

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
OCTOBER 22, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner John Ellis, Commissioner Michele Hollist, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Recorder Anna West

Others: Jennifer Gardner, Bob Paxton, Brady Quinn, Rulon Dutson

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 Ellis. He noted that our new Planning Commissioner Michael Peirce is not here tonight so we will need to amend the agenda to remove item B. for his Oath of Office.

City Planner Greg Schindler said he had an amendment to the agenda also. He said there is a mistake on the item lettering. There are two sets of A's and two B's. The two legislative items should be C & D.

B. Oath of Office for newly appointed Planning Commissioner Michael Peirce

Removed from agenda. Not done.

Commissioner Ellis arrived at this time.

C. Motion to Approve Agenda

Commissioner Hollist motioned to approve the October 22, 2019 Planning Commission Agenda with the corrections mentioned. Commissioner Holbrook seconded the motion. Vote was unanimous in favor.

D. Approval of the Planning Commission Meeting Minutes held on October 8, 2019

Commissioner Morrissey made a motion to approve the October 8, 2019 Planning Commission Meeting minutes as printed. Commissioner Holbrook seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

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 14 PLAT 1 SUBDIVISION
Location: 10800 South Bacchus Highway
File No: PLPP201900566
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. Daybreak Communities has filed an application for preliminary subdivision plat approval for the Village 14 Plat 1 subdivision. The proposed subdivision amends lots T7 and V5 of the Kennecott Master Subdivision #1 recorded in October of 2002 by creating three new lots. The proposed new lots will comprise 50 acres leaving the total remaining area of lots T7 and V5 at 155.16 acres. The proposed subdivision is located immediately adjacent and south of the Tri-Cities Landfill site. He said I believe their intent is to sell the lots just like all the other lots they create in Daybreak. It meets all the requirements of our subdivision ordinance and the Community structure plan. Staff is recommending approval of this subdivision.

Commissioner Holbrook asked if it is sold outside of Daybreak, does the zoning remain with it even though it is under the Daybreak Plan.

City Planner Schindler said yes; it will remain the PC Zone.

Commissioner Hollist said are you saying this may not remain as part of the Daybreak Development? City Planner Schindler said if they sell it, I don't think it will be part of the development.

Commissioner Hollist said if there anything built on it will it be deducted from the number of residents they are allowed altogether? City Planner Schindler said it was never going to be residential in the first place. The amount of residential units that can be built there doesn't change either.

Commissioner Hollist asked if there will be any remediation required to this site with what they had on it before. City Planner Schindler said no. The city would like the composting to cease because they have received complaints about the composting.

Chairman Jolley asked if the composting facility is the South Valley composting facility. City Planner Schindler said it is Trans Jordan.

Commissioner Ellis asked what the plan is for the green waste that currently resides there at the landfill. City Planner Schindler said he didn't know; that will be up to the landfill.

Staff Attorney Todd Sheeran said I can add to that because Trans Jordan came last week to the City Council Work Session and discussed the future site of the Trans Jordan Landfill. The City Council and City Manager made it clear that they want the landfill filled up as quickly as possible and for the composting to go away. I think Trans Jordan took their comments seriously and are willing to work with the City on speeding up the process. Apparently they had purchased a large site down southwest of Utah Lake and that is where the majority of the trash will go when this is filled up.

Rulon Dutson, 11248 Kestrel Rise Rd., South Jordan (Applicant/Daybreak Communities). He said for the last 20 years, Trans Jordan has been leasing approximately 100 acres from Daybreak. This will allow us to anticipate our Planning for the area up through 2024-2025. In 2026 we will start pushing into this area. Right now they have about 1 million cubic yards of material stored on that lease site that we want to have removed as quickly as they can and this proposed subdivision site will allow them to continue operation and to start stockpiling dirt in this area. There is currently the green-waste that is here and depending on the preferences of the partnering cities, how long that will continue. It has been stated it is our collective interest that the landfill move expeditiously.

Chairman Jolley opened the Public Hearing. No speakers. He closed the Public Hearing.

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

Commissioner Holbrook made a motion to approve File No. PLPP201900566 as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0.

**B.1 Issue: DAVIS VISION CENTER – VIEW RECEPTION SPACE
CONDITIONAL USE PERMIT
Location: 11621 South 4000 West
File No: PLCUP201900579
Applicant: Russ Naylor – Nicholas Naylor**

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. The reception center will be located on the top floor (third floor) of the recently constructed Davis Vision Center medical office building. The building is located at the Oquirrh Mountain Marketplace Commercial Center at 11649 South 4000 West. The business will operate Monday through Saturday from 8:00 a.m. until 11:00 p.m. Closed Sundays. The applicant anticipates that the majority of events at the center will occur after regular business hours and resulting traffic should not coincide with the main medical use in the building. The space will be available for weddings, receptions, business opportunities such as training and seminars, and other events. No food will be prepared on site and all food associated with events will be catered. The maximum occupancy of the center is 133 persons. There were no detrimental effects that couldn't be mitigated so staff is recommending approval of the CUP.

Chairman Jolley asked if the 96 parking stalls are located in the gray area. City Planner Schindler said yes.

City Planner Schindler noted that the applicant is not present tonight.

Commissioner Hollist said, with a conditional use permit like this, will they be restricted to using this space only for the reception and trainings they described in their medical practice. City Planner Schindler said the Conditional Use Permit covers this use only. If another use comes in that is permitted and not conditional, they can use that. If the new use requires a conditional use permit they would have to get a new permit because there could be different detrimental effects associated with it. Medical doesn't require a conditional use permit.

Chairman Jolley opened the Public Hearing. No speakers. He closed the Public Hearing.

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

Commissioner Hollist made a motion to approve application PLCUP201900579 to allow a reception center at 11649 South 4000 West. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 in favor.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

C.1 Issue: RESOLUTION R2019-56 ADOPTING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN

Jennifer Gardner with Logan-Simpson, reviewed the background information on this item from the South Jordan Moderate Income Housing Plan (Attachment A). She said our consultants, Zions Public Finance that prepared the housing study, was not able to be here tonight. This is a state required document and this is an update of the existing document. It does need to be adopted by December 1st so the plan is to have the Planning Commission approve tonight and the City Council on November 19th.

Ms. Gardner said the overview of what was found was not a surprise. Rising housing prices and rising population and a projected need for moderate income housing. The biggest gap in demographics was young adults looking for starter homes. This is a higher income community. If you look on Page 6 (Attachment A) there is a Household Income Distribution chart. You can see in comparison to Salt Lake County, South Jordan is much higher in the \$100,000 to \$149,999 income range. That is reflected in the housing prices and the housing stock. We just received updated building permit totals for 2018 and 2019 and that will be updated into the chart shown on Page 8. The goals and strategies in the back of the Plan have been rolled straight into the General Plan.

Commissioner Hollist said I read through the list of strategies, would you specifically point out in the list which SB34 Strategies were chosen.

Ms. Gardner said they list the menu items E, G, H, and U look like they were chosen. I think when we last talked to Zions Bank that prepared this, they said it needed to be decided at the policy level.

Commissioner Hollist said in reading item U, is that like the development on 114th where we have the deed restrictive units?

City Planner Schindler said that would be similar, yes. City Council will be the ones to adopt the Plan and they would make their decision.

Commissioner Hollist asked if it was the Rushton Meadows Town Homes where they recently discussed not having enough parking. If we implement something like menu item A, how do we insure that residents deciding to live in that area are aware that they are restrictive on their parking so we don't run into a situation like the one in Rushton Meadows?

City Planner Schindler said if it is a transit oriented development it is going to be right next to transit. If located in a transit development it would not be single family homes. That is why it is recommended that the parking be reduced in the transit oriented developments. He said it is not the cities responsibility to notify potential buyers what parking is available to them. Our Ordinance requires two park spaces. The problem with the Rushton situation is not that they don't have enough parking it is the tenants not utilizing the parking spaces they've got. They are not parking in their garages they are filling them up with stuff.

Commissioner Holbrook said most families have two vehicles and transit is not always feasible for one or both individuals.

City Planner Schindler said if people are renting or buying near transit they are doing it to use the transit so they can save on the cost of driving. The cost of places near transit is usually higher and not necessarily affordable. You are paying for the privilege of using the transit system.

Commissioner Hollist asked if in the future we would be required to adopt additional strategies from this list. Will it be cumulative moving forward? City Planner Schindler said I don't know. We may have to re-evaluate each year.

Commissioner Holbrook said the challenge with this is that they keep pushing higher density onto the cities. When they do that, they are increasing the cost of housing. The housing costs have gone up yet the wages have remained fairly stagnant. It is almost an impossible situation that the State Legislature is pushing on the cities.

Ms. Gardner said you can't change the construction industry. In the research that I have done, growing denser and bigger doesn't mean adding cost. We definitely are divided. Our incomes are not going up at the same rate the housing costs are. That is across the whole country.

Commissioner Holbrook said Utah wages are typically notorious for lower wages.

Ms. Gardner said moderate income housing is in short supply. You are fairly built out as a community and we will address that in the General Plan.

Commissioner Holbrook said I wanted to look at the young adult issue. Typically young adults go away to college and if they have not married, they are not looking to buy a home so they rent. The rent in South Jordan according to this is quite a bit higher so it is fine if they live outside of the city. If they live outside of the city I don't feel a pressing need for our city to make sure that all of your kids can live in the same city you do.

Ms. Garner said we worked hard with the General Plan and with everyone in the community to say that the housing identified that gap. Does that mean we need to close the gap or just say it is okay?

Commissioner Holbrook said on Page 7 it says the Assessor currently lists 19,553 parcels in the city representing 21,839 housing units. Does that mean they are including the parcels that have multi-family as well? Ms. Gardner said yes.

Commissioner Holbrook said I don't see a vacancy rate on Page 13. Is everything rented? I would like to know what our vacancy rate is in the city.

City Planner Schindler said the 2010 census put our occupancy rate at 95%. So vacancy would be less than 5%.

Commissioner Holbrook said those numbers are pretty old then. It would be nice if we could have a real honest vacancy rate.

Chairman Jolley said if you look at the current housing industry we are seeing a lot more apartments and town homes being built in the Salt Lake Valley.

Commissioner Holbrook said on Page 23 Table 17, could you explain how you come up with the numbers here.

Ms. Gardner said I remember going over this them and I think the cumulative total affordable housing units data was from the Census data.

Commissioner Holbrook said I just wanted to be sure this is the most recent numbers and that they are real numbers. That puts the city on the hook for 7,680 cumulative shortage.

Ms. Gardner said I will verify where the data came from and will report back to you on this.

Commissioner Hollist said in the 80% AMI column it shows 3,007 homes available but you show 10,687 families living in our city that meet the income. Then where are the other 7,680 living in the interim?

Ms. Gardner said that is a great question.

City Planner Schindler said I believe it says "affordable units," it doesn't matter if it is rentals or ownership. There are other places they could be living such as with family members.

Ms. Gardner said a lot of that relates back to the Table 16 on Page 18. You can see number of units by income level. On Page 19 there is a great chart that shows the Number of Housing Units by Market Value.

Commissioner Holbrook said I have a question on Page 29, second to last paragraph from the bottom. We already have that.

Ms. Gardner said Mansion homes are becoming a really popular new thing. The intent was to create the diversity of multiple types of housing in the same area.

Commissioner Morrissey said on Page 2 at the very top paragraph where it says "Facilitating proper housing development that is safe, efficient and diverse in type and affordability can improve the economic

performance in the City, promote a feeling of community and enhance the quality of life.” He asked what factual analysis was used to basically decide we would come up with that result.

Ms. Gardner said I would say that is based on general best practices in communities based on the data that they gathered throughout this document.

Chairman Jolley opened the Public Hearing.

Brady Quinn, 3893 Sage Point Way, SJC; I just have a couple of comments about the Plan. I noticed consistently throughout the Plan that density is referred to as the answer for moderate or low income housing. As we can see and have seen throughout South Jordan, density does not equal affordability. We have one unit currently on the market in South Jordan that is priced under \$200,000. It is a one bedroom condo in Daybreak. We have 6 units in South Jordan priced under \$234,000, which is 80% AMI according to the report. The City adopting or promoting additional density throughout the city is not going to promote affordability. The City can’t determine affordability; the market determines affordability. Developers and construction companies determine affordability. It is the cost of building and the cost of the land. I hate to see a report adopted that continues to push for density as affordability, but I understand the sentiment.

Robert Paxton, 1073 W. 10250 South, JSC; I agree with Mr. Quinn. There are studies, if you search the internet, that state that cities with higher density will have lower prices. We should not pollute the valley with density. High density brings pollutions of all sorts. Water and air especially. It is just a Band-Aid of sorts to what the real problem is. We are out of space. We only have 8% of this valley left. A lot of the high cost of living is people coming here from California driving our housing prices up. Maybe the City and County should be dealing with the BLM to trade some land for buildable land that we can expand on.

Chairman Jolley closed the Public Hearing.

Commissioner Ellis said those are very good points that were brought up. Maybe density is not the answer and it is not affordable housing.

Commissioner Hollist said when I went to the American Planners Association Conference a few weeks ago, I talked to a couple of Planners from different cities and they were approving higher density apartments along transit corridors and their rent was starting at \$1,400.

Commissioner Ellis said the market tells us what the price will be. I hesitate in getting into the world of rent control for public housing. You can’t force a rent below market.

Commissioner Hollist said is there another menu item we could recommend to City Council besides Item G. We are required to adopt G or H; but I think we have to adopt four all together. I also really like E, assessor dwelling units in residential zones.

Commissioner Ellis said if the city were to guarantee mortgages like the VA does for its employees.

Commissioner Hollist said I went to three different sessions on affordable housing and every one feels like they are in the same boat as us with regards to us being forced to pick something but not many fits our city that well; especially along the Wasatch front.

Chairman Jolley said we need to give our recommendation to City Council. We could recommend that they discourage from accepting G.

Commissioner Ellis said I think this is a problem for us and many other fairly wealthy communities that is going to take some out of the box thinking. I don't know that the State Legislature is all that qualified to, in less than 26 bullet points, define the solution and allow us to choose from the menu.

Commissioner Holbrook said the Legislature wants to push high density; we have high density, and it killed the affordability in 5 years.

C.2 Potential Action Item – (See VII. A.1)

Commissioner Hollist made a motion to send a recommendation to the City Council to modify the menu items we select to include Items E, H, U and W from the SB34 Affordable Housing Strategies Menu on Page 27. Commissioner Ellis seconded the motion. Roll Call Vote was 4-1 in favor. Commissioner Morrissey voted No. His menu choices were E, H, O, and W.

D.1 Issue: RESOLUTION R2019-54 ADOPTING THE SOUTH JORDAN GENERAL PLAN

Jennifer Gardner said we are her tonight to present the Final Draft of the General Plan. (See Attachment B). I will briefly cover what the Plan process was. Generally where we did public outreach, how many people we heard from, where we reached out. Then the vision statements, plan organization, future land use map and then discussion at the end. She generally followed the information in Attachment B.

She said there were three different phases:

- Phase 1 – Foundation Event Series 1 (August – October 2018)
 - Stakeholder Interviews
 - Online Survey #1
- Phase 2 – Visioning Event Series 2 (October 2018 – March 2019)
 - Visioning Events
 - Online Survey #2
- Phase 2 – Opportunities and Choices Event Series 3
 - Opportunities and Choices Events
 - Online Survey #3
- Phase 3 – The Plan Event Series 4 (March – October 2019)
 - Online Survey #4

Ms. Gardner said we do have an online survey out right now that goes through the end of the month. You can still go on to take the survey at: SouthJordanGeneralPlan.com

Ms. Gardner said we had 37 opportunities throughout this process to comment on the General Plan. There were 14 Social Media posts, 10 newsletter/email, 1 surveys & Polls and 8 Public Events. We did not get a good turnout at the public events so that is when we started pushing out on Facebook and got quite a surge from that. We have heard from over 5,000 residents, 40 stakeholder interviews, 50 open house attendees, 4,200 website visits and 424 website contributions. I want to emphasize that even though we are here at the Planning Commission Public Hearing, the draft will be open on the website till the end of the month.

Ms. Gardner said the General Plan is visionary, reflective of the Community, a framework for Future Decisions and a living document. This should be reviewed annually to make sure it is keeping with the vision and the goals. Major Review on a larger scale should be done every 5 years.

Ms. Gardner said this plan includes other city documents such as the Development Code, Transportation Master Plan, Parks Master Plan, and more.

Ms. Gardner said Chapters 2-7 is basically the meat and potatoes of the document. That includes How we Move, Where we Live, Where we Work, Where we Gather, Where we Plan and How we Grow. The eighth chapter is an implementation chapter which includes Plan amendment process, keystone indicators, Implementation table, and Implementation Matrix.

Ms. Gardner said we sent you the Appendices electronically which includes:

- Appendix A – Housing Report
- Appendix B – Small Area Plans
- Appendix C – Transportation Master Plan
- Appendix D – Existing Conditions Snapshots
- Appendix E – Public Outreach
- Appendix F – Large Scale Maps

Ms. Gardner reviewed each of the Vision Statements.

- How We Move
- Where We Live
- Where We Work
- Where We Gather
- Where We Play
- How We Grow

Ms. Gardner started review of the Future land Use Map. The basis for development of this map was to indicate all of the stable residential neighborhoods as not needing growth. Instead we are identifying opportunities for future growth. We have updated the definitions on this since you saw them last and I hope they reflect the discussions that we have had.

- Stable Neighborhood identifies areas throughout South Jordan that are mostly built-out and not likely to change for redevelopment. We have added language in that category about any new development, redevelopment or rezoning within this designation shall be consistent with the surrounding land uses.
- Residential Development Opportunity. These areas are not fully developed and could include additional residential development. They would still need to be consistent with surrounding areas.
- Economic Infill Opportunity – areas where there is already economic uses such as office, retail and services. These are opportunities to expand on those existing services.
- Economic Centers are areas of existing commercial, retail uses. These include existing and future.
- Mixed Use (MU) Opportunity areas are areas that could incorporate a mix of uses.
- Mixed Use TOD Opportunity
- Historic (H)
- Industrial
- Natural Area are typically areas set aside for habitat

- Open Space is typically park space
- Public Space is identified as all public schools (charter schools not included) and public facilities

Commissioner Holbrook asked about the green sliver in the far left bottom corner. You have that as Open Space and on some of the other maps it was identified as commercial.

Ms. Gardner said I am glad you brought that up.

City Planner Greg Schindler said that is the Salt Lake Valley Water Reclamation property. I am not sure if it will be open space forever. They have been spreading processed waste there for years and it would take some work to make it an area to be developed.

Ms. Gardner said there was a lot of discussion with staff on that parcel because it would require a lot of reclamation to take place for it to be appropriate for building on.

City Planner Schindler said the parcel is owned by a Public Agency right now.

Commissioner Holbrook said then it should be blue if it is publicly owned.

Commissioner Hollist asked about the 40 acres of land that Salt Lake Community College owns. We show it as Stable Neighborhood. Do we actually have jurisdiction over deciding what the zoning of the area is?

City Planner Schindler said there is a development that came to us before you were here and it is still in process. The City actually approved the rezoning of the property but that development may or may not occur. It would be 4 unit per acre density. It should be zoned residential because Salt Lake Community College wants to sell it because they won't be expanding to that area.

Ms. Gardner said I wanted to finish up letting you know what has changed with this document. We added language in the How we Grow Chapter to add a new strategy in agricultural preservation. We added a section on Public Infrastructure strategies. In the Where We Play, we had public feedback regarding Parks, however Dog Parks was not mentioned. So we added Dog Parks in there for strategic locations. Another thing that came up in public comment was short track bike tracks like mountain biking for kids. We adjusted a lot of spelling and grammar and more consistency throughout the Plan. We also added the Appendices that you saw. One comment that we got that is worth adding but I wanted to ask your opinion on this; a couple people have said this is quite a lot to take in. This is meant for Policy Makers but we did want to make sure that if the public opens this, they can easily understand and digest the document. One of the ideas we came up with is adding two pages at the beginning that would be kind of an executive summary of what is in the Goals & Policies. We will make sure everything is legible and clear.

Ms. Gardner said one thing that has come up in discussions is Electric Vehicle Charging Stations. We have talked about some environmental implications throughout the plan and I didn't know if that is something you might be interested in as part of the strategy somewhere.

Commissioner Ellis said I think it would be useful to put those in some public gathering place like in Where We Gather. I think EV stations would be great but I would not have them be Free. If you charge people pay to use the will encourage them to move their vehicle after a couple of hours. It would be a nice amenity that would make a statement about our community for cleaner air.

Ms. Gardner said part of our scope was to, when this Plan is complete, we will be reviewing the entire Plan action items and do a preliminary review of the current land use code and provide recommendations to staff on how they could incorporate some of these types of things.

Commissioner Hollist asked about an Appendix B.

Ms. Gardner said it is still under development and we will be bringing that to you after we get through all of this. Sometime in January.

Chairman Jolley asked if the intent was to approve this as is and then you will make changes.

Ms. Gardner said we could probably just take Appendix B out and we will just add it as an appendix later after the Plan is adopted.

Commissioner Holbrook said the maps at the end were not named; Ms. Gardner said we will get those names in there.

Commissioner Hollist asked when this will be presented to City Council in its entirety.

Ms. Gardner said the General Plan is scheduled to go to Council December 3rd. That will be without the small area plan appendices. I have talked with Steven about that and the Small Area Plan will get adopted separately. You will receive a copy of them before they are adopted.

Ms. Gardner said you can continue this to your next meeting if you would like to. We have not had any new Public Comment but tonight's meeting might have sparked something.

City Planner Schindler said we ask that you at least hold the Public Hearing because it was advertised for tonight. If you want to delay your decision for more discussion you can table it to the next meeting.

Commissioner Holbrook said for me personally 352 pages was challenging to read all of that, plus the Housing. It is a lot to ponder.

Ms. Gardner said if you do decide to continue the discussion portion of this to the next meeting, we would like to know what level that discussion would be. I personally will not be here but we will have Olivia and someone from our office will be here.

Chairman Jolley opened the Public Hearing.

Brady Quinn, 3893 Sage Point Way, SJC; he said I feel the plan is very comprehensive. I am very impressed with the changes over the last couple of months. I have a couple of things to bring up. I know they may be out of our control but I think we can do a better job as a city in advocating, specifically with UTA. The transportation section on Page 26, you can see the frame work for How we Move. The adjustments, as far as transportation are concerned, are minuscule compared to what is needed. Adding 1 major bus route down the center of our city is not going to make a significant difference in alleviating traffic congestion on our roads. I know that in the Transportation Master Plan eventually will see major arterial widening of 114th and South Jordan Parkway. The question is, how long that is going to take. We are experiencing 2030 projected traffic today. We really need to be addressing these issues now rather than in 10-20 years. Advocating with UDOT for additional bus routes throughout the City and looking at how we can adapt commuter rail as well to make it more user friendly. We also need better connectivity to Front Runner. Another section I wanted to go over was regarding Parks on Page 64. There is a map that

shows our parks and it shows walkability to the parks. As you can see in most of the city, it says 2 out of 3 residents can walk to a park or open space. On the north side of our city surrounding 3200 West, a massive chunk of our City is not walkable to any park or open space. This is fixable and I suggest that the City incorporate it into our Master Plan. There is a residential development opportunity in that area but they should incorporate some open space into that residential area. I have been out knocking doors for several months now and this is the number one complaint that I hear. Promises of parks and open space in that area and it has never happened. Dog Parks is another big one for me. The Bingham Park is pretty much the only dog park and I am super excited for it. Right now I have to drive to Draper or West Jordan. The only other thing in here that I wanted to mention was the housing issue and the shortage of affordable housing. I don't think we should be pushing for additional density. It has been addressed that density doesn't equal affordability. We are pretty much built out and I don't think the wise approach is to push density in the remaining few portions of residential opportunities we have left.

Robert Paxton, 1073 W. 10250 S., SJC; looking at the Future Land Use Map; talking about parks, they are an expense to the city. Daybreak has incorporated parks into their development and it is my understanding that they also pay for that. I think high density should likewise. In the past we didn't have very many parks and when I came here we had the City Park. That is because our backyards are big like a park. I don't need to go to a park. I do use the County trail for jogging. When my grandkids come over, they have no need to go to a park because my backyard is quite large. High density developments should plan similar to Daybreak and plan walkways, parks, and things like that because that is a big comment that people make. The density developments should be paying for those. I have one comment on the electric vehicles; they still receive power and that comes from a fossil fuel someplace. It is polluting. The only way that you could do something different would be to put in some solar with batteries. That would be costly and I am not for increasing costs for that. I live on 10th west and I look at this map and see that the historical has been enlarged and there is the agricultural preservation. There is a lot of land that is still farm land of which unfortunately we have lost almost 100% of in our County. I would like to know where we are going to get our food. I would like to know what the density projection for agricultural preservation is. Right now the Mabey's have a large portion of that and I know that one of the Mabey's sons recently advocated for a very small development where a developer wanted higher density and he said I would like to gain if this type of precedent is set, but I want the lower density so even the family with a farm would like that. I don't know what the density is for your agricultural preservation, or the density for historical. Right now it is typically 1/3 acre. I would like to know if you have a comment about the Olympia Hills development and how that will affect what you guys are doing.

Rulon Dutson, Daybreak Communities; There are so many questions that came up in terms of the General Plan tonight. I have a couple of questions and comments and would appreciate the Planning Commissions consideration of those. I am glad to hear there is discussion going on and that you are still taking comments. In preparation of tonight's discussion, we began discussing this with staff and as our liaison with the city we prepared some written comments. I won't go through those line by line but I would like to give you a hard copy now to make it part of the public record. He distributed a handout (Attachment C). We had an opportunity as part of the initial process to be part of the scoping group. The consultants were kind enough to come out today and engage us and we appreciated that. We have watched from a distance, the project and reports from staff and other people who have been on the advisory committee. We have had some of the events out in Daybreak and we appreciate all of the hard work that goes into a document like this. Prior to becoming a developer, I spent 17 years as a planning consultant. I recognize the tremendous efforts that goes into a document like this and the delicate balance of taking the input from the community but also having some sort of reality check as it relates to what is implementable, what staff can support in terms of resources and political wins. Some of our comments tonight are not necessarily critical to the plan but wondering when there will be a reality check as to what is reasonable. As a developer and significant land holder in the community, we want to be able to respond

to a plan that is recommended for adoption. I don't know when the public comments will stop so that we can make our comments and know that they will be either recognized or addressed in some manner. I think one thing that came up tonight for us was critical and we identified in the Future Land Use Plan in the far left column where we have the South Valley Water Reclamation. Within 6 years at the latest, we will have homes right up against that boundary. If it is going to be repurposed or if it going to be commercial or if it is going to be a park or residential as indicated on this map, for us those things are pretty critical. We are also curious as to the process that relates to not only the public but as to how staff has been engaged. When we look at some of the economic development activities, these are people we deal with every day and are they on board. Are these recommendations or just great ideas that have been generated from the public. We think that is critical to know as well. We feel that as a major land owner we have quite a bit that we can contribute to this planning effort. Some of the recommendations that are made you could benefit from some of the expertise that we carry. Whether it is updating the maps or sharing in a more comprehensive way, some of our future plans because they start to speak to some of the various challenges that are identified. For example, if you look at the Future Land Use Map, we have several additional areas that have been slated in our Master Plan, as every square foot of that community has already been planned. Every square foot of that community, as you folks know, has been entitled for another 14,000 residential units. For another 11 ½ million square feet of non-residential entitlement. In a Future Land Use Plan, that information ought to be reflected in it. What this Plan starts to trigger are expectations for other land owners and they start to trigger expectations for some of our business partners and whether they are going to help us in actuality to help execute this vision that we have. Some of the things we would like to suggest is we can update everything from the Transportation Plan, we know where the roads are going to go and we know where the trails are going to go and we think we can add some information there. Having said that there are some very specific recommendations that we would appreciate your consideration on this evening. For us, this document is a critical document, as a land owner. It is a document that we will use with the Economic Development Director, Brian Preece, from your city, as we go and try to secure people to invest in this community. It is important for us to, as we approach the County for funding on Transportation, or for Recreation monies for Zap Taxes, that there is some very specific direction within this document of which we can tie those requests to. That is when these documents become very real for those of us that area also investing in the community. I will share a couple of examples for your consideration as are summarized on the first page of the handout (attachment C). We have identified a number of key objectives, we have discussed these with the City Council and also with the Mayor over the course of the last several years.

Mr. Dutson said, Mountain View Corridor for us and the completion of that as a full freeway is critical to the economic development and growth of the Community. As it has already stated, there are numbers stated for 2030-2035 that we are already hitting today. If we wait until UDOT decides to accelerate and build that road, what do we do for the remaining 11-12 years? For us, we would appreciate within the "How we Move," a very obvious statement from the City that they will pursue aggressively, the accelerated completion of Mountain View Corridor. For us it is also important that we address the UTA Extension out at Daybreak. Those of you who are familiar with it will understand that over the years there has been some changes in plans of whether or not that would run out of Daybreak. At one time it was going to, so we reserved a corridor. Three years later it was not so we closed that corridor up and another three years later it was on again. What we work very diligently with is with UTA and the City of South Jordan we have identified an alternate corridor that accommodates that happening. It is important that the General Plan be consistent with the Master Plan and at least have some reference to that because that is what we are counting on as we start our development of that very critical Town Center area, through which that corridor could be preserved and will run. It is important that that extension and the appropriate alignment is identified within the maps. We learned two years ago that when we had a map that was used in an exhibit with the town homes adjacent to the Daybreak Community Center. These maps mean something to the public when they review them so we would want them to be as accurate as they could

be. As noted here, we use them as we pursue funding opportunities. I have been our understanding that the Master Transportation Plan is included in this document and is the one that was updated after our public comments to the City Council and we appreciate that. Again, that Plan will enforce the city's interest in Mountain View Corridor and how we pursue that for funding and then the extension of the light rail line.

Mr. Dutson said, in terms of "How we Work," we look at the residential and economic development employment component as being hand in glove. A lot of the transportation and things that have been discussed tonight can be solved if there are employment opportunities that are closer to home. We would hope that "How we Work," includes not only the transportation component but also a housing component. That is a critical contributor to economic development and that appropriate housing should be mixed within the communities to support the economic development. Part of that and those who are familiar with the Daybreak Town Center area, which is the corridor you see up along the Mountain View Corridor and along Grandville, which is the red line. We are obligated under our agreement with UTA to provide 1,000 parking stalls. What is referenced in here is supportive of a town center parking structure. A General Plan may not be exactly the place to identify something like that in a particular area but we think it is. We would appreciate your consideration to address the parking situations as it relates to economic growth so that the land you are using in specific town center areas and TOD areas that have been specifically identified, that the city will support land owner proposal to address parking through structured parking. That is why that has been noted there. We are elated to see the Mountain View Corridor "Business Campus" and how that fell out of the survey. What it shows is the real appreciation from the City and the residents who commented on this and the value for Mountain View Corridor. It is the I-15 and the Bangerter opportunity that we haven't stepped in yet. Mountain View Corridor was initially proposed to have two intersections within the South Jordan area. In cooperation and coordination with the staff and engineering with UDOT, now we have nine. It is thinking like that that we would like to see the General Plan supporters do.

Mr. Dutson said "Where we Gather," is one of the most exciting chapters in the plan for us. Those of you who are familiar with Daybreak are familiar with some of the things we do out there from a public gathering spot. This is one that is right up our ally. This is another area where we would like the City to take a position. Salt Lake County right now is pursuing a location for a Performing Arts Center within the southwest part of the valley. If we are interested in having that happen in the City, and we have had enough conversations with staff and the Mayor and City Council, we have a wonderful place for it and we have a site picked out for it. We are willing to donate the land to the County to put that facility here. It is in the Daybreak town center area. The beauty of this is that it is adjacent to the light rail line. That is our gesture to make something really cool and unique happen in this wonderful City. We would appreciate the City's consideration to have that articulated formally within the General Plan. That is something we can take to the County to say not only are we committed but the city is as well. We are so committed that it is in our General Plan and are willing to pursue it with all the effort we can.

Mr. Dutson said in terms of "Where we Play," right now we are in discussions with the City of South Jordan as it relates to our obligations to provide active parks. Active Parks mean recreation and play fields. For us, we would appreciate your consideration similar to some of the trails and open spaces that have received quite a bit of appropriate attention in the General Plan that recreation and program fields be identified and addressed as well. They need to be based on the level of service they provide. What we are interested in is providing what we need as Daybreak Community to the City to maintain the current level of service as provided in the other parts of the community. We are interested in providing that but we prefer not to provide any more. We are doing that based on a number of factors. First of all The City Council and the direction we have received from them is land. Just to have land doesn't mean anything unless you can use it. So we are looking for a bit of a balance and some parameters as proposed through this General Plan as well to provide us some guidance in those discussions so that both parties can feel

comfortable in what they are contributing and what they are gaining. In addition to that, we have had some recent conversations about Bingham Creek corridor that runs from Welby Park down to the west, is of interest to the City as well. If it is, then the General Plan is a perfect place to have that interest highlighted. So as we visit with our interests we can start some of those conversations with a little more support that just a good idea.

Mr. Dutson said “How we Grow,” we try to think about building partnerships and coordinating in terms of our activities is difficult. We are elated in terms of “How we Grow,” that the city is interested in having regular meetings with both Jordan Valley and with the School District. We would love to be engaged in those conversations as well. To have the City as a partner for those conversations would be helpful. Not only with us but with any major land owner. We would appreciate your consideration in engaging us in partnerships as well.

Mr. Dutson said one thing we have heard tonight and it is not necessarily a difference of opinion but it is a difference of observation. We have heard a number of times this evening that South Jordan is built-out. That it is static for opportunities. I think that this community like other communities is always changing. Sometimes it is not the impacts of a Master Plan in a community like Daybreak that tips us over the edge, it is the cumulative effect of all these little developments as infill occurs. Every morning when I come in to work I drive along 114th and over the last 18 months the face of that road has changed drastically. It has not had anything to do with Daybreak. There is a Charter School and add a couple of offices and remove a couple of homes that were identified as being stable or static and a commercial use goes in. All that started to change our transportation in the City. I would encourage the Planning Commission to look at the entire community as being dynamic, organic, and growing. A lot of the housing needs that are being made now in Salt Lake City is repurposed. It is people coming back and tearing down a Sizzler, or some other use to put up a building that can accommodate those uses. The same thing will happen here. The community is changing and I think that the Plan needs to reflect that. We appreciate your consideration and would be more than happy to discuss this with you privately or together as a group.

Chairman Jolley closed the Public Hearing.

Ms. Gardner said the first question I wrote down was based on density and the agricultural preservation and historic area. She said we actually did discuss this with staff and the conversation started with we are working with the Southwest Salt Lake County Division Plan with the six different communities down here. We are actually mapping current densities in all other communities and comparing them across the board and the question came up that this Future Land Use Map does not contemplate densities. My question for staff was, should we add in densities in some of the opportunity areas and we decided not to.

Ms. Gardner said there was a question about how staff was involved with economic development and different staff members. All of the staff members here have been very involved with this plan. All of the different departments have reviewed the entire Plan. Engineering would review certain portions of the Plan in a little bit more detail. They have all been very instrumental in the Future Land Use Map.

Chairman Jolley said I presume you are aware of all of the questions from Daybreak Communities. Were you privy to this information prior to this meeting? Ms. Gardner said no, I was not. This is the first time I have seen this document.

Ms. Gardner said I would like to make a request given this new information. It would be helpful to get direction from you as the Planning Commission and from staff on how much of that we want to incorporate into the Plan. I think what I would like to do is read through and synthesize, you guys and all of us individually, in addition to any other public comments that come in, I think we would present a

memo of what we think might need to change on the Plan for your next meeting and you can roll that into your recommendation. Would that be a feasible approach?

Chairman Jolley said that would be great.

Commissioner Ellis said I would just like to say with regard to Daybreak Communities, the City already has an agreement with Daybreak and they have their plan to build this all out. I don't know that it is right to allow one land developer more say in the General Plan than we do any other. I would like to hear Greg's thoughts on this.

City Planner Schindler said I have not read through all of this either. Mr. Dutson brought this at the beginning of the meeting. The things that he is requesting I don't necessarily think that it is just beneficial to Daybreak only. Daybreak is part of South Jordan so if there is an opportunity to get that performing arts center by including the information I don't see why not. This is an opportunity that the City and the City Council needs to look at to determine if they want to do that. It is a commercial development and if that happens would bring in economic development and might also spur other growth such as restaurants to go along with that.

Commissioner Ellis said I am not opposed to anything that we talked about or that Daybreak brought to the discussion tonight. I would ask that we all remember that this is the South Jordan City General Plan and not the Daybreak Plan for South Jordan.

City Planner Schindler said there are things like goals and policies that you can be more specific with. Especially with encouraging UDOT to speed up the process when it comes to development of the Mountain View Corridor.

Commissioner Morrissey said I don't think it is a bad idea to be in a partnership based on the current structure and contracts in place between Daybreak and South Jordan. The gentleman from Daybreak made some valid points as to what we should consider in the Master Plan and why we should consider it. My biggest concern with the Master Plan is traffic and how we can plan right now for the future of the growth and expansion in Daybreak as well as the infill areas. That was one of my concerns with our recommendation in the last proposal and the assessor's dwelling units and in drawing back some of the restrictions on those we create additional infill opportunities and traffic concerns. Daybreak isn't even half built-out right now and in the last 7 years we have seen at least a 20% increase in population. That is a huge increase. You see it in the traffic already, especially in the Bangerter area. I don't know that I agree with his comments as far as the face of 114th or South Jordan Parkway really contributing to the traffic issues. I live near the Bangerter area and I see a lot of the traffic issues contributing to influx of cars coming out of and going into Daybreak in the morning and at night. Pushing opportunities to increase movement through those arteries, whether it be I-15 or Bangerter, but expediting the plans for the Mountain View Corridor he is spot on as needing to plan now. We need to get that built now. We messed up when building Bangerter 20 years ago; it should have been done long before it was. We are behind the game and need to get in front of it somehow. I am interested to know more about the partnership opportunities he discussed with Daybreak and with the state to see what we can facilitate there. I am a little concerned that the Steering Committee didn't include Daybreak to a larger degree in some of these ideas and I know there are some concerned with Daybreak doing what they want and I think you understand there is some tension there. I think both sides need to move past this because right now it is a partnership and we need to move in a general agreed direction for the city to grow and expand in the right way. I think he has made some valid points that we need to consider and move towards this; especially with the traffic. I would like this to be part of the General Plan so that the citizens have something to rely on when they purchase property in Daybreak. A lot of the tension and contention that we have seen here

before us is some of the promises made in Daybreak regarding what is or is not going to be built and what open space is and what it is not.

Commissioner Holbrook said I agree with Commissioner Morrissey. I took the Mountain View Corridor the other day and it is already packed.

City Planner Schindler said I was at the Wasatch 2050 meeting workshop with the 6 cities in the Southwest valley and the main thing they discussed was that all 6 cities agreed that they had to get Mountain View Corridor to be constructed as soon as possible. All 6 cities said they will be pushing UDOT to move it up on their schedule to get it done all the way to I-80. That will take a lot of pressure off of 114th South and South Jordan Parkway in our city. UDOT was there at the meeting as well and hopefully the listened and will take that into consideration.

Commissioner Morrissey said this Master Plan is a good opportunity to re-evaluate our relationship with Daybreak and look at them as a valued partner with valuable input. I have not been a big proponent of Daybreak and the density within it but with the General Plan, that is where I see where we need to move with opportunities like the Southwest County Performing Art Complex or any other venue that might be available to us. Planning now for that opportunity would be key for us to plan now. That would be my other recommendation to try to incorporate more of a joint partnership between us.

Commissioner Holbrook said I like to hear this feedback and that was one of the concerns I had when I read the Plan. If you notice, the biggest development opportunities are out west in Daybreak. It appears that the City is going to be depending on that for our business and economic base. I agree that the City and Daybreak need to work closer together.

Commissioner Holbrook said I have a couple of questions. One of those is on Page 31 where you refer to the Civic Center Trax. It was mentioned a couple of times in there. What is the Civic Center Trax? The only other thing that really big is on page 55 you have a table for an Economic District and I know that at least two of the items listed have incorrect numbers of businesses. In particular River Front Office Park; it says 14 and if you drive by on the signage it shows at least 20. Same thing with Daybreak; there are many more than 14. I just think these numbers need to be accurate. I don't think we have captured that in this table.

City Planner Schindler said I was just wondering if that Civic Center Trax station should just be Civic Center and leave off the Trax. All Trax Stations are in Daybreak.

Ms. Gardner said we will double check our notes on that and see what it is meant to be.

Chairman Jolley said it looks like we have a lot more things to review and discuss. If you could get us a summary of everything and work with staff then we can respond to that.

Ms. Gardner said we can do that. Typically they get their packets out to you the week ahead, do you want the information even further than that? I am thinking of timing for the next meeting. The next meeting is on November 12th so that is three weeks out from today. I want to get it to you as soon as I can.

Chairman Jolley asked if everyone is ready to move forward to make a recommendation.

D.2 Potential Action Item – (See VII. B.1)

Commissioner Hollist made a motion to recommend tabling Resolution R2019-54, adopting the South Jordan General Plan until the next meeting on November 12th at which point we will have the memo from Lo0gan-Simpson regarding changes to the Plan based on the Public Feedback received tonight. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 in favor.

Chairman Jolley said that will be moved forward to our next meeting. We will look for a summary from staff and hopefully we will have time to review that.

VIII. OTHER BUSINESS

None

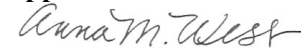
ADJOURNMENT

Commissioner Holbrook motioned to adjourn the October 22, 2019 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

The October 22, 2019 Planning Commission Meeting adjourned at 9:15 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the October 22, 2019 Planning Commission minutes, which were approved on November 12, 2019.


South Jordan City Recorder

City of South Jordan



South Jordan Moderate Income Housing Plan



Submitted by
Zions Public Finance, Inc.
July 2019

Housing Market Overview

Housing growth and affordability has been capturing headlines across the country. The demand for new housing units is especially strong in Utah where the population is projected to double in the next 25-30 years. The State's economy is strong, having added nearly 375,000 new jobs in the past 10 years. In comparison, Wyoming has grown by 7,800 jobs, while Idaho has added 140,000 new jobs.¹ Salt Lake County (the County) is projected to grow by 6,079 new households per year, placing a significant demand on housing stock.

Further, Utah's households are unique. The State has the lowest median age in the nation and the highest median household size, which influences the type of housing product that the State needs. While incomes in Utah are the second-fastest growing in the nation, Utah's inflation rate is near an all-time high at 3.9 percent. Nationally, the average is only 1.6 percent.

Transportation costs are a critical factor when evaluating housing affordability. In the County, annual transportation costs are \$13,999, representing 23.0 percent of average incomes.² Costs are probably slightly higher in South Jordan where the daily average commute time is slightly higher than the County average.

Although housing affordability is a concern in Utah, home prices along the Wasatch Front are still substantially more affordable than in other economic centers in the West. Table 1 shows the ratio of average home prices to average household incomes.³

Table: 1 Comparative Housing Affordability Index

Area	2000	2010	Current
Salt Lake County	3.26	3.31	4.03
Davis County	2.65	2.92	3.40
Weber County			2.76
Tooele County	2.22	2.45	2.74
Wasatch Front MCD			3.26
State of Utah	2.99	3.13	3.83
Portland, OR			5.12
Phoenix, AZ			5.44
Denver, CO			5.84
Las Vegas, NV			5.13
San Francisco, CA			18.12

The City of South Jordan (the City) is experiencing Utah's housing crunch as one of the fastest growing cities in Utah and the Country. The Salt Lake County Recorder's Office cites⁴ Daybreak specifically as one of the County's strongest growing areas, referencing a high rate of splitting parcels, an indicator that shows both housing and economic growth. The Salt Lake Board of Realtors lists the City as the sixth most expensive area on the Wasatch Front; however, the Utah Housing Coalition found that,

¹ Zions Bank, *Economic Insights*

² Center for Neighborhood Technology (CNT.org)

³ CityData; National Association of Realtors

⁴ Salt Lake County Recorder's Office, "Salt Lake County Parcel Growth" Story Map

overall, Utah wages have not been keeping up with housing prices.⁵ With large growth, long-term planning is both a challenging and vital task to ensure that growth is beneficial to residents and businesses. Facilitating proper housing development that is safe, efficient and diverse in type and affordability can improve the economic performance in the City, promote a feeling of community, and enhance the quality of life. The type of residential development that occurs will be influenced by government regulations and policies, zoning, existing land uses, and market forces. The Moderate-Income Housing portion of the General Plan addresses these issues in an effort to provide an attainable housing variety that best meets the needs of current and potential residents.

Summary of Findings

The City has experienced a dramatic rise in housing prices and population in recent years, much like the rest of the Wasatch Front. The City has a projected need for more moderate-income housing over the next five years and has a shortage for the current City demographics. The biggest gap in demographics is young adults – often those looking for starter-homes. Resident interviews indicate that price is one of the biggest factors in keeping this population group from living in the City.

Demographics Overview

Demographic characteristics greatly influence housing demands within an area. Population growth, age, income and other characteristics of a city's population determine what types of housing are desired. A variety of housing options is also important to ensure that the needs are met in all lifecycle stages. This section evaluates these factors in the City in order to inform the analysis of the demand for units now and in the future.

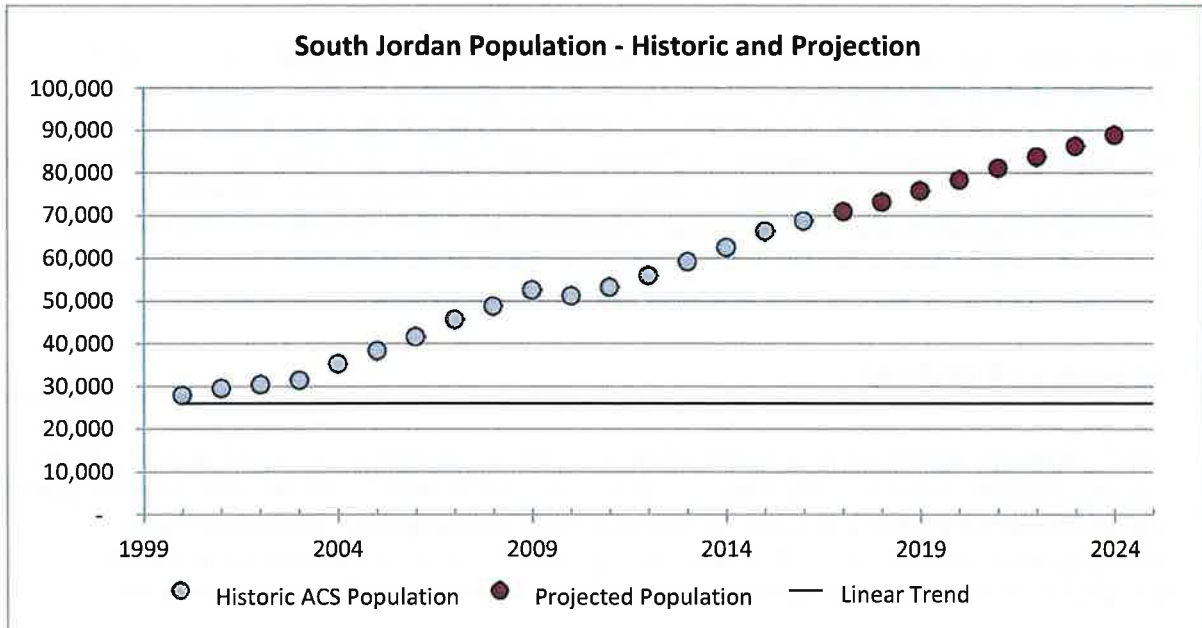
Population and Households Growth

The City's fast population growth increases the challenge of accurately projecting housing needs across demographic needs. The City's population was 50,418 in 2010 according to the United States 2010 Census. However, the Census Bureau estimates the 2017 population at 70,954 – an amazing 40.7 percent increase in just 7 years. This population makes up 19,350 households living within the City in 2017. The Governor's Office of Management and Budget baseline projections⁶ did not anticipate the City's population to be this high until almost 2030. While Utah has had remarkable population growth statewide, the State's population growth over the same time period was relatively much lower compared to that of the City, only 11.7 percent.

Population is projected to be around 88,981 with 26,248 households by 2024. Population growth in the City has been largely linear since 2000 and the projection below is based on the expectation that the trend will continue. The graph on the next page shows this projection based on historical Census data. This data is in line with the City's 2014 Housing Needs Study that factored in historical building permit data along with household size changes.

⁵ South Jordan City Journal "Utah's Housing Unaffordability Crisis", August 2018

⁶ GOMB 2012 Baseline Projections, Sub-County Population Projections.



While population has been rising steadily, household sizes have been getting smaller. From 2007 to 2017 the average household size changed from 3.82 to 3.39, a difference of 0.43 persons per household.⁷ Assuming the same decreasing trend in average household size by 0.043 persons per year, the projected population divided by the projected household size produces a projected number of households, informing the number of housing units needed (discussed in “Projected Housing Needs”). This estimated number of households (22,990) will be used as the current number of households in comparison to current housing supply.

Table: 2 Projected Population and Households

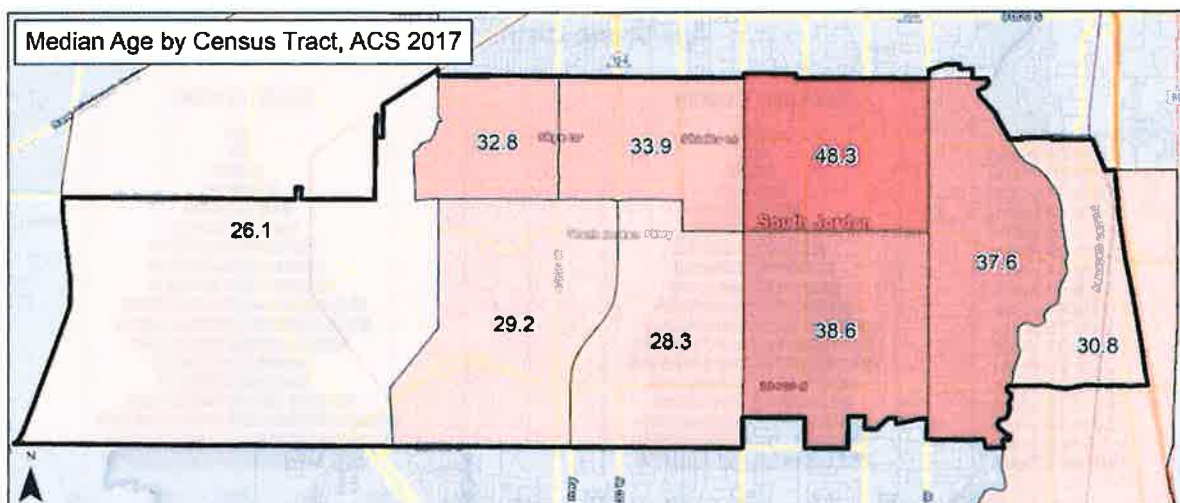
Year	Projected Population	Projected Household Size	Projected Households
2019	75,867	3.30	22,990
2020	78,490	3.26	24,077
2021	81,113	3.22	25,190
2022	83,736	3.18	26,332
2023	86,359	3.13	27,591
2024	88,981	3.09	28,796

Age and Household Size

The City has a median age of 32.7 years, slightly older than the County median of 32.4 years and older than the statewide median of 30.5 years. The median age is younger in the western and southwestern portions of the City where most new development is occurring.⁸

⁷ ACS 5-Year Estimates, 2007 and 2017

⁸ ACS 2017 5-Year Estimate



Source: ACS 2017 5-year Estimate, Utah AGRC

The City is a family-oriented community with a high average household size of 3.39 persons per household. Nearly half of the current households contain children under 18 years old.

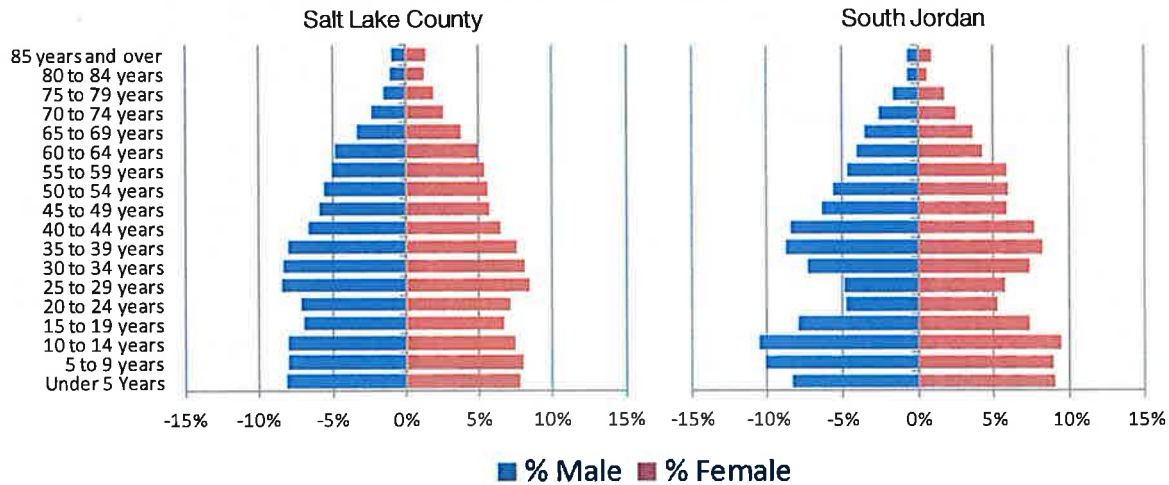
Table 3: Age and Household Characteristics in South Jordan

	South Jordan	Salt Lake County	Utah
HH Size	3.39	3.01	3.14
Median Age	32.7	32.4	30.5
% of households with someone under 18	46.8	38.9	41.7
% of total population under 18	33.5	28.1	30.4
% of total population 65 and over	9.2	10.0	10.3

Source: United States Census; ACS 2017 5-Year Estimate

The population pyramid on the next page shows a detailed breakdown of age groups in the City compared to the County. On average in the City, there are more adults in their 30s and early 40s as well as a higher proportion of older children and young teenagers. This suggests that the predominant family profile in the City is established families with school-age children. The smallest categories in the City are those of young adults. During several General Plan stakeholder interviews participants commented that housing prices in the City generally exceed the budget of those looking for starter-homes. The TRAX stop connecting Daybreak to the University of Utah has also been a topic of discussion; this may present an opportunity to locate housing near the TRAX stop that is targeted to this group that is currently underrepresented.

Age Group Distribution



Source: United States Census; ACS 2017 5-Year Estimate

Income

The City's median household income is \$99,856, which is \$31,934 higher than the County median income of \$67,922. The City's median income is comparable to the median income of surrounding cities like Herriman, Riverton, Bluffdale and Draper, but much higher than that of West Jordan.⁹

Table 4: Median Income

	Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
Median Income	\$105,391	\$110,270	\$94,837	\$92,154	\$87,012	\$99,856	\$72,083	\$67,922

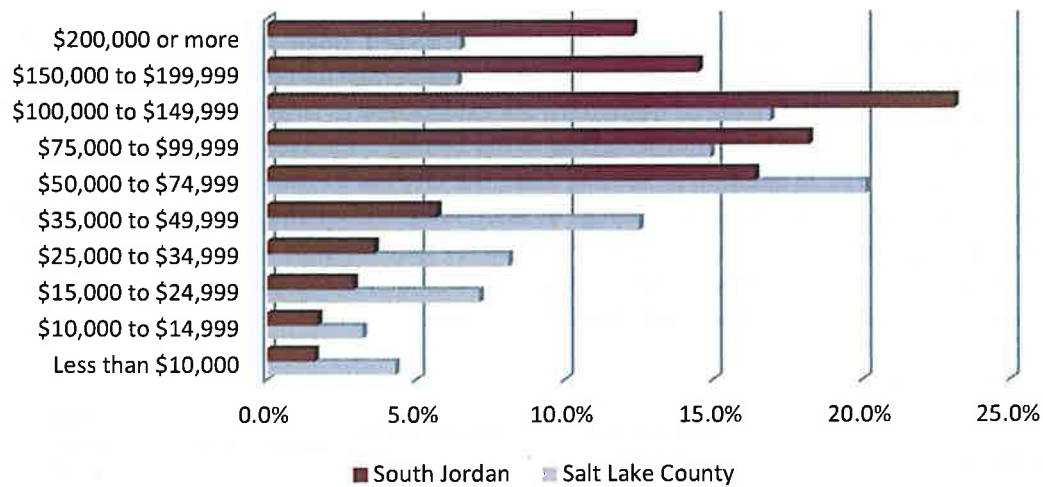
Source: ACS 2017 5-year Estimate

While household incomes are comparable to surrounding cities, the City's per capita income is higher than those in many nearby communities, including the County. The City's per capita income is \$36,125 compared to the County's \$30,134. A higher per capita income indicates that the City's population has greater economic buying power and more flexibility in housing affordability.

About half of the City's population makes over \$100,000 per year, compared to about 30 percent County-wide. Only 9.8 percent of households live on less than \$35,000 in the City while 22.7 percent of households in the County live at this income level or less. The largest income category is \$100,000 to \$149,999 with 23.1 percent of the City's population in this income range.

⁹ ACS 2017 5-Year Estimate

Household Income Distribution



Source: United States Census; ACS 2017 5-Year Estimate

Employment

The City is a diverse community with a strong residential and employment base, but many residents still commute to employment centers outside the City. The chart below¹⁰ shows the inflow and outflow of jobs within the City.

Inflow/Outflow Job Counts in 2015



City residents commute an average of 24.8 minutes, which is slightly longer than average commute times for residents of other cities in the County. The County-wide average is 22.1 minutes.¹¹ Commuting is an important factor in housing costs because a lower commuting cost can help a household afford housing. Other portions of the General Plan are working to increase employment within the City to reduce commuting needs.

¹⁰ US Census "On the Map" Tool

¹¹ ACS 2017 5-Year Estimate

Current Housing Supply

The majority of housing units in the City are owner-occupied, single-family homes with large lot sizes. The Salt Lake County Assessor currently lists 19,553 residential parcels in the City representing 21,839 housing units. Over 83 percent of those units are categorized as single-family residences (SFRs). The median value for SFRs is \$384,100 according to the County's assessed market values and the average lot size is 0.29 acres. In addition to housing units, the City has 11 assisted living and nursing home facilities with a total of 840 beds. Although assisted living and nursing home beds are important housing resources for residents, they are reserved for special needs and not available to most households as a housing choice. These facilities are included in the analysis where appropriate, but generally are not included in market affordability considerations.

Table 5: Number of Parcels and Units by Housing Type*

Summary	Total Number of Household Units	Avg. Parcel Size (acres)	Median Value	Avg. Finished (sq. ft.)	Percent Rental Units
Apartments (Total)	2,690	NA	NA	NA	100.0%
3-4 Unit Complex	4	0.24	NA	NA	100.0%
5-9 Unit Complex	10	0.84	NA	NA	100.0%
99+ Unit Apt. Complex	2,201	NA	NA	NA	100.0%
Apartment Townhomes	229	NA	NA	NA	100.0%
Senior Apartments	246	NA	NA	NA	100.0%
Condo	921	NA	\$223,700	1,864	19.7%
Duplex**	24	0.41	\$261,000	2,015	58.3%
Single-Family Residence	18,204	0.29	\$384,100	2,745	6.7%
TOTAL	21,839				23.1%
Assisted Living/Nursing Home Beds	840	2.58	NA	NA	

Source: Salt Lake County Recorder's Office and Salt Lake County Assessor, 2019 Parcel Shapefile and CAMA database

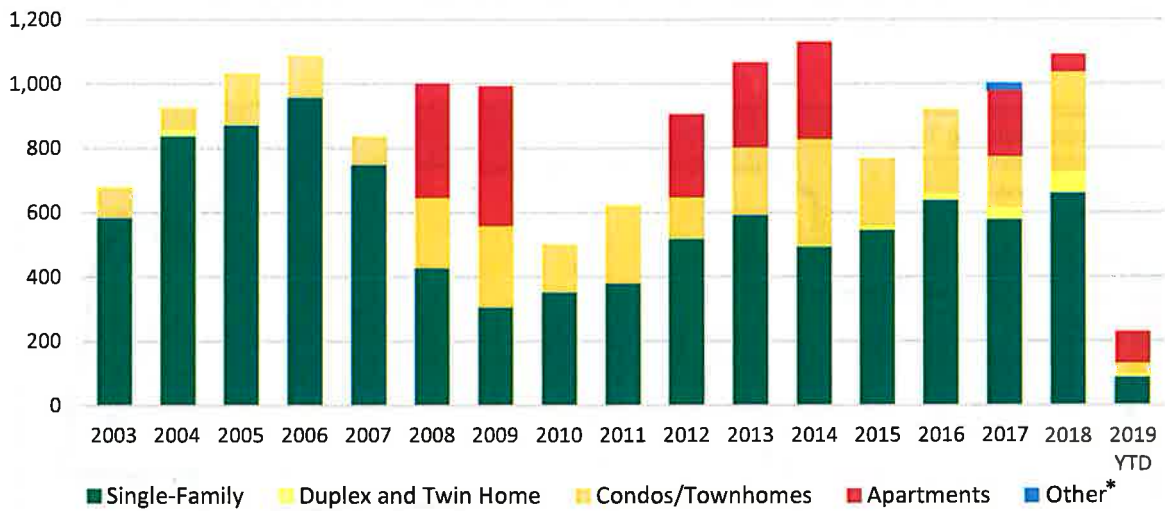
*Types are categorized and grouped based on the parcel database. Although some townhomes are noted as part of the various multi-family apartment complexes, owner-occupied townhomes are not specifically categorized or noted by the County and are represented across Condo and SFR categories. Some apartments also include townhomes.

**Duplex acres, values, square feet, and percent rental are based on the total building (pair of units). The County records duplexes as one parcel and building with two housing units. A duplex is considered owner-occupied if the owner is occupying one of the two units.

In addition to the 21,839 dwelling units already built and listed in the Salt Lake County Assessor's parcel database, an additional 228 building permits were submitted to the City in 2019 in January and February.¹² The following graph shows that the building of single-family homes has been fairly steady since recession recovery. This corresponds with the City's consistent population growth. The building permits also show the variety of housing types built each year and the City's efforts to provide more housing diversity.

¹²South Jordan Planning Department

South Jordan Building Permits (Total Dwelling Units) by Year

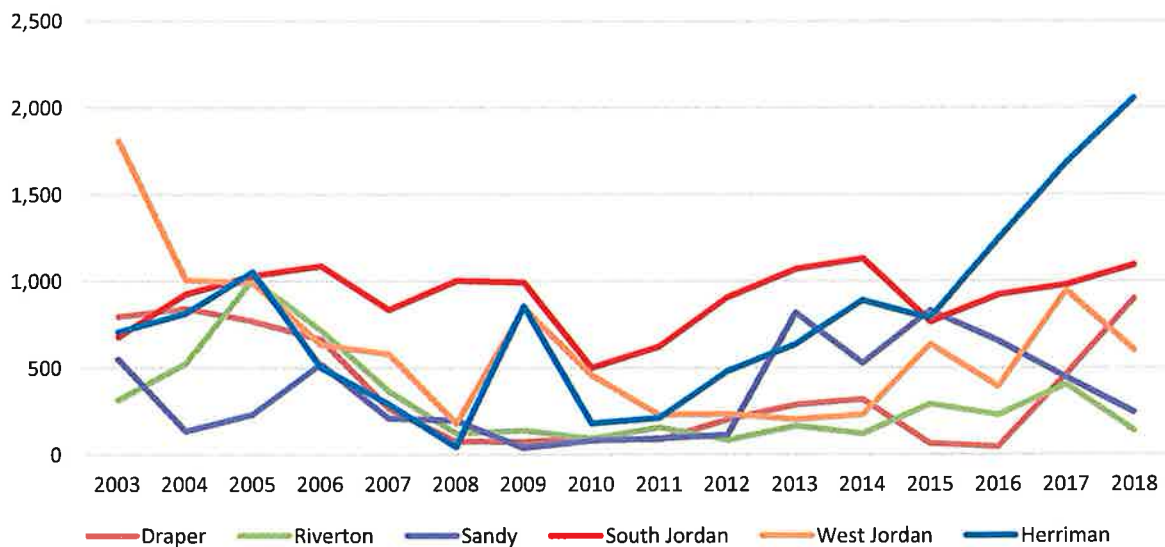


Source: University of Utah BEBR, South Jordan Planning Department

*Indicates residential units such as assisted living units, conversions, accessory dwellings, etc.

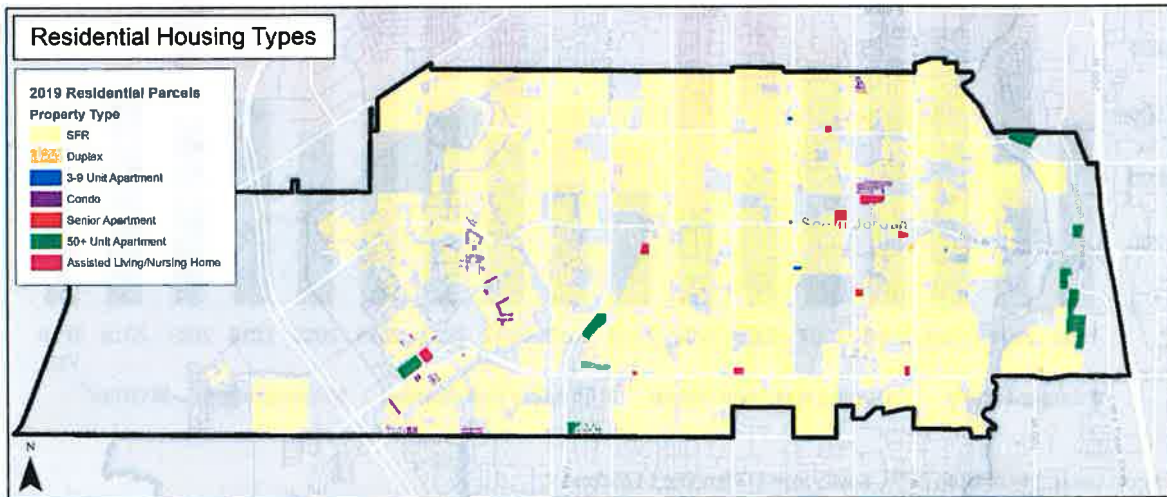
The chart below shows a comparison of the municipalities surrounding the City. The red line indicates the City's performance and shows that the City has been the most consistent home-building municipality in the area. The City substantially outperformed all its neighboring cities when the housing market crashed in 2008. The City continued to lead in home-building through the next six years following the crash and still remains one of the largest producers of new homes in the area.

Comparison of Surrounding Cities

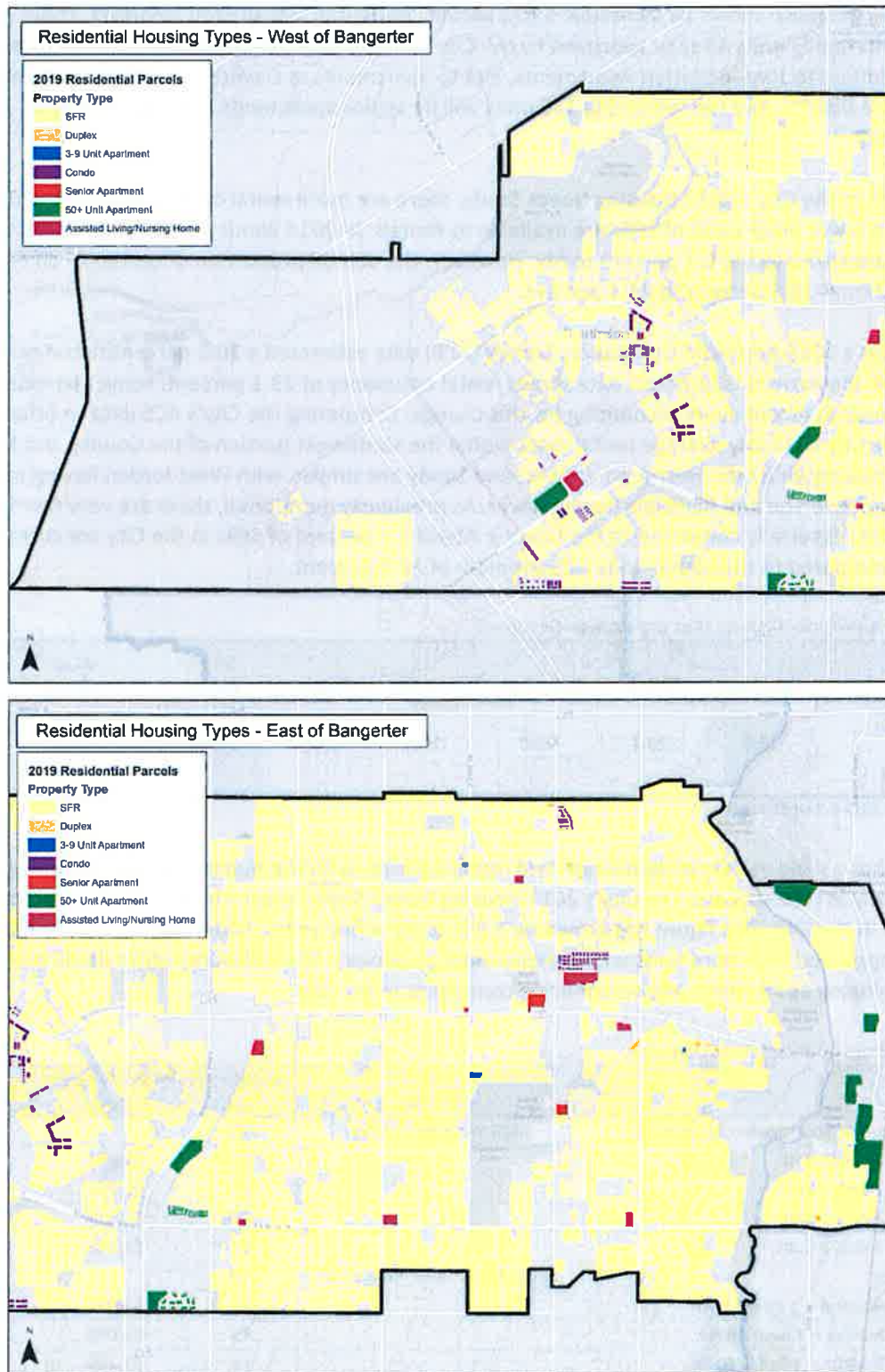


Source: University of Utah BEBR, South Jordan Planning Department

The following maps show the geographic distribution of housing types in the City, one view for the entire City and two more detailed views for the east and west sides. These maps visually show the predominance of SFRs in the City.



Source: Salt Lake County Recorder and Assessor Offices, 2019 Parcel Shapefile and CAMA database, Utah AGRC



Source: Salt Lake County Recorder's Office and Salt Lake County Assessor, 2019 Parcel Shapefile and CAMA database, Utah AGRC

The parcel database shows an incredible 1,821 vacant residential lots already recorded. There are 976 more multi-family units already approved by the City with development underway; 237 of those units are an addition to Jordan Station Apartments, 593 to apartments at Daybreak South Station and The Flats at the District, and the remaining 146 units will be senior apartments at Resort Lifestyles Community.¹³

Compared to the City's 2014 Housing Needs Study, there are more rental options available within the City, but a lower proportion of SFRs are available as rentals. In 2014 about 9.4 percent of SFRs were rentals, compared to the 6.7 percent today. However, the overall proportion of rentals of all types has increased from 18.9 percent to 23.1 percent.

The Census's 2017 American Community Survey (ACS) data estimated a 20.6 percent rental rate for the City, while the more recent parcel data shows rental occupancy at 23.1 percent; some apartments have opened in recent years accounting for this change. Comparing the City's ACS data to other cities shows the City has fairly average rental rates within the southwest portion of the County, but lower than the countywide rate. Herriman, Draper, and Sandy are similar, with West Jordan having more rentals and Riverton and Bluffdale having fewer. As previously mentioned, there are very few SFR rental units, especially compared to the County. About 6.7 percent of SFRs in the City are currently rentals, compared to the countywide ACS estimate of 12.3 percent.

Table 6: Proportion of Units that are Renter-Occupied

	Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
% of units renter-occupied	17.0	20.7	20.0	10.4	23.2	20.6	25.1	33.5

Source: ACS 2017 5-Year Estimate

The City has a wide variety of apartment and rental options, with the number of apartments growing significantly in recent years. The City's 2014 Housing Needs Study listed a total of 1,712 apartments available in the City. This figure has grown by 1,051 units in five years. Additionally, the City has already approved 940 more units with development underway. The following tables detail the current and developing apartments and senior living complexes in the City.

Table 7: Units by Apartment Complex

	Address	Number of Units	Monthly Rental Rate	Units Under Development
Four Seasons at Southtowne Apartments	420 W Cadbury Way	276		
1 Bed/1 Bath		72	\$1,041	
2 Bed/1 Bath		42	\$1,254	
2 Bed/2 Bath		120	\$1,330	
3 Bed/2 Bath		42	\$1,545	
ICO District	11100 South River Heights Dr.	258		
Atwood – 1 Bed/1 Bath		54	\$1,019	
Audrey – 1 Bed/1 Bath		33	\$1,059	
Bridger – 1 Bed/1 Bath		18	\$1,209	
Brinkly – 1 Bed/1 Bath		18	\$1,119	

¹³ South Jordan Planning Department

	Address	Number of Units	Monthly Rental Rate	Units Under Development
Canyon – 2 Bed/2 Bath		84	\$1,259	
Danika – 2 Bed/1 Bath		12	\$1,229	
Emerald – 2 Bed/2 Bath		10	\$1,479	
Fairview – 2 Bed/2 Bath		10	\$1,539	
Huntington – 2 Bed/2 Bath		1	\$1,819	
Powell – 3 Bed/ 2 Bath		18	\$1,629	
Jordan Station Apartments*	10428 S. Jordan Gateway	302		237
Crescent – 1 Bed/1 Bath		65	\$1,064	
Daybreak – 1 Bed/1 Bath		60	\$1,137	
Draper – 1 Bed/1 Bath		57	\$1,168	
Euclid – 1 Bed/1 Bath		36	\$1,225	
Midvale – 2 Bed/2 Bath		36	\$1,315	
Redwood – 2 Bed/2 Bath		48	\$1,350	
Legacy Cottages of South Jordan*	1844 W 10400 S	186		
1x1A – 1 Bed/1 Bath		106	\$939	
1x1 ADA – 1 Bed/1 Bath		2	\$999	
1x1B – 1 Bed/1 Bath		2	\$999	
1x1C RIS – 1 Bed/1 Bath		4	\$999	
2x1 – 2 Bed/1 Bath		2	\$999	
2x2C – 2 Bed/2 Bath		40	\$999	
2x2B – 2 Bed/2 Bath		8	\$1,049	
2x2D – 2 Bed/2 Bath		2	\$1,019	
2x2 ADA – 2 Bed/2 Bath		2	\$1,299	
2x2A – 2 Bed/2 Bath		14	\$1,299	
2x2E RIS – 2 Bed/2 Bath		4	\$1,299	
Olympus at Daybreak	4950 W Frogs Leap Dr.	315		
1A – 1 Bed/1 Bath		44	\$1,172	
1B – 1 Bed/1 Bath		39	\$1,205	
2A – 2 Bed/2 Bath		156	\$1,426	
2B – 2 Bed/2 Bath		41	\$1,352	
3A – 3 Bed/2 Bath		35	\$1,719	
Promenade at the District	11391 River Heights Dr.	170		
1 Bed/1.5 Bath		19	\$1,100	
2 Bed/2 Bath		43	\$1,400	
2 Bed/2.5 Bath		29	\$1,400	
3 Bed/2.5 Bath		12	\$1,650	
3 Bed/2.5 Bath		9	\$1,650	
3 Bed/2.5 Bath		3	\$1,750	
3 Bed/2.5 Bath Townhouse		49	\$1,550	
4 Bed/2.5 Bath		3	\$1,850	
4 Bed/2.5 Bath Townhouse		3	\$1,950	
Sagewood at Daybreak*	11289 Oakmond Rd.	99		
IL Aspen – 1 Bed/1 Bath		14	\$2,995	
IL Birch – 1 Bed/1 Bath		22	\$3,195	
IL Cottonwood – 1Bed/1Bath		3	\$3,600	
IL Elm – 1 Bed/1 Bath Den		6	\$3,500	
IL Fir – 1 Bed/ 1 Bath Den		12	\$3,750	
IL Juniper – 2 Bed/2 Bath		18	\$4,300	

	Address	Number of Units	Monthly Rental Rate	Units Under Development
IL Hawthorn – 1 Bed/1.5 Bath		3	\$4,600	
IL Maple – 2 Bed/2 Bath		3	\$4,550	
IL Oak – 2 Bed/2 Bath		6	\$5,050	
IL Spruce – 2 Bed/2 Bath Den		12	\$6,550	
San Marino Apartments	776 West Grande Rose Way	320		
1A – 1 Bed/1 Bath		4	\$1,044	
1B – 1 Bed/1 Bath		60	\$1,097	
1C – 1 Bed/1 Bath		24	\$1,174	
1D – 1 Bed/1 Bath		24	\$1,195	
2A – 2 Bed/1 Bath		4	\$1,390	
2B – 2 Bed/2 Bath		88	\$1,437	
2C – 2 Bed/2 Bath		95	\$1,386	
3A – 3 Bed/2 Bath		21	\$1,620	
San Tropez Apartments & Townhomes	11747 Siracus Dr.	332		
1A – 1 Bed/1 Bath		48	\$1,047	
1B – 1 Bed/1 Bath		18	\$1,107	
1C – 1 Bed/1 Bath		18	\$1,099	
1D – 1 Bed/1 Bath		4	\$1,172	
1 Den – 1 Bed/1.5 Bath		2	\$1,235	
2A – 2 Bed/2 Bath		70	\$1,336	
2B – 2 Bed/2 Bath		67	\$1,360	
3A – 3 Bed/2 Bath		21	\$1,559	
Townhome 1 – 2 Bed/2 Bath		28	\$1,529	
Townhome 2 – 2 Bed/2.5 Bath		28	\$1,480	
Townhome 3 – 3 Bed/2.5 Bath		28	\$1,799	
South Ridge Townhomes	10668 S Monica Ridge Way	145		
2 Bed/2.5 Bath		85	\$1,469	
3 Bed/2.5 Bath		60	\$1,821	
Sterling Village Apartment Homes	11065 Sterling View Dr.	300		
Essex – 1 Bed/1 Bath		75	\$1,160	
Dover – 1 Bed/1 Bath		38	\$1,210	
Ellington – 1 Bed/1 Bath		12	\$1,320	
Stratton – 2 Bed/2 Bath		75	\$1,575	
Regency – 2 Bed/2 Bath		76	\$1,430	
Oxford – 3 Bed/2 Bath		24	\$1,660	
The Garden Apartments	10850 Beckstead Ln.	60		
1 Bed/1 Bath		52	\$624	
2 Bed/2 Bath		8	\$762	
Daybreak South Station				437
Resort Lifestyles Community				146
The Flats at the District				120

Source: South Jordan Planning Department

*These apartment complexes are for customers who are 55 years of age and older

Table 8: Beds by Senior Living Complex

Summary	Units Available For Rent	Beds
Legacy House of South Jordan		82
Legacy Retirement Residence		162
Lodge at Jordan River		24
Beehive Homes of South Jordan		24
Brighton House Assisted Living		16
Carrington Court Assisted Living and Memory Care		70
Pheasant Run Alzheimer's Special Care Center		66
Riverway Assisted Living and Memory Care		64
Sagewood at Daybreak	99	101
Stonehenge of South Jordan		32
The Sheridan at South Jordan		100

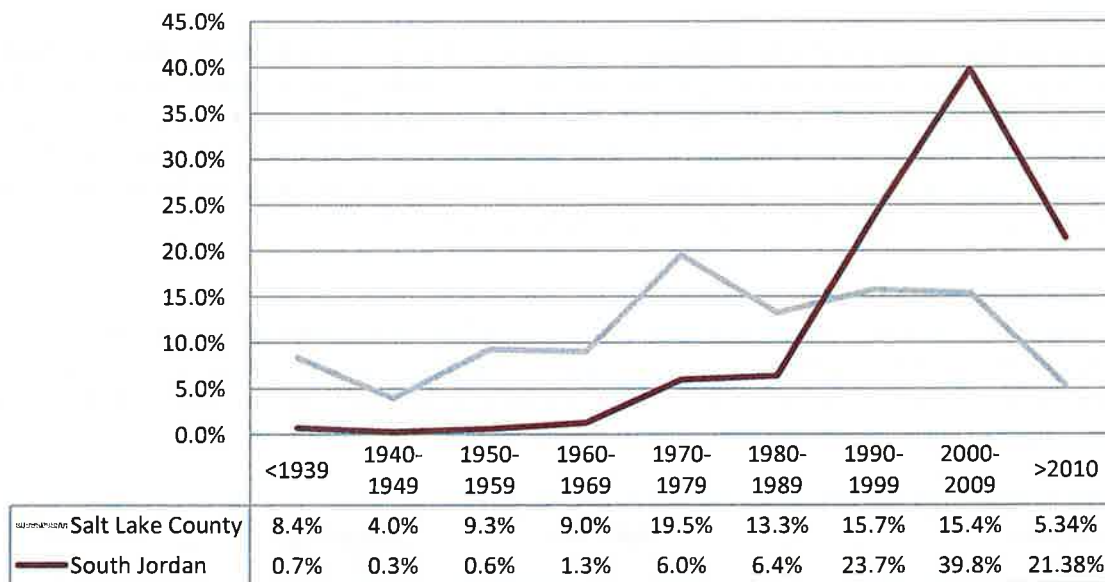
Source: South Jordan Planning Department

The ACS estimates 63 percent of all rentals have a gross rent above \$1,000 per month. The median gross rent is \$1,405, compared to the County's \$1,015.

Housing Conditions

Due to strong population growth in the City in the last decade, much of the housing stock is newly built. 61.2 percent of housing in the City was built after 2000 and 84.8 percent after 1990, compared to only 20.8 percent of housing County-wide that was built after 2000.

Proportion of Housing Units by Year Built



Source: ACS 2017 5-Year Estimate

The Salt Lake County Assessor notes that 76.9 percent of residences are in good, very good, or excellent condition. 79.4 percent are constructed with average or good construction grades and most other units with even better construction grades.

Table 9: South Jordan Housing Units, Grade and Condition

Condition/Construction Grade	Units by Condition	Percentage of Units by Condition	Units by Construction Grade	Percentage of Units by Grade
Poor	3	0.0%	8	0.0%
Fair	159	0.7%	572	2.5%
Average	1,211	5.3%	11,721	51.7%
Good	3,463	15.3%	6,284	27.7%
Very Good	6,549	28.9%	216	1.0%
Excellent	7,419	32.7%	3	0.0%
No Rating	3,875	17.1%	3,875	17.1%
TOTAL	22,679	100%	22,679	100%

Source: Salt Lake County Assessor CAMA database 2019

Housing Affordability

Utah State Code and recent legislation requires municipalities to include a plan for moderate income housing as part of a general plan. The City must outline a plan to “facilitate a reasonable opportunity for a variety of housing that meet the needs of people of various income levels living, working, or desiring to live or work in the community.” [CITE] And the plan must “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life.” [CITE] This Moderate Income Housing Plan (the Plan) is designed to meet these requirements.

Moderate income housing is defined by the U.S. Department of Housing and Urban Development (HUD) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located.” [CITE] This Plan uses Area Median Income (AMI) in the Salt Lake City, UT HUD Metro Fair Market Rent Area¹⁴ as determined by HUD and average household size to determine current moderate-income thresholds for an average household in the region.

Area Median Income Levels

According to HUD, the Median Family Income (MFI or AMI)¹⁵ for 2018 in the region is \$80,000 – HUD rounds up from \$79,994. The Plan will estimate housing affordability as a percentage of this AMI. A “moderate income” household at its most basic definition is at 80% AMI – an income of \$64,000 in the County. The Plan will also consider thresholds for those making 30% and 50% of AMI.

Table 10: Income Thresholds in Salt Lake City HUD Metro Fair Market Rent Area

Area Median Income	30% of AMI	50% of AMI	80% of AMI
\$80,000	\$24,000	\$40,000	\$64,000

¹⁴ This area contains Salt Lake County – terminology changed between 2017 to 2018.

¹⁵ Area Median Income (AMI) is more generally used in the industry. HUD considers the terms synonymous. <https://www.huduser.gov/portal/datasets/il/il18/FAQs-18r.pdf>

Table 11 shows the HUD income limits adjusted for family size at each income threshold and for poverty definitions, which allows for larger families to earn more and still qualify for services. HUD does not always use 30 percent of AMI as its lowest income level. Poverty guidelines established by the Department of Health and Human Services are used if higher than 30 percent of AMI, as is the case for the County. Calculations in this Plan will use the simple 30 percent threshold, as this is the level indicated by Utah Code and legislation guidelines. Table 11 is provided for informational and contextual reasons only.

Table 11: Area Median Income Thresholds by Household Size

Household Size	"Extremely Low Income"	50% of AMI	80% of AMI
1 person	\$16,800	\$28,000	\$44,800
2 persons	\$19,200	\$32,000	\$51,200
3 persons	\$21,600	\$36,000	\$57,600
4 persons	\$25,100	\$40,000	\$64,000
5 persons	\$29,420	\$43,200	\$69,150
6 persons	\$33,740	\$46,400	\$74,250
7 persons	\$38,060	\$49,600	\$79,400
8 persons	\$42,380	\$52,800	\$84,500

Source: HUD

Using the HUD income levels, the City has a total of 10,687 households that are considered low to moderate income households earning under the 80 percent of AMI threshold. A more comprehensive breakdown of this figure is detailed in Table 12.

Table 12: South Jordan Low- and Moderate-Income Households

Affordability	Number of Households	Cumulative Number of Households
<30% of AMI	1,351	1,351
30% - 50% of AMI	1,182	2,533
50% - 80% of AMI	8,154	10,687

Source: ACS 2017 5-Year Estimate, HUD, ZPFI

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

Table 13 shows affordable monthly allowances at different levels of income given above but using the 30 percent income level instead of poverty definitions. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for gross monthly costs that include either a mortgage or rental rate. A family choosing housing would need to consider utilities and other fees for a given housing unit within this affordable range. For example, a household of four at the 80 percent AMI threshold has a gross monthly housing allowance of \$1,600. If utilities are \$300 per month,¹⁶ the family can afford a rent or mortgage payment of \$1,300 per month, including taxes and interest if applicable.

¹⁶ Utilities include water, sewer, storm drain, gas, electric, and garbage. This is an estimated amount; utilities vary widely based on house size, quality, season and usage.

Table 13: Monthly Housing Allowance by Household Size and AMI Thresholds

Household Size	30%	50%	80% of AMI
1 person	\$420	\$700	\$1,120
2 persons	\$480	\$800	\$1,280
3 persons	\$540	\$900	\$1,440
4 persons	\$600	\$1,000	\$1,600
5 persons	\$649	\$1,080	\$1,729
6 persons	\$696	\$1,160	\$1,856
7 persons	\$745	\$1,240	\$1,985
8 persons	\$793	\$1,320	\$2,113

Source: ACS 2017 5-Year Estimate, HUD, ZPFI

Translating this moderate-income affordability level to home values, a family at 80 percent of AMI can afford a home in the City up to \$234,187. This assumes utility payments at \$300 per month, average City property tax rates, insurances, a four percent interest rate, 30-year mortgage term and a 10 percent down payment. Table 14 shows the home price ranges affordable to household income categories at various interest rates. Table 15 shows the ranges specific to targeted low- and moderate-income households. Note the significant changes in affordability due to mortgage interest rates. While current interest rates are at historic lows between three and four percent, making housing much more affordable, maintaining affordability in the City would be more difficult if interest rates rise in the future.

Table 14: Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
\$10,000 to \$14,999	\$0	\$81	\$0	\$72	\$0	\$64
\$15,000 to \$24,999	\$86	\$47,857	\$76	\$42,561	\$68	\$38,108
\$25,000 to \$34,999	\$47,861	\$95,632	\$42,565	\$85,049	\$38,111	\$76,151
\$35,000 to \$49,999	\$95,637	\$167,296	\$85,054	\$148,783	\$76,155	\$133,216
\$50,000 to \$74,999	\$167,301	\$286,735	\$148,787	\$255,004	\$133,220	\$228,324
\$75,000 to \$99,999	\$286,740	\$406,175	\$255,009	\$361,226	\$228,328	\$323,432
\$100,000 to \$149,999	\$406,180	\$645,054	\$361,230	\$573,670	\$323,436	\$513,649
\$150,000 to \$199,999	\$645,058	\$883,932	\$573,674	\$786,114	\$513,653	\$703,865
\$200,000 or more	\$883,937		\$786,118		\$703,869	

Source: ZPFI

Table 15: Affordable Price Ranges by Targeted Group and Interest Rate

Household Income Range	Home Price Range							
			4% Mortgage		5% Mortgage		6% Mortgage	
	Income Range Low	Income Range High	Low	High	Low	High	Low	High
< 30% of AMI	\$0	\$24,000	\$0	\$43,084	\$0	\$38,316	\$0	\$34,307
30% to 50% of AMI	\$24,000	\$40,000	\$43,084	\$119,525	\$38,316	\$106,298	\$34,307	\$95,176
50% to 80% of AMI	\$40,000	\$64,000	\$119,525	\$234,187	\$106,298	\$208,271	\$95,176	\$186,480

Source: ZPFI

Housing Unit Pricing and Affordability

In considering affordability, there are two types of housing costs: the costs to purchase (and likely pay a mortgage) or the rental costs of a unit. For purposes of analyzing housing costs, SFR, Condo, and Duplex units will be analyzed on their market value since they can be bought and sold by individual owners and are primarily owner-occupied. The affordability of these units, regardless of rental status, is analyzed based on their market value as assessed by the County. Multi-family rentals are rented from a central owner with no option for individual sale as a single unit. These units are studied by their estimated rental rates. These unique types of housing costs are presented separately and then combined for a total percentage of affordable units in the City.

Market Value Properties – SFR, Condo and Duplex

Table 16 shows the distribution of 19,048¹⁷ SFR, Duplex and Condo units by home value, as assessed and maintained by the Salt Lake County Assessor. The median property value is \$375,100 of these assessed values. This median value is above the affordable threshold of \$234,187. Approximately 6.9 percent (1,320 units) of these types of units – units available for sale to individual households – are within this affordability target or below. Of those, only nine units are attainable at the 50 percent affordability threshold and one at the 30 percent level.

Compared to the 2014 Housing Needs Study, overall home prices in the City have risen dramatically. In 2014, about 71 percent of homes were below \$300,000. Now only 24 percent are below that value.

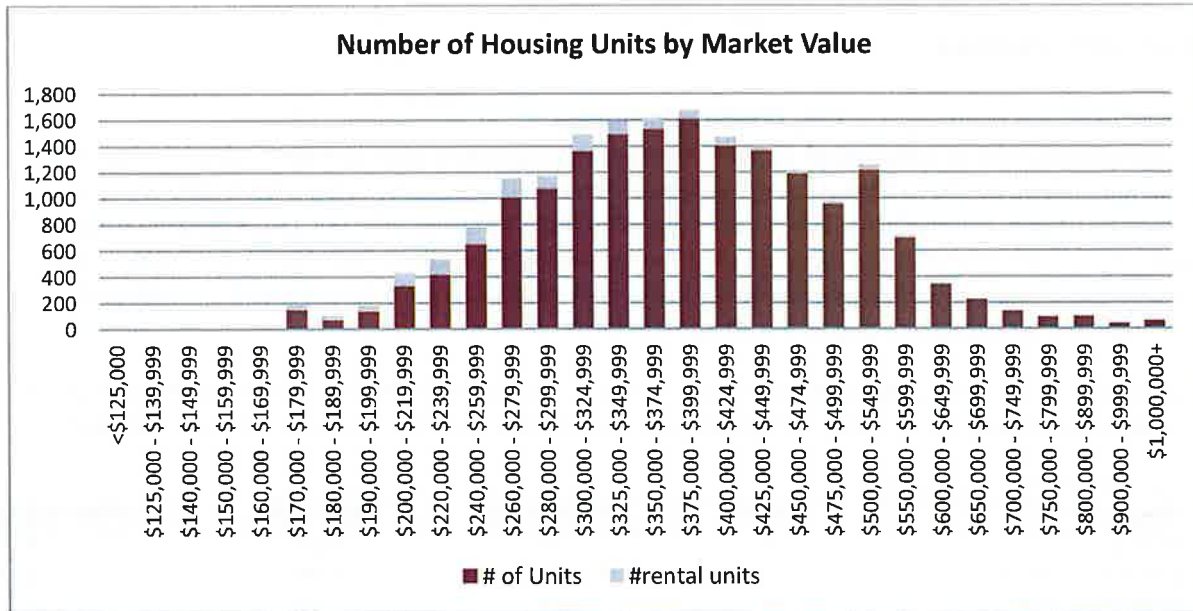
Table 16: Residential Unit Values

Home Value	# of Units	# Rental Units	% of Total	Cumulative % Total
<\$125,000	0	11	0.1%	0.1%
\$125,000 - \$139,999	0	3	0.0%	0.1%
\$140,000 - \$149,999	9	8	0.1%	0.2%
\$150,000 - \$159,999	0	4	0.0%	0.2%
\$160,000 - \$169,999	7	6	0.1%	0.3%
\$170,000 - \$179,999	149	50	1.0%	1.3%
\$180,000 - \$189,999	73	31	0.5%	1.8%
\$190,000 - \$199,999	138	46	1.0%	2.8%
\$200,000 - \$219,999	332	98	2.3%	5.1%
\$220,000 - \$239,999	416	119	2.8%	7.9%
\$240,000 - \$259,999	650	132	4.1%	12.0%
\$260,000 - \$279,999	1007	150	6.1%	18.1%
\$280,000 - \$299,999	1074	99	6.2%	24.2%
\$300,000 - \$324,999	1361	130	7.8%	32.0%
\$325,000 - \$349,999	1491	102	8.4%	40.4%
\$350,000 - \$374,999	1530	85	8.5%	48.9%
\$375,000 - \$399,999	1609	66	8.8%	57.7%
\$400,000 - \$424,999	1403	66	7.7%	65.4%
\$425,000 - \$449,999	1363	37	7.3%	72.7%
\$450,000 - \$474,999	1190	25	6.4%	79.1%
\$475,000 - \$499,999	955	27	5.2%	84.3%
\$500,000 - \$549,999	1217	37	6.6%	90.9%
\$550,000 - \$599,999	697	17	3.7%	94.6%

¹⁷ 101 units in the database have no value recorded by the County and were excluded.

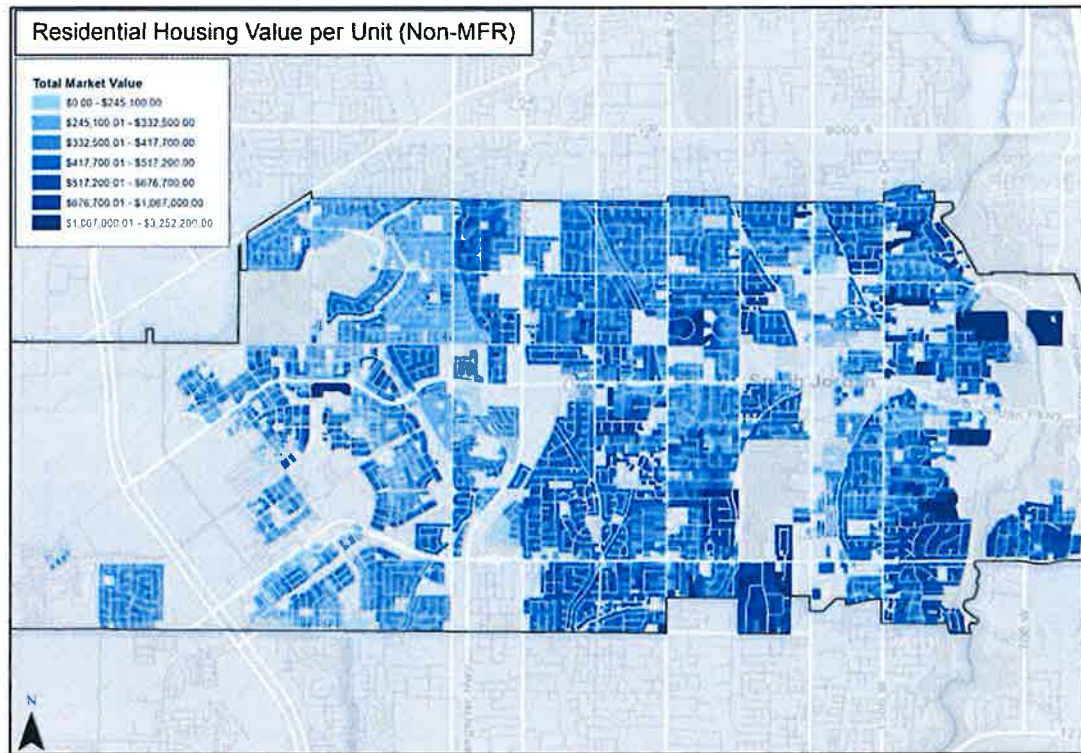
Home Value	# of Units	# Rental Units	% of Total	Cumulative % Total
\$600,000 - \$649,999	341	14	1.9%	96.5%
\$650,000 - \$699,999	225	5	1.2%	97.7%
\$700,000 - \$749,999	137	5	0.7%	98.4%
\$750,000 - \$799,999	91	6	0.5%	98.9%
\$800,000 - \$899,999	95	3	0.5%	99.4%
\$900,000 - \$999,999	42	2	0.2%	99.7%
\$1,000,000+	60	2	0.3%	100.0%

Source: Salt Lake County Parcel Database, ZPFI



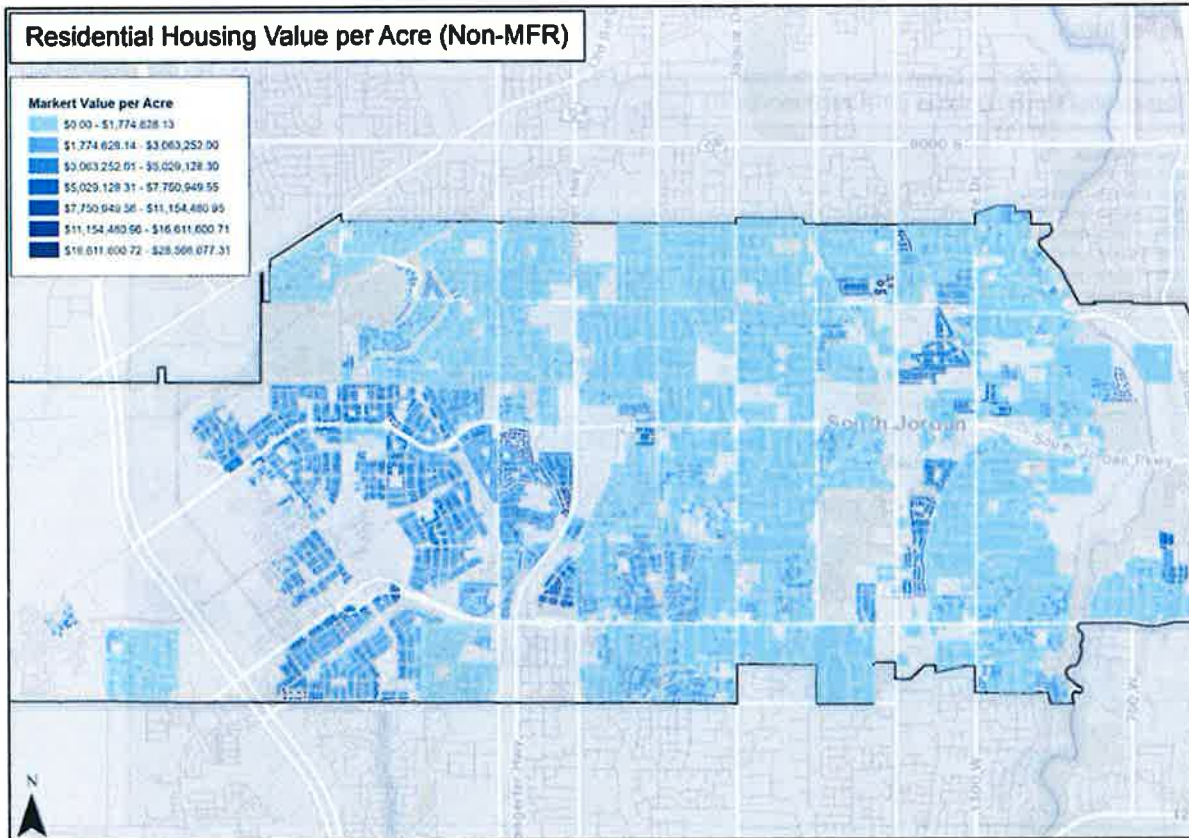
Source: Salt Lake County Parcel Database 2019

Generally, larger parcels are more expensive housing units, partially due to increased land cost but also often due to the type of larger homes generally associated with a larger lot. While these properties are valuable and provide high property tax revenue per parcel, value is more densely concentrated on smaller lots.



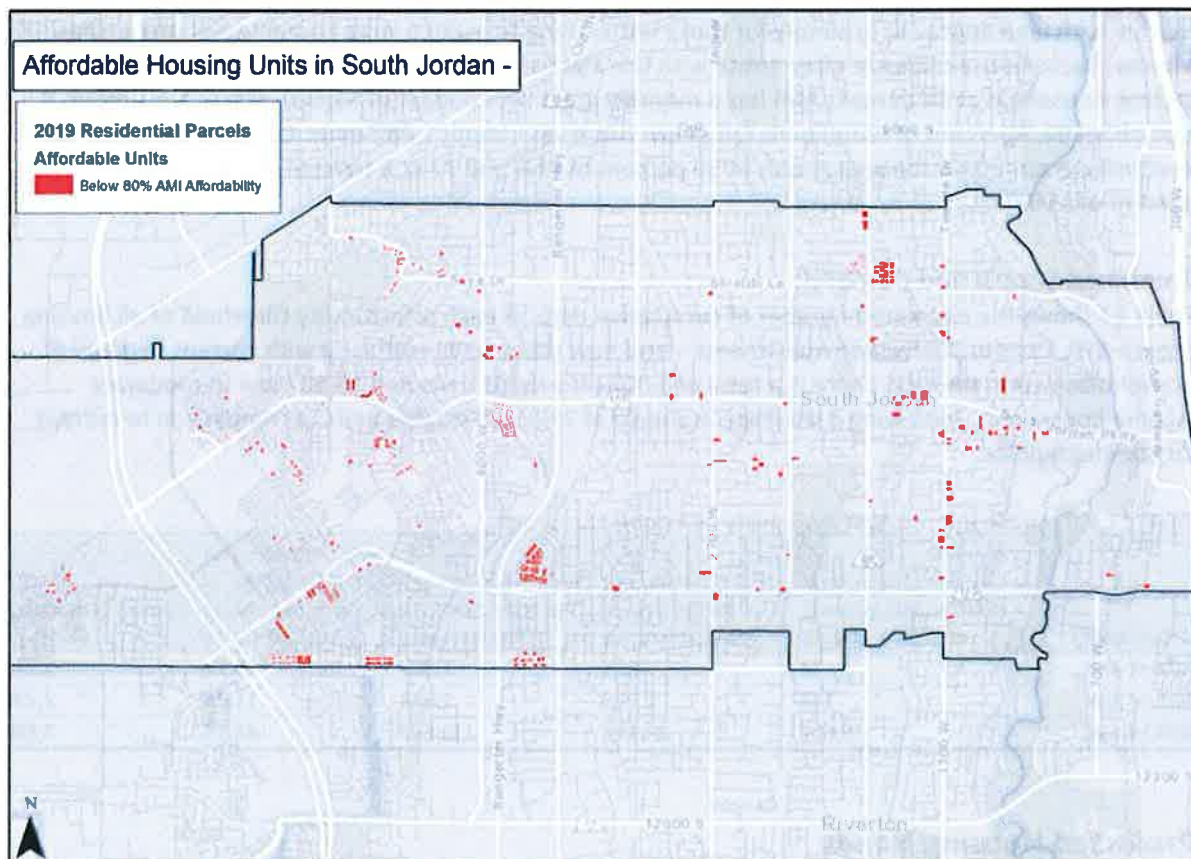
Source: Salt Lake County Recorder and Assessor Offices, 2019 Parcel Shapefile and CAMA database, Utah AGRC, ZPFI

Higher property tax revenues are available per acre in more dense housing. In general, the smaller, but high acre value properties are mostly concentrated in Daybreak. The maps below show this dichotomy throughout the City.



Source: Salt Lake County Recorder and Assessor Offices, 2019 Parcel Shapefile and CAMA database, Utah AGRC, ZPFI

The next map shows the locations of the units affordable at the 80 percent AMI or below throughout the City.



Source: Salt Lake County Recorder's Office and Salt Lake County Assessor, 2019 Parcel Shapefile and CAMA database, Utah AGRC, ZPFI

Rental Properties – Multi-Family Complexes

A majority of multi-family apartment units are affordable for moderate income households. Rental units are important options for households that do not have down payment savings, would have trouble with loan approval, or simply for those not wishing to make a large commitment on purchasing a home. These households are often those with the highest need for affordable housing. A moderate-income household at 80 percent AMI has a monthly gross rent budget of \$1,600. The ACS estimates¹⁸ that about 62.7 percent of rental units fall below this level – about 1,687 units. Of those units, 234 (8.7 percent) are attainable for households at 50 percent of AMI and 77 (2.9 percent) for those at 30 percent of AMI.

Combined Supply and Demand

Table 17 shows the estimated number of cumulative units at each affordability threshold of all housing types – SFR, Condo, Duplex and Apartments – and how those units match up with current demand of households within the City. There is a total of 3,007 affordable units and 10,687 low to moderate income households, indicating a shortage in supply of 7,680 affordable units in comparison to current City demographics.

Table 17: Affordable Housing Unit Availability by Income Threshold

Affordability	Cumulative Total Affordable Housing Units Available	Cumulative Percentage of Affordable Units	Cumulative Number of Households at Income Level	Cumulative Percentage of Households at Income Level	Current Cumulative Shortage
30% of AMI	78	.36%	1,351	5.9%	1,273
50% of AMI	243	1.11%	2,533	11.0%	2,290
80% of AMI	3,007	13.77%	10,687	46.5%	7,680

Projected Housing Needs

Population growth is rapid throughout Utah and especially the Wasatch Front. The Kem C. Gardner Institute recently produced a report that found, for the first time, there are more households than household units, which is a principal reason behind skyrocketing home prices. Combined with slow wage growth, rising material costs and a shortage of skilled construction workers, any measures the City can take to actively work towards providing a diverse range of housing units will help residents and families dramatically.

A significant age gap in the City is young adults in their 20s. While part of this could be a result of lifestyle factors, it can also be indicative of the current housing supply not adequately meeting full life-cycle housing demands. Throughout the public input process of this General Plan, a common sentiment from residents is that housing is too expensive for their adult children buying or renting their first homes after moving out. Other age groups are well represented compared to County averages. Senior units were short in previous housing studies, but today there are a high number of diverse senior property types.

As the population and number of households continues to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The

¹⁸ The proportions from the 2017 gross rent estimates are applied to the current number of multi-family apartment units, as 2017 is the most recent dataset available.

current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will have a need of 10,370 affordable housing units by 2024. A large portion of this is made up of the current shortage with an additional 505 to 560 per year until 2024. Just five years ago the City had an excess of affordable housing, but – despite best efforts by the City – housing affordability is a major statewide issue presenting challenges for all communities.

Table 18: Projected Affordable Housing Need

Year	Projected Total Households	Projected Total Moderate Income Households	Annual Affordable Housing Unit Need
2019	22,990	10,687	7,680
2020	24,077	11,192	505
2021	25,190	11,710	517
2022	26,332	12,241	531
2023	27,591	12,826	585
2024	28,796	13,386	560
Total Unit Need by 2024			10,379

Financial Resources

Listed below are various funding resources available to development within the City and sources relevant to the City's affordable and special needs. They are from a variety of local, state and federal sources.

Local, Non-Profit, and Private Sources

Green & Healthy Homes Initiative Salt Lake (GHHI Salt Lake)

The County is part of the national movement to implement housing strategies for creating healthy, safe, energy efficient homes for low- to moderate-income families. The County is working with other housing providers such as Salt Lake Valley Habitat for Humanity, Community Development Corporation of Utah, Assist Inc., Utah Community Action Weatherization program, Salt Lake City Rehabilitation program, and NeighborWorks Salt Lake, as well as medical providers such as the University of Utah and Intermountain Health Care, to help make low- to moderate-income homes healthy and safe. Program partners include:

- ❖ **Assist Inc.** provides grants up to \$4,000 to cover the cost of emergency repairs and accessibility retrofits.
- ❖ **Utah Community Action Weatherization** provides a grant of up to \$6,500 to cover the cost of energy retrofits and furnace replacements.
- ❖ **Salt Lake Valley Habitat for Humanity** builds homes for low-income households and provides a 0 percent interest rate. They also provide grants and loans to cover the cost of making a home lead-based-paint hazard free, radon gas hazard free, and asthma trigger free.
- ❖ **Community Development Corporation of Utah** administers several programs, including a down payment assistance program, the Idea House program, which assists with the purchase and rehab of abandoned homes and provides grants and loans to make homes healthy and safe.
- ❖ **Lead Safe Salt Lake** provides grants to make homes lead-based paint hazard free, radon gas hazard free, and asthma trigger free.

Rocky Mountain Community Reinvestment Corporation (AKA Utah Community Reinvestment Corporation)

This multi-bank consortium provides financing for multi-family housing developments for low- and moderate-income households. Support includes loans, tax-exempt bonds and equity capital.

State Sources**Critical Needs Housing**

The most useful application to the City of this appropriation is grants to be matched against other funding sources for accessibility design and down payment assistance. These funds must be used to serve those with income at or below 125 percent of the federal poverty guideline.

Olene Walker Housing Loan Fund

This State fund is the primary source of State-level housing assistance, providing funding for rehabilitation and development of affordable and special needs housing. Funds are available for individual use for very low-income, low-income and moderate-income persons as defined by HUD. There are two programs within this fund of special interest to the City:

1. The Community Driven Housing Fund within the Olene Walker Housing Fund is specifically intended to help cities develop affordable and special needs housing. This program helps set up partnerships with developers, guides the development process, and can assist with gap financing to make affordable housing more feasible to developers. The City can use this program in direct development assistance for needs identified in this study.
2. The HomeChoice program helps low- and moderate-income households or households with a disabled member buy affordable housing. The program funds 30 percent of the purchase price through a second mortgage with a one percent interest rate. This makes monthly payments much more affordable, reducing the housing cost burden.
3. The Multi-family program provides financial assistance for the acquisition, construction, or rehabilitation of affordable rental housing of five or more units.
4. The Transportation-Oriented Development Fund will provide loan guarantees for third-party financing to multi-family developers. The Board intends for these guarantee funds to revolve as loan guarantees are fulfilled. An element of the selection process is that the project targets households at less than 80 percent of AMI.
5. Individual Development Accounts: OWHLF supports savers participating in Individual Development Accounts with AAA Fair Credit. Savers receive federal and state matching funds for use in down payments and closing costs.

Utah Housing Corporation (UHC)

Created in 1975, the UHC was created through the Legislature to provide a supply of money to make mortgage loans and reasonable interest rates. The UHC also partners with developers and investors to use State and Federal Tax Credits and bond financing on multifamily projects for low- income families, senior citizens and more. Additionally, UHC administers Low Income Housing Tax Credits. These credits are a dollar for dollar reduction of tax liability for owners and investors of low- income housing for ten years. The amount of the credit is based on the costs of the project and the number of units that will be reserved for low-income households.¹⁹

¹⁹ <https://utahhousingcorp.org/about/programs>

Federal Sources

Community Development Block Grant Program (CDBG)

This federal program provides communities with resources to address a wide range of community development needs, including housing projects. Numerous local entities receive a portion of these funds, including Assist Inc. and the Community Development Corporation of Utah.

Low-income Housing Tax Credit Program (LIHTC)

This federal program can assist housing developers in the development of affordable rental projects for low- and moderate-income households. The City can assist in partnerships with developers in receiving these grants.

Section 8 Certificates and Vouchers

The Section 8 program provides assistance to individual households to subsidize housing costs where housing would otherwise be unaffordable. This program provides diversity and distribution of low-income households, rather than segregation and concentration in dedicated housing developments

HOME Investment Partnership Program Allocations

This federal money is appropriated through the State and county consortiums through the Utah Department of Housing and Community Development. At the State level, this program performs competitive funding rounds where developers can submit applications for assistance for affordable housing projects.

HUD Section 811 – Supportive Housing for Persons with Disabilities

This program provides funding to develop and subsidize rental housing with the availability of supportive services for low-income adults with disabilities. Assistance through this program comes in two forms: 1) Capital Advances and 2) Project Rental Assistance. Capital Advances are interest-free capital advances to nonprofit sponsors to finance the development of rental housing. It can finance the construction, rehabilitation, or acquisition of a property. The advance does not have to be repaid if the property remains available to low-income persons with disabilities for 40 years. While the property should provide services such as case management, independent living training, and employment assistance, use of these services is not required as a condition of occupancy. Rental assistance contracts cover the difference between the HUD approved operating cost and the amount the residents pay – usually 30 percent of adjusted income. The initial term of these contracts is three years and can be renewed if funds are available.

HUD Section 202 – Supportive Housing for the Elderly

Much like the Section 811 program, Section 202 provided capital advances for the construction, rehabilitation or acquisition for low-income elderly, including the frail elderly. Terms and options are also similar to section 811 with capital advances and rental assistance.

Other Sources Available to Individuals and Households

There are hundreds of other programs available to individuals and households needing assistance with affordability or special needs. While these programs are not available for direct involvement or use by the City, they are available to help individuals and households close the affordability gap or find funding for special needs in housing. Some of these programs include:

- ❖ Utah Technology Assistive Foundation
- ❖ Emergency Shelter Grants Program
- ❖ HUD's 203K Rehabilitation Program
- ❖ Programs through the Community Development Corporation of Utah
- ❖ Utah Affordable Housing Database
- ❖ Making Home Affordable Program
- ❖ Programs through Salt Lake Community Action Program
- ❖ Programs through the Housing Authority of the County of Salt Lake
- ❖ Programs through the Housing Authority of Salt Lake City
- ❖ Salt Lake Valley Habitat for Humanity
- ❖ Utah Nonprofit Housing Association
- ❖ HomeChoice Loan Program
- ❖ Home Energy Assistance Target Program
- ❖ Community Development Corporation of Utah
- ❖ NeighborWorks
- ❖ Wasatch Front Regional Council
- ❖ Utah Community Reinvestment Corporation
- ❖ National Association of Homebuilders
- ❖ Homebuilder Association of Utah
- ❖ Many other nonprofit agencies through Utah and the Country

Goals, Policies & Strategies

As a result of the rising statewide housing prices, the Utah State Legislature passed SB34 in the 2019 Legislative Session stipulating strategies that municipalities shall take to encourage and facilitate affordable housing, requiring three or more from a list of possible strategies. This year the legislation did not include funding, but may in future years; State transportation funds, however, are tied to this requirement.

The following is the list of required strategies from SB34, of which the City must choose at least three. In addition to choosing at least three strategies, because the City has fixed guideway public transit stations, is must also implement strategies "G" or "H" regarding development around transit corridors.

SB34 Affordable Housing Strategies:

- (A) rezone for densities necessary to assure the production of moderate-income housing;
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing;
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

- (F) allow for higher density or moderate-income residential development in commercial and mixed- use zones, commercial centers, or employment centers;
- (G) encourage higher density or moderate-income residential development near major transit investment corridors;
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) allow for single room occupancy developments;
- (J) implement zoning incentives for low to moderate income units in new developments;
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- (L) preserve existing moderate-income housing;
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
- (N) participate in a community land trust program for low- or moderate-income housing;
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- (P) 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;
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services; and
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an Interlocal Cooperation Act under Title 11, Chapter 13 of Utah Code;
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;
- (V) utilize a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

It is important to note that the City has already established many of these suggested strategies. For example, the City actively pursues transit-oriented and higher-density development near its transit stops. City ordinances allow parking requirements to be reduced for these types of developments, and the City has approved parking requirement reductions in many of these developments.

The City has been a leader in the State with its Daybreak community which offers a wide range of housing product, lot sizes and shared community spaces. As this report shows, this has made the Daybreak area relatively more affordable, on a unit basis, than other areas in the City. During the recession that commenced approximately ten years ago, the City did not experience the reduction in residential building permits to the same extent as surrounding communities. This was due to the availability of smaller and more affordable units in the City.

Goals and Strategies

Overall, housing supply in the City is in good condition and growing at a steady rate. The City is not immune from trends seen throughout the County, and affordable housing is becoming harder to find due to the overall increase in the average price of homes in the City. Therefore, the City may do well to primarily concentrate on increasing the number of affordable housing units. In this regard, the City can take many steps to promote safe, healthy, and attractive housing in a range of types, styles, and prices.

Affordable Housing Development

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

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

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

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

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

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

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

Housing Product Diversity

Goal: Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users.

Strategy: 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 which appeal to family gatherings and activities.

Strategy: Encourage multi-family developments with a diversity of unit types with 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 apartments" or apartments which appear to be one large single-family residence but house multiple housing units.

Strategy: 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.

Neighborhoods

Goal: Maintain existing and well-maintained single-family residential neighborhoods.

Strategy: Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well-maintained landscaping.

Strategy: Industrial and other non-compatible activities should not be permitted or allowed to expand or encroach upon residential neighborhoods.

Strategy: Adopt and enforce ordinance requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

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

Goal: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.

Strategy: Ensure that all new developments include provisions for safe mobility (pedestrian and vehicular) by incorporating street lighting, sidewalks, and proper storm drainage and gutter systems.

Strategy: Put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units.

Strategy: Avoid mobility problems by reviewing proposed developments for mobility issues to avoid neighborhoods with "dead-ends." All new developments should include multiple access points to allow residents flexibility in traveling in and out of neighborhoods.



South Jordan General Plan

PLAN TOGETHER, GROW TOGETHER

SOUTH JORDAN PLANNING COMMISSION MEETING

October 22nd, 2019

Meeting Agenda

- **Plan Process**
- **Public Outreach**
- **Vision Statements**
- **Plan Organization**
- **Future Land Use**
- **Discussion**



Plan Update Process



PHASE 1

PHASE 2

PHASE 3

Event Series 1 *FOUNDATION*
Stakeholder Interviews
Online Survey #1

Event Series 2 *VISIONING*
Visioning Events
Online Survey #2

Event Series 3 *OPPORTUNITIES AND CHOICES*
Opportunities and Choices Events
Online Survey #3

Event Series 4 *THE PLAN*
Online Survey #4



Public Outreach

37*

* Since the fall of 2018, we have reached out to South Jordan Citizens about 37 times to participate in the General Plan

HOW DID WE COMMUNICATE?



SOCIAL MEDIA
POSTS



NEWSLETTERS
& EMAILS



SURVEYS
& POLLS



PUBLIC EVENTS

5,052*

* Since the fall of 2018, South Jordan residents gave 5,052 valuable opinions to help shape this General Plan

HOW DID PEOPLE PARTICIPATE?



STAKEHOLDER
INTERVIEWS



OPEN HOUSE
ATTENDEES



WEBSITE VISITS



WEBSITE
CONTRIBUTIONS



Plan Format and Objectives

What is a General Plan?

The General Plan is a blueprint for how the City should grow and develop into the future. It is...

- ✓ Visionary
- ✓ Reflective of the Community
- ✓ A Framework For Future Decisions
- ✓ A Living Document

The General Plan make decisions like....

Locations of houses, apartments, offices, and stores

How people get around – including freeways, public transit, walkways, and bike paths

Providing parks and recreational facilities

Protection of open space and habitat

How buildings are designed

Size and placement of streets, sidewalks, and sewers

Whether the way communities are built creates a sense of safety and connection

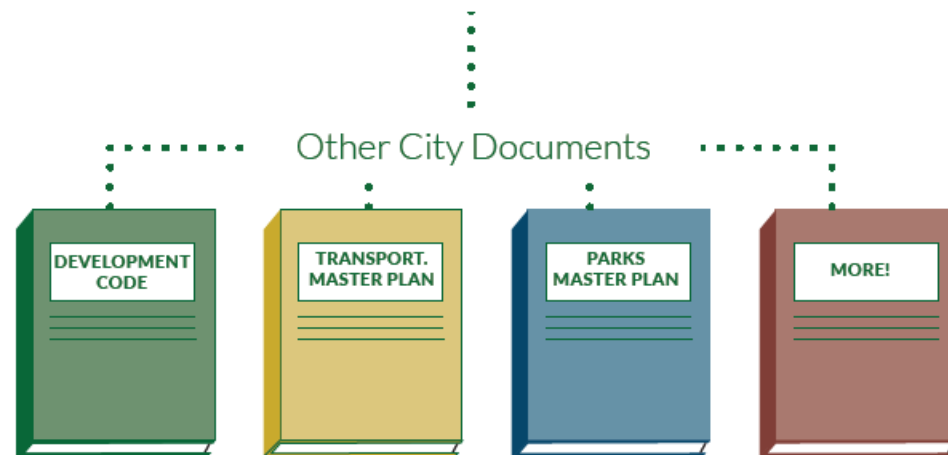


What's in the plan?

Chapter 1:

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

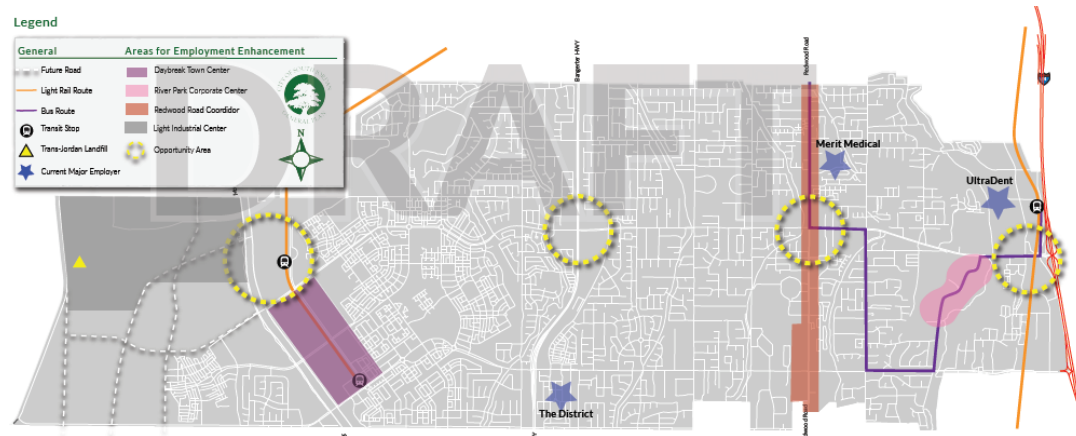
The South Jordan General Plan strives to identify a **community-built vision** and **goals** to work alongside other existing City Documents



What's in the plan?

Chapter 2-7:

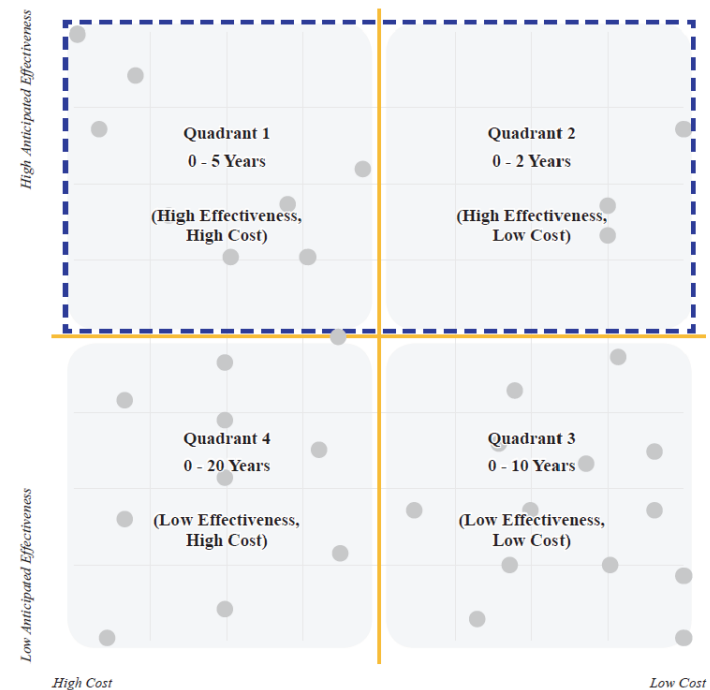
- Existing conditions
- Trends and public input
- Framework map
- Vision
- Goals
- Strategies



What's in the plan?

Chapter 8:

- Plan amendment process
- Keystone indicators
- Implementation table
 - Actions, type, timeline, cost
- Implementation Matrix
 - Cost/effectiveness chart



What's in the plan?

Appendix A – Housing Report

Appendix B – Small Area Plans

Appendix C - Transportation Master Plan

Appendix D – Existing Conditions Snapshots

Appendix E – Public Outreach

Appendix F – Large Scale Maps





Community-Built Vision Statements

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.”

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.”

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.”

Where We Gather

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



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.”



The background image shows a street scene at dusk or dawn. On the left, there is a black street lamp with a white globe. Behind it, a building with a colorful sign is partially visible. The sky is a mix of blue and orange, suggesting the time is either early morning or late evening. The overall tone is calm and community-oriented.

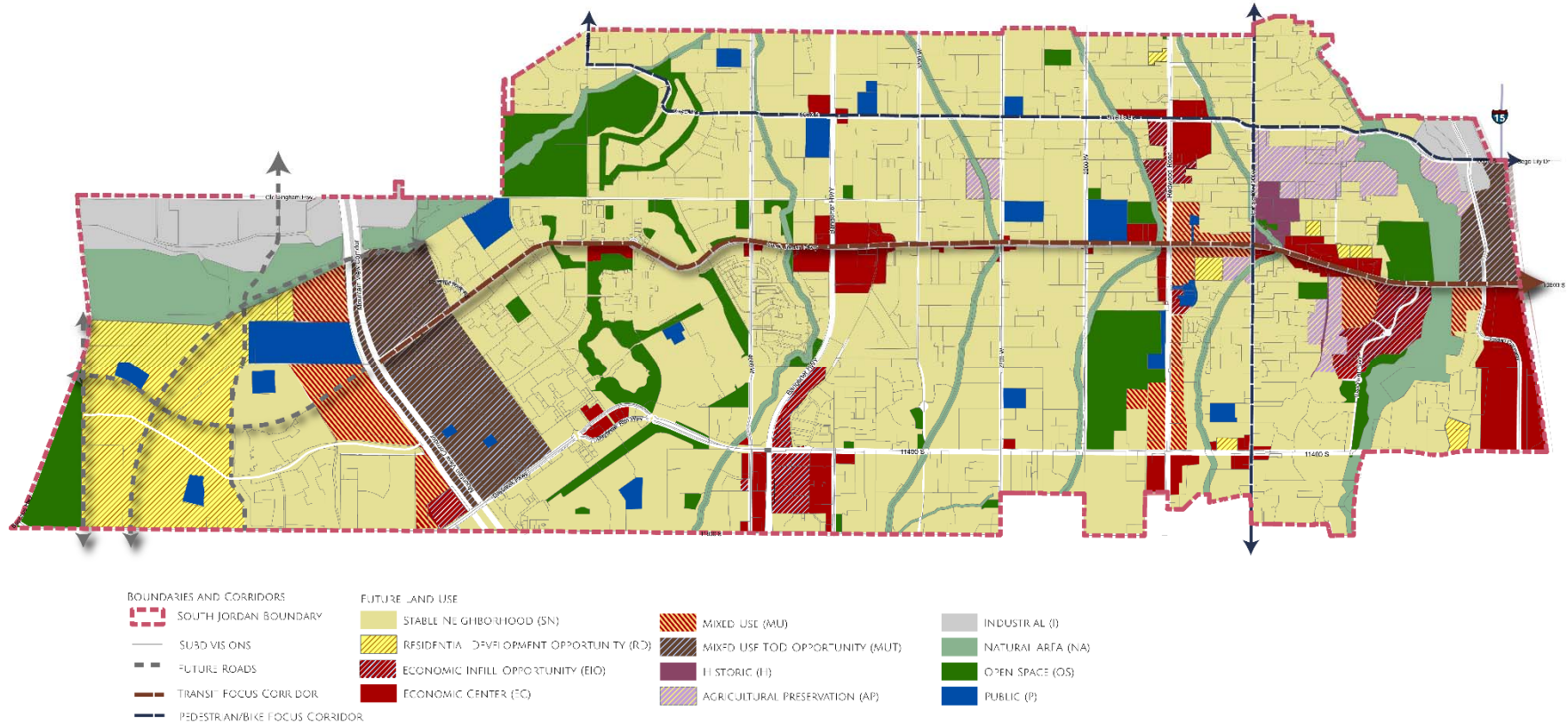
How We Grow

“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.”



Future Land Use Map

Draft Future Land Use Map





Discussion

Draft Future Land Use Categories

STABLE NEIGHBORHOOD (SN)

Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.

RESIDENTIAL DEVELOPMENT OPPORTUNITY (RD)

Residential Development Opportunity identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.

ECONOMIC CENTER (EC)

Economic Center identifies areas that are currently mostly built out as commercial or office land uses and not likely to change or redevelop into a different land use. These areas are characterized by proximity to primary transportation corridors and supportive residential densities. Economic Center typically serve the city's current and near future needs and there is no desire for a change in land use in these areas.

ECONOMIC INFILL OPPORTUNITY (EIO)

Economic Infill Opportunity identifies areas within existing Economic Centers that could support infill or redevelopment of additional commercial, retail and entertainment uses to support and bolster existing uses. Development or redevelopment in these areas shall include public space for gathering such as plazas or parks and be designed with the pedestrian in mind. These areas could support land uses such as retail, restaurants, bars, hotels, entertainment venues, or open space and should strive to include unique design elements to give each commercial center its own identity.

MIXED USE OPPORTUNITY (MU)

Mixed Use Opportunity identifies areas that are currently either undeveloped or underdeveloped and adjacent to Economic Centers. The intent is to elevate these areas from single land uses to an integrated mix of commercial, retail, office, residential, and light industrial land uses. Mixed use opportunity supports both horizontal and vertical mix of uses and shall result in walkable areas that are activated with employees during weekdays and residents, restaurants, and entertainment during evenings and weekends.

MIXED USE TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY (MUT)

Mixed Use Transit Oriented Development Opportunity identifies active areas that are within ¼ mile of transit hubs. These areas support a vertical or horizontal mix of commercial, office, and higher density residential uses with entertainment, restaurants, bars, cafes, and businesses that do not require automotive transportation. These areas shall be located adjacent to regional transit hubs and provide accommodation for active transportation such as bike racks.

HISTORIC (H)

Historic identifies areas of historic interest that have been or have the potential to be designated as historically significant and support architectural styles characteristic of South Jordan's original agricultural heritage. Development and redevelopment of these areas is not desirable but should it occur, development shall respect the historic nature of the properties and preserve historically significant structures.

AGRICULTURAL PRESERVATION (AP)

Agricultural Preservation identifies areas with current and/or historic agricultural usage. Though these properties are a beloved asset to the community, future development is probable. Future development shall be primarily residential and serve to preserve the agricultural character in the forms and character of the development. Cluster style development will be encouraged to preserve the agricultural use/open space where possible. Small scale, neighborhood commercial uses could be strategically placed consistent with surrounding land uses and/or at the core of the neighborhood to provide a themed service base for neighborhood gathering.

INDUSTRIAL (I)

Industrial land use identify businesses that have minimal impact on surrounding traffic and produce small goods and services.

NATURAL AREAS (NA)

Natural Areas are set aside for habitat and riparian corridors in continuity to allow for animal migration, hydraulic flows, and visual breaks in the built environment. These areas may include limited site improvements characteristic of the environment such as restroom facilities, shade structures, and small amphitheaters.

OPEN SPACE (OS)

Open Space identifies areas that are not required to be maintained, but often are maintained for recreational purposes and to develop pedestrian connectivity. These areas may include multi-use playing fields, play structures, pavilions, parking, and other recreational amenities.

PUBLIC (P)

Public land uses identify areas that contain or are planned for city and county buildings or facilities and public schools. These areas require easy access, and a safe distance from areas with potential environmental hazards. As public buildings, these sites should strive for the highest level of design and efficiency to serve as an example for future development.

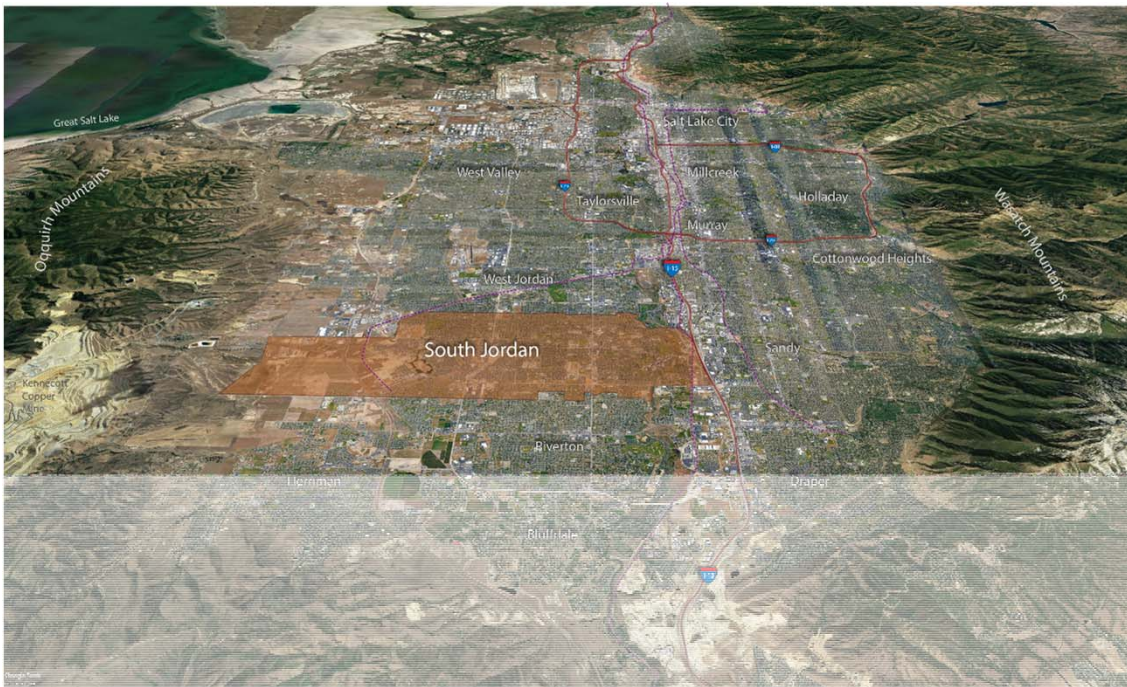
Transit Corridor

Transit Corridors are major roads that are anticipated to support transit or public transportation in the future. Development in these areas should plan ahead by offering wider sidewalks, large parkstrips that could accommodate bus stops, enhanced crosswalks at intersections, etc.

Bike Corridor

Bike Corridors are roads that are being called out for future bike-lane enhancements. These roads are arterials that have less traffic, or slower traffic, than other arterials. It is envisioned that these roads will have separated and designated bike lanes and become a safe alternative route for bike commuters. Developments on these corridors should plan ahead by installing proper amenities such as bike racks.

Chapter 1 – Introduction



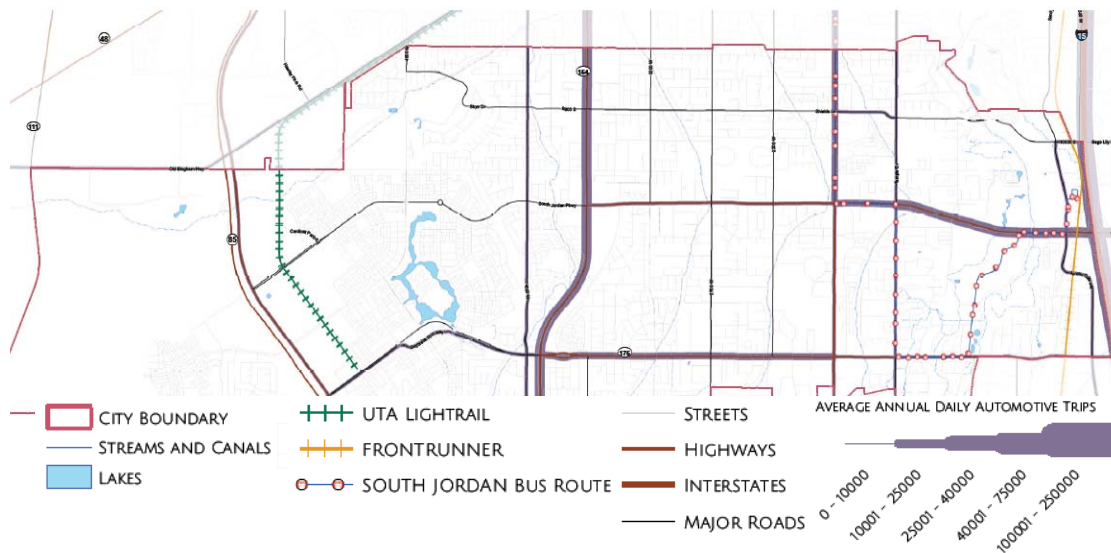
Primary Objectives:

- 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

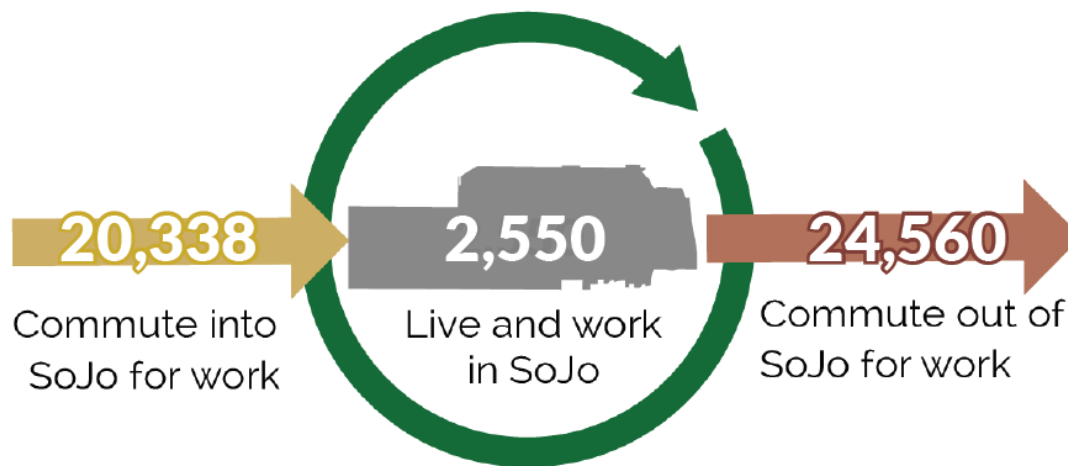


Primary Objectives:

- 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:

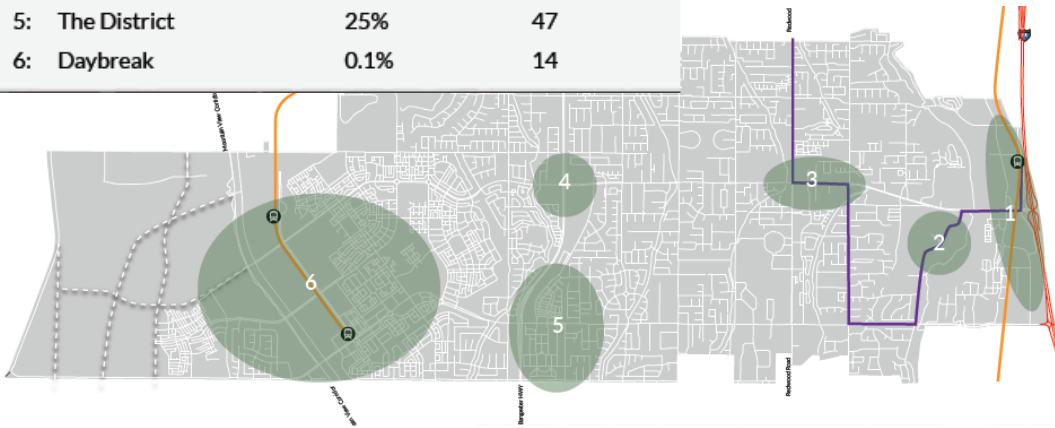
- Capitalize on our premier location along Mountain View Corridor and I-15
- Attract local and unique businesses
- Support live/work development
- Foster a business-positive atmosphere
- Use new commercial and office development to enhance the quality of life in South Jordan through location and design

Chapter 5 – Where We Gather

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

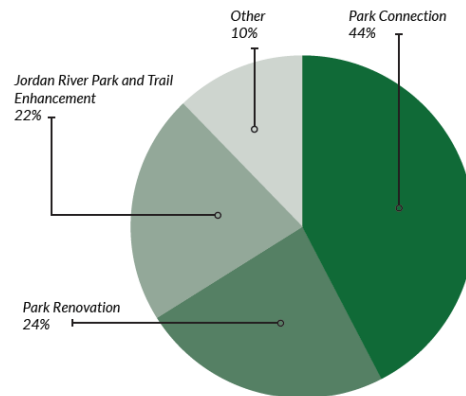
Economic District	% of City-Wide Retail Sales	# of Businesses
1: I-15 Corridor	43.9%	26
2: Riverpark / Office	2.4%	14
3: Towne Center	16.8%	126
4: Harvest Village	0.9%	18
5: The District	25%	47
6: Daybreak	0.1%	14



Chapter 6 – Where We Play



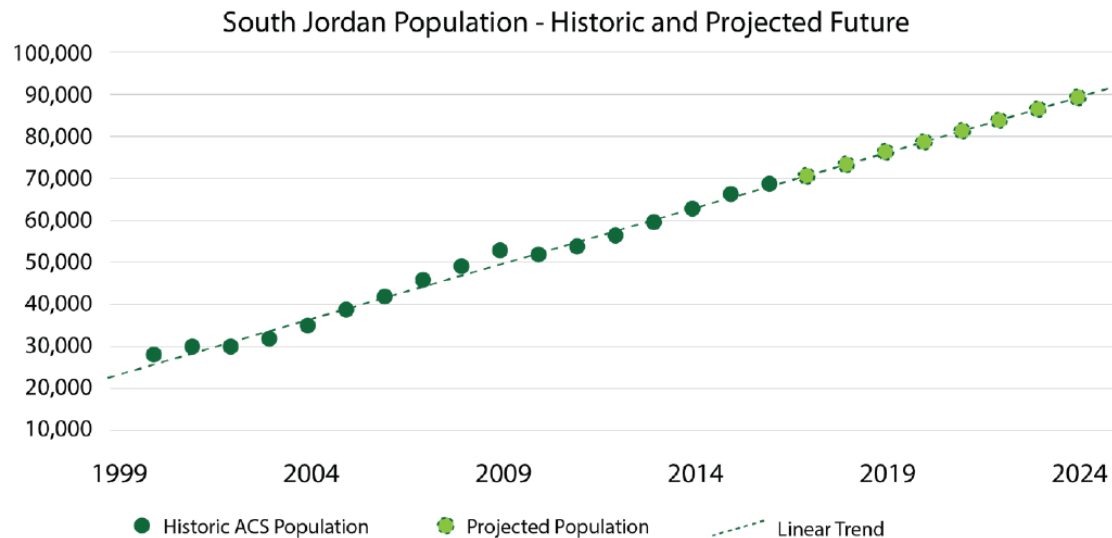
Which of the Following Opportunities is Most Important to You?



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 JVWCD 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 and agriculture

Daybreak Communities
South Jordan General Plan (Draft)
Planning Commission Draft DBC comments
10/22/2019

General observations:

Significant work and effort, a number of noteworthy aspirations and commitments

Level of staff engagement? Economic development, engineering, etc.

Limited Daybreak understanding, actually much broader, can capture and set expectations

Opportunity to share maps, information, etc.

Delicate and appropriate balance of general plans.....

Potential Considerations:

How We Move

- Accelerated completion of the Mountain View Corridor
- Identification and formal commitment to the South Station TRAX extension (correct/clarify relevant maps) including “big maps”
- Opportunity to pursue funding opportunities
- Does the Master Transportation Plan include the recent CC revisions?

How We Work

- Incorporation of a complementary “housing component” as critical contributor to economic development
- Support Town Center parking structure
- MVC corridor “business campus”

Where We Gather

- Articulated SJC commitment to pursue the SLCo Southwest County Performing Arts Complex in the Daybreak TC

Where We Play

- Include “active park”, recreation field component LOS
- Inclusion/reference to Bingham Creek corridor

How We Grow

- Note value of working with/engaging partners including landowners

CHAPTER 1 INTRO

Local Context

Page 9 Daybreak narrative light. Appreciate consideration of existing and entitled residential (6,000 of 20,000 units built) and employment and commercial centers (no mention of RioTinto Regional Office, Smith's and the U of U Health and Customer Services facilities, etc.) and remaining 11.5M sq ft of commercial/retail/office/industrial entitlement.

"What does it mean" themes

Page 15 HOW WE MOVE Encourage consideration of accelerated MVC completion as part of the emphasized theme

Page 16 HOW WE WORK Incorporation of a complementary "housing component" as critical contributor

Page 16 WHERE WE GATHER SJC commitment to pursue the SLCo Southwest County Performing Arts Complex in the Daybreak TC

Page 17 WHERE WE PLAY Note community priority/need/demand for "active parks" and recreation fields?

Page 17 HOW WE GROW Any benefit to adding "identifying and engaging partners"?

Pages 18-21 Future Land Uses Narrative reflects "As most of South Jordan is built out"??

Also questions surrounding land use designations: SN, RD, MU, EIO, EC (reflected as built out?....what about Daybreak NorthShore VC, TC and MVC?), MUT, H, AP, NA, OS, and P

Page 22 Future Land Use Map

- **Transit and Pedestrian Focus Corridors** Opportunity to include Grandville Trax corridor, The Ramble, Lake Run "bike highway" and MVC bike routes
- Clarification between EIO and EC as it relates to Trails Crossing and centers west? TC as MUT is good.
- TransJordan Landfill reflected as "natural" works.
- SVWR site as res and open space?
- Add SJC Highland Park as OS. Also westside Daybreak "water course".

Page 24 CHAPTER 2 HOW WE MOVE

Overall, Vision, Goals and Strategies should incorporate an economic component. This is as much about SJC employment opportunities as it is about transportation.

Add the RedLine TRAX extension and the City's preferred corridor somewhere in the document. Relevant maps should reflect preferred corridor as well.

Page 26 Narrative Narrative suggests SJC's main transportation issue is east-west? Statement assumes Bangerter and other north-south are functioning adequately?

Page 26 MVC Opportunity to emphasize necessity and acceleration (completion) of same in narrative.

Page 27 Narrative Light rail stations -- SJC has three total, two are located in Daybreak

Page 27 Bike SLCs bike map DBC can provide Daybreak area corridor updates

Page 28 Transportation *Looking to the future....* Recommendations to improve east-west? Critical to pursue accelerated MVC completion.

Opportunity to incorporate an economic/employment component

Page 29 "Big Opportunities" map Identification and formal SJC commitment to the South Station TRAX extension (correct/clarify alignment on map)

Opportunity to emphasize accelerated MVC completion

Page 31 Goal MG 3. Coordinated planning Large land owners and developers should be involved as well.

CHAPTER 3 WHERE WE LIVE

Page 36 Housing type numbers Interested in the numbers. 83% SF and average lot size of .29 acres? How/ is "for rent" product numbers captured here?

Page 37 Projected Housing Needs map Opportunity to reflect Daybreak planning and potential (shown blank)

Clarify definition of "mixed use housing"

Page 39 Framework map Modify to reflect Daybreak TC/Grandville mixed-use opportunities. Definitions may be clarified to reflect/appreciate opportunity.

Page 40 WWL Goal 1 Is the city actually willing to do this? Incentives, reduced parking, etc.? Also, the 6-8 unit/acre threshold, especially near transportation corridors, is not dense enough and misses an opportunity to meet objective.

CHAPTER 4 WHERE WE WORK

Pages 44 & 45 Overall employment numbers Are these numbers current? Seem a bit low for some areas/businesses.

Section may benefit from Brian Preece review as he has a good handle on same.

Opportunity to mention South Station UofU Health Center and Customer Service Center topping 750 employees and growing?

Page 46 Looking to the future Include opportunities to provide attractive, affordable, etc. places for people to live as a "where we work" and "where we go" objective

Page 46 narrative Appropriate recognition of MVC “business campus” (survey 52.8%) response and “looking to the future” question 2 through Goal WG1.1. Additional wording to accelerate completion would land message.

Side note....Impact of pending “public safety” impact fee on commercial development? Recommend phased approach?

Page 46 map What does the red commercial dot and walkability buffer in the middle of the SVWR’s site represent?

Page 47 “Where we work” framework map DBC/landowner support for “MVC business campus”. Daybreak Town Center highlight can extend north through the “opportunity area”. Need to adjust Daybreak “light industrial” area.

Page 48 Goals WG1.1 DBC support noted.
Also, “Daybreak” versus “DayBreak”

Page 50 Future Land Use Map reference Is the “future land use map” the one referenced on pages 22 and 94? How will this be reconciled with the zoning map relating to the SVWR site?

Page 50 Work Goal 6 Conceptual DBC support for same. Devil is in details and implementation. Does staff support same?

CHAPTER 5 WHERE WE GATHER

Page 55 Arts and Entertainment Clarify narrative? Is this City only? Confirm current number of businesses, Interesting connection drawn between retail sales, number of businesses and “where we gather”. Anyone want to have a picnic at a car dealership? ;)

Page 56 Future of Where We Gather Economic generators – gathering places?

Page 57 Where We Want To Gather Map Clarify “redevelopment” locations in Daybreak?

Pages 58-60 Goals No mention of TC but assisting the District? Should have encouraged/required developer to put in/pursue same.
Expand goal to accommodate other land owners/developers.

Page 59 Goal 3 Pursue Arts District(s), arts venue? Concern with City bandwidth.
Add verbiage supporting/expanding existing programs, etc.
Opportunity to formally state the City’s interest in pursuing the County’s performing arts complex in TC.
Interested in the City’s “Arts and Culture Master Plan”?

Page 59 Goal 5 DBC support for “gateway enhancement”.
City commitment to same? -- Bangerter and 114th entryway example

CHAPTER 6 WHERE WE PLAY

Pages 65 & 66 Our Parks narrative Difficult narrative as it references City and Daybreak but “access” analysis captures both as if city-owned. Is the 2/3 number really correct?

Interesting as many of the resident preferences noted are opposite of those expressed by the City regarding Daybreak parks and open spaces (smaller, native, not programmed, etc.). Does City really support same?

Execution would require significant shift in land development patterns.

Would like to see an “active park”, recreation field component based on LOS.

Page 67 Framework Identifies where residents would like additional trails. What about the City? Is Bingham Creek a City open space priority? If so, same should be noted as such on map.

Page 67 Framework Map to include Daybreak westside water course and planned open space areas?

Page 69 Goals Is the City really supportive of same and willing to provide the necessary resources to acquire and maintain?

CHAPTER 7 HOW WE GROW

This is the most important and critical chapter in the plan and warrants diligent PC and CC review and discussion.

Page 73 Land Use narrative We (DBC) do not see South Jordan (outside of Daybreak) as “stable”. The transition of undeveloped agricultural land to developed is occurring throughout the city. If not anticipated, these uses carry an even more significant impact for which new growth and development is blamed. Would like to discuss this section further.

Small town, ag? Majority of the City? Not for a long time.

Curious what would be described as rural, ag center/town center?

Ag lands preserved and publically accessible or just preserved?

Page 74 Future of Growth BDC supports the articulated desire for design standards, partnerships & coordination. Not so much the developer “tax” for new schools. Curious if this concept was understood by the advisory committee before including it as a recommendation?

Page 75 Framework map Again, another reference to “Large portion of City to remaining the same”? The cumulative impact of a number of small land use decisions are carrying a huge impact. The Daybreak “Catalytic Activity” should include the TC

Page 76 GG Goal 1.1 How will the Future Land Use Map and zoning map be reconciled? Particularly interested in the SVWR site.

Page 76 GG Goal 2 Should include regular/additional land owner/developer coordination as they will be aware of land plans before anyone.

Page 77 GG Goal 3 DBC support and consistent with DB planning underpinnings. What is anticipated city/staff/council support?

Page 77 GG Goals 3.3 and 3.4 DBC agrees this is critical. As previously expressed, how will reconciliation with zoning map occur?

Page 77 GG Goal 3.5 Is this not happening now?

Regarding schools, DBC (and SJC) meet with JSD on a regular basis to share projections with mixed response/action. How about city support for an adequate school bond?

Page 78 GG Goals 5 & 6 City support and willing to resource same?

Page 79 GG Goal 7 Is Bingham Creek a City open space priority? If so, same should be noted.

CHAPTER 8 IMPLEMENTATION

Curious as to how items were selected and evaluated.

DBC feels the “quadrant recommendations” leaves several critical elements out and would like to discuss same further.