

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
AUGUST 13, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner John Ellis, Commissioner Michele Hollist, City Planner Greg Schindler, Deputy City Engineer Shane Greenwood, Staff Attorney Todd Sheeran, Planner Brad Sanderson, Planning Intern Drew McDonald, City Recorder Anna West

Absent: Commissioner Michael Haynes

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Earl Jolley welcomed everyone present. He noted that all Commissioners are present except Commissioner Haynes; he is out of town and is excused tonight.

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the August 13, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor. Commissioner Haynes was absent.

C. Approval of the Minutes from the Meeting held on July 9, 2019

Commissioner Ellis made a motion to approve the July 9, 2019 Planning Commission Meeting minutes as printed. Commissioner Holbrook seconded the motion. Vote was unanimous in favor. Commissioner Haynes was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler noted there is a joint meeting with City Council on October 1st at 4:30 p.m.

Staff Attorney Todd Sheeran said it is time to do the annual Open and Public Meetings training. We would like to do this an hour before the next Planning Commission meeting on August 27th at 5:30 pm. The city will provide a meal for that early meeting.

Chairman Jolley asked that they send out a reminder of the meeting.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DAYBREAK VILLAGE 8 PLAT 4C
PRELIMINARY SUBDIVISION
Location: 6450 West 11650 South
File No: PLPP201900451
Applicant: Daybreak Communities**

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. This application is for preliminary subdivision plat approval for the Village 8 Plat 4C subdivision. The proposed subdivision will divide the property into 30 residential lots, 3 park lots (P-lots), and associated right-of-way. The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C Zone. Staff is recommending approval of this item.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

Gary Langston, Daybreak Communities (Applicant), nothing to add but I am open for questions.

Commissioner Hollist asked about the P-lots.

Mr. Langston pointed them out for her. P-Lot 72, P-Lot 170, and P-Lot 171.

Commissioner Holbrook asked what the location is of thin in regards to the location of the water course.

Mr. Langston said this is east of the water course and a bit south. The western boundary of this project is Prosperity, which is about 6400 West.

Chairman Jolley asked if there will be townhomes there.

Mr. Langston said most of them are single family homes and just a couple of townhomes on the south end.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Holbrook made a motion to approve File No. PLPP201900451 Daybreak Village 8 Plat 4C Preliminary Plat. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

B.1 Issue: DAYBREAK SOUTH STATION MULTI FAMILY #3 2ND AMENDED SUBDIVISION AMENDMENT
Location: NW Corner Daybreak Parkway and Lake Run Road
File No: PLPLA201900436
Applicant: Destination Homes

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. The applicant, Destination Homes, has filed an application for review of the second amendment to the Daybreak South Station Multi-Family #3 subdivision. The proposed amendment is to move the east property line of lot 329 further to the east 2,425 ft. This change results in the adjusting of the west property lines of lots 326 through 328. There will be no change in the number of lots. The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Chairman Jolley opened the Public Hearing. There were no Speakers. He closed the Public Hearing.

Tyler White, Consulting Engineering Firm for Destination Homes; the lot line adjustment is required because that end unit is wider like Greg said. They had to adjust that over for the fire code to make it 5 feet away from the building.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Ellis made a motion to approve Project No. PLPLA201900436 subject to the condition that all South Jordan City requirements are met prior to recording the plat. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

C.1 Issue: ROSEMAN UNIVERSITY PARKING EXPANSION SITE PLAN
Location: 10920 South River Front Parkway
File No: PLSPR201900423
Applicant: Robert Pinon, MHTN Architects

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. The proposed project is located immediately west of Roseman University at the River Park Corporate Center. The property is vacant and is owned by the University. Only a small portion of the property will be developed with this project. The University plans to construct a building and more parking on the remainder of the property in the future. The new parking lot will comply with the City Code by including parking islands and required landscaping. New parking lot lighting will also be installed. The new facility will add 118 parking stalls and four additional ADA compliant stalls at the south end of the south campus building.

Robert Pinon, MHTN Architects (Applicant), this application is just to provide additional park stalls for the university to ensure we are not encroaching on other peoples parking. He pointed out where a future building could be and expanding this with the master plan in mind. The entire park will be up to the same existing standards throughout.

Chairman Jolley opened the Public Hearing.

Kalmar Robbins, SJC, we own property to the north of this and I wanted to know if there was any other possibilities in working with this property owner to be able to get another form of access without affecting 1055 W. in the future.

City Planner Schindler said there will not be any access to 1055 W. now and they won't in the future.

City Planner Schindler said the ditch follows that trail and the parking does not hit the trail. There will not be any access to 1055 W. That road has been designated as an historic road and will not have any other access to it.

Chairman Jolley closed the Public Hearing.

C.2 Potential Action Item – (See VI.C.1)

Commissioner Holbrook made a motion to approve application PLSPR201900423 to allow for construction of a parking lot facility for Roseman University located at 10853 South River Front Parkway. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

**D.1 Issue: DUCK DONUTS
CONDITIONAL USE PERMIT
Location: 10352 South River Heights Drive
File No: PLCUP201900514
Applicant: Sheyanna Day**

Planning Intern Andrew McDonald reviewed the background information on this item from the packet staff report. The applicant is proposing to locate a Duck Donuts in a 1,240 sq. ft. tenant space of a recently completed building. The subject property is in the Commercial (C-C) zone and the Harvest Village at South Jordan Subdivision. City Code 17.18.020 B. classifies Duck Donuts as a restaurant and requires a conditional use permit to operate within the C-C zone. Staff does not anticipate any detrimental impacts from the proposed use and therefore is not proposing any conditions of approval.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

Jake Samuelson and John Dunford (Owners); this is unlike any other donut shop in Utah. No donuts are in inventory, all orders are made to order from scratch and prepared fresh at the time of order.

Commissioner Hollist asked why South Jordan.

Mr. Samuelson said we took the data from the top 5 producing stores that Duck Donuts has and we looked at the demographics and what cities in Utah that best resemble the top 5. After a lot of data analysis, South Jordan and up in Sugarhouse were the two locations that came closest to the demographic profile. We decided South Jordan would be the best place to start. We have the franchise rights for the state of Utah.

Chairman Jolley asked what the hours of operation will be.

Mr. Samuelson said we will open for breakfast at 6 am and go to 7 or 8 pm Monday through Saturday.

D.2 Potential Action Item – (See VI.D.1)

Commissioner Ellis made a motion to approve the conditional use permit File No. PLCUP201900514 based on the findings and conclusions listed by staff. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

**E.1 Issue: JORDAN HILLS ESTATES – 1st AMENDED
SUBDIVISION AMENDMENT
Location: 11542 South Equestrian Drive
File No: PLPLAPLA201900516
Applicant: Boyer Company**

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. The applicant is proposing to amend the Jordan Hills Estates subdivision by removing approximately .54 acres of property (parcel K) from the recently recorded Ridgepoint Master Plat and add this same property to the Jordan Hills Estates subdivision. If approved, Parcel K will be divided and proportionally consolidated into Lots 14, 15 & 25 of the Jordan Hills Estates subdivision.

Chairman Jolley asked if this involves any existing fences.

Planner Sanderson said it varies from property to property. There are some wire and some vinyl fences. There are no requirements to have a fence between these properties. The original plat did require a vinyl fence for properties abutting the canal. There is a city code requirement that states if the Planning Commission identifies a hazardous area then a fence could be required. That would be at your discretion if you wanted to make that a requirement along the canal.

Commissioner Hollist asked about access to the canal trail.

Planner Sanderson said this does not encroach on it. It is just a canal road. It could be future trail at some future time but that would be addressed if that happened.

Commissioner Hollist asked if the land owner to the south would still have access to it from their property. He spoke at the City Council meeting when Ridge Point went in.

Planner Sanderson said this would not affect any access anywhere to the canal road.

Chairman Jolley opened the Public Hearing. There were no speakers. He closed the Public Hearing.

E.2 Potential Action Item – (See VI.E.1)

Commissioner Ellis made a motion to approve the Jordan Hills Estates First Amendment subdivision, File No. PLPLAPA201900516 as proposed. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haynes was absent.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

**F.1 Issue: WESTWOOD HEIGHTS REZONE/LAND USE AMENDMENT
LAND USE AMENDMENT AND REZONE
Location: 3667 West 10200 South
File No: PLZBA201900483
Applicant: Wright Development**

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. In 2017 a developer submitted an application to change the zone and land use of the subject property located adjacent to Bangerter Highway and on the south side of 10200 South to single family residential. The concept for the proposed subdivision that accompanied the application included larger lots on the west side and smaller lots adjacent to Bangerter Highway. Neighbors raised concerns during the public meeting regarding the smaller lots and the Planning Commission recommended the City Council deny the application, which it ultimately did. During that review staff became aware that UDOT's plans to construct an underpass at the intersection of South Jordan Parkway and Bangerter Highway would impact the property. After the City Council denied the 2017 application, UDOT ended up buying the property. This applicant is in the process of purchasing the property from UDOT, minus the area needed for the future Bangerter Highway construction. On June 18, 2019 the applicant submitted a complete application seeking approval to rezone the property. The applicant is seeking to develop a 10-lot single family residential subdivision. The rezone the property to the R-2.5 Zone, the land use designation must change from Office to Low Density to be consistent with the proposed zone. There is not a minimum area requirement for any residential zone. The concept plan submitted indicates that a 10-lot subdivision meeting the requirements of the R-2.5 Zone could be developed on the property if approved. They did provide a different concept plan than what was in your packet. The applicant was able to acquire part of the cul-de-sac and will not be used for any turnaround in the future.

Commissioner Hollist asked what the impact would be for the buildings in that area adjacent to Bangerter Highway.

City Planner Schindler the two buildings will be torn down. The Credit Union will stay. There is a vacant parcel that has had an application submitted to construct a building that matches the existing building.

Leslie Mascaro, Wright Development Group (Applicant), staff has been absolutely fantastic with their assistance throughout this process. There are just a few things I would like to comment on. When we put this under contract we worked closely with the City looked at potential uses on this parcel. We did consider office as one of the potential options but we knew transportation around it would be difficult for customers and employees in the area especially with no connectivity through the existing parcel to the south. We even reviewed meeting minutes from other applications. It seemed like the best scenario for this parcel would be for low-density residential. That is why we are requesting the R-2.5 zoning. All of our lots are over 12,000 and the majority are around 13-14,000. We are providing a public street that we will name Dial Lane to provide some healing in the area due to a recent loss.

Commissioner Holbrook asked if a frontage road was considered if they were to keep the property as office.

Ms. Mascaro said that would be too difficult because there is no connectivity to 104th. I feel like the residents would rather have rooftops that have the same height as the adjacent land uses.

Chairman Jolley opened the Public Hearing.

Dean Pettit, SJC – I live in the subdivision to the west of this. Years ago we regretted allowing commercial behind us. Wadsworth is almost 2 ½ stories tall and is much taller than any residential home would ever be. I am in favor of staying residential the way it is and matches our existing neighborhoods. The retail price of the homes would all be compatible with our existing neighborhoods. Commercial would bring far too much traffic. Bangerter does not allow a frontage road there; it is not in the Master Plan. We would like to have UDOT put up a proper sound wall across the neighborhood area. I would be very much against any frontage or access roads across there.

Greta Betts, SJC – I live on Whispering Sands a well. My home is at the T-intersection. Since they put in the light it has made increased traffic through my neighborhood. We have been concerned with what would be developed on there and we are very much in favor of the proposal for residential homes with low density. We are comfortable with the 10 residential lots being proposed. Commercial would bring too much traffic.

Tracy Vandevart, SJC – I live on the corner right next to this. We have been here for 26 years, way before Bangerter. We are in favor of the residential housing and do not commercial office buildings.

Chairman Jolley closed the Public Hearing.

Commissioner Holbrook said it looks like you don't have to go through the neighborhood to get to the existing buildings. This will not connect to this piece of property and they will access it only from 102nd. You are putting in a neighborhood with one way in and one way out.

Commissioner Hollist asked when this was zoned to office.

City Planner Schindler said it is not zoned for office, the land use is for office and it has been that way for at least 15 years.

Commissioner Hollist asked what the buildable height is for commercial buildings. City Planner Schindler said the maximum height for residential is 35 feet. Office allows up to 6-stories but the setbacks go way up and I don't think that would work here. 3-stories would be possible here.

Commissioner Ellis said the R-2.5 density fits nicely here I think they have a great solution to a piece of land that was very hard to use. I like the proposal.

Commissioner Morrissey said I like to see the reduction from the last one. I like the size of the lots and the request to build houses with the R-2.5 that match the surrounding. It is a good fit.

Chairman Jolley said I think this is a much better scenario for the adjacent property owners vs. the last application from last year which was much higher density. This has been a difficult property and has had the opportunity to change to Office but no one has had interest.

Commissioner Morrissey said the changes with Banger has made it more difficult as well. I think this is well thought out and it fits well.

Commissioner Holbrook said I know the residents don't want commercial and I can see why; however, we now have a development with only one way in and one way out. We have always wanted connectivity as part of our goal in the city plan and this doesn't meet it. The noise being next to Bangerter is a real issue.

F.2 Potential Action Item – (See VI.F.1)

Commissioner Ellis made a motion to approve the proposed Land Use Amendment from Office to Low Density Residential and approve the property rezone from R-1.8 and A-5 Zone to R-2.5 Zone. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-1 in favor. Commissioner Holbrook was opposed and voted no. Commissioner Haynes was absent.

VIII. OTHER BUSINESS

A. General Plan Update Discussion, Logan Simpson Design Inc. (consultant)

Handout (Attachment B)
Future Land Use Map handout (Attachment C)
Power Point Presentation (Attachment D)

Jennifer Gardner, I am the project manager with Logan Simpson Designs. She also introduced Olivia, who has been assisting on this project. She said I believe Steven has been giving you updates on this along the way. We have been working through the real meat and potatoes of the Plan over the last couple of months. We have been developing the goals and strategies and the future land use map (Attachment C). She said this is by no means the finished product. We have had staff review and the Steering Committee has reviewed this and has given some comments. We thought this was a great time to get your feedback before we go forward.

Review and recap of General Plan Vision Statements (See Attachment D)

How we Move –Vision Statement read
Where we Live –Vision Statement read
Where we Work –Vision Statement read
Where we Gather –Vision Statement read
Where we Play –Vision Statement read
How we Grow – Vision Statement read

- Chapter 1 – Introduction “Primary Objectives reviewed”
- Chapter 2 – How we Move “Primary Objectives reviewed”

Commissioner Holbrook said in Chapter 2 Primary Objectives you are saying that you want multi-modal but you are only talking about bikes and pedestrians. We have scooters, and hover boards and all kinds of other types of vehicles. I don’t see anything in here that addresses those things. There is the question of who can use the bike lanes – just for bikes or what are we doing. I sit on the UTA Mobility Committee and those are the things that I have heard discussed as well.

Ms. Gardner said I believe we may have heard that from the Steering Committee or somewhere. That sounds familiar to me. We really want this General Plan to be all inclusive and forward looking. We will look at those and potentially add those to the goals.

Ms. Gardner said we heard a lot about needing the east-west circulation being improved. They talked about bus and rail lines needing to be improved.

- Chapter 3 – Where we Live “Primary Objectives reviewed”

Chairman Jolley asked what the definition of “stable neighborhood,” is.

Ms. Gardner said that would be anything that is not sub-dividable.

Olivia said we called out a stable neighborhood as a land use category on the future land use map.

We are missing an affordable, attainable, or achievable housing modal and we are trying to figure how to work that into the General Plan.

- Chapter 4 – Where we Work “Primary Objectives reviewed”
- Chapter 5 – Where we Gather “Primary Objectives reviewed”

Commissioner Holbrook asked what their meaning of unstructured recreation is.

Olivia said we heard from the public over and over that they would like to see places where they can just hang out and spend time with people without a set purpose or set amount of time. Examples were given such as the old ice rink that was removed.

Commissioner Holbrook said the District was built around the big shopping mall idea that has now gone away. She asked if anyone has talked to the owners of The District about modernizing the area.

Olivia said the only information I have is here say. It is my impression that they have discussed that they are interested in modernizing it.

Commissioner Holbrook said there is no much parking that could be better used for people to do other things.

Commissioner Ellis mentioned the River Woods in Orem where they have outdoor fireplaces and water features and sitting space. Gateway was also mention as a good place to hang out.

Commissioner Holbrook asked for clarification on what the Towne Center is. She said Daybreak is also putting in a Town Center and I wanted to be sure what you are referring to.

Olivia said this is referring to the Towne Center here - #3 on the map.

Commissioner Hollist asked about the new county park that is going in out west (old Welby Park).

Olivia said we have a Where we Gather and Where we Play. The Where we Play focuses on trails and parks. We don't have a goal for that park yet.

- Chapter 6 – Where we Play “Primary Objectives reviewed”

This is structured towards parks and open space. The other key piece is incorporating canal trails.

Commissioner Holbrook commented on the enhanced Jordan River Park & Trail. She said I read all of that and I only seen “Protect the Environment” only once. That needs to be better defined because the more people you bring into these natural habitats of wildlife, the more they are not going to thrive. The Southwest quadrant might be the last place to be developed but it is also the last place left for our fish, wildlife and birds. If we don't leave them enough habitat, they will die. It is nice to have the walking trails but we need to protect those areas. If we don't preserve it now it will go away and won't ever come back.

Ms. Gardner said protection of the Jordan River habitat is regional consideration.

- Chapter 7 – How we Grow “Primary Objectives reviewed”

The Future Land Use Map was reviewed & discussed.

Ms. Gardner said staff has not seen this Future Land Use Map. They have had input into a previous version of this and we have been fine tuning it and are now bringing it to you for review and feedback.

Next Steps:

1. Public review of document
2. Joint Work Session October 1
3. Adoption Process

Ms. Gardner said we welcome your comments and would like you to send them to us before Friday, August 23, 2019.

Remind you of the Joint Work Session on October 1st with the City Council to flush out any issues. We are working on an Implementation for each Chapter.

We have this document in draft form with all of the pics. If you would like to see it Steven has it and can show it to you.

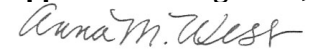
ADJOURNMENT

Commissioner Holbrook motioned to adjourn the August 13, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor. Commissioner Haynes was absent.

The August 13, 2019 Planning Commission Meeting adjourned at 8:40 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the August 13, 2019 Planning Commission minutes, which were approved on August 27, 2019.


South Jordan City Recorder

AUGUST 13, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Coretta Betts

10343 So. Whispering Sands Cir

Peggy Pettit

10381 Whispering Sands Cir

Dean Pettit

" "

Duane Hunt

10219 Whispering Sands Cir

Scott Bertsch

1498w Midas Creek Dr

Jarren Chamberlain

11556 S Equestrian Dr.

Clint Glaeser

10920 S. Riverfront Pkwy

Leslie M

1178W Legacy



South Jordan General Plan

PLAN TOGETHER, GROW TOGETHER

SOUTH JORDAN CITY GENERAL PLAN
DRAFT 1, AUGUST 2019

HOW WE MOVE: GOALS AND POLICIES

The goals and policies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy and policy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

OUR VISION:

“South Jordan offers numerous choices for safe and efficient travel by offering walkable destinations, connected development patterns, and continuous pathways for pedestrians and bicycles with enhanced safety features ensuring access for every resident and visitor.”

MOVE GOAL 1: Expand on multi-modal trail systems

MG1.1.Coordinate with canal companies to pave trails, landscape, and add site furnishing along the existing canals

MG1.2.Improve intersections where trails cross major roads with enhanced crosswalks

MG1.3.Place wayfinding maps and signage along trail system

MG1.4.Provide an east-west pedestrian trail by enhancing an existing sidewalk with landscape buffers, benches, etc.

MG1.5.Develop design standards for pedestrian enhancements along identified corridors

MOVE GOAL 2: Improve traffic flow and circulation to major activity centers, within and without the City

MG2.1.Provide a street system that operates at a minimal level-of-service standard for high peak traffic volumes and where passing through an intersection can be accomplished in a reasonable amount of time

MG2.2.Preserve the tranquility of residential neighborhood areas through circulation design that slows traffic flows and encourages safe driving practices such as on street parking, crosswalks, landscaping, etc.

MOVE GOAL 3: Implement a balanced approach to transportation and mobility that considers mass transit, bicycles, pedestrians, and other transportation modes as an alternative to the automobile.

MG3.1. Support and plan for a public transportation connection from TRAX to Front Runner

MG3.2. Coordinate with WFRM, UDOT, UTA, SLCO, and adjacent municipalities to ensure any public transportation enhancements improve local and regional connectivity

MG3.3. Accommodate future Light Rail or bus rapid transit (BRT) expansion through adoption of street standards that can accommodate these transportation methods on major east/west routes such as South Jordan Parkway and 11400 South, as well as Redwood Road

MG3.4. Require and design, as appropriate, bus turnout lanes to minimize traffic flow obstruction in major commercial areas and higher density residential areas of the City

MG3.5. Encourage regional transit systems and City connections by supporting a public transit extension from the South Jordan Front Runner Station to the Daybreak Parkway TRAX station

MG3.6. Encourage regional transit systems and City connections by supporting a public transit extension from the Civic Center Trax Station to the South Jordan Front Runner Station

MG3.7. Work with UTA for additional bus routes and a higher level of bus service in the City, addressing in particular the mobility needs of seniors, children, and the handicapped

MG3.8. Integrate bus routes with other transportation modes and coordinate proper location and spacing of bus stops and shelters

MOVE GOAL 4: Expand and enhance the existing bike path network

MG4.1. Develop design standards for a variety of bike lane enhancements along 9800 South and other identified corridors including physical buffers, special light signals for bicycles, raising sidewalks at cross streets (ie: speed tables), and create a cohesive bicycle network with a minimum 8.5 feet wide paths.

MG4.2. Convert painted bike lanes to grade separated bike lanes or provide landscaped buffer.

MG4.3. Conduct public information programs and publish promotional materials to increase public awareness of bicycle and pedestrian facilities and safety issues

MG4.4. Encourage bicycling by requiring bike racks at shopping centers, public buildings, schools, and parks, and by providing bike rentals near the Jordan River Parkway and bicycle storage facilities at key transportation nodes within the City

MG4.5. Work with developers and existing developments to implement safe bike/walking paths through parking lots and connect the trails to various buildings and stores

MOVE GOAL 5: Re-assess appropriate street standards, cross-sections, and connectivity throughout the City annually

MG5.1.Design highways, arterials, and collector streets to discourage the splitting or isolation of neighborhoods, communities, and open space

MG5.2.Require appropriate automobile and pedestrian connectivity between subdivisions and neighborhoods

MG5.3.Design subdivision streets and connections to 'spread' traffic, rather than concentrating it

MG5.4.Require secondary access for new developments based upon the number of proposed lots and/or length of street

MG5.5.Consider modified or alternate street cross sections for rural, historic, and agricultural areas of the City

MG5.6.Promote safe integrated residential neighborhoods and social equity by prohibiting gated communities and by encouraging CPTED (Crime Prevention through Environmental Design) standards

MOVE GOAL 6: Explore and consider new and innovative methods of reducing vehicle trips and improving air quality

MG6.1.Implement living healthy programs that encourage active lifestyles wherein residents will be more apt to use modes of transportation besides the automobile for their day to day needs

MG6.2.Encourage each new development to create designs that invite people to walk and bicycle as much as possible.

WHERE WE LIVE: GOALS AND POLICIES

The goals and policies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy and policy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

OUR VISION:

“South Jordan is a balanced community that provides a range of desirable housing forms and amenities that appeal to all stages of life and lifestyles, while retaining its one-of-a-kind character and heritage.”

LIVE GOAL 1: Ensure development of well-designed housing that meets the needs of moderate-income households within the City

LG1.1. Plan for smaller, high quality single-family housing units with six to eight units per acre in areas near major transportation corridors that need redevelopment or are not well-suited for office and commercial uses.

LG1.2. Implement zoning/density incentives for including planned moderate-income housing within new developments.

LG1.3. Continue allowing accessory dwelling units (“ADU”) in specific areas of the City and reassess ADU regulations.

LG1.4. Provide incentives for mixed-use development near transit that includes affordable housing.

LG1.5. Reduce parking requirements for transit-oriented development.

LG1.6. Utilize moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency.

LIVE GOAL 2: Promote the development of diverse housing types that provide life-cycle housing for a full spectrum of users

LG2.1. Facilitate zoning that allows for multiple housing types (multi-family, single-family, “senior,” etc.) to be built in appropriate areas with the requirement that they adhere to similar visual standards and incorporate open areas that appeal to family gatherings and activities.

LG2.2. Encourage multi-family developments with a diversity of unit types and unique building features (building architecture, height, façade, etc.) to avoid a monotonous visual appearance. Some examples of these development types could be townhomes, condos, and “mansion homes” (apartments that appear to be one large single-family residence but house multiple housing units).

LG2.3. Require or encourage the inclusion of “senior” and “empty nester” housing with approved mixed used developments instead of grouped together. Examples of these units would include condos and townhomes which fit the overall visual standard of the neighborhood.

LIVE GOAL 3: Preserve existing and well-maintained single-family residential neighborhoods

LG3.1. Enforce ordinances that require schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, to provide attractive and well-maintained landscaping.

LG3.2. Adopt and enforce zoning standards that provide separation and buffering of industrial and other non-compatible activities from residential neighborhoods.

LG3.3. Enforce and reassess ordinances that require land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

LG3.4. Continue to maintain curbs, sidewalks, walkways, and street lighting to preserve walkability and install these features if existing neighborhoods lack such features.

LG3.5. Provide a funding mechanism to enhance the pedestrian realm (sidewalks, bike lanes, traffic calming) in preserved neighborhoods.

LIVE GOAL 4: Facilitate the growth of new, safe, and well-planned neighborhoods within the City

LG4.1. Ensure that all new developments include provisions for safe mobility (pedestrian and vehicular) by incorporating street lighting, sidewalks, bike lanes (where appropriate), trail connections and proper storm drainage systems.

LG4.2. Update zoning to allow for appropriate growth of existing neighborhoods with new housing types.

LG4.3. Avoid mobility problems by reviewing proposed developments for mobility issues and continue to enforce ordinances that avoid “dead-ends” and require neighborhoods to be connects. All new developments should include multiple access points to allow residents flexibility in traveling in and out of neighborhoods.

WHERE WE WORK: GOALS AND POLICIES

The goals and policies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy and policy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

OUR VISION:

“South Jordan is a strong and resilient economy that attracts a skilled and vibrant workforce through a balance of both large-scale economic generators that encourage new, high-quality development, and neighborhood-oriented shops and businesses that preserve and build on our local character.”

WORK GOAL 1: Capitalize on South Jordan's location along Mountain View Corridor.

WG1.1.Coordinate with DayBreak to plan for a new high-quality employment campus next to the Mountain View Corridor with top-of-the-line employment amenities

WG1.2.Actively recruit targeted retail, restaurant, and employment based businesses, with higher paying salaries to support the employment campus

WORK GOAL 2: Attract local businesses to bring in unique and exciting employment, shopping, and dining options.

WG2.1.Identify areas within the City's current development code that create a barrier to small and local businesses

WG2.2.Partner with the South Jordan Chamber of Commerce in promoting and supporting local businesses and encouraging residents to shop locally

WG2.3.Identify available incentives to make it achievable for local businesses to set up in South Jordan

WORK GOAL 3: Expand South Jordan's economic base by utilizing major corridors and high traffic areas to provide a regional draw and more employment opportunities.

WG3.1. Identify areas appropriate for future office and commercial space in South Jordan

WG3.2. Establish and implement economic development incentive policies

WG3.3. Identify and attract selected targeted industries that are consistent with the City's goal of expanding economic vitality while protecting the environment and quality of life

WG3.4. Develop an action plan for each targeted industry to encourage retention and expansion of businesses

WORK GOAL 4: Support live/work development and co-working office space.

WG4.1. Develop standards that encourage live/work spaces in appropriate areas

WG4.2. Identify appropriate locations for live/work spaces

WG4.3. Develop land use policies that blend or buffer employment centers with adjoining residential development

WORK GOAL 5: Develop a positive business atmosphere that promotes economic development for the benefit of City residents and businesses.

WG5.1. Review and revise the City's commercial development review process to incentivize quality businesses to locate in the City with timely approvals

WG5.2. Promote high quality commercial and industrial development by developing and maintaining area specific design standards (see Where We Gather)

WG5.3. Develop an active business outreach program to strengthen relationships and communication with existing businesses

WG5.4. Identify uses/businesses/employers that provide goods and services that will increase convenience for City residents, that will increase the variety of places to shop and that will help the City become a full service community

WG5.5. Provide a flexible regulatory environment in order to respond to changes in the future economic environment

WG5.6. Identify events to create a community between local business owners and businesses and residents with unique and fun events such as "Taste of SoJo" that highlight our unique local businesses.

WORK GOAL 6: Locate commercial and office development in areas that contribute to the welfare and quality of life of South Jordan citizens, as indicated on the Future Land Use Plan Map.

WG6.1. Develop and maintain an updated Capital Improvements Plan and implement it based upon available financial resources

WG6.2. Promote and leverage expansion and densification of the South Jordan Town Center on Redwood Road, the development of the Daybreak Town Center and other appropriate regional commercial development for the benefit of the community

WG6.3. Commercial land uses should not be permitted to occur in scattered or "strip" form of development; rather it should be aggregated in attractively and cohesively designed developments

WG6.4. Developments should be encouraged or required, depending on the underlying zone, to have architectural and site design orientation to the street, including the prohibition of parking lots between the building and the street

WG6.5. Create and adopt a floating Commercial Conservation Development (CCD) district in order to encourage buildings to be built closer to the street

WG6.6. Create and adopt a possible overlay zone for Redwood Road Village Architecture (RRVA), providing design guidelines to help create a 'village' feel along this important corridor, i.e. a pioneer/mining architectural theme

WG6.7. Office uses should be encouraged in areas that provide buffers between residential uses and heavily used traffic arteries and other intense uses, and in locations that promote economic development and expansion of the employment base

WG6.8. Office uses should also be encouraged as part of major commercial clusters and mixed use developments to promote commerce as well as personal service and retail support

WG6.9. Appropriate accessory uses, i.e. limited personal service and retail uses, should be allowed and encouraged as an integral part of any office complex, depending on the ability of the office uses to support those ancillary uses

WG6.10. New commercial (office/retail/mixed use) developments should be designed for pedestrian traffic as the priority to make the city more walkable. It would encourage residents to work closer to home if they have a safe and inviting way to commute to work

WHERE WE GATHER: GOALS AND POLICIES

The goals and policies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy and policy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

OUR VISION:

South Jordan has active, vibrant, and unique destinations that encourage socialization, entertainment, art, local events, and celebrations that connect people together.

GATHER GOAL 1: Enhance public spaces in and around the City Center

GG1.1. Include the following to enhance the pedestrian experience and encourage more unstructured recreation in the plaza-like area:

- ☐ specialty paved areas
- ☐ unique furnishings
- ☐ public art

GATHER GOAL 2: Update the public spaces in and around the District Shopping Center

GG2.1. Coordinate with the owners of the District Shopping Center to redevelop the public spaces to be more pedestrian friendly and less vehicle oriented

GG2.2. Encourage interactive public art, wayfinding signage, unique furnishings, and other valuable placemaking elements in the District Shopping Center to promote more activity and vibrancy

GATHER GOAL 3: Provide, brand, and promote and arts and culture district

GG3.1. Build off our unique, rich, and diverse cultural and historical elements in the city and tie them together in an arts and culture district to promote a sense of ownership and pride for the residents of South Jordan surrounding our historically significant properties such as the Gale Center, Maybe and Holt Farmsteads, Fraughton Foundry, and Mulligans

GG3.2. Identify an appropriate location for a future art venue in South Jordan

GG3.3. Encourage and promote the creation of art pieces in public spaces.

GG3.4. Approach and offer incentives to local artists to produce art for public spaces

GATHER GOAL 4: Promote infill and redevelopment of underutilized properties and public spaces

GG4.1. Evaluate tools such as CDA, RDA, special districts, and others to support redevelopment, develop small area plans for catalytic activity and revise development requirements for parking to reduce the amount of underutilized space

GATHER GOAL 5: Encourage the presence of local character and sense of place with the beautification of key corridors

GG5.1. Define the city's key gateways or entrances

GG5.2. Develop a set of guidelines for key corridors and what characteristics those major routes should be required to have as redevelopment occurs

GG5.3. Coordinate with utility companies to minimize the visual impacts of utility boxes through screening requirements, undergrounding, or other utility placement, for a 'cleaner' street design

GG5.4. Coordinate with Rocky Mountain Power to underground power lines, whenever possible, and to minimize the visual impact of new lines and replacement lines through alternate location or design

GG5.5. Create a pallet of design elements that reflect the city's character to use in redevelopment of key properties

GG5.6. Consider the following locations for major City gateways with appropriate signage and landscaping: I-15 at 10000 South, 10600 South, and 11400 South, Redwood Road and Bangerter Highway at 9400 South and 11800 South, Mountain View Corridor and U-111 at 10200 South and 11800 South, major 'entrance' intersections on Bangerter Highway and Mountain View Corridor, and the Mid- Valley Trax Line entrance to the City at 10200 South

GG5.7. Consider the following locations for minimal entry signage: 1300 West at 9400 South and 11400 South, 2200, 2700, 3200 and 4000 West at 9400 South and 11800 South, and 3600 West at 11800 South

GG5.8. Consider upgrading the following intersections with urban design and landscape features: South Jordan Parkway at Jordan Gateway, 1300 West, Redwood Road, and Mountain View Corridor, 11400 South at Jordan Gateway, 1300 West and Redwood Road, Bangerter Highway at 9800 South, 10400 South and 11400 South, Mountain View Corridor and 11800 South.

GATHER GOAL 6: Develop design standards for specific areas throughout the city to highlight their unique character and maintain a high level of quality in design

GG6.1.Preserve and enhance the City's history through programs that recognize historic structures and sites, and that enhances the cultural heritage of the community

GG6.2.Implement the protection and/or restoration of specific structures and sites that will help preserve the City's history and identity, i.e. Aunt Mame's

GG6.3.Develop design standards for the following areas: Redwood Road Corridor, I15 Corridor, City Center, The District, and Mountain View Corridor

GATHER GOAL 7: Enhance 'Community Identity' and image of the City through improved streetscape design

GG7.1.Update the City's Streetscape Plan for major streets within the City and re-adopt the Plan as a reference document that can be updated as tree species types, planting designs and methods evolve

GG7.2.Require parkstrips and appropriate street tree planting for all development plans and capital improvement projects, in conformance with the South Jordan City Streetscape Plan

GG7.3.Re-assess fencing requirements on local and collector streets with the intent of requiring fencing that evokes a 'country feel' to the community.

- ☐ When fences and walls are deemed appropriate require landscaping on the exterior side of the fence to soften the fence line and make the area more inviting

GG7.4.Promote the proper maintenance of street park strip plantings and fencing, by both public and private entities

GATHER GOAL 8: Encourage residents and visitors to lengthen their on-site shopping experiences through innovating place-making techniques

GG8.1.Encourage pedestrian plazas for the holding of public events

GG8.2.Improve neighborhood identity by encouraging local names for the identification of schools, parks, trails, community facilities, etc. and by using tree species and other urban design features to help distinguish areas of the City

GG8.3.Adopt CPTED (Crime Prevention through Environmental Design) requirements for new development, including natural surveillance ('eyes on the street'), natural access control, territoriality, and maintenance

GG8.4.Work towards becoming a 'destination' city by providing the goods and services of a 'full service' community

GG8.5.Enhance the safety and image of the City by promoting walkability and the energy efficient accessibility of needed goods and services by City residents

WHERE WE PLAY: GOALS AND POLICIES

The goals and policies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy and policy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

OUR VISION:

“South Jordan has a growing network of parks and trails that offer access to and between neighborhoods while offering exceptional trail amenities.”

PLAY GOAL 1: Support the Blue Print Jordan River Plan by completing the South Jordan portion of the Jordan River Parkway Trail to promote regional trail and park connections.

PG1.1. Design and place educational signage for unique bird species and habitats within the Jordan River Open Space Area

PG1.2. Provide boardwalk style trails along canals and near pavilions for wildlife viewing

PG1.3. Provide convenient and visible access to the Jordan River Parkway Trail to connect residents to the regional trail system

PLAY GOAL 2: Identify underutilized parks for redevelopment.

PG2.1. Encourage engaging and unstructured recreation at public parks such as plazas, unique site furnishings, and landscaped design

PG2.2. Consider teenage-friendly amenities such as a skate park or winter ice rink

PG2.3. Consider using Project for Public Spaces Power of 10 rule. Playgrounds should have 10 different activities covering a range of ages

PG2.4. Coordinate with Salt Lake County to investigate methods and policies to ensure the long term viability of current and future Salt Lake County Park and Recreation properties and facilities

PG2.5. Coordinate with private and other public recreation program and facility providers to enhance programming, access, and convenience for City residents at the Equestrian Park

PLAY GOAL 3: Develop public park lands and facilities to meet the recreational and open space needs of current and future residents of South Jordan.

PG3.1. Establish Neighborhood Parks at a ratio of 0.75 acres of park land per 1,000 residents

PG3.2. Plan Neighborhood Parks to be designed to promote an engaging, safe, and clean environment for recreation

PG3.3. Establish Community Parks at a ratio of 3.0 acres of park land per 1,000 residents

PG3.4. Encourage the incorporation of parks and/or connection to recreational trails with all new residential development

PLAY GOAL 4: Provide a variety of recreation opportunities, both active and passive that meet the needs of South Jordan residents.

PG4.1. As financing allows, expand adult and youth sports and education programs and events

PG4.2. As financing allows, expand Senior Citizen programs and events

PG4.3. Investigate the potential of using school open space or other public space as park land

PG4.4. Design detention/retention ponds to have dual uses, i.e. parks, rain gardens, or other vegetation

PG4.5. Consider innovative park activities that create community identity and provide meaningful recreational activities

PLAY GOAL 5: Establish a trail system that provides a means of alternate transportation and a recreational resource to provide convenient and safe access to parks and open space for every neighborhood

PG5.1. Coordinate with canal companies to pave and enhance canal corridor trails within the City-wide trail system

PG5.2. Provide and locate strategically placed trail heads within the City that promote accessibility, walkability, and physical fitness

PG5.3. Design and implement wayfinding and mapping signage for parks and trails with new development or redevelopment of properties with direct access to parks, open space, or trail heads

PG5.4. Develop design standards for enhanced street crossings where trails meet major roads

PG5.5. Collaborate with adjoining communities to properly connect inter-city trail systems

PG5.6. Preserve existing trail easements within the Citythe public spaces

PG5.7. Coordinate with the owners of the District Shopping Center to redevelop the public spaces to be more pedestrian friendly and less vehicle oriented

HOW WE GROW: GOALS AND STRATEGIES

The goals and strategies support and advance the City's vision and reflect the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy and policy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

OUR VISION:

“South Jordan is a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns.”

GROW GOAL 1: Encourage redevelopment and expansion of well-designed commercial spaces to meet the service needs of the projected growth in population

GG1.1. Review the City's zoning map alongside the Future Land Use Map herein to ensure the accommodation of right sized commercial development

GG1.2. Update commercial design standards in the zoning and subdivision code to align with future development trends

GROW GOAL 2: Increase coordination with Jordan School District and Jordan Valley Water Conservancy District

GG2.1. Schedule and host quarterly coordination meetings with Jordan School District (JSD) to discuss future housing development and access to education for new residents

GG2.2. Schedule and host quarterly coordination meetings with the Jordan Valley Water Conservancy District (JVWC) to ensure adequate infrastructure for future growth

GG2.3. Explore the possibility of hosting annual public open houses with JVWCD and JSD to allow residents to learn about the process and plans for new development

GROW GOAL 3: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types yet maintains the high standards of existing development.

GG3.1.Maintain a land use category system that provides for the location, type and density of development and redevelopment

GG3.2.Support and Incorporate the land use recommendations and development standards of the "Wasatch Choices 2040 Plan" within the City's development review process

GG3.3.Ensure that development is cohesive with surrounding land uses established within the Future Land Use Map herein.

GG3.4.Review the Future Land Use Map periodically to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing or expected future conditions

GG3.5.Continue to ensure the adequacy of present and future public services such as culinary water, sanitary sewer, storm drainage, schools, parks and recreation, public safety, transportation facilities and other utilities prior to approval of development

GROW GOAL 4: Amend the City's land development regulations to be consistent with the General Plan and so that future growth and development may be managed through the preparation, adoption, implementation, and enforcement of regulations, which ensure compliance with this Plan.

GG4.1.Pursuant to the adoption of this Land Use Element of the General Plan, the following land development and use regulations should be reviewed annually and amended such that the regulations may properly implement the goals and policies of the Plan: 1. Chapter 16: Subdivision and Development Code; 2. Chapter 17: Planning and Zoning Code;

GG4.2.The City should encourage consistent interpretation and administration of land development and use regulations among the City Council, Planning Commission, Variance and Appeals Hearing Officer, and City Staff through regular reports and interactions, both formally and informally.

GG4.3.The City's land development and use regulations should be reviewed and amended continually to ensure that compliance with goals and policies of the General Plan is being effectively administered.

GROW GOAL 5: Promote energy efficient elements in new development

GG5.1. Encourage residential and commercial energy efficiency, i.e., energy star appliances and energy systems, programmable thermostats, energy saving lighting, insulation techniques

GG5.2. Promote and incentivize energy efficient building construction and LEED (Leadership in Energy and Environmental Design) certifications for commercial, industrial, and major residential projects, i.e. additional building height for green roofs, building permit and/or impact fee reductions

GG5.3. Set the example for implementation of “green” building methods and LEED certification by considering such in new City buildings and in retrofitting existing buildings and facilities

GG5.4. Help minimize the urban heat island effect by encouraging lighter color building materials for roof-tops, parking lots, roadways, pathways, etc.

GG5.5. Encourage mixed-use zoning districts in appropriate areas of the City, designed with a mix of goods and services to reduce vehicle trips and to improve air quality, walkability and resident convenience

GROW GOAL 6: Reduce waste and excessive water use within the city

GG6.1. Encourage landscape design and deciduous tree species placement that shades structures and hard surface areas and evergreen species which create strategic windbreaks

GG6.2. Encourage on-site residential recycling and composting in order to reduce the impact to the landfill

GG6.3. Consider and encourage other water saving techniques, i.e. rain water harvesting, re-use of grey water, and installing low-flow fixtures

GG6.4. Encourage rain gardens and other storm water collection and retention systems

GG6.5. Investigate the possible use of porous ‘paving’ materials to improve soil permeability and to avoid costly storm drainage systems.

GG6.6. Continue to study and evaluate the possibility of more cost effective secondary water systems in appropriate areas of the City.

GROW GOAL 7: Preserve desirable open space and natural open space areas within the City.

GG7.1.Continue efforts to maintain and enhance Jordan River wetlands through public ownership, private donation and dedication, federal regulation, and conservation easements

GG7.2.Coordinate efforts with Salt Lake County and adjoining communities to implement Plan Elements of the Blue Print Jordan River Plan and to protect the corridor as natural open space

GG7.3.Discourage development in the Jordan River corridor, except for a limited recreational/commercial focus near 10600 South that is compatible with the goals of the Blue Ribbon Jordan River Plan and that provides needed services for the Jordan River Parkway trail users

GG7.4.Investigate possible areas within the City where existing farmland, or other significant open space, can be protected in order to help preserve rural lifestyle, promote a “historic village” look, and/or protect historic resources

GG7.5.Create and adopt a Rural Open Space Conservation Development (ROCD) floating zone for possible preservation of rural and/or historic resources.

GG7.6.Apply the floating zone in selected zoned areas of the City when appropriately requested by property owners.

GG7.7.Include a provision for a high percentage of open space by clustering residential development

GG7.8.Implement appropriate alternate development standards to enhance a rural feel, i.e. parkstrip swales, ribbon curbs, cottage style architecture

GROW GOAL 8: Address natural hazards in land use and development plans.

GG8.1.Limit development along known fault lines, high liquefaction areas, flood plains, and other natural hazard areas, unless appropriate mitigation measures can be implemented

GG8.2.Require adequate review and mitigation of natural hazards as part of the development review process

GG8.3.Require proper site and building construction mitigation in natural hazard areas

GG8.4.Require adequate notice of hazards to public, i.e. public notification, document recordation, subdivision plat and site plan notations

GG8.5.Implement alternative storm water solutions to reduce run off and to increase soil permeability

FUTURE LAND USE

The Future Land Use Map describes South Jordan's desired future, and is a tool to guide development decisions, infrastructure improvements, and public and private investment and reinvestment in South Jordan. The Future Land Use Map identifies locations where different types of land uses are anticipated to occur during the next 10 to 20 years, and where the City would support the development of these uses.

The future land use categories build off the areas of stability and areas of change in a general manner so as not to conflict with the City's zoning map. The proposed categories generally follow existing and proposed uses based upon parcel lines, roadways, and other geographic boundaries. Generalized nodes identify more intense development categories or areas of potential change. It is expected that future zone changes would generally adhere to the land use categories depicted on the Future Land Use Map, but flexibility in interpretation of the boundaries may be granted by the Planning Commission and City Council, provided the proposed change is consistent with the vision, goals, and strategies contained in this General Plan.



LAND USE CATEGORIES

STABLE NEIGHBORHOOD (SN)

Stable Neighborhood identifies the residential areas throughout South Jordan that are unlikely to redevelop into a different land use. This land use designation supports existing or planned areas with a variety of housing types, densities, and styles. Stable neighborhood represents areas with very minimal mixing of uses and is reserved for those areas with predominantly residential development.

RESIDENTIAL DEVELOPMENT OPPORTUNITY (RD)

Residential Development Opportunity identifies areas that are not yet developed, but would support a variety of predominantly residential land uses. These areas are suited to support residential uses because adjacent to municipal services such as roads, schools, parks, and commercial areas and mixed use areas. RDO is also designated in areas that maintain a safe distance from land uses that support uses such as heavy industrial, floodplain, or others that would cause issues such as noise, dust, or environmental hazards.

MIXED USE OPPORTUNITY (MU)

Mixed Use land uses are often in transitional areas between single use land uses to support areas where commercial, residential, parks, and light industrial land uses are integrated. This land use supports walkable areas that are activate in the evenings and weekends with residents, restaurants, and entertainment areas and active during the weekday with employees.

ECONOMIC OPPORTUNITY (EO)

Economic Opportunity areas identify those land uses that would support commercial development commercial and office development in the future. These areas are characterized by proximity to primary to transportation corridors and supportive residential densities.

ECONOMIC CENTER (EC)

Economic Center represents areas that support commercial and entertainment land uses such as restaurants, bars, hotels, shopping malls, offices, neighborhood convenience stores, and local businesses.

MIXED USE TOD OPPORTUNITY (MUT)

Mixed use TOD are active areas that support transit. These areas support commercial, office, and higher density residential uses with entertainment uses, restaurants, bars, cafes and businesses that do not require automotive transportation. These areas are typically located adjacent to regional transit hubs.

HISTORIC (H)

Historic areas maintain developed land uses that have not been redeveloped and support architectural styles characteristic of South Jordan's original development.

HISTORIC PRESERVATION RESIDENTIAL (HP)

Historic Preservation land uses identifies areas with current and historic use as agriculture. Future development in these areas shall serve to preserve the agricultural character in the forms and style of the development.

INDUSTRIAL (I)

Industrial land use supports businesses that have minimal small traffic, and produce small goods and some services.

NATURAL AREAS (NA)

Plots of land set aside for habitat and riparian corridors in continuity to allow for animal migration, hydraulic flows, and visual breaks in the built environment

OPEN SPACE (OS)

Not required to be maintained but often maintained for recreational purposes and to develop pedestrian continuity

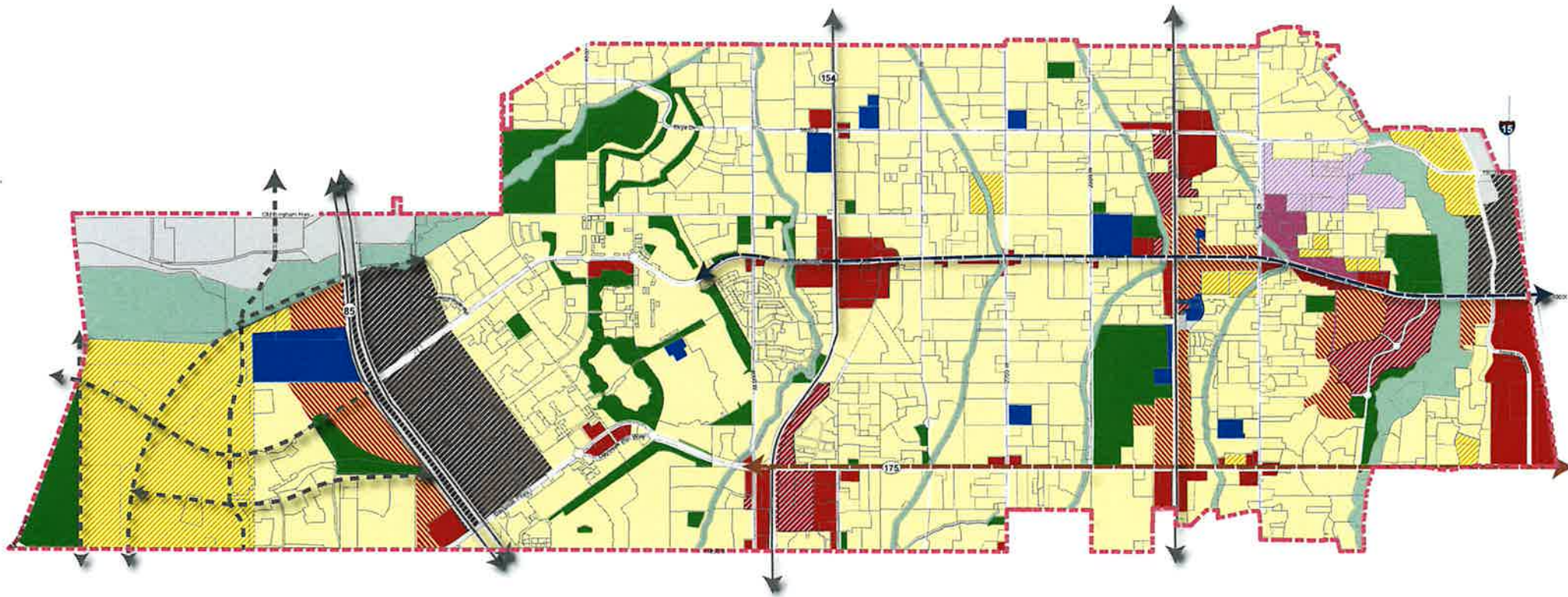
PUBLIC (P)

Public land uses identify areas that have city buildings, schools, and public facilities. These areas require easy access, and a safe distance from areas with potential environmental hazards.



CITY OF SOUTH JORDAN GENERAL PLAN

Plan Together, Grow Together



BOUNDARIES AND CORRIDORS

- SOUTH JORDAN BOUNDARY
- SUBDIVISIONS
- FUTURE ROADS
- TRANSIT FOCUS CORRIDOR
- PEDESTRIAN/BIKE FOCUS CORRIDOR

FUTURE LAND USE

- STABLE NEIGHBORHOOD (SN)
- RESIDENTIAL DEVELOPMENT OPPORTUNITY (RD)
- MIXED USE (MU)
- ECONOMIC CENTER (EC)

- ECONOMIC OPPORTUNITY (EO)
- MIXED USE TOD OPPORTUNITY (MUT)
- HISTORIC (H)
- HISTORIC PRESERVATION RESIDENTIAL (HP)

- INDUSTRIAL (I)
- NATURAL AREA (NA)
- OPEN SPACE (OS)
- PUBLIC (P)

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SOUTH JORDAN PLANNING COMMISSION MEETING

August 13th, 2019

Meeting Agenda

Vision Statement Recap

Chapter Format and Objectives

Future Land Use Map and Categories

Next Steps



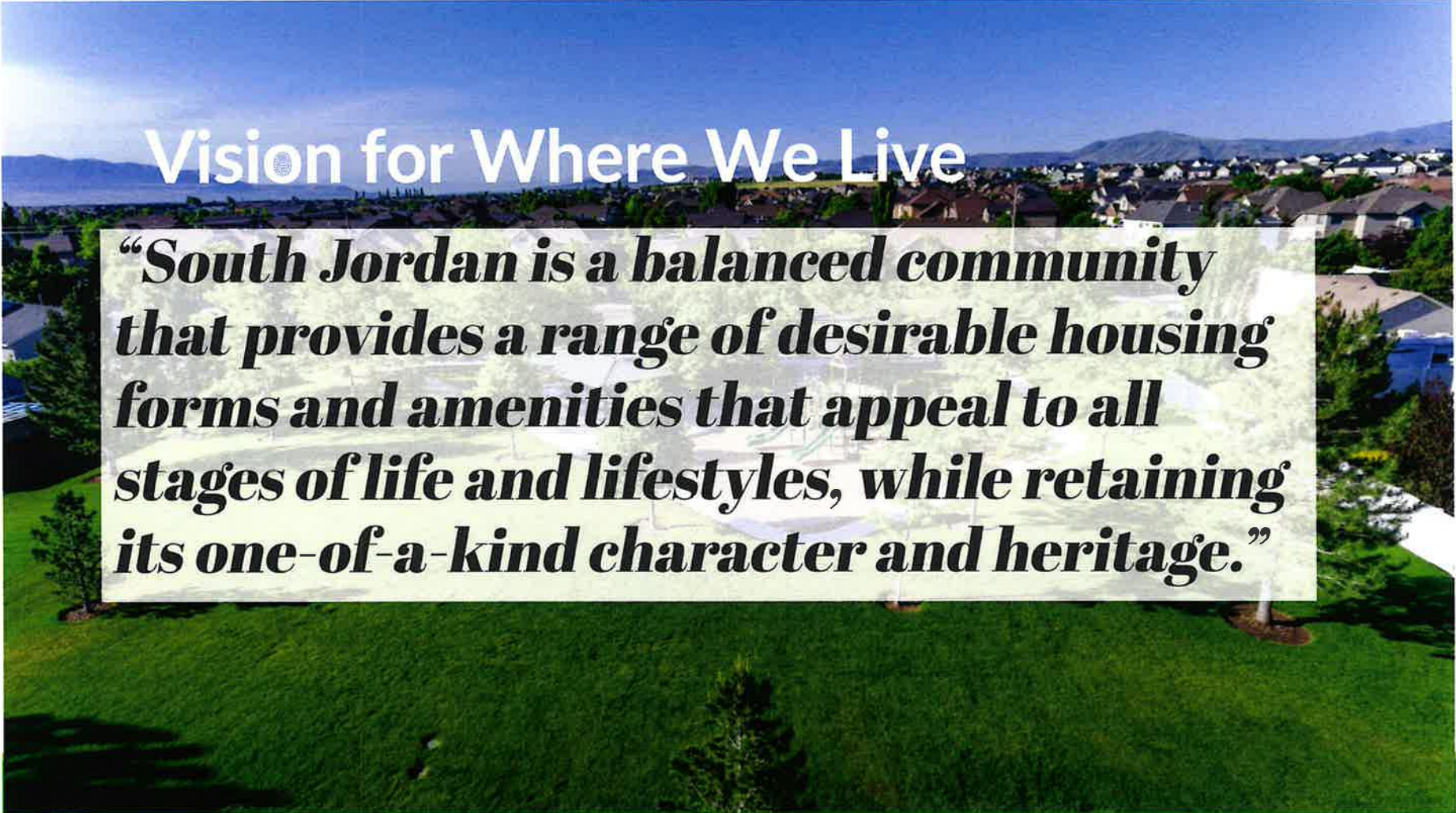


Vision Statement Recap

An aerial photograph of a city, likely South Jordan, showing a mix of green spaces, buildings, and a clear blue sky with distant mountains. The image serves as a background for the text.

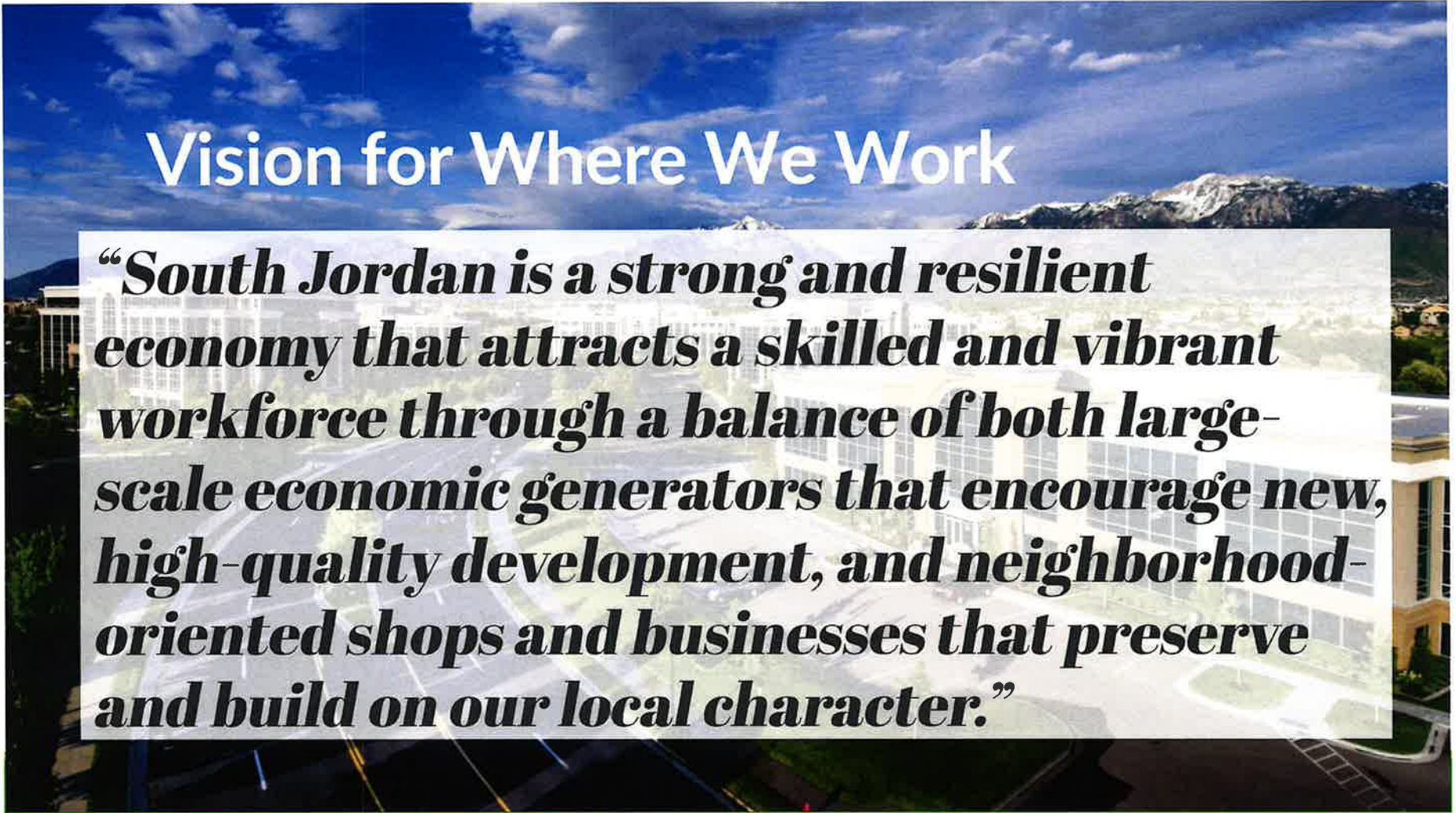
Vision for How We Move

“South Jordan offers numerous choices for safe and efficient travel by offering walkable destinations, connected development patterns, and continuous pathways for pedestrians and bicycles with enhanced safety features ensuring access for every resident and visitor.”



Vision for Where We Live

“South Jordan is a balanced community that provides a range of desirable housing forms and amenities that appeal to all stages of life and lifestyles, while retaining its one-of-a-kind character and heritage.”

An aerial photograph of a city, likely South Jordan, showing a mix of urban development and green spaces. In the background, there are snow-capped mountains under a blue sky with scattered clouds. The city below features various buildings, including a large, modern structure with a glass facade, and parking lots. The overall scene conveys a sense of a growing, vibrant community.

Vision for Where We Work

“South Jordan is a strong and resilient economy that attracts a skilled and vibrant workforce through a balance of both large-scale economic generators that encourage new, high-quality development, and neighborhood-oriented shops and businesses that preserve and build on our local character.”

Vision for Where We Gather

“South Jordan has active, vibrant, and unique destinations that encourage socialization, entertainment, art, local events, and celebrations that connect people together.”



An aerial photograph of a park in South Jordan. A light-colored, winding path leads through a green field towards a playground with colorful equipment. In the foreground, there's a paved area with a wooden fence and some landscaping. The background shows a residential neighborhood with houses and mountains under a blue sky with some clouds.

Vision for Where We Play

“South Jordan has a growing network of parks and trails that offer access to and between neighborhoods while offering exceptional trail amenities.”



Vision for How We Grow

“South Jordan is a healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns.”



Chapter Format and Objectives

Chapter 1 – Introduction



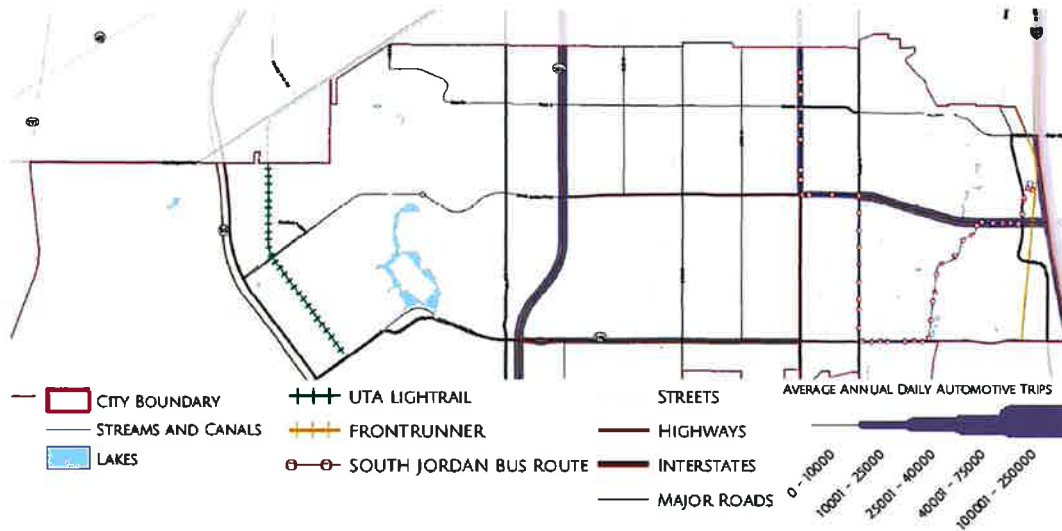
Primary Objectives:

- Why we are planning
- How the Plan will be used
- Update Process
- Vision Statements
- Future Land Use

Chapter 2 – How We Move

Primary Objectives:

- Improve east/west circulation
- Expand Multi-modal transportation network (bike/peds)
- Enhance bike paths and bicycle circulation
- Plan for future transit on sojo pkwy (design standards)
- Annually reassess circulation and connectivity throughout the city
- Consider and search for innovative technologies and techniques to reduce congestion and improve air quality



Chapter 3 – Where We Live



Primary Objectives:

- Moderate income housing development
- Development of diverse housing types for a full spectrum of users
- Preserve stable neighborhoods
- Well planned growth

Chapter 4 – Where We Work

Employee Inflow/Outflow

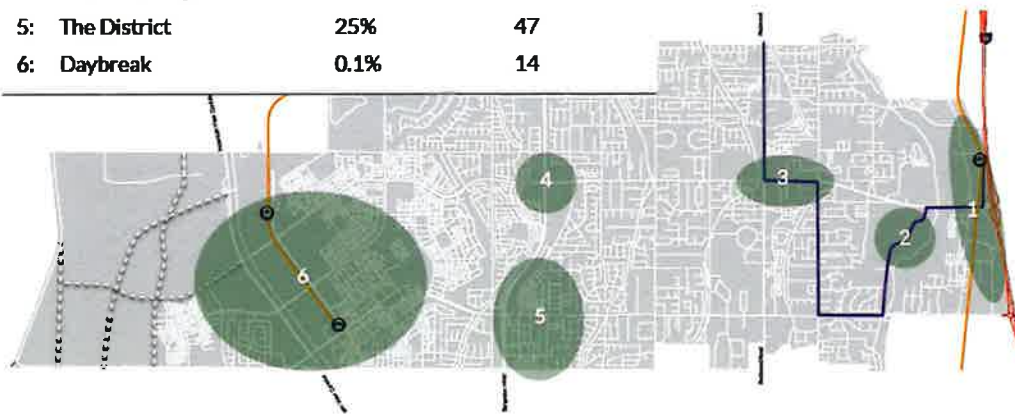


Primary Objectives:

- Capitalize on our premier location along Mountain View Corridor and I-15
- Attract local and unique businesses
- Support live/work development
- Foster a business-positive atmosphere
- Use new commercial and office development to enhance the quality of life in South Jordan through location and design

Chapter 5 – Where We Gather

Economic District	% of City-Wide Retail Sales	# of Businesses
1: I-15 Corridor	43.9%	26
2: Riverpark / Office	2.4%	14
3: Towne Center	16.8%	126
4: Harvest Village	0.9%	18
5: The District	25%	47
6: Daybreak	0.1%	14



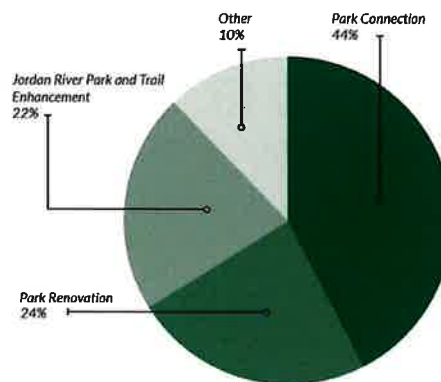
Primary Objectives:

- Update and enhance common public areas such as the District and Towne Center for unstructured recreation and gathering
- Explore and provide an arts district/venue
- Promote Infill and redevelopment
- Beautify and brand key corridors, enhance streetscapes
- Develop design standards for key development areas
- Promote innovative place making techniques

Chapter 6 – Where We Play



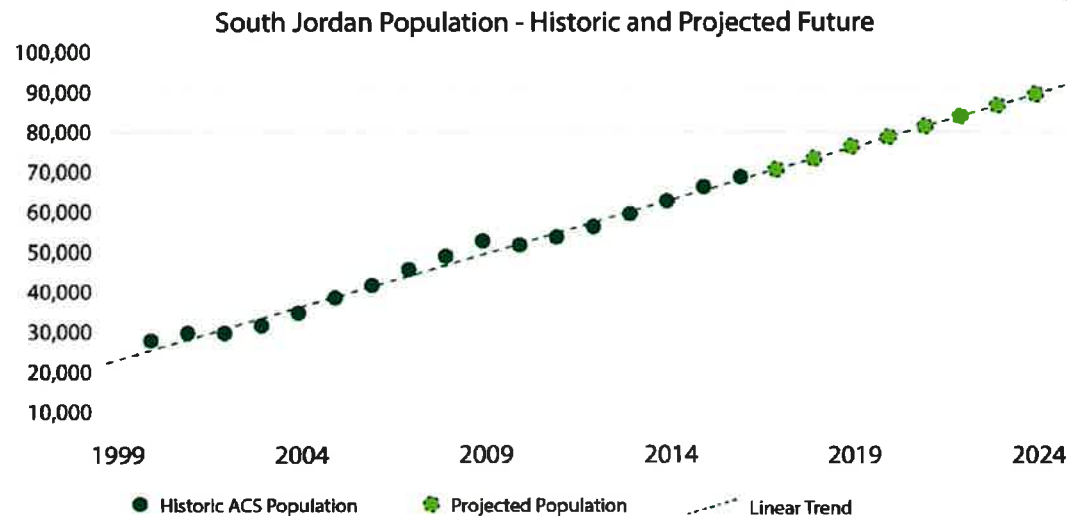
Which of the Following Opportunities is Most Important to You?



Primary Objectives:

- Enhance Jordan River Park and Trail
- Identify underutilized parks for redevelopment
- Provide easy access to parks/ open space for all residents
 - Canal Trails
- Provide a wide variety of recreation amenities – structured and unstructured – for users of all ages and abilities

Chapter 7 – How We Grow



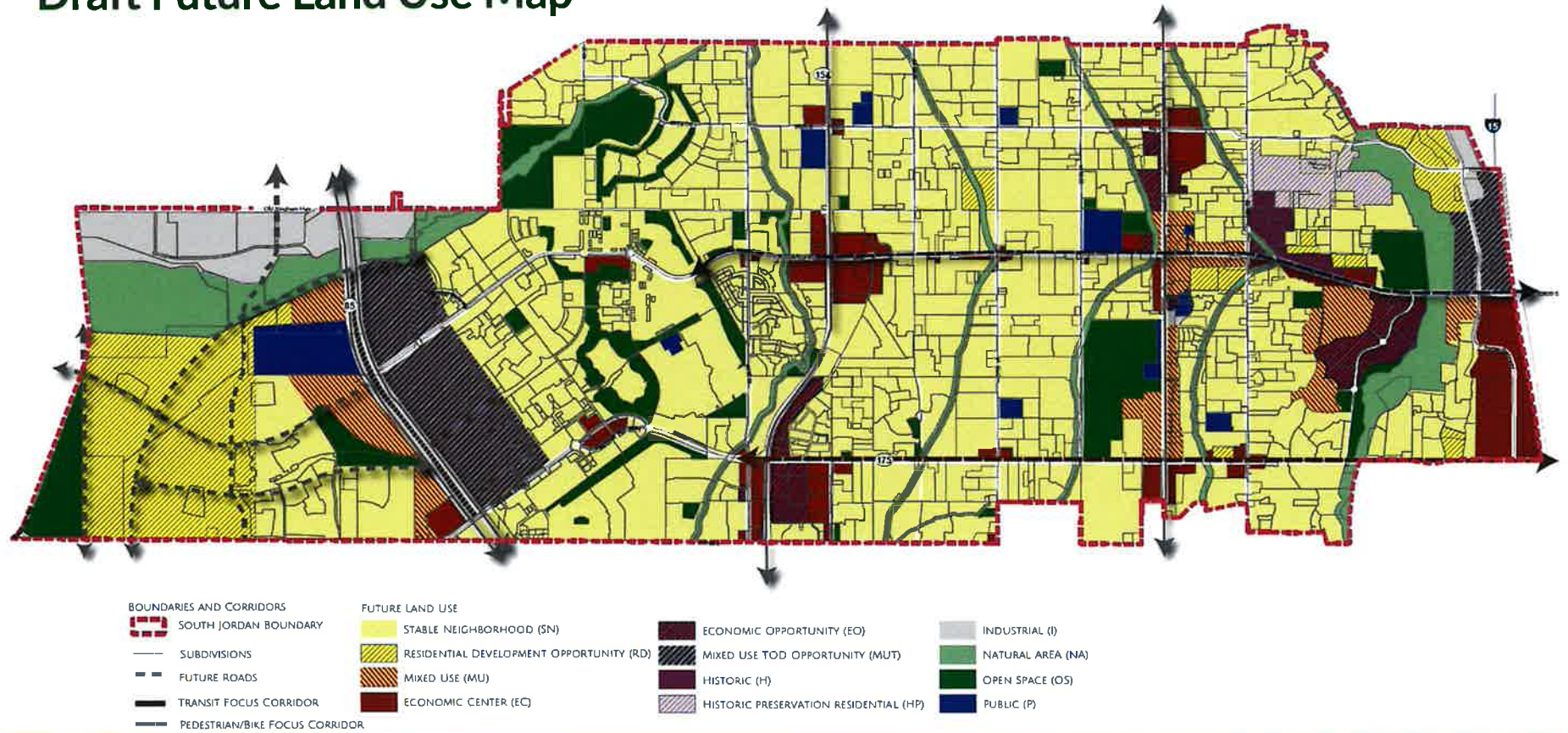
Primary Objectives:

- Encourage redevelopment and expansion of well designed development
- Coordinate with the school district and JVVCD often on new development
- Plan for a variety of densities in residential development while maintaining high quality design
- Review and revise development standards to be consistent with gen plan
- Promote energy and resource efficient development and programs
- Preserve desirable open spaces



Future Land Use Map

Draft Future Land Use Map





Next Steps

Next Steps

1. Public review of document
2. Joint Work Session October 1
3. Adoption Process

