4%
Vacant	2,136	715	970,208	\$542,445,245	3.7%	\$581,190,830	2.6%
Agricultural/Forest/Mining	2,795	99	137,441	\$18,497,946	0.1%	\$19,709,910	0.1%
Other	3,083	1,408	4,944,457	\$15,430,056	0.1%	\$18,839,370	0.1%
<b>TOTAL</b>	<b>17,855</b>	<b>33,903</b>	<b>114,133,848</b>	<b>\$14,538,972,222</b>	<b>100%</b>	<b>\$22,271,894,780</b>	<b>100%</b>

Source: 2024 Salt Lake County Parcels

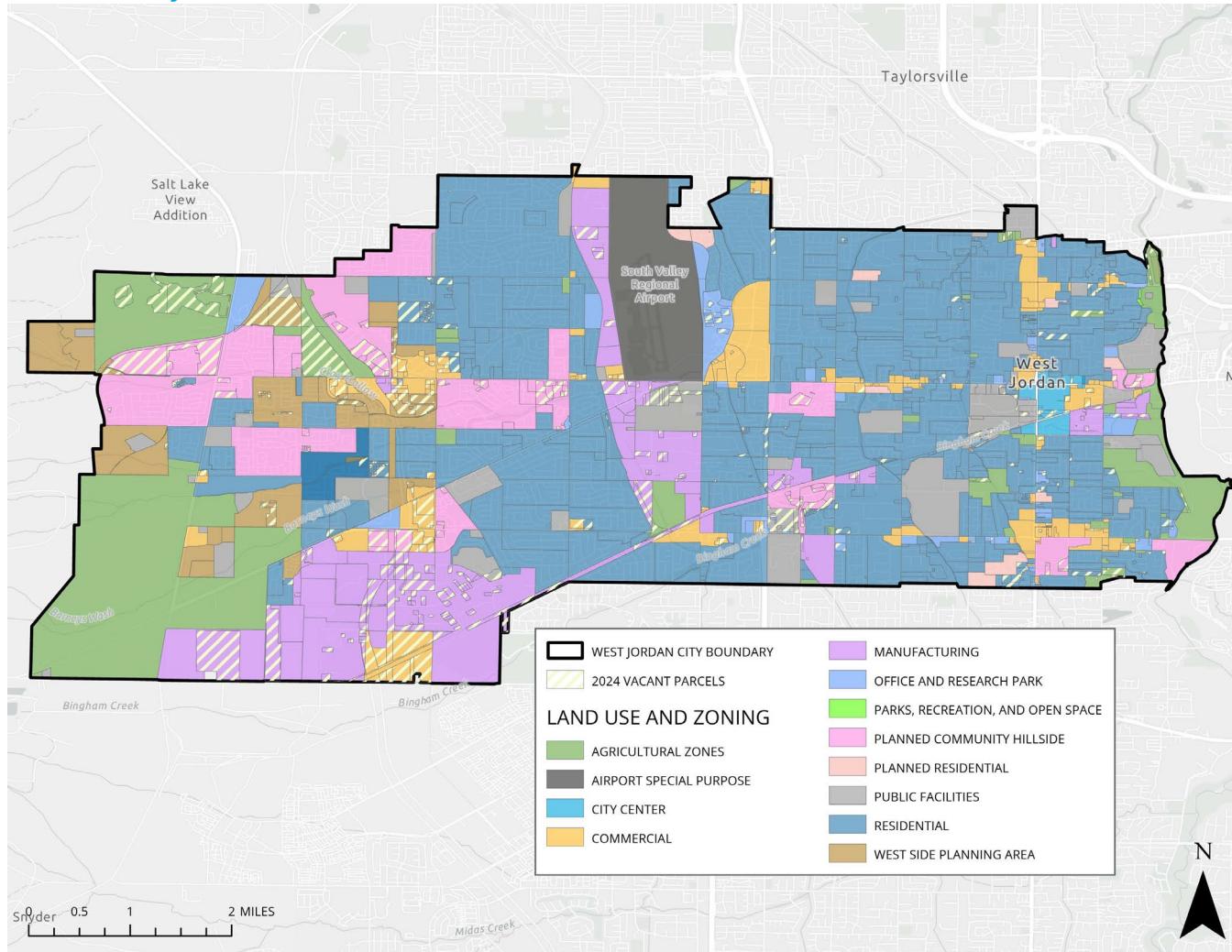
Note: Does not include roads, railroads, and canal acreage, which accounts for nearly over 3,000 acres.

FIGURE 2.5: WEST JORDAN LAND USE



Using the City's zoning data as defined in City Code<sup>6</sup>, there are approximately 2,136 acres of vacant land, primarily in planned development zones, manufacturing, and shopping centers, as shown in **Figure 2.6**.<sup>7</sup>

**FIGURE 2.6: WEST JORDAN VACANT LAND OVERLAY WITH CITY ZONING**



## PUBLIC AMENITIES AND INFRASTRUCTURE

This section summarizes public amenities and existing infrastructure in West Jordan, as new development and redevelopment within the City generates increased demand on the City's infrastructure. There are several public facilities in West Jordan, including parks and schools. The City is situated west of the Jordan River and extends westward towards the Oquirrh Mountains. Of the 967 total acres of existing park space within the City, there are 323 acres of community, neighborhood, and mini parks according to the West Jordan Parks, Recreation, Trails & Open Space Master Plan (2018-2028). The largest park is the 77-acre Veterans Memorial Park which surrounds the West Jordan City Center area. The City also maintains 25.4 miles of paved trails and 26.6 miles of bike lanes. There are eight elementary schools, four junior high schools, and two high schools within the City.

<sup>6</sup> [https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan\\_ut/0-0-0-47586](https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-47586)

<sup>7</sup> West Jordan's City Planning. Future Land Use Map. Retrieved from <https://www.westjordan.utah.gov/community-development/master-plans/>

The Jordan School District (JSD) auxiliary property is located near the City Center. The City has identified this parcel as a catalyst site for redevelopment due to its location being in the core of the City Center. JSD representatives have expressed a willingness to relocate if alternative financing mechanisms are identified.

The City's major transportation facilities include portions of 7000 South, 7800 South/New Bingham Highway, the Mountain View Corridor, Bangerter Highway, SR-111, and 9000 South and Redwood Road. Additionally, West Jordan is home to the South Valley Regional (SVR) Airport and has close access to two major interstate freeway facilities (I-15 and I-80). Alternative modes of transportation in the City are operated by the Utah Transit Authority (UTA) and include services such as six light rail stations, bus, and van share services. As explored further in **Section 3**, stakeholders acknowledged potential improvements related to transportation infrastructure due to a lack of public transportation on the west side, general west/east traffic throughout the City, and UDOT owned roads.

The City has master plans for each utility component and highlights necessary system improvements to accommodate future growth. The existing storm drain system includes natural drainages and irrigation conveyances and has over 200 miles of storm drain pipes. The existing sewer system consists of approximately 365 miles of pipeline and 7,039 manholes. There are four active culinary wells in the City and 14 storage reservoirs. The City's culinary water distribution system consists primarily of a network of pipes. The water distribution network is divided into seven major pressure zones. Pressure zone boundaries are bounded by pressure reducing valves (PRV), isolation valves, and separation of distribution piping.

## SALES LEAKAGE ANALYSIS

The following analysis provides a general overview of leakage and retention by major category: retail, industry and sales related to services. **Appendix A** provides further detail on taxable sales for each major category. Negative numbers estimate the approximate leakage of taxable sales from West Jordan City to other communities. When leakage occurs, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. While not present for West Jordan, positive numbers indicate that West Jordan City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for certain types of purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

**TABLE 2.12: WEST JORDAN SALES LEAKAGE AND CAPTURE RATES**

	CITY DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH PER CAPITA SPENDING*	CAPTURE RATE	PER CAPITA LEAKAGE	TOTAL LEAKAGE
<b>RETAIL</b>						
Building Material & Garden Equip	\$292,740,704	\$2,410	\$1,580	153%	\$830	\$100,852,656
Clothing & Accessories	\$62,286,917	\$513	\$703	73%	(\$190)	(\$23,118,848)
Electrical & Appliance	\$86,759,755	\$714	\$421	170%	\$293	\$35,604,703
Food & Beverage	\$246,852,358	\$2,032	\$1,853	110%	\$179	\$21,783,872
Furniture & Home Furnishing	\$21,211,595	\$175	\$372	47%	(\$197)	(\$23,971,457)
Gas Station	\$55,075,030	\$453	\$546	83%	(\$93)	(\$11,304,512)
General Merchandise	\$303,027,566	\$2,495	\$2,683	93%	(\$188)	(\$22,869,415)
Health & Personal	\$25,277,002	\$208	\$269	77%	(\$61)	(\$7,390,036)
Miscellaneous Retail Trade	\$123,724,232	\$1,019	\$745	137%	\$273	\$33,195,643
Motor Vehicle	\$60,615,000	\$499	\$2,884	17%	(\$2,385)	(\$289,689,980)
Non-Store Retailers	\$237,587,470	\$1,956	\$2,202	89%	(\$246)	(\$29,905,080)
Sporting Good	\$30,587,232	\$252	\$434	58%	(\$182)	(\$22,139,195)

	CITY DIRECT TAXABLE SALES	PER CAPITA SPENDING	UTAH PER CAPITA SPENDING*	CAPTURE RATE	PER CAPITA LEAKAGE	TOTAL LEAKAGE
Wholesale Trade-Durable Goods	\$225,904,925	\$1,860	\$2,147	87%	(\$287)	(\$34,825,369)
Wholesale Trade-Nondurable Goods	\$89,740,355	\$739	\$359	206%	\$380	\$46,143,131
Wholesale Trade-Agent & Brokers	\$4,433,400	\$36	\$50	74%	(\$13)	(\$1,580,502)
<b>Subtotal Retail</b>	<b>\$1,865,823,541</b>	<b>\$15,361</b>	<b>\$17,248</b>	<b>89%</b>	<b>(\$1,887)</b>	<b>(\$229,214,389)</b>
<b>INDUSTRY</b>						
Agriculture, Forestry, Fishing & Hunting	\$4,537,724	\$37	\$12	301%	\$25	\$3,031,047
Construction	\$82,192,881	\$677	\$508	133%	\$169	\$20,499,056
Information	\$115,929,212	\$954	\$1,015	94%	(\$61)	(\$7,417,010)
Manufacturing	\$160,434,182	\$1,321	\$1,296	102%	\$24	\$2,975,341
Mining, Quarrying, & Oil & Gas Extraction	\$371,260	\$3	\$182	2%	(\$179)	(\$21,745,456)
Transportation & Warehousing	\$7,287,109	\$60	\$101	59%	(\$41)	(\$5,036,861)
Utilities	\$114,927,385	\$946	\$978	97%	(\$32)	(\$3,924,573)
<b>Subtotal Industry</b>	<b>\$485,679,753</b>	<b>\$3,999</b>	<b>\$4,094</b>	<b>98%</b>	<b>(\$96)</b>	<b>(\$11,618,457)</b>
<b>SERVICES</b>						
Accommodation	\$10,681,530	\$88	\$925	10%	(\$837)	(\$101,616,343)
Admin. & Sup & Waste Man.& Remed. Ser	\$10,899,317	\$90	\$124	72%	(\$34)	(\$4,170,602)
Arts, Entertainment, and Recreation	\$20,229,617	\$167	\$393	42%	(\$226)	(\$27,481,603)
Educational Services	\$3,597,645	\$30	\$64	47%	(\$34)	(\$4,133,071)
Finance & Insurance	\$9,908,755	\$82	\$109	75%	(\$28)	(\$3,348,081)
Food Services & Drinking Places	\$234,275,515	\$1,929	\$2,158	89%	(\$229)	(\$27,847,958)
Health Care & Social Assistance	\$3,438,602	\$28	\$53	53%	(\$25)	(\$3,029,094)
Management of Companies & Enterprises	\$500,000	\$4	\$10	42%	(\$6)	(\$695,623)
Other Services-Except Public Administration	\$59,815,674	\$492	\$687	72%	(\$195)	(\$23,660,271)
Professional, Scientific, & Technical Serv	\$37,437,121	\$308	\$602	51%	(\$293)	(\$35,640,108)
Public Administration	\$400,000	\$3	\$100	3%	(\$96)	(\$11,704,821)
Real Estate, Rental, & Leasing	\$41,315,489	\$340	\$699	49%	(\$359)	(\$43,609,716)
<b>Subtotal Services</b>	<b>\$432,499,265</b>	<b>\$3,561</b>	<b>\$5,923</b>	<b>60%</b>	<b>(\$2,362)</b>	<b>(\$286,937,291)</b>
<b>OTHER</b>						
<b>Subtotal Other</b>	<b>\$41,966,087</b>	<b>\$345</b>	<b>\$940</b>	<b>37%</b>	<b>(\$594)</b>	<b>(\$72,183,788)</b>
<b>ALL TAXABLE SALES</b>						
<b>TOTAL</b>	<b>\$2,825,968,646</b>	<b>\$23,266</b>	<b>\$28,205</b>	<b>82%</b>	<b>(\$4,939)</b>	<b>(\$599,953,925)</b>

\*Income Adjusted

Accommodation includes Traveler Accommodation, RV Parks & Recreational Camps. And Rooming & Boarding Houses.

Per <https://www.census.gov/naics/?input=72&chart=2022>, hotels and motels fall under Accommodation (Traveler). See 72111.

Overall, West Jordan is capturing 82 percent of the retail and service sales as shown in **Table 2.12**. The City is leaking in all major categories relative to State average spending. The per capita spending in West Jordan is approximately \$23,266, compared to the State average of \$28,205. The total taxable sales leaking to other communities is estimated at \$599M. Assuming a sales tax levy of 0.5 percent based on point of sale, this equates to a loss of \$6.5M in tax revenues. To address categories experiencing leakage, the City has focused on increasing motor vehicle, accommodation, and furniture sales. For instance, one of the City's project areas (CDA #2) has several development projects in progress, including Truck Ranch's auto mall. The City has also constructed four new hotels near Jordan Landing.

## PREVIOUS PLANS REVIEW

LRB was tasked to review existing planning and economic development documentation to create a cohesive economic development strategy based on historic planning efforts. Below is a summary of the core planning documents referenced for furthering the economic goals of the City in **Section 4** of this document.

### WEST JORDAN GENERAL PLAN (2023)

The 2023 General Plan update provides a long-term vision for West Jordan City. Chapters focusing on economic development provide strategies and guiding principles that align with the City's vision to concentrate on three areas: business retention and expansion (BRE), real estate development and reuse, and new business attraction.

### WEST JORDAN & MIDVALE STATIONS AREA PLAN (2023)

The West Jordan and Midvale Stations Area Plan (SAP) was prepared November of 2023 pursuant to Utah HB462. The SAP focuses on three TRAX stations: Bingham Junction in Midvale City, Historic Gardner in West Jordan City, and City Center in West Jordan City. Both station areas in West Jordan are under the Transit Station Overlay District (TSOD) zoning; the West Jordan General Plan reinforces that the TSOD is designed to create pedestrian-oriented areas through convenient use of public transportation and pedestrian accessibility.

### 5600 W. STATION AREA PLAN (2024)

The 5600 W. SAP was prepared in December 2024. Located in the southwestern portion of the City, the SAP envisions the area can transform into a regional center that offers a variety of development and amenities to attract visitors. The station's proximity to residential neighborhoods as well as public spaces such as Bingham Creek Park provides a unique opportunity for community connection and public transit accessibility.

### RETAIL AND MARKET STUDY (2013)

The Retail Study was completed by Zions Public Finance in August of 2013 and provided recommendations for new development and maintenance of existing retail hubs to ensure a vibrant retail community into the future. The Retail Study also provides general economic goals as well as specific recommendations for key retail nodes and are outlined further in **Sections 4 and 5**.

## PROJECT AREAS

A summary of the City's active project areas is outlined in **Table 2.13**. **Section 5** further explores the City's RDAs and retail nodes.

**TABLE 2.13: WEST JORDAN PROJECT AREAS SUMMARY**

DISTRICT	NAME	STATUS	YEAR ACTIVATED	YEAR EXPIRES	YEARS REMAINING	CURRENT ASSESSED VALUE	CURRENT ESTIMATED TAX INCREMENT
RDA # 1	Town Center	Active	1989	2025	1	\$48,961,500	\$275,000
RDA # 2	Industrial Park	Active	1990	2026	2	\$35,142,470	\$275,000
RDA # 4	Spratling	Active	1992	2027	3	\$66,281,197	\$276,809
RDA # 5	Downtown	Active	1993	2028	4	\$61,307,904	\$300,000
EDA # 2	Bingham Business Park	Active	2005	2025	1	\$154,006,558	\$1,200,000
EDA # 4	Fairchild	Active	2019	2030	6	\$98,852,169	\$900,000
CDA #1	Jordan Valley Station	Active	2012	2039	15	\$112,006,510	\$775,000
CRA #1	9000 S Redwood Road	Active	2018	2037	13	TBD	N/A

Source: West Jordan City, Utah Redevelopment Agency Database, Redevelopment Agency of West Jordan City FY25 Budget

LRB also analyzed major economic nodes identified by the City that are not defined RDAs. These areas include:

- Pioneer Technology District (Potential EDA #5)
- Copper Hills Marketplace (Potential CDA #2)
- City Center (Former Briarwood RDA #6)
- Gardner Village
- Jordan Landing and SVR Airport
- 5600 W Old Bingham Highway
- 5600 W 7800 S



## SECTION III. STAKEHOLDER OUTREACH AND SWOT

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A SWOT Analysis is a strategic planning tool that allows the City to examine the strengths, weaknesses, opportunities, and threats (SWOT) that bolster or stifle economic development. LRB consulted with City staff and held stakeholder meetings to conduct a SWOT survey with business leaders, City Council members, development partners, and utility providers. The SWOT Analysis considers internal and external factors that affect the City and highlights positive and negative conditions that affect West Jordan's ability to sustain and attract businesses and create a vibrant community. Responses from stakeholders are utilized to develop economic development strategies presented in **Section 4** of this plan.

### STAKEHOLDER OUTREACH FINDINGS

A total of three separate in-person meetings were held. The first meeting held was with City staff on January 11<sup>th</sup>, 2024, to solicit internal input related to a cohesive and comprehensive economic vision. Attendees included the Mayor, City Manager, City Attorney, and department representatives from Community Development, Economic Development, Public Works, and Parks. A subsequent interview was held on February 15<sup>th</sup>, 2024, with stakeholders involving real estate developers and brokers, business leaders, and City staff. On April 29<sup>th</sup>, 2024, LRB held a meeting with utility providers including Jordan Valley Water Conservancy District (JVWCD), South Valley Water Reclamation Facility (SVWRF), Rocky Mountain Power (RMP), and Enbridge Energy.

Stakeholders referred to the great level of opportunity afforded to the City to make use of the large proportion of currently vacant land, a proportion that stakeholders noted as uncommon for a municipality in Salt Lake County. Stakeholders also noted the SVR Airport could incentivize additional business development and generate tourism opportunities. Business and development leaders felt that City staff are generally supportive of existing development and have implemented a streamlined process for industrial development, although concern toward the residential development process was recognized.

Responses by stakeholders with respect to weaknesses and threats pointed to concern toward the impacts on the existing system as a result of new commercial and industrial growth. Utility providers in particular expressed interest in meeting with the City quarterly to ensure they are aware of development plans. Respondents also acknowledged weaknesses in transportation, including a lack of public transportation on the west side and general east/west traffic throughout the City. The SWOT matrix is outlined in **Figure 3.1**.

FIGURE 3.1: STAKEHOLDER SWOT MATRIX



## CITY COUNCIL DISCUSSIONS

LRB virtually conducted discussions and solicited feedback from the West Jordan City Council in August and September 2024. Five separate meetings were held to ensure each member of the City Council could participate. LRB inquired about current initiatives, infrastructure barriers to investment and redevelopment, and any other financial information they wanted to share from a Council perspective. Responses from the City Council were utilized to create economic development strategies in **Section 4** of this document.

When asked what current initiatives LRB should be aware of, all respondents pointed to the current City Center SAP. Several members expressed lack of identity and branding as an overall weakness for the City. Particularly, Council members felt that West Jordan has struggled with its internal and external perception and ability to differentiate itself from neighboring Salt Lake County cities. Respondents agreed that the redevelopment of the City Center plays a key role in creating a unique identity and achieving a sustainable vision for the City as it provides for an opportunity to create a sense of place for residents while also generating new demand from visitors. With respect to implementing development strategies or policies for the City Center, all Council members generally favor regional retail draws such as Costco, Trader Joes, unique sit-down restaurants, and other major retail. Other City Center development ideas such as a regional entertainment district produced varied responses, with some members favoring a downtown sports district model and others opposing the proposition.

In terms of City-wide development strategies or policies, respondents felt that industrial development has had a generally positive impact in terms of the City's economic development and should continue to be encouraged, but that the City should have a diverse economic portfolio. Respondents in particular noted the west side's lack of retail development, with much of the City's west side consisting of industrial land uses. However, there is local demand for neighborhood scale retail investment as the City's west side is experiencing a high concentration of projected population growth. For example, one Council member noted that the success of the newly constructed Home Depot located on 7800 S and 5600 W is a strong example of local demand supporting new retail development and should be replicated.

Responses by the City Council with respect to infrastructure barriers were primarily directed toward transportation concerns. As illustrated in **Figure 3.1**, stakeholders and Council members agree that general east/west traffic and lack of transportation access in the west is a weakness. East/west roads such as 7800 S, however, are owned by UDOT, resulting in proposed solutions that must also align with UDOT's. While respondents agreed that public transit in the west can be improved, four Council members referred to the opportunity afforded to the City to use its six TRAX stations to its advantage.



## SECTION IV. GENERAL ECONOMIC DEVELOPMENT STRATEGIES

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This strategic plan is built around four primary objectives that have been identified in the General Plan and serve as the foundational strategies developed further in this document.

- Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan;
- Diversify and strengthen the employment and tax base in the City of West Jordan;
- Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips; and
- Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.

### EXISTING ECONOMIC DEVELOPMENT STRATEGIES

The primary objective of this document is to reconfirm existing strategies while identifying any new strategies based on stakeholder feedback. **Section 5** outlines strategies specific to each economic development area. Below is an outline of historic strategies from core planning documents.

#### WEST JORDAN GENERAL PLAN (2023)

- Catalyze new growth and investment, build long term vibrance, and create a brand and identity for the City as a place where businesses can thrive;
- Connect existing businesses with the resources and solutions they need to strengthen and expand;
- Revitalize and redevelop older parts of the City by drawing new investments that will create new opportunities for recreation, retail, living, and employment;
- Work closely with land owners and developers to create new opportunities for existing and future residents to live, work, and recreate in West Jordan in a manner that creates a strong sense of place;
- Work intentionally to draw innovative and responsible businesses to West Jordan that offer employment opportunities across a diverse spectrum of industries; and
- Focus on areas of greatest economic opportunity including Jordan Landing, the City Center redevelopment project, and development of the Southwest Quadrant as a major employment center balanced with retail opportunities and affordable housing.

#### HOUSING AFFORDABILITY STRATEGIES

- Rezone for densities necessary to facilitate the production of moderate income housing;
- Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- 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;

- 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;
- Implement zoning incentives for moderate income units in new developments;
- Demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- 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; and
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

#### **RETAIL AND MARKET STUDY (2013)**

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- Develop a Vision and Concept Plan:** Develop a Plan that combines economic development priorities with land use and urban design guidelines in order to create attractive destinations and gathering places. The Plan is also important in helping the City to prioritize development and which projects should receive public assistance.
- Promote Large-Scale Commercial Development along the Mountain View Corridor:** Actively engage in facilitating land aggregation and approaching major developers for large-scale retail development in this area. Businesses, such as Costco, that generate high sales per square foot, should be prime candidates for this site.
- Redevelop and Create a Town Center near City Hall:** Connect investment in the City Park and City Hall into a larger cultural and employment center that can become a vibrant and thriving downtown; Technology cluster development should be considered at this site; Support retail and higher-density residential development.
- Keep Jordan Landing Vibrant:** Increase wayfinding and signage for this area.
- Increase Recreation Options:** Include bike and kayak rentals near the Parkway Trail, hosting of special events such as bike races, bike clubs, running, fishing events and specialty stores, etc.
- Encourage Hotel and Lodging Development:** The most probable hotels to develop in West Jordan would be like the existing quality of the Hampton Inn, perhaps a Fairfield or Holiday Express. The City could try moving up a step by first approaching a Courtyard or Residence Inn, where the quality is considered slightly higher.
- Promote Motor Vehicle Dealerships:** There is a significant opportunity for increased motor vehicle dealerships in the City. Motor vehicle dealerships are generally most successful when located in clusters, because consumers like to be able to visit several stores and compare products and pricing before making a purchase. Because vehicles are large, infrequent purchases, consumers are willing to travel considerable distances to make their purchases. Therefore, dealerships tend to cluster near freeway intersections, or along major corridors.
- Attract Retail to Underserved Neighborhoods:** Develop promotional materials that show demographic trends and local spending power; Engage with specific retailers, such as Walmart Express; Assist with finding land or vacant commercial spaces; Provide financial incentives that may assist with streetscape improvements, parking requirements or façade improvement programs; Make appropriate zoning modifications and “fast-track” permitting programs; Apply for federal funds that are available to bring healthy food to low-income areas.
- Pursue Retail Trends:** As part of West Jordan’s image as a young and vibrant community, it should consider pursuing retail stores that are emerging trends.

- Target Millennials – Generation Z:** Ensuring the City remains attractive and is a good fit for this large cohort can be a major economic base for the future. This generation is also highly social and often seeks semi-urban, mixed-use development. These factors point to a great opportunity for West Jordan to build a mixed-use and transit-oriented development near TRAX stations and along the Mountain View Corridor.
- Pursue Niche Markets:** While some of the businesses (e.g., family activities and theme parks, specialty arts and crafts – Cultural District, health and wellness, and technology) do not generate a large sales tax base, they do bring in visitors to an area, who then eat at the restaurants, shop at the gift stores, etc.
- Improve Relationships with Retail Brokers and Major Developers:** Meet regularly with key retail brokers and provide them with pertinent information regarding the City and its successes. Key developers should also be contacted frequently in order to provide them with information and assess their interest in developing in West Jordan.
- Prepare a Marketing and Recruitment Brochure:** Attend conferences and provide updated information to potential developers such as:
  - Population growth statistics
  - Household characteristics (median age, income, educational levels)
  - Sales leakage and accompanying opportunities
  - Buying power within 3- and 5-mile radius
  - Available properties (land and buildings)
  - Testimonials (statements from those who have successfully done business in West Jordan)

## PROPOSED ECONOMIC DEVELOPMENT STRATEGIES

In addition to the above strategies selected by the City, LRB suggests the following strategies to reflect City Council, staff, and stakeholder responses, with the City's objectives and existing strategies for economic development serve as the foundational objectives.

- **Enhance the Quality of Life in West Jordan:** Attract, recruit, and retain quality businesses that benefit and enhance the quality of life in West Jordan.
- **Promote a Diverse Economy:** Diversify and strengthen the employment and tax base in the City of West Jordan.
- **Plan for Commercial that Serve Residents:** Encourage the creation of planned commercial centers that provide the services and amenities residents need, and which reduce the need for extra or lengthy vehicle trips.
- **Promote Professional Office and Business Environments:** Provide well-designed, attractive, and aesthetically pleasing professional office and business environments within the City.

## SECTION V. ECONOMIC DEVELOPMENT AREAS

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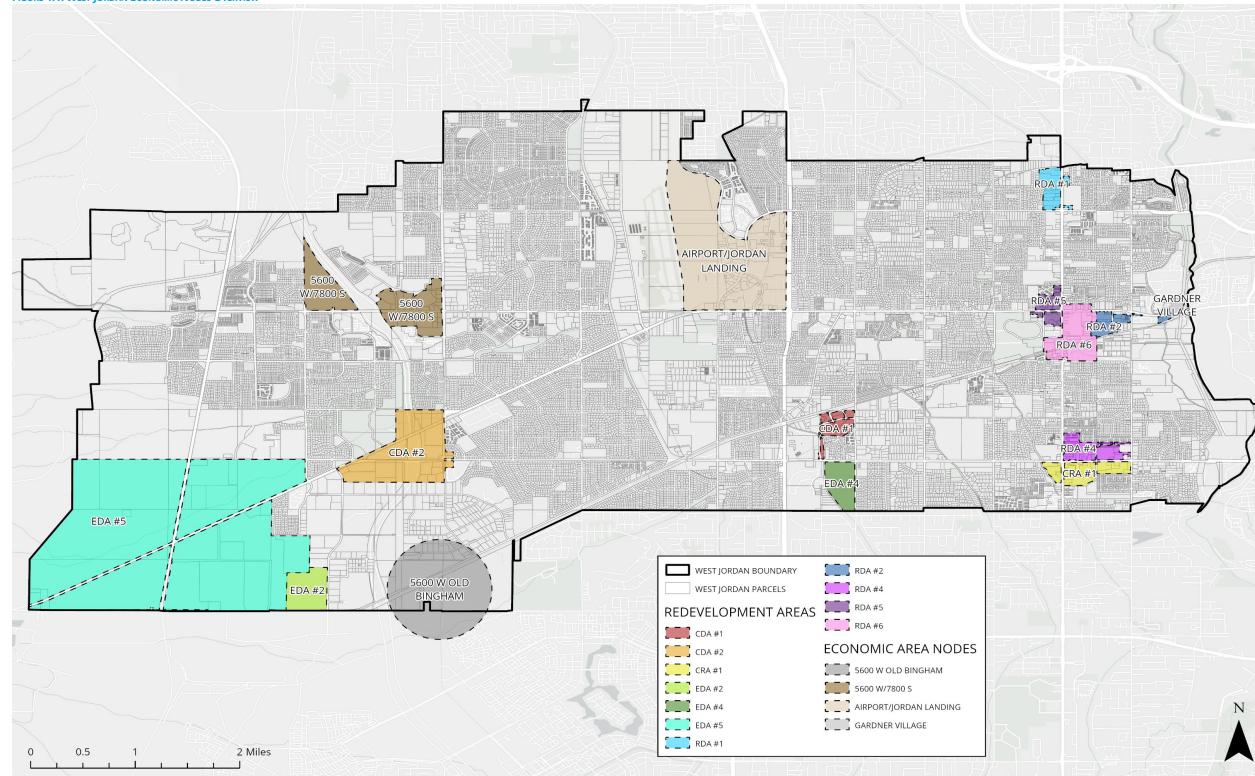
LRB collaborated with City staff to identify key economic nodes, which include but are not limited to existing RDAs, that could develop in the near term stimulating additional economic growth in the surrounding area.

**Figure 4.1** depicts six identified sections of land. These sites include:

**TABLE 4.1: WEST JORDAN ECONOMIC NODES**

REDEVELOPMENT AREAS	ECONOMIC DEVELOPMENT AREAS
<ul style="list-style-type: none"><li>• Town Center (RDA #1)</li><li>• Industrial Park (RDA #2)</li><li>• Spratling (RDA #4)</li><li>• Downtown (RDA #5)</li></ul>	<ul style="list-style-type: none"><li>• Bingham Business Park (EDA #2)</li><li>• Fairchild (EDA #4)</li></ul>
COMMUNITY DEVELOPMENT AREAS	COMMUNITY REINVESTMENT AREAS
<ul style="list-style-type: none"><li>• Jordan Valley Station (CDA #1)</li></ul>	<ul style="list-style-type: none"><li>• 9000 S Redwood Rd (CRA #1)</li></ul>
OTHER KEY ECONOMIC AREAS	
<ul style="list-style-type: none"><li>• Pioneer Technology District (Potential EDA #5)</li><li>• Copper Hills Marketplace (Potential CDA #2)</li><li>• City Center (Former Briarwood RDA #6)</li><li>• Gardner Village</li><li>• Jordan Landing and SVR Airport</li><li>• 5600 W and Old Bingham Highway</li><li>• 5600 W and 7800 S</li></ul>	

FIGURE 4.1: WEST JORDAN ECONOMIC NODES OVERVIEW



## TOWN CENTER (RDA #1)

The Town Center RDA is located at 6600 – 7000 S Redwood Road and was created for the development of a new retail shopping center. Once held by Target, it is currently anchored by the Grace Company and Lucky grocery. It is the City's intent to continue to pursue mixed-use development for the vacant area located north of the project area and serve as a gateway into the City.

FIGURE 4.2: RDA #1 SWOT

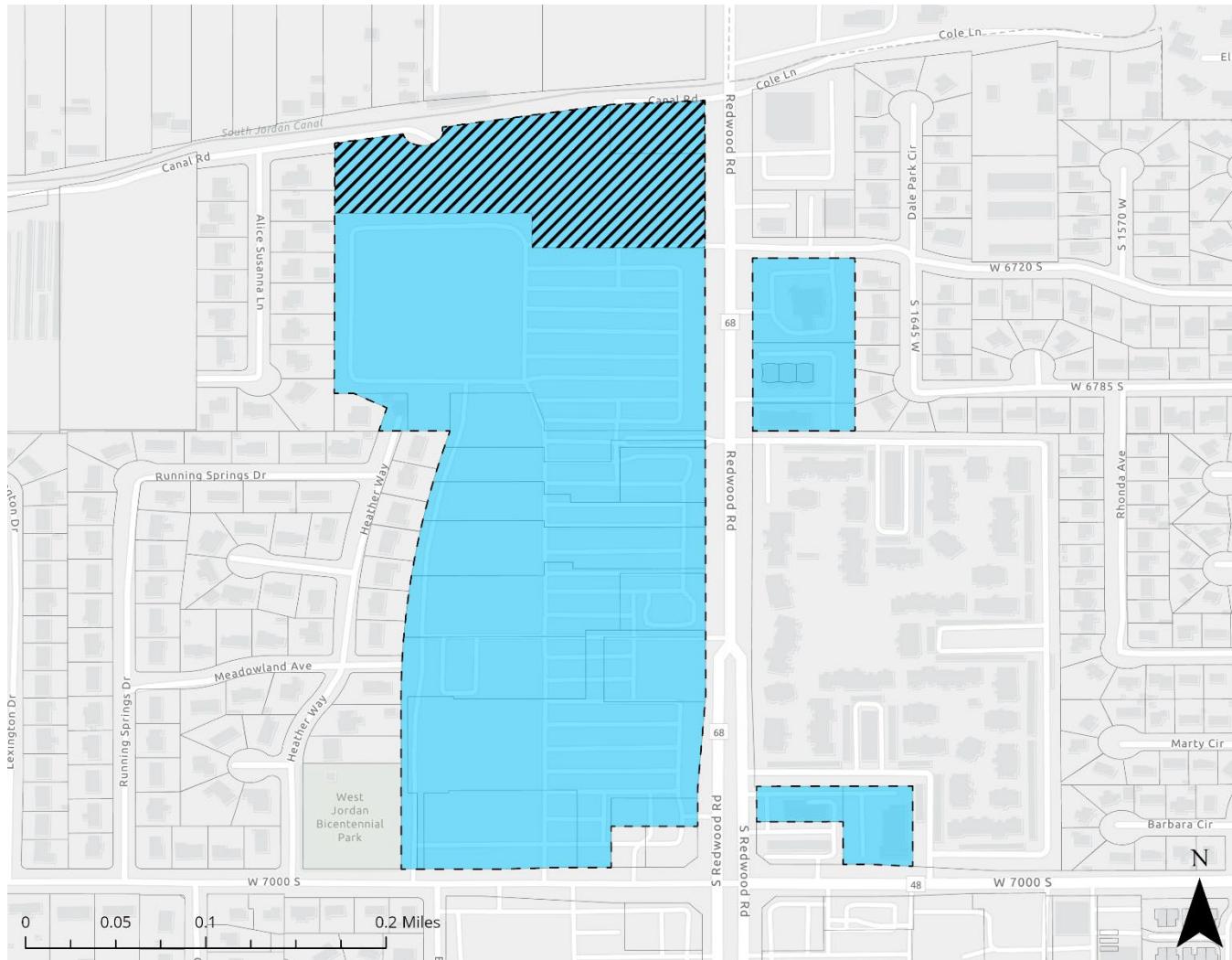


## STRATEGIC GOALS

The Retail Study reviewed retail nodes within the City including RDA #1. The recommendations are as follows:

- Utilize tax increment from the existing RDA to add vegetation and landscaping;
- Utilize tax increment from the existing RDA to create a revolving loan fund for façade renovations and parking improvements;
- Convert parking lots into more pedestrian-friendly places, with outdoor dining, sidewalks, trees and a street system that leads vehicles through the area;
- Develop a striking gateway at the intersection of 7000 South and Redwood Road;
- Clearly mark the access points into the shopping area;
- Enhance pedestrian crossings at the intersection of 7000 South and Redwood Road;
- Work with property owners to alleviate some of the lease restrictions so that vacant spaces can be filled – to the benefit of all businesses in the area; and
- Provide an updated list of vacant space on the City's website, along with information regarding square footage, asking rents, contact information, etc.

FIGURE 4.3: RDA #1 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS





## RDA #1 OVERVIEW

### Development Details

**Location:** 6600 – 7000 S Redwood

**RDA Status:** Active

**Developed Acres:** 34.0

**Undeveloped Acres:** 6.0

### Timeline

**Adoption Tax Year:** 1989

**Activation Tax Year:** 2000

**Tax Year Expired:** 2024

**Increment Years Remaining:** 0

### Assessed Value

**Base Value:** \$518,325

**2024 Value:** \$48,961,500

### Project Budget

**Total Funds Received to Date:** \$9,648,425

**2024 Estimated Tax Increment:** \$0

## INDUSTRIAL PARK (RDA #2)

The Industrial Park RDA is located at 1300-1600 W 7800 S and was created for the investment of road and utilities to service industrial development. It is home to construction supply companies such as Sprinkler Supply and Builders FirstSource. Set to expire in 2026, the City can opt to extend its term to include Gardner Village in its boundary. Located adjacent to Gardner Village, Jordan River Parkway, West Jordan City Cemetery, Historic Pioneer Hall, and the new City Center, the purpose of this area will be to capitalize on existing assets and improve amenities.

FIGURE 4.4: RDA #2 SWOT



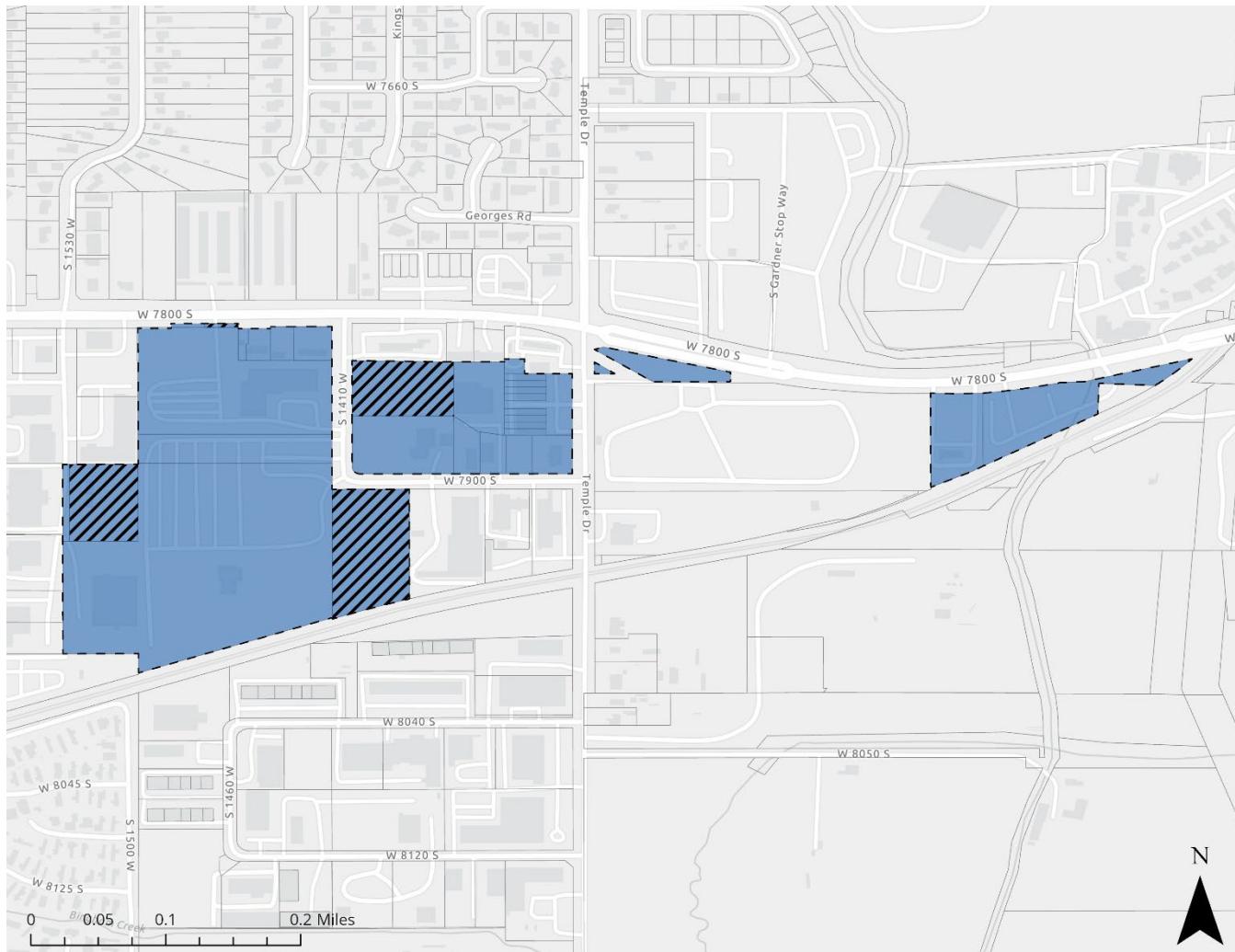
## STRATEGIC GOALS

The Retail Study provided recommendations applicable to RDA #2, RDA #5, and the expired Briarwood RDA (RDA #6). The recommendations are as follows:

- Create pedestrian connections between east and west sides of Redwood Road, using traffic calming measures;
- Create a master plan for the area;
- After creating a master plan, as needed, be willing to extend the timeframe of the redevelopment area in order to achieve the master plan;
- Work with EDCU to pursue the development of a technology employment center east of the City Hall;
- Seek out and apply for federal funds to assist with development of the technology employment center;
- Develop a striking gateway at the intersection and extend it along City Hall and the Cultural District;
- Encourage the development of a Cultural District, including a theater and restaurant cluster;

- Encourage the development of family-oriented entertainment and activities that will draw people into the City Center; and
- Pursue support retail in this area, including lunchtime eating, copy center, office supplies, etc.

FIGURE 4.5: RDA #2 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## RDA #2 OVERVIEW

### Development Details

**Location:** 1300-1600 W 7800 S

**RDA Status:** Active

**Developed Acres:** 29.5

**Undeveloped Acres:** 3.5

### Timeline

**Adoption Tax Year:** 1990

**Activation Tax Year:** 2002

**Term:** 25 Years

**Tax Year Expired:** 2026

**Increment Years Remaining:** 2

### Assessed Value

**Base Value:** \$2,905,573

**2024 Value:** \$35,142,470

### Project Budget

**Total Funds Received to Date:** \$3,152,498

**2024 Estimated Tax Increment:** \$182,944

## SPRATLING (RDA #4)

RDA #4 is located at 1300-7600 W, 8800 to 9000S and was created for the recruitment of the Home Depot and public infrastructure including a traffic signal and construction of 1510 West. It is also across the street from CRA #1. Currently, the project area generates significant tax increment financing. With H Mart, an Asian grocery store chain, recently replacing the once vacant K-mart building, the Spratling RDA has capitalized on its redevelopment opportunities.

FIGURE 4.6: RDA #4 SWOT

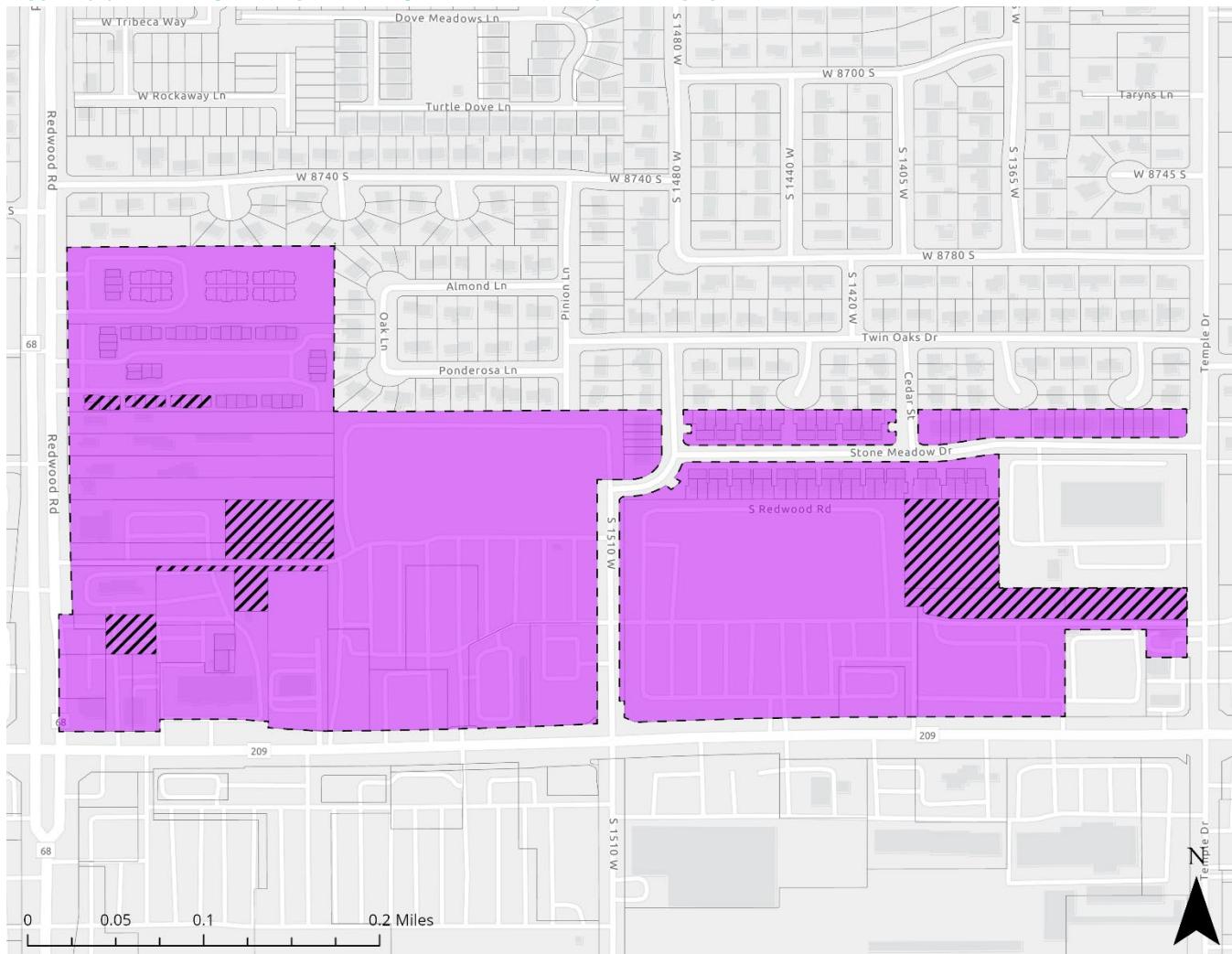


## STRATEGIC GOALS

The Retail Study provided recommendations regarding RDA #4. The following outline the Retail Study's recommendations for the area:

- Work to "soften" the visual appearance of this retail center, perhaps even incorporating the canal into the landscape of this area;
- Develop a striking gateway at the intersection and extend it south along Redwood Road, west along 9000 South to the Canal and east to 1300 West and beyond;
- Create inviting street patterns to direct vehicular traffic within retail areas, including landscaping and "green court" concepts; and
- Actively pursue tenants for the space in front of H Mart, in order to avoid a large, vacant building in this area.

FIGURE 4.7: RDA #4 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## RDA #4 OVERVIEW

### Development Details

**Location:** 1300 to 1700 W, 8800 to 9000 S

**RDA Status:** Active

**Developed Acres:** 37.0

**Undeveloped Acres:** 4.0

### Timeline

**Adoption Tax Year:** 1992

**Activation Tax Year:** 2001

**Tax Year Expired:** 2025

**Increment Years Remaining:** 1

### Assessed Value

**Base Value:** \$354,220

**2024 Value:** \$66,281,197

### Project Budget

**Total Funds Received to Date:** \$9,648,425

**2024 Estimated Tax Increment:** \$377,327

## DOWNTOWN (RDA #5)

The Downtown RDA is located at 1700-1900 W 7600-7900 S and was created for the investment of road widening and water line improvements. The creation of the project area also facilitated the renovation of Independence Square and Jordan Square, where VASA fitness is currently an anchor tenant. Due to its proximity to the City Center, the strategic goals related to Jordan Square are addressed in the City Center SAP.

FIGURE 4.8: RDA #4 SWOT



## STRATEGIC GOALS

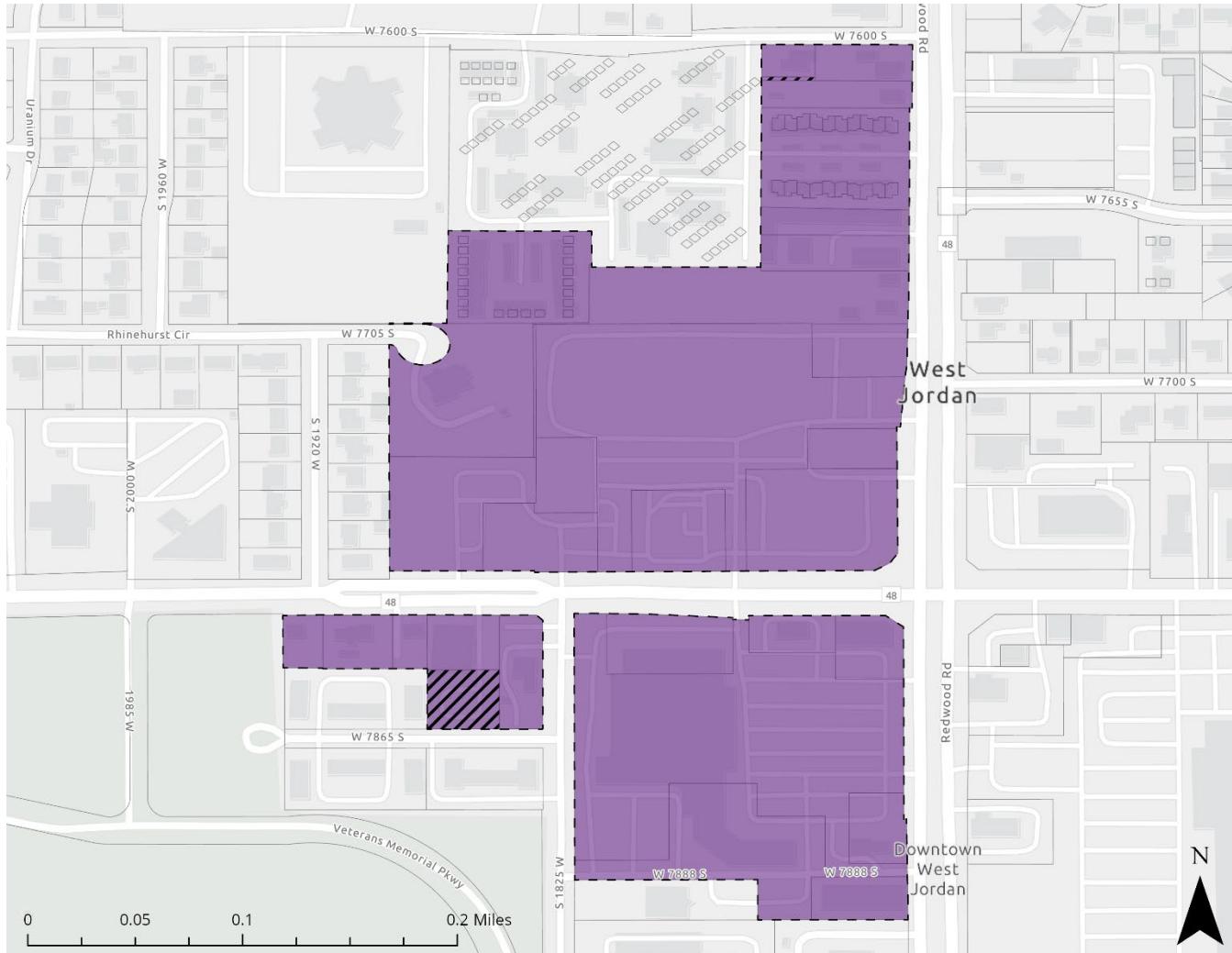
The Retail Study provided recommendations applicable to RDA #2 and RDA #5. The recommendations are as follows:

- Create pedestrian connections between east and west sides of Redwood Road, using traffic calming measures;
- Create a master plan for Independence Square<sup>8</sup>;
- After creating a master plan, as needed, be willing to extend the timeframe of the redevelopment area in order to achieve the master plan;
- Work with EDCU to pursue the development of a technology employment center east of the City Hall;
- Seek out and apply for federal funds to assist with development of the technology employment center;
- Develop a striking gateway at the intersection and extend it along City Hall and the Cultural District;
- Encourage the development of a Cultural District, including a theater and restaurant cluster;

<sup>8</sup> Goals for Jordan Square are addressed in the City Center SAP. See City Center (Former Briarwood RDA #6) for more details.

- Encourage the development of family-oriented entertainment and activities that will draw people into the City Center; and
- Pursue support retail in this area, including lunchtime eating, copy center, office supplies, etc.

FIGURE 4.9: RDA #5 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## RDA #5 OVERVIEW

### Development Details

**Location:** 1700-1900 W 7600-7900 S

**RDA Status:** Active

**Developed Acres:** 32.0

**Undeveloped Acres:** -

### Timeline

**Adoption Tax Year:** 1993

**Activation Tax Year:** 2002

**Tax Year Expiration:** 2026

**Increment Years Remaining:** 2

### Assessed Value

**Base Value:** \$9,846,385

**2024 Value:** \$61,307,904

### Project Budget

**Total Funds Received to Date:** \$5,977,129

**2024 Estimated Tax Increment:** \$294,624

## BINGHAM BUSINESS PARK (EDA #2)

Located at 10026 S Prosperity Road, EDA #2 was created to attract Kraftmaid Cabinetry facility. Housed in an 800,000 sq. ft. facility, Kraftmaid closed in 2007 and was vacant for two years. Boeing purchased the facility in 2009 and manufactures parts for the 787 Dreamliner aircraft. The estimated tax increment received in 2024 for EDA #2 was \$1.1M, which is the highest increment among other established economic areas. The City prioritizes advanced manufacturing and data centers for the remaining undeveloped acres within this area.

FIGURE 4.10: EDA #2 SWOT

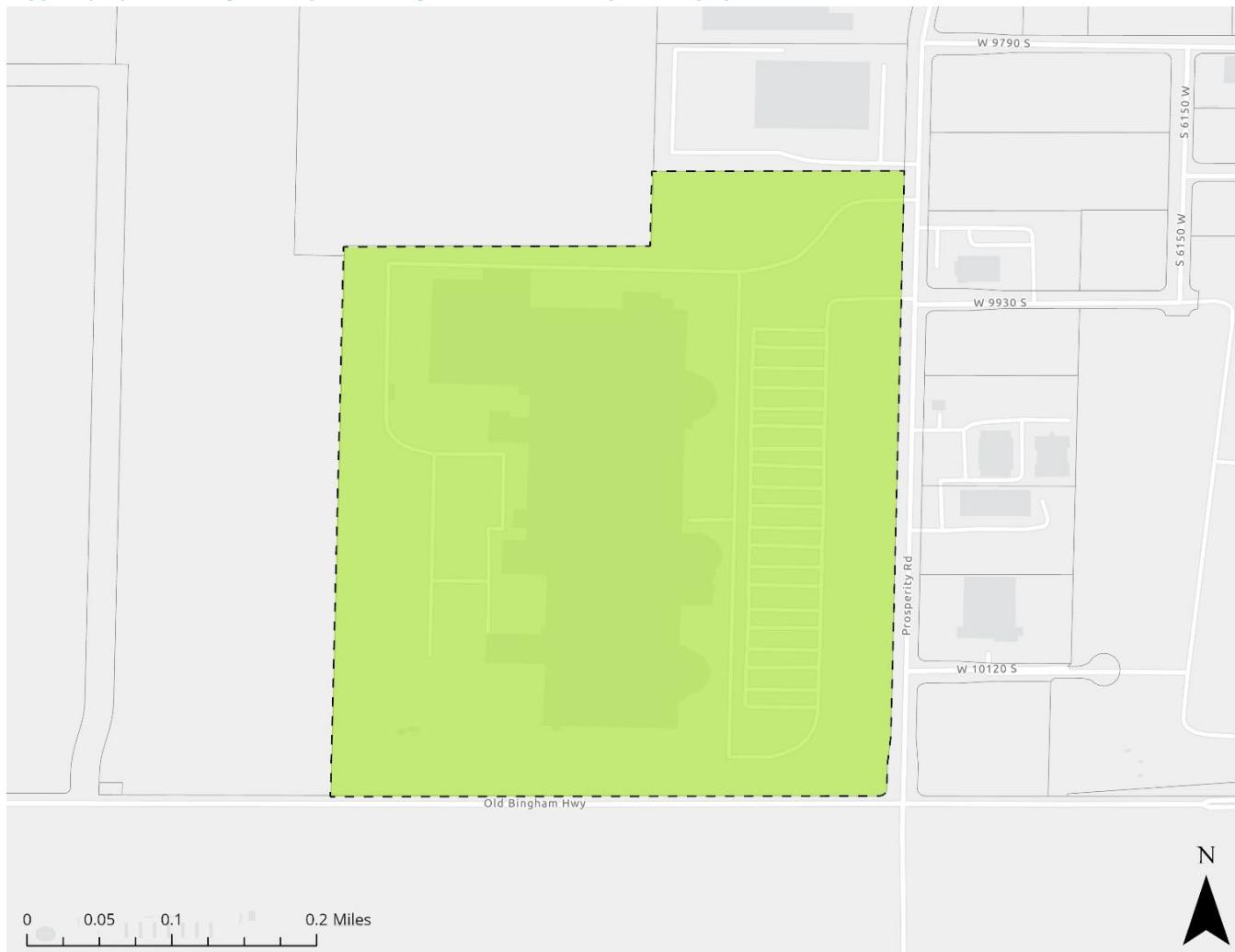


## STRATEGIC GOALS

The following includes four general Economic Development principles:

- Enhance employment & income opportunities for community residents;
- Improve access to goods and services for residents;
- Increase and diversify the tax base, thus increasing the resources available for performing governmental services while minimizing tax rates; and
- Provide a wide range of housing opportunities and cultivate the market for goods and services.

FIGURE 4.11: EDA #2 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## EDA #2 OVERVIEW

### Development Details

**Location:** 10026 S Prosperity Road

**RDA Status:** Active

**Developed Acres:** 69.0

**Undeveloped Acres:** -

### Assessed Value

**Base Value:** \$124,356

**2024 Value:** \$154,006,558

### Project Budget

**Total Funds Received to Date:** \$20,304,776

**2024 Estimated Tax Increment:** \$1,128,459

### Timeline

**Adoption Tax Year:** 2005

**Activation Tax Year:** 2007

**Tax Year Expiration:** 2024

**Increment Years Remaining:** 0

## FAIRCHILD (EDA #4)

The Fairchild EDA is located at 3333 West 9000 South. Initially created to retain an existing semiconductor plant, the plant sold the property to the RDA, which was later sold to Aligned Energy. The building was converted to a data storage facility and recently added two more buildings on the property. A key tenant of the facility is PayPal, who is the sole recipients of the property tax rebate received from the company's equipment located on site and has an agreement with City regarding tax increment. Because of the lack of retail in the area, the City is interested in developing the north parking lot into retail use.

FIGURE 4.12: EDA #4 SWOT



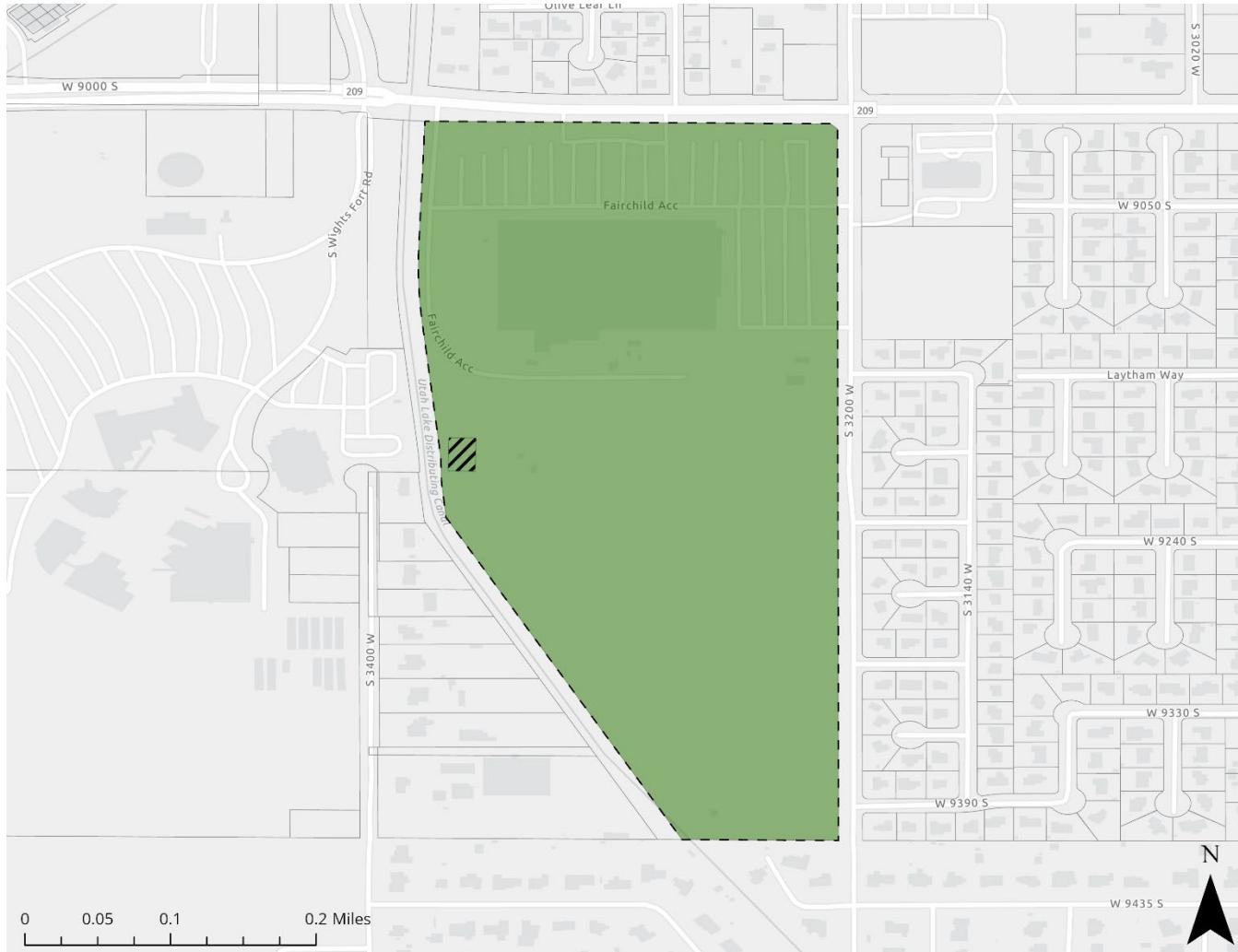
## STRATEGIC GOALS

The Economic Development Project Area No. 4 -Fairchild Draft Project Plan, completed in 2010, outlines the following development objectives:

- Encourage and assist economic development in order for a public or private employer to retain or create additional jobs within the state;
- Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah;
- Implement the tax increment financing provisions of the Utah Community Development and Renewal Agencies Act and any successor law or act (the "Act") which are incorporated herein by reference and made a part of this Plan;
- Encourage economic use of and new construction upon the real property located within the Project Area;

- Promote and market the Project Area for economic development that would be complimentary to existing businesses and industries or would enhance the economic base of the City; and
- Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.

FIGURE 4.13: EDA #4 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## EDA #4 OVERVIEW

### Development Details

**Location:** 3333 West 9000 South

**RDA Status:** Active

**Developed Acres:** 46.4

**Undeveloped Acres:** 13.6

### Assessed Value

**Base Value:** \$0

**2024 Value:** \$98,852,169

### Project Budget

**Total Funds Received to Date:** \$4,431,365

**2024 Estimated Tax Increment:** \$894,709

### Timeline

**Adoption Tax Year:** 2010

**Activation Tax Year:** 2019

**Tax Year Expiration:** 2030

**Increment Years Remaining:** 6

## POTENTIAL PIONEER TECHNOLOGY DISTRICT (EDA #5)

The Draft Pioneer Technology District Economic Development Area Plan was approved and adopted by the City Council in 2016; however, no participation agreement exists, serving as a barrier for development. To collect tax increment, the area will need to create and present the project area budget to the TEC for specific projects and companies to enter into interlocal agreements between taxing entities and the RDA. It is important to note that the City classifies EDA #5 as a “potential” economic area given the area will not be created if there is no participation from other taxing entities. The potential Pioneer Technology District is located in the southwestern quadrant of the City and was intentionally drawn to be larger to develop a next generation industrial park. The City prioritizes advanced manufacturing and job centers for the remaining undeveloped acres within this area.

FIGURE 4.14: EDA #5 SWOT



## STRATEGIC GOALS

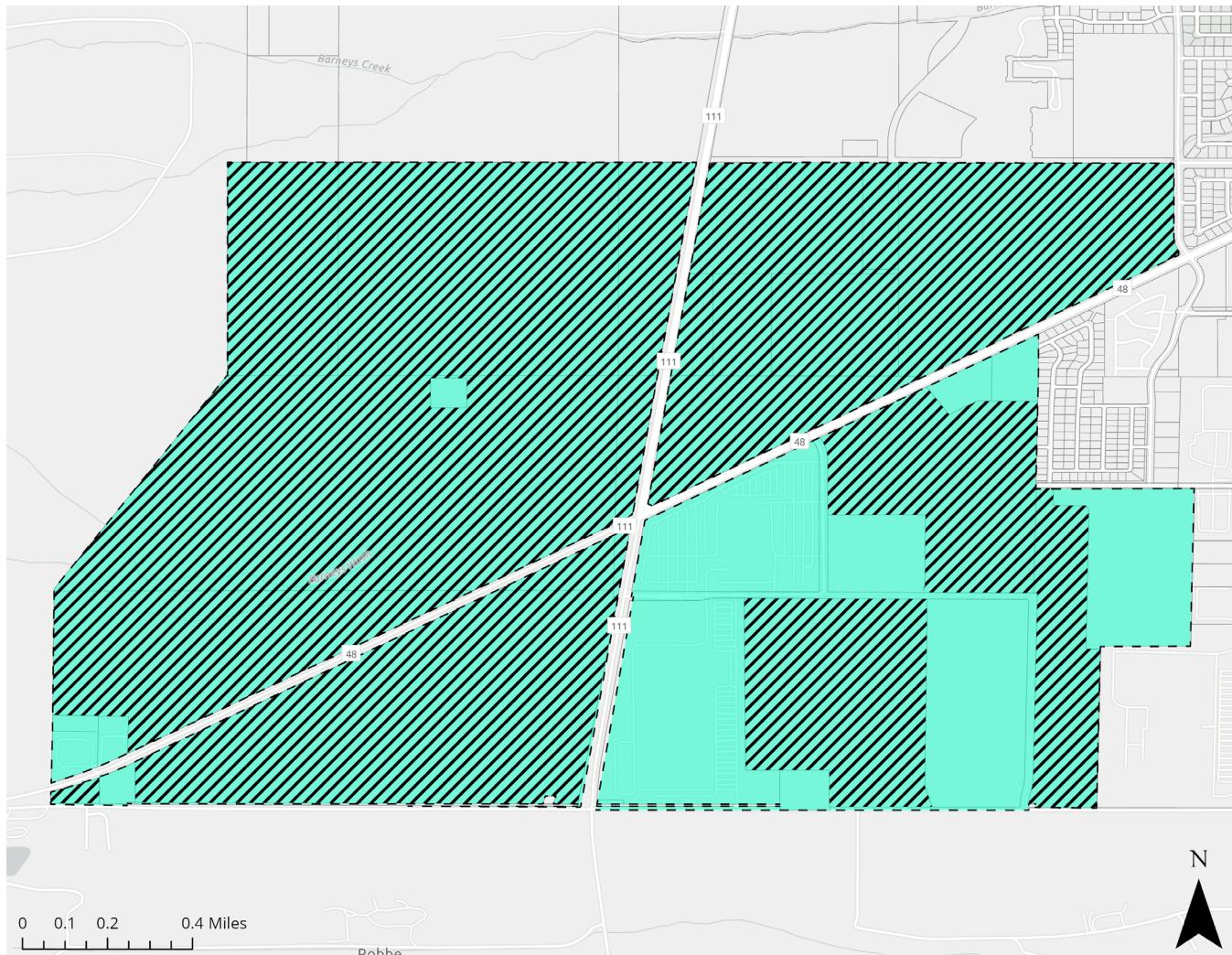
The Draft Plan proposes the objectives for the project area's development. The following include the purpose and intent of the project area outlined in Resolution No. 185:

- Promote, create, and/or retain jobs through the planning, design, development, construction, rehabilitation, or business relocation within the Project Area, as well as the provision of office,

industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community;

- Increase the City's tax base as well as its commercial and industrial base to improve both opportunity and quality of life for all of its citizens;
- Promote, encourage, and bring to fruition the development within the Project Area of a commercial and industrial development comprised of large, reputable commercial concerns;
- Stimulate the economy of the City of West Jordan and the surrounding area;
- Provide for the installation of needed infrastructure as necessary for development within the Project Area; and
- Take any or all additional steps which may be appropriate or necessary to promote or further the aim of improving the Project Area and indirectly of surrounding areas.

FIGURE 4.15: EDA #5 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## EDA #5 OVERVIEW

### Development Details

**Location:** New Bingham Hwy and U-111

**RDA Status:** TBD

**Developed Acres:** TBD

**Undeveloped Acres:** 1,696

### Assessed Value

**Base Value:** \$0

**2024 Value:** \$0

### Timeline

**Adoption Tax Year:** 2016

**Activation Tax Year:** TBD

**Tax Year Expiration:** TBD

**Increment Years Remaining:** TBD

### Project Budget

**Total Funds Received to Date:** \$0

**2024 Estimated Tax Increment:** \$0

## JORDAN VALLEY STATION (CDA #1)

CDA #1 is located at 3295 West 9000 South and was established to develop a mixed-use TOD adjacent to the Jordan Valley TRAX station. This project area is also adjacent to Fairchild EDA #4. In addition to the TOD, other primary uses include data centers, the SLCC Jordan Campus, and Holy Cross Hospital facilities. The first four stages of the TOD development are complete, which comprises of parking structures, three multi-family buildings, and a commercial building along 9000 S frontage. The City Council discussed its primary goal is to focus on commercial or mixed-use development, as complete development has consisted primarily of residential.

FIGURE 4.16: CDA #1 SWOT



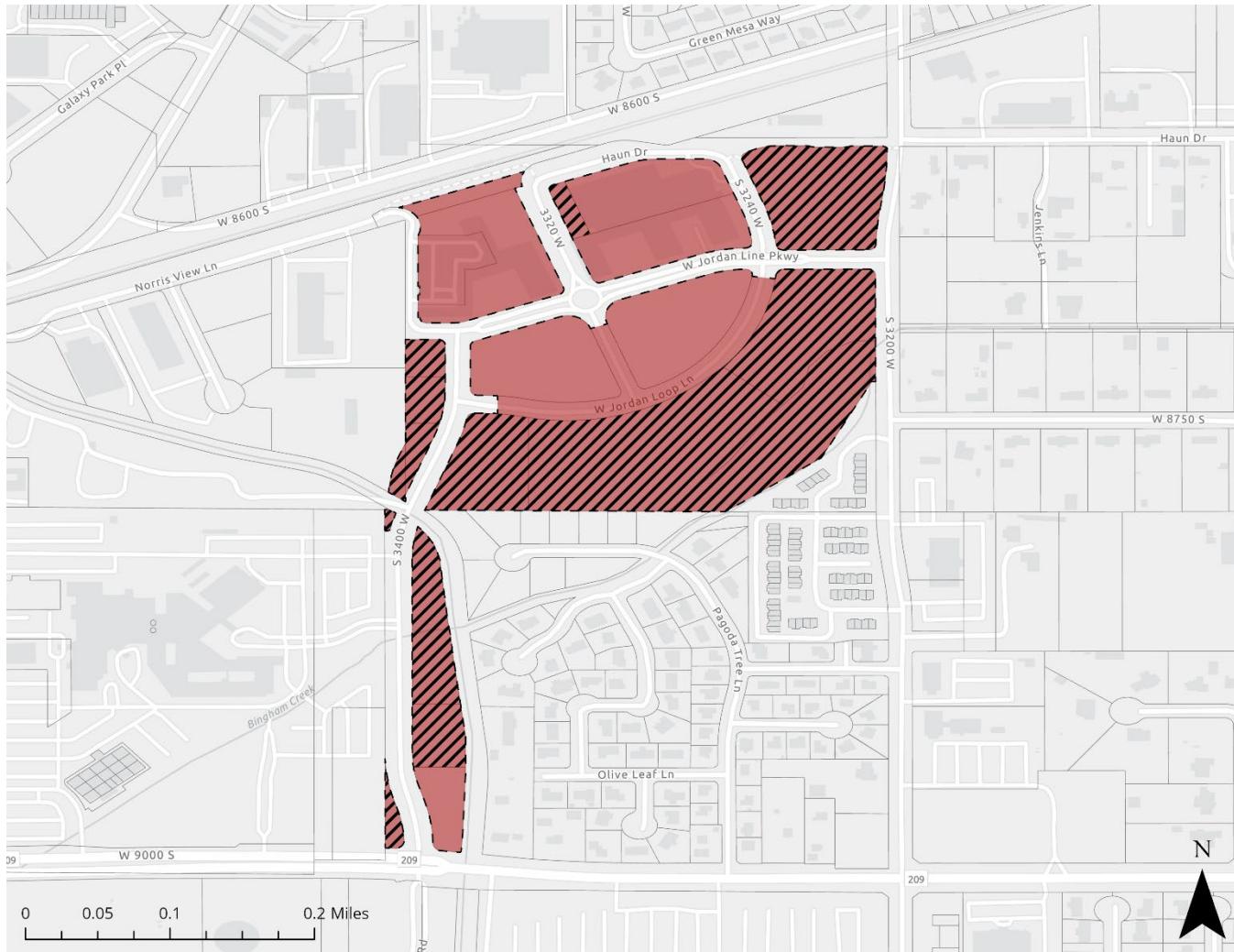
## STRATEGIC GOALS

The Final Project Plan for the Community Development Project Area – Jordan Valley Station, completed in 2011, outlines the following development objectives:

- Promote and assist the development of the Project Area with transit oriented development, and to enhance the economic health of the community by increasing the local, housing, office and retail developments; and
- Provide utilities, streets, curbs, sidewalks, parking areas, landscaping to give the area an improved look and to attract and encourage expanded business activity.



FIGURE 4.17: CDA #1 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## CDA #1 OVERVIEW

### Development Details

**Location:** 3295 West 9000 South

**RDA Status:** Active

**Developed Acres:** 20.0

**Undeveloped Acres:** 14.0

### Assessed Value

**Base Value:** \$0

**2024 Value:** \$112,006,510

### Project Budget

**Total Funds Received to Date:** \$2,947,186

**2024 Estimated Tax Increment:** \$0

### Timeline

**Adoption Tax Year:** 2012

**Activation Tax Year:** 2019

**Tax Year Expiration:** 2038

**Increment Years Remaining:** 14

## POTENTIAL COPPER HILLS MARKETPLACE (CDA #2)

The Copper Hills Marketplace is situated at 9000 S and Mountain View Corridor and covers 215 total acres. The City RDA purchased 19.8 acres in FY 2015 and 30.1 acres in FY 2020 for retail and commercial development along the Mountain View Corridor. Although CDA #2 does not presently have a budget, several development projects are in progress, including Truck Ranch's auto mall and the Ron Wood Park expansion of a skate park and recreation center. However, it is important to note that the City classifies CDA #2 as a "potential" economic area given the area will not be created if there is no participation from other taxing entities. Given there are current developments in progress, the City is in the beginning stages of identifying the best use in the area.

FIGURE 4.18: CDA #2 SWOT



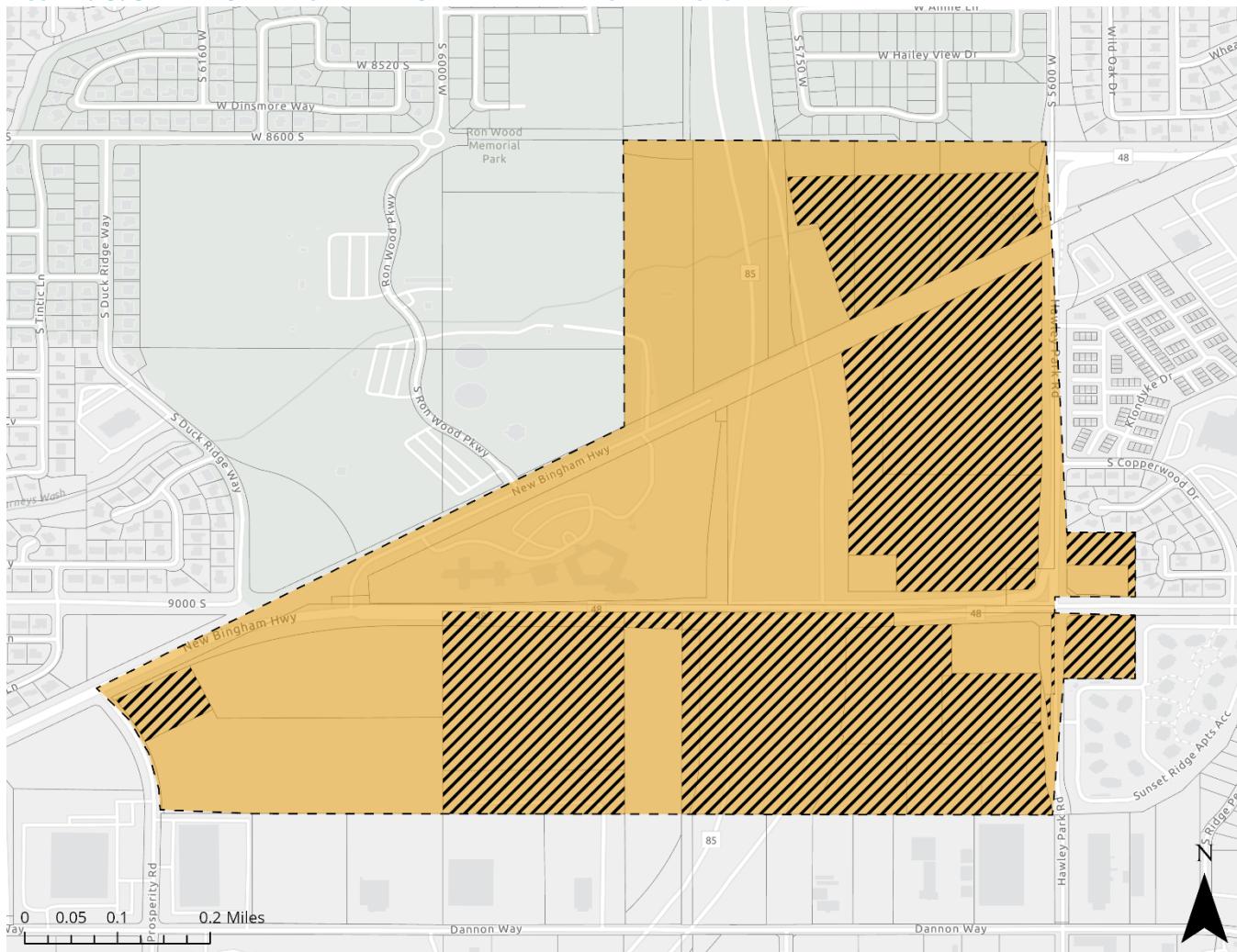
## STRATEGIC GOALS

The Draft Copper Hills Marketplace Community Development Project Area Plan and Budget proposes the following objectives for the project area's development:

- Encourage and assist economic development with the creation of well-planned commercial development that will increase job opportunities in the local area;
- Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah;
- Implement the tax increment financing provisions of the Act which are incorporated herein by reference and made a part of this Plan;
- Encourage economic use of and new construction upon the real property located within the Project Area;

- Promote and market the Project Area for economic development that would enhance the economic base of the City through diversification;
- Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City;
- Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities, streets and other infrastructure improvements;
- Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to the Developers;
- Design parking areas with regard to orderly arrangement, topography and ease of use and access.

FIGURE 4.19: CDA #2 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## CDA #2 OVERVIEW

### Development Details

**Location:** 9000 S, Mountain View Corridor

**RDA Status:** TBD

**Developed Acres:** TBD

**Undeveloped Acres:** TBD

### Assessed Value

**Base Value:** \$0

**2024 Value:** \$0

### Project Budget

**Total Funds Received to Date:** \$0

**2024 Estimated Tax Increment:** \$0

### Timeline

**Adoption Tax Year:** 2016

**Activation Tax Year:** TBD

**Tax Year Expiration:** TBD

**Increment Years Remaining:** TBD

## REDWOOD SHOPPING PLAZA (CRA #1)

Located at 9000 South and Redwood Road, CRA #1 was created to provide incentive for Smith and Edwards to repurpose vacant RC Willey building. This incentive was provided up front and is intended to be repaid using new sales tax increment. A later agreement was offered to Sportsman's Warehouse for the acquisition of the former Granite Furniture Building. The agreement includes \$50,000 per year for 10 years, commencing in FY 2020. The funding for this agreement derived from RDA #4, located across 9000 South. Identified as a "trigger site," the City noted that multifamily development would need to be prioritized of any development within the project area. Moreover, the City intends to approach this project area prioritizing revitalization, as opposed to full redevelopment, through a mix new tenants and increased connectivity to mitigate vacancy.



FIGURE 4.20: CRA #1 SWOT



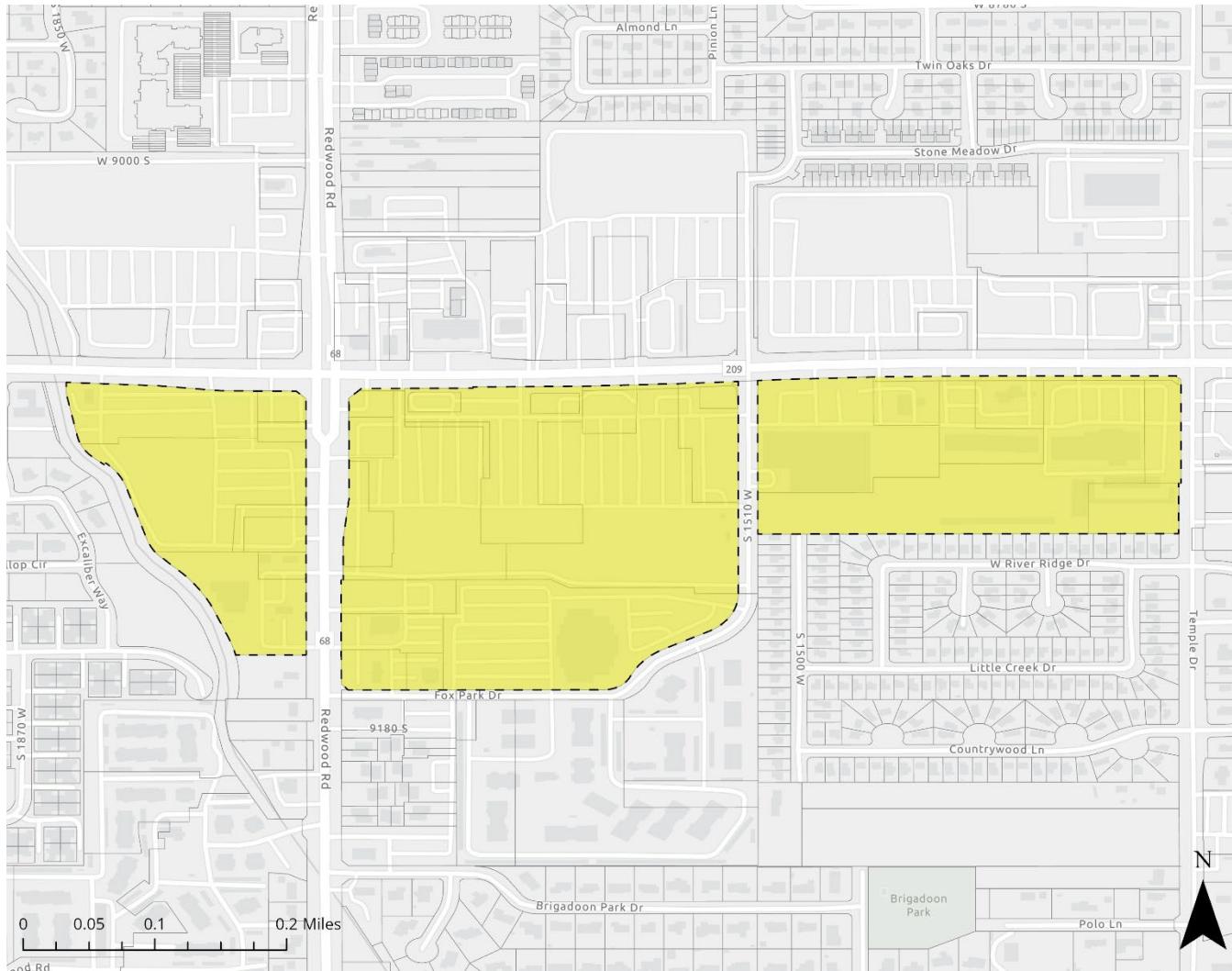
## STRATEGIC GOALS

The Retail Study provided recommendations applicable to RDA #4, which is located adjacent to CRA #1. The recommendations are as follows:

- Work to "soften" the visual appearance of this retail center, perhaps even incorporating the canal into the landscape of this area;

- Develop a striking gateway at the intersection and extend it south along Redwood Road, west along 9000 South to the Canal and east to 1300 West and beyond; and
- Create inviting street patterns to direct vehicular traffic within retail areas, including landscaping and "green court" concepts.

FIGURE 4.21: CRA #1 - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## CRA #1 OVERVIEW

### Development Details

**Location:** 9000 S, between Redwood Road and 1300 W

**RDA Status:** Active

**Developed Acres:** 67.0

**Undeveloped Acres:** -

### Timeline

**Adoption Tax Year:** 2017

**Activation Tax Year:** 2018

**Tax Year Expiration:** 2037

**Increment Years Remaining:** 13

### Assessed Value

**Base Value:** \$50,499,000

**2024 Value:** \$94,768,000

### Project Budget

**Total Funds Received to Date:** \$250,000

**2024 Estimated Tax Increment:** \$50,000

## CITY CENTER (FORMER BRIARWOOD RDA #6)

The former Briarwood RDA #6 expired in 2021. While the area is no longer an established RDA, stakeholders recognize this project area is critical to the City Center development, particularly the City Council. As outlined in **Section 3**, nearly all Council members referred to the current City Center SAP as an important initiative in the City. Respondents felt any development design of the City Center should focus on creating a sense of place for residents, while also generating new demand from visitors to the area. Additionally, to capitalize on financial incentives, the City can opt to combine the City Center with an existing RDA (2 or #5) or create a new RDA.

The Jordan School District (JSD) is currently utilizing a former big-box retail property for its administration offices in this project area. The City has identified this parcel as a catalyst site for redevelopment due to its location being in the core of the City Center. JSD representatives have expressed a willingness to relocate because financial support, primarily from the State via UTA or TOD funding, is provided. The City Center SAP envisions mixed-use buildings, a market hall, and incubator spaces for the School District parcel redevelopment.

FIGURE 4.22: CITY CENTER SWOT



## STRATEGIC GOALS

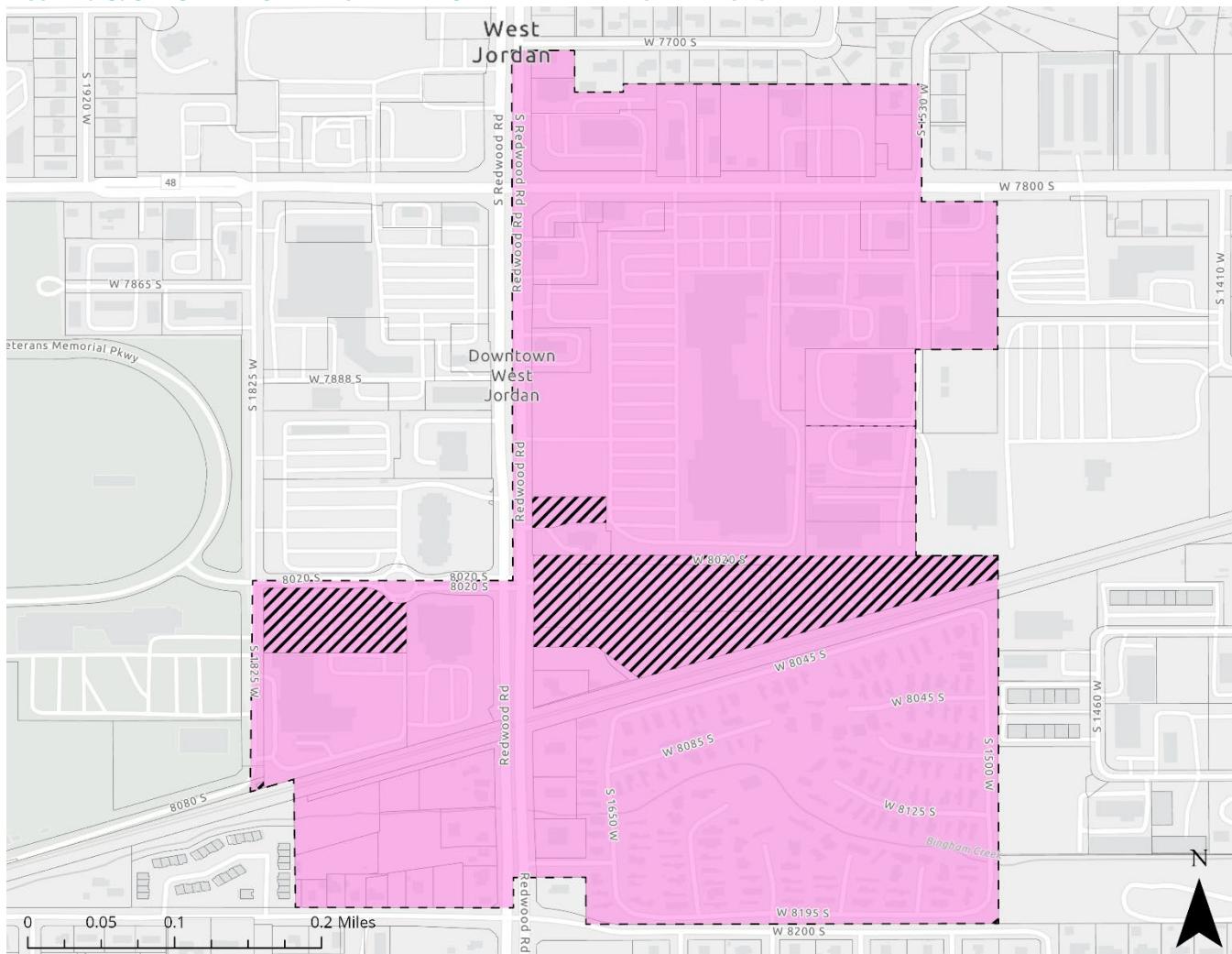
The West Jordan and Midvale SAPs, prepared November of 2023, focuses on three TRAX stations, including the City Center Station in West Jordan City. The preferred concept for the City Center Station focuses on creating a new destination around the City Center station area by incorporating a mix of retail, office, residential uses, pedestrian areas, and cultural amenities. The following outlines the key strategies for the station:

- Create a destination next to the existing transit station by proposing a new transit plaza with cultural/entertainment use;
- A restaurant row that connects with 7800 S allowing for a vibrant spine in the area.
- A market hall and incubator.
- A festival park.
- Office use, mixed-use, and a new hotel that will bring more visitors and residents to the area.
- Multifamily development is proposed on the UTA parcel, while maintaining a bus loop near the station with drop off area and ADA parking.
- A parking district where shared structures could serve various user types and building needs, therefore helping reduce the required on-surface parking in the area.
- Building heights vary from 4 to 8 stories in key locations of the development, achieving residential densities of up to 60 du/acre.
- Densities towards the east are lower, ranging from 20 to 40 du/acre.
- A central open space is proposed on the north-east to serve all the new residential units.
- The station area also has the capacity to meet HRTZ affordable housing requirements.

The Retail Study provided recommendations applicable to the expired Briarwood RDA. The recommendations are as follows:

- Create pedestrian connections between east and west sides of Redwood Road, using traffic calming measures;
- Create a master plan for the area;
- After creating a master plan, as needed, be willing to extend the timeframe of the redevelopment area in order to achieve the master plan;
- Work with EDCU to pursue the development of a technology employment center east of the City Hall;
- Seek out and apply for federal funds to assist with development of the technology employment center;
- Develop a striking gateway at the intersection and extend it along City Hall and the Cultural District;
- Encourage the development of a Cultural District, including a theater and restaurant cluster;
- Encourage the development of family-oriented entertainment and activities that will draw people into the City Center; and
- Pursue support retail in this area, including lunchtime eating, copy center, office supplies, etc.

**FIGURE 4.23: CITY CENTER - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS**



## GARDNER VILLAGE

Gardner Village is a core regional retail node within West Jordan, providing a variety of retail and food services including Archibald's Restaurant and a reception venue, the Gathering Place. The area is located adjacent to the Jordan River Parkway, West Jordan City Cemetery, and Historic Pioneer Hall, providing for recreational and public amenity opportunities. Other land uses include industrial as Industrial Park (RDA #2) and Kilgore Landscape Center, a large asphalt plant, are located to the south-west. The City envisions a transition from an industrial hub to an extension of the City's downtown, which would require industrial relocation to other areas in the City.

FIGURE 4.24: GARDNER VILLAGE SWOT



## STRATEGIC GOALS

The West Jordan and Midvale SAPs, prepared November of 2023, focuses on three TRAX stations, including Historic Gardner in West Jordan City. The following outline summarizes the proposed site concept strategies for the Historic Gardner Station:

- Celebrate the smaller scale and agricultural character of surrounding properties and create a new regional park and access point to the Jordan River Parkway;
- Extend the cemetery and a potential building addition north of Pioneer Hall to create a central plaza space that connects these two buildings and allows more direct access to the station area;
- Include clustered residential development on the southern side of the station with an agricultural focus and densities ranging from 2 to 5 du/ acre;

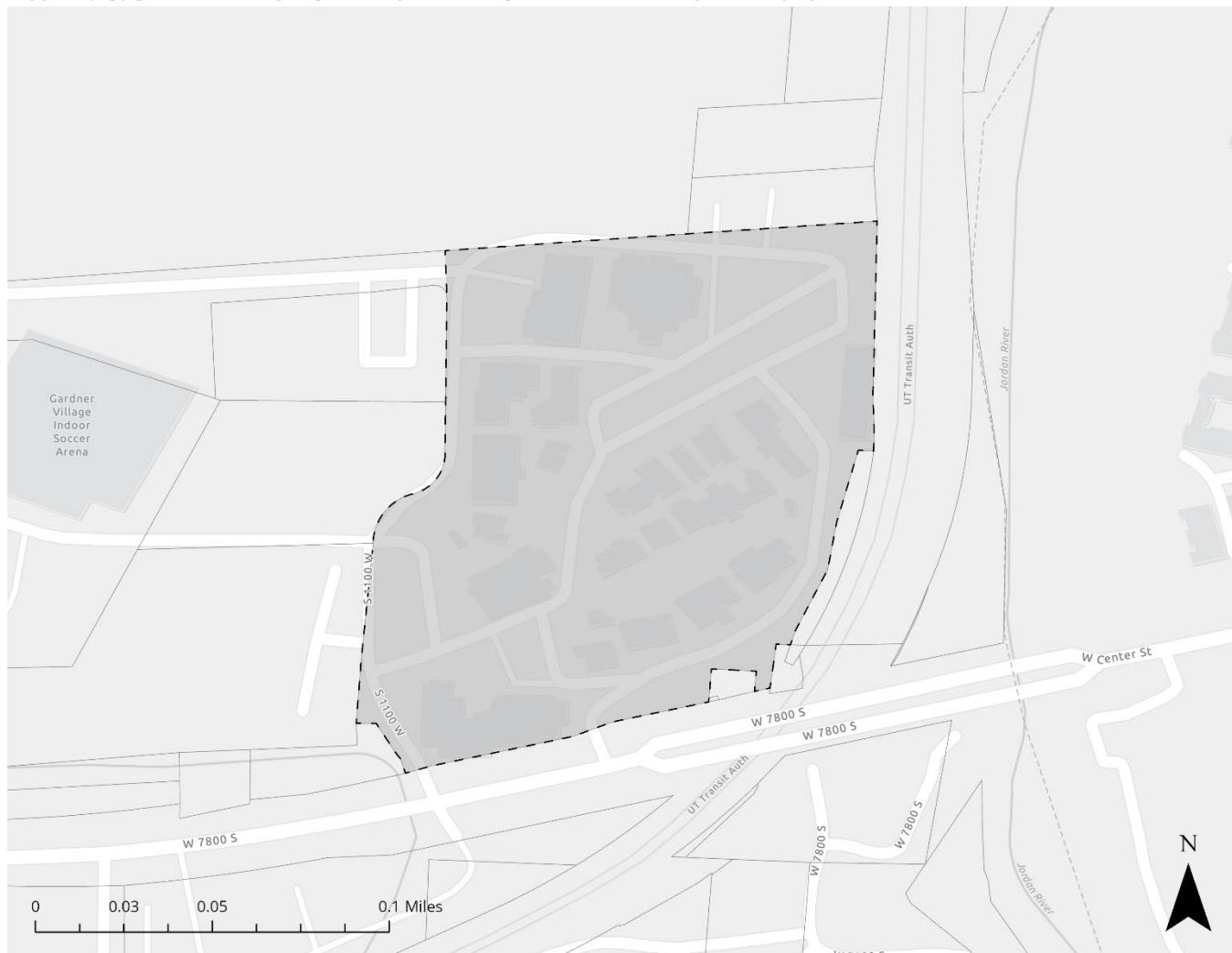
- Propose a multifamily building on UTA property reducing the size of the existing park and ride parking lot; and
- Propose a new road in the south connecting 1300 W with the regional park and a future outdoor events venue (amphitheater).

The Retail Study also provided specific goals for Gardner Village, located adjacent of RDA #2. The following outline the Retail Study's recommendations for the area:

- Capitalize on light rail station with the opportunity for office, retail and higher-density residential development in this area;
- Work with Gardner Village to expand its demographic target market by offering additional entertainment and recreation-related activities. This could include bike rentals, tours, kayaking, etc., taking advantage of the Jordan River Parkway. Art shows and galleries could be encouraged in conjunction with the development of the Cultural District in Retail Node #2. Educational opportunities, such as those at Thanksgiving Point for culinary crafts, festivals, etc., could be increased, along with other special events; and
- Maintain the unique, historic integrity of this area.



FIGURE 4.25: GARDNER VILLAGE - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## JORDAN LANDING AND SOUTH VALLEY REGIONAL AIRPORT

Stakeholders and City staff frequently referred to the great level of opportunity afforded to the City due to Jordan Landing and the SVR Airport. Jordan Landing is located on Bangerter Highway and between 7000 S and 7800 S and includes big box stores, restaurants, and movie theaters. While Jordan Landing is not a defined redevelopment area, it remains as the City's largest commercial node as an established regional retail mall. The SVR Airport is located adjacently to Jordan Landing at 7365 S 4450 W. The airport includes spaces for public institutions, most notably the National Guard Army Aviation Support Facility.

Nearly 120 acres of undeveloped land west of Jordan Landing could be developed into office space, headquarters for defense industries, or residential use. The City envisions the Jordan Landing and airport area as a prime office space, with office headquarters including University of Utah First Credit Union recently being developed east of the airport in a previously vacant lot. Other industries the City intends to attract include life science, aerospace, and tourism. Additionally, the City Council approved residential development at Jordan Landing, allowing the owner to add residential use if desirable.

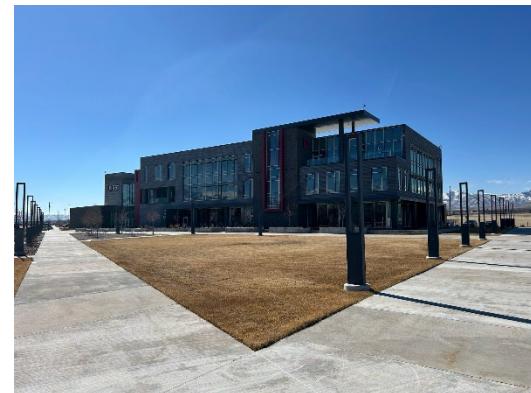


FIGURE 4.26: JORDAN LANDING AND AIRPORT SWOT



## STRATEGIC GOALS

As the flagship commercial node in the City, the following outlines the enhancements provided in the Retail Study regarding Jordan Landing:

- Reassess access points and intersections - knowing where to enter the district is challenging for new and infrequent users;
- Improve signage and wayfinding – it is difficult to know where one is headed, how to navigate, and where specific uses are located;
- Reassess internal design conditions and landscaping – great effort has been placed on the creation of an easy-to-navigate “roadway” system within the parking areas. However, as trees and vegetation have grown, it has become difficult to see where one is headed and to understand the relationship that exists between buildings and other uses. In some areas, the density of vegetation is overwhelming, and should be thinned to improve visual connections. The inclusion of additional landmarks may also help improve internal wayfinding; and
- In general, Jordan Landing needs to be cleaned up and simplified.

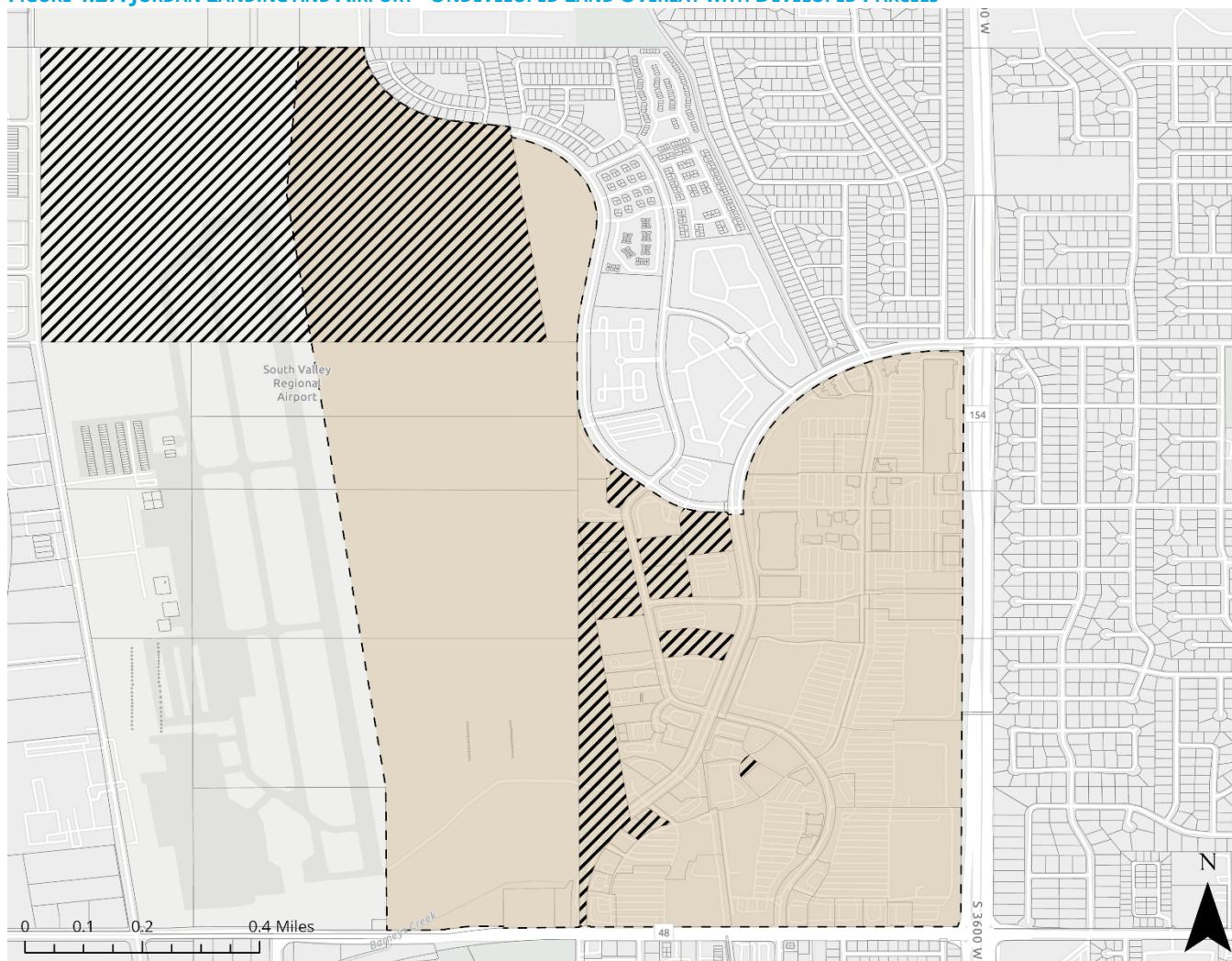


The Salt Lake City Department of Airports (SLCDA) held several stakeholder meetings for its development of SLC Airport's Master Plan.<sup>9</sup> As a result, the Master Plan identifies the following objectives for the Airport's land use:

- Establish long-term land use plans that define highest and best use of airport land (aeronautical and non-aeronautical);
- Work with impacted community officials to continually review/update existing zoning practices to preserve and protect airport operations and local airspace;
- Work with community landowners and developers to ensure adjacent off-airport land uses are compatible with airport operations;
- Partner with community networks to promote compatible off-airport development and equitable access via regional transportation networks; and
- Identify and purchase any strategic properties near the airport to protect its long-term utility.

<sup>9</sup> <https://slcairport.com/about-the-airport/master-plan/>

FIGURE 4.27: JORDAN LANDING AND AIRPORT - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## 5600 W OLD BINGHAM HIGHWAY

The 5600 W. TRAX station is located off Old Bingham Highway and along the West Jordan and South Jordan border. The 5600 W. SAP, developed in December 2024, identifies its primary goal of future development is to focus on mixed-use development and establish a regional retail hub. The station's proximity to public transportation, residential neighborhoods, and Bingham Creek Park provides an opportunity to create a unique destination specifically tied to its location.

FIGURE 4.28: 5600 W OLD BINGHAM HIGHWAY SWOT



## STRATEGIC GOALS

The 5600 W. SAP, completed December 2024, envisions that the area can transform into a regional center that offers a variety of development uses and amenities to attract visitors. The following outlines the key goals for the station area:

- Encourage redevelopment around the station considering a variety of housing types and densities;
- Propose land uses that will create true mixed-use areas and sense of place/destination;
- Build off existing amenities like Mountain View Corridor and Bingham Creek Regional Park;
- Reimagine how Old Bingham Highway can become more multi-modal in the future and promote various types of mobility options; and
- Establish connections to surrounding neighborhoods and amenities.

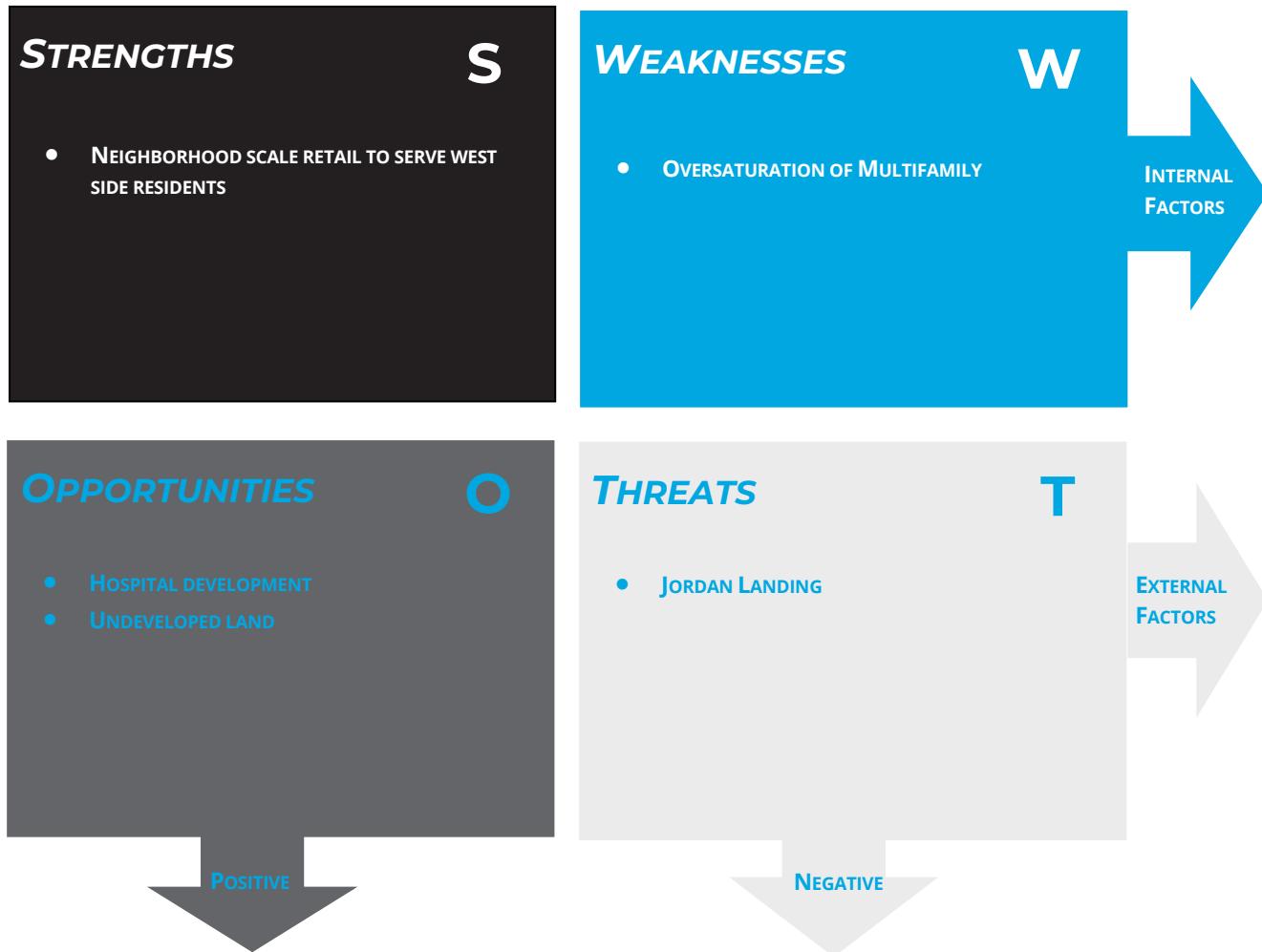
FIGURE 4.29: 5600 W OLD BINGHAM HIGHWAY - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## 5600 W 7800 S

While the 5600 W and 7800 S node is not a redevelopment area, the City recognizes the development potential in the area due to the high number of vacant lots. City staff noted recent development in this area has focused on neighborhood scale retail. Retail at the neighborhood scale generally requires a minimum of three to ten acres with a population between 3,000 and 40,000. Furthermore, a typical design of neighborhood scale retail in Utah focuses on grocery stores as an anchor tenant, with adjacent commercial square footage dedicated to personal services (e.g., fast-casual dining, services, health offices, wireless cell services, etc.). Home Depot and Smith's Marketplace are notable anchors. This node primarily serves local demand consisting of west side residents. Additional development types include healthcare services, as IHC and HCA Healthcare are currently planning on building a clinic and hospital in this node, respectively.

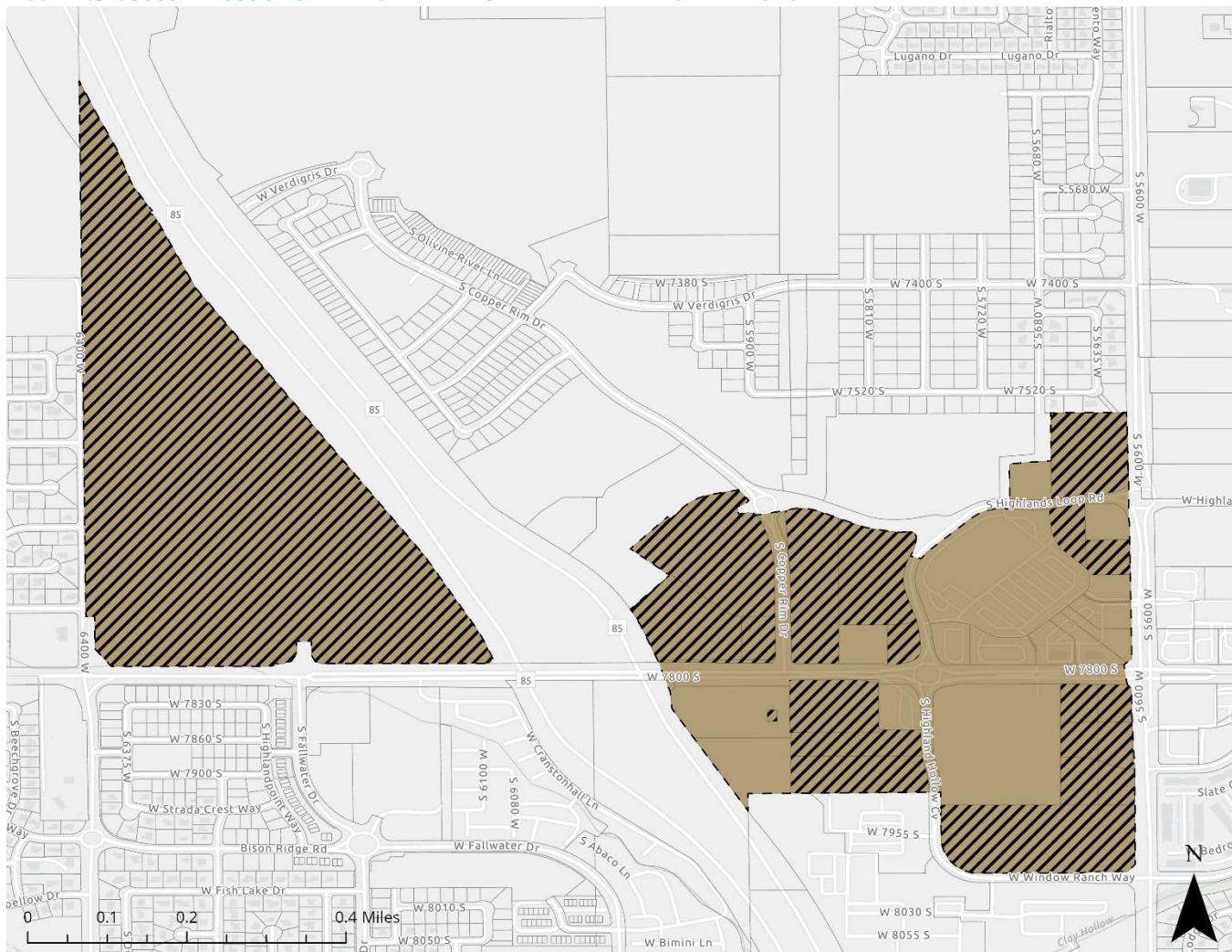
FIGURE 4.30: 5600 W 7800 S SWOT



### STRATEGIC GOALS

- Actively pursue neighborhood scale tenants for vacant space in this area;
- Assist new development with finding land or vacant commercial spaces in this area; and
- Provide an updated list of vacant space on the City's website, along with information regarding square footage, asking rents, contact information, etc.

FIGURE 4.31: 5600 W 7800 S - UNDEVELOPED LAND OVERLAY WITH DEVELOPED PARCELS



## SECTION VI. FINANCIAL TOOLS

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One of the more significant obstacles to economic development is access to capital resources. Various tools and incentives are available to help West Jordan achieve its economic development goals. Below is a brief description of several resources available.

### **REDEVELOPMENT AREAS – TAX INCREMENT FINANCING**

Tax increment financing (TIF) is the most widely used tool for economic development in the State of Utah. The creation of Community Reinvestment Areas (CRAs), or historically URA, EDA, or CDAs, provides a source of financing for redevelopment, economic development, and community development through the creation and use of tax increment. Redevelopment agencies negotiate with taxing entities to share a portion of the property tax generated by new development in a certain area for a specific length of time. Incremental tax revenues are then used to incentivize economic growth through financing public infrastructure, securing developable land, and overcoming barriers to growth. The State Legislature recently adopted HB 151 which prohibits a public entity from making incentive payments related to retail facilities, with specified exceptions. The prohibition includes tax increment.

### **TAX INCREMENT REVENUE BONDS**

Tax Increment Revenue Bonds allow redevelopment agencies to pledge tax increment funds to repay debt service associated with the issuance of indebtedness. The projected tax increment is often discounted by the capital markets, including the tax-exempt bond market, as the tax increment is the only source to repay the bonds, and project areas have little to no tax increment at the beginning of a new project. These bonds are generally more challenging to sell due to the repayment risk. However, local governments, private developers, and other participants can enhance the credit quality of the issuance to attract prospective bond purchasers and significantly lower the overall borrowing costs of the project.

### **INDUSTRIAL DEVELOPMENT BONDS**

Industrial Development Bonds have a \$10 million cap per issue for small manufacturing facilities and a \$150 million total annual state allocation cap. These bonds have strict regulations regarding eligible business types; a qualified 501(c)(3) can use them for a wider variety of projects. For credit-worthy borrowers, this can result in a reduction in the interest rate of up to 2.00 percent per annum, which can be millions of dollars of savings during a 10-20 year financed capital improvement.

### **REVOLVING LOAN FUNDS AND GRANTS**

A revolving loan fund is a source of money from which loans are made for small business development projects. A loan is made to a business, and funds become available for future loans to other businesses as repayments are made. This tool is mainly used to finance local, expanding, or small businesses within the community.

### **COMMUNITY DEVELOPMENT BLOCK GRANTS**

Community Development Block Grants can be used to develop parts of the community that qualify as low- and moderate-income areas. These funds may also be used for projects that remove access impediments for the elderly and the disabled.

## **BUSINESS IMPROVEMENT DISTRICTS (TOURISM AND MARKETING DISTRICTS)**

A business improvement district (BID) is a public-private partnership allowing additional taxes to be collected from businesses within a designated area. The taxes generated by a BID are used for public improvements based on the concept that well-maintained public spaces will increase commerce. Non-profit corporations created by the district manage BIDs. BIDs allow businesses to share the costs to increase business activity within the community through joint ventures, including 1) joint marketing, 2) ad campaigns, 3) events in the district area, and 4) planning for parking and facility improvements. The City may contribute by facilitating meetings at municipal buildings, advertising on municipal websites, etc.

## **SALES TAX INCENTIVES**

For strong destination retail anchors, the City may offer a sales tax incentive for a period of time. The City should consider sales tax incentives on a case-by-case basis. This should only be considered for a major tax-generating retailer or to retain a current significant tax-generating business. Additionally, the recently adopted HB 151, as discussed above, diminishes the types of incentives allowed for retail facilities.

## **SPECIAL ASSESSMENT BONDS**

Special Assessment Bonds allow a governmental entity to designate a specific area that will benefit from public improvements and levy a special assessment, like a tax lien, to finance the public improvements. This assessment is then used to repay the debt service. Usually, only the property owners receiving the benefit from the improvements are assessed for the costs.

Special Assessment Bonds may not be created if 50 percent or more of those liable for the assessment payment protest its creation. These bonds usually have a higher interest rate than the other bonds discussed in this section. The issuer must own all improvements, and repayment cannot exceed twenty years. The main advantages of these bonds are 1) no bond election is required, 2) only benefited owners pay for the improvements, and 3) limited risk to the County.

## **MUNICIPAL BUILDING AUTHORITY LEASE REVENUE BONDS ("MBA")**

Cities, counties, and school districts are allowed to create a non-profit organization solely to acquire, construct, improve, and finance the cost of a project on behalf of a public body that created it. Typically, MBA bonds are used to construct municipal buildings; however, MBA bonds have also been used to finance parks and recreation facilities. The legal limitation on MBA bonds issued is 40 years.

## **SALES TAX REVENUE BONDS**

Sales tax revenues can be utilized as a sole pledge for the repayment of debt. These bonds do not require a bond election and are often used for acquiring and constructing any capital facility owned by the issuing entity. The bond market usually requires a higher debt service ratio of at least two or three times the revenue to debt.

## **PUBLIC INFRASTRUCTURE DISTRICT**

A Public Infrastructure District (PID) may issue debt to finance public infrastructure. This funding mechanism is an alternative to traditional special assessment bonds. The debt is issued by the district rather than the entity (city or county). The formation of a District requires 100 percent consent of property owners and voters within the PID boundary. Repayment of the debt comes solely from a limited property tax or assessment imposed by the PID.

## **PUBLIC/PRIVATE PARTNERSHIPS**

A common development tool involves public/private partnerships. Sometimes, these relationships can lead to funding sources through grants, donations, or sponsorships.

## **HOUSING AND TRANSIT REINVESTMENT ZONE**

In 2021, SB 217 created a new development financing tool, Housing and Transit Reinvestment Zones (HTRZ). Designed to get "all hands-on deck" to help Utah tackle its housing crisis by facilitating mixed-use, multi-family and affordable housing transit-oriented development within a 1/3-mile radius of UTA FrontRunner stations and 1/4-mile radius of Trax and BRT stations. HTRZ enables a portion of incremental tax revenue growth to be captured over a period to support costs of development.

## **EDTIF**

The EDTIF tax credit is a post-performance, refundable tax credit rebate for up to 30 percent of new state revenues (sales, corporate and withholding taxes paid to the state) over the life of the project (typically 5-10 years but can go up to 20 years). The tax credit is available to companies seeking relocation and expansion of operations to the State of Utah and must be in competition with other locations. Additional requirements for this incentive include wage requirements of 110 percent of the county average wage, jobs must be provided within a specific target industry, and the business must have been in operation for three years with a display of profitability.

## APPENDIX A: TAXABLE SALES DETAILS

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Taxable sales within West Jordan provide an important metric to assess the general economic health of the City. A sales gap, or leakage analysis, is used to identify economic development opportunities for a community by evaluating the total purchases made by residents inside and outside the community (hence, the term “leakage” for sales lost outside the community). This type of analysis first identifies sales within the State of Utah for each major NAICS code category and then calculates the average sales per capita in each NAICS category. Per capita sales in the City are compared to average per capita sales statewide in order to estimate what portion of resident purchases are being made within City boundaries, and what amount is leaving the City. The resident purchases being made outside of the City represent an opportunity to recapture some of these lost sales. The analysis divides taxable sales into three major categories: retail sales, industry sales and sales related to services.

### RETAIL TAXABLE SALES

West Jordan's greatest retail strength is the General Merchandise category accounting for 13.2 percent of the total retail and service sales, followed by Building Materials and Garden Equipment at 12.7 percent and Food and Beverage at 10.7 percent. The General Merchandise category includes several big box stores located in the City such as Smith's, Walmart, Macey's, Sam's Club, and a host more. The smallest percentage of retail and service sales within retail is from Wholesale Trade – Agents & Brokers which represents less than 1 percent of the retail and service taxable sales. Additionally, Furniture and Home Furnishings and Health and Personal Care are among the lowest retail contributors to the City's taxable sales base.

**TABLE A.1: RETAIL SPENDING BY PERCENT OF TOTAL RETAIL AND SERVICE TAXABLE SALES**

NAICS CATEGORY	2019	2020	2021	2022	2023
Building Material & Garden Equip	14.4%	15.7%	18.0%	16.2%	12.7%
Clothing & Accessories	3.4%	2.4%	2.9%	2.7%	2.7%
Electrical & Appliance	5.7%	4.4%	2.7%	2.5%	3.8%
Food & Beverage	13.7%	13.0%	10.8%	10.7%	10.7%
Furniture & Home Furnishing	1.0%	1.2%	1.2%	1.3%	0.9%
Gas Station	2.4%	2.3%	2.2%	2.2%	2.4%
<b>General Merchandise</b>	<b>15.6%</b>	<b>14.8%</b>	<b>13.7%</b>	<b>12.8%</b>	<b>13.2%</b>
Health & Personal	1.0%	1.0%	1.0%	1.1%	1.1%
Miscellaneous Retail Trade	5.1%	5.2%	5.6%	5.8%	5.4%
Motor Vehicle & Parts Dealers	2.1%	2.0%	2.3%	2.3%	2.6%
Non-Store Retailers	5.7%	9.5%	9.5%	9.9%	10.3%
Sporting Good	1.2%	1.6%	1.6%	1.4%	1.3%
Wholesale Trade-Durable Goods	6.6%	6.5%	7.4%	9.3%	9.8%
Wholesale Trade-Nondurable Goods	3.0%	2.9%	3.6%	3.9%	3.9%
Wholesale Trade-Agent & Brokers	0.1%	0.2%	0.2%	0.2%	0.2%

### SERVICES TAXABLE SALES

Services represent 15.3 percent of the City's total taxable sales. Food services and drinking places represent the largest spending category in this group. The City has a variety of fast-casual and sit-down restaurants located in both the major City shopping clusters, as well as throughout the City.

TABLE A.2: SERVICES SPENDING BY PERCENT OF TOTAL RETAIL AND SERVICE TAXABLE SALES

NAICS CATEGORY	2019	2020	2021	2022	2023
Accommodation	0.4%	0.3%	0.4%	0.4%	0.5%
Administrative Support, Waste Management & Remediation Services	0.3%	0.3%	0.3%	0.4%	0.5%
Arts, Entertainment, And Recreation	0.6%	0.4%	0.6%	0.9%	0.9%
Educational Services	0.0%	0.0%	0.1%	0.0%	0.2%
Finance & Insurance	0.6%	0.6%	0.6%	0.5%	0.4%
<b>Food Services &amp; Drinking Places</b>	<b>9.6%</b>	<b>8.7%</b>	<b>9.5%</b>	<b>9.7%</b>	<b>10.2%</b>
Health Care & Social Assistance	0.3%	0.2%	0.2%	0.2%	0.1%
Management of Companies & Enterprises	0.1%	0.0%	0.0%	0.0%	0.0%
Other Services, Except Public Administration	2.8%	2.4%	2.4%	2.4%	2.6%
Professional, Scientific, & Technical Services	2.1%	2.7%	1.6%	1.9%	1.6%
Public Administration	0.0%	0.0%	0.0%	0.0%	0.0%
Real Estate, Rental, & Leasing	2.0%	1.7%	1.6%	1.4%	1.8%

## INDUSTRY TAXABLE SALES

Nearly 18 percent of the West Jordan's taxable sales are industry related. Manufacturing represents the largest spending category, closely followed by Information and Utilities. Information includes publishing, motion picture and sound recording, telecommunications, and data processing firms.

TABLE A.3: INDUSTRY SPENDING BY PERCENT OF TOTAL RETAIL AND SERVICE TAXABLE SALES

NAICS CATEGORY	2019	2020	2021	2022	2023
Agriculture, Forestry, Fishing & Hunting	0.1%	0.1%	0.1%	0.2%	0.2%
Construction	2.6%	2.5%	2.6%	2.7%	3.6%
Information	5.7%	4.2%	4.4%	4.7%	5.0%
<b>Manufacturing</b>	<b>7.4%</b>	<b>5.3%</b>	<b>6.7%</b>	<b>7.0%</b>	<b>7.0%</b>
Mining, Quarrying, & Oil & Gas Extraction	0.1%	0.1%	0.2%	0.1%	0.0%
Transportation & Warehousing	0.1%	0.1%	0.1%	0.1%	0.3%
Utilities	4.8%	4.4%	4.1%	4.2%	5.0%



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 06/24/2025

**Presenter:** Alan Anderson/Larry Gardner

**Deadline of item** :

**Applicant:**

**Department Sponsor:** Council Office

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 30 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion on External ADU Setbacks and Applicability to Lots Over 10,000 Square Feet

## 2. EXECUTIVE SUMMARY

The Council has requested to discuss potential adjustments to setbacks for ADU's on 10,000 square foot lots or larger. There are four definitions for the setback as outlined in West Jordan City Code [13-5B-8\(B\)\(5\)](#):

- **Setback from primary dwelling**
  - Current standard: 6 feet.
  - Fire code and building code requirement: 5 feet minimum (6 feet is recommended to provide a small buffer).
  - Potential adjustment: No change recommended.
- **Rear setback (Setback from the rear property)**
  - Current standard: 15 feet.
  - Fire code and building code requirement: 5 feet minimum (6 feet is recommended to provide a small buffer).
  - Potential adjustment: As there is possibility of 2-story ADUs, the council may wish to increase the rear setback for ADUs higher than 1-story.
- **Internal side property line (side areas of a typical non-corner lot and the internal side lot line NOT against a frontage.)**
  - Current standard: 8 feet.
  - Fire code and building code requirement: 5 feet minimum (6 feet is recommended to provide a small buffer).
  - Potential adjustment: As there is possibility of 2-story ADUs, the council may wish to increase the internal side setback for ADUs higher than 1-story.
- **Corner side (side area of a corner lot along the frontage).**
  - Current standard: 20 feet.
  - Potential Adjustment: Being mindful of line-of-sight requirements on corners, the recommended setback could be 10 feet to 15 feet.

Items the city council may wish to consider during their deliberations, among others:

- Two adjoining properties building ADU's.
- 2-story ADUs and their impact on adjoining properties.
- Line of sight on corner-lots for traffic safety.

## 3. TIME SENSITIVITY / URGENCY

N/A

**4. FISCAL NOTE**

There are no budget impacts should the council decide to make these amendments.

**5. MAYOR RECOMMENDATION**

**6. COUNCIL STAFF ANALYSIS**

**Background & Timeline**

On June 10, 2025 staff from Community Development, Council Office, and Legal departments met with the fire marshal and building official to discuss potential recommendations for the council to consider. These recommendations are reflected in Attachment A (Proposed Amendments Title 13-5B-8) and as summarized above in the Executive Summary.

This setback discussion was prompted from a previous topic in the [Committee of the Whole on March 11, 2025](#). At that meeting, the council discussed two items:

- Removing the residential zone permissions (R-1-10, R-1-12, R-1-14, RR, and RE zones and instead permit External ADUs on all single-family residential lots 10,000-square foot lots and greater regardless of zone.
- Council discussed the possibility of revisiting setbacks for External ADU's (at a future date) to see what building code and fire codes would necessitate.

**Applicable Guiding Principles from the General Plan**

- **URBAN DESIGN**
  - Strengthen the identity and image of the City of West Jordan.
  - Support neighborhoods and developments of character.
  - Create a city center that exemplifies a high level of urban design.
- **LAND USE**
  - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
  - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
  - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
  - Land use designs must promote quality of life, safety, and good urban design.
- **HOUSING**
  - Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
  - Place high density projects near infrastructure which exists to sustain the increased density.
  - Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.

**7. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;

2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

**8. ATTACHMENTS**

Proposed Amendments  
Minutes\_March 11, 2025 COTW

1  
2 13-5B-8: ACCESSORY DWELLING UNITS:

3 A. All accessory Dwelling Units.

4 1. Accessory dwelling units shall comply with all applicable building, health, and fire  
5 codes.

6 2. Only one accessory dwelling unit is allowed per property, either internal or external.  
7 At no time will both an internal and external accessory dwelling unit be allowed on the  
8 same property.

9 3. Accessory dwelling units are prohibited on properties if the primary dwelling is  
10 served by a failing septic tank.

11 4. The owner of record shall maintain a valid business license if renting the primary  
12 dwelling unit or the accessory dwelling unit, pursuant to title 4, chapter 2, article R of this  
13 code. Subject to the provisions in Utah Code Ann. section 10-9a-530, the owner of record  
14 may:

15 a. if the owner of record currently occupies as a primary residence either the primary  
16 dwelling unit or the accessory dwelling unit, rent the other unit; or

17 b. if the owner of record does not currently occupy as a primary residence one of the  
18 two units, rent the primary dwelling unit and the accessory dwelling unit as a single unit, or  
19 rent only one of the two units, but not rent both units individually at the same time.

20 5. A minimum of one (1) off street, nine foot (9') by eighteen foot (18') parking space  
21 constructed of asphalt or concrete, in addition to those already required, shall be provided  
22 for accessory dwelling units. Accessory dwelling unit parking may not be in tandem with  
23 required parking of the primary dwelling or obstruct the required parking of the primary  
24 dwelling.

25 6. The primary dwelling is required to maintain the minimum parking standards for  
26 the primary dwelling including the two car garage parking requirement where applicable.  
27 Attached garages required and approved as part of the primary dwelling unit may not be  
28 converted to an accessory dwelling unit unless the required two car garage is replaced on  
29 the property meeting all requirements of 2009 City Code.

30 7. Accessory dwelling units are not allowed with any multi-family, mobile homes, or  
31 any form of attached housing units.

32 8. In all cases an Accessory Dwelling Unit shall remain subordinate and accessory to  
33 the primary dwelling unit.

34 9. An accessory dwelling unit must provide living areas for eating, sleeping and  
35 sanitation facilities separate from the primary dwelling unit.

36        10. The installation of a separate utility meters for accessory dwelling units is  
37        prohibited.

38        11. A notice of present condition will be recorded on the title of any property that has  
39        an accessory dwelling unit.

40        12. If a building permit application for an addition to a primary dwelling is submitted  
41        concurrently with a business license application for renting an internal accessory dwelling  
42        unit within said primary dwelling, the footprint of the primary dwelling for purposes of  
43        Utah Code Annotated subsection 10-9a-530(1)(a)(ii) shall be the new, larger footprint  
44        identified in the approved building permit application for the addition to said primary  
45        dwelling.

46        B. External Dwelling Units.

47        1. External Accessory Dwelling Units (EADU) are ~~only Permitted permitted in the R-1-10, R-1-12, R-1-14, RR, RE zones. EADUs in the PC, LSFR and VLSFR zone are only allowed on platted, single-family~~ lots 10,000 square feet and larger.

50        2. Detached accessory dwelling structures must be built on a permanent foundation  
51        which meets the Building Code.

52        3. External Accessory dwelling units shall be located on the same lot with the principal  
53        building and the footprint area shall be less than the principal building.

54        4. External Accessory Dwelling Units shall not cover more than twenty percent (20%)  
55        of the rear and side yard.

56        5. Setbacks for External Accessory Dwelling Units are: Six feet (6) from primary  
57        dwelling; ~~fifteen feet (15)~~ from rear property line; ~~eight feet (8)~~ from  
58        internal side property line and ~~twenty feet (20)~~ from the corner side  
59        property line.

60        6. External Accessory Dwelling Units (EADU) design and materials shall be similar to  
61        and compatible with the design of the primary dwelling and shall be approved by the  
62        Design Review Committee.

63        7. Lots with external accessory dwelling units are subject to all maximum building  
64        coverage requirements of city code. (Ord. 21-18, 6-9-2021; amd. Ord. 22-21, 6-8-2022)



**MINUTES OF THE CITY OF WEST JORDAN  
COMMITTEE OF THE WHOLE  
Tuesday, March 11, 2025 – 4:00 pm**  
**Approved March 25, 2025**  
8000 S Redwood Road, 3rd Floor  
West Jordan, UT 84088

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## **1. CALL TO ORDER**

**COUNCIL:** Chair Chad Lamb, Vice Chair Kayleen Whitelock, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Zach Jacob

**STAFF:** Assistant City Attorney Chase Ames, Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Purchasing Manager Joe Bryant, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, City Planner/Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Buyer/Contracts Specialist Krista Smith

Chair Lamb called the meeting to order at 4:00 pm and noted that Council Member Bedore was expected to join shortly.

## **2. DISCUSSION TOPICS**

### **a. *Discussion of recommended amendments to Title 3 – City Procurement***

Purchasing Manager Joe Bryant presented proposed Procurement Code revisions, stating he believed the proposed changes would improve transparency and provide staff with improved buying power, and the agility to make purchasing decisions in the face of ever-changing market conditions.

Council Member Green felt that there were too many words and not enough subsections in the document. He expressed the opinion that it needed to be simplified.

*Council Member Bedore arrived at 4:03 pm*

Vice Chair Whitelock agreed with Council Member Green and spoke of redundancies throughout the document. Chair Lamb agreed to remove redundancies but wanted to make sure all needed information stayed in the Code for clarity. Chair Lamb said he trusted the legal team.

Council Member Green referred to language from the existing Procurement Code requiring that the Council receive a written disclosure for an informal survey process costing over \$10,000. He said he had never seen such a report. Mr. Bryant said it was his understanding that the requirement changed with the change in form of government, and Council Member Green pointed out the requirement was still in the Code.

Council Member Jacob said if there was a problem, he wanted to fix it, but if there was not currently a problem, it did not need to be fixed. Vice Chair Whitelock believed the Council would be held responsible for the entire Procurement Code they adopted. Council Member Green felt responsible to make language more user friendly for staff and the general public.

Responding to the example used by Council Member Green, staff said it would be rare for an informal survey process to exceed \$10,000. Mr. Bryant said the Council would most likely receive an email in such a case. Mr. Bryant explained situations in which an informal survey process might be used.

Council Member Bloom asked if current processes were sufficient for tie bid situations. Mr. Bryant said the old practice was to draw straws, and said the proposed method was, having fully vetted the bidders, to select the bidder closest in location to City Hall. Council Member Green said he was uncomfortable with that provision. Vice Chair Whitelock said she liked the idea of choosing a West Jordan vendor over a vendor located outside the City if there was a tie in a bid and everything else was equal. Council Member Bloom said she agreed. Chair Lamb asked if the Council was in favor of staff removing redundancies, and simplifying language where possible. The Council appeared to be in agreement.

The Council reviewed a color-coded chart of proposed changes in dollar thresholds. Vice Chair Whitelock asked how staff came up with the dollar amounts. Mr. Bryant said staff looked at thresholds in other cities and utilized their professional experience. Council Member Green said he was generally comfortable with the numbers, and suggested implementing a method to adjust for inflation over time. Mr. Bryant responded that proposed language would require adjusted thresholds to be posted in the annual budget. Council Member Green suggested an updated chart should be posted on the website for accessibility and transparency.

City Administrator Korban Lee said one of the proposals was to remove most of the numbers from the Code and document them in the budget, leaving the following language in the Code, "competitive solicitation threshold shall increase by 3% or the actual positive net percent in CPI, whichever is less, as documented in the budget." He said he liked putting the dollar amounts in the budget, and asked if the Council wanted to leave reference to the CPI in the Code. Council Member Green said he would rather remove reference to the 3% and CPI, and leave the Code more flexible. Council Member Jacob suggested the Code should include a statement that an annual review would occur. Council Members Whitelock, Jacob, Green, Bedore, and Bloom indicated support.

Mr. Lee asked if the Council were comfortable with the numbers proposed. Council Member Bloom said she wanted to ensure the Procurement Code still included accountability and oversight. Council Member Green said he was comfortable with the proposed numbers because they were equal to or lower than numbers in the State Procurement Code. Mr. Lee said he believed the proposed numbers represented a balance, allowing departments to get what they needed with oversight of use of tax dollars.

Vice Chair Whitelock referred to language regarding issuance of p-cards to City Council Members, and said she could not think of a reason a p-card would need to be issued to a

City Council Member. Vice Chair Whitelock suggested the language should be removed. Council Member Green said he agreed. He said the provision originated a long time ago, but the practice of issuing p-cards to the Council stopped after the situation was abused by an individual. Council Members Green, Shelton, Whitelock, Bedore, and Bloom agreed with removing the language related to the City Council and p-cards. Council Member Jacob said he believed there were situations in which a p-card could be a good idea, such as taking a legislator to lunch to discuss City business. Chair Lamb suggested further discussion at a future meeting if needed.

Mr. Lee explained transitional costs and the proposed non-competitive renewal process. Council Member Green expressed support for obtaining budgeting software for the City.

**b. *Discussion on possible amendments to Title 13-5B-8 - Accessory Dwelling Units***

Council Member Green said current Code did not allow external accessory dwelling units (ADUs) in RR or Agricultural Zones. He said he was aware of an owner of a third of an acre residential property not allowed to have an external ADU because the property was in an R-1-8 Zone, but an external ADU would be allowed in a R-1-10 Zone. Council Member Green suggested the Code should be amended to permit external ADUs on single-family detached lots of 10,000 square feet or larger. Council Members Jacob and Shelton expressed agreement. Council Member Jacob said he felt the numbers were arbitrary. Chair Lamb said he did not like changing Code for one person. Council Member Green expressed the opinion that the proposed change would make the Code simpler. Council Members Whitelock, Bedore, Bloom, Shelton, and Green expressed support for the proposed amendment.

City Planner/Zoning Administrator Larry Gardner answered questions about setbacks. Council Member Jacob suggested setting the same setbacks for external ADUs as were in place for sheds. Vice Chair Whitelock said she would not want to allow windows to face property lines. Council Member Bloom asked about fire safety setback requirements. Community Development Director suggested staff take the input provided by the Council and meet with the Building Official and Fire Marshal for further information, with proposed language brought back to the Committee of the Whole. Council Members Green, Bedore, Whitelock, and Shelton indicated support.

**c. *Discussion on possible amendments to Title 13-8-23 - Balanced Housing***

Council Member Bedore spoke of the Bowerman family with a large property in West Jordan desiring to build additional housing on the property for family members. Council Member Bedore acknowledged Chair Lamb's statement that he did not like to change Code for one person, and said he had found only one other property would potentially be affected by proposed amendments to Title 13-8-23. He expressed hope that the City could help meet the needs of the Bowerman family, and emphasized the proposed change would not open a large City-wide can of worms. Council Member Shelton expressed the opinion that if something was the right thing to do, even if only for one resident, it was the right thing to do.

Vice Chair Whitelock said she was contacted by a resident concerned about spot zoning. She said a previous Council and staff put a lot of work into putting the balanced housing ordinance in place, yet she felt the Council was frequently presented with requests for

exceptions. Vice Chair Whitelock asked if the Council was comfortable continually chipping away at the balanced housing ordinance. She pointed out the Bowerman property qualified for an external ADU, but would not currently be allowed two separate titles, as the family desired. Vice Chair Whitelock said she was torn on the issue.

Council Member Green spoke of the background of the balanced housing ordinance. He said he believed the proposed amendments would address the “missing middle” element of the housing crisis by allowing the property owners to build twin homes, and expressed support. Council Member Bedore said he believed the Bowerman family could be helped with the proposed amendments without causing problems. Council Member Bedore said neighbors of the Bowerman property had indicated they were comfortable with the proposal.

Chair Lamb suggested the Council consider removing twin homes from the balanced housing ordinance. Council Member Jacob expressed agreement, and pointed out the housing market had completely changed since the balanced housing ordinance was put in place. Council Member Green said he agreed with taking a look.

Mr. Langford asked if the design of twin homes mattered to the Council. The Council and staff discussed specific existing neighborhoods in West Jordan. Council Member Whitelock said she loved the look in Daybreak, and stated that design mattered. The entire Council indicated support for looking at the twin home option.

***d. Discussion of Council Priorities***

Policy Analyst & Public Liaison Warren Hallmark presented responses to an informal Council survey regarding ranked priorities. Council Member Jacob said it was important to remember that all items on the list were priorities, and many of the priorities overlapped, or were related in some way. Council Member Green commented that some of the items on the list were not priorities to him, or were really low priorities. He said economic development and planning was not his number one priority, but it was obvious that economic development and planning was the top priority for the Council as a group. Council Member Green said he believed having a ranked priority list was important for the Council decision making process in terms of projects and funding.

*Council Member Bloom left at 5:26 pm, and returned at 5:28 pm.*

Mr. Hallmark said the survey results showed support for a Citywide vision and mission statement. Mr. Hallmark asked if the Council had a unified end goal with the list of priorities. Council Member Green expressed the opinion that the priorities were rungs in the ladder that would lead to ultimately creating a vision for the City. Vice Chair Whitelock suggested the Council start by asking themselves what they wanted the identity of the City to be, and then invest money in that direction. She suggested the Mayor should be at the table for the discussion.

Council Member Jacob suggested the Council begin work on a vision and mission statement by picturing life in West Jordan 15-20 years in the future. Council Member Bedore said he agreed that all the priorities fell under the vision, and said he agreed with identifying what the Council could do to move the City closer to their vision of the City in the future.

Council Member Bloom suggested the Council identify the City's strengths and identify what needed to be addressed. Council Member Bedore said he believed the City's strength was in its location at the heart of the Salt Lake Valley. He said that, in a way, everything had to flow through West Jordan. Council Member Shelton said he agreed that geography was the City's strength.

Council Member Bloom shared vision statements of several cities. Council Member Jacob said he suspected if residents were asked what they wanted West Jordan to be, the common response would be that they wanted the City left alone, without change. Council Member Jacob said he liked the idea of defining a 20-year vision or plan.

Council Member Green suggested the vision statement should include that by a certain year (2030, 2040, or 2050), West Jordan was a thriving community that was a place to work, live, and play. Council Member Bedore suggested using the words live, work, play, and invite. The Council discussed using the vision statement as a guide for decision making when proposals were brought to the Council, and discussed different types of events that could be invited to the City to enhance the identity.

Council Member Green said he liked the suggestion to draft the City vision and identity over the next 20 years, working with the Mayor's Office. Council Member Bloom suggested the process begin with a subcommittee. Vice Chair Whitelock commented the Council would need to provide clear direction to a subcommittee. Council Member Green suggested the Council Members and Mayor provide a few words or a phrase that defined their vision as a starting point. Council Member Green suggested the Council consider using tourism tax dollars to fund a tourism program. Vice Chair Whitelock suggested the Committee as a Whole should function as the suggested subcommittee.

### **3. ADMINISTRATIVE ITEMS**

None

### **4. ADJOURN**

Chair Lamb adjourned the meeting at 6:09 pm.

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 11, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.*

Cindy M. Quick, MMC  
Council Office Clerk

Approved this 25<sup>th</sup> day of March 2025



# REQUEST FOR COUNCIL ACTION

**Action:** Request feedback from Council

**Meeting Date Requested** : 06/24/2025

**Presenter:** Tayler R Jensen, Senior Planner

**Deadline of item** :

**Applicant:** City of West Jordan

**Department Sponsor:** Community Development

**Agenda Type:** DISCUSSION TOPICS

**Presentation Time:** 5 Minutes

*(Council may elect to provide more or less time)*

## 1. AGENDA SUBJECT

Discussion Regarding a Proposal to Exempt Townhomes from the Balanced Housing Ordinance

## 2. EXECUTIVE SUMMARY

Staff has been directed to look at the possibility of making exemptions to the Balanced Housing Ordinance to allow Townhome Development.

The City Council is being asked:

- 1) If townhomes were to be exempted from the ordinance, do we want to regulate Design Criteria?
  - a. If so, to what extent?
- 2) Do we want to allow an overall increase in density for townhomes, or would gross densities match existing zoning designations
- 3) Are we targeting specific areas
  - a. If so, where?

## 3. ADMINISTRATIVE STAFF ANALYSIS

Under Utah State Code [10-9A-534 \(3\)\(d\)](#) the City cannot impose building design requirements on townhomes unless agreed upon by the applicant in a development agreement or in exchange for additional density. To expand the availability of townhomes, the City has identified the following as options:

- 1) Permit townhomes in select residential zones (e.g. R2 and R3) without enforceable design criteria.
- 2) Create a new zone or overlay that can be applied to properties to allow townhomes.
  - a. This option would allow for the enforcement of design criteria
- 3) Explore amending existing ordinances to allow to "choose" to opt into an MDA for townhomes, enabling the enforcement of design criteria.

## 4. COUNCIL STAFF ANALYSIS

### Timeline & Background Information

Amendments to the Balanced Housing ordinance were most recently considered in the [May 13, 2025 City Council Meeting](#), where, via Ordinance No. 25-21, the Council approved an exception to the BH ordinance. This exception permitted twin homes in the R-3 zone, assuming the parcels had existed since October 22, 2014.

The item above was previously discussed directly in the [March 11, 2025 COTW meeting](#), with conversation also relating to twin homes and possible exemption from the BH ordinance:

- Discussion centered around proposed amendments to the City's housing ordinance, specifically related to the Bowerman family in West Jordan who wanted to build additional housing for family members (Ordinance No. 25-21, referenced above).
- Council Member Bedore highlighted that only one other property might be affected by these changes and expressed hope that the City could assist the Bowerman family without broader negative impacts.
- Council Member Shelton emphasized that doing the right thing for one resident was important, and Vice Chair Whitelock raised concerns about spot zoning and the potential erosion of the balanced housing ordinance, which was carefully developed to promote fair housing practices.
- Support was expressed by Council Members Green and Bedore for the amendments, viewing them as a way to address housing needs, particularly the "missing middle" housing options like twin homes.
- There was a suggestion from Chair Lamb and Council Member Jacob to consider removing twin homes from the ordinance altogether, given changes in the housing market and neighborhood aesthetics.
- The Council showed general support for exploring the design and implementation of twin homes further, with an emphasis on maintaining neighborhood character.
- **Outcome:** The Council agreed to review and consider the possibility of removing twin homes from the balanced housing ordinance and to explore design standards for such homes. They expressed support for proceeding with amendments that could help the Bowerman family while balancing concerns about spot zoning and neighborhood compatibility.

#### **Additional Information & Analysis**

The Balanced Housing Ordinance was adopted in 2014 as a means of bringing the ratio of Multi-Family housing and Single-Family residential in line with the goals and policies of the City's General Plan. Until that ratio is achieved, the Balanced Housing Ordinance places a hold on all new multi-family development unless it is specifically exempted by Section 13-8-23.

Certain types of multi-family housing, including those within Transit Station Overlay Districts, senior housing, housing for disabled persons, and low/moderate-income housing, are already exempt from the balanced housing procedure.

#### **Applicable Guiding Principles from the General Plan**

- **URBAN DESIGN**
  - Strengthen the identity and image of the City of West Jordan.
  - Support neighborhoods and developments of character.
  - Create a city center that exemplifies a high level of urban design.
- **LAND USE**
  - Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole.
  - Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
  - The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.
  - Land use designs must promote quality of life, safety, and good urban design.
- **HOUSING**

- Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.
- Place high density projects near infrastructure which exists to sustain the increased density.
- Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures.

## **5. POSSIBLE COUNCIL ACTION**

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

## **6. ATTACHMENTS**

Attachment 1: R2 & R3 Zoned Property

Attachment 2: R2 & R3 Zones Property (including SHO)

Attachment 3: Highlighted Differences between Attachment 1 and 2

