COMBINED
CITY COUNCIL AND REDEVELOPMENT AGENCY
MEETING AGENDA
COUNCIL CHAMBERS
JANUARY 21, 2020
6:30 PM

Notice is hereby given that the South Jordan City Council will hold a Combined City Council and Redevelopment Agency Meeting **Tuesday, January 21, 2020**, in the City Council Chambers at 1600 W. Towne Center Drive, South Jordan, Utah. In compliance with the American Disabilities Act, any individual who may need special accommodations including auxiliary communicative aides and services during this meeting shall notify the City Manager at 801-254-3742 at least 24 hours prior to the meeting. The order of Agenda Items may be changed if deemed appropriate by the Mayor or City Council. An Executive Session may be held at the end of the meeting, if needed. Timings listed are approximate and may be accelerated or delayed.

REGULAR MEETING

6:30 p.m. **A. Welcome and Roll Call** – *Mayor Dawn Ramsey*

6:35 p.m. **B. Invocation** – *By City Manager Gary Whatcott*

6:40 p.m. **C. Pledge of Allegiance –** *By Public Works Director, Jason Rasmussen*

6:45 p.m. **D. Minute Approval**

D.1. January 7, 2020 Council Study Meeting
D.2. January 7, 2020 City Council Meeting

6:50 p.m. **E. Public Comment:** This is the time and place for any person who wishes to comment on items not scheduled on the Agenda for Public Hearing. Any person or group wishing to comment on any item not otherwise scheduled for Public Hearing on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Mayor. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Public Comments, these items will be noted and may be brought back at the conclusion of the printed agenda.

7:00 p.m. **F. Mayor and Council Reports**

7:45 p.m. **G. Discussion Item**: Arts Council Activities. (*By Haley Greene*)

RECESS CITY COUNCIL AND MOVE TO REDEVELOPMENT AGENCY MEETING (RDA)

8:15 p.m. **H. RDA Public Hearing**: South Jordan Redevelopment Agency Resolution RDA 2020-01, Adopting a Housing Down Payment Assistance Program Policy. (*By City Commerce Director, Brian Preece)* **RCV**

8:30 p.m. **I. RDA Public Hearing**: South Jordan Redevelopment Agency Resolution RDA 2020-02, Adopting a Housing Rehabilitation Assistance Program Policy. (*By City Commerce Director, Brian Preece*) **RCV**

ADJOURN RDA MEETING AND RETURN TO CITY COUNCIL MEETING

8:45 p.m. **J. Public Hearing**: Resolution R2020-08, amending the Mid-Year City Budget for FY 2019-20. The appropriation authority shall apply to the Fiscal Year Ending June 30, 2020. (*By CFO, Sunil Naidu*)

9:10 p.m. **K. Public Hearing**: Resolution R2020-02, amending the South Jordan City General Plan. (*By Planning Director, Steven Schaefermeyer*)

9:30 p.m. **L. Public Hearing**: Ordinance 2020-03, text amendment to Subsection 16.04.160(D) of the South Jordan Municipal Code regarding Flag or Panhandle Lots. (*By Planning Director, Steven Schaefermeyer*)

9:40 p.m. **M. Staff Reports and Calendaring Items**

ADJOURNMENT

I, Anna M. West, the duly appointed and qualified City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website http://www.utah.gov/pmn/index.html and on South Jordan City's website at www.sjc.utah.gov .
Published and posted January 17, 2020.

Anna M. West, CMC, City Recorder

MEETING MINUTES - D.1. 1/7/20 CC STUDY MEETING

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

January 7, 2020

Present: Mayor Pro Tempore Brad Marlor, Council Member Patrick Harris, Council Member Jason McGuire, Council Member Don Shelton, CM Gary Whatcott, ACM Dustin Lewis, City Attorney Ryan Loose, Public Works Director Jason Rasmussen, Planning Director Steven Schaefermeyer, City Council Secretary MaryAnn Dean

Others: Attachment A

STUDY MEETING

Council Member McGuire welcomed everyone present. He said Mayor Ramsey will be joining the meeting electronically, if possible.

Council Member McGuire made a motion to nominate Council Member Marlor to be the Mayor Pro Tempore for the meeting, unless Mayor Ramsey joins the meeting. Council Member Shelton seconded the motion. The vote was 4-0 in favor.

Mayor Pro Tempore Marlor excused Council Member Zander and Mayor Ramsey who are not present this evening.

A. Invocation: *By Council Member, Patrick Harris*

Council Member Harris offered the invocation.

B. Mayor and Council Coordination

Council Member Shelton said tonight, they will be looking at a Resolution that the Western Growth Coalition passed in December that he would like the City Council's support. He said there are several projects that have been identified by the Wasatch Front Regional Council for the west side of the valley that are needed over the next 5 years, but none are funded. No funding source has been identified. He said the solution is to ask the legislature to prioritize funding for those projects.

CM Whatcott said he attended a UDOT meeting in December. He said he and Mayor Ramsey asked UDOT to move their section of the Mountain View Corridor project to phase 1 so it is all one project, from South Jordan through Utah County. He said their project was one of only 3 projects moved to phase 1. If funding comes to UDOT, their project will be in for some funds.

Council Member Marlor noted an email received regarding Olympia Hills. That development is going to be discussed with the County Council this month. There are many people opposing it. One of the largest concerns is transportation.

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C. Discussion/Review of Regular Council Meeting

CM Whatcott said for item I.3. on the agenda, the list is still a draft so it was not added to the Resolution. City Attorney Loose said they can acknowledge the finalized list and attach it to the Resolution at the City Council meeting on the 21st.

Mayor Pro Tempore Marlor said Council Member Zander sent an email regarding her appointment to the Planning Commission.

It was noted that for item K., the roads will remain private. The City is just taking on the storm drain as a maintenance item.

Council Member Harris said he is the president of the HOA for item K. He said he talked to City Attorney Loose about the conflict. City Attorney Loose said the conflict has been disclosed. There is not a specific financial gain. He does not feel Council Member Harris is required to recuse himself on the vote. Council Member Harris said he did not bring the issue to staff; another board member handled it.

CM Whatcott said there is a closed meeting needed at the end of the City Council meeting to discuss a real estate sale issue.

It was noted that Mayor Ramsey would not be joining the work session electronically.

D. Presentation Item: Jordan Valley Water Policy Changes. *By Alan Packard – JVWCD)*

Alan Packard, Jordan Valley Water Conservancy District (JVWCD) Assistant General Manager, reviewed a prepared presentation (Attachment B). He recognized Scott Osborne from the Board of Trustees, representing South Jordan, who was also present.

It was noted that any property not within the JVWCD boundaries would be subject to the Block 2 rate. This would include unincorporated Salt Lake County. Mr. Osborne said those within the JVWCD boundaries have been paying property taxes for the development of water infrastructure for decades. Those not within the boundaries have not been paying the property taxes. Mr. Osborne said Block 2 will have a supplemental charge indefinitely. He said that is the cost of the water. Those that have been involved in paying for the water for decades have the lower rate.

Council Member McGuire asked with the Bear River project, will there eventually be a Block 3 rate at a higher amount? Mr. Packard said yes.

Mayor Pro Tempore Marlor said this is essentially an impact fee. He asked if JVWCD has to go through a legislative process to get the Block 2 rate approved? Mr. Packard said no because the Block 2 rate is perpetual. They do impact fees on a retail level, but they do not impose impact fees on a wholesale level.

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Mr. Osborne said impact fees have to be expended over a certain period of time. Water projects take decades to complete so the model of an impact fee does not work.

Mr. Packard said for all new water purchase agreements, there will be a requirement to implement water efficiency standards.

Council Member Harris asked if there are properties annexed into the city, will they be at the Block 2 rate? What about other areas within the South Jordan City boundaries? It was noted that properties annexed into the city would pay the Block 2 rate. Areas within the current city boundaries could use the Block 1 rate, but have to meet the water efficient policies.

Public Works Director Rasmussen said the city will need a new water purchase agreement with future development.

Mr. Osborne said they can only support the 20 percent over their contracted amount, if JVWCD has that water available.

Mr. Packard said if South Jordan wants to increase their contract amount, to avoid the Block 2 rate, JVWCD would have to work with the city and ensure that they have taken the steps needed to make sure water efficient standards are in place. Mr. Rasmussen said staff will be proposing the landscape Ordinance changes on new construction and they will propose an increase in their JVWCD contract. They would be buying the water under the Block 1 rate.

Mayor Pro Tempore Marlor asked if this structure is similar to their sister cities? Mr. Packard said yes. Kearns has a 25 percent overage built into their contract. They have had that for decades.

Council Member Harris asked if farm use uses more water as a farm or developed? Mr. Packard, said in general, they use a little more water for agricultural use rather than homes.

Mr. Packard noted that in their assumptions, they assumed on the remaining 49 acres, it would be double the current overall density of the city.

Council Member Harris asked if they develop at a density higher than is being forecasted, will they pay higher water rates? Mr. Packard said no, as long as the city demonstrates that all new construction is meeting water efficient standards. He said if everyone in the current service area builds at a triple rate instead of double, the Block 1 costs will increase, but not jump to the Block 2 rates.

Mr. Packard said they will present their plan to the Legislature, as they have the opportunity to do so. They have also been working with homebuilders and encouraging them to embrace the local scape concept. He said Ivory Homes has agreed that the local scape concept will be their default landscaping.

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Council Member McGuire asked how much does the local scape landscaping add onto the home price? Mr. Packard said it depends on the size of the lot. He estimated $3000-$4000 on a ¼ acre lot.

Mr. Osborne said he believes the changes are a good thing and the right thing.

It was noted that all JVWCD member cities will have to start adopting changes to meet the new requirements.

E. Discussion Item: Amendment of Development Agreement for Ridgeview @ South Jordan (aka Ridgepoint). *(By Applicant Lennar – Matt Anderson, VP Land Acquisition)*

Planning Director Schaefermeyer said staff felt that one of the home plans presented was outside the scope of the development agreement, so they brought it to the City Council for review.

Matt Anderson, Lennar homes, reviewed the site plan and home plans for the proposed development (Attachment C). He said they feel all of their home plans are within the guidelines, but staff felt one plan was out of the scope of what the City Council wants. The issue is that the 3 car garage is separated, with a 2 car garage on one side of the home and a 1 car garage on the other side. He said he met with Council Member Zander who expressed concern about the amount of driveway space on the street. They increased the landscaping between the two driveways to mitigate that.

Mr. Anderson said there would be a maximum of 5 homes built with that particular style.

Mr. Schaefermeyer said this amendment would specifically allow this home type. He said staff's concern was that the home starts to look like an Accessory Dwelling Unit (ADU). He said ADU's are not allowed in this zone. It was noted that the home would be over 5,000 sq. ft. with the basement.

Mr. Anderson said anyone could do an ADU in their basement. Mr. Schaefermeyer said a building permit would be needed to change the kitchen. Also only 1 meter is allowed. He said staff gets calls every day from homeowners wanting to do an ADU in their home. He said if a homeowner tried to get a permit to make the single car garage side a separate unit, it would be denied. The other concern is that single car garages force parking in the street, if it is an ADU.

Mr. Anderson said they are comfortable putting a cap of how many of these units would be allowed to be built. They can't build certain type of homes next to each other, per the development agreement. He noted that this home is built throughout the country, including Colorado, and he feels this home type offers variety in the neighborhood.

Mr. Anderson said Council Member Zander told him that she felt this was a positive solution for some of their housing affordability issues, since parents or kids could stay in the home. It was noted that this home type would start in the $700,000 range.

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Council Member Harris said he is okay with the housing type, if it is limited. He said his consideration is the aging population. He said he would not be okay with a similar proposal at a lower price point. He said at this price point, it is less likely to be a rental. He does not want to set a precedent for smaller homes.

Mr. Schaefermeyer said they will be discussing ADU's as part of the general plan.

Council Member Harris said he is concerned about a larger vehicle being parked in the road, if they can't fit in the single car garage. Mr. Schaefermeyer noted that there is a full driveway. Mr. Anderson said the garage and driveway have proven adequate in their experience.

Council Member Harris asked if they can require a wider single car garage? Mr. Anderson said it is possible, but that may preclude them from fitting on the lot if they make the home wider.

Council Member McGuire said he likes the concept. As home prices continue to increase, he feels they will see more of this type of home.

Council Member Shelton said his first impression is that it was an ADU. He said he likes the elevation drawings on the builders website. He is okay with the home plan.

Mayor Pro Tempore Marlor concurred. He is concerned about the ADU issue. If they build 5 units and see problems, they might have to address it again for future developments.

F. Discussion Item: Tom Buckley Car Dealership / Pending Ordinance Zoning Change. *(By Planning Director, Steven Schaefermeyer)*

Community Development Director Preece said the proposal is to buy the gun vault and put a Bentley dealership in this location. A car dealership is not an allowed use in this zone, because of it being a boutique dealership, staff is comfortable with it going in this location. The proposal is to use the PD floating zone to allow it. The approval of the pending Ordinance zoning change would give the applicant some level of comfort moving forward. It would then go through the normal process with review by the Planning Commission and City Council.

Tom Buckley, applicant, indicated that the dealership in this location would be a short term use. The long term dealership would be located by the freeway. They anticipate that will open in 2 years. He discussed the proposed improvements that will be made to the existing building. Renderings of the building were provided (Attachment D).

Council Member Harris asked about the use of the building after the Bentley dealership is done with it? Mr. Buckley said they anticipate selling it as a high end office use.

Mr. Schaefermeyer said the proposal is to do the floating zone, specific for this project. When the Bentley dealership is done, it would revert back to the CC zone.

It was noted that this item will be discussed in the regular City Council meeting.

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ADJOURNMENT

Council Member Shelton made a motion to adjourn. Council Member McGuire seconded the motion. The vote was unanimous in favor.

The January 7, 2020 City Council study session adjourned at 6:37 p.m.

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MINUTE APPROVAL - D.2. 1/7/2020 CC MEETING

SOUTH JORDAN CITY
CITY COUNCIL ELECTRONIC MEETING

January 7, 2020

Present: Mayor Pro Tempore Brad Marlor, Council Member Patrick Harris, Council Member Jason McGuire, Council Member Don Shelton, CM Gary Whatcott, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, City Commerce Director Brian Preece, Finance Director Sunil Naidu, Strategic Services Director Don Tingey, ACM Dustin Lewis, City Attorney Ryan Loose, Fire Chief Chris Dawson, Planning Director Steven Schaefermeyer, Engineering Director Brad Klavano, Public Works Director Jason Rasmussen, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING

A. Welcome and Roll Call – *Mayor Pro Tempore*

Mayor Pro Tempore Marlor welcomed everyone present. He excused Mayor Ramsey and Council Member Zander who are not present this evening.

Mayor Pro Tempore Marlor read the following statement from Mayor Ramsey: "Thank you to each of you for participating in our January 7, 2020 Council Meeting for the City of South Jordan. I am heartbroken to not be joining you tonight, but recovering from an unanticipated surgery has left me unable to be there. I want to wish heartfelt congratulations to our council members who were re-elected, and express my gratitude to all of our council and staff for their dedicated service to the residents of our city. May a spirit of civility and cooperation fill this chamber as each person here cares about the future of our great city, and may we continue working together to bring about great things in 2020. I will see you at our next meeting. Thank you all, and have a wonderful evening. -Mayor Dawn Ramsey".

B. Newly Elected Officials Oaths of Office

Anna West, City Recorder, administered the Oaths of Office to Council Member Harris and Council Member Marlor. It was noted that Council Member Zander was also recently re-elected. Her Oath of Office will be held at a later date.

C. Invocation – *By Council Member, Brad Marlor*

Mayor Pro Tempore Marlor offered the invocation.

D. Pledge of Allegiance

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Racer Phillips, Scout Troop 61, led the audience in the Pledge of Allegiance.

Scout Troop 61 was recognized.

Council Member Harris made a motion to amend the agenda to add a closed session at the end of the meeting to discuss the purchase, exchange, or lease of real property. Council Member McGuire seconded the motion. The vote was 4-0 in favor.

E. Minute Approval

E.1. December 3, 2019 Council Study Meeting
E.2. December 3, 2019 City Council Meeting

Council Member Shelton made a motion to approve the December 3, 2019 Council study meeting minutes and the December 3, 2019 City Council meeting minutes, as printed. Council Member Harris seconded the motion. The vote was 4-0 in favor.

F. Public Comment

Jess Shackelford, asked when the South Jordan residents may be able to use Oquirrh Lake without any restrictions? It is currently controlled by Daybreak. Mayor Pro Tempore Marlor indicated that a staff member would contact Mr. Shackelford to address his question.

Mayor Pro Tempore Marlor recognized Representative Susan Pulsipher.

G. Mayor and Council Reports

Council Member Shelton reported on the Light the Night Christmas celebration. He said he met with a candidate running for the House of Representatives, representing District 42. He attended Daybreak Communities holiday social. Daybreak contributed $15,000 to the city for improvements to Mystic Springs Learning Center. He said he met with CFO Naidu and reviewed a lot of information from the city budget. He attended the ULCT legislative policy committee meeting. They discussed tax reform legislation. He also met with the Western Growth Coalition. They passed a Resolution seeking transportation funding for projects that have been identified by the transportation planning group in Utah as being needed as a priority. There is currently no funding. The City Council will consider a Resolution regarding that issue later in the meeting. He congratulated Council Member Harris, Council Member Marlor, and Council Member Zander on their recent re-elections.

Council Member Harris said he attended many events outlined by Council Member Shelton. He also met with a resident regarding his Planning Commission appointment. He thanked his family in attendance for their support.

Council Member McGuire indicated that he also attended the Light the Night event, and the Daybreak Communities event. He attended a breakfast at TransJordan landfill and received an update on the future plans of the landfill. He also attended an Arts Council meeting where they

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had a social, and they discussed a presentation that will be coming at the next City Council meeting, seeking approval for upcoming projects.

Mayor Pro Tempore Marlor indicated that he could not attend the Light the Night event due to a family conflict. He attended the Daybreak holiday get together. He said he wrote a congratulatory letter for an Eagle Scout in South Jordan. He encouraged those interested to continue in scouting and receive their Eagle Scout award. He said he nominated a member of the Planning Commission. His nominee, Michelle Hollist, will continue serving in that position. They have a great Planning Commission and provide a great service to the city. He thanked public works for their care of the streets and snow removal this time of year.

H. Presentation Item: Crime Statistics – Victim Advocate Report *(Police Chief Carr)*

Police Chief Carr said they receive a state grant. Those funds are used to pay for the part time victim advocates and half of the full time victim advocate, as well as their training. Part of the grant requirement is to update the City Council on their crime statistics twice a year. He reviewed those statistics. He said the city has doubled the number of strangulation domestic violence cases in the last year. That is a concerning trend. It could be that the officers are doing a better job at identifying the crime.

Council Member Shelton indicated that there was an incident in his neighborhood last year. The victim advocate was professional and helped the family understand what was happening.

Police Chief Carr indicated that there are 3 individuals on call as victim advocates at all times.

I. Consent Items:

I.1. Resolution R2020-03, recognizing January 16, 2020 as Religious Freedom Day. *(By ACM, Dustin Lewis)*

ACM Lewis reviewed the background information on this item.

I.2. Resolution R2020-04, appointment of Tamara Zander to the South Salt Lake Valley Mosquito Abatement District Board of Trustees for a four (4) year term. *(By City Attorney, Ryan Loose)*

Mayor Pro Tempore Marlor reviewed the background on this item.

I.3. Resolution R2020-09, supporting the Western Growth Coalition 2020 Legislative Priorities. *(By Assoc. Director Intragovernmental Affairs, Melinda Nagai Seager)*

Council Member Shelton said he attended the Western Growth Coalition meeting in early December. After months of study, and meeting with the Wasatch Front Regional Council, it is clear that the growth is outstripping the transportation that they have available on the west and southwest portion of the Salt Lake Valley. He said the Wasatch Front Regional Council identified a large number of projects as being phase 1 projects (projects that should be done in

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the next 5 years). A large number of projects were identified with no funding. The Western Growth Coalition passed a Resolution asking the Legislature to prioritize projects that have been identified. They will use that to lobby the Legislature for funding. They are seeking support of the cities represented by the Western Growth Coalition.

I.4. Resolution R2020-07, appointing Planning Commissioners to the South Jordan Planning Commission. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item.

Council Member Shelton expressed gratitude for the outgoing Planning Commission members. Because of the Ordinance, some are no longer eligible to serve any longer. He said he feels the Ordinance change is appropriate. He introduced his nominee, Trevor Darby.

Council Member Harris also thanked the outgoing Planning Commission. The current Commission has served tremendously. He recognized Nathan Gedge, his nominee.

Council Member McGuire said his nominee is staying and continuing to serve on the Planning Commission. He is grateful to those willing to serve, past and present.

Mr. Schaefermeyer recognized Council Member Zander's nominee Steve Catmulll.

Mayor Pro Tempore Marlor said his nominee, Michelle Hollist is also staying and continuing her service on the Planning Commission. He said a lot of work has been done on the General Plan the last year. He expressed appreciation for those that have served.

Council Member Shelton made a motion to approve the Consent Items I.1., I.2., I.3., and I.4., as described. Council Member Harris seconded the motion. The vote was 4-0 in favor.

J. Action Item: Resolution R2020-05, providing Notice of a Pending Land Use Regulation to amend the zoning of a property located at 1231 West South Jordan Parkway. *(By Assistant City Attorney, Todd Sheeran)*

Attorney Todd Sheeran reviewed the background information on this item. He said Bentley Motors needs some assurance that the City Council would be favorable to their application before they proceed further.

City Attorney Loose said at the Planning Commission meeting, there will be a public hearing.

Tom Buckley, said the plan is to occupy the building that is currently the Gun Vault. There would be a place for retail and service of Bentley automobiles. They will remodel the facility and remediate any lead particles in the building. He said this would be a temporary location. To build a permanent dealership will take 1 ½ - 2 years. He noted that there is less traffic daily for their use and an increase in gross revenue from sales tax to the city.

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Council Member Shelton said if they use the PD floating zone, when the permanent Bentley dealership is built, this property will revert back to the C-C zone. A different car dealership won't take Bentley's place.

Council Member Harris asked what kind of changes are they making to the current building? Mr. Buckley said it is a boutique luxury brand. They will spend $800,000-$1,000,000 to improve the building with high end materials. They will spend $100,000-$150,000 to remove the lead in the building. He said with the lead remediation, and the facelift, the building will be more valuable. Renderings were provided at the study session (Attachment B).

Council Member McGuire made a motion to approve Resolution R2020-05, as stated. Council Member Shelton seconded the motion.

Council Member Harris said with the lead issue being addressed, and the building upgraded, he feels it will be better for its future long term use. It will also increase their sales tax. He feels this will be a good thing for the city.

Mayor Pro Tempore Marlor said this is a temporary location, but the dealership is planning on locating permanently in the city. This will enhance their future sales tax.

Council Member McGuire said he likes the fact that the zone will revert back to its original zoning, with a nicer building, and the lead remediation taken care of.

Mayor Pro Tempore Marlor said the future use will likely be office/warehouse.

The vote was 4-0 in favor.

K. Action Item: Resolution R2020-06, accepting the Oak Hills Subdivision private storm drain system as Public with certain conditions and authorizing the City Engineer to complete the process. *(By City Engineer, Brad Klavano)*

City Engineer Klavano reviewed the background information on this item (Attachment C). He said staff is recommending approval, with conditions.

Mayor Pro Tempore Marlor asked if the subdivision is covering the cost to convert this to public? Mr. Klavano said yes.

Council Member Harris said he lives in the community. He is the President of the Board. He said he was not the board member who brought this to the attention of the city.

City Attorney Loose said elected officials have a duty to disclose the conflict, but that does not mean they have to recuse themselves from the vote. In this case, there is not a financial conflict. It would not be required to be listed on the annual conflict of interest form. With this disclosure, Council Member Harris can vote on this item and participate in the discussion.

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Council Member Shelton made a motion to approve Resolution R2020-06. Mayor Pro Tempore Marlor seconded the motion. The vote was 3-0 in favor, with Council Member Harris abstaining from the vote.

L. Public Hearing: Presentation of the "DRAFT" General Plan to City Council. No Action. *(By Planning Director, Steven Schaefermeyer)*

Mr. Schaefermeyer reviewed the background information on this item.

Jennifer Gardner, Logan Simpson, reviewed a prepared presentation on this item (Attachment D).

Mayor Pro Tempore Marlor opened the public hearing. There were no comments. He closed the public hearing.

Mr. Schaefermeyer said any concerns can be forwarded to the consultant; they work to resolve the concerns.

Mayor Pro Tempore Marlor said they have tried hard to give the residents a forum to provide comments on the General Plan.

The City Council reviewed the future land use map. They discussed infill areas, areas where there was interest for economic development. Ms. Gardner said there are smaller individual plans for Redwood Road and RiverPark. They talked about mixed use and TOD areas. They also discussed industrial areas and commercial areas in Daybreak. They reviewed the "orange" area which is planned to be mixed use, office, residential, and light industrial.

Council Member McGuire asked about the future University of Utah land. He recommended they identify that as a public use.

Council Member McGuire said they should identify the 3rd light rail stop that has been proposed. Mr. Schaefermeyer said they will also be editing some language in that paragraph. Council Member McGuire noted a wording change that was needed.

Council Member McGuire said they should show the full trail connection along Lake Avenue.

Council Member McGuire said they need some clarification on the Wheadon family property. Some maps show that area as potential development, some as agricultural preservation. Another map shows it as redevelopment.

Council Member McGuire said there are corrections needed regarding the year for the JVWCD water supply. He asked if they need to add in some specific goals regarding water conservation? Public Works Director Rasmussen said they will reference the water conservation plan.

Council Member McGuire expressed appreciation to the consultants for their efforts.

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M. Public Hearing: Ordinance 2020-01, amending City Code Section 17.16.010 (Planning Commission) regarding the resident requirements of the South Jordan Planning Commission. *(By Assistant City Attorney, Todd Sheeran)*

Assistant City Attorney Sheeran reviewed the background information on this item.

City Attorney Loose said he was uncomfortable with the proposed language that a City Council member alone could remove a Planning Commission member which they nominated. Mr. Sheeran said some members of the Planning Commission were uncomfortable putting any restrictions on Planning Commissioners, in terms of where they live. They were concerned that to get the most qualified individuals, it should not necessarily be based on where they live.

Council Member Harris asked if someone moves outside of the city boundaries, are they immediately ineligible to be on the Planning Commission? Mr. Sheeran said yes.

Mayor Pro Tempore Marlor opened the public hearing.

Nick Florin, 10331 Springcrest Lane, said it was recommended that for members to serve on the Senior Advisory Committee, they should be a resident for 10 years. In this case, he feels the Planning Commissioners should be a resident for more than 1 year. He feels it should be at least 2 years.

Mayor Pro Tempore Marlor closed the public hearing.

Council Member Shelton made a motion to approve Ordinance 2020-01, version A. Council Member McGuire seconded the motion.

City Attorney Loose said the 1 year requirement mirrors the City Council residency requirement. He said he has been asked to bring back a change that they live 1 year within their election district.

Council Member Harris asked if a member of the City Council moved outside of their District, could they fulfill the remainder of their term? City Attorney Loose said no. He said the exception is if they are building a house and are living somewhere temporarily. He said if they establish a new principal place outside of the District area, they would lose their seat. Council Member Harris said this policy is consistent with how the City Council works. He said they had 3 Planning Commissioners move outside their District. That is one reason this issue came forward. There is value in having a Planning Commissioner live in the District that they are representing.

Council Member Shelton concurred. He said there are more than enough highly qualified residents that could serve on the Planning Commission.

Council Member Harris concurred. He said they showed some generosity and sympathy to the Planning Commissioners that had moved and did not move anyone off the Planning Commission mid term. They are now starting a new term. The previous Planning Commission did a fantastic job. He feels it is appropriate to make this change at this time.

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Mayor Pro Tempore Marlor expressed support for the motion. He said he initiated districting on the City Council. This aligns the Planning Commission with the City Council, and allows representation from a cross section of the city.

Roll call vote. The vote was 4-0 in favor.

N. Public Hearing: Ordinance 2020-02, amending Chapter 5 of the South Jordan Municipal Code regarding Business License Transferability and Alcohol Beverage Licenses. *(By City Attorney, Ryan Loose)*

City Attorney Loose reviewed the background information on this item.

Mayor Pro Tempore Marlor opened the public hearing. There were no comments. He closed the public hearing.

Council Member McGuire made a motion to approve Ordinance 2020-02. Council Member Shelton seconded the motion.

City Attorney Loose said the transfer of license would happen if someone buys the business in that location. The current or future owner could not move the business to another location and keep the license.

Council Member Harris asked what if it is a new type of business? City Attorney Loose said they can change the environment or the menu, just like the current owner could. They would still have to abide by state and local regulations for the bar license.

Council Member Harris said the current owners could market the business for sale with a bar license. Mayor Pro Tempore Marlor said that is an asset of the business. If someone bought the assets of the business, including the bar license, they can change it to another name because they bought the asset.

City Attorney Loose said whatever rights the current owner has, the new owner would have as well.

Council Member Harris asked in what situation would the bar license not be able to be transferred? City Attorney Loose said if the business just closed and was not sold.

Council Member Harris said the bar license is a significant intangible asset and could be heavily marketed.

City Attorney Loose said this came about because it was requested by the successors of the Market Street Grill when the owner passed away. The City Council allowed the license to be transferred so they are making the code match the action that the City Council took.

UNAPPROVED

City Attorney Loose said the bar license is an asset when the business is sold. The concerns are valid. He reviewed the history of how the 2 bar licenses came about in the city. He said the environment of the business is limited by state and city regulations.

Council Member Harris asked if they can word this so it addresses concerns if they decide to relocate or sell the business so it is not an automatic intangible asset? City Attorney Loose said the city has done the most regulation it can. They can't discriminate on the basis of who might buy the business in the future. They can identify issues that make the business problematic. They can address those issues through fees, hours of operation, etc.

Council Member Shelton said they have 2 bar licenses in the city. No matter how many times the business changes hands, they can still only have 2 bar licenses and it has to be in their current location.

City Attorney Loose said they are working to address any concerns that could arise.

Council Member Harris said he thinks they should let Council Member Zander give her input on this issue. City Attorney Loose said Council Member Zander feels there are problems at one of the locations with the bar license. They are working to address those concerns, but it has nothing to do with the transferability of the license. That is a separate issue. Council Member Harris said he would like to delay the decision for Council Member Zander to weigh in.

CM Whatcott said decisions were made by Market Street Grill after they were given direction by the City Council. He said they should invite the owners of Market Street Grill to the discussion and let them know that the decision could be rescinded. Council Member Harris said he does not want to rescind the decision regarding Market Street Grill.

City Attorney Loose said one issue is the transferability of the license. The other issue is potential problems that new owners could bring if they bought the business. There are a lot of ways to regulate the issue of potential problems including hours of operation, where dumpsters can be located, signage, etc. He said that is a land use issue, not a licensing issue.

Mayor Pro Tempore Marlor said when the state did away with the club license, there was a representation made that the current club licenses would have a bar license. The difference with a bar license is that you can buy a drink alone, rather than with food.

Council Member Harris said he feels Market Street Grill does it the right way. He said they can visit the rules that would address potential problems of future businesses at another time.

Roll call vote. The vote was 4-0 in favor.

O. Staff Reports and Calendaring Items

CM Whatcott said a budget meeting is scheduled for January 29, 2020.

UNAPPROVED

City Attorney Loose said the Legislative Session starts at the end of the month. They will bring an update to a future City Council meeting. There are large issues being addressed such as transportation, land use, and density, but no specific bills are of concern currently. They will be working with Representative Pulsipher on a centennial farm bill.

Council Member McGuire made a motion to take a break. Mayor Pro Tempore Marlor seconded the motion. The vote was 4-0 in favor.

Council Member McGuire made a motion to go into a closed executive session to discuss the purchase, exchange, or lease of real property. Council Member Shelton seconded the motion. The vote was 4-0 in favor.

P. Closed Executive Session to discuss the purchase, exchange, or lease of real property

Council Member Shelton made a motion to come out of closed meeting. Council Member McGuire seconded the motion. The vote was 4-0 in favor.

ADJOURNMENT

Council Member McGuire made a motion to adjourn. Council Member Shelton seconded the motion. The vote was 4-0 in favor.

The January 7, 2020 City Council meeting adjourned at 10:20 p.m.

UNAPPROVED

DISCUSSION ITEM - G: ARTS COUNCIL ACTIVITIES

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*

PH: 801.446-HELP @SouthJordanUT

MEMO

To: Mayor and City Council
Gary L. Whatcott, City Manager
Dustin Lewis, Assistant City Manager

From: South Jordan Arts Council

Date: January 13, 2020

RE: Arts Council Public Art Discussion

During the City Council meeting on January 21, 2020 we will have the opportunity to discuss the City Council's vision for public art instillation in South Jordan City. It has been over two years since the City Council has discussed this topic and staff felt it was a good time to review future ideas and direction.

The South Jordan Arts Council strives to support a vibrant, prideful community that promotes art and culture. We believe public art is important because it brings the community together, supports economic growth, and fosters creativity. Public art directly influences how people see and connect with a place. The essence of public art fosters creativity and creates the groundwork for a community thriving in culture.

On page two you will find potential projects for the City Council's consideration. We are not asking to do all of these projects, but are looking for prioritization and feedback. The proposed projects would be paid for out of the existing Arts Council budget, no additional funds are being requested.

2019/2020 Arts Council Public Art Budget = $33,000

Each project number below corresponds with examples on page 3.

	Project Name	Location	Cost
#1	Pathway Art	Jordan River Trail	$75 per design (13 designs) Total = $975
#2	Trail Wall Mural	Under 10600 S. Bridge on the Jordan River Trail	No expense – Sponsored by Artist (Artists will provide supplies)
#3	Professional Mural	Salt Lake County Library	Up to $17,000
#4	Crosswalk Murals	Towne Center Drive	(2) $3,000 per crosswalk Total = $6,000
#5	Alleyway Murals	Towne Center Drive	(2) $3,000 per alleyway Total = $6,000
#6	Light Pole Banners	SoJo Parkway and 11400 S.	$5,000 ($70 - 130/banner)
	Total Cost		**$35,000**

Discussion

The Arts Council Public Art presentation will give us a good background for our discussion. With that background in mind, we would like to discuss the following:

1. Please prioritize the projects below in order from favorite to least favorite.
2. Do you have any other ideas for public art in the City?

We have posed these questions to help each of us think about the possibilities of public art in South Jordan. The purpose of this presentation is to discuss the Arts Council's Public Art Proposal and to get direction on the City Council's priorities. The Arts Council hopes to receive clear direction from the City Council and to start implementing those ideas in 2020.

#1





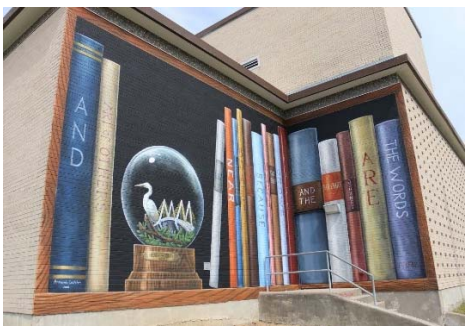
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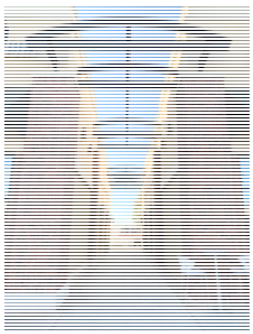

AND
THE WORDS

#3





#4





#5

#6


South Jordan City
LIVE
South Jordan City
LIVE
South Jordan City
WORK
South Jordan City
WORK

REDEVELOPMENT AGENCY PUBLIC HEARING:
H. RDA2020-01, HOUSING DOWN PAYMENT ASSISTANCE PROGRAM POLICY
I. RDA 2020-02, HOUSING REHABILITATION ASSISTANCE PROGRAM POLICY

SOUTH JORDAN
UTAH

Memo

TO: RDA Chairwoman Ramsey & the RDA Board **DATE:** 01-15-2020
CC: RDA Executive Director Gary Whatcott
FROM: Brian A. Preece, Director of City Commerce (RDA Manager)
SUBJECT: RDA Polices for the Workforce Housing Down Payment and Rehabilitation Programs

---

Attached to this memo are the revised versions of the RDA Policies for Workforce Housing Down Payment Assistance and the Housing Rehabilitation programs. These are presented for your consideration and potential approval. Just as a refresher, the programs are geared towards working families making 80% or less of the Salt Lake Area Median Income. In case it is found necessary, the programs are set up so that they can be stopped permanently or temporarily at the discretion of the RDA governing board.

Since the work meeting with the City Council at the end of last year, city staff has met with staff from other cities along the Wasatch Front. During these meetings we learned some valuable information from their experiences in administering similar programs. Changes were then made to the policies. Some minor changes regarding legal terms were also added or changed. Major changes are as follows and explanations of some of the not so obvious changes follow in parenthesis:

Housing Down Payment Assistance Program:

1. Homeowner term changed to Homebuyer;
2. Definition of Family changed to reflect the HUD adopted definition;
3. Maximum award changed from the lesser of $15,000 or 5% of the purchase price to the lesser of $20,000 or 7.5% (change made based on advice from the other cities that $15,000 was not enough. Their programs actually allow for more, but staff feels this is a good starting place because when we ran the numbers for homes in the price range it seemed to make more sense than originally proposed);
4. Household income requirements changed from all members residing in the household to only members of the household over the age of 18 who will occupy the house (This was a recommendation of the other cities and staff agrees);
5. The provision governing the result of a successful applicant renting the home before the end of the contracted term has been changed to require full

repayment of the assistance granted (staff agrees that this requested change from the City Council is a good policy change);
6. Provision added requiring a $5,000 penalty in addition to the repayment of the required pro-rated amount if the home is sold in the first two years of the contact (added based on the other cities experience with people trying to "Flip" the homes);

Housing Rehabilitation Assistance Program:

1. Definition of Family changed to reflect the HUD adopted definition;
2. Maximum award changed from the amount of $10,000 to $15,000 (change was made based on advice for the other cities that $10,000 was often not enough and $15,000 was more in line with their programs);
3. Household income requirements changed from all members residing in the household to only members of the household over the age of 18 living in the house (this was a recommendation of the other cities and staff agrees);
4. The provision governing the result of a successful applicant renting the home before the end of the contracted term has been changed to require full repayment of the assistance granted (staff agrees that this requested change from the City Council is a good policy change);
5. Provision added requiring a $5,000 penalty in addition to the repayment of the required pro-rated amount if the home is sold in the first two years of the contract (added based on the other cities' experience with people trying to "Flip" the homes);
6. Removal of trees, only if they are causing damage to the home, has been added as a qualified improvement (this was pointed out by the other cities as something comes up from time to time and makes sense to staff that it be allowed).

These programs are based on the household income limits of 80% or less of the Salt Lake Area Median Income. HUD publishes income limits to determine eligibility for different HUD programs. The income limits are based on the median family income for an area. The City of South Jordan is in the Salt Lake City, UT HUD Metro FMR Area. The median income for the Salt Lake County area, as published by HUD, for FY 2019 is $82,700. The table below shows the income limit categories based on the number of persons in the family.

FY 2019 Income Limits Table (Salt Lake City, UT HUD Metro FMR Area)

Income Category	1	2	3	4	5	6	7	8
Extremely Low (30%) Income ($)	17,400	19,850	22,350	**25,750**	30,170	34,590	39,010	43,430
Very Low (50%) Income ($)	28,950	33,100	37,250	**41,350**	44,700	48,000	51,300	54,600
Low (80%) Income ($)	46,350	52,950	59,550	**66,150**	71,450	76,750	82,050	87,350

(Source: www.huduser.gov/portal/datasets/il/il2019/2019summary.odn, 5.9.19)

RDA RESOLUTION RDA 2020-01

A RESOLUTION OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY ADOPTING A HOUSING DOWN PAYMENT ASSISTANCE PROGRAM POLICY

WHEREAS, pursuant to the provisions of the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the **"Act"**), specifically Utah Code Annotated ("**UCA**") § 17C-1, the South Jordan City Redevelopment Agency (the **"Agency"**) has collected monies designated for the Agency's "housing fund" under the Act ("**Housing Fund**"); and

WHEREAS, the Agency is authorized to utilize its Housing Fund pursuant to the Act; and

WHEREAS, the Agency finds the proposed Down Payment Assistance Program Policy, attached as **Exhibit A** (the "**Down Payment Assistance Program Policy**"), to be a proper and desirable use of monies in the Housing Fund and will promote home ownership for those who qualify for income-targeted housing under the Act, and is in the best interests of the Agency and South Jordan City; and

WHEREAS, the Agency now desires to approve and adopt the Down Payment Assistance Program Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Down Payment Assistance Program Policy is hereby approved and adopted by the Agency.

2. Agency staff and consultants are authorized and directed to take actions consistent with, and in furtherance of, the Down Payment Assistance Policy.

3. This Resolution shall be effective upon adoption.

[continued on next page]

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY ON THIS ____th DAY OF JANUARY, 2020 BY THE FOLLOWING VOTE:

	Yes	No	Abstain	Absent
Patrick Harris	_____	_____	_____	_____
Brad Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

_____
Dawn R. Ramsey, Chairperson
South Jordan City Redevelopment Agency

Attest:

_____
Anna West, Agency Secretary

Approved as to form:

_____
J. Craig Smith
Agency Legal Counsel

Exhibit A

Down Payment Assistance Program Policy

Redevelopment Agency of the City of South Jordan

RDA Board Policy No. 01

Housing Down Payment Assistance Program Policy

1.0 Purpose

A successful workforce-housing inventory requires long-term commitment and consistent administration through periods of economic downturn as well as economic growth. South Jordan City is anticipated to remain a highly desirable place to live even as housing costs outpace local wages. The purpose of this Housing Down Payment Assistance Program Policy (**Policy**) is to establish processes and guidelines for the awarding of Redevelopment Agency (**RDA**) Housing Funds to improve the quality of life for families and the quality of the community, by helping moderate-income wage-earning Families who qualify to purchase housing in South Jordan City.

2.0 Policy

2.1 Definitions

2.1.1 Agreement shall mean the written contract between the RDA and successful Applicant stating the terms under which the Down Payment Assistance is awarded. If a Residence is to be jointly owned, all owners must enter into the Agreement with the RDA.

2.1.2 Applicant shall mean the person who applies with the RDA for Housing Down Payment Assistance.

2.1.3 Application shall mean the form provided by the RDA, completed by the Applicant, with all requested attached information.

2.1.4 Customary Mortgage Lender means a Bank, Credit Union, Savings and Loan, Mortgage Company or other financial institution, which provides a loan for the purchase of the Residence, approved by the RDA staff.

2.1.5 Down Payment Assistance shall mean an amount of money, up to $20,000.00, offered to the Homebuyer to aid in the purchase of a Residence under this policy and the ensuing Agreement.

2.1.6 Family shall have the same meaning as the definition of Family found in 24 CFR § 5.403 or a successor section, defining "Family" for the purposes of the federal Housing and Urban Development (**HUD**).

2.1.7 Homebuyer shall mean the successful Applicant approved by the RDA staff under the provisions of this Policy who enters into an Agreement with the RDA and will purchase a Residence with Down Payment Assistance from the RDA.

2.1.8 Housing Funds shall mean monies collected by the RDA, that must be used according to Utah Code §17C-1-411 and §17C-4-112, or successor provisions, which are allocated by the RDA Board to

the Housing Down Payment Assistance Program. However, the RDA Board may but is not required to allocate other RDA funds to the Housing Down Payment Assistance Program.

2.1.9 RDA shall mean the Redevelopment Agency of the City of South Jordan, a separate body corporate and politic which is a political subdivision of the state of Utah.

2.1.10 Residence shall mean a single-family dwelling, townhome, or condominium to be purchased by the Homebuyer, who will receive Down Payment Assistance under the provisions of this Policy.

2.2 Provision of Down Payment Assistance Availability

This Down Payment Assistance Program is available only when RDA Housing Funds are available and may, at any time, be discontinued either temporarily or permanently, at the sole discretion of the governing Board or executive director of the RDA. Nothing in this Policy creates an entitlement to Housing Down Payment Assistance from the RDA to any Applicant until a successful Applicant enters into a written Agreement with the RDA.

2.3 Agreement Term and Conditions

2.3.1 The term of the Agreement shall be for 10 years (see Section 2.6.3 for repayment upon resale or rental).

2.3.2 The Agreement shall be recorded with the Salt Lake County Recorder's Office, as a lien and covenant of restriction enforceable by the RDA against the Homebuyer's Residence, until the terms of the Agreement are fulfilled.

2.4 Down Payment Assistance Amounts and Payment

2.4.1 The maximum amount of a Down Payment Assistance award is 7.5% of the actual purchase price of the Residence or $20,000, whichever is less.

2.4.2 Only one Housing Down Payment Assistance Agreement is allowed per Residence or Applicant during the term of the Agreement;

2.4.3 Payment of the Down Payment Assistance will be made directly to the title company handling the closing transaction of the Residence for the Applicant and lender.

2.5 Qualifications

2.5.1 The Applicant, along with all others, over the age of eighteen, who will reside in the Residence, shall have a combined Family-income, which qualifies the Applicant(s) for "income targeted housing" as defined in Utah Code § 17C-1-102(32) which is currently no more than the 80% of the current median annual income for Salt Lake County, as published from time to time by the US Department of Housing and Urban Development (**HUD**) for the size of Family at the time of Application;

2.5.2 The Residence for which the Application is being made for purchase must be within the corporate limits of South Jordan City. The RDA may reject an Application if the Residence is located within a flood plain, or an area with geologic or other hazards, or if a determination by the RDA Staff that the Residence violates South Jordan City or state codes or is unfit or unsound for occupancy;

2.5.3 The Homebuyer must pay a down payment towards the purchase of the Residence of at least $1,000.00;

2.5.4 The Applicant must qualify for and receive fixed-rate financing for the purchase of the Residence, other than an amount paid by Applicant's own savings, through a Customary Mortgage Lender; and

2.5.5 The Applicant must submit a completed Application and all requested financial, employment, and tax payment information requested by the RDA Procedures, have a credit rating acceptable to the RDA Staff, and be otherwise approved by RDA staff.

2.6 Occupancy

2.6.1 The Residence shall become the permanent and primary Residence of the Homebuyer after closing, and Homebuyer shall continue to reside in the Residence throughout the Term of the Agreement.

2.6.2 The Residence shall not be conveyed, sold, leased, rented, sublet or the like during the Term of the Agreement; and

2.6.3 Conveyance or Sale of the Residence by the Homebuyer during the full Term of the Agreement shall require a prorated repayment to the RDA of the Housing Down Payment Assistance. Leasing, renting, subletting or the like of the Residence by the Homebuyer during the full Term of the Agreement shall require the full repayment to the RDA of the Housing Down Payment Assistance. In addition, if the sale or rental occurs within the first two years of the Term, RDA Staff may assess a penalty of up to $5,000. A Residence that is occupied by the Homeowner through the end of the Term of the Agreement shall require no repayment of the Housing Down Payment Assistance upon resale or rental thereafter.

3.0 Discretionary Funding

Housing Down Payment Assistance is subject to the discretionary funding of the Housing Down Payment Assistance Program by the RDA governing board. Nothing in this Policy shall require any present or future funding by the RDA governing board.

4.0 Singular and Plural

Wherever appropriate or required by the context in this Policy a singular term shall also refer to the plural form of the same term and vice versa.

5.0 Procedures and Appeal

RDA staff is responsible for developing and maintaining procedures to implement this policy. All disputes not resolved by the RDA staff must be first appealed to the Executive Director of the RDA before any other legal recourse or relief may be sought. The Executive Director may either hear and decide an appeal or appoint a hearing officer to hear the appeal and make a recommendation to the Executive Director who may accept, modify or reject the recommendation in deciding the appeal.

6.0 Statement of Nondiscrimination

It is the intent of this Policy to comply with The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 – 3619), as amended, which prohibits discrimination against individuals because of race, color, religion, sex, disability, national origin, or familial status. Nothing in this Policy shall violate the Fair Housing Act.

7.0 Compliance with Utah Code, Title 17C

This Policy, and the use or expenditure of Housing Funds under this Policy, shall be construed and interpreted to comply with Utah Code Title 17C the "Limited Purpose Local Government Entities - Community Reinvestment Agency Act" (**Act**). No Housing Funds may be used or expended in violation of the Act.

RDA RESOLUTION RDA 2020-02

A RESOLUTION OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY ADOPTING A HOUSING REHABILITATION ASSISTANCE PROGRAM POLICY

WHEREAS, pursuant to the provisions of the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the **"Act"**), specifically Utah Code Annotated (**"UCA"**) § 17C-1, the South Jordan City Redevelopment Agency (the **"Agency"**) has collected monies designated for the Agency's "housing fund" under the Act (**"Housing Fund"**); and

WHEREAS, the Agency is authorized to utilize its Housing Fund pursuant to the Act; and

WHEREAS, the Agency finds the proposed Housing Rehabilitation Assistance Program Policy, attached as **Exhibit A** (the **"Housing Rehabilitation Policy"**), to be a proper and desirable use of monies in the Housing Fund and will promote the repair and restoration of housing stock for those who qualify for income-targeted housing under the Act, and is in the best interests of the Agency and South Jordan City; and

WHEREAS, the Agency now desires to approve and adopt the Housing Rehabilitation Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Housing Rehabilitation Policy is hereby approved and adopted by the Agency.

2. Agency staff and consultants are authorized and directed to take actions consistent with, and in furtherance of, the Housing Rehabilitation Policy.

3. This Resolution shall be effective upon adoption.

[continued on next page]

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE SOUTH JORDAN CITY REDEVELOPMENT AGENCY ON THIS ____th DAY OF JANUARY, 2020 BY THE FOLLOWING VOTE:

	Yes	No	Abstain	Absent
Patrick Harris	_____	_____	_____	_____
Brad Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

_____
Dawn R. Ramsey, Chairperson
South Jordan City Redevelopment Agency

Attest:

_____
Anna West, Agency Secretary

Approved as to form:

_____
J. Craig Smith
Agency Legal Counsel

Exhibit A

Housing Rehabilitation Policy

Redevelopment Agency of the City of South Jordan

RDA Board Policy No. 02

Housing Rehabilitation Assistance Program Policy

1.0 Purpose

A successful workforce-housing inventory requires long-term commitment and consistent administration through periods of economic downturn as well as economic growth. South Jordan City is anticipated to remain a highly desirable place to live even as housing costs outpace local wages. The purpose of this Housing Rehabilitation Assistance Policy (**Policy**) is to establish processes and guidelines for the awarding of Redevelopment Agency (**RDA**) Housing Funds to keep neighborhoods safe, preserve property values and to improve the quality of life for families and the quality of the community, by helping moderate-income wage earning Families in South Jordan City who qualify to rehabilitate their currently owned Residences.

2.0 Policy

2.1 Definitions

2.1.1 Agreement shall mean the written contract between the RDA and the successful Applicant stating the terms under which the Rehabilitation Assistance was granted. If a Residence is jointly owned, all owners must enter into the Agreement with the RDA.

2.1.2 Applicant shall mean the person who applies with the RDA for Housing Rehabilitation Assistance.

2.1.3 Application shall mean the form provided by the RDA and completed by the Applicant with all requested attached information.

2.1.4 Family, shall have the same meaning as the definition of Family found in 24 CFR § 5.403 or a successor section, defining "Family" for the purposes of the federal Housing and Urban Development (**HUD**).

2.1.5 Homeowner shall mean the successful Applicant, who owns the Residence approved by the RDA staff under the provisions of this Policy, who enters into an Agreement with the RDA and owns a Residence.

2.1.6 Housing Funds shall mean monies collected by the RDA, that must be used according to Utah Code §17C-1-411 and §17C-4-112, or successor provisions, which are allocated by the RDA Board to the Housing Down Payment Assistance Program. However, the RDA Board may, but is not required to, allocate other RDA funds to the Housing Down Payment Assistance Program.

2.1.7 RDA shall mean the Redevelopment Agency of the City of South Jordan, a separate body corporate and politic which is a political subdivision of the state of Utah.

2.1.8 Residence shall mean a single-family dwelling, townhome, or condominium currently owned by the Homeowner, within the corporate boundaries of South Jordan, which has or will receive Housing Rehabilitation Assistance under the provisions of this Policy.

2.1.9 Rehabilitation Assistance shall mean an amount of money, up to $15,000.00, offered to the Homeowner for Qualified Improvements to a Residence under this Policy and the ensuing Agreement.

2.1.10 Qualified Improvements shall include improvements to restore the inside or outside of the Residence, to protect against weather, or make the Residence more energy efficient such as windows, siding, roofing, heating or air-conditioning systems and similar items. This term shall also include adding smoke detectors, repairs to make the Residence safe such as damaged or rotted gypsum board, mold, electrical or plumbing repairs or improvements, or other similar improvements approved by RDA staff. Qualified Improvements also include the removal of trees which threaten the Residence or life safety. RDA staff shall, using the examples provided in this policy, determine if a proposed improvement is a Qualified Improvement. To be a Qualified Improvement an improvement must be pre-authorized by the staff. Qualified Improvements shall not include washers, dryers, vacuum systems, ranges, microwaves, water softeners and similar appliances not permanently attached to the Residence.

2.2 Provision of Rehabilitation Assistance Program and Availability

This Rehabilitation Assistance Program is available only when RDA Housing Funds are available and may at any time be discontinued either temporarily or permanently, at the sole discretion of the executive director or governing Board of the RDA. Nothing in this Policy creates an entitlement to Housing Rehabilitation Assistance from the RDA to any Applicant until a successful Applicant enters into a written Agreement with the RDA.

2.3 Agreement Term and Conditions

2.3.1 The term of the Agreement (**Term**) shall be for 10 years (See Section 2.6.3 for repayment upon rental or sale.).

2.3.2 The Agreement shall be recorded with the Salt Lake County Recorder's Office as a lien against the Homeowner's Residence until the terms of the Agreement are fulfilled.

2.3.3 Homeowner is responsible for following all RDA procedures developed pursuant to this Policy, including the hiring of licensed contractors and for obtaining any required building permits from South Jordan City. Only licensed contractors, approved by the RDA, shall receive payment from the RDA of Rehabilitation Assistance.

2.4 Rehabilitation Assistance Amounts and Payment

2.4.1 The maximum amount of a Rehabilitation Assistance award is $15,000 per Residence or Homeowner.

2.4.2 Only one Rehabilitation Assistance Agreement is allowed per Residence of Applicant at any given time;

2.4.3 Rehabilitation Assistance payments will be made by the RDA directly to a contactor or supplier within 30 days of submission of an invoice to the RDA staff for completed Qualified Work.

2.4.4 Inspection and approval of the work by RDA staff, to determine that the work has been completed in a satisfactory and workmanlike manner, shall be required before payment is made.

2.5 Qualifications

2.5.1 The Applicant along with all others who will reside in the Residence over the age of eighteen, shall have a combined family-income, which qualifies the Applicant(s) for "income targeted housing" as defined in Utah Code § 17C-1-102(32) which is currently no more than 80% of the current median income for Salt Lake County, as published from time to time by the US Department of Housing and Urban Development (HUD) for the size of family at the time of application;

2.5.2 The Residence for which the Application is being made for must be within the corporate limits of South Jordan City. The RDA Staff may reject an Application if the Residence is located within a flood plain, an area with geologic or other hazards, or is the site of drug manufacturing or other illegal activity, or if a determination by RDA Staff indicates that the Residence violates South Jordan City or state codes or is unfit or unsound for occupancy, despite the completion of the Qualified Improvements;

2.5.3 The Homeowner shall not be in default of any outstanding loans either against the Residence or other real property or consumer loans; and

2.5.4 The Applicant must submit a completed Application, and all requested financial, employment, and tax payment information requested by the RDA Staff, have a credit rating acceptable to the Agency, and be otherwise approved by RDA staff.

2.6 Occupancy

2.6.1 Occupancy by the *Homeowner* shall be required throughout the Term of the Agreement;

2.6.2 The Residence rehabilitated under the Agreement shall not be conveyed, sold, leased, rented, sublet or the like during the Term of the Agreement;

2.6.3 Conveyance or Sale of the Residence by the Homeowner during the full Term of the Agreement shall require a prorated repayment to the RDA of the disbursed Rehabilitation Assistance. Leasing, renting, subletting or the like of the Residence by the Homeowner during the full Term of the Agreement shall require the full repayment to the RDA of the disbursed Rehabilitation Assistance. In addition, if the sale or rental occurs within the first two years of the Term, RDA Staff may assess a penalty of up to $5,000. A Residence that is occupied by the Homeowner through the end of the Term of the Agreement shall require no repayment of the Rehabilitation Assistance upon resale or rental thereafter.

3.0 Discretionary Funding

Housing Rehabilitation Assistance is subject to the discretionary funding of the Housing Rehabilitation Assistance Program by the RDA governing board. Nothing in this Policy shall require any present or future funding by the RDA governing board.

4.0 Singular and Plural

Wherever appropriate or required by the context in this Policy a singular term shall also refer to the plural form of the same term and vice versa.

5.0 Procedures and Appeal

RDA staff is responsible for developing and maintaining procedures to implement this Policy. All disputes not resolved by the RDA staff, must be first appealed to the Executive Director of the RDA before any other legal recourse or relief may be sought. The Executive Director may either hear and decide an appeal or appoint a hearing officer to hear the appeal and make a recommendation to the Executive Director who may accept, modify or reject the recommendation in deciding the appeal.

6.0 Statement of Nondiscrimination

It is the intent of this Policy to comply with The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 – 3619), as amended, which prohibits discrimination against individuals because of race, color, religion, sex, disability, national origin, or familial status. Nothing in this Policy shall violate the Fair Housing Act.

7.0 Compliance with Utah Code, Title 17C

This Policy, and the use or expenditure of Housing Funds under this Policy, shall be construed and interpreted to comply with Utah Code Title 17C the "Limited Purpose Local Government Entities - Community Reinvestment Agency Act" (**Act**). No Housing Funds may be used or expended in violation of the Act.

PUBLIC HEARING - J: RESOLUTION R2020-08, AMENDING THE MID-YEAR CITY BUDGET FY2019-20 WITH APPROPRIATION APPLYING TO FISCAL YEAR ENDING JUNE 30, 2020

RESOLUTION R2020 - 08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FY 2019-20 BUDGET FOR THE CITY OF SOUTH JORDAN. THE APPROPRIATION AUTHORITY SHALL APPLY TO THE FISCAL YEAR ENDING JUNE 30, 2020.

WHEREAS, the City Council wishes to amend the FY 2019-20 budget to reflect actual revenues and expenditures for activities that have occurred during the last six months; and

WHEREAS, funding for the appropriations include various revenue sources and fund balances; and

WHEREAS, a public hearing to consider the appropriation has been noticed and held and all interested persons were heard, for or against the appropriation; and

WHEREAS, the City Council finds this action is in the best interest of the public's health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Budget Amendment. The FY 2019-20 budget is hereby amended as reflected in Exhibit "A".

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 21st DAY OF JANUARY, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:

_____
Office of the City Attorney

City of South Jordan
State of Utah



FISCAL YEAR
2019-2020

Mid-Year Amended Budget

www.sjc.utah.gov

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Budget Letter

January 21, 2020

The Honorable Mayor and
Members of the City Council
South Jordan City, Utah

Re: Fiscal Year 2019-2020 Mid-Year Amended Budget

The mid-year amended budget for the first half of fiscal year 2019-2020 has been prepared and is hereby submitted for review and adoption. The mid-year amendment is done to document the various proposed budget adjustments made during the first six months of the current fiscal year. The following paragraphs briefly summarize those proposed adjustments.

General Fund Revenues
During the first half of the fiscal year, General Fund revenues and related expenditures were adjusted to reflect 1) new monies received which was not budgeted, 2) most current revenue projection and 3) reallocation of fund balance restricted for specific expenditures which was approved by the Council in the previous year's budget. The net effect of all the above changes resulted in an increase of total General Fund budget by $1,566,292. These changes are summarized by category below:

Inter-Governmental Revenues: Departments continue to apply for grants where possible. For the first half of the year, the City received $65,289 of reimbursable grants and donations.

Public Safety Overtime Reimbursement	17,474
Project Reimbursements	4,481
Other Grants/Donations	43,334
Total Change	**65,289**

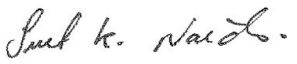
Use of Fund Balance: Table below reflects the appropriation of fund balance.

Recreation Programs	120,293
Arts Council - Sound of Music & Master Plan	50,627
Senior Committee	1,000
Jordan River Drive	28,000
Police Security Cameras	12,500
Frontage Road Streetlight Project	35,000
Plaza Furniture	35,000
Stump Grinder	16,000
Sidewalk Inspection Machine	65,000
Lobbyist	20,000
Liquor Allotment Carryover	195,582
Forfeiture Funds Carryover	**68,550**
Cemetery Expansion	391,901
Total Change	**1,040,453**

Capital Projects: $13,602,760 were project dollars carried over from previous fiscal years.

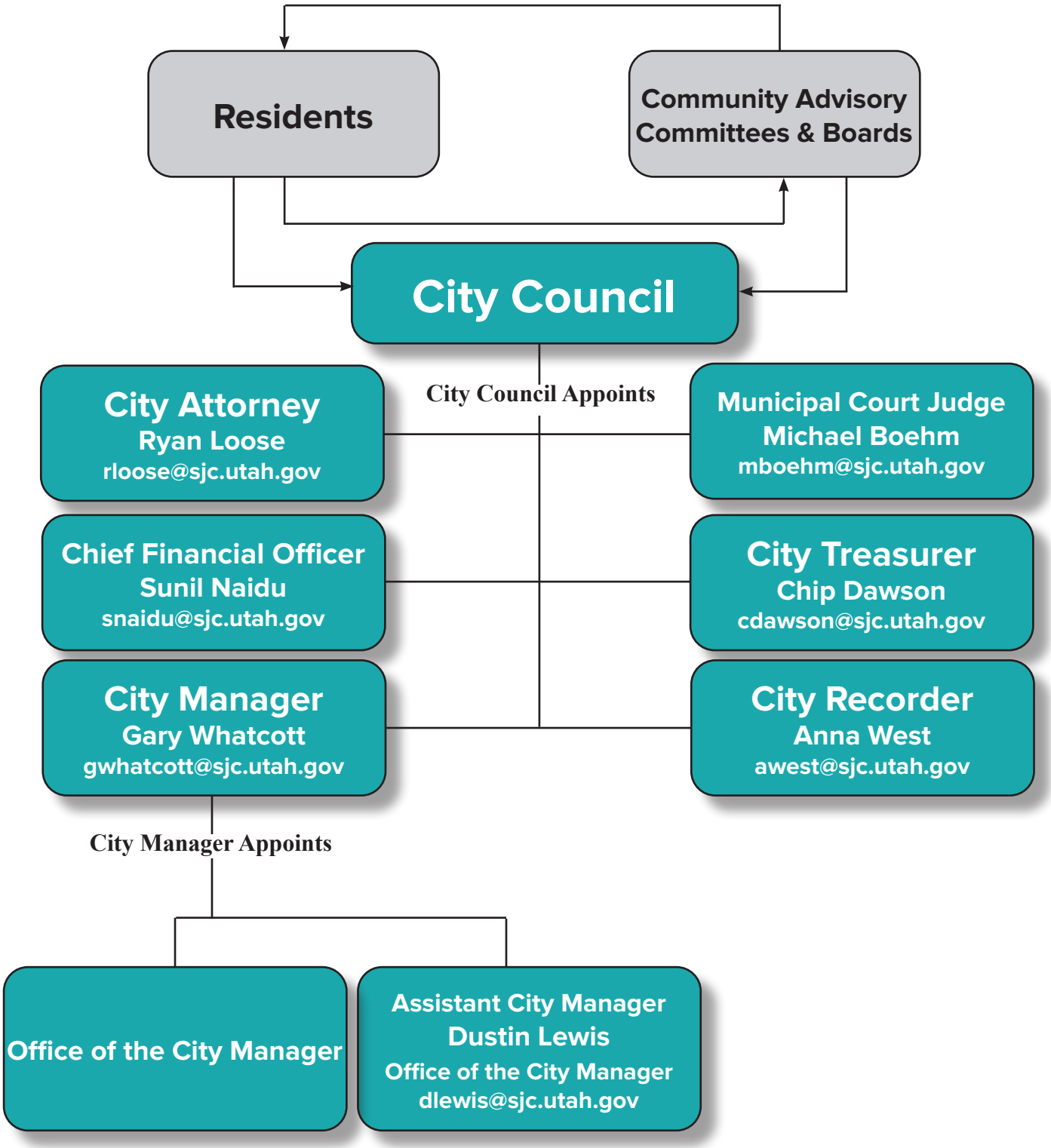
Acknowledgement
The preparation of the mid-year budget amendment on a timely basis could not have been accomplished without the efforts and dedication of the Finance staff. I would like to express my appreciation to them, the Mayor and City Council and other departments.

Respectfully submitted,

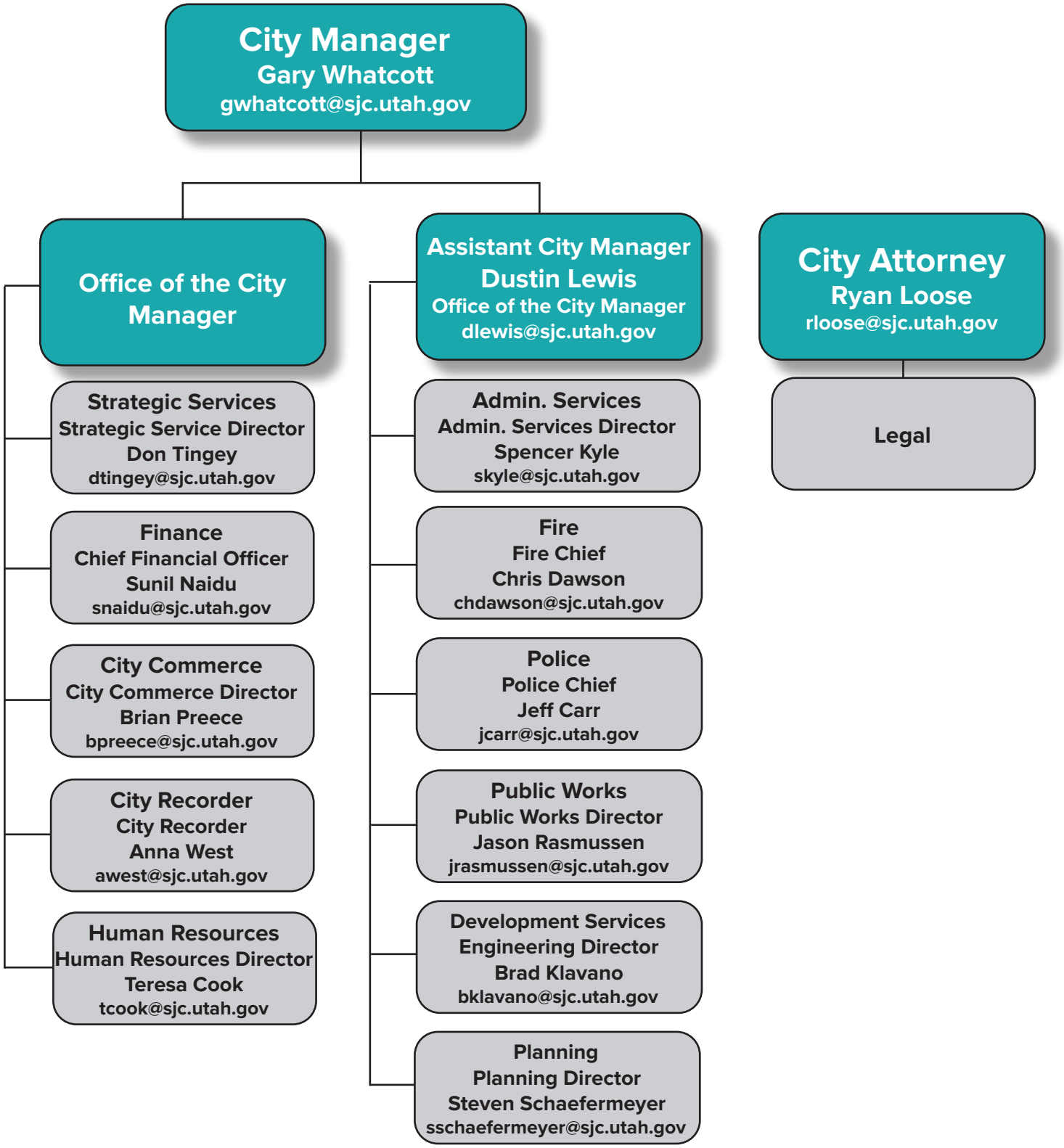


Sunil K. Naidu
CFO/Budget Officer

Organization Chart



Organization Chart



General Fund Summary

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
REVENUES			
Sales Taxes	$19,057,307	$0	19,057,307
Property Taxes	10,765,087	0	10,765,087
Franchise Taxes	4,538,031	0	4,538,031
Transient Room Tax	133,130	0	133,130
Cable TV Fees	464,733	0	464,733
Motor Vehicle Fees	860,627	0	860,627
Penalties & Interest	10,000	0	10,000
Class C Road Funds	2,758,706	0	2,758,706
Licenses & Permits	3,871,814	0	3,871,814
Intergovernmental Revenues	396,435	21,656	418,091
Administration Fees	3,072,113	0	3,072,113
Charges for Services	3,108,699	435,400	3,544,099
Fines and Forfeitures	564,374	0	564,374
Miscellaneous Revenue	562,500	29,633	592,133
Total General Fund Revenue	**50,163,556**	**486,689**	**50,650,245**
TRANSFERS IN AND USE OF FUND BALANCE			
Transfers In	8,818	39,150	47,968
Use of Fund Balance	0	1,040,453	1,040,453
Total Transfers In and Use of Fund Balance	**8,818**	**1,079,603**	**1,088,421**
Total Rev, Trans in, and Use of Fund Balance	**50,172,374**	**1,566,292**	**51,738,666**
EXPENDITURES			
Wages and Benefits	34,725,924	268,967	34,994,891
Materials and Supplies	1,599,851	51,160	1,651,011
Operating Expenditures	10,661,961	(552,501)	10,109,460
Total General Fund Expenditures	**46,987,736**	**(232,374)**	**46,755,362**
TRANSFERS OUT AND CONTRIBUTION TO FUND BALANCE			
Transfers Out	3,184,638	1,798,666	4,983,304
Contribution to Fund Balance	0	0	0
Total Transfers Out and Contribution to Fund Balance	**3,184,638**	**1,798,666**	**4,983,304**
Total Exp, Trans Out, and Cont to Fund Balance	**50,172,374**	**1,566,292**	**51,738,666**

Notes to the General Fund Summary

Revenues - Adjusted to account for restricted fund balance, miscellaneous revenue and grants.

Expenditures - Adjusted to account for restricted fund balance, misc. reimbursements and interdepartmental transfers.

General Fund

The General Fund is the City of South Jordan's primary operating fund. It accounts for all financial resources of the general government except for those required to be accounted for in other funds. The services provided by General Fund departments are primarily paid for through property and sales taxes.

Office of the City Manager

Executive
South Jordan's form of government is called Manager by Ordinance. By State Statute, and by City Ordinance, the City has elected to have a Legislative Branch that is made up of a six member city council, one of which is the mayor. Under this form of government, all Administrative duties are vested in the City Manager. The Executive Department Budget is the title of the City Manager's Budget.

Finance
The Finance division provides useful, timely and reliable financial information and support to City Staff, Management, Council, Citizens and external parties. This includes accounts payable, accounts receivable, reporting all financial transactions for the City and producing the City's Annual Financial Report (CAFR). Additionally, the Finance division provides budget and financial support for the City's Redevelopment Agency (RDA) and the Municipal Building Authority (MBA).

City Commerce
The City Commerce & Sustainability division coordinates and promotes the implementation of economic development and growth through long-term strategic planning and resource allocation. It also establishes and maintains cooperative-working relationships with other organizations at all levels and in a variety of locations. Business Licenses are also handled by the City Commerce & Sustainability division.

City Recorder
The City Recorder's Office is responsible for maintaining all City records and files through an electronic filing system. The recorder's office also manages all municipal elections, GRAMA requests and public meeting agendas, minutes and recordings.

Human Resources
The Human Resources division is the employee-solving hub of the City. Daily functions support managers in recruiting and hiring the most suitable applicants, employee relations, employee payroll, investigations and performance administration. Benefits are evaluated annually and administered for all qualified employees. Federal and State labor laws and Employee Handbook policies are interpreted and applied to ensure City compliance. Communication between employees and managers is often facilitated through Human Resources staff. Supervisor and employee training is created and presented annually to educate, provide resources and minimize City liability.

General Fund

Office of the Assistant City Manager

Office of the Assistant City Manager
The Office of the Assistant City Manager is responsible for management direction and support for all City operations, as well as special projects related to City Code, City-wide policies, and other issues.

Administrative Services

Administrative Services
Administrative Services is responsible for coordinating the City's emergency management efforts and works with all levels of government and various volunteer organizations to assist and protect the residents of South Jordan from the effects of disasters, both natural and man-made. Administrative Services supports the community before, during and after unusual events and major disasters by focusing on mitigation, preparedness, response and recovery activities.

Emergency/Risk Management
Emergency/Risk Management exists to encourage, develop and maintain a safe work place and community. The division is responsible to create an environment that promotes and fosters safe practices by employees that eliminates and/or reduces the potential for accidents to person or property. These efforts include awareness through training and education, adherence to policies and procedures adopted in compliance with State and Federal law and recommendations by the Utah Risk Mutual Management Association and others for best management practices. This also extends to working in the community to promote the general health, safety and welfare of our residents and visitors to our community.

Information Services
Information Services provides all the electronic voice and data communication connectivity for the staff of South Jordan. This service includes all internal communication along with interface to the residents of the City. This division provides and maintains all software programs and data storage including all relative hardware.

Court
The Justice Court Judge exercises authority over matters within the court's jurisdiction and conducts proceedings, hearings and trials. The Justice Court staff supports the administration of justice by handling all public inquiries, maintaining files and permanent records and providing court security and transportation of prisoners.

Communications/Media/Marketing
Communications/Media/Marketing assists elected officials and city staff in developing and implementing messages to the public. The Communications Coordinator serves as the City spokesperson and works with the media in coordinating and delivering interviews and issuing press releases. In addition, the City Communication Coordinator manages and maintains the City's social media sites.

General Fund

Information Center
The Information Center is a centralized group of problem-solvers who assist citizens when they call or visit City Hall. The agents who work in this division take utility payments, accept business license applications and renewals, register participants for recreation programs, fill out work order requests and much more. Agents are also able to redirect citizens to appropriate staff members when additional information or expertise is needed, ensuring they are directed to the best person to address the citizens questions or concerns.

Recreation & Event Programs
The Recreation & Event Programs division provides a variety of youth and adult recreation, community events and education programs.

Gale Center
The Gale Center division provides preservation and education of South Jordan City and local history. Programs include educational lectures and art series, as well as hands-on exhibits and display space for historical museum items, artwork and educational exhibits.

Facilities
The facilities division provides preventative and routine maintenance as well as custodial services to all city owned facilities. They also evaluate facilities utility related equipment to effectively conserve power or natural gas costs.

Seniors
The Senior division provides programs for Seniors at the Community Center. The Community Center also hosts other community programs and meeting space for both public and private events. The Community Center is "home base" for the South Jordan Youth Council.

Parks
The Parks, Trails and Open Space division provides maintenance to over 400 acres of park space which includes 30 parks with maintenance for the following items; playgrounds, restrooms, pavilions, tennis courts, basketball courts, volleyball courts, horseshoes and drinking fountains, along with maintenance of recreational sport fields (baseball/Softball, football).

Development Services

Building
The Building and Safety Division promotes the general health, safety and welfare of South Jordan citizens by effectively administering and enforcing building regulations mandated by City and State governments. We provide professional and accurate understanding of adopted codes and ordinances throughout the residential and commercial building process. Using a proactive approach to educate and request compliance of the Municipal Code in a friendly, fair, and impartial manner, Code Compliance Inspectors assist in maintaining the aesthetic appeal and property values of the City.

General Fund

Engineering
The Engineering Division develops master plans for the storm drain, transportation and culinary water systems within the City. Master plans take into account existing and future needs of the City. The Engineering Division ensures that projects are constructed in accordance with City codes, plans, and other appropriate industry specifications. The Division manages the Capital Improvement Program (CIP) and oversees the designs, bids, and construction of CIP Projects. In addition, the Division addresses traffic concerns and issues within the City of South Jordan.

Planning
The Planning and Zoning Division guides the planned physical development of the city in a manner that preserves the quality of life for South Jordan residents, by ensuring that all new planning programs and development projects comply with the City's adopted General Plan. Advice and technical support is provided to the City Council and Planning Commission regarding the compliance of all development proposals with the City's Land Use and Development Codes. In addition, the Division does analysis and prepares reports pertaining to the development and maintenance of the General Plan, the drafting of new and the amendment of existing land use ordinances and the review of private development projects. The division also provides information to assist residents in understanding the General Plan, Land Use Codes and Development Codes and how they apply to their property or to development project proposals. It is always the Planning and Zoning Division's goal to fulfill the objectives of the General Plan, provide applicants with efficient review of proposed projects and provide South Jordan residents appropriate opportunities to participate in land use and development decisions.

Fire Department
As leaders in fire, rescue, and pre-hospital emergency medicine the South Jordan Fire Department provides innovative, high-quality, and efficient service with unwavering professionalism and reliability. Operating out of three stations, for FY 2019 the fire department is expected to respond to 5,900 calls for service. These calls range from structure fires and emergency medical calls to specialized hazardous materials and technical rescue calls as well as inter-facility transfers between the south Jordan Health Center and the main University of Utah campus in Salt Lake City.

Police Department
The Police Department is fully dedicated to providing an environment of safety, security confidence and well-being for all citizens who reside, conduct business, recreate or travel through or within the community. Police services are rendered with an emphasis on best practices and ongoing officer training in areas such as preservation of human life, crime prevention, criminal investigation and prosecution, traffic management, data collection and maintenance, public education, fiscal prudence and creative problem solving.

General Fund

Animal Control
The Animal Control division is responsible for the safety and well-being of animals of all types. The division is well trained to investigate animal related complaints, enforce relevant laws and ordinances, apprehend unlicensed or stray animals and remove dead or injured animals as needed. They also manage the animal control shelter, where basic care such as food, water and appropriate medical attention are provided to any housed animals as needed.

Public Works

Public Works Admin
Public Works Administration consists of one director, one associate director, and three administrative support positions. Public Works Admin oversees the following division: Streets, Street Lighting, Water, Secondary Water, Storm Water, Sanitation, Recycling, Parks Maintenance, and Fleet Management.

Fleet
The Fleet division is an internal support team providing repair and maintenance for all city vehicles and equipment. Fleet currently maintains and repairs over 190 vehicles and around 130 other miscellaneous pieces of large equipment, as well as numerous small equipment and hand tools. The Fleet division also manages a diesel/gasoline fuel station located in the Public Works maintenance yard.

Cemetery
Every effort is made to maintain the cemetery with the respect deserved of the deceased. Our staff works with funeral directors and the public to ensure the burial portion of the death process is handled professionally and with compassion for each individual's needs.

Street Lighting
The Streetlight division manages and maintains over 5,300 street lights within the City and growing at a rate of approximately 150 additional street lights each year. The Streetlight division employees assist all city departments with electrical installing, changes and repair in City buildings. Additionally, the division coordinates with Rocky Mountain Power to maintain an additional 830 street lights.

Streets
The Streets division maintains roads, sidewalks, street signs, and provides graffiti removal and snow removal. The Streets division services are rendered with an emphasis on best management practices, Federal requirements along with trained personnel in all related areas such as preservation of pedestrian safety, roadway striping, concrete and asphalt preservation programs, equipment maintenance, traffic management, data collection and reporting, and creative problem solving.

General Fund

Office of the City Attorney

Office of the City Attorney

The Office of the City Attorney, under the independent direction of the City Attorney, provides a full scope of in-house legal counsel services including general counsel and transactional advice, risk management, litigation, representation, outside counsel oversight, criminal prosecution, government relations, and legislative representation services to the City Corporations, the City Council, the City administration, and the City's affiliated entities and personnel. The Office provides services to and on behalf of the City of South Jordan, a Utah municipal corporations; it does not represent or provide legal services to individual citizens or businesses.

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Office of the City Manager			
Executive			
Wages and Benefits	1,297,582	0	1,297,582
Materials and Supplies	83,846	0	83,846
Operating Expenditures	241,462	0	241,462
Total Executive	**1,622,890**	**0**	**1,622,890**
Human Resources			
Wages and Benefits	466,686	0	466,686
Materials and Supplies	38,938	(956)	37,982
Operating Expenditures	97,161	12,694	109,855
Total Human Resources	**602,785**	**11,738**	**614,523**
*$11,738 approved additional funding that didn't get included in original budget.			
Finance			
Wages and Benefits	1,901,547	0	1,901,547
Materials and Supplies	265,175	0	265,175
Operating Expenditures	268,825	27,412	296,237
Total Finance	**2,435,547**	**27,412**	**2,462,959**
*$27,412 for SAA Legal Fees			
City Commerce & Sustainability			
Wages and Benefits	278,612	0	278,612
Materials and Supplies	14,210	0	14,210
Other Expenditures	6,390	0	6,390
Total City Commerce & Sustainability	**299,212**	**0**	**299,212**
Recorder			
Wages and Benefits	235,128	0	235,128
Materials and Supplies	31,050	0	31,050
Operating Expenditures	184,480	0	184,480
Total Recorder	**450,658**	**0**	**450,658**

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Office of the Assistant City Manager			
Office of the Assistant City Manager			
Wages and Benefits	0	0	0
Materials and Supplies	17,963	0	17,963
Operating Expenditures	187,974	0	187,974
Total Office of the Assistant City Manager	**205,937**	**0**	**205,937**
Administrative Services			
Administrative Services			
Wages and Benefits	374,576	68,980	443,556
Materials and Supplies	8,800	0	8,800
Operating Expenditures	64,775	0	64,775
Total Administrative Services	**448,151**	**68,980**	**517,131**
*Associate Director position transferred from Fitness Center.			
Emergency & Risk Management			
Wages and Benefits	224,043	0	224,043
Materials and Supplies	8,600	0	8,600
Operating Expenditures	599,346	0	599,346
Total Emergency & Risk Management	**831,989**	**0**	**831,989**
Communications/Media/Marketing			
Wages and Benefits	268,976	0	268,976
Materials and Supplies	75,106	0	75,106
Other Expenditures	36,500	0	36,500
Total Communications/Media/Marketing	**380,582**	**0**	**380,582**
Information Services			
Wages and Benefits	1,059,921	0	1,059,921
Materials and Supplies	19,540	0	19,540
Operating Expenditures	645,178	0	645,178
Total Information Services	**1,724,639**	**0**	**1,724,639**

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Court			
Wages and Benefits	509,398	0	509,398
Materials and Supplies	17,559	0	17,559
Operating Expenditures	140,011	0	140,011
Total Court	**666,968**	**0**	**666,968**
Information Center			
Wages and Benefits	391,481	0	391,481
Materials and Supplies	37,375	0	37,375
Operating Expenditures	1,600	0	1,600
Total Information Center	**430,456**	**0**	**430,456**
Recreation & Event Programs			
Wages and Benefits	551,757	128,383	680,140
Materials and Supplies	12,115	0	12,115
Operating Expenditures	280,610	359,327	639,937
Total Recreation & Event Programs	**844,482**	**487,710**	**1,332,192**
*Recreation staff and Recreation Programs transferred from Fitness Center. $50,627 assigned FB for Arts Council.			
Gale Center			
Wages and Benefits	0	0	0
Materials and Supplies	4,220	0	4,220
Operating Expenditures	38,462	0	38,462
Total Gale Center	**42,682**	**0**	**42,682**
Facilities			
Wages and Benefits	834,606	54,130	888,736
Materials and Supplies	154,726	0	154,726
Operating Expenditures	409,165	0	409,165
Total Facilities	**1,398,497**	**54,130**	**1,452,627**
*Custodian position transferred from Fitness Center.			

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Seniors			
Wages and Benefits	245,930	0	245,930
Materials and Supplies	10,050	1,000	11,050
Operating Expenditures	48,510	0	48,510
Total Seniors	**304,490**	**1,000**	**305,490**
*Additional funding for Senior Programs.			
Parks			
Wages and Benefits	1,806,631	0	1,806,631
Materials and Supplies	211,431	(18,568)	192,863
Operating Expenditures	713,375	0	713,375
Total Parks	**2,731,437**	**(18,568)**	**2,712,869**
*Transfer to Streets for portion of stump grinder and trailer.			
Development Services			
Building			
Wages and Benefits	1,433,184	0	1,433,184
Materials and Supplies	21,930	0	21,930
Operating Expenditures	165,360	0	165,360
Total Building	**1,620,474**	**0**	**1,620,474**
Planning			
Wages and Benefits	787,390	0	787,390
Materials and Supplies	18,218	0	18,218
Operating Expenditures	21,664	0	21,664
Total Planning	**827,272**	**0**	**827,272**
Engineering			
Wages and Benefits	2,183,071	0	2,183,071
Materials and Supplies	41,500	0	41,500
Operating Expenditures	156,550	31,681	188,231
Total Engineering	**2,381,121**	**31,681**	**2,412,802**
*Additional funding for traffic committee and $3,681 for traffic signal reimbursements.			

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Fire Services			
Fire			
Wages and Benefits	7,243,908	13,620	7,257,528
Materials and Supplies	107,525	13,658	121,183
Operating Expenditures	413,000	0	413,000
Total Fire	**7,764,433**	**27,278**	**7,791,711**
*EMS standby reimbursements and $13,658 for SHSP grant reimbursements.			
Police Services			
Police			
Wages and Benefits	8,49,878	3,854	8,423,732
Materials and Supplies	153,401	23,676	177,077
Operating Expenditures	523,947	264,132	788,079
Total Police	**9,097,226**	**291,662**	**9,388,888**
*JAG, SHSP grant and DUI OT reimbursements. $264,132 liquor allotment and forfeiture carryover.			
Animal Control			
Wages and Benefits	223,635	0	223,635
Materials and Supplies	6,432	0	6,432
Operating Expenditures	13,036	0	13,036
Total Animal Control	**243,103**	**0**	**243,103**
Public Works			
Public Works Admin			
Wages and Benefits	720,620	0	720,620
Materials and Supplies	18,620	0	18,620
Operating Expenditures	35,342	0	35,342
Total Public Works Admin	**774,582**	**0**	**774,582**

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Fleet			
Wages and Benefits	502,725	0	502,725
Materials and Supplies	23,750	0	23,750
Operating Expenditures	2,095,090	(1,328,210)	766,880
Total Fleet	**2,621,565**	**(1,328,210)**	**1,293,355**
*Transferred Capital Lease payments to Capital Equipment.			
Cemetery			
Wages and Benefits	245,465	0	245,465
Materials and Supplies	34,807	0	34,807
Operating Expenditures	24,320	0	24,320
Total Cemetery	**304,592**	**0**	**304,592**
Streetlighting			
Wages and Benefits	255,872	0	255,872
Materials and Supplies	62,325	0	62,325
Operating Expenditures	47,194	0	47,194
Total Streetlighting	**365,391**	**0**	**365,391**
Streets			
Wages and Benefits	1,260,749	0	1,260,749
Materials and Supplies	63,948	32,350	96,298
Operating Expenditures	269,398	3,018	272,416
Total Streets	**1,594,095**	**35,368**	**1,629,463**
*Additional funding for stump grinder and trailer.			
Class C Road Funds			
Wages and Benefits	0	0	0
Materials and Supplies	0	0	0
Operating Expenditures	2,758,706	57,445	2,816,151
Total Class C Road Funds	**2,758,706**	**57,446**	**2,816,151**
*Additional funding for sidewalk inspection machine			

General Fund, All Departments

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Office of the City Attorney			
Office of the City Attorney			
Wages and Benefits	1,002,553	0	1,002,553
Materials and Supplies	36,691	0	36,691
Other Expenditures	174,530	20,000	194,530
Office of the City Attorney	**1,213,774**	**20,000**	**1,233,774**
*Additional funding for Lobbyist.			
Total General Fund All Departments	**46,987,736**	**(232,374)**	**46,755,362**

Special Revenue Fund

South Jordan's special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. South Jordan currently maintains six special revenue funds.

Redevelopment Agency (RDA)
The Redevelopment Agency of South Jordan exists to improve blighted areas within the City and encourage economic development. The Redevelopment Agency works with City staff to maintain RDA, CDA and EDA projects and areas.

RDA Housing
RDA Housing invests obligatory funds towards improving housing within the City. Housing funds can be used for a variety of purposes, including (but not limited to): infrastructure, affordable housing projects, senior housing, interest rate buy-downs, and contributions to the Olene Walker housing fund.

CDA
The CDA fund includes projects #12 Commerce Park, #13 South Station and #14 Tim Dahle Nissan. It is part of the general RDA efforts of the City.

Community Development Block Grant (CDBG)
The City administers Community Development Block Grant (CDBG) Funds received from the U.S. Department of Housing and Urban Development (HUD). With the population reported by the 2010 Census, the City became eligible to receive CDBG funds directly from HUD. Annual funds received are determined by a formula which accounts for such things as total population, growth and poverty.

Storm Water
The Storm Water division is responsible for the maintenance, cleaning and inspection of storm water infrastructure within the City to ensure that it is working properly during storm events to mitigate flooding and any subsequent damage. This includes street sweeping which prevents debris from entering the storm drain system thus hindering it from functioning properly. The Storm Water division is also responsible for maintaining compliance with Federal and State permits. Some of the activities to maintain compliance include public education and outreach programs, location, investigation and eliminating illegal discharges into the storm drain system, monitoring and enforcing runoff and erosion control processes concerning construction activities and minimizing adverse impacts on storm water quality after construction.

Fitness Center
The Fitness and Aquatics Center provides daily fitness, aquatic and recreational programs for youth and adults. Fitness classes range from personal training to group classes at all levels. Aquatic programs include swimming lessons, water fitness, merit badge classes, leisure swim and pre-comp swim team. A variety of year round recreation programs are also available for youth and adults.

Special Revenue, Redevelopment Agency

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Project #1 Towers Increment	$415,000	$0	$415,000
Project #2 Harmons	350,000	0	350,000
Project #5 South Jordan Parkway Increment	0	0	0
Project #6 South I-15 Frontage	400,000	0	400,000
Project #7 North Jordan Gateway Increment	550,000	0	550,000
Project #8 South Towne Center Increment	240,000	0	240,000
Project #10 South Bangerter	1,400,000	0	1,400,000
Project #11 Merit Medical	900,000	0	900,000
Admin. Fee - CDA	120,000	0	120,000
Total Revenues	**4,375,000**	**0**	**4,375,000**
Transfer From Other Funds			
Use of Fund Balance	1,378,968	0	1,378,968
Total Trans From Other Funds	**1,378,968**	**0**	**1,378,968**
Total Revenues and Transfers	**5,753,968**	**0**	**5,753,968**
Operating Expenditures			
Materials and Supplies	79,075	0	79,075
Operating Expenditures	450,273	0	450,273
Debt Service	793,950	0	793,950
Trustee Fees	1,813	0	1,813
Total Operating Expenditures	**1,325,111**	**0**	**1,325,111**
Project Expenditures			
Tax Increment Commitments	1,600,000	0	1,600,000
Total Project Expenditures	**1,600,000**	**0**	**1,600,000**

Special Revenue, Redevelopment Agency

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Transfers Out			
Transfer to General Debt Service Fund	768,325	0	768,325
Transfer to CDA	125,000	0	125,000
Transfer to Debt Service SID	1,214,000	0	1,214,000
Transfer to CIP General	0	0	0
Transfer to MBA	721,513	0	721,513
Transfer to General Fund	19	0	19
Contribution to Fund Balance	0	0	0
Total Transfers Out	**2,828,857**	**0**	**2,828,857**
Total Expenditures	**5,753,968**	**0**	**5,753,968**

Notes to Redevelopment Agency Fund

No changes.

Special Revenue, RDA Housing

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Housing Revenue	$950,000	$0	$950,000
Total Revenues	**950,000**	**0**	**950,000**
Transfer From Other Funds			
Use of Fund Balance	0	0	0
Total Trans From Other Funds	**0**	**0**	**0**
Total Revenues and Transfers	**950,000**	**0**	**950,000**
Operating Expenditures			
Debt Service	301,154	0	301,154
Trustee Fees	187	0	187
Total Operating Expenditures	**301,341**	**0**	**301,341**
Project Expenditures			
Housing Program	0	0	0
Total Project Expenditures	**0**	**0**	**0**
Transfers Out			
Contribution to Fund Balance	648,659	0	648,659
Total Transfers Out	**648,659**	**0**	**648,659**
Total Expenditures	**950,000**	**0**	**950,000**

Notes to Redevelopment Housing Fund

No changes.

Special Revenue, CDA

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Project#12 Commerce Park	$5,500,000	$0	$5,500,000
Project#13 South Station	1,200,000	0	1,200,000
Total Revenues	**6,700,000**	**0**	**6,700,000**
Transfer From Other Funds			
Transfer from RDA	125,000	0	125,000
Use of Fund Balance	420,000	0	420,000
Total Trans From Other Funds	**545,000**	**0**	**545,000**
Total Revenues and Transfers	**7,245,000**	**0**	**7,245,000**
Operating Expenditures			
Operating Expenditures	120,000	0	120,000
Infrastructure Maintenance	1,200,000	(300,000)	900,000
Total Operating Expenditures	**1,320,000**	**(300,000)**	**1,020,000**
Project Expenditures			
Tax Increment Commitments	5,925,000	0	5,925,000
Capital Reserve	0	0	0
Total Project Expenditures	**5,925,000**	**0**	**5,925,000**
Transfers Out			
Transfer to Capital Equipment	0	300,000	300,000
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**300,000**	**300,000**
Total Expenditures	**7,245,000**	**0**	**7,245,000**

Notes to CDA Fund

*Transfer to Capital Equipment for approved Fleet Vehicles.

Special Revenue, CDBG

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
CDBG Grant	$228,033	$13,284	$241,317
Total Revenues	**228,033**	**13,284**	**241,317**
Transfer From Other Funds			
Use of Fund Balance	0	0	0
Total Trans From Other Funds	**0**	**0**	**0**
Total Revenues and Transfers	**228,033**	**7,230**	**235,263**
Operating Expenditures			
Wages and Benefits	8,924	3,841	12,765
Public Facilities	150,033	8,230	158,263
The Road Home	5,000	1,000	6,000
South Valley Sanctuary	4,500	1,500	6,000
Legal Aid Society of Utah	3,000	0	3,000
Salt Lake Community Action Program	0	0	0
Community Health Clinic	0	9,054	9,054
Inn Between	8,500	(3,500)	5,000
Utah Community Action Copperview	2,500	2,000	4,500
Roseman University Health Clinic	3,500	(3,500)	0
Utah Community Action Case Management	7,000	(1,500)	5,500
Administrative Charges	35,076	(3,841)	31,235
Total Operating Expenditures	**228,033**	**13,284**	**241,317**
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**0**	**0**
Total Expenditures	**228,033**	**13,284**	**241,317**

Notes to CDBG Fund

*Adjusted to reflect actual 2020 allocation.

Special Revenue, Storm Water

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Storm Water Fees	$2,119,500	$0	$2,119,500
Investment Earnings	36,000	0	36,000
Other Miscellaneous	750	2,240	2,900
Total Revenues	**2,156,250**	**2,240**	**2,158,490**
Transfer From Other Funds			
Use of Fund Balance	0	1,011,102	1,011,102
Total Trans From Other Funds	**0**	**1,011,102**	**1,011,102**
Total Revenues and Transfers	**2,156,250**	**1,013,342**	**3,169,592**
Operating Expenditures			
Employee Wages and Benefits	964,946	13,740	978,686
Materials and Supplies	82,800	2,240	85,040
Operating Expenditures	568,531	0	568,531
Total Operating Expenditures	**1,616,277**	**15,980**	**1,632,257**
Project Expenditures			
Capital Expenditures	70,000	76,102	146,102
Total Project Expenditures	**70,000**	**76,102**	**146,102**
Transfers Out			
Transfer to General Fund	2,941	0	2,941
Transfer to General CIP	437,500	760,000	1,197,500
Transfer to Water CIP	0	175,000	175,000
Contribution to Fund Balance	29,532	(13,740)	15,792
Total Transfers Out	**469,973**	**921,260**	**1,391,233**
Total Expenditures	**2,156,250**	**1,013,342**	**3,169,592**

Notes to Storm Drain Fund

*Adjusted to account for projects carried over from previous year.
$760,000 transferred to General CIP for Millerton and Chavez Drive.
$175,000 transferred to Water CIP for Canal Culvert reconstruction.

Special Revenue, Fitness Center

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Membership Revenues	$585,000	$0	$585,000
Day Pass Revenues	240,000	0	240,000
Silver Sneakers	60,000	0	60,000
Silver & Fit	20,000	0	20,000
Day Care	15,000	0	15,000
Aquatic Programs	50,000	0	50,000
Adult Programs	9,500	0	9,500
Recreation Revenue	480,000	(326,400)	153,600
Camp Programs	102,000	0	102,000
Concessions Revenue	35,000	(35,000)	0
Vending Revenues	25,000	0	25,000
Pro Shop	4,000	0	4,000
Outside Organizations	30,000	(30,000)	0
Room Rental	40,000	0	40,000
SoJo Marathon Revenue	30,000	(30,000)	0
Other Miscellaneous	14,000	(14,000)	0
Total Revenues	**1,739,500**	**(435,400)**	**1,304,100**
Transfer From Other Funds			
Use of Fund Balance	107,245	0	107,245
Total Trans From Other Funds	**107,245**	**0**	**107,245**
Total Revenues and Transfers	**1,846,745**	**(435,400)**	**1,411,345**
Operating Expenditures			
Employee Wages and Benefits	974,618	(251,493)	723,125
Materials and Supplies	438,750	(224,400)	214,350
Operating Expenditures	432,428	(79,800)	352,628
Total Operating Expenditures	**1,845,796**	**(555,693)**	**1,290,103**

Special Revenue, Fitness Center

	Adopted Budget FY 18-19	Jul-Dec Adjustments	Amended Budget FY 18-19
Project Expenditures			
Capital Replacement Reserve	0	0	0
Capital Expenditures	0	0	0
Total Project Expenditures	**0**	**0**	**0**
Transfers Out			
Transfer to Risk Management	949	0	949
Contribution to Fund Balance	0	120,293	120,293
Total Transfers Out	**949**	**120,293**	**121,242**
Total Expenditures	**1,846,745**	**(435,400)**	**1,411,345**

Notes to Fitness Center Fund

*Moved Recreation Programs and staff to General Fund.

Enterpise Fund

South Jordan's enterprise funds function and operate much like a private business and charge fees to users that cover most or all of the costs. South Jordan currently maintains five enterprise funds.

Water
The Water division provides safe and high quality water with sufficient pressure, and at proper flows that exceed state standards. This is accomplished through compliance, state standards sampling, system upgrades, quick response to resident concerns and system failures, and continuous monitoring of tanks and delivery points.

Water CIP
This fund is used to account for the construction of major water infrastructure projects within the city.

Secondary Water
The Secondary Water division manages the delivery of irrigation water to 3,500 South Jordan residential properties via a gravity and pumped distribution system.

Sanitation
The Sanitation division administers and manages a number of solid waste and refuse services. The City contracts with Ace Recycling & Disposal for residential curbside garbage pickup. The Sanitation division provides residences with 96-gallon containers for both garbage services and is responsible for the delivery and repair of the 21,000 containers.

Recycling
The Recycling division administers and manages curbside recycle pickup and additional recycle services. The City maintains 17,000 residential co-mingle recycling cans in the field.

Mulligans
Mulligans offers golfing and entertainment opportunities for the entire family including 2 nine hole executive courses, driving range with 32 covered and heated hitting stations, 36 holes of miniature golf and 8 batting cages with softball and baseball. The facility also hosts a snack bar, pro shop and PGA golf instruction for all golfers including a comprehensive junior golf program.

Enterprise Fund, Water

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Water Sales - Base Rate	$7,359,152	$0	$7,359,152
Water Sales - Consumption	10,840,848	0	10,840,848
Finance Charges	204,000	0	204,000
Investment Earnings	200,000	0	200,000
Grants/Donations	0	6,551	6,551
Water Meter Sets	250,000	0	250,000
Hydrant Meter Rental Income	50,000	0	50,000
Commercial/Landscape Meters	15,000	0	15,000
Sale of Capital Assets	2,700	0	2,700
Total Revenues	**18,921,700**	**6,551**	**18,928,251**
Transfer From Other Funds			
Transfer from Water Impact Fees	2,480,225	0	2,480,225
Use of Fund Balance	4,691,884	480,000	5,171,884
Total Trans From Other Funds	**7,172,109**	**480,000**	**7,652,109**
Total Revenues and Transfers	**26,093,809**	**486,551**	**26,580,360**
Operating Expenditures			
Employee Wages and Benefits	1,521,137	0	1,521,137
Materials and Supplies	96,342	0	96,342
Operating Expenditures	11,676,594	136,551	11,813,145
Principal on Bonds	2,785,000	0	2,785,000
Bond Interest Payment	602,954	0	602,954
Trustee Fees	3,000	0	3,000
Arbitrage Compliance	3,325	0	3,325
Total Operating Expenditures	**16,688,352**	**136,551**	**16,824,903**
Transfers Out			
Transfer to Risk Management	2,957	0	2,957
Transfer to Water CIP General	9,215,000	350,000	9,565,000
Transfer to General CIP	187,500	0	187,500
Total Transfers Out	**9,405,457**	**350,000**	**9,755,457**
Total Expenditures	**26,093,809**	**486,551**	**26,580,360**

Notes to Water Fund

*Adjusted to account for equipment carried over from previous fiscal year.
$350,000 transferred to Water CIP for Canal Culvert reconstruction.

Enterprise Fund, Water CIP

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Water Impact Fees	$1,200,000	$0	$1,200,000
Investment Earnings	0	0	0
Other Revenue	0	0	0
Total Revenues	**1,200,000**	**0**	**1,200,000**
Transfer From Other Funds			
Transfer from Water Operations	9,215,000	350,000	9,565,000
Transfer from Secondary Water	715,000	175,000	890,000
Transfer from General CIP	0	1,600,000	1,600,000
Transfer from Storm Water	0	175,000	175,000
Water Impact Fee Fund Balance	2,480,225	0	2,480,225
Use of Fund Balance	0	7,479,363	7,479,363
Total Trans From Other Funds	**12,410,225**	**9,779,363**	**22,189,588**
Total Revenues and Transfers	**13,610,225**	**9,779,363**	**23,389,588**
Project Expenditures			
Water Projects	9,215,000	8,608,891	17,823,891
Secondary Water Projects	715,000	1,170,472	1,885,472
Total Project Expenditures	**9,930,000**	**9,779,363**	**19,709,363**
Transfers Out			
Transfer to Water Operations	2,480,225	0	2,480,225
Contribution to Fund Balance	1,200,000	0	1,200,000
Total Transfers Out	**3,680,225**	**0**	**3,680,225**
Total Expenditures	**13,610,225**	**9,779,363**	**23,389,588**

Notes to Water CIP Fund

*Adjusted to account for projects carried over from previous fiscal year.
$350,000 transferred from Water Operations for Canal Culvert reconstruction.
$175,000 transferred from Secondary Water for Canal Culvert reconstruction.
$175,000 transferred from Storm Water for Canal Culvert reconstruction.
$1,600,000 transferred from General CIP for Water Reuse Project.

Enterprise Fund, Secondary Water

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Irrigation Water Sales	$740,000	$0	$740,000
Other Miscellaneous	0	0	0
Total Revenues	**740,000**	**0**	**740,000**
Transfer From Other Funds			
Use of Fund Balance	833,862	175,000	1,008,862
Total Trans From Other Funds	**833,862**	**175,000**	**1,008,862**
Total Revenues and Transfers	**1,573,862**	**175,000**	**1,748,862**
Operating Expenditures			
Employee Wages and Benefits	289,676	0	289,676
Materials and Supplies	17,295	0	17,295
Operating Expenditures	550,680	0	550,680
Total Operating Expenditures	**857,651**	**0**	**857,651**
Transfers Out			
Transfer to Risk Management	1,211	0	1,211
Transfer to Water CIP	715,000	175,000	890,000
Contribution to Fund Balance	0	0	0
Total Transfers Out	**716,211**	**175,000**	**891,211**
Total Expenditures	**1,573,862**	**175,000**	**1,748,862**

Notes to Secondary Water Fund

*$175,000 Transferred to Water CIP for Canal Culvert reconstruction.

Enterprise Fund, Sanitation

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Garbage Fees	$2,553,714	$0	$2,553,714
Neighborhood Cleanup	35,000	0	35,000
Special Service Pickup	1,200	0	1,200
Investment Earnings	24,000	0	24,000
Total Revenues	**2,613,914**	**0**	**2,613,914**
Transfer From Other Funds			
Use of Fund Balance	133,017	0	133,017
Total Trans From Other Funds	**133,017**	**0**	**133,017**
Total Revenues and Transfers	**2,746,931**	**0**	**2,746,931**
Operating Expenditures			
Employee Wages and Benefits	316,285	0	316,285
Materials and Supplies	100,000	0	100,000
Operating Expenditures	2,142,874	0	2,142,874
Total Operating Expenditures	**2,559,159**	**0**	**2,559,159**
Transfers Out			
Transfer to Risk Management	272	0	272
Transfer to General CIP	187,500	0	187,500
Contribution to Fund Balance	0	0	0
Total Transfers Out	**187,772**	**0**	**187,772**
Total Expenditures	**2,746,931**	**0**	**2,746,931**

Notes to Sanitation Fund

No changes.

Enterprise Fund, Recycling

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Garbage Fees	$953,138	$0	$953,138
Total Revenues	**953,138**	**0**	**953,138**
Transfer From Other Funds			
Use of Fund Balance	358,674	0	358,674
Total Trans From Other Funds	**358,674**	**0**	**358,674**
Total Revenues and Transfers	**1,311,812**	**0**	**1,311,812**
Operating Expenditures			
Materials and Supplies	70,000	0	70,000
Operating Expenditures	1,241,812	0	1,241,812
Total Operating Expenditures	**1,311,812**	**0**	**1,311,812**
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**0**	**0**
Total Expenditures	**1,311,812**	**0**	**1,311,812**

Notes to Recycling Fund

No changes.

Enterprise Fund, Mulligans

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Instructor Fees	$51,000	$0	$51,000
Driving Range	350,000	0	350,000
Greens Fees	196,000	0	196,000
Miniature Golf	365,000	0	365,000
Golf Cart Rental	76,000	0	76,000
Batting Cages	152,000	0	152,000
Food & Beverages	55,000	0	55,000
Pro Shop	41,000	0	41,000
Rental Revenue	15,000	0	15,000
Total Revenues	**1,301,000**	**0**	**1,301,000**
Transfer From Other Funds			
Use of Fund Balance	0	76,599	76,599
Total Trans From Other Funds	**0**	**76,599**	**76,599**
Total Revenues and Transfers	**1,301,000**	**76,599**	**1,377,599**
Operating Expenditures			
Employee Wages and Benefits	499,827	0	499,827
Materials and Supplies	54,900	0	54,900
Operating Expenditures	375,021	0	375,021
Capital Expenditures	195,000	76,599	271,599
Debt Expenditures	0	0	0
Total Operating Expenditures	**1,124,748**	**76,599**	**1,201,347**
Transfers Out			
Transfer to Risk Management	469	0	469
Contribution to Fund Balance	175,783	0	175,783
Total Transfers Out	**176,252**	**0**	**176,252**
Total Expenditures	**1,301,000**	**76,599**	**1,377,599**

Notes to Mulligans Fund

*Adjusted to account for projects carried over from previous fiscal year.

Debt Service Fund

The City maintains three separate debt service funds. All debt service payments made by the City in relation to Governmental funds are accounted for in one of these three funds. Debt service payments related to enterprise functions are paid from those individual funds.

General Debt Service
The General Debt Service Fund is used to account for the accumulation of resources and for the disbursement of debt service payments for all debt not tracked in any other fund. Transfers to the General Debt Service Fund are made from other city funds. Regular payments are then made to the City's creditors according to the requirements of each individual debt.

SID Debt Service
The City administers one special improvement district, Riverfront Corporate Center. This district was established to assist with the construction of infrastructure assets in the district. Assessments for this area are collected annually from property owners in this area. These funds are then used to pay the bondholders.

Municipal Building Authority
The South Jordan Municipal Building Authority is a legal entity separate from the City and is reported by the City as a blended component unit. South Jordan MBA issued bonds in 2002 for the construction of the City's Fitness and Aquatic Center. Annual lease payments, shown as transfers, are made to the South Jordan MBA from which the bond payments are made.

Debt Service, General Debt Service

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Investment Earnings	$6,500	$0	$6,500
Reimbursement-Boyer/Tenfold Construction	0	0	0
Total Revenues	**6,500**	**0**	**6,500**
Transfer From Other Funds			
Transfer from General Fund	1,384,638	0	1,384,638
Transfer from Road Impact Fees	150,437	0	150,437
Transfer from Fire Impact Fee	151,159	0	151,159
Transfer from Police Impact Fees	208,055	0	208,055
Transfer from RDA	768,325	0	768,325
Use of Fund Balance	0	0	0
Total Trans From Other Funds	**2,662,614**	**0**	**2,662,614**
Total Revenues and Transfers	**2,669,114**	**0**	**2,669,114**
Operating Expenditures			
Principal on Long-Term Debt	1,559,964	(11,738)	1,548,226
Interest on Long-Term Debt	1,098,750	0	1,098,750
Trustee Fees	6,500	0	6,500
Arbitrage Compliance	3,900	0	3,900
Total Operating Expenditures	**2,669,114**	**(11,738)**	**2,657,376**
Transfers Out			
Transfer to General Fund	0	11,738	11,738
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**11,738**	**11,738**
Total Expenditures	**2,669,114**	**0**	**2,669,114**

Notes to Debt Service Fund

*$11,738 approved additional funding that didn't get included in original budget.

Debt Service, SID Bond

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Special Assessments	$2,153,675	$0	$2,153,675
Investment Earnings	1,750	0	1,750
Total Revenues	**2,155,425**	**0**	**2,155,425**
Transfer From Other Funds			
Transfer from RDA	1,214,000	0	1,214,000
Use of Fund Balance	0	27,412	27,412
Total Trans From Other Funds	**1,214,000**	**27,412**	**1,241,412**
Total Revenues and Transfers	**3,369,425**	**27,412**	**3,396,837**
Operating Expenditures			
Principal on Bonds	1,895,000	0	1,895,000
Bond Interest Payment	1,472,675	0	1,472,675
Trustee Fees	1,750	0	1,750
Total Operating Expenditures	**3,369,425**	**0**	**3,369,425**
Transfers Out			
Transfer to General Fund	0	27,412	27,412
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**27,412**	**27,412**
Total Expenditures	**3,369,425**	**27,412**	**3,396,837**

Notes to SID Bond Debt Service Fund

*$27,412 transferred to Finance for SAA legal fees.

Debt Service, MBA

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Investment Earnings	$1,750	$0	$1,750
Total Revenues	**1,750**	**0**	**1,750**
Transfer From Other Funds			
Transfer from RDA	721,513	0	721,513
Use of Fund Balance	0	0	0
Total Trans From Other Funds	**721,513**	**0**	**721,513**
Total Revenues and Transfers	**723,263**	**0**	**723,263**
Operating Expenditures			
Principal on Bonds	625,000	0	625,000
Bond Interest Payment	96,513	0	96,513
Trustee Fees	1,750	0	1,750
Arbitrage Compliance	0	0	0
Total Operating Expenditures	**723,263**	**0**	**723,263**
Transfers Out			
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**0**	**0**
Total Expenditures	**723,263**	**0**	**723,263**

Notes to Municipal Building Authority Fund

No Changes.

Capital Projects Fund

Capital Projects funds are used to track the acquisition and construction of major projects as well as large equipment purchases. The City maintains two capital project funds.

Capital Projects
This fund is used to record the receipt of impact fees, transfers from, and other resources of revenue to be used for major capital acquisition and construction projects. The fund is also used to account for the expenditure of funds towards these projects. This fund is split into Infrastructure Maintenance and Operations & Maintenance.

Capital Equipment
This fund is used to track the City's large equipment purchases.

Capital Projects Bond Proceeds
This fund is used to track all proceeds for the 2015 RDA Bond and the 2016 Special Assessment Bond.

Capital Projects, Infrastructure Maintenance

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Road Impact Fees	$550,000	$0	$550,000
Park Impact Fees	720,000	0	720,000
Storm Drain Impact Fees	325,000	0	325,000
Fire Impact Fees	150,000	0	150,000
Police Impact Fees	150,000	0	150,000
Investment Earnings	150,850	0	150,850
Other Donations/Reimbursements	0	773,663	773,663
Miscellaneous Revenue	0	50,634	50,634
Total Revenues	**2,045,850**	**824,297**	**2,870,147**
Transfer From Other Funds			
Transfer from General Fund	537,500	435,456	972,956
Transfer from General CIP Maint	0	21,545	21,545
Transfer from RDA	0	0	0
Transfer from Storm Drain	437,500	760,000	1,197,500
Transfer from Sanitation	187,500	0	187,500
Transfer from Water	187,500	0	187,500
Transfer from Park Impact Fees	2,000,000	0	2,000,000
Park Impact Fee Use of Fund Balance	2,240,000	4,601,828	6,841,828
Storm Drain Impact Fee Use of Fund Balance	0	374,000	374,000
Road Impact Fee Use of Fund Balance	490,437	903,505	1,393,942
Fire Impact Fee Use of Fund Balance	151,159	0	151,159
Police Impact Fee Use of Fund Balance	208,055	0	208,055
Use of Fund Balance	1,999,000	8,671,241	10,670,241
Total Trans From Other Funds	**8,438,651**	**15,767,575**	**24,206,226**
Total Revenues and Transfers	**10,484,501**	**16,591,872**	**27,076,373**

Capital Projects, Infrastructure Maintenance

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Project Expenditures (By Funding Source)			
General Projects	0	167,747	167,747
Street Maintenance Projects	0	0	0
Parks Projects	2,240,000	6,002,665	8,242,665
Transportation Projects	970,000	2,443,445	3,413,445
Facilities Projects	900,000	105,010	1,005,010
Storm Drain Projects	250,000	3,156,451	3,406,451
Streetlight Projects	0	42,555	42,555
Miscellaneous Projects	940,000	0	940,000
Total Project Expenditures	**5,300,000**	**11,917,872**	**17,217,872**
Transfers Out			
Transfer to General Debt Service Fund	509,651	0	509,651
Transfer to General CIP	2,000,000	0	2,000,000
Transfer to Capital Equipment	629,000	2,500,000	3,129,000
Transfer to Water CIP	0	1,600,000	1,600,000
Transfer to General CIP Maintenance	0	200,000	200,000
Transfer to CP Bond Proceeds	0	175,000	175,000
Contribution to Fund Balance	2,045,850	199,000	2,244,850
Total Transfers Out	**5,184,501**	**4,674,000**	**9,858,501**
Total Expenditures	**10,484,501**	**16,591,872**	**27,076,373**

Notes to Capital Projects Fund

*Adjusted to account for projects carried over from previous year and reimbursements received.
$760,000 transfer from Storm Water for Millerton and Chavez Drive.
$200,000 transfer to General CIP for 9800 S Calming.
$2,500,000 transfer to Capital Equipment for future needs.
$1,600,000 transfer to Water CIP for Water Reuse Project.

Capital Projects, Maintenance & Operations

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Other Grants/Donations	$0	$0	$0
Miscellaneous Revenue	0	0	0
Total Revenues	**0**	**0**	**0**
Transfer From Other Funds			
Transfer from General Fund	1,262,500	0	1,262,500
Transfer from Road Impact Fee	0	0	0
Transfer from General CIP	0	200,000	200,000
Use of Fund Balance	0	1,656,567	1,656,567
Total Trans From Other Funds	**1,262,500**	**1,856,567**	**3,119,067**
Total Revenues and Transfers	**1,262,500**	**1,856,567**	**3,119,067**
Project Expenditures (By Funding Source)			
Transportation Projects	1,058,000	484,505	1,542,505
Streets Maintenance Projects	0	0	0
Parks Projects	0	1,081,000	1,081,000
Facilities Projects	204,500	119,517	324,017
Fire Projects	0	150,000	150,000
Total Project Expenditures	**1,262,500**	**1,835,022**	**3,097,522**
Transfers Out			
Transfer to General CIP Infrastructure	0	21,545	21,545
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**21,545**	**21,545**
Total Expenditures	**1,262,500**	**1,856,567**	**3,119,067**

Notes to Capital Projects Fund

*Adjusted to account for projects carried over from previous year.
$200,000 transfer from General CIP for 9800 S Calming.

Capital Projects, Capital Equipment

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Investment Earnings	$0	$0	$0
Other Miscellaneous	0	0	0
Total Revenues	**0**	**0**	**0**
Transfer From Other Funds			
Transfer from General Fund	0	1,328,210	1,328,210
Transfer from General CIP	629,000	2,500,000	3,129,000
Transfer from CDA	0	300,000	300,000
Use of Fund Balance	0	1,405,173	1,405,173
Total Trans From Other Funds	**629,000**	**5,533,383**	**6,162,383**
Total Revenues and Transfers	**629,000**	**5,533,383**	**6,162,383**
Project Expenditures			
Computer Software & Equipment	0	1,143,624	1,143,624
Fire Equipment	0	95,049	95,049
Fleet Equipment	629,000	1,794,710	2,423,710
Sanitation Equipment	0	0	0
Police Equipment	0	0	0
Total Project Expenditures	**629,000**	**3,033,383**	**3,662,383**
Transfers Out			
Contribution to Fund Balance	0	2,500,000	2,500,000
Total Transfers Out	**0**	**2,500,000**	**2,500,000**
Total Expenditures	**629,000**	**5,533,383**	**6,162,383**

Notes to Capital Equipment Fund

*Adjusted to account for equipment carried over from previous fiscal year.
$1,328,210 transfer from Fleet for Capital Lease payments.
$300,000 transfer from CDA for approved vehicles.
$2,500,000 transfer from General CIP for future needs.

Capital Projects, Capital Projects Bond

	Adopted Budget FY 19-20	Jul-Dec Adjustments	Amended Budget FY 19-20
Revenues			
Interest Income	$0	$0	$0
Bond Proceeds	0	14,262,536	14,262,536
Bond Premium	0	0	0
Total Revenues	**0**	**14,262,536**	**14,262,536**
Transfer From Other Funds			
Transfer from General Fund	0	35,000	35,000
Transfer from General CIP	0	175,000	175,000
Use of Fund Balance	0	956,146	956,146
Total Trans From Other Funds	**0**	**1,166,146**	**1,166,146**
Total Revenues and Transfers	**0**	**15,428,682**	**15,428,682**
Operating Expenditures			
2016 SSA Project Area Infrastructure	0	0	0
Parking Structure	0	0	0
City Hall Annex/Remodel	0	1,166,146	1,166,146
Road Betterments	0	0	0
Fire Station 64	0	14,262,536	14,262,536
Total Operating Expenditures	**0**	**15,428,682**	**15,428,682**
Transfers Out			
Transfer to Water General CIP	0	0	0
Contribution to Fund Balance	0	0	0
Total Transfers Out	**0**	**0**	**0**
Total Expenditures	**0**	**15,428,682**	**15,428,682**

Notes to Capital Equipment Fund

*Adjusted to account for projects carried over from previous fiscal year and bond proceeds.
$35,000 transfer from General Fund for PS Building Plaza furniture.

Fee Schedule Changes

DESCRIPTION	FY 2019-2020	
Development Services Fees		
Site Plan Amendment Review	$1,352	
Development Agreement Amendment	$1,143	
Small Wireless Facility - Application Fee	$100	
Small Wireless Freestanding Installation - Application Fee	$250	
Traffic Control Fee (Encroachment Permit)	$50	per day
Facility Rental Fees		
City Hall		
Security Deposit (Council Chambers)	$250	Refundable if no damage and nothing missing
Council Chambers	$150	per hour
Public Safety Building		
Security Deposit (Oquirrh/Wasatch Room)	$250	Refundable if no damage and nothing missing
Oquirrh/Wasatch Room	$150	per hour
Fire Station Community Rooms		
Resident		
Weekdays 8am-5pm (min 2hrs)	$25	per hour
Weedays after 5pm (min 2 hrs)	$45	per hour
Saturdays (min 2 hrs)	$45	per hour
Non-resident		
Weekdays 8am-5pm (min 2 hrs)	$45	per hour
Weedays after 5pm (min 2 hrs)	$65	per hour
Saturdays (min 2 hrs)	$65	per hour
Water Rates		
Secondary Water Share Leasing Administration Fee	$10	on top of the canal company assessed fee

City of South Jordan

1600 W. Towne Center Drive • South Jordan, UT 84095
Tel: (801) 254-3742 • Fax: (801) 253-5250
www.sjc.utah.gov

PUBLIC HEARING - K: RESOLUTION R2020-02, AMENDING THE SOUTH JORDAN CITY GENERAL PLAN

LOGANSIMPSON

213 Linden Street, Suite 300 Fort Collins, Colorado 80524
Phone: 970.449.4100 Fax: 970.449.4101 www.logansimpson.com

MEMORANDUM

To:	South Jordan City Council
From:	Logan Simpson Inc.
Date:	January 15, 2020
Project Name:	South Jordan General Plan
Subject:	Proposed Plan Updates

During the January 7 City Council hearing we heard the following comments from council members with responses provided herein:

1. ***General***
   a) There were a few extraneous typos and grammatical errors that have been adjusted
   b) Population projection numbers updated

2. ***Future Land Use Map***
   a) The U of U site was added as a Public land use
   b) There was a comment about how the map shows economic opportunities to the east of Mountain View Corridor but not to the west. The proposed designs for Daybreak were consulted and it was determined that there are no stand-alone economic opportunities on that side, they are all incorporated into mixed use categories

3. ***How We Grow***
   a) Page 65, reference to water supply was updated

4. ***Framework Maps***
   a) Framework maps have all been reviewed and tuned up for consistency with the FLUM

RESOLUTION R2020-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE SOUTH JORDAN GENERAL PLAN.

WHEREAS, Utah Code §§ 10-9a-401, *et seq.* requires South Jordan City Council (the "City Council") to review and adopt a comprehensive, long-range general plan (the "General Plan") for present and future needs of the City of South Jordan (the "City"), and growth and development of all or any part of the land within the City; and

WHEREAS, the General Plan may include, among other things, (1) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities; (2) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population; (3) the efficient and economical use, conservation, and production of the supply of food and water, and drainage, sanitary, and other facilities and resources; (4) the use of energy conservation and solar and renewable energy resources; (5) the protection of urban development; (6) the protection and promotion of air quality; (7) historic preservation; (8) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and (9) an official map; and

WHEREAS, the South Jordan Planning Commission reviewed the General Plan and made recommendations to the City Council; and

WHEREAS, the City Council reviewed the General Plan and finds that adopting the General Plan meets the requires of Utah Code and will enhance the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The City Council hereby adopts the General Plan, attached as Exhibit A.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS ____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:



Office of the City Attorney

[Exhibit A to be inserted after adoption]

The General Plan is available to review at

www.southjordangeneralplan.com/read-and-review-the-draft-plan

LOGANSIMPSON

213 Linden Street, Suite 300 Fort Collins, Colorado 80524
Phone: 970.449.4100 Fax: 970.449.4101 www.logansimpson.com

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[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS ____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____

Dawn R. Ramsey City Recorder

Approved as to form:

_____

Office of the City Attorney

EXHIBIT A

(General Plan)



South Jordan General Plan

PLAN TOGETHER, GROW TOGETHER

Special Thanks To...

SOUTH JORDAN MAYOR

Mayor Dawn Ramsey

CITY COUNCIL

Councilman Patrick Harris (District 1)
Councilman Brad Marlor (District 2)
Councilman Donald J. Shelton (District 3)
Councilwoman Tamara Zander (District 4)
Councilman Jason T. McGuire (District 5)

PLANNING COMMISSION

T. Earl Jolley
Julie Holbrook
Sean D. Morrissey
Michele Hollist
John N. Ellis
Mike Peirce
Mark T. Wooley

STEERING COMMITTEE

Brad Klavano
Cecily Buell
David Jenkins
Dawn Ramsey
Earl Jolley
Jason McGuire
Lars Erickson
Mark T. Wooley
Patrick Harris
Steven Schaefermeyer

CONSULTANTS

Logan Simpson Design



THANK YOU TO THE RESIDENTS AND STAKEHOLDERS THAT PARTICIPATED IN THIS PLANNING PROCESS. YOUR INPUT AND DIRECTION WAS INVALUABLE TO THE CREATION OF THIS PLAN.



WHAT'S INSIDE?

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SOUTH JORDAN GENERAL PLAN AT-A-GLANCE

The Process...

HOW DID WE COMMUNICATE?



SOCIAL MEDIA POSTS



NEWSLETTERS & EMAILS



SURVEYS & POLLS



PUBLIC EVENTS

39*

*During this process, we reached out to South Jordan Citizens 39 times to participate in the General Plan Process

HOW DID PEOPLE PARTICIPATE?



STAKEHOLDER INTERVIEWS



OPEN HOUSE ATTENDEES



WEBSITE VISITS



WEBSITE CONTRIBUTIONS

5,052*

*During this process, South Jordan residents gave 5,052 valuable opinions to help shape this General Plan

The Results...

HOW WE MOVE



- Expand multi-use trail network
- Improve traffic flow
- Plan for future transit extensions
- Expand bike network

WHERE WE LIVE



- Preserve stable neighborhoods
- Ensure well-designed moderate income housing
- Promote diverse housing types
- Facilitate growth of safe and well-planned neighborhoods

WHERE WE WORK



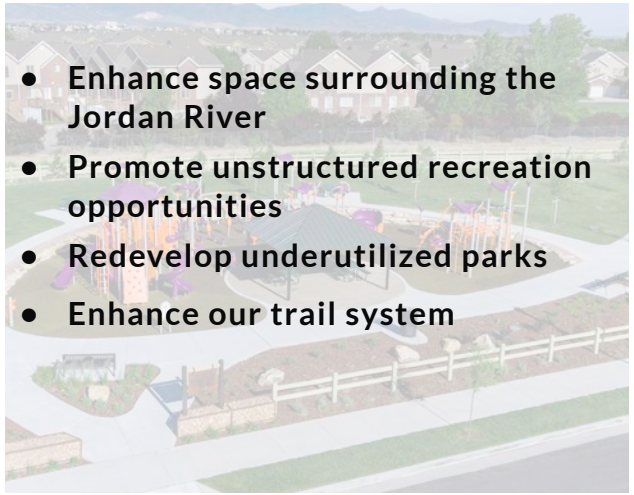
- Attract local businesses
- Expand our economic base
- Develop a business positive atmosphere
- Expand employment opportunities

WHERE WE GATHER



- Enhance public spaces
- Create an arts and culture district
- Promote infill development
- Enhance local character

WHERE WE PLAY



- Enhance space surrounding the Jordan River
- Promote unstructured recreation opportunities
- Redevelop underutilized parks
- Enhance our trail system

HOW WE GROW



- Encourage redevelopment
- Increase coordination
- Promote energy efficient elements
- Reduce waste and excessive water use
- Preserve open space and agricultural heritage



Chapter 1 Introduction

South Jordan was settled in 1859 as a primarily rural farming community, with irrigation ditches stemming off the Jordan River. The City was incorporated in 1935 and by 1960, the population was 1,354. That number quickly doubled to 2,942 in 1970 and by 1990, the population was 13,106, replacing farmland with housing.

Today South Jordan's population is more than 74,000. With a steadily growing population, the City's footprint is increasing. As development spreads further and further west, it becomes increasingly important to plan for necessary City services and infrastructure.

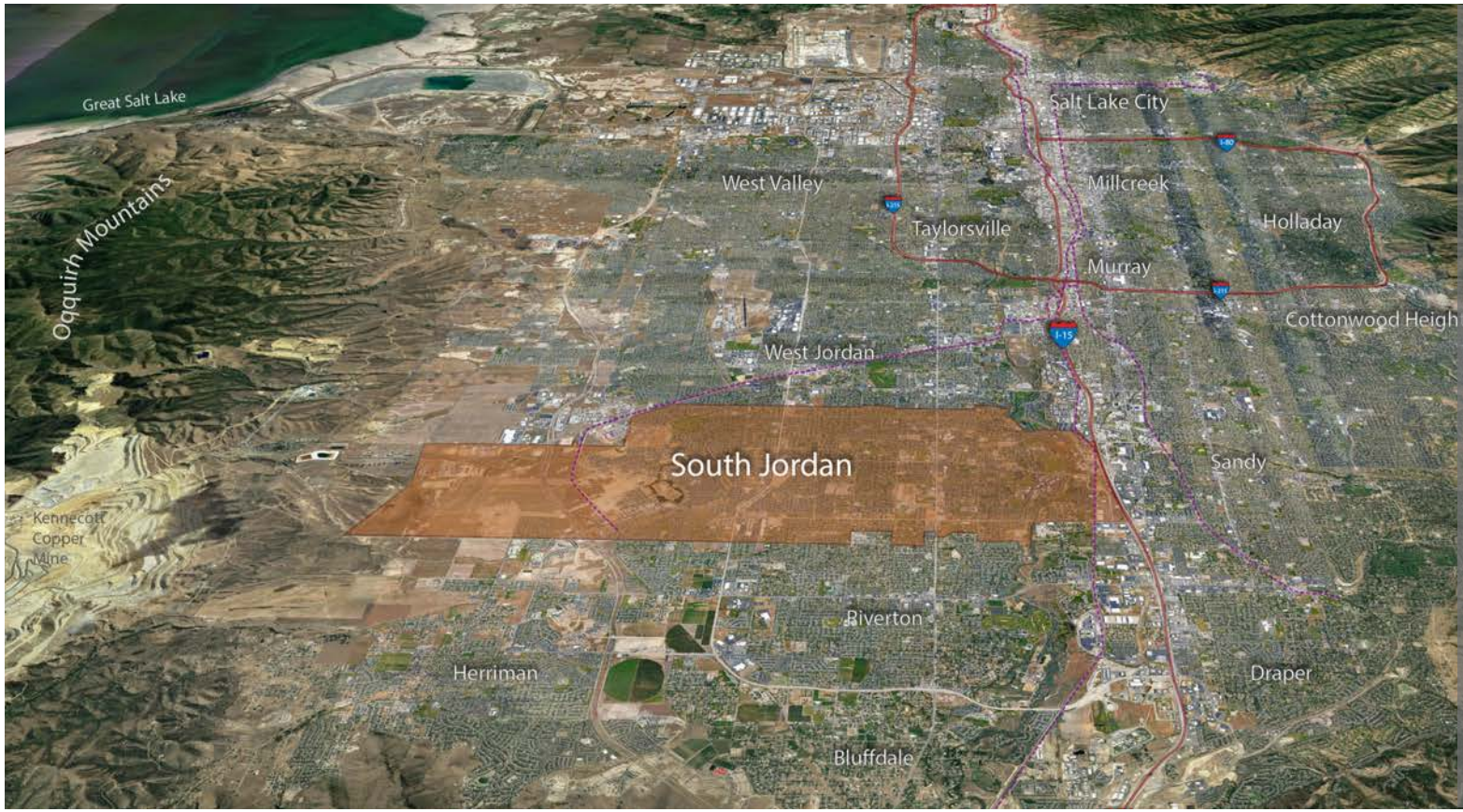
South Jordan is home to several major regional employers and commercial centers, three prominent religious temples, and a large new urbanist master planned community. South Jordan is well-connected regionally through public transportation, a major freeway and highway, and a multi-use trail that spans from the Great Salt Lake to Utah Lake and beyond. This plan is designed to highlight South Jordan's unique and diverse character, preserving what makes it so special. This plan is also designed to tap into the City's unrealized potential and enhance the quality of life for its residents.



OUR COMMUNITY PROFILE

REGIONAL SETTING

The City of South Jordan sits in the south western end of the Salt Lake Valley, about 16 miles from Utah's capital, Salt Lake City. South Jordan extends from I-15 on the east, nearly to the foothills of the Oquirrh Mountains on the west. The City is well-connected regionally through public transportation, a major freeway and highway, and a multi-use trail that spans from the Great Salt Lake to Utah Lake and beyond.



QUICK LOOK

South Jordan...

- has 74,149 residents (2018)
- is the 14th fastest growing City
- has a median age of 32.7
- employs 22,888 people

Our Regional Connections

- Interstate 15
- UTA FrontRunner
- UTA Trax RedLine
- Mountain View Corridor
- Bangerter Highway
- Redwood Road

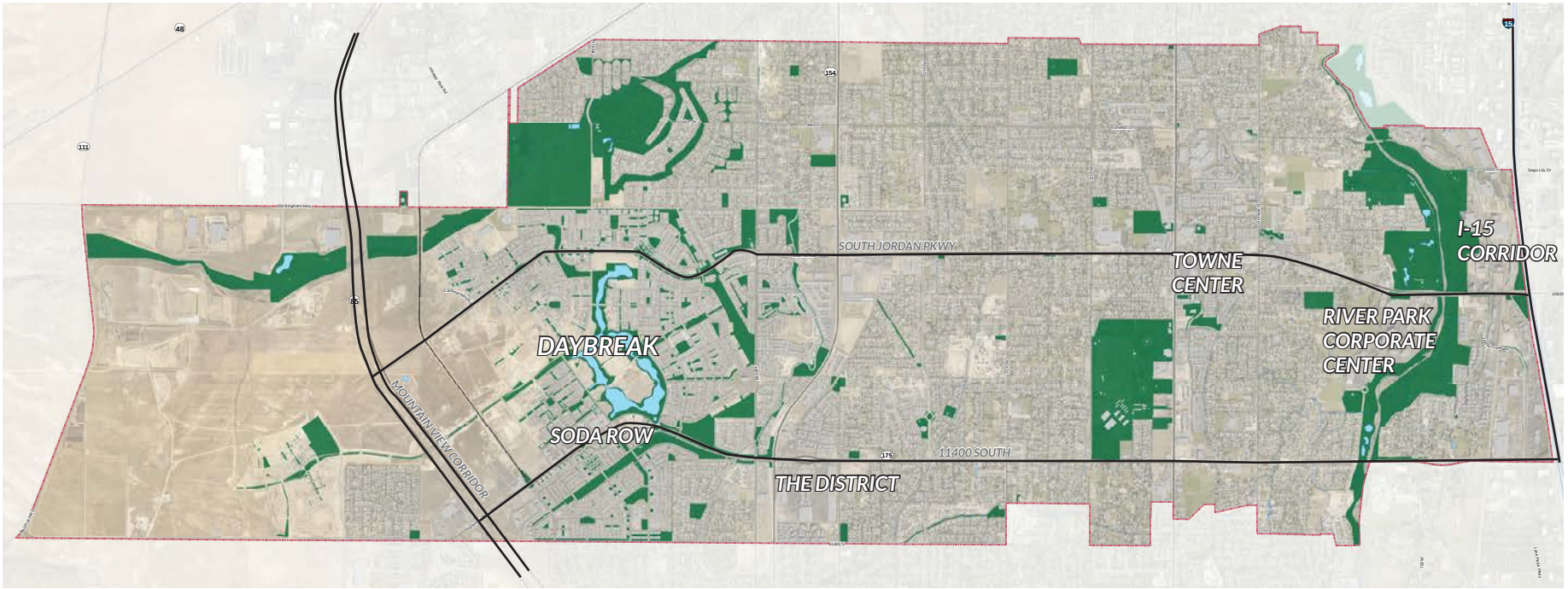
Nearby Landmarks

- Wasatch Mountains (east)
- Oquirrh Mountains (west)
- Great Salt Lake (northwest)
- Kennecott Copper Mine (west)

LOCAL CONTEXT

South Jordan is home to several major regional employers and commercial centers, three prominent religious temples, and a large master planned community. One third of the City, roughly 4,201 acres, is currently zoned "Planned Community". This area takes up the western portion of the City and is home to a new urbanist, master planned community known as Daybreak. Daybreak is a planned community with a wide variety of housing options and a vibrant mixed use district, with many dining and bar restaurant options known as SoDa Row. The Daybreak Town Center, currently underway, is planned to provide new employment, dining, retail, and entertainment opportunities connected to the TRAX light rail.

On the opposite side of the spectrum, the eastern portion of South Jordan is known for large lots, quiet neighborhoods, and beautiful historic homes. This suburban area of the City is also home to several large regional destinations and major employers in the valley. About 40% of the City is zoned for single family residential (including 12% zoned for agricultural and rural residential and 28% classic single family), leaving a small amount of land for office, commercial, or entertainment uses. Though these uses make up a relatively small percentage of South Jordan's land, the City makes the most of it with some major economic generators and employers. The District is a valley-wide destination for shopping, dining, and entertainment. Other notable districts in South Jordan are the Towne Center, at the heart of the City, I-15 corridor on the east, and River Park Corporate Center, in the southeast corner.



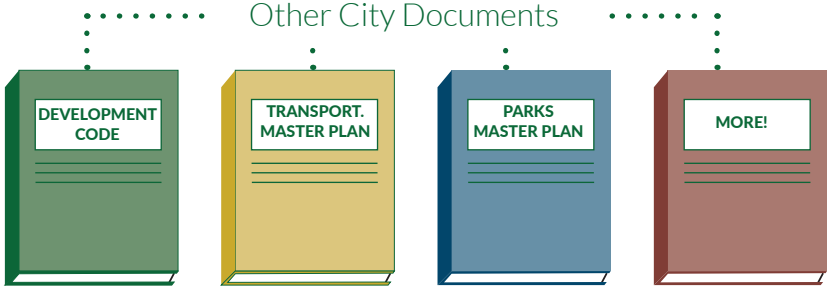
WHY WE ARE PLANNING

The South Jordan General Plan (the Plan or this Plan) serves as a guide for future growth and investment while preserving the City's high quality of life and unique character. Since the previous general plan was adopted in 2010, the City's population has grown by more than 20,000. With the current rate of growth in South Jordan and the Salt Lake Valley, it is important to revisit the general plan to create goals and strategies that will guide growth in a smart and sustainable way. This plan is designed to highlight South Jordan's unique and diverse character, preserving what makes it so special. This plan is also designed to tap into the City's unrealized potential and enhance the quality of life for its residents.

WHAT IS A GENERAL PLAN?

A guide for future growth in South Jordan...

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



Development of a general plan is required by Utah State Statutes. Section 10-9a-403 of the Utah Code provides, in part:

"At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

I. a land use element that:
   i. designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
   ii. may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
II. a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the planning commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan; and
III. for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing."

PLAN TOGETHER, GROW TOGETHER

The Plan provides South Jordan with a toolkit for guidance on land use and development over the next 20 years. The Plan establishes a community supported vision for the future that strives to maintain and enhance the City's neighborhoods, transportation network, commercial and service hubs, and recreational facilities that contribute to South Jordan's high quality of life. It identifies elements that contribute to the City's unique character, explores existing opportunities within the City, and identifies goals and strategies to accomplish the visions and opportunities outlined in the Plan.

The Plan aims to provide direction on major land use, transportation, housing, and other decisions within the City as new development and redevelopment occurs. It is important when making these decisions to think at least 20 years ahead, but this Plan provides flexibility because not all information in the Plan will be relevant that long. For the Plan to be successful, City leaders must review and reevaluate it on a yearly basis to ensure it remains relevant and continues to fulfill the community's vision.

THE GENERAL PLAN IS DESIGNED TO BE USED FOR FIVE PRIMARY PURPOSES:

1. *Unite the City with a community supported vision for the future*
2. *Identify initiatives that the City can undertake to advance its goals and objectives and achieve the community's vision*
3. *Guide future development and land use changes within the City*
4. *Provide a tool used for reviewing land use applications for consistency with the overall land use vision*
5. *Monitor progress on the Plan's objectives and to adapt the Plan, where necessary, to ensure continuing progress toward South Jordan's goals and objectives*







A NOTE FROM THE MAYOR

"South Jordan has always been a shining star in the state of Utah. Our parks, recreational amenities, job creation, outstanding schools, access to Trax and FrontRunner, community programs, senior services, excellent planning, and low crime rate are just a few of the reasons South Jordan is truly exceptional.

We are working hard to ensure that our opportunities, amenities, and services meet the needs of every member of our community. This General Plan reflects the values, vision, and potential of our great City and, as Mayor, I sincerely appreciate the involvement of so many of you. Together, we will continue to make South Jordan one of the best places in the state is live, work, and play."

- Mayor Dawn R Ramsey *Mayor Dawn R. Ramsey*

WHO SHOULD USE THIS PLAN

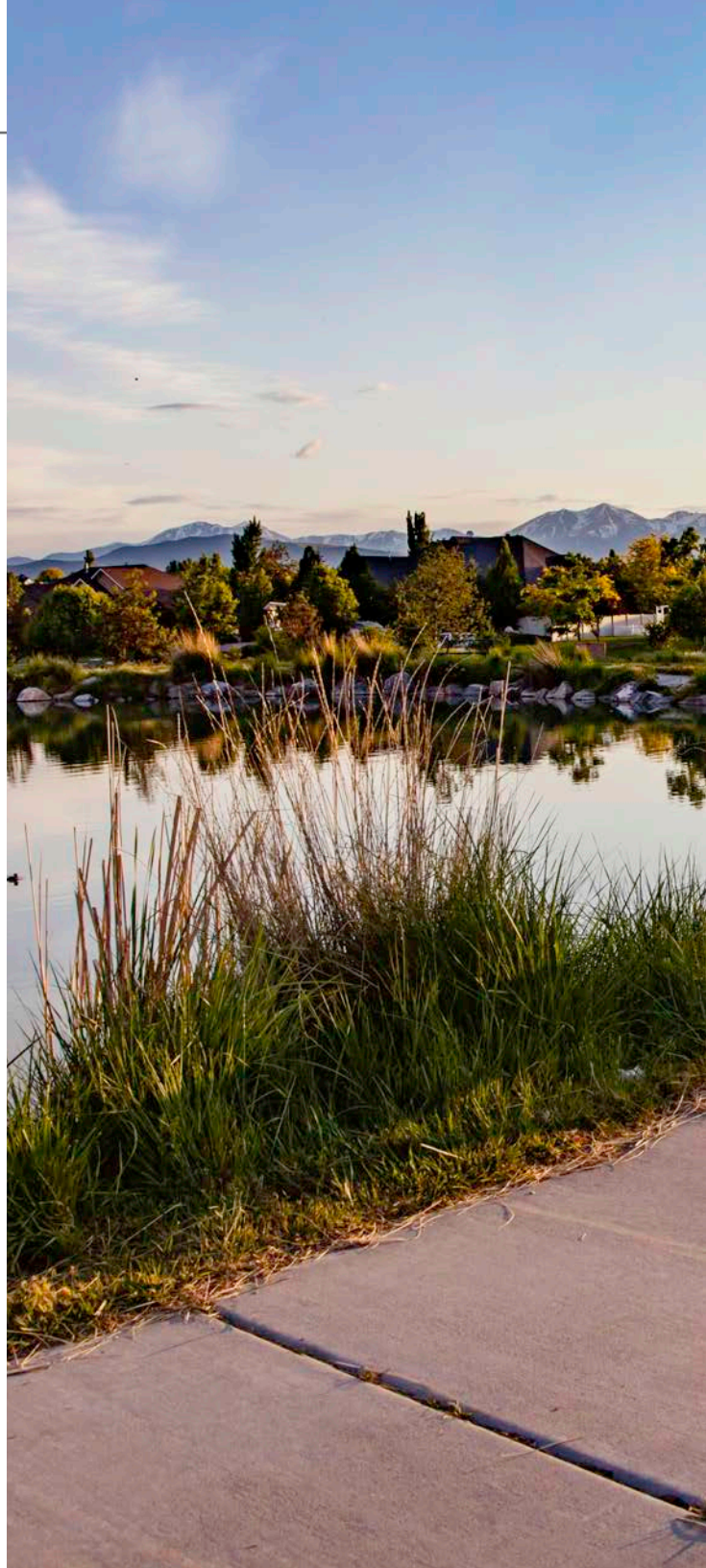
A wide range of users can find meaning in this Plan. The City's residents, property owners, businesses, developers, City staff, leaders, and partners all use the Plan to guide and realize the City's future success.

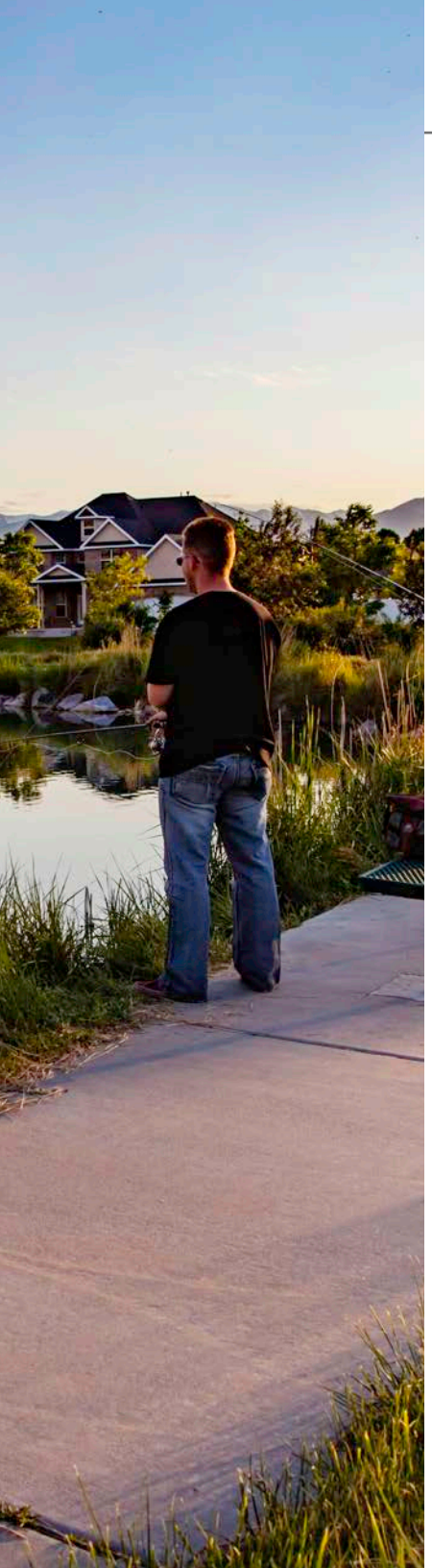
RESIDENTS AND PROPERTY OWNERS can use the Plan in a way that allows them to actively participate as informed citizens in the City's overall physical development including in the decisions about land use that impact them most directly.

BUSINESSES AND DEVELOPERS can rely on the Plan to plan how they will grow, adapt, and implement their development and business plans in a way that helps the community achieve its vision of the future.

CITY STAFF will use the Plan to work with applicants and stakeholders to review development proposals, and to provide decision-makers with information about how various proposals align with the intention, vision, and strategies of the Plan. The Plan must also be used to create and implement City initiatives, including City Code changes, to advance the Plan's goals and recommendations, and adapt the Plan as necessary to changing needs and circumstances. City staff can also use the Plan to work collaboratively with stakeholders and City leaders to find acceptable solutions for specific projects

CITY LEADERS should use the Plan to establish annual priorities, develop partnerships, ensure accountability, and make thoughtful and informed decisions in harmony with the goals of the Plan.





HOW TO USE THE PLAN

Chapters 2 through 7 of this document provide much of the primary contents of the Plan, including existing conditions, a vision statement, framework maps, and goals and strategies. Chapter 8 provides necessary steps for implementing the goals and strategies, along with indicators to review when evaluating this Plan's success. The text and contents of the Plan are formatted to support navigation to the most applicable strategy direction. The following is a description of what these are and how they should be used.

1.EXISTING CONDITIONS AND FUTURE POSSIBILITIES

Each chapter begins with an introduction and description of the chapter theme, focusing on the issues the City faces. It describes why each theme is important and highlights a few of the key trends that particularly relate to them. This section establishes the context for the goals and strategies by tying the existing conditions to public input and regional trends.

2. FRAMEWORK MAPS

Chapters 2 through 7 each include a Framework Map. These maps provide a spatial "framework" to help link the text to goals and strategies spatially. These maps express important concepts and priorities for areas of South Jordan and inform the Future Land Use Map herein. While these maps should be used, their boundaries, extents, and limits are purposefully generalized. Therefore these maps are advisory and not regulatory. They should be referenced prior to moving on to other components of the Plan.

3. GOALS AND STRATEGIES

The goals and strategies support and advance the City's vision. The goals identified in Chapters 2 through 7 encompass the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy statements under each goal are outcome based and guide decision making. The supporting strategies are the most specific and are intended to provide examples of action-based implementation of the vision.

4. IMPLEMENTATION

The implementation table outlines necessary steps for implementing the goals and strategies. This includes time frames, responsible parties, and important benchmarks for success.

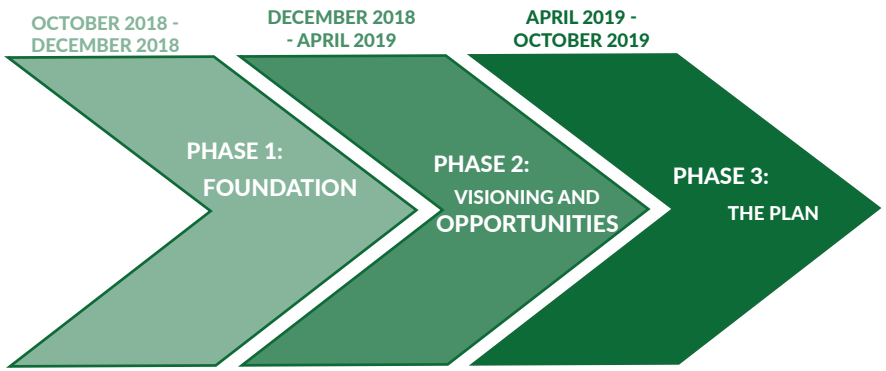
A COMMUNITY-BASED PROCESS

This Plan is the product of a community-driven process that kicked off with an evaluation of the City's current conditions and existing plans, followed by interviews with community stakeholders and public open houses. Through the fall and winter of 2018, residents were engaged in City events and open houses to define South Jordan's vision for the future by way of identifying the City's greatest assets and most exciting opportunities by answering, "what do you love most about SoJo?" and "what could be improved in SoJo?". The feedback gathered resulted in the vision statements and corresponding opportunities that were refined into goals and strategies to help: 1) improve east to west transportation; 2) preserve stable neighborhoods; 3) encourage a healthy continuation and expansion of the City's employment opportunities; 4) support redevelopment and infill; 5) enhance the City's recreation amenities; and 6) guide informed growth and development.









A wide variety of public engagement tools were used to ensure every resident, business owner, employee, and student had an opportunity to have their voice heard. Through each step, the community was engaged online and in-person through public events, open houses, and the Plan website, SouthJordanGeneralPlan.com During this process the City hosted 5 open houses across the City, attended 4 City functions, provided 5 online surveys, and overall heard from 5,052 people. The City promoted these engagement opportunities through posters placed in public spaces, social media, hand-outs in City hall and at public events, and emails to those who registered on the Plan website. For a more comprehensive summary of public engagement see Appendix C of this document.

OUR COMMUNITY-BUILT VISION

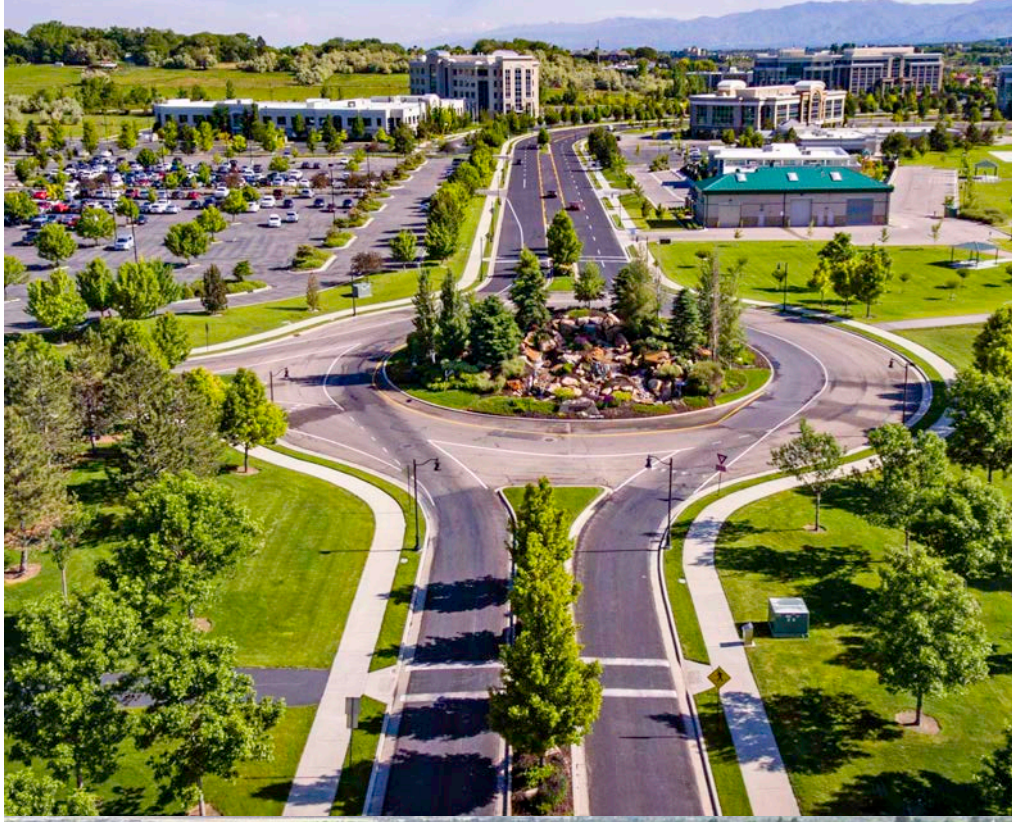
The ideas and comments gathered from the community, stakeholders, steering committee and elected officials were cataloged, processed and further sorted into six themes: How We Move, Where We Live, Where We Work, Where We Gather, Where We Play, and How We Grow. These themes, detailed on the following pages, shaped the Plan, and are the basis for Chapters 2-7.

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.

WHAT DOES "HOW WE MOVE" MEAN TO RESIDENTS OF SOUTH JORDAN?

- Improved east-west traffic
- Crosswalks for better trail connectivity
- More off-road bike trails
- Public transportation improvements
- Shared mobility



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.

WHAT DOES "WHERE WE LIVE" MEAN TO RESIDENTS OF SOUTH JORDAN?

- Safe communities
- Attainable housing
- Diverse neighborhoods
- 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







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.

WHAT DOES "WHERE WE WORK" MEAN TO RESIDENTS OF SOUTH JORDAN?

- Opportunities to work near home
- Support for local businesses
- Unique and upscale restaurants

WHERE WE GATHER

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

WHAT DOES "WHERE WE GATHER" MEAN TO RESIDENTS OF SOUTH JORDAN?

- Well-designed and managed gathering places
- More activities for teens
- Arts venue or district

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.

WHAT DOES "WHERE WE PLAY" MEAN TO RESIDENTS OF SOUTH JORDAN?

- Enhanced trail system
- Park system connectivity
- Collaboration with Salt Lake County on the Equestrian Park, Jordan River Trail, and Bingham Creek Regional Park
- Preservation of open space

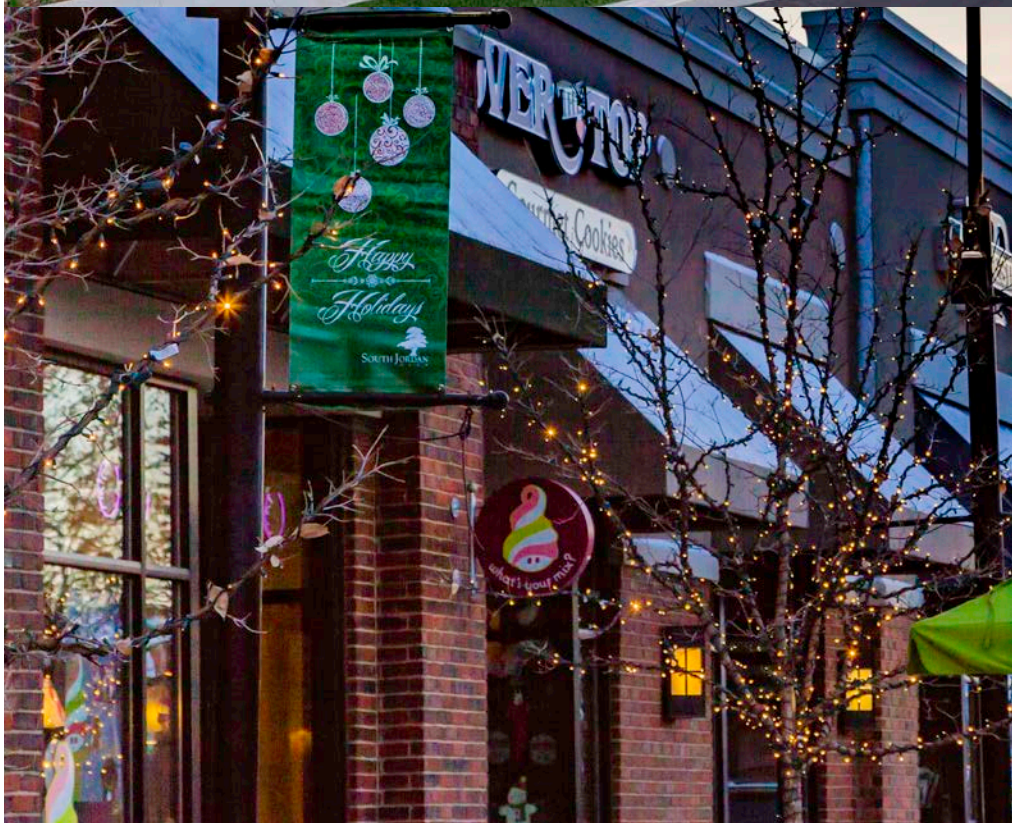


HOW WE GROW

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.

WHAT DOES "HOW WE GROW" MEAN TO RESIDENTS OF SOUTH JORDAN?

- Cohesive development
- Predictable rezoning
- A mix of densities and uses
- Water conservation



FUTURE LAND USE

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

As South Jordan continues to experience rapid growth there is little desire from residents in older traditional neighbors to see changes in the City's traditional land uses. Therefore a large portion of this Future Land Use Map is designated "stable residential", meaning the area is relatively built out and no anticipated change in land use or intensity. Currently, most of the growth west of Bangerter Highway inside the City boundary is planned by Daybreak with more than 14,000 residential units and additional commercial space left to build. The future land use categories build off areas of stability and areas of change in a general manner so as not to conflict with the City's zoning map. The proposed categories generally follow existing and proposed uses based upon parcel lines, roadways, and other geographic boundaries. Generalized nodes identify more intense development categories or areas of potential change. It is expected that future zone changes would generally adhere to the land use categories depicted on the Future Land Use Map, but flexibility in interpretation of the boundaries may be granted by the Planning Commission and City Council, provided the proposed change is consistent with the vision, goals, and strategies contained in this General Plan.

LAND USE CATEGORIES

STABLE NEIGHBORHOOD (SN)

Stable Neighborhood identifies 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.


















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.

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, hotels, entertainment venues, or open space and could strive to include unique design elements to give each commercial center its own identity.

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.

INDUSTRIAL (I)

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

MIXED USE TOD 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. 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.





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.
















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 outdoor classrooms.

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. As public buildings, these sites should strive for the highest level of design and efficiency to serve as an example for future development.

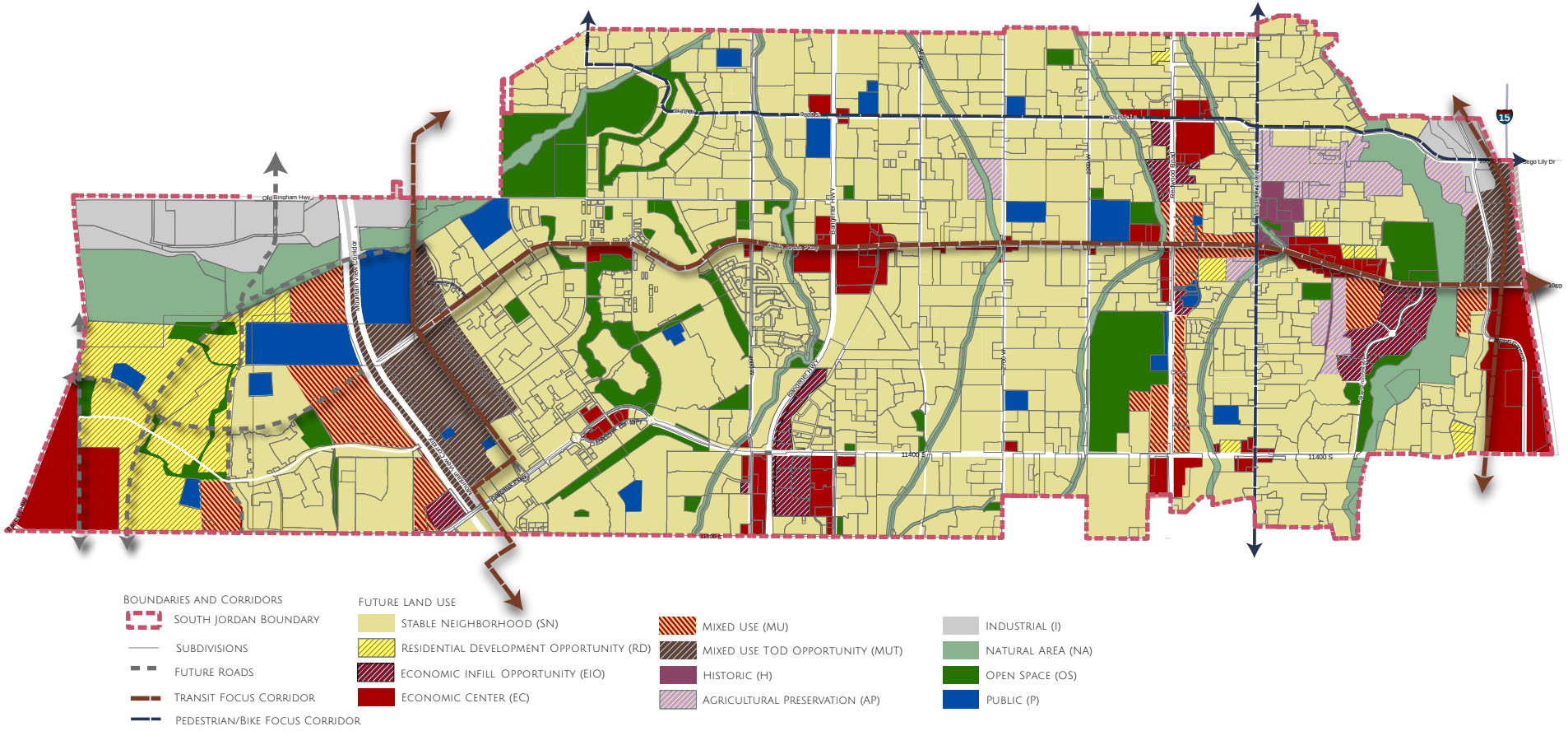
TRANSIT CORRIDOR

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.

FUTURE LAND USE MAP



SEE FULL SIZED MAP IN APPENDIX E

Chapter 2
How We Move



OUR VISION:

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





TRANSPORTATION IN SOUTH JORDAN

THE IMPORTANCE OF ACCESSIBILITY

Transportation networks support the daily lives of every citizen in South Jordan. The most important aspect of this system is the connection it provides to important community centers and services. This includes access to the areas in which residents work, live, and play via personal vehicle, bicycle, public transportation or on foot to ensure that all ages and abilities have access to these services. The transportation system is critical in providing a high quality of life within the City.

Historically, most of the traffic in Salt Lake County has flowed north and south along the valley's most heavily trafficked interstate, I-15, with minimal east to west traffic. As development in the Salt Lake Valley spreads further towards the mountains on the east and west ends of the valley, new infrastructure heading in these directions has been, and will continue to be, a big discussion. South Jordan's eastern border follows I-15, connecting South Jordan to surrounding jobs, education opportunities, and retail hubs. As a mostly-built-out valley with few major interstates, many Salt Lake Valley residents rely heavily on I-15 to get where they need to go.



The main issue in South Jordan is east-west traffic. The major east-west corridors are South Jordan Parkway and 11400 South. South Jordan is also connected to two major regional transit routes, the TRAX Red Line, which runs from the west side of South Jordan to the University of Utah Campus in Salt Lake City, and FrontRunner, which follows I-15, connecting the valley from north to south.

The western portion of the South Jordan is served by Bangerter Highway and Mountain View Corridor. Mountain View Corridor has become a popular route for western communities in the Salt Lake Valley, with plans from UDOT to expand from American Fork to Salt Lake City as a second major north-south route. It is anticipated that this will reduce the stress on east-west routes by providing a viable north-south alternative to I-15.

Like most U.S. cities, vehicular routes play an important part of South Jordan's transportation efforts. However, as roads are widened they often begin to deter quality of life and destroy sense of community. Wide roadways divide cities and only provide temporary relief to traffic congestions.

TRANSPORTATION MODES IN SOUTH JORDAN

Drive Alone	Carpool	Walk/Bike	Public Transit
2000 | 2017	2000 | 2017	2000 | 2017	2000 | 2017
81% | 76%	7% | 10%	1% | 2%	2.5% | 3%
-5% Change	+3% Change	+1% Change	+0.5% Change

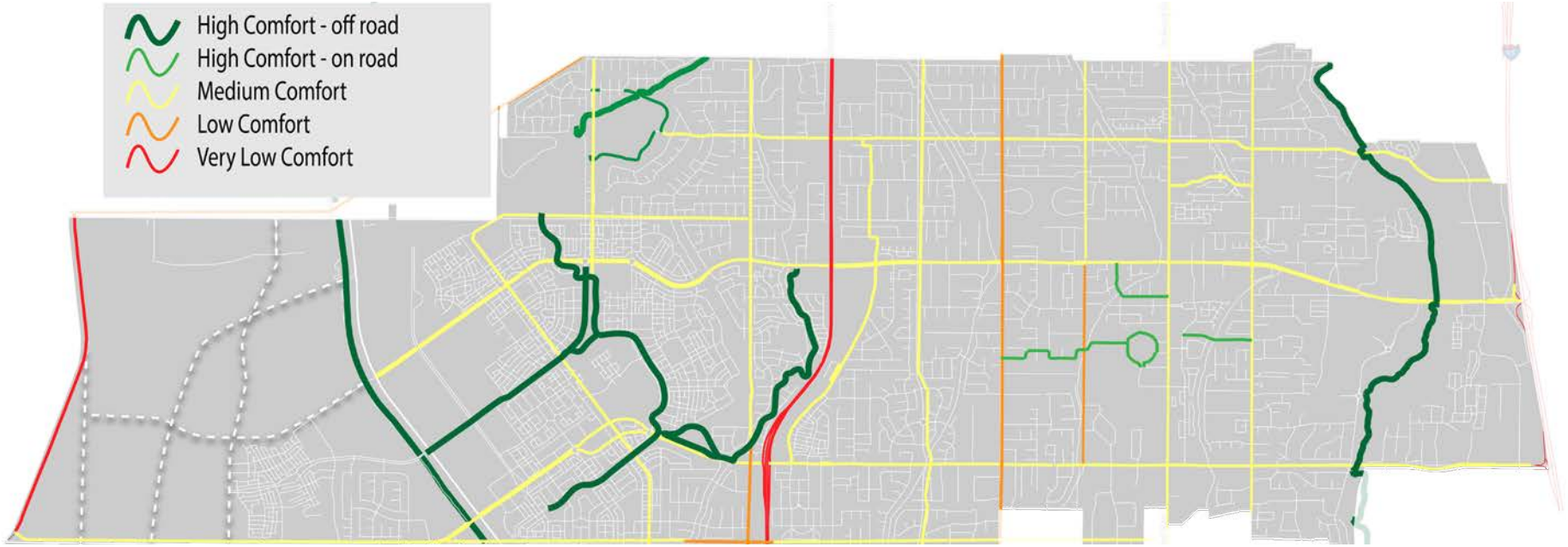
PUBLIC TRANSPORTATION

Public Transportation can play an important role in reducing stress on vehicular routes, providing residents an alternative mode of transportation. South Jordan is connected by public transportation regionally, but not locally. The City is home to two light rail stations on the west side of the City (with a third one proposed), one heavy rail station on the east side, and one dedicated bus route with several flex routes. The westernmost light rail station is the last stop on the TRAX Red Line route, which runs from the Daybreak area, through downtown Salt Lake City, and to the University of Utah Campus. The heavy rail station, on the FrontRunner route, is just west of I-15 and connects South Jordan from Provo to the south and Ogden to the north. Between these two regional rail routes, South Jordan residents have access to most places in Salt Lake and Utah Counties, the trouble is getting to these stations. There is only one permanent UTA bus route in South Jordan, running west from the FrontRunner station and then turning north out of the City, only connecting a handful of residents to public transportation options.

BIKE AND PEDESTRIAN TRANSPORTATION

A trail system for "active" modes of transportation such as walking or biking is another important component of a healthy transportation network in any City. South Jordan is connected regionally via the Jordan River Trail, this trail is an amazing amenity to those who choose to walk or bike through the valley with many trail systems branching off and through surrounding cities. In addition to this regional trail connection, South Jordan has four north-south canals spread out through the City. These canals currently have service roads that are often used as trails for pedestrians and bicyclists.

Below is a map of bikeability in South Jordan according to Bike SLC's bike map. High comfort roads offer trails or bike lanes with a physical separation from traffic and/or streets with very low traffic volumes and speed; medium comfort represents painted bike lanes; low comfort represents bike lanes or shoulders on busy streets; and very low comfort represents roads that are not recommended for bicycle travel.



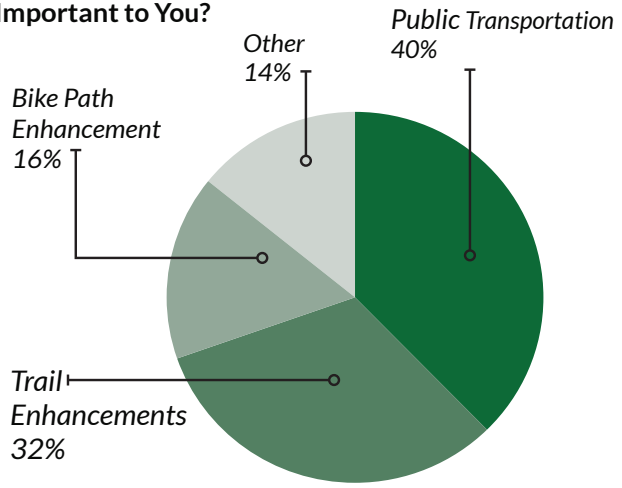
THE FUTURE OF TRANSPORTATION IN SOUTH JORDAN

During the first round of public outreach for the South Jordan General Plan Update, we asked residents what they would change about their City. The most common issue we heard about by far, was east to west traffic circulation.

Over 21% of employed South Jordan residents are commuting to Salt Lake City daily, which is accessed via Interstate 15, directly to the east of South Jordan, with access via South Jordan Parkway. With no connecting bus routes east to west and only three continuous east-west roads, traveling east towards the freeway or west to get home is a common frustration among residents, especially residents on the western side of the City. Although the expansion of Mountain View Corridor is expected to provide some relief to traffic congestion by providing an additional north/south freeway, South Jordan will still need to consider additional options to address local connectivity and congestion. When asked to choose what was most important to residents out of public transportation, trail enhancements, or bike path enhancements, residents were in favor of public transportation and trail enhancements. This is reflected in the Framework maps and goals.

In this survey, about 14% of residents voted "other". These responses included suggestions such as; east to west freeways, less housing development, and widening the current east/west roads as a way to reduce east-west congestion. There are many strategies that can work together to reduce traffic congestion, these are some of the most supported methods in South Jordan. With a high number of residents supporting enhanced bike paths, public transportation, and trails, South Jordan has the potential to make the majority of the City accessible without the use of a car, hopefully reducing the number of cars on local roads.

Which of the Following Opportunities is Most Important to You?



Looking to the future...

How can we ensure our City is connected regionally and locally?

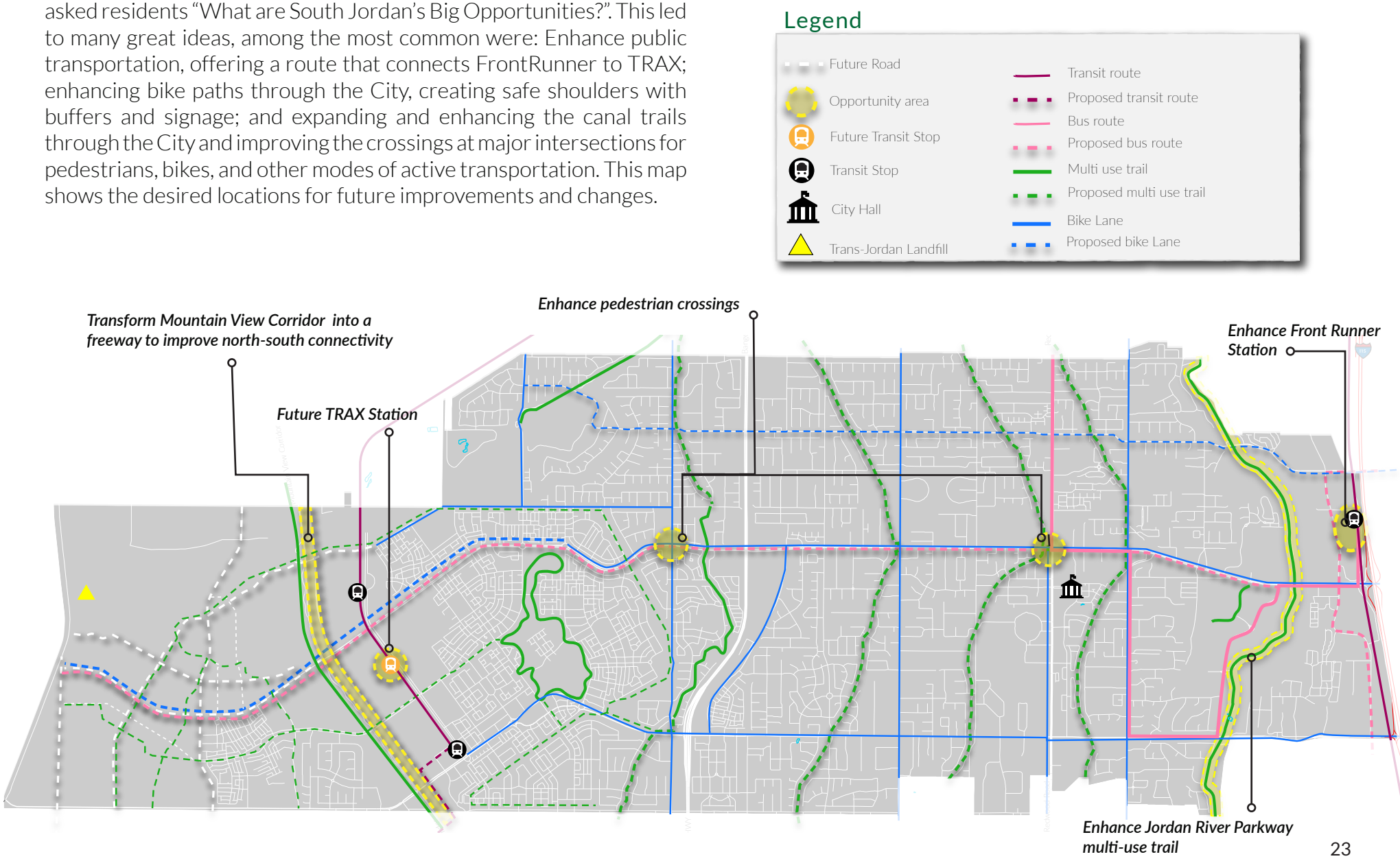
South Jordan sits in a prime location in the Salt Lake Valley. The primary north-south connections, regionally and locally, are Bangerter Highway and Interstate 15. The major east-west corridors are South Jordan Parkway and 11400 south. Both north-south and east-west traffic flows need to be addressed to mitigate congestion.

Moving forward, South Jordan should consider the following questions:

- Where can we implement more efficient public transportation routes?
- How can the City's infrastructure be built to accommodate east to west travelers as the west side of South Jordan becomes more developed?
- How can we maximize the benefits of Mountain View Corridor as a major north-south connection?
- How can micro-transit (i.e. shuttles, ride share, etc.) become a primary mode of transportation?

FRAMEWORK FOR HOW WE MOVE

After receiving comments on east-west traffic in South Jordan, we asked residents "What are South Jordan's Big Opportunities?". This led to many great ideas, among the most common were: Enhance public transportation, offering a route that connects FrontRunner to TRAX; enhancing bike paths through the City, creating safe shoulders with buffers and signage; and expanding and enhancing the canal trails through the City and improving the crossings at major intersections for pedestrians, bikes, and other modes of active transportation. This map shows the desired locations for future improvements and changes.



HOW WE MOVE: GOALS AND STRATEGIES

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

The Vision for How We Move: ***"South Jordan offers numerous choices for safe and efficient travel by offering walkable destinations, connected development patterns, and continuous pathways for pedestrians and bicycles with enhanced safety features ensuring access for every resident and visitor. "***







MOVE GOAL 1: Expand on multi-modal trail systems

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

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

MG1.3. Explore ways to place wayfinding maps and signage along existing and future trail systems

MG1.4. Support the development of an east-west pedestrian trail with enhanced sidewalks, landscape buffers, benches, etc.

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

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

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

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

MG2.3. Continue to encourage and work with City's partners to complete planned Mountain View Corridor highway improvements as a priority for regional connectivity and economic stimulus

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

MG3.1. Work with UTA to plan for a public transportation connection from the TRAX South Station to Front Runner

MG3.2. Coordinate with WFRC, UDOT, UTA, SLCo, adjacent municipalities, developers, and land owners to ensure any public transportation enhancements improve local and regional connectivity

MG3.3. Encourage the development of bus turnout lanes to minimize traffic flow obstruction in major commercial areas and higher density residential areas of the City

MG3.4. Work with UTA for additional bus routes, potential for bus rapid transit (BRT) and a higher level of bus service in the City, addressing in particular the mobility needs of seniors, children, and the handicapped

MG3.5. Work to integrate bus routes and potential BRT routes with other transportation modes and coordinate design of bus stops and shelters throughout the City

MG3.6. Continue to coordinate with UTA and other City partners to extend TRAX further south along the City's preferred route for regional connectivity

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

MG4.1. Develop a cohesive bike network including a variety of bike lane enhancements along 9800 South, 1300 West, and other identified corridors including physical buffers, pedestrian crossing signals, raised sidewalks at cross streets

MG4.2. Convert painted bike lanes to protected bike lanes along high traffic roads

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

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

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

MG4.6. Explore the feasibility of a single track dirt trails system through the City in coordination with local non-profits

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

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

MG5.2. Continue to require appropriate automobile and pedestrian connectivity between subdivisions and neighborhoods

MG5.3. Continue to design subdivision streets and connections to "spread" traffic, rather than concentrating it

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

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

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

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

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

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



Chapter 3
Where We Live



OUR VISION:

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



HOUSING IN SOUTH JORDAN

THE IMPORTANCE OF A DIVERSE HOUSING STOCK

Maintaining a diversified housing stock is integral to any City's livability and essential to a sustainable and resilient local economy. Available homes must be suitable for all life stages and lifestyles in order to attract and keep young adults who progress through creating and raising families, downsizing, and transitioning toward senior living.

South Jordan's mean home value is $384,100, which is well above the Salt Lake County average. The percent of homes that are valued under $200,000 is constantly decreasing in the Salt Lake Valley and in South Jordan and the cost of rent is constantly rising. To afford a two-bedroom apartment in Salt Lake County, an individual or family would need to make $41,400 per year (the salary of 2.7 full-time, minimum wage jobs). South Jordan is no exception to this statistic. About 40% of renters in the City are "cost burdened," meaning they pay more than 30% of their monthly income towards housing.

HOUSING TYPES

The majority of housing units in South Jordan are owner-occupied, single-family homes with large lot sizes. The City currently has 19,553 residential parcels, and roughly 21,839 housing units. Over 83% of those housing units are single-family homes with an average lot size of 0.29 acres.

In addition to single-family homes, South Jordan has a variety of apartment and rental options, with the number of apartments growing significantly in recent years. Additionally, there are 940 more units already approved by the City with development underway. South Jordan also has 11 assisted living and nursing home facilities that have a total of 840 beds.

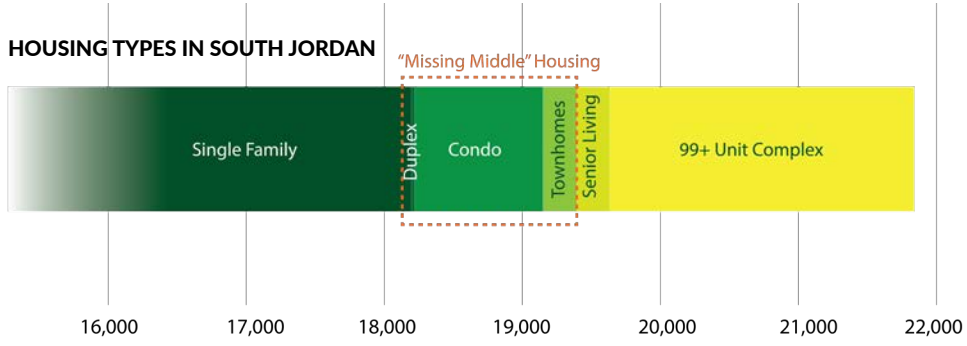
HOUSING AFFORDABILITY

Housing affordability is evaluated by comparing the existing housing stock with average wages in an area to determine if there are sufficient units available for all income categories. The US Department of Housing and Urban Development's ("HUD") guidelines suggest that no more than 30% of a household's income should be spent on housing costs (rent, mortgage payment, insurance, property taxes and utilities).

According to HUD, a "moderate income" household earns between 50% and 80% of the Area Median Income ("AMI"), while "low income" households earn 30%-50% of AMI, and "extremely low income" earn 30% or less. The AMI in Salt Lake County in 2018 was approximately $80,000 (annual salary).

AFFORDABILITY GROUP	# OF HOUSEHOLDS	INCOME THRESHOLDS
<30% of AMI	1,351	<$24,000
30% - 50% of AMI	1,182	$24,000 - $40,000
50% - 80% of AMI	8,152	$40,000 - $64,000

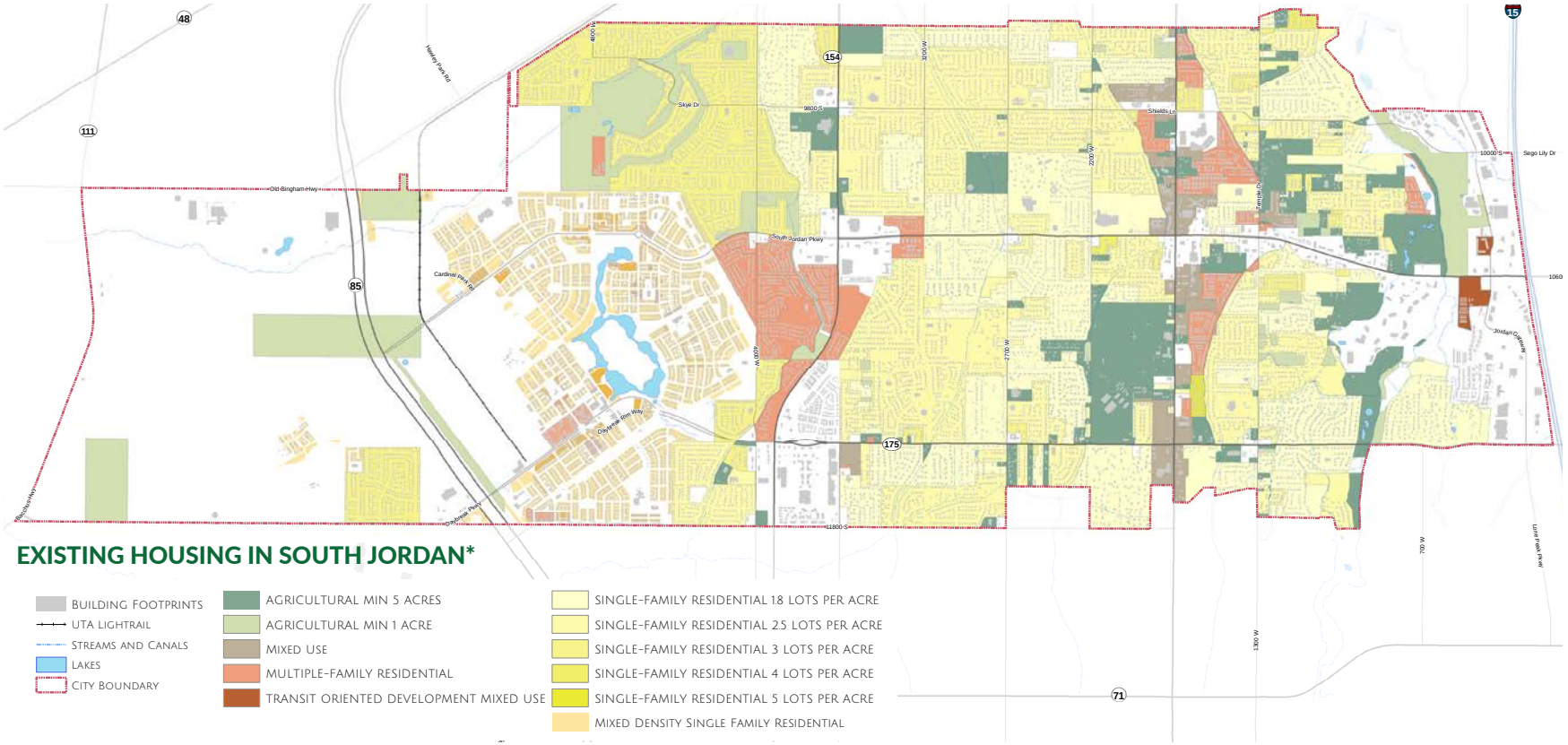
Using these HUD income levels, South Jordan has a total of 10,687 households that are considered low-to-moderate-income households. Translating this moderate-income affordability level to home values, a family that earns up to 80% AMI can afford a home in South Jordan that costs up to $234,187.



PROJECTED HOUSING NEEDS

Population growth is rapid throughout Utah and especially the Wasatch Front area. The Kem C. Gardner Institute recently produced a report that found, for the first time, there are more households than household units, meaning there are not enough homes in the valley to accommodate the families that should occupy them. They speculate that this is the primary reason behind skyrocketing home prices. Combined with slow wage growth, rising material costs and a shortage of skilled construction workers, any measures South Jordan can take to actively work towards providing a diverse range of housing units will help residents and families dramatically.

While the overall population in South Jordan continues to rise, there is still a significant age gap in young adults in their 20's in the City. 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 the Plan, residents voiced the opinion that South Jordan does not need to be a starter home community. 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.



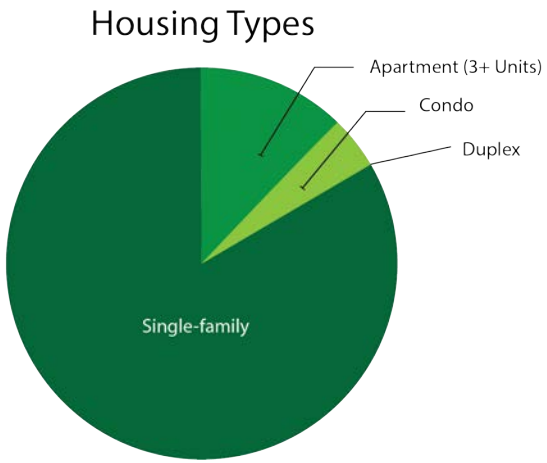
*This map shows current land use in the City of South Jordan (as of 2018 GIS data), it may not be consistent with the current use or intended future land use

THE FUTURE OF HOUSING

During public outreach we asked residents, as the City continues to grow and new housing development occurs, where would you like to see each of the following opportunities: neighborhood preservation, "missing middle housing", and multifamily housing development? They were asked to place "pins" in appropriate locations throughout South Jordan for these housing opportunities. Each of these are important components of a diverse and inclusive housing stock. Below is a graphic showing the current makeup of the City's housing stock. In response to residents' desire to preserve single-family neighborhoods, several strategies in the Plan exist to preserve and enhance the beloved existing single-family neighborhoods.

During public outreach, many complained about the high number of apartment complexes being built in the City. The graphic below also shows that apartment complexes with 99 or more units is the second largest group of housing types in South Jordan. It is possible that the large number of 99+ unit apartment complexes is the reason that "multi-family housing" has gained a bad reputation. On the Where We Live Framework Map to the right, there are areas called out for the "missing middle housing" that South Jordan is lacking.

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 current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will need 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.



Looking to the future...

How can we achieve housing affordability in South Jordan?

As the population in Salt Lake County increases, home prices are rising dramatically. One of the greatest challenges many cities in Salt Lake County face is housing affordability.

The average cost of rent for a two bedroom apartment in the County is $1,015 per month, in South Jordan, the average cost of rent for a two bedroom apartment is even higher, at $1,405.

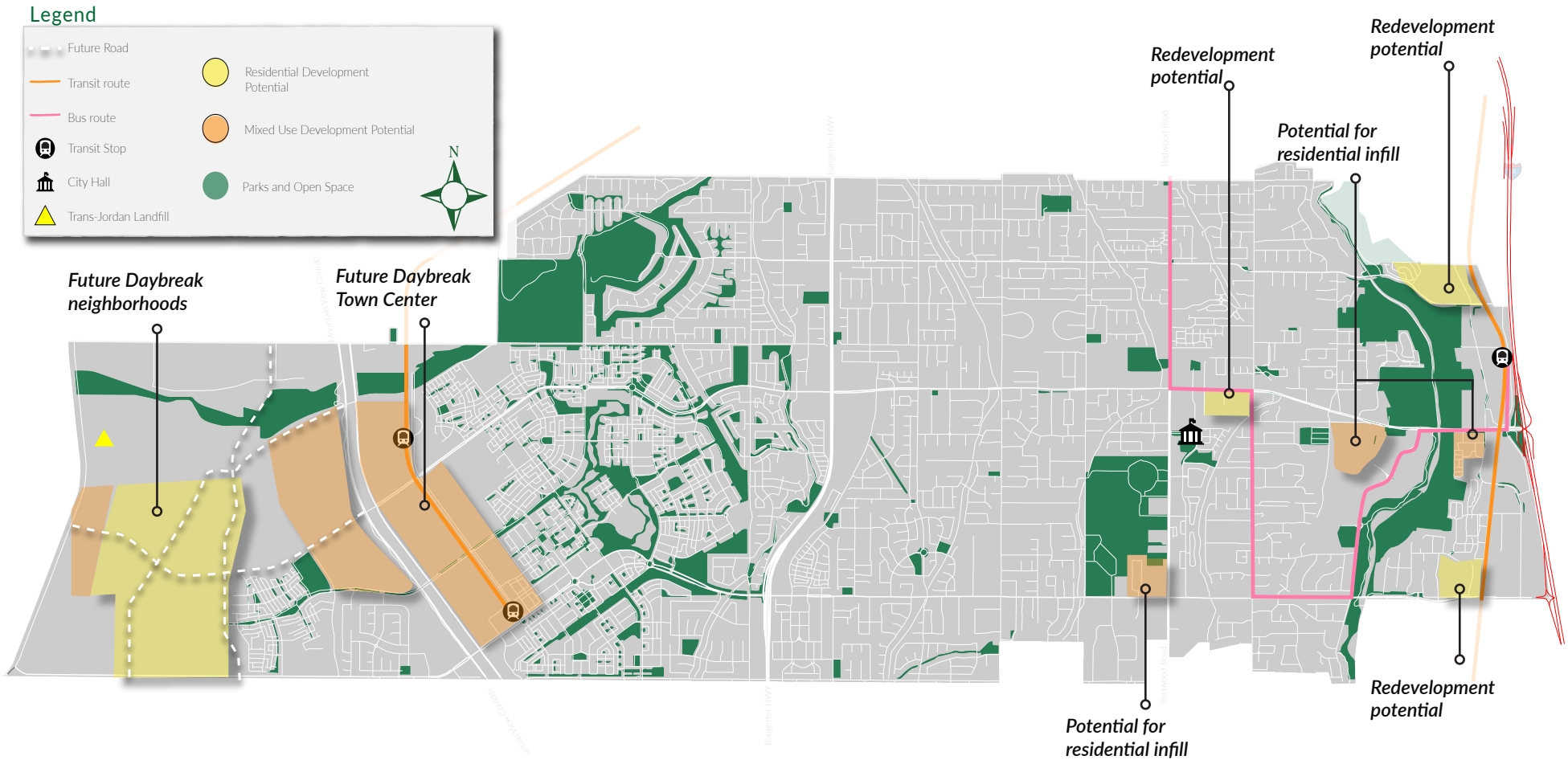
Moving forward, South Jordan should consider the following questions:

- How do we provide attainable housing for the workforce the City attracts?
- Are our higher density communities more affordable than our low density communities?
- Should steps be taken to maintain property values while we address affordable housing?
- How can the City use accessory dwelling units and micro-units to meet attainable housing needs?

FRAMEWORK FOR WHERE WE LIVE

Each South Jordan neighborhood has its own unique character and feel. Some neighborhoods feel rural with large lots and quiet streets, while others offer a busy, new-urbanist feel with a mix of housing densities and neighborhood commercial. The map below depicts areas that have potential for residential development or mixed use development with residential.

Overall, housing supply in South Jordan is in good condition and growing at a steady rate. 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 price levels.



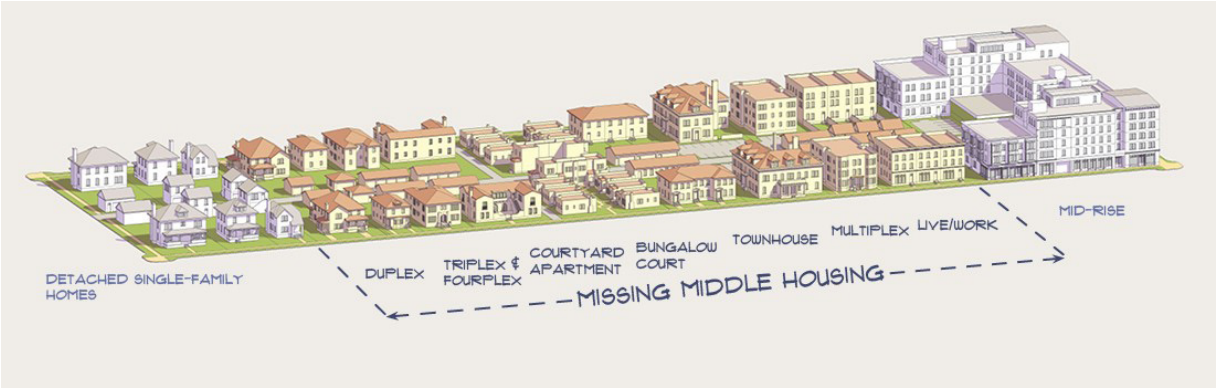
WHERE WE LIVE: GOALS AND STRATEGIES

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

The Vision for Where We Live:***"South Jordan is a balanced community that provides a range of desirable housing forms and amenities that appeal to all stages of life and lifestyles, while retaining its one-of-a-kind character and heritage."***







LIVE GOAL 1: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City

LG1.1. 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.

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

LG1.3. Allow accessory units in additional areas of the City

LG1.4. Provide a plan and opportunities for mixed-use development near transit that includes affordable housing

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

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

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

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

LG2.2. 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

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

LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City

LG3.1. 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

LG3.2. Put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units

LG3.3. 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

LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods

LG4.1. Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well-maintained landscaping

LG4.2. Industrial and other non-compatible activities should not be permitted or allowed to expand or encroach upon residential neighborhoods

LG4.3. Enforce existing ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris

LG4.4. Continue to maintain curbs, sidewalks, walkways, and street lighting to maintain walkability and install these features if existing neighborhoods lack such features

Chapter 4
Where We Work

OUR VISION:

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


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EMPLOYMENT IN SOUTH JORDAN

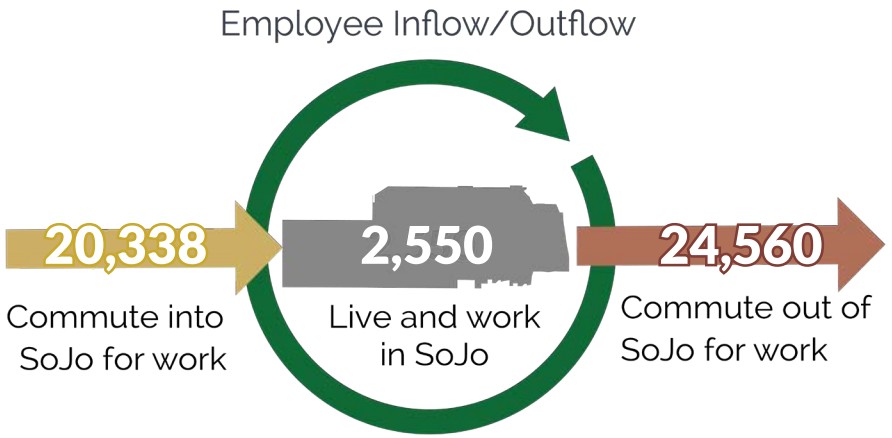
THE IMPORTANCE OF A RESILIENT ECONOMY

Establishing a proper canvas for economic growth and development is one of the City's key functions—and translates into opportunities that will make South Jordan more vibrant and stable with each succeeding generation. Employment options are essential to the community's long-term vitality and sustainability. Additionally, a strong retail base, local employment, and robust business campuses provide opportunities for residents to live and work locally. By creating a regional draw, these options reduce commuting and traffic congestion while increasing leisure time and economic resiliency.

South Jordan is well positioned in the valley for continued economic growth in terms of both its current employment base and its geographic location. It boasts economic development programs that promote a thriving employment mix, appropriate jobs/housing balance, and revenue streams that support community development and investment. It is necessary to continue to plan for and expand the City's programs to match employment options to residents' skill-sets, as well as provide attainable housing options for those already working in the City.

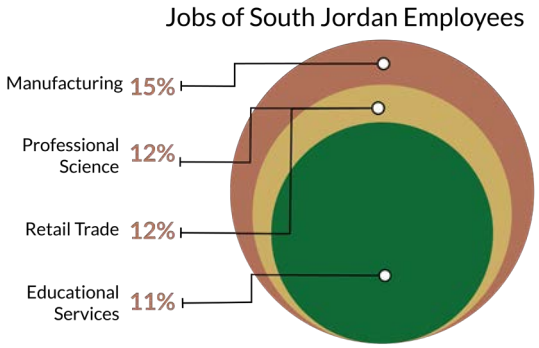
OVERALL EMPLOYMENT

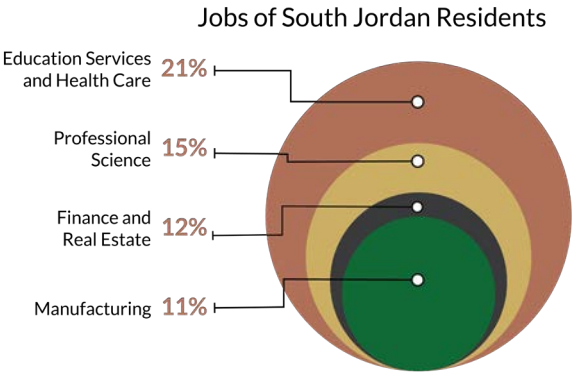
About 20,000 employees commute into South Jordan for employment. The primary draw for employees is the City's manufacturing and technical/scientific services jobs. There is an even larger number of residents that are leaving the City for employment; nearly 25,000 residents leave South Jordan for work. This leaves only about 2,500 people who both live in South Jordan and work in South Jordan, commonly holding jobs within retail trade, education, or health care. A strong base of light industrial and manufacturing jobs help sustain the City's local economy, as South Jordan is home to two major medical manufacturing facilities and the Trans-Jordan Landfill. South Jordan also has a substantial number of professionals work from home (nearly 10%), forming the start of new small businesses and a trend toward more people living and working in the community.



SOUTH JORDAN EMPLOYEES

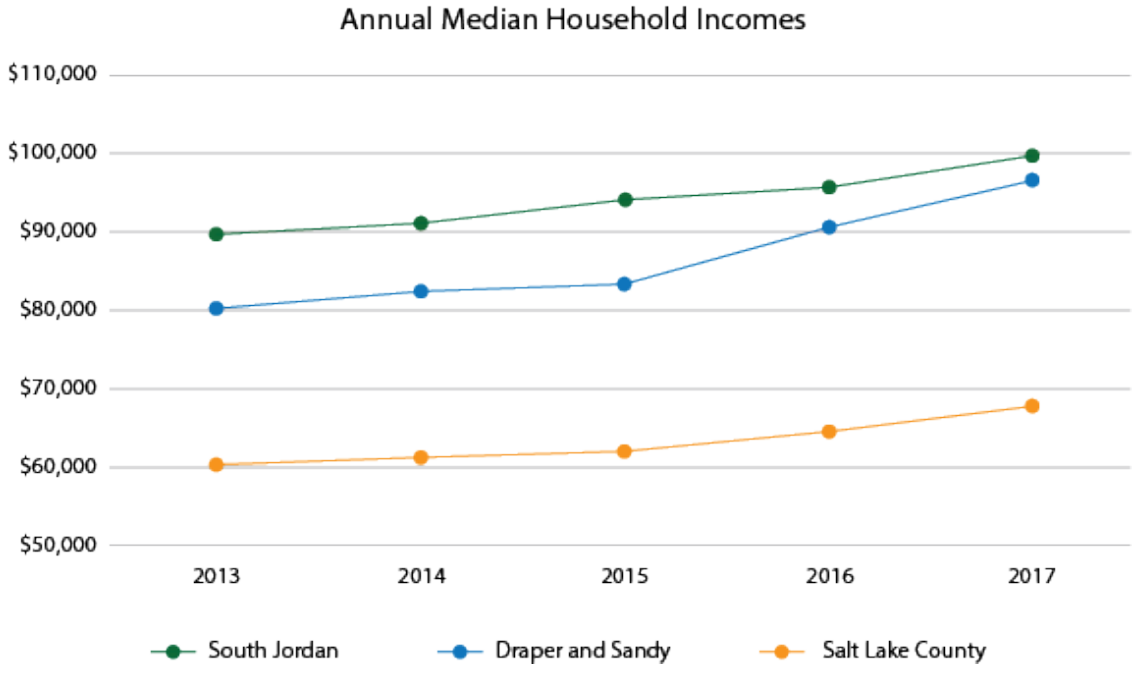
According to the 2016 US census, 22,888 employees commute into the City of South Jordan to work. These employees commute from all over the valley; most of whom are only commuting from under 24 miles away. Many employees are coming from the neighboring cities of West Jordan, Herriman, and Riverton, attracted to South Jordan by the manufacturing, professional, scientific, technical services, and retail trade jobs that account for almost half of the City's total jobs. These numbers provide insight as to who South Jordan's major employers/ employment centers are, including Merit Medical, Ultradent, Rio Tinto Kennecott, The Riverfront Parkway Business Park, The District Shopping Center, and the University of Utah Health center.





SOUTH JORDAN RESIDENTS

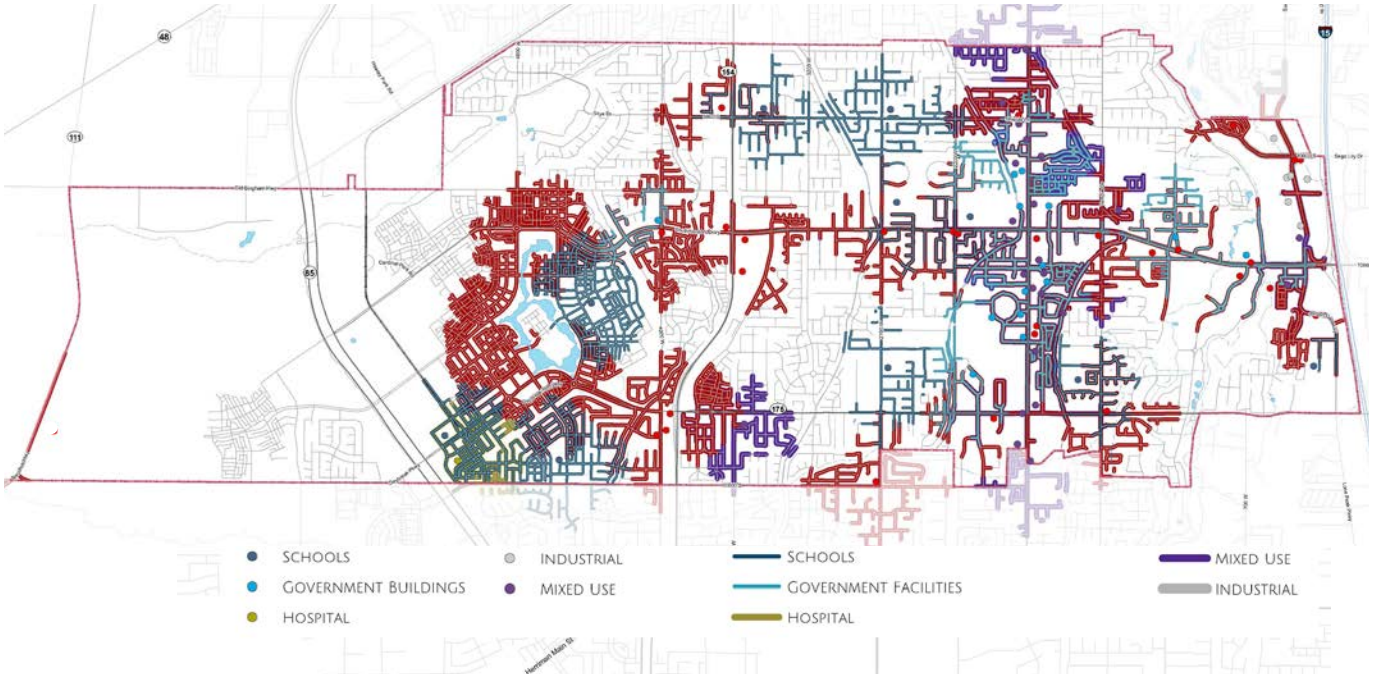
South Jordan residents have a relatively high median income of $99,856, meaning there is plenty of support for local retail establishments. Despite that fact, almost 90% of South Jordan residents leave the City for work. This is fairly common in the Salt Lake Valley, an area that is almost entirely built out and anchored by Downtown Salt Lake City to the north and the Silicon Slopes of Lehi to the south. Public outreach for the General Plan revealed that many residents desire more opportunities to work close to home. Achieving that goal starts with understanding that the healthcare and social assistance; manufacturing; professional, scientific, and technical services; and financial/real estate industries account for nearly half of the primary jobs held by South Jordan residents. These residents are commuting mostly north to work, with an average commute time of 24.8 minutes.



THE FUTURE OF WHERE WE WORK

During public outreach, residents often voiced the desire for more employment opportunities close to home. The Walkability Map below depicts employment opportunities in South Jordan and who can walk to them within a half mile. For example, a dark blue dot shows the location of a school; a dark blue line represents a half-mile route to reach the school. This map clarifies that many of the employment opportunities are along South Jordan Parkway, Redwood Road, or in the Daybreak area; it also reflects that a large portion of available jobs in South Jordan are in commercial industries, that does not match the skillset of residents.

In a survey during the winter of 2018-2019 we asked South Jordan residents to vote which opportunity they thought would have the most positive impact on the City's economy and provide employment opportunities locally; a business campus along Mountain View corridor (52.8% in favor), or opportunities for neighborhood commercial (31.8% in favor). In an effort to sustain and enhance the City's economy, several areas are called out in the framework map as having potential for office development to fulfill this desire for more employment opportunities near residents.



Looking to the future...

How can we promote continued growth and diversification of our economy?

South Jordan is well positioned in the valley for continued economic growth in terms of both its current employment base and its geographic location.

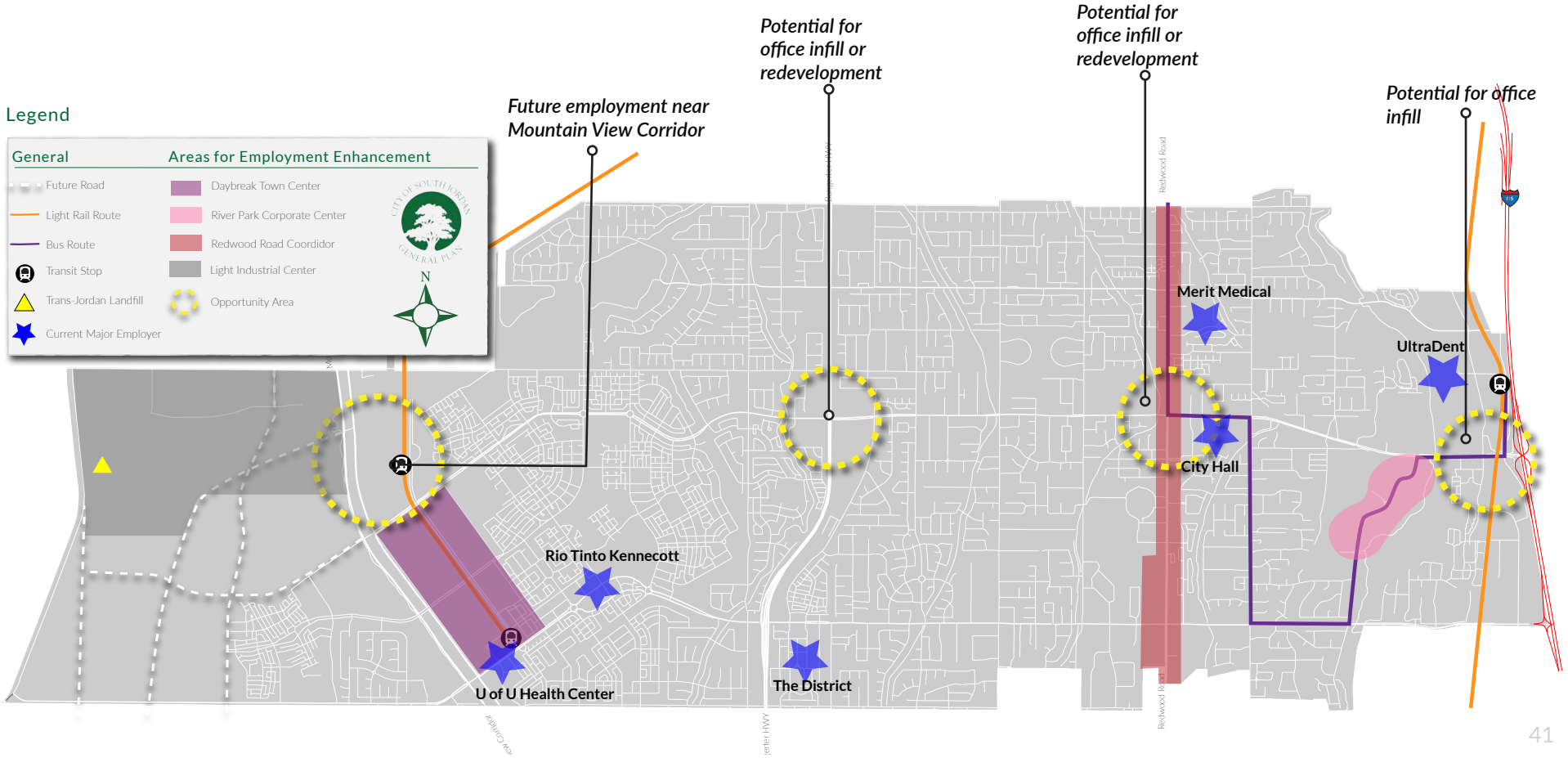
Moving forward, South Jordan should consider the following questions:

- What types of businesses should the City be looking to attract and does South Jordan's workforce meet the needs of those businesses?
- How can the City work with its partners to leverage the City's many unique assets, such as the Mountain View Corridor?
- How can the City attract the businesses to accompany residents' skill-set?

FRAMEWORK FOR WHERE WE WORK

Key strategies discussed for enhancing Where We Work were investing in a high-end business campus near Mountain View Corridor, and identifying appropriate places for neighborhood commercial in order to provide working opportunities close to home and increase opportunities for local business owners. The creation of a new, high-end business corridor is widely supported by those we heard from. To help pursue a high-end business corridor it is critical South Jordan provides a wide range of housing opportunities for future employees at all stages of their careers. Additionally, the completion of Mountain View Corridor will be crucial for companies to feel their employees, customers, and vendors can access their business.

The idea of neighborhood commercial was somewhat supported, albeit to a lesser degree. The following Framework Map does not identify locations appropriate for neighborhood commercial; instead, it shows the areas in South Jordan that currently provide employment opportunities and the areas that could sustain more.



WHERE WE WORK: GOALS AND STRATEGIES

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

The Vision for Where We Work: ***"South Jordan is a strong and resilient economy that attracts a skilled and vibrant workforce through a balance of both large-scale economic generators that encourage new, high-quality development and neighborhood-oriented shops and businesses that preserve and build on our local character."***



WORK GOAL 1: Attract local businesses to bring in unique and exciting attractive employment, shopping, and dining options

WG1.1. Evaluate the City's current development code for regulations that could be a barrier to development of small and local businesses

WG1.2. Continue to partner with the South Jordan Chamber of Commerce in promoting and supporting local businesses and encouraging residents to shop locally

WG1.3. Develop an incentive program and associated funding structure to encourage local businesses to set up in South Jordan

WORK GOAL 2: Expand South Jordan's economic base by utilizing major corridors and high traffic areas to provide more employment opportunities

WG2.1. Continue Coordination with Daybreak to plan for a new high-quality employment campus next to the Mountain View Corridor with top-of-the-line employment amenities

WG2.2. Continue to actively recruit targeted retail, restaurant, and employment based businesses, with higher paying salaries to support the employment campus

WG2.3. Continue to identify and attract selected targeted industries that are consistent with the City's Economic Development Plan while protecting the environment and quality of life

WG2.4. Encourage office uses in areas that provide buffers between residential uses and heavily used traffic arteries and other intense uses, and in locations that promote economic development and expansion of the employment base

WG2.5. Encourage office uses as part of major commercial clusters and mixed use developments to promote commerce as well as personal service and retail support

WORK GOAL 3: Develop a positive business atmosphere that promotes economic development for the benefit of City residents and businesses

WG3.1. Review and revise the City's commercial development review process to incentivize quality businesses to locate in the City with timely approvals

WG3.2. Continue to promote an active business outreach program to strengthen relationships and communication with existing businesses

WG3.3. Support uses/businesses/employers that provide goods and services that will increase convenience for City residents, increase the variety of places to shop, and help the City become a full service community

WG3.4. Support live/work development and co-working office space

WG3.5. Provide a flexible regulatory environment in order to respond to changes in the future economic environment

WG3.6. Identify events to create a community between local business owners and businesses and residents with unique and fun events that highlight our unique local businesses

WG3.7. Allow and encourage appropriate accessory uses, i.e. limited personal service and retail uses as an integral part of any office complex, depending on the ability of the office uses to support those ancillary uses

WORK GOAL 4: Support commercial and office developments that contribute to the welfare and quality of life of South Jordan citizens

WG4.1. Promote and leverage expansion of the South Jordan Towne Center on Redwood Road, the development of the Daybreak Town Center and other appropriate regional commercial development for the benefit of the community

WG4.2. Encourage commercial land uses to be aggregated in attractively and cohesively designed developments that encourage walkability

WG4.3. Encourage commercial developments, depending on the underlying zone, to have architectural and site design orientation to the street

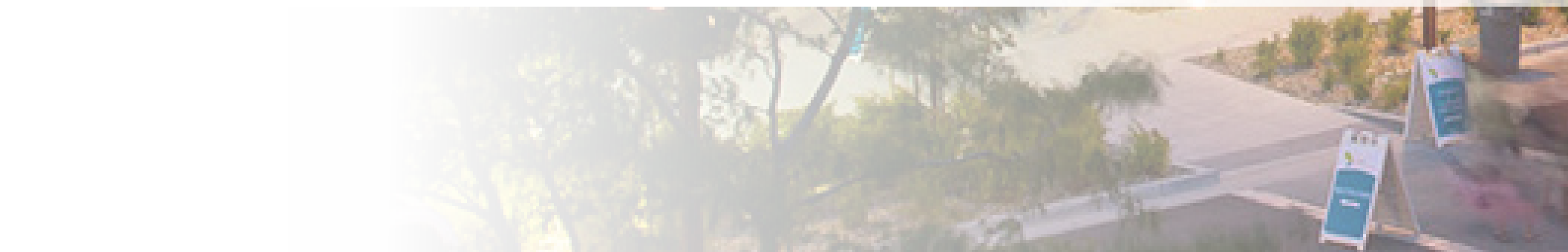
WG4.4. Create and adopt a floating Commercial Conservation Development (CCD) district in order to encourage buildings to be built closer to the street

WG4.5. Encourage new commercial (office, retail, mixed use) developments to be designed for pedestrian traffic as the priority to make the City more walkable. It would encourage residents to work closer to home if they have a safe and inviting way to commute to work

Chapter 5
Where We Gather

OUR VISION:

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





GATHERING PLACES IN SOUTH JORDAN

THE IMPORTANCE OF A VIBRANT COMMUNITY

The most vibrant cities in the world are most commonly recognized by the places people gather; whether that's a beautiful plaza surrounded by local art and coffee shops, a vibrant shopping center with activities for all ages, or a historic main street with culturally rich events and historically significant architecture. Often, the creation of vibrant gathering places for residents and visitors is overlooked or deemed unnecessary. In reality, creating vibrant and enjoyable spaces attracts people to spend time and money in your City and minimizes retail sales leakage, or sales gap by enticing residents and employees to stay in South Jordan to do their shopping.

WHERE WE GATHER IN SOUTH JORDAN

Currently, South Jordan's major gathering places include SoDa Row, the District, and the Towne Center. The District and the Towne Center are mainly accessed by car, they both border major north-south roads that have high traffic speeds and can be intimidating and dangerous to cross on bike or foot.

SoDa Row is Daybreak's "original village center", complete with a sports pub, salons, varied housing, public art, a stage for events, and other crowd-drawing amenities. SoDa Row is often a destination for a fun night out for South Jordan residents and visitors from neighboring cities. Daybreak is currently planning a new Town Center surrounding the TRAX line, which is anticipated to become another major gathering place in South Jordan.

To the southeast, the District is strategically located between 11400 South and 11800 South along Bangerter Highway and provides retail opportunities for much of the population in the southwest portion of the County. Though this major shopping, dining, and movie theater destination gets plenty of traffic, it is not seen as a place to spend an entire day.

Harvest Village is the major intersection just north of the District. The area is not a common place to gather or host events, but is home to a Costco, a Walmart, and other major retail anchors. Similarly, the I-15 corridor (on the east border of the City) is not often a destination for a night out, but contains a Walmart, several major employers, and multiple auto-dealers.

The Towne Center on Redwood Road and South Jordan Parkway is home to many restaurants, City Hall, and a couple major retail anchors such as Harmons. The development within the City center has large sidewalks, street-facing entrances, plenty of windows, and a plaza-like area. These elements are intended to create a "downtown" feel, promoting walkability and offering a place to spend time. Through public outreach, the City Youth +Council and many residents suggested the area redevelop its public spaces to accommodate unstructured recreation, making it a place to spend more time.

Lastly, Riverpark is just south of South Jordan Parkway and borders the Jordan River. This development has plenty of restaurants, offices, a high-end gym, and access to the Jordan River Parkway Trail. Although the parking lots are often fairly full and the facilities well utilized, it's rare to see gatherings and events here.

ARTS AND ENTERTAINMENT

South Jordan is a City well known for its amazing parks and events. Every year, events like Summer Fest and the outdoor concert series draw participants from all over the valley! These community events are a great way to celebrate life in South Jordan, provide entertainment for people of all ages, and draw visitors.

Additionally, South Jordan is home to two arts councils, the South Jordan Arts Council and the Daybreak Community's Daybreak Arts Council. Between the two arts councils South Jordan has 15 sculptures, 6 murals, and numerous utility box art wraps. The South Jordan Arts Council and the South Jordan Parks & Recreation Department also provide art programming options ranging from art classes to theatrical productions.

The City has a unique funding source for the City's arts council called the "Round It Up Program". This program allows residents to "round up" their monthly utility bills to the nearest dollar amount, and that extra amount goes towards funding art and events in South Jordan.



THE FUTURE OF WHERE WE GATHER

During public outreach, we attended several community events in South Jordan throughout the year to reach out and ask residents what they love most about their City. One very common answer was the events! South Jordan residents love the lively and frequent events that occur all year-round.

In order to create more vibrant gathering places, The Project for Public Spaces suggests planning public spaces keeping in mind the four key attributes that make a place great. These attributes are sociability, uses and activities, access and linkages, and comfort and image. There are many ways to make a place. All of these elements are incredibly important to creating a lively and vibrant gathering area. This is something that the residents of South Jordan crave.

SOCIABILITY:

A social city is focused on the people that live there. A city with strong sociability is one that residents have a strong attachment to and a sense of pride. In these places, residents know each other and are invested in their community, making them more likely to reach out and make their community a better place through service, public input, attending local events, shopping locally, and making others feel welcome, which promotes diversity.

USE AND ACTIVITY:

A key indicator of a great place is use and activity. Activities are what drive people out into public spaces to begin with. When people are in public places, enjoying their time, and interacting with one another, it creates a vibrant and lively vibe and encourages people to return. A place with good use and activity often has people of all ages engaging with one another and is used throughout the day.

COMFORT AND IMAGE:

Comfort and image are often a first impression someone has about a place. People want to spend time in well-groomed and maintained places, places that appear safe and well-lit, and places they can spend a good amount of time in whether through shopping, dining, sitting, playing, or interacting with others.

ACCESS AND LINKAGE:

Access and linkage are key to a great place. A great public place is one that is easily accessible by those of all ages and abilities, it's a place that can be accessed by car, foot, bicycle, wheelchair, or scooter. Access to, around, and between lively places promotes use by a wide group of people and provides people the opportunity to experience more than a parking lot.

Looking to the future...

How can we promote a vibrant sense of place that encourages residents and visitors to spend time and interact with one another?

South Jordan is home to several major economic generators and retail destinations. As technology evolves, these destinations are being used less as traditional shopping districts and more as gathering areas. People are spending more money on services than goods.

Moving forward, South Jordan should consider the following questions:

- Where do people gather most often in South Jordan?
- How can the City work with developers to ensure existing and new destinations are vibrant and interesting?
- What gathering place amenities are lacking in the valley/county?
- Are there locations in South Jordan that would benefit from infill development?
- How can the City capitalize on new gathering places as economic generators with more service-based businesses?

FRAMEWORK FOR WHERE WE GATHER

Two key strategies for creating vibrant gathering places are infill development and redevelopment. This means filling in and/or fixing up the places in South Jordan that are underutilized, or places that are lacking in sociability, uses and activities, access and linkages, and comfort and image.

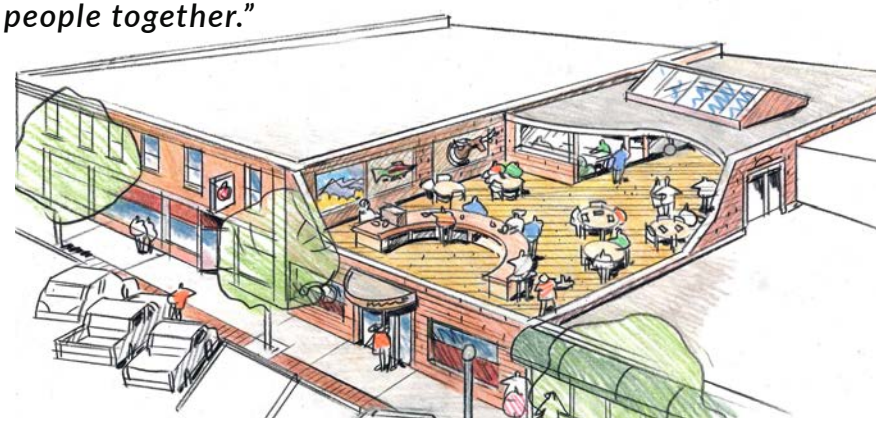
During the General Plan Update Process, we reached out to residents, visitors, and employees to ask what areas in the City would benefit from infill or redevelopment. Their input is reflected in this framework map, showing the places that people want to gather.



WHERE WE GATHER: GOALS AND STRATEGIES

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

The Vision for Where We Gather: ***"South Jordan has active, vibrant, and unique destinations that encourage socialization, entertainment, art, local events, and celebrations that connect people together."***





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

GG1.1. Enhance the public space in and around existing shopping destinations to encourage unstructured recreation and gathering in the plaza-like space with additions such as public art, enhanced crosswalks, etc.

GG1.2. Support infill development in the District Shopping Center to promote a more pedestrian friendly design

GG1.3. Support interactive public art, wayfinding signage, unique furnishings, and other valuable placemaking elements in the District Shopping Center to promote more activity and vibrancy

GG1.4. Improve neighborhood identity by encouraging local names for the identification of parks, trails, community facilities, etc. and by using tree species and other urban design features to help distinguish areas of the City

GG1.5. Adopt CPTED (Crime Prevention through Environmental Design) requirements for new development, including natural surveillance ("eyes on the street"), natural access control, territoriality, and maintenance

GG1.6. Work towards becoming a "destination" for surrounding communities by providing the goods and services of a full service community such as high-end shopping destinations

GATHER GOAL 2: Provide, brand, and promote an arts and culture district to build off our unique, rich and diverse cultural heritage

GG2.1. Identify appropriate locations for future art venues in South Jordan and coordinate with Salt Lake County to include a performing arts center for South Jordan and southwest Salt Lake County

GG2.2. Continue to encourage and promote the creation of art pieces in public spaces

GG2.3. Continue to offer incentives to local artists to produce art for public spaces

GG2.4. Develop an Arts and Culture Master Plan

GG2.5. Continue to support, and expand on, existing arts and culture programs, such as the "Round It Up Program"

GG2.6. Preserve the City's history through programs that recognize historic structures and sites, and that enhances the cultural heritage of the community

GG2.7. Explore tools to protect and/or restore specific structures and sites that will help preserve the City's history and identity, i.e. Aunt Mame's

GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces

GG3.1. Continue to evaluate tools such as CDA, RDA, special districts, and others to support redevelopment, develop small area plans for areas with a high potential for change, and revise development requirements for parking to reduce the amount of underutilized space

GG3.2. Promote construction of parking structures to minimize parking footprint, especially near public transit and business hubs

GATHER GOAL 4: Encourage the presence of local character and sense of place

GG4.1. Coordinate with developers and utility companies to minimize the visual impacts of utility boxes through screening requirements, undergrounding, or other utility placement, for a cleaner street design

GG4.2. Create a palette of design elements that reflect the City's character to use in redevelopment of key gateway properties

GG4.3. Consider the following locations for major City gateways with appropriate signage and landscaping: I-15 at 10000 South, 10600 South, and 11400 South; Bangerter Highway at 9400 South and 11800 South; U-111 at 10200 South and 11800 South, major "entrance" intersections on Redwood Road, Bangerter Highway and Mountain View Corridor; and the Mid- Valley Trax Line entrance to the City at 10200 South

GG4.4. Consider the following locations for minimal entry signage: 1300 West at 9400 South and 11400 South; 9400 South at 2200, 2700, 3200 and 4000 West; 118 South at11800 South, and 3600 West

GG4.5. Consider upgrading the following intersections with urban design and landscape features: South Jordan Parkway at Jordan Gateway, 1300 West, Redwood Road, and Mountain View Corridor; 11400 South at Jordan Gateway, 1300 West and Redwood Road; Bangerter Highway at 9800 South, 10400 South and 11400 South; Mountain View Corridor; and 11800 South

GG4.6. Update the City's Streetscape Plan for major streets within the City and re-adopt the Plan as a reference document that can be updated as tree species types, planting designs and methods evolve; include parkstrip design, tree planting for development plans and capital improvement plans, and re-assessment of fencing requirements on local and collector streets

Chapter 6
Where We Play

OUR VISION:

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





RECREATION IN SOUTH JORDAN

THE IMPORTANCE OF AN ACTIVE COMMUNITY

South Jordan sits adjacent to the Oquirrh Mountains and is a 30 minute drive to the Wasatch Canyons, home to several world-renowned ski resorts. The City is home to a segment of the Jordan River Trail, which is Utah's largest urban trail network.

Along with unparalleled regional amenities, South Jordan maintains over 35 City parks, 250 acres of natural open space and a growing network of nearly ten miles of formal trails. Roughly two thirds of the City's residents can walk a half mile or less to get to the nearest park or open space, which is apparent when looking at the map on page 55. This proximity to local and regional outdoor recreation provides an adventurous, outdoor-loving lifestyle for many South Jordan residents.

As reported by the National Recreation and Parks Association, parks and recreation departments are some of the most significant employers in most cities and towns across the United States. Their operations generate positive economic impacts and are generally a good stimulator of a good quality of life. Unfortunately, funding mechanisms to maintain these valuable facilities are on the decline, leaving communities in a constant struggle to keep up with existing park facilities and little funding for new facilities. One path many communities are taking to alleviate maintenance issues is to convert certain portions of park and open space land to native plantings which require less water and regular maintenance. This allows for funding to go towards maintenance of play equipment and trails to uphold the health, safety, and welfare of the space.

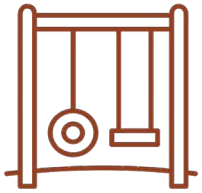
OUR TRAILS

With almost ten miles of established City trails and 22 miles of trails in the Daybreak Community, roughly two thirds of South Jordan households have walkable access to parks. This means they can walk a half-mile or less (without crossing a highway) on connected sidewalks to get to a nearby park or natural open space. In addition to these trails, there are several canals running north and south through the City with paved and unpaved maintenance access roads. The City continues to expand the pavement along the Welby Jacob Canal and work with other canal owners to formalize City trails along canals. This effort is in response to City surveys, and the public outreach for this Plan, where many people requested that the City continue to this effort to expand trails, particularly along existing canals.

Also noteworthy in South Jordan is the Jordan River Parkway Trail, which sits on the east side of the City. The regional trail spans the length of the Salt Lake Valley and northern Utah County between the Great Salt Lake and Utah Lake. The trail is surrounded by sensitive habitat for many bird species and other wildlife. It also provides access to park space, walking trails, shaded pavilions, and an urban fishery that provides over two acres of open water in three separate ponds stocked with rainbow trout, largemouth bass, bluegill, black bullhead or channel catfish. While South Jordan has enhanced its portion of the trail, there are many ways to continue enhancing expanding this unique and valuable community amenity.



Major ski resorts are easily accessible from South Jordan



62%

Of our public parks have playgrounds!

OUR PARKS

South Jordan has more than 35 City parks totaling over 200 acres, 2 county parks, more than 9 miles of trails, 3 fishing ponds, 250 acres of natural open space and boasts a variety of recreational fields and courts throughout the City. 62% of the City's parks have playgrounds, and most contain pavilions, sports fields, grills, and other amenities.

The Daybreak Community maintains roughly 30 additional parks that are available to its residents and guests. Daybreak is also home to Oquirrh Lake, a man-made lake that offers kayaks, paddle-boards, and other water sport equipment to Daybreak residents and their guests.

A major topic of conversation during this general plan process was the development of the Bingham Creek Regional Park, a 160-acre park that will be located at 10200 South and 4800 West. The City will be an equal partner with the County in managing the park through a park authority. Phase one of the park is fully funded and plans are being finalized before grading for the park begins. Phase one is 47 acres that will include many amenities such as a large "destination" playground, bike and pedestrian paths, pavilions, and several multi-purpose fields. Future phases are planned to include tennis and pickle ball courts, a water play feature, a bike skills course, and enhancements to Bingham Creek and the existing BMX Rad Canyon facility.

The County has also proposed $31 million in maintenance and improvement projects for nine County parks, including Salt Lake County's Equestrian Park. While many residents want this to remain a park, they believe it is underutilized and would like to see it enhanced or redeveloped entirely. Additionally, in 2016, South Jordan adopted the South Jordan City Park Master Plan which addresses City Park on Redwood Road, outlining future enhancements and desired materials for fencing, signage, plants, furnishings, and trails.





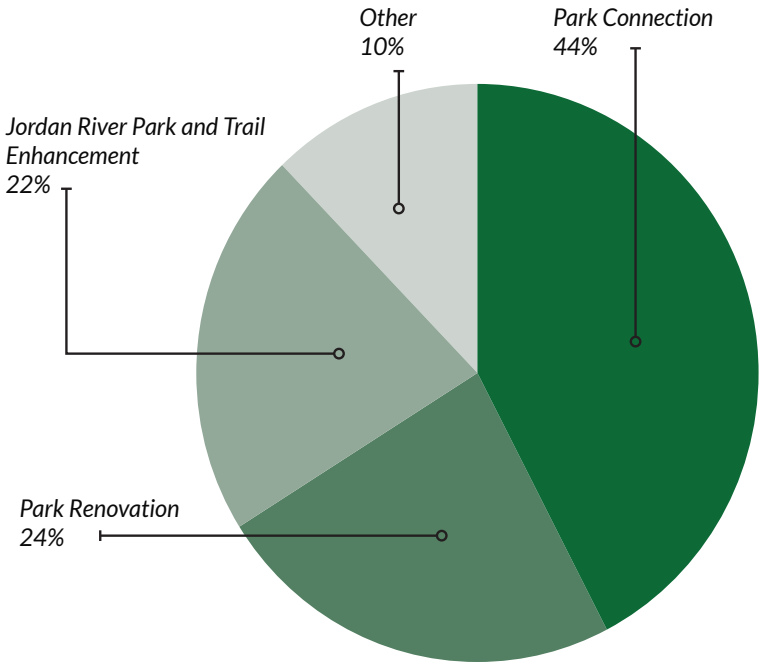
Of our residents can walk to a park or open space (roughly)

THE FUTURE OF WHERE WE PLAY

South Jordan is known for having exceptional recreation facilities and amenities, and this was often mentioned as the reason residents love South Jordan. Maintaining, preserving, and expanding upon the City's current network of parks and trails is a high priority for many residents. Although there are many parks, there is always room for improvement.

During public outreach, residents often mentioned a desire for more "updated" parks on the east side of the City. There are many parks with sports fields, but very few that offer the chance for unstructured recreation such as playgrounds, splash pads, "hammock poles" as found in Ewok Park in Daybreak community, etc. Along with the renovation of several parks, many residents asked to see enhanced connections allowing young children and families to safely travel to, from, and between City parks. Lastly, there was a large support for enhancement of the City's section of the Jordan River Park and Trail, which is a unique regional trail that is home to many different species of birds.

Which of the Following Opportunities is Most Important to You?



Looking to the future...

How can we protect and enhance the quality of life of existing and future residents?

In any city, it is important to ensure that all residents have access to the same types of quality of life amenities. Continued investment in the multi-modal transportation system will ensure residents of all ages, abilities, and income levels have the ability to reasonably access these amenities. Another key aspect of accessibility is the location of these amenities. The same quality of amenities should be dispersed equally throughout the City.

Moving forward, South Jordan should consider the following questions:

- How can the zoning and development code be used to ensure new housing developments have reasonable access to amenities?
- What types of amenities are missing in South Jordan?
- What residential areas of South Jordan do not have reasonable access to amenities?

FRAMEWORK FOR WHERE WE PLAY

Recreation is important to the residents of South Jordan, during public outreach for this Plan we heard many ideas and concerns for the future of recreation. This map depicts the areas where residents would like to see enhanced trails, improved parks, and safer pedestrian connections.



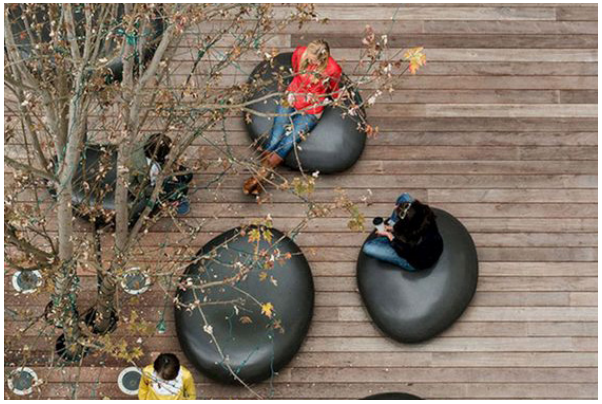
WHERE WE PLAY: GOALS AND STRATEGIES

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

The Vision For Where We Play: ***"South Jordan has a growing network of parks and trails that offer access to and between neighborhoods while offering exceptional trail amenities."***









PLAY GOAL 1: Use the Blue Print Jordan River Plan as a guide to enhance the Jordan River Parkway Trail to promote regional trail and park connections

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

PG1.2. Ensure any further amenities or development for the Jordan River Parkway Trail are mindful of the sensitive natural environment and habitat

PG1.3. Provide boardwalk style trails along the Jordan River and near pavilions for wildlife viewing

PG1.4. Provide convenient and visible access to the Jordan River Parkway Trail to connect residents to the regional trail system

PG1.5. Provide access to the Jordan River for light water sports such as kayaks, fishing, and stand up paddle boards

PLAY GOAL 2: Develop public park lands and facilities to meet the recreational and open space needs of current and future residents of South Jordan

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

PG2.2. Encourage parks, playgrounds, and public spaces to include amenities and activities for a wide range of age groups including teenagers

PG2.3. Coordinate with Salt Lake County to investigate methods and strategies to ensure the long term viability of current and future Salt Lake County Park and Recreation properties and facilities

PG2.4. Coordinate with Salk Lake County and local recreation program and facility providers to enhance programming, access, and convenience for City residents at the Equestrian Park

PG2.5. Provide opportunities for strategically placed dog parks

PG2.6. Encourage the incorporation of parks and/or connection to recreational trails with all new residential development

PG2.7. Support and encourage the preservation of open space surrounding Bingham Creek

PLAY GOAL 3: Provide a variety of recreation opportunities, both active and passive that meet the needs of South Jordan residents

PG3.1. Expand adult and youth sports and education programs and events to meet community demands

PG3.2. Ensure Senior Citizen programs and events keeps pace with growth and demand

PG3.3. Investigate the potential of using school open space or other public space for programming

PG3.4. As appropriate, design detention/retention ponds to have dual uses, i.e. recreation or vegetation other than monoculture grass species

PG3.5. Consider innovative park activities that create community identity and provide meaningful recreation alternatives (i.e. pickleball, spray pads, or similar activities)

PG3.6. Develop and promote a single track mountain bike trail network

PLAY GOAL 4: Establish a trail system that provides a means of alternate transportation and a recreational resource to provide convenient and safe access to parks and open space for every neighborhood

PG4.1. Coordinate with canal companies to pave and enhance canal corridor trails within the City-wide trail system

PG4.2. Provide and locate strategically placed trail heads within the City that promote accessibility, walkability, and physical fitness

PG4.3. Design and implement wayfinding and mapping signage for parks and trails with new development or redevelopment of properties with direct access to parks, open space, or trail heads

PG4.4. Develop design standards for enhanced street crossings where trails meet major roads

PG4.5. Collaborate with adjoining communities to properly connect inter-City trail systems

PG4.6. Preserve existing trail easements within the City



Chapter 7
How We Grow

OUR VISION:

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




TONYBURGE

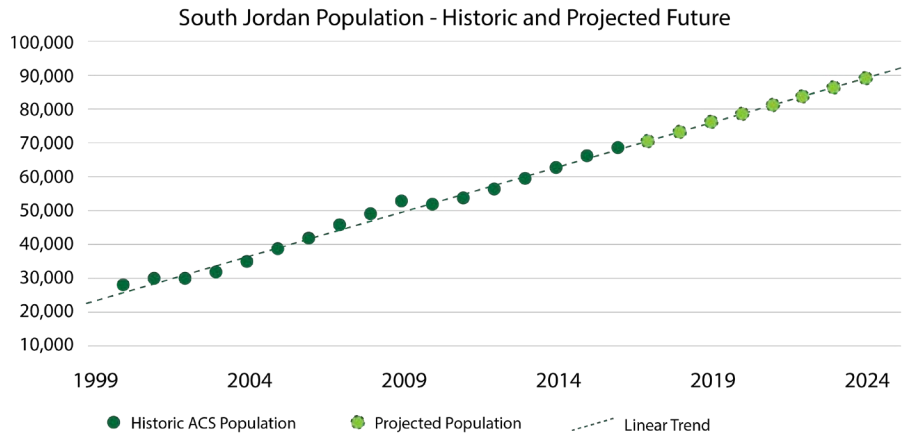
GROWTH IN SOUTH JORDAN

THE IMPORTANCE OF PLANNING AHEAD

As South Jordan grows and adds residents, the community needs to decide how it can accommodate and capitalize on that growth. In general, land uses and community design should be efficient and sustainable; support a multi-modal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. A general plan and future land use map are the primary tools the City uses to influence community growth. This update makes sure that those tools reflect how the community desires to grow in the future.

HOW WE'VE GROWN

South Jordan's population was 50,418 in 2010, according to the United States 2010 Census. Estimates for 2018 population were at 74,149 – an amazing 47% increase in just 8 years. This population makes up over 20,000 households living within the City in 2018. The Governor's Office of Management and Budget baseline projections did not originally anticipate South Jordan's population to be this high until almost 2030. While Utah too has had remarkable population growth statewide, the State's 12% population growth over the same time period is relatively much lower compared to South Jordan's growth rate. In fact, the US Census Bureau published in an article that South Jordan City was the 14th fastest growing large City in the country from July 2017 to July 2018, with a 4.4% population increase. This fast-paced growth rate has lead to several quality-of-life concerns such as the over-crowding of public schools and traffic congestion.



South Jordan's population is projected to be around 88,981 by 2024 and it's estimated, based on this linear trend and the City's current zoning, that the population will likely reach 127,300 by the year 2040. In order to compensate for this growth, the City will need to plan ahead to ensure proper infrastructure is in place in order to preserve the high quality of life that South Jordan residents are used to.

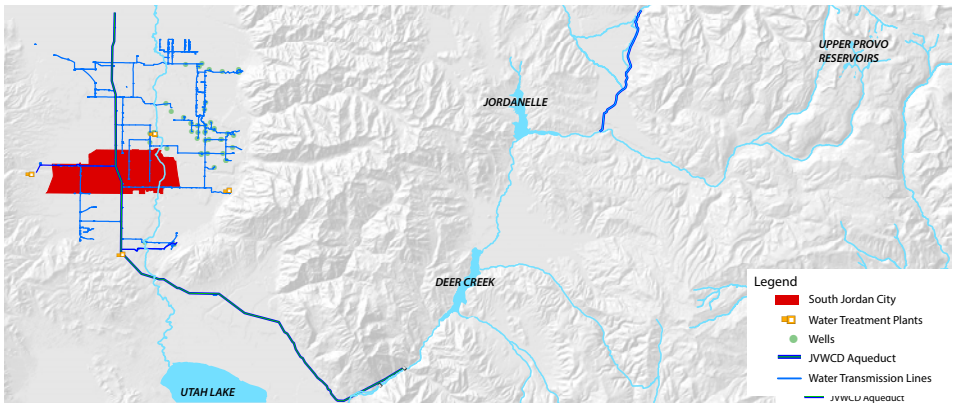
Although the number of children and families has remained high as the City has grown, the greatest change in age distribution has been with residents older than 60 years. The median age from 2010 to 2017 increased from 28 to 33 years old. This indicates that South Jordan is increasing popularity with baby boomers and retirees, but still remains overall an attractive community for young families.

LAND USE

Roughly 41% of the land in South Jordan is zoned for Low Density Single Family Residential or Rural Residential and 32% of the land to be master planned as part of Daybreak, leaving 27% of the land for other uses. The remaining land available for growth and redevelopment will need to be carefully planned to create a sustainable balance of commercial and residential uses.

Current national trends show that our retail and commercial experiences are changing. Since 1950, there has been a decrease in personal consumption of goods and an increase in personal consumption of services such as restaurants, entertainment, and other service/experience oriented businesses which cannot be experienced or consumed through online retailers. These services now account for about two thirds of personal consumption.

Along with residential and commercial land use, open space is extremely important to residents. South Jordan is unique in the Salt Lake Valley, it's a City with strong ties to its agricultural heritage. There are several historic and agricultural properties in South Jordan, which are highly valued by the community as open space and a key element in the "rural" or "small-town" feel that residents love. As the City works to balance future land uses with new development, these properties should be carefully considered and preserved.



THOUGHTFUL GROWTH

When considering the future growth of South Jordan, it is important to remember that Utah is considered a desert state. This comes with many challenges. For example, the City cannot supply any of its own drinking water, it is instead purchased from Jordan Valley Water Conservancy District (JVWCD). JVWCD's main water sources include Deer Creek and Jordenelle Reservoirs, the Provo River Watershed, and some ground water sources (see map below). South Jordan does, however, provide secondary water to a portion of the City. Secondary water is provided for landscaping purposes only. This water is made available through the four main canals that run through the City, which are fed by Utah Lake.

Following current growth trends in the valley and based on historical demand, JVWCD predicts that the total demand for water will soon outweigh available supply. To avoid this scenario, JVWCD suggests that communities relying on them as a primary water source achieve 25% conservation before 2025.

Alongside water-usage, air quality is among the top concerns related to sustainable and thoughtful growth in the Salt Lake Valley. Salt Lake County essentially exists in a geographic bowl, surrounded by mountains with development in the valley. This causes natural winter weather conditions to "trap" pollution in the valley until a rain or snow storm comes through. This unavoidable phenomenon is a primary factor of the valley's famously bad winter air quality, which is often deemed hazardous to breathe and can even lead to "indoor recess days" in local schools.

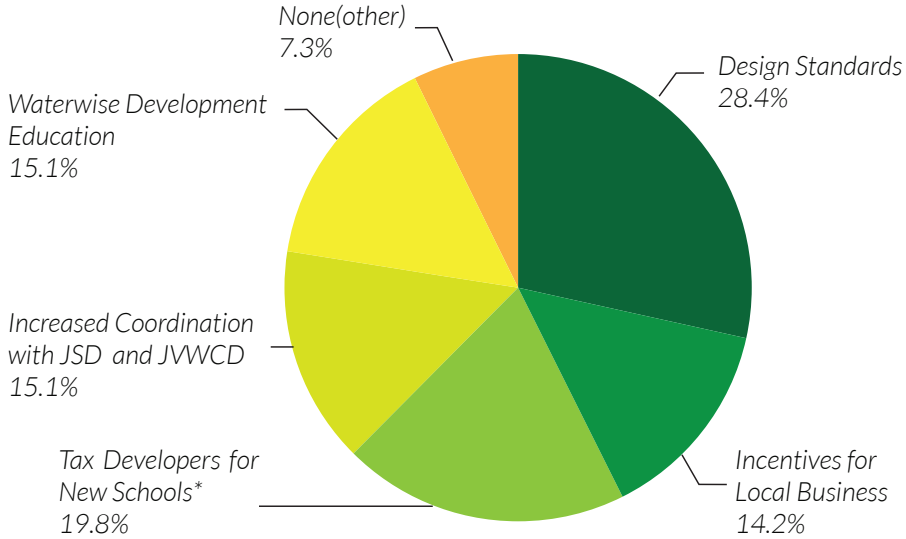
Although we cannot control the inversion, we can take steps to reduce emissions such as offering public transportation options, educating the public of the benefits of shorter and fewer vehicular trips, and taking steps to reduce traffic congestion.

THE FUTURE OF GROWTH

During public outreach, it became apparent that residents want new development to be well thought out, cohesive, and sustainable for the local desert climate. Some of the most common ideas and themes that came out of public engagement were design standards to promote cohesive development, incentives to local businesses, a tax for new developers to go towards funding new schools, increased coordination with Jordan School District (JSD) and Jordan Valley Water Conservancy District (JVWCD), and Water-wise development standards and "localscapes" education.

When asked which of these growth strategies were most important to residents, answers were split fairly evenly, though the most popular was the creation of development standards for cohesive development. This is a perceived problem in many parts of the valley, many people are worried that new development is taking place without consideration for the design or uses surrounding. The creation of development standards for a City as large as South Jordan would likely focus on major areas for development such as the City Center, SoDa Row, the District, and others. While this was the most popular answer, many of these opportunities received support and will be addressed in this plan.

Which of these strategy opportunities is *most important* to you for *how we grow:*



*Not currently allowed in the State of Utah

Looking to the future...

How can we pro-actively address the needs of our changing population? Where and how should we grow?

Accommodating as many as 30,000 new residents by 2060 will require careful consideration and planning about where and how future growth occurs. Future growth will likely continue to occur on the west side of the City, given that much of that land is still undeveloped. That said, there are pockets of undeveloped land and redevelopment opportunities throughout the rest of the City as identified in the framework map to follow.

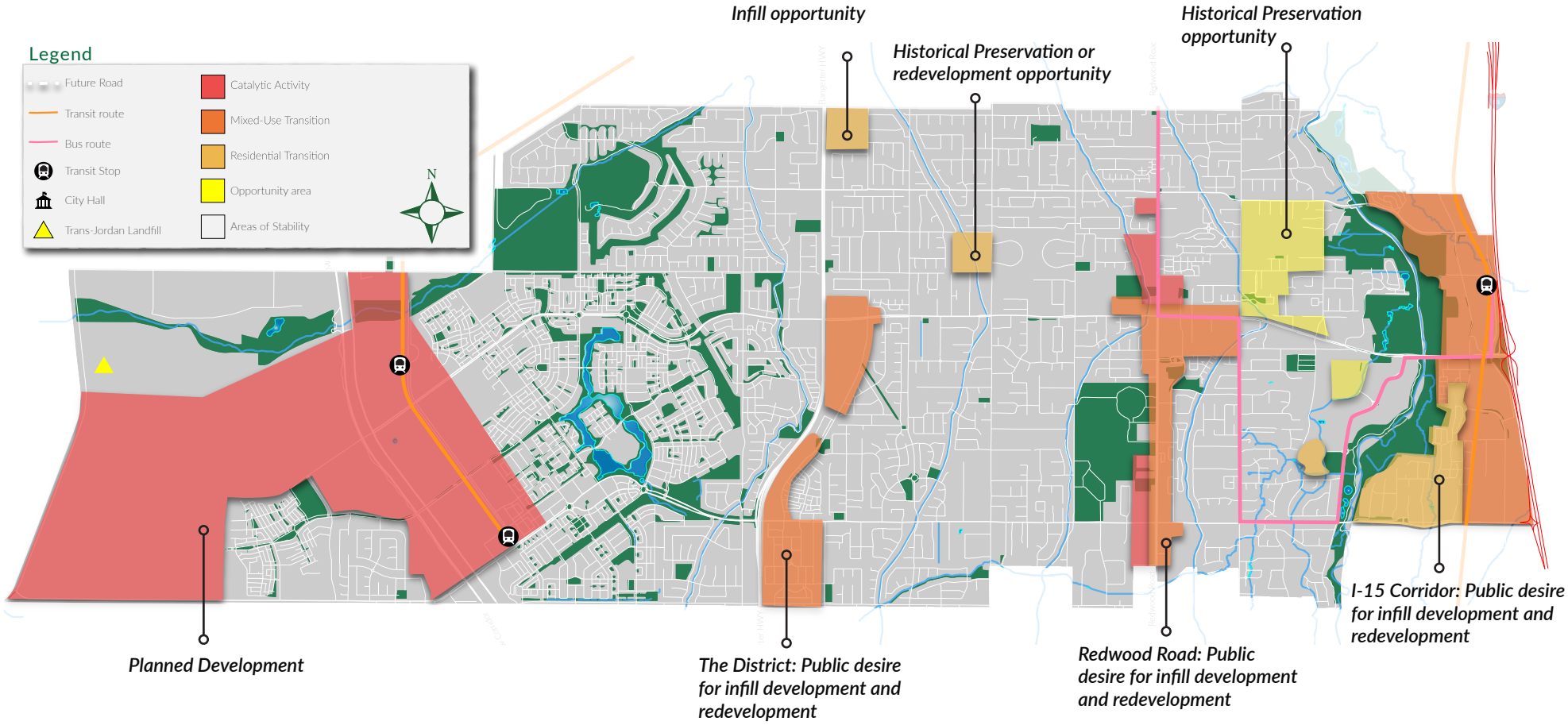
Moving forward, South Jordan should consider the following questions:

- Are there properties that are currently underutilized that can be reused (e.g., large parking lots, strip malls, aging buildings) in the City?
- Are there areas where a broader mix of land uses should be encouraged?
- What types of services will be required to meet the needs of our population over time?
- How can future investments in transportation and other infrastructure help improve connectivity and access for all segments of the population?

FRAMEWORK FOR HOW WE GROW

As South Jordan grows, there are certain areas that are more likely to change than others. In fact, it's anticipated that a large portion of the City will remain the same, with little change.

The Map below depicts areas that are likely to change. Catalytic activity indicates an area that will change entirely, Mixed Use Transition areas will likely have a mix of additional land uses and existing, Residential Transition Areas are anticipated to change slightly in character, but not use, and Opportunity areas are not likely to change in character, but there is an opportunity to enhance the way the area is used.



HOW WE GROW: GOALS AND STRATEGIES

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The Vision For How We Grow ***"A healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community resiliency and fiscal sustainability with each new development through open communication and cohesive development patterns."***



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

GrG1.1. Review the City's zoning map alongside the Future Land Use Map to ensure the accommodation of appropriate commercial development that is compatible with surrounding uses

GrG1.2. Update commercial design standards in the zoning and subdivision code to align with development trends

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

GrG2.1. Strengthen existing relationship with Jordan School District (JSD) by formalizing regular coordination meetings to discuss future housing development and access to education for new residents

GrG2.2. Strengthen existing relationship with the Jordan Valley Water Conservancy District (JVWC) by formalizing regular coordination meetings to ensure adequate infrastructure for future growth

GrG2.3. Develop a program to host annual public open houses with surrounding municipalities, JVWCD, and JSD to allow residents to learn about the process and plans for new development

GROW GOAL 3: Promote energy efficient elements in new and existing development

GrG3.1. Encourage residential and commercial energy efficiency, (i.e., energy star appliances and energy systems, programmable thermostats, energy saving lighting, insulation techniques)

GrG3.2. Promote and incentivize energy efficient building construction and LEED (Leadership in Energy and Environmental Design) certifications for commercial, industrial, and major residential projects, i.e. additional building height for green roofs, building permit and/or impact fee reductions

GrG3.3. Set the example for implementation of "green" building methods and LEED certification by considering such elements in new City buildings and in retrofitting existing buildings and facilities

GrG3.4. Help minimize the urban heat island effect by encouraging lighter color building materials for roof-tops, parking lots, roadways, pathways, planting trees that provide shade, etc.

GrG3.5. Encourage mixed-use zoning districts in appropriate areas of the City, designed with a mix of goods and services to reduce vehicle trips and to improve air quality, walkability and resident convenience

GrG3.6. Encourage new and infill development sites to include electric vehicle charging stations

GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment

GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

GROW GOAL 5: Reduce waste and excessive water use within the City

GrG5.1. Explore the possibility of supplying and promoting recycle stations throughout the City to allow for the opportunity to recycle materials that are no longer accepted through private services

GrG5.2. Consider and encourage water saving techniques (i.e. rain water harvesting, re-use of grey water, installing low-flow fixtures)

GrG5.3. Implement rain gardens and other storm water collection and retention systems

GrG5.4. Continue to develop and implement Low Impact Development (LID) standards to improve soil permeability and to avoid costly storm drainage systems

GrG5.5. Develop and implement a water meter replacement initiative for both commercial and residential

GrG5.6. Maintain an updated storm water infrastructure management plan

GROW GOAL 6: Preserve desirable open space and natural open space areas within the City

GrG6.1. Continue efforts to maintain and enhance Jordan River wetland habitats through public ownership, private donation and dedication, federal regulation, and conservation easements

GrG6.2. Coordinate efforts with Salt Lake County and adjoining communities to implement Plan Elements of the Blue Print Jordan River Plan and to protect the corridor as natural open space

GrG6.3. Discourage development in the Jordan River corridor, except for a limited recreational/commercial focus south of 10600 South that is compatible with the goals of the Blue Print Jordan River Plan and that provides needed services for the Jordan River Parkway trail users

GrG6.4. Investigate possible areas within the City where existing farmland, or other significant open space, can be protected in order to help preserve rural lifestyle, promote a "historic village" look, and/or protect historic properties

GrG6.5. Create and adopt a Rural Open Space Conservation Development (ROCD) floating zone for possible preservation of rural and/or historic properties

GrG6.6. Continue to identify priority properties to preserve for natural open space and existing habitat protection

GrG6.7. Include a provision for a high percentage of open space by clustering residential development

GROW GOAL 7: Address natural hazards in land use and development plans

GrG7.1. Continue to limit development along known fault lines, high liquefaction areas, flood plains, and other natural hazard areas, unless appropriate mitigation measures can be implemented and require adequate review and mitigation of natural hazards as part of the development review process

GrG7.2. Require proper site and building construction mitigation in natural hazard areas

GrG7.3. Require adequate notice of hazards to public, i.e. public notification, document recordation, subdivision plat and site plan notations

GROW GOAL 8: Preserve South Jordan's historical and agricultural properties

GrG8.1. Pursue grant funding for preservation of agricultural and historical properties

GrG8.2. Consider agricultural and open space preservation techniques such as Transfer of Development Rights (TDR) programs



Chapter 8
Implementation





MEASURING OUR SUCCESS

In order for the South Jordan General Plan to be a useful and relevant document, it must be regularly referred to, applied, and implemented. The most fundamental way in which the Plan can be implemented is through an adaptable but systematic approach that aligns key City decisions, processes, regulations, and standards with the objectives of this Plan and its overall vision. In this manner, the day-to-day decisions regarding development will effectively result in a physical environment that reflects this document and the community-built vision statements. The South Jordan General Plan is expected to be used in ways that are adaptable to future trends, conditions, and choices that are not entirely predictable. Alignment with the overall vision of this Plan is the most important goal and outcome.

Equally important is the need for a process of monitoring the implementation of the Plan. This effort will provide information on how well the goals and strategies are working, where there are opportunities for additional modification, and whether certain elements are not working at all. This monitoring process should also provide meaningful information for decision-makers to ensure that the Plan remains an effective and useful tool.

This chapter also summarizes key projects and tools that should be implemented to achieve the Plan vision and goals. These recommended projects and tasks represent high priority efforts that will significantly improve the link between the goals and strategies found herein and real-world implementation

AMENDMENTS TO THIS PLAN

This Plan reflects a great deal of effort by both experts and the broader community in analyzing and thinking about the trends and assumptions that will impact our physical development, and how we expect to address them. However, we recognize that our land use future and the development market are not fully predictable. Therefore, the Plan is designed and intended to be used adaptively in response to changing conditions, circumstances, and markets. As part of that process, this Plan needs to be regularly monitored with respect to its use and effectiveness. Limited and technical amendments will certainly need to be made in order to keep this document up-to-date, fully viable, and maintained as a respected and regularly used source of guidance for the physical development of the City. More significant amendments may be deemed necessary depending on experience. If goals are not met and/or trends toward achieving trajectory goals are not positive, the Planning Commission and City Council should re-evaluate existing strategies and consider modifications to strategies that are necessary to reverse the trend.

The City Council and Planning Commission can review and adopt General Plan amendments between major updates to ensure that current community issues continue to be addressed and that the Plan continues to provide clear and realistic direction for future growth. In any case, a comprehensive review and update is strongly recommended at least once every ten years, or as directed by City Council.



KEYSTONE INDICATORS - MONITORING OUR PROGRESS

Plan monitoring and evaluation will involve a long term commitment to tracking progress in accomplishing plan objectives. Ongoing monitoring will also assist in determining appropriate and effective courses of action in response to experience with use of the Plan.



USE AND APPLICATION OF KEYSTONE INDICATORS

Keystone indicators are intended to be used primarily to measure Citywide progress toward achieving the Plan vision. In some cases, appropriate comparisons will be against other cites or state or national averages, but most often the best comparison will be between past and future performance specific for our City. Some indicators are especially useful in evaluating how new development and redevelopment is measuring up compared with Citywide averages. Others will lend themselves well to sub-area analysis. Major City-sponsored initiatives should be systematically evaluated for their expected correlation with these indicators.

Some but not all of these indicators can and should be used, as appropriate and applicable, in the evaluation of major and discretionary land development applications. In this capacity, the intent is not to require a particular development proposal to demonstrate a positive correlation with every indicator, nor is there an expectation of detailed justifications or data analysis to be submitted by applicants.

KEYSTONE INDICATORS

The following Keystone Indicators are established for the purpose of assessing the progress of this Plan over time and the potential alignment of major City decisions with the Plan.



INDICATORS FOR HOW WE MOVE

LESS SINGLE OCCUPIED VEHICLES: Improving traffic congestion by providing alternative routes and travel methods through South Jordan is a cornerstone objective of this Plan. Currently, about 76% of South Jordan residents commute every day alone in their vehicles. Increased walkability, bicycle infrastructure and safety, and planning for micromobility and transit infrastructure along major corridors are the key methods for lowering this percentage and decreasing traffic congestion. Walkscore® and its related Bikescore® and Transitscore® are nationally recognized measures for walkability and bicycle and transit access in communities. These scores can be calculated Citywide, or for areas of focus, and can be compared with other communities. Currently, South Jordan has a score of 24 for walkability, 22 for transit, and 41 for bikability. However, because these measures are primarily based on a calculation of land use proximity, and do not account for the quality and design of walkable infrastructure, care should be taken in interpreting the results. This indicator can also be coupled with tracking the number of miles of bike lanes, pedestrian trails, and homes with access to transit.

INDICATORS FOR WHERE WE LIVE



HIGH LEVEL OF HOUSING ATTAINABILITY: Improving housing affordability over time is identified and addressed as one of the cornerstone challenges and priorities in this Plan. Currently, about 20% of residents pay more than 30% of their income on housing. This recommended indicator combines overall median single-family and multifamily housing affordability. Together this combination is intended to provide an important and helpful general barometer for progress based on the broad averages and overall counts at different levels along the economic spectrum. It will be important to also be attentive to impacts on sub-groups of housing consumers, whose needs and experience may not be fully represented by measures that focus on overall median housing costs. Likewise, although changes in the overall homeless populations provide an important measure in that area, the status of sub-groups within that overall number will be important.

HIGH QUALITY OF STABLE NEIGHBORHOODS: Although it's easy to monitor progress on new development, much of South Jordan is already built out and largely single-family. South Jordan is known for being a diverse community with a wide range of neighborhood types, it will be important to monitor the quality of these existing stable neighborhoods and preserve them where possible.

INDICATORS FOR WHERE WE WORK

The economic indicators for this Plan include the following measures, each of which are available from existing data sources and are easily comparable with other jurisdictions:

- **Increased number of residents that live and work in South Jordan**
- **New jobs added that are at or above the median salary for the region**
- **Decrease in unemployment rate**
- **New businesses added**



These measures are chosen because together they reflect a combination of the economic outcomes this Plan is intended to support as well as the economic activity that will be needed to allow many of the recommendations in the Plan to be fiscally sustainable with private and public sector resources. From another perspective, many of the recommendations of this Plan are intended to encourage the conditions that will be necessary to attract the economic development and workforce that will contribute to a sustainably strong economy.

INDICATORS FOR WHERE WE GATHER

INFILL AND REDEVELOPMENT is a priority to many South Jordan residents. There are many underutilized properties throughout the City and large amounts of undeveloped land on the west side. This indicator incorporates a combination of reduced vacant acreage in core area of the City combined with evidence of increasing comparative development activity (i.e. building permit value) in these areas.



- **Less remaining vacant acres**
- **Less underutilized properties**
- **Increased total building permit value in infill area**

MORE PUBLIC ART AND EVENTS: Public art and public events are core elements for building public spaces where people want to gather. An increase in unique furnishings, public art exhibits, and public events are good indicators that South Jordan is turning into a place where people want to gather and spend time.



INDICATORS FOR WHERE WE PLAY

Recreation opportunity is one of the most treasured attributes of the high quality of life South Jordan residents are trying to preserve. Below are the indicators chosen to represent a positive trend in recreation opportunity:

- **More Miles of Established Trails**
- **More Amenities in Parks**
- **Better access to parks**

The percent of City population, area, and employment within ½ mile of a park, trail, or accessible open space area is a great indicator that this attribute is being protected and enhanced. Alongside more parks and more access to parks, residents voiced a strong desire for more amenities in City parks. Higher quality and quantity of City recreation both indicate a dedication to enhancing the quality of life in South Jordan.

INDICATORS FOR HOW WE GROW



LESS WATER USE: Being in a desert climate, South Jordan should be prioritizing water quality and quantity. Currently, all of the primary water in South Jordan is supplied by the Jordan Valley Water Conservancy District with water coming from Deer Creek, Jordanelle Reservoirs, and the Provo River Watershed serving more than half of the Salt Lake Valley. A decrease in water usage in the City would indicate a mindful and responsible approach to growth.

LESS STUDENTS PER TEACHER: A common concern among residents is keeping up with population growth by adding educational opportunities. As the City population continues to grow, so does the student count per teacher. South Jordan strives to coordinate with the Jordan School District, but as new subdivisions are planned further west, it will become more and more important to ensure that these new and existing residents have access to a great education.

IMPLEMENTATION

It is important to note that this Plan is an overall guiding document that is linked to numerous other planning tools, including intergovernmental agreements, land use regulations, facility plans, and capital improvement programs. The success of this Plan is therefore dependent upon the implementation of a variety of other legislative, regulatory, technical, and financing mechanisms, requiring coordination and cooperation between the public, private, and nonprofit sectors within South Jordan and where applicable with the County and surrounding municipalities.

Implementation strategies must be relevant, adaptive, and decisive in order to realize the vision, goals, and strategies of this Plan. Key strategies included in the tables on the following pages, are intended to influence future zoning and regulation changes, suggest potential financing tools, leverage partnerships, prioritize capital investments, and establish new programs and services. The resources and partnerships required for each strategy should be considered in conjunction with annual budgeting and capital planning. Each strategy is outlined by the following elements:

TYPE:

CAPITAL PROJECTS: These major infrastructure investments and funding partnerships are specifically relevant to the implementation of the General Plan goals and strategies, but should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of capital improvement expenditures.

REGULATORY REFORM: Some development regulations and standards will need to be updated to ensure consistency with the goals and strategies of the General Plan.

SUPPORTING PLANS AND STUDIES: Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in this General Plan. These include site-specific development guidelines, feasibility studies, master plans, subarea plans, or additional funding mechanisms.

PROGRAM/RESOURCE: Many of the General Plan strategies may be implemented through continuation, expansion or addition of programs and services offered by the City.

IMPLEMENTATION TIMELINE:

SHORT-TERM: 0-5 years;
MID-TERM: 5-10 years; or
LONG-TERM: 10-20 years or more.

ANTICIPATED COST:

LOW: an anticipated cost less than $20,000;
MID: an anticipated cost of $20,000 - $100,000; or
HIGH: an anticipated cost over $100,000.

EFFECTIVENESS:

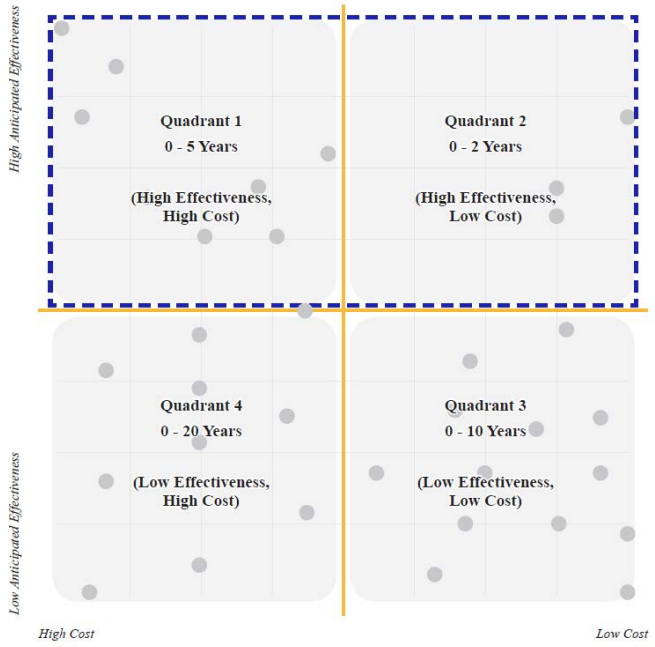
How effective a strategy/action is in generating tangible results:

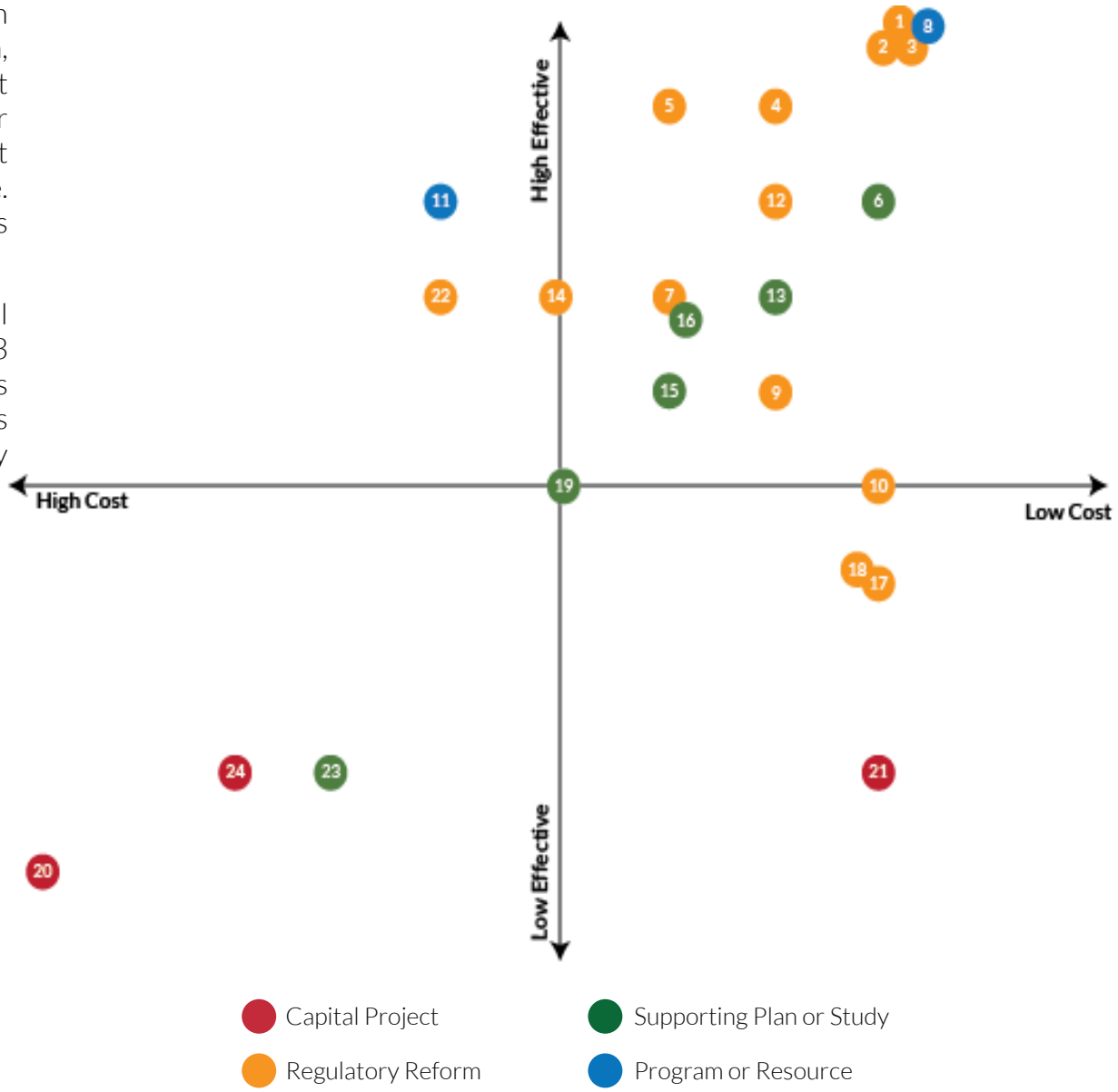
LOW: somewhat effective, or slow to go into effect but still important;
MEDIUM: more effective with some visible results shortly after implementation; or
HIGH: once completed, immediate results.

IMPLEMENTATION MATRIX

The focus of initial implementation should be on strategies that further the vision of the General Plan, generally those included within Quadrant 2—that are more programmatic in nature, set the stage for subsequent improvements and strategies, and that will have incremental positive change over time. They also have those "low-hanging fruit" strategies required for subsequent improvements.

Quadrant 1 includes strategies with a similar level of effectiveness, but higher price tag. Quadrants 3 and 4 include strategies that are important but less effective in achieving the vision. Quadrant 4 includes strategies that may take longer to implement as many of them also require additional funding sources.





SHORT-TERM ACTIONS

Related Goal	Action #	Action	Type	Anticipated Cost
Move Goal 3	1	Develop specific standards for emerging and unique transportation options such as rideshare scooters, hover-boards, etc.	Regulatory Reform	low
Live Goal 1	2	Review ADU code language and update as necessary to meet the goals of this General Plan	Regulatory Reform	low
Grow Goal 6	3	Revise landscaping requirements to include language about choosing vegetation suitable for the environment	Regulatory Reform	low
Live Goal 1	4	Develop new code regulations to address infill residential development	Regulatory Reform	low
Work Goal 5	5	Review and revise the City's commercial development review process to incentivize quality businesses to locate in the City with timely approvals	Regulatory Reform	mid
Move Goal 1	6	Identify key intersections and mid-block street crossings for pedestrian safety enhancements and develop associated design standards	Supporting Plan/Study + Regulatory Reform	low
Live Goal 1	7	Develop a density bonus program for inclusion of moderate income housing within a new residential development	Regulatory Reform	mid
Move Goal 5	8	Create an annual meeting between all interested parties to discuss South Jordan's traffic counts, connectivity, and road conditions in order to determine additional projects needed to mitigate major issues	Program/ Resource	low
Gather Goal 5	9	Develop standards to minimize the visual impacts of utility boxes through screening requirements, undergrounding, or other utility placement, for a cleaner street design	Regulatory Reform	low
Work Goal 4	10	Develop standards for live/work spaces and co-working offices	Regulatory Reform	low

MID-TERM ACTIONS

Related Goal	Action #	Action	Type	Anticipated Cost
Move Goal 3	11	Work with surrounding municipalities and WFRC on the Southwest Salt Lake County Vision and Growth Strategy to determine priority locations for public transportation on the western side of the City/valley	Program/ Resource	mid
Move Goal 4	12	Develop design standards for a variety of bike lane enhancements for corridors identified as primary bike routes including physical buffers and dedicated light signals for bicycles	Regulatory Reform	low
Gather Goal 7	13	Update the City's Streetscape Plan for major streets within the City and re-adopt the Plan as a reference document that can be updated as tree species types, planting designs and methods evolve	Supporting Plan/Study	low
Move Goal 1	14	Develop streetscape design standards to include a palette of design elements such as site furnishing, shade structures, signage, artwork and plant species	Regulatory Reform	mid
Gather Goal 5	15	Create a palette of design elements that reflect the City's character to use in redevelopment of key corridors/gateways	Supporting Plan/Study	mid
Play Goal 1	16	Develop a palette of design materials appropriate for trails, signage, lighting, and furnishings for the Jordan River Parkway Trail which are consistent with the natural environment and have minimal impacts on the existing habitats	Supporting Plan/Study	mid
Live Goal 4	17	Evaluate standards for street lighting, sidewalks, bike lanes, and other "safe mobility" elements	Regulatory Reform	low
Play Goal 3	18	Develop standards asking developers to provide trail connections to existing parks	Regulatory Reform	low
Gather Goal 3	19	Engage citizens in an Arts and Culture Plan to determine where to allocate Art Council money and what activities, events, and shows residents are interested in	Supporting Plan/Study	mid

LONG-TERM ACTIONS

Related Goal	Action #	Action	Type	Anticipated Cost
Move Goal 3	20	Develop public transit extensions from the South Jordan Front Runner Station to the TRAX South Station	Capital Project	high
Play Goal 2	21	Upgrade existing parks per the Parks, Recreation, Community Arts, Trails and Open Space Master Plan	Capital Project	low
Move Goal 1	22	Implement a traffic calming plan for redevelopment and new residential neighborhoods through circulation design that slows traffic flows and encourages safe driving practices such as on street parking, crosswalks, landscaping, traffic circles, and intersection bump-outs	Regulatory Reform	mid
Gather Goal 3	23	In coordination with the South Jordan Arts Council, work to identify potential locations for an arts district and venue to host Arts Council Funded events and programs	Supporting Plan/Study	high
Grow Goal 5	24	Implements energy efficient upgrades to city-owned buildings	Capital Project	high


PLAN TOGETHER
GROW TOGETHER

Appendix A
Housing Plan

RESOLUTION R2019-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN AS PART OF THE SOUTH JORDAN GENERAL PLAN.

WHEREAS, pursuant to Utah Code §§ 10-9a-408 and -403, the South Jordan City Council (the "City Council") must review and approve the Moderate Income Housing Plan (the "Housing Plan") as an element of the City of South Jordan's (the "City") General Plan; and

WHEREAS, the Housing Plan includes, among other things, (1) an estimate of the need for moderate income housing in the City for the next five years; and (2) a description of progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below: (i) 80% of the adjusted median family income; (ii) 50% of the adjusted median family income; and (iii) 30% of the adjusted median family income; (3) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and (4) a description of how the municipality has implemented any of the recommendations related to moderate income housing; and

WHEREAS, the South Jordan Planning Commission reviewed the Housing Plan and made recommendations to the City Council; and

WHEREAS, the City Council reviewed the Housing Plan and finds that adopting the Housing Plan will enhance the public health safety, and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The City Council hereby adopts the Housing Plan, attached as Exhibit A, as part of the City's General Plan.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 19 DAY OF November, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	X			
Bradley Marlor	X			
Donald Shelton	X			
Tamara Zander	X			
Jason McGuire	X			

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

City of South Jordan CORPORATE Seal State of Utah

Approved as to form:

_____
Office of the City Attorney

City of South Jordan



South Jordan Moderate Income Housing Plan



Zions Public Finance, Inc.
October 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 cites[4] 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 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

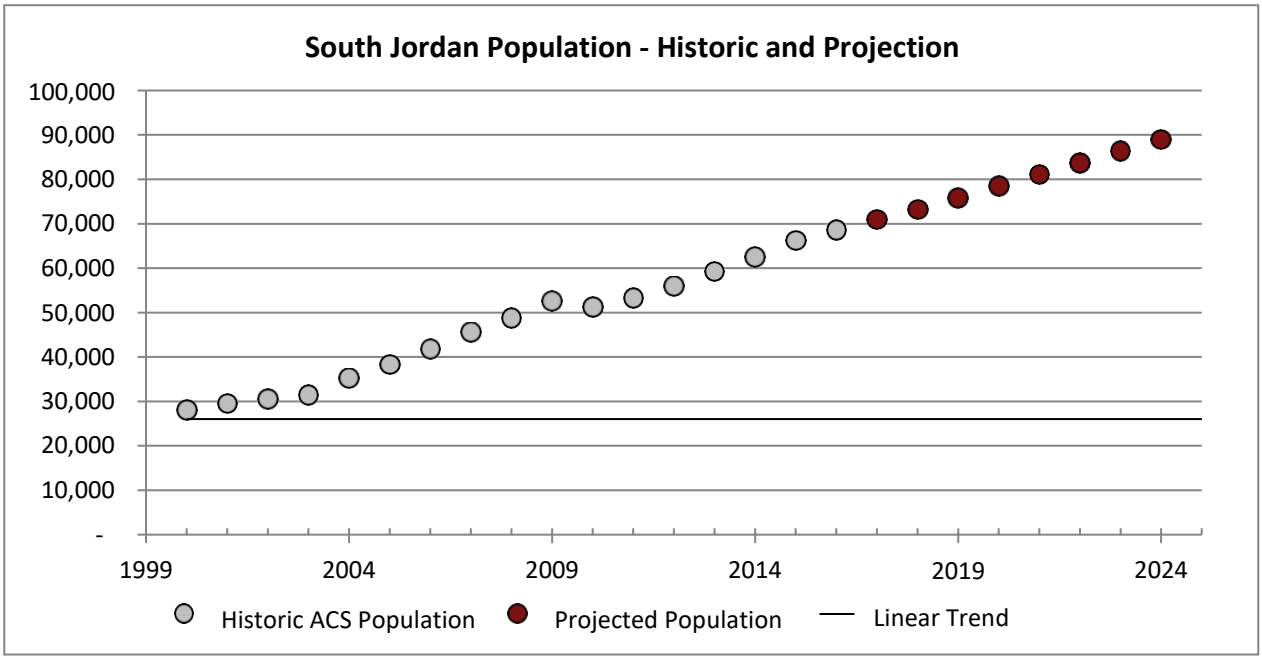
Demographic characteristics greatly influence housing demands within an area. Population growth, age, income and other characteristics of a city's population determine what types of housing are desired. A variety of housing options is also important to ensure that the needs are met in all lifecycle stages. 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 projections[6] 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.

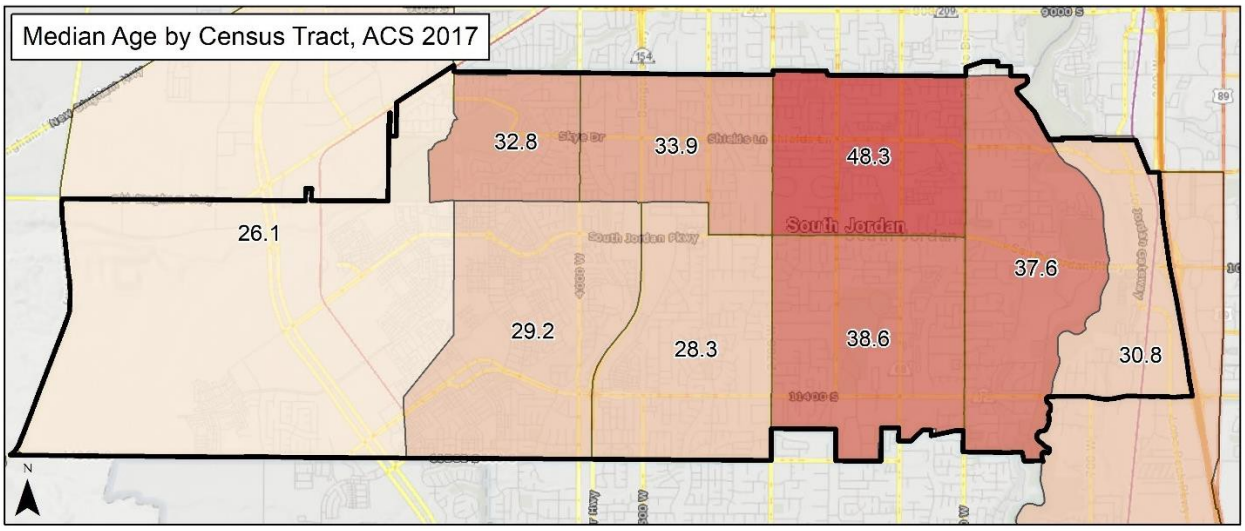
Table: 2 Projected Population and Households

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

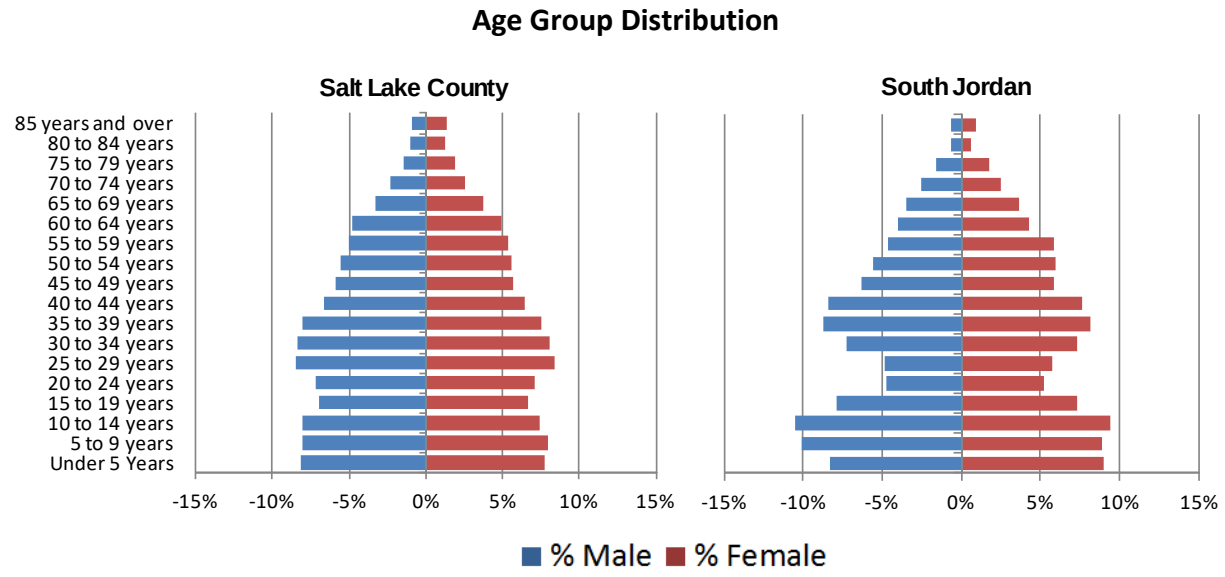
The City is a family-oriented community with a high average household size of 3.39 persons per household. Nearly half of the current households contain children under 18 years old.

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.



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

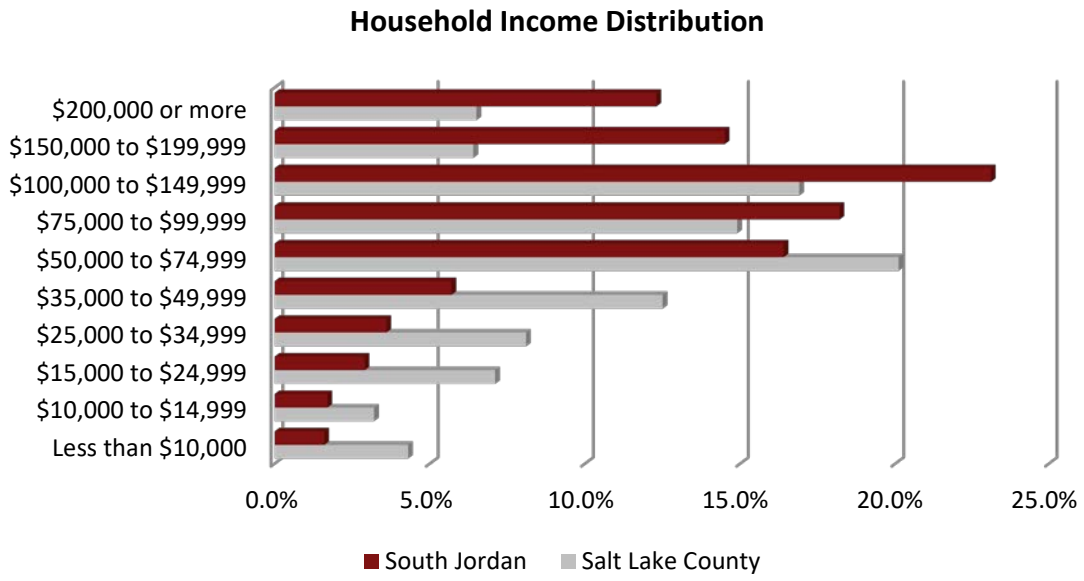
	Bluffdale	Draper	Herriman	Riverton	Sandy	South Jordan	West Jordan	Salt Lake County
Median Income	$105,391	$110,270	$94,837	$92,154	$87,012	$99,856	$72,083	$67,922

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 while22.7 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.

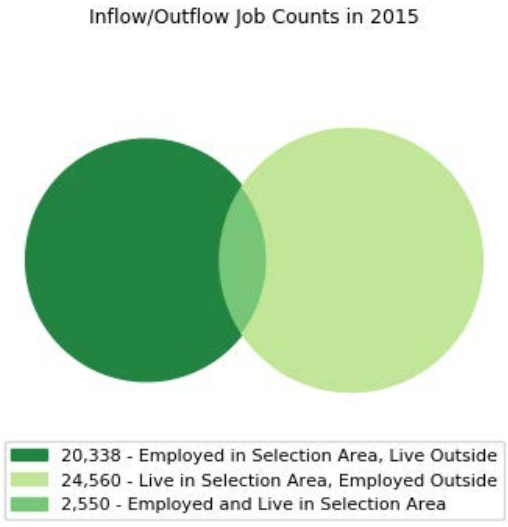
[9] ACS 2017 5-Year Estimate



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 below[10] shows the inflow and outflow of jobs within the City.



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.

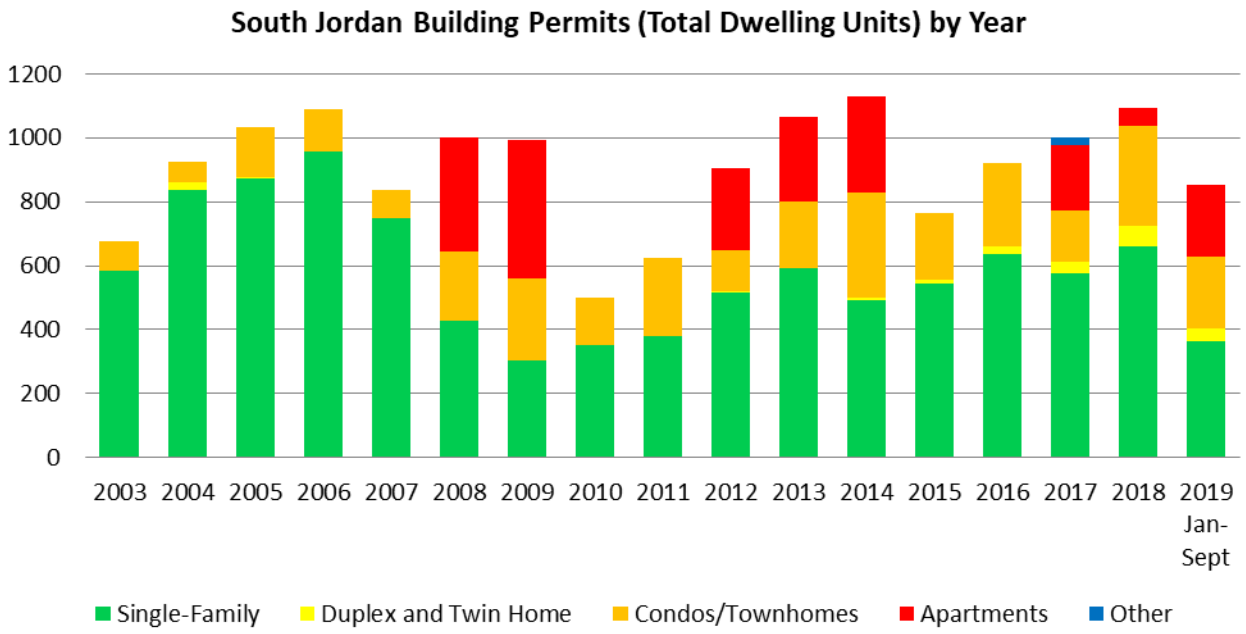
Table 5: Number of Parcels and Units by Housing Type*

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.

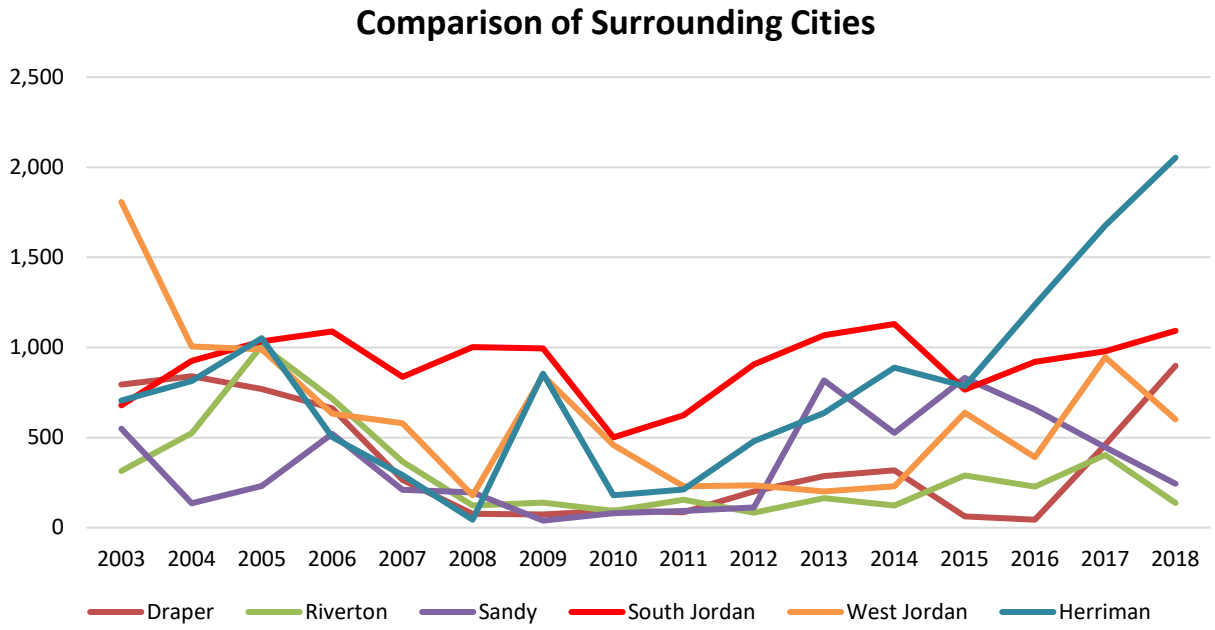
In addition to the 21,839 dwelling units already built and listed in the Salt Lake County Assessor's parcel database, an additional 852 building permits were submitted to the City in 2019 through September.[12] The following graph shows that the building of SFRs has been fairly steady since recession 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.

[12] South Jordan Planning Department



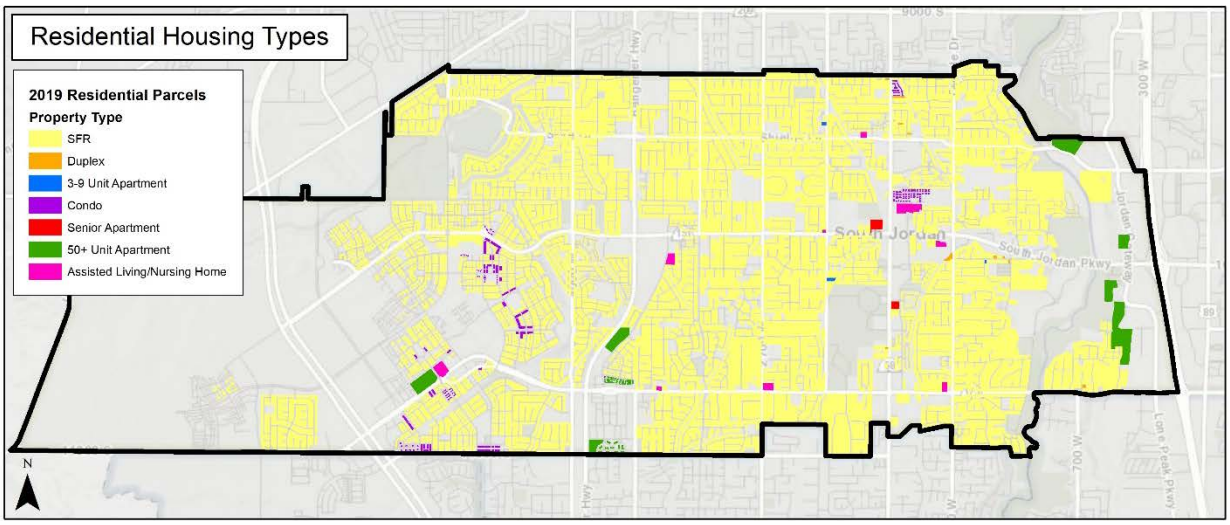
Source: University of Utah BEBR, South Jordan Planning Department
*Indicates residential units such as assisted living units, conversions, accessory dwellings, etc.

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.

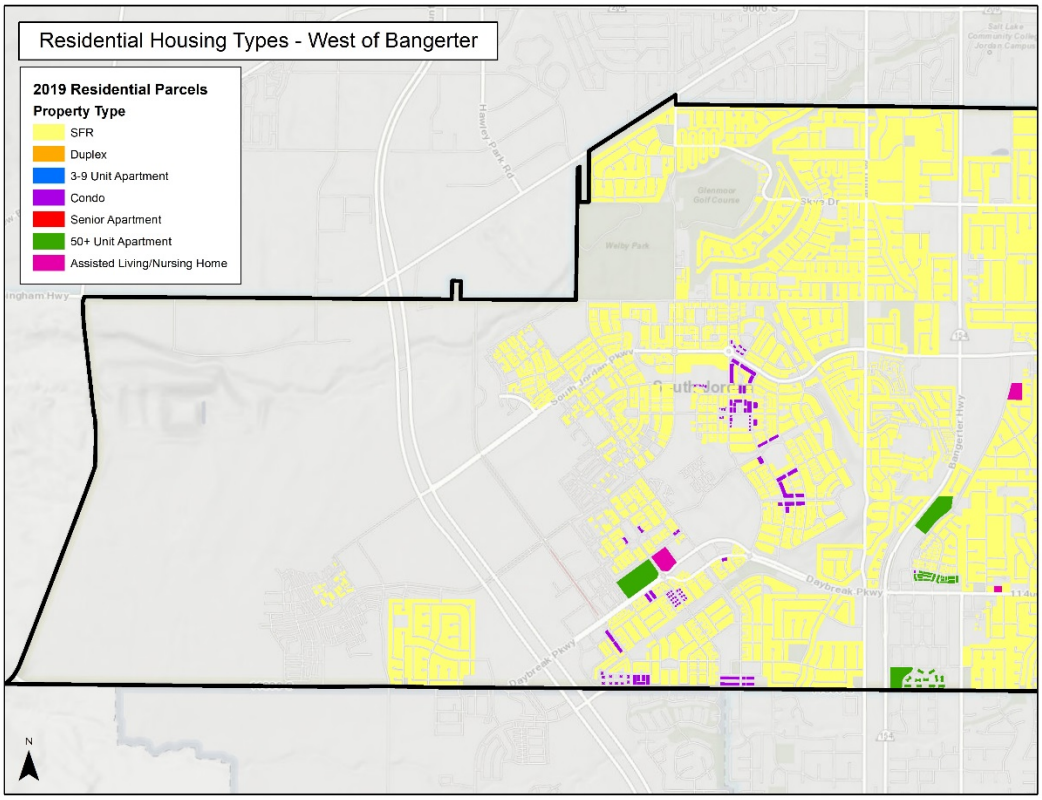


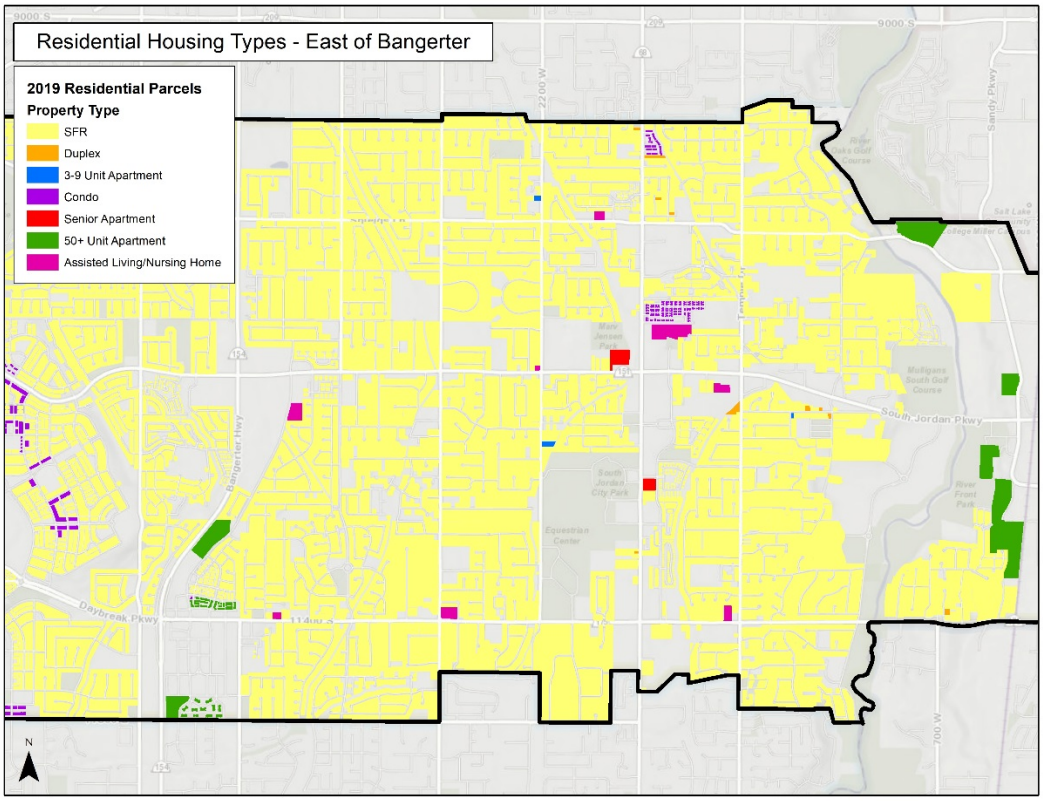
Source: University of Utah BEBR, South Jordan Planning Department

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 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
Cresent – 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 Bec/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

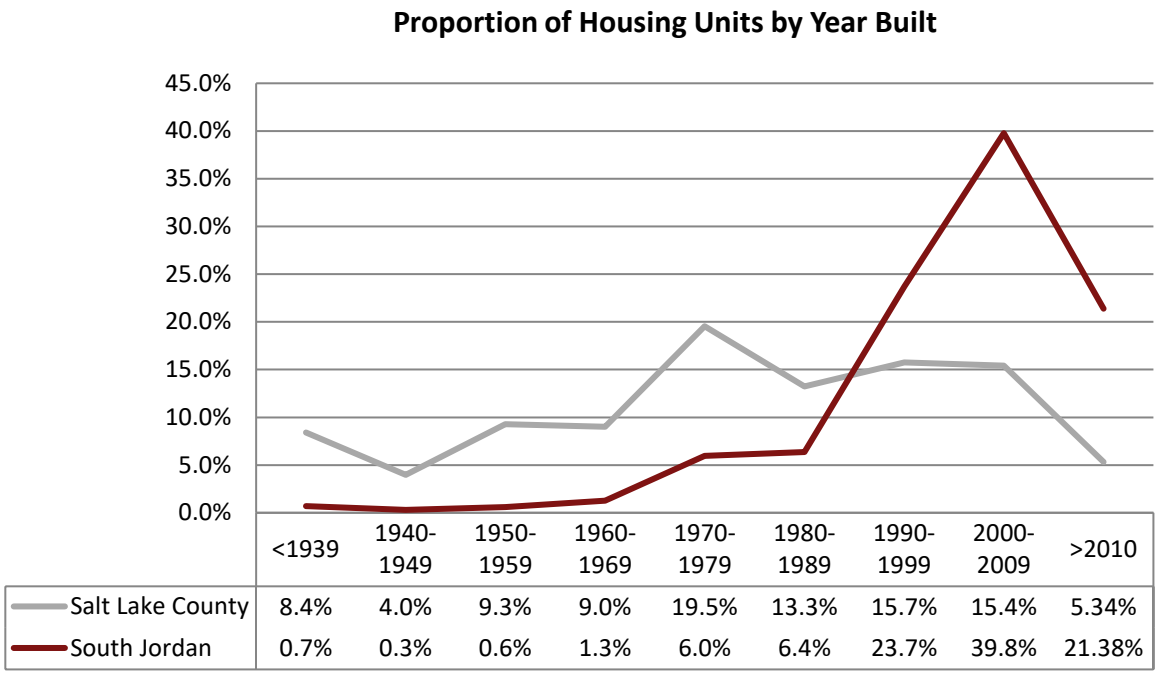
Summary	Units Available For Rent	Beds
Legacy House of South Jordan		82
Legacy Retirement Residence		162
Lodge at Jordan River		24
Beehive Homes of South Jordan		24
Brighton House Assisted Living		16
Carrington Court Assisted Living and Memory Care		70
Pheasant Run Alzheimer's Special Care Center		66
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.



	<1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	>2010
Salt Lake County	8.4%	4.0%	9.3%	9.0%	19.5%	13.3%	15.7%	15.4%	5.34%
South Jordan	0.7%	0.3%	0.6%	1.3%	6.0%	6.4%	23.7%	39.8%	21.38%

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 . . . to meet the needs of people of various income levels living, working, or desiring to live or work in the community."[14] And the plan must "allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life. . . ."[15] 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."[16] This Plan uses Area Median Income (AMI) in the Salt Lake City, UT HUD Metro Fair Market Rent Area[17] 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] Utah Code 10-9a-403(b)(i)
[15] Utah Code 10-9a-403(b)(i)(B)
[16] This area contains Salt Lake County – terminology changed between 2017 to 2018.
[17] 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 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,[18] the family can afford a rent or mortgage payment of $1,300 per month, including taxes and interest if applicable.

[18] 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

Table16 shows the distribution of 19,048[19] 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.

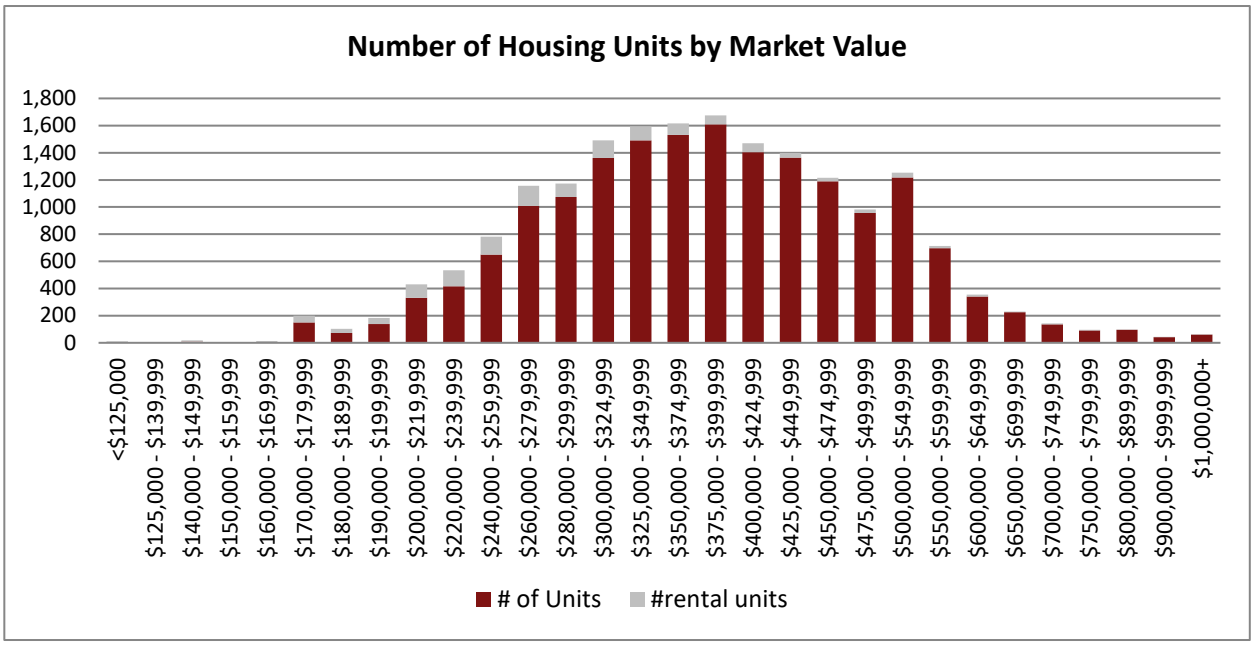
Table 16: Residential Unit Values

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%

[19] 101 units in the database have no value recorded by the County and were excluded.

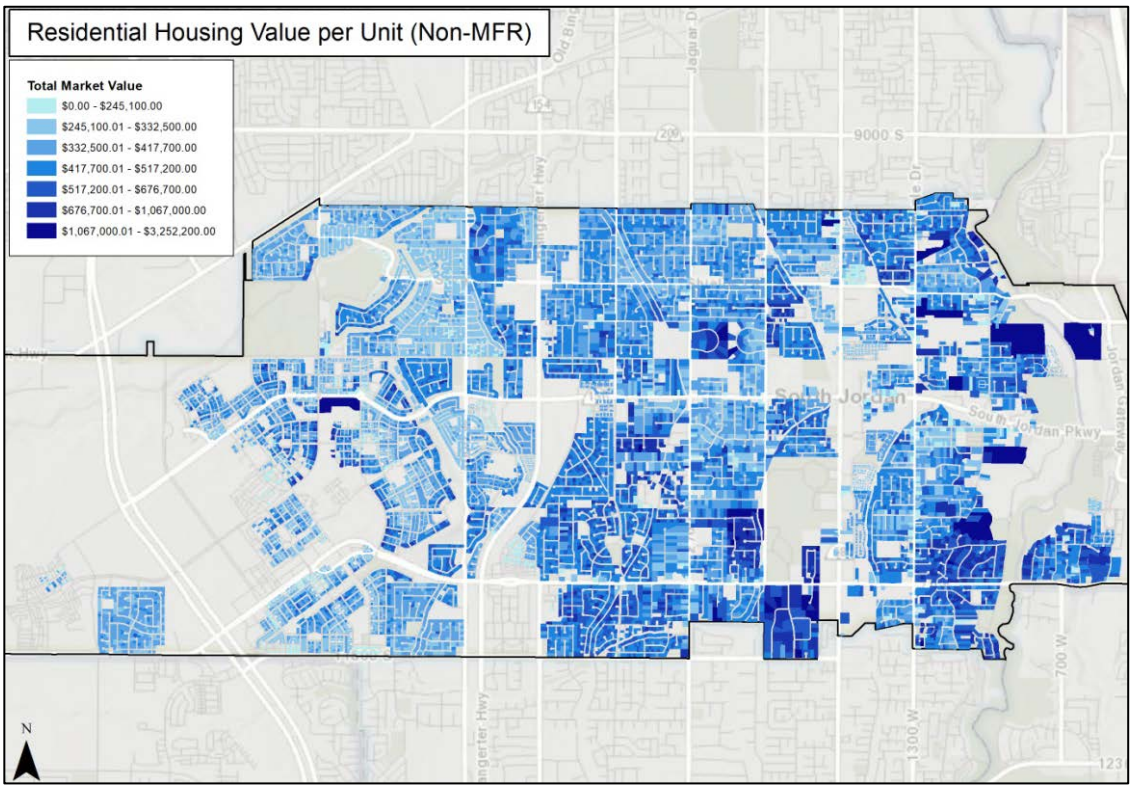
Home Value	# of Units	# Rental Units	% of Total	Cumulative % Total
$600,000 - $649,999	341	14	1.9%	96.5%
$650,000 - $699,999	225	5	1.2%	97.7%
$700,000 - $749,999	137	5	0.7%	98.4%
$750,000 - $799,999	91	6	0.5%	98.9%
$800,000 - $899,999	95	3	0.5%	99.4%
$900,000 - $999,999	42	2	0.2%	99.7%
$1,000,000+	60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

Source: Salt Lake County Parcel Database, ZPFI



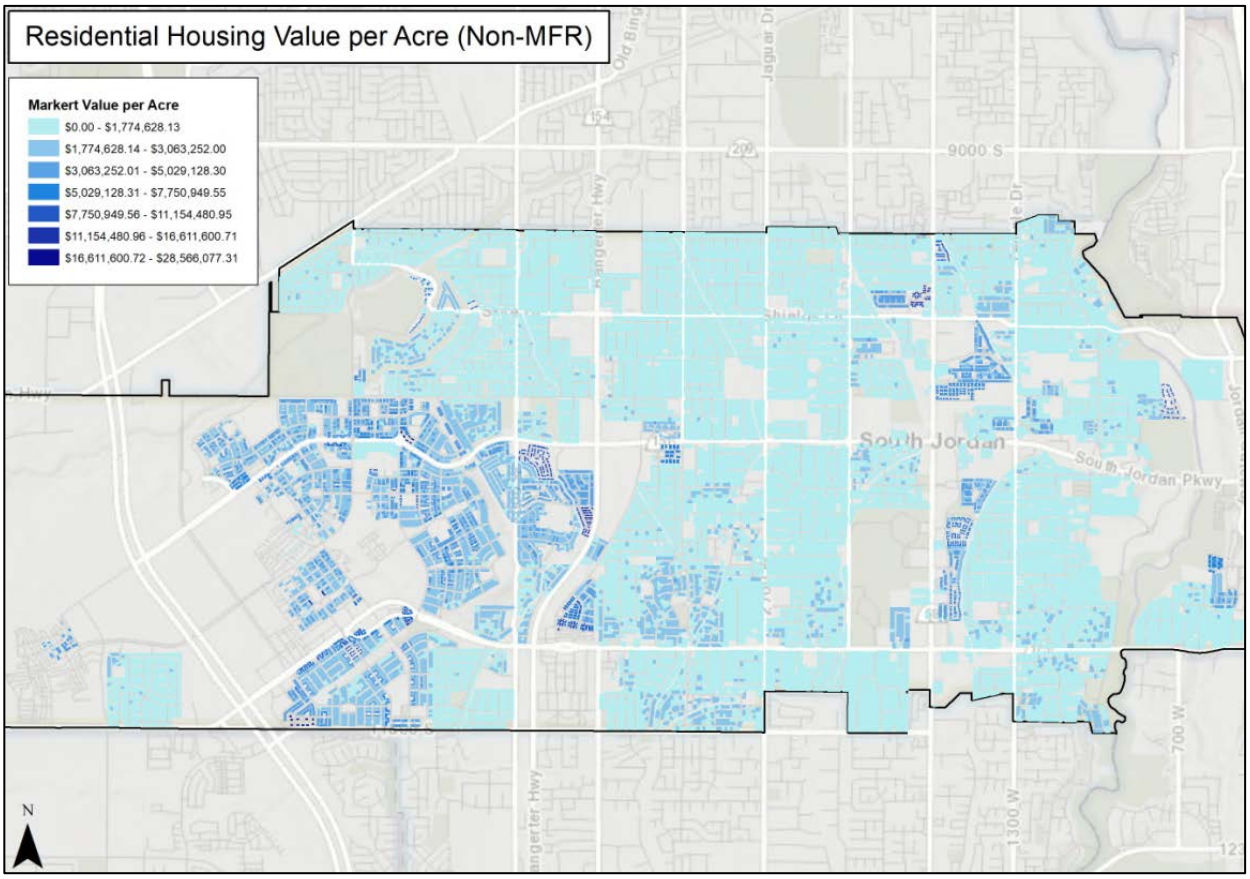
Source: Salt Lake County Parcel Database 2019

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.



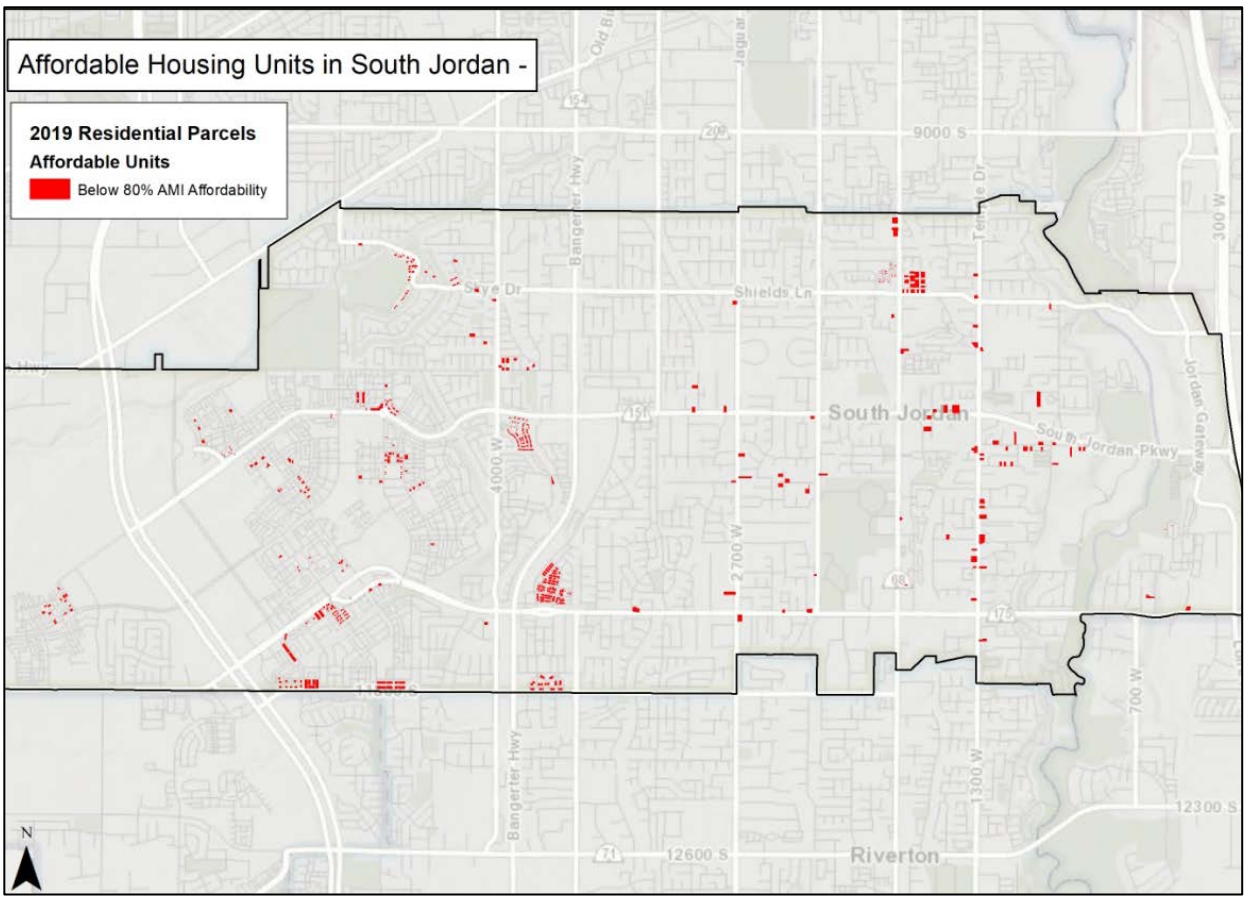
Source: Salt Lake County Recorder and Assessor Offices, 2019 Parcel Shapefile and CAMA database, Utah AGRC, ZPFI

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 estimates[20] 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

[20] 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 zero 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 provides 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.[21]

[21] 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, it 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.[22]

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.

[22] Senate Bill 34 Affordable Housing Modifications

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 a plan and opportunities 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 V).

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.

Appendix B
Transportation Master Plan

A copy of the September 2019 Transportation Master Plan is available from the City upon request.

Appendix C
Public Outreach

PLAN TOGETHER
GROW TOGETHER

STAKEHOLDER INTERVIEWS

SUMMARY

South Jordan General Plan Update

October 2018

SOUTH JORDAN
UTAH

Introduction

South Jordan City, Utah, in collaboration with planning consultants from Logan Simpson, conducted a series of small group stakeholder interviews to gather valuable feedback from community stakeholders regarding goals, challenges, opportunities, and values present in South Jordan today. The purpose of the stakeholder interviews was to not only inform the public about the South Jordan General Plan update, but to:

- Stimulate community-wide interest in the Plan;
- Solicit candid feedback from those who know the community best;
- Identify initial themes, opportunities, local values, and future goals for the City; and
- Generate initial visioning ideas that will help inform the basis for the 2019 Plan.

This report outlines the method and structure for the small group stakeholder meetings and summarizes the feedback gathered during the interview process so far.

Methodology

A running total of 40 individuals were interviewed in several small group stakeholder interview sessions over the course of two days in September of 2018. The interviews took place at South Jordan City Hall and lasted, on average, 45 minutes each.

Each session began with a round of introductions and a brief presentation with background information about the General Plan update process. Stakeholders then engaged in an open dialogue, facilitated in an open and relatively informal or conversational approach, and guided by a set of questions intended to meet the objectives described above.

During the group sessions, two interviewers from the project team recorded in-depth notes on all concepts introduced by the stakeholder interviewees, along with how many times they were repeated. The notes were subsequently compiled, summarized, and sorted by categories and subcategories. The summarized findings presented in the following pages of this report are organized according to the following six topics:

1. Density
2. Infrastructure
3. Economics
4. Housing
5. Amenities
6. Public Process and Ordinances





Stakeholder interviewees to-date include representatives from the following groups:

- Arts Council
- Business Owners
- Chamber of Commerce
- City Council Members
- City Staff
- CUWCD
- Daybreak
- Developers
- Former Elected Officials
- Historical Committee
- Jordan River Commission
- Jordan School District
- Planning Commission Members
- Property Owners
- Residents
- Salt Lake County
- South Jordan Canal Company
- South Valley Sewer District
- UDOT
- Ultradent
- URMCC
- UTA
- Utah Housing Coalition
- Wasatch Front Regional Council
- Welby Jacobs Canal

Outreach Completed To-Date & Ongoing Opportunities

The South Jordan General Plan Update process will offer multiple opportunities for the public to contribute further on key issues during the public review of all major products before the completion in 2019. Below are some events we have hosted and attended to receive public input so far, stay tuned on more ways to get involved by regularly checking the project website for information and updates!

- Open House at City Hall
- Halloween Bash
- Ginormous Pumpkin Regatta

How Will This Information Be Used?

The findings from the stakeholder interviews will set the foundation for ongoing research and analysis and help make the most efficient use of project resources by revealing the most pressing issues in which to direct future efforts. The project combination of input from public engagement efforts and the research/ analysis within the existing conditions snapshots will shed light on the most pertinent issues and opportunities to address within the South Jordan General Plan.

Project Information:

SouthJordanGeneralPlan.com

Key Community Values:

Depicted in the word cloud below are the values that South Jordan stakeholders hold close to their hearts - elements and phrases mentioned when describing the City, and are the great aspects of South Jordan's character that keep residents here. These statements speak to the emotional truth about what the City of South Jordan means to its residents. The bigger the word is, the more it was used.

Q: WHAT DO YOU **LOVE** ABOUT SOUTH JORDAN?



Key Community Concerns:

Depicted in the word cloud below are the values that South Jordan stakeholders see as an opportunity for change. These words were used frequently when asked "What would you change about South Jordan?" and "What should this plan accomplish?" The bigger the word is, the more it was used.

Q: WHAT WOULD YOU **CHANGE** ABOUT SOUTH JORDAN?



SUMMARIZED FEEDBACK:

DENSITY



VALUES

- Horse properties
- Open space
- Density is in the right place
- Dense neighborhoods are close to amenities
- Wide variety of housing opportunities
- Shopping and entertainment amenities
- Job opportunities

GOALS AND OPPORTUNITIES

- Preserve large lots
- Protect property owners
- Preserve parks and open space
- Keep density where it makes sense
- Preserve the look and feel of single family neighborhoods
- Balance housing with jobs
- East/west divide

Key Topics and Issues

- Find a balance between high density housing on the west side of the city and single family housing on the east side.
- How do we keep the large single family neighborhoods updated without densifying?
- Historic horse properties on the east side are highly valued by the community and should be preserved.
- How do we blend together the unique characters and styles of South Jordan's unique neighborhoods?

"My family moved here for the large lots and the country feel. We've lost that."

"Density has been kept where it belongs, along main roads."

"We need to plan for densification in our neighborhoods with the proper infrastructure - roads and schools."

SUMMARIZED FEEDBACK:

INFRASTRUCTURE



VALUES

- North to south traffic flow
- TRAX Redline connections
- Mountain View Corridor
- Canal trails
- Schools

GOALS AND OPPORTUNITIES

- Middle school and elementary schools on the east side
- Valley's decreasing water supply
- East to west traffic
- Annexations on the west side

Key Topics and Issues

- How do we address the east to west traffic issue?
- As densification happens on the east side, where will we put in new schools?
- Our valley's water supply is rapidly decreasing, how can we implement better water practices?
- How far west will the city annex? This affects our schools and water.

"South Jordan has no usable water source of their own."

"My kid isn't allowed to bring a backpack to school. Not for safety, but because there's no space in the halls."

"Stop looking at north to south traffic and start addressing east to west."

SUMMARIZED FEEDBACK:

HOUSING



VALUES

- Variety of home options
- Unique neighborhoods
- Large lots
- Housing close to amenities

GOALS AND OPPORTUNITIES

- Affordability
- High quality homes
- Smaller single family lots on the east side

Key Topics and Issues

- How do we achieve housing affordability? Building high density is making our land more expensive, so what next?
- How can we provide housing for the workforce we need? I.e.: where do our firefighters live?
- How do we preserve the look and feel of the homes and neighborhoods on the east side as that land becomes more valuable to developers?

"Daybreak was supposed to be a nice community our kids could afford to move to. Now I couldn't even afford it."

"We have created expensive land here, South Jordan is a nice place to live."

"Affordable housing and housing affordability are NOT the same thing."

SUMMARIZED FEEDBACK:

ECONOMICS

VALUES

- Job base
- Shopping
- Tax base
- City management of funds

GOALS AND OPPORTUNITIES

- Balance housing and commercial
- Attract non-big box retail
- East side commercial centers
- Patchy development
- Create destinations

Key Topics and Issues

- How do we achieve a balance of commercial and housing?
- How do we provide better paying jobs for our rising housing costs?
- How can we ensure that commercial development is cohesive?
- Where can we create new destinations in our city?

"How many South Jordan employees make 50% AMI?"

"Don't leave the east side commercial centers behind. They should be kept fun and updated!"

"If we're not careful, we will end up with no commercial tax base."

SUMMARIZED FEEDBACK:

AMENITIES



VALUES

- Parks
- Oquirrh Lake
- Soda Row
- Golf courses
- Canals
- Canal trails

GOALS AND OPPORTUNITIES

- Equitable distribution of parks
- Entertainment centers
- Art district
- Equestrian park
- Mulligans
- Glenmore

Key Topics and Issues

- Where can we put an arts district and entertainment venue? Mulligans, Holt Farm, and the Foundry?
- How do we ensure that all residents have equal access to parks and amenities?
- What's going to happen to Glenmore?

"South Jordan has a lot of underutilized art talent."

"Mulligans has a big cinder block building. It should be renovated and be an entertainment venue at night!"

"Daybreaks parks are free for anyone to use, we just don't advertise it."

SUMMARIZED FEEDBACK:

PUBLIC PROCESS AND ORDINANCES



VALUES

- Fire chief
- Police chief
- City staff is great to work with
- New mayor

GOALS AND OPPORTUNITIES

- Accessory Dwelling Unit ordinance
- General Plan with teeth
- Rezones
- Plan Proactively
- Annexation

Key Topics and Issues

- How do we fix our ADU ordinance?
- Where will the city annex?
- How do we make rezones more predictable and less frequent?
- What can we do in this plan to make sure it is followed?

"We are constantly getting rezones."

"This new plan needs to have a backbone, the other one is disregarded."

"So many houses in my neighborhood have apartments on their detached garages, it's doubled our density."

VISIONING SUMMARY

South Jordan General Plan Update
November 2018

INTRODUCTION

As part of the community outreach process for the South Jordan General Plan Update, South Jordan City, in collaboration with planning consultants from Logan Simpson, held a public visioning open house in October of 2018, giving interested members of the community an opportunity to ask questions, express what they love about South Jordan, view and vote on draft vision statements for South Jordan's future, and share their big ideas. Along with this open house, booths were set up at several public events to ask attendees the same questions and an online survey was published.

The purpose of the visioning events was to not only inform the public about the General Plan update, but to:

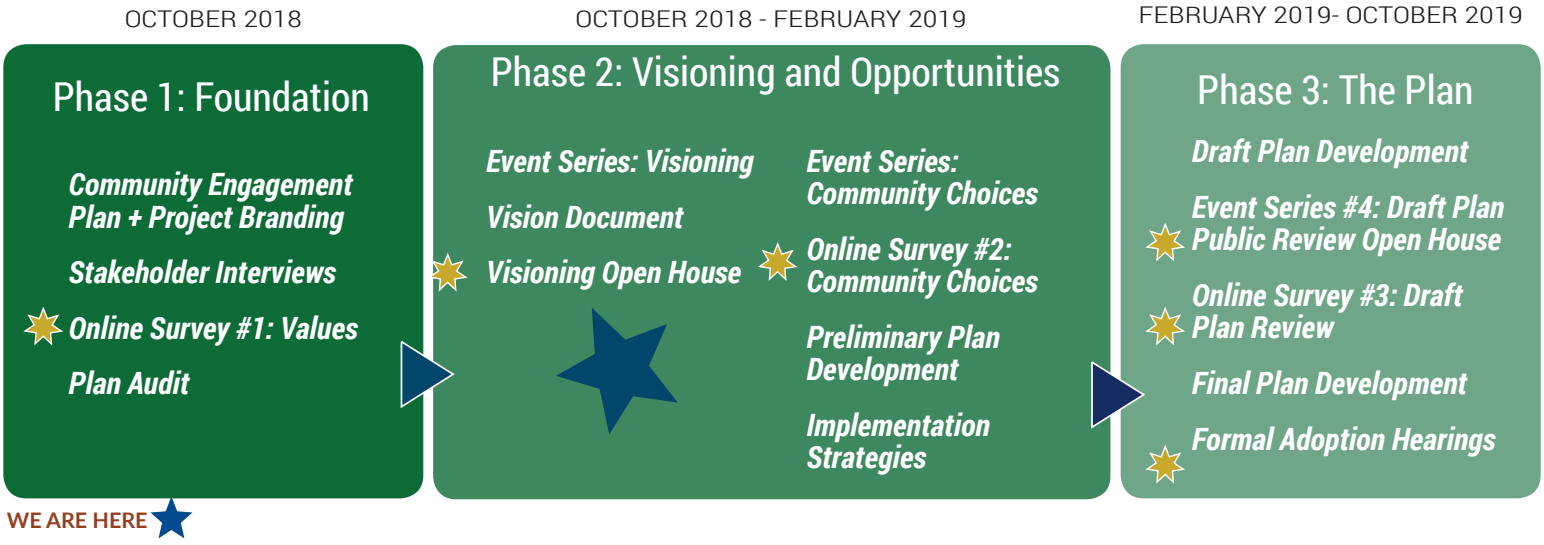
- Stimulate community-wide interest in the project;
- Identify initial themes, opportunities, local values, and future goals for the Town; and
- Generate initial visioning ideas that will help inform the basis for the General Plan update.

OUTREACH COMPLETED TO-DATE & ONGOING OPPORTUNITIES

The information provided from the visioning public outreach phase will set the foundation for ongoing research and analysis and help make the most efficient use of project resources.

The South Jordan General Plan Update will offer multiple opportunities for the public to contribute further on key issues during the public review of all major products before the completion in 2019. Below is a timeline showing each phase of the process, there will be at least one opportunity in each phase for public contribution. Stay tuned on more ways to get involved by regularly checking the project website for event summaries, online surveys, upcoming events, and more at **SouthJordanGeneralPlan.com** !

Stay Involved Throughout the Process!



THANK YOU FOR YOUR PARTICIPATION!

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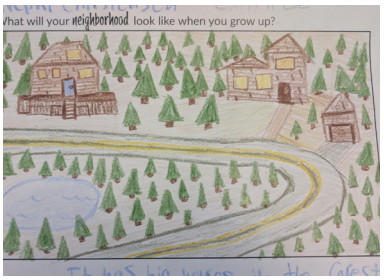
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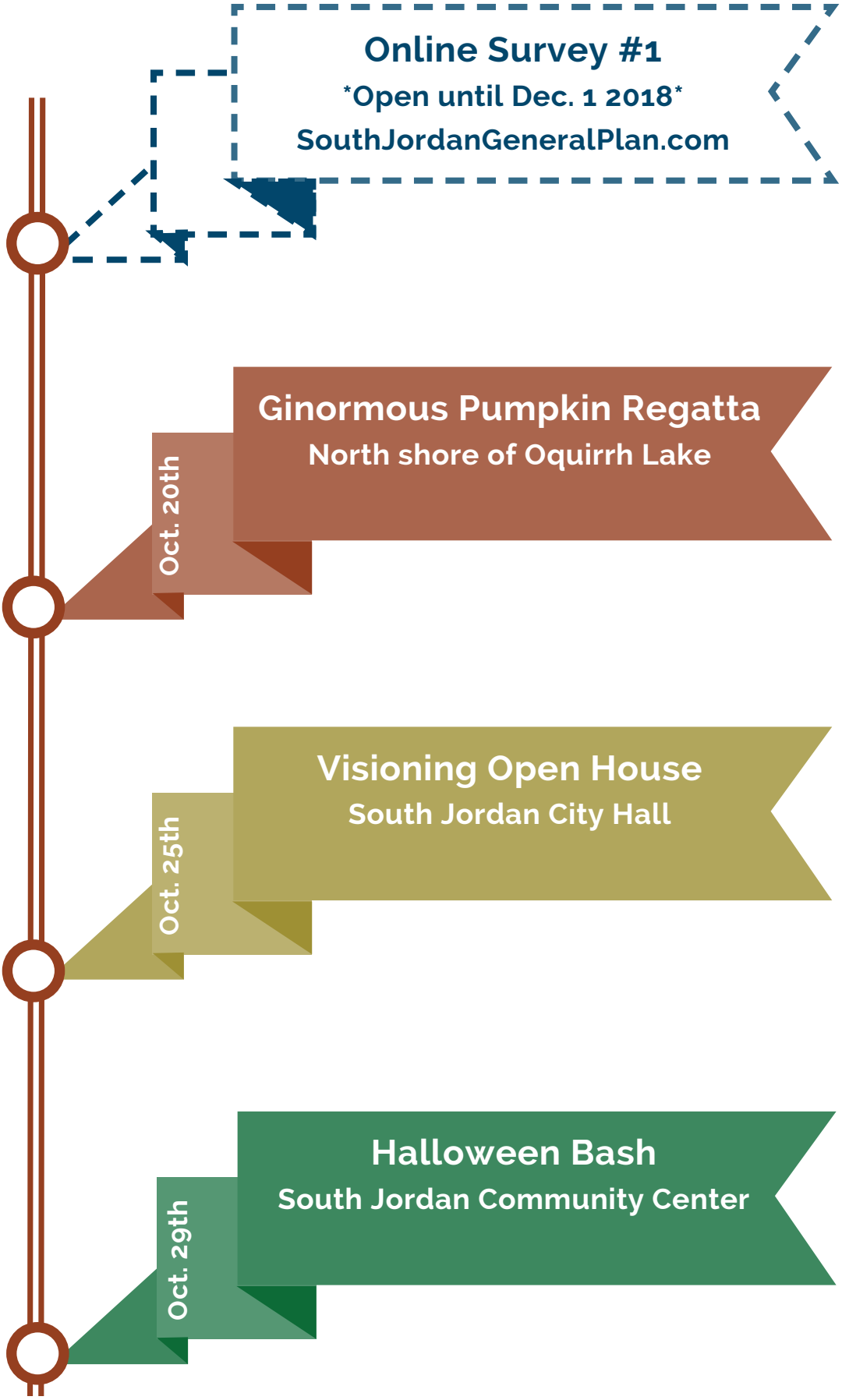








WHERE DID WE GO?



WHAT DID WE ASK?

At each event we attended, there were several activities that asked for public input. We had poster boards for participants to write what they love in SoJo, what they would improve, and what they see for SoJo in 2035. Alongside those boards was another with a large map asking participants to put green pins on areas they like and pink on areas that need to be improved.

Specifically for the open house, a couple other activities were included: a children's activity asking kids to draw what they want their neighborhood to look like when they grow up, and several boards with draft vision statements for participants to vote on with stickers.

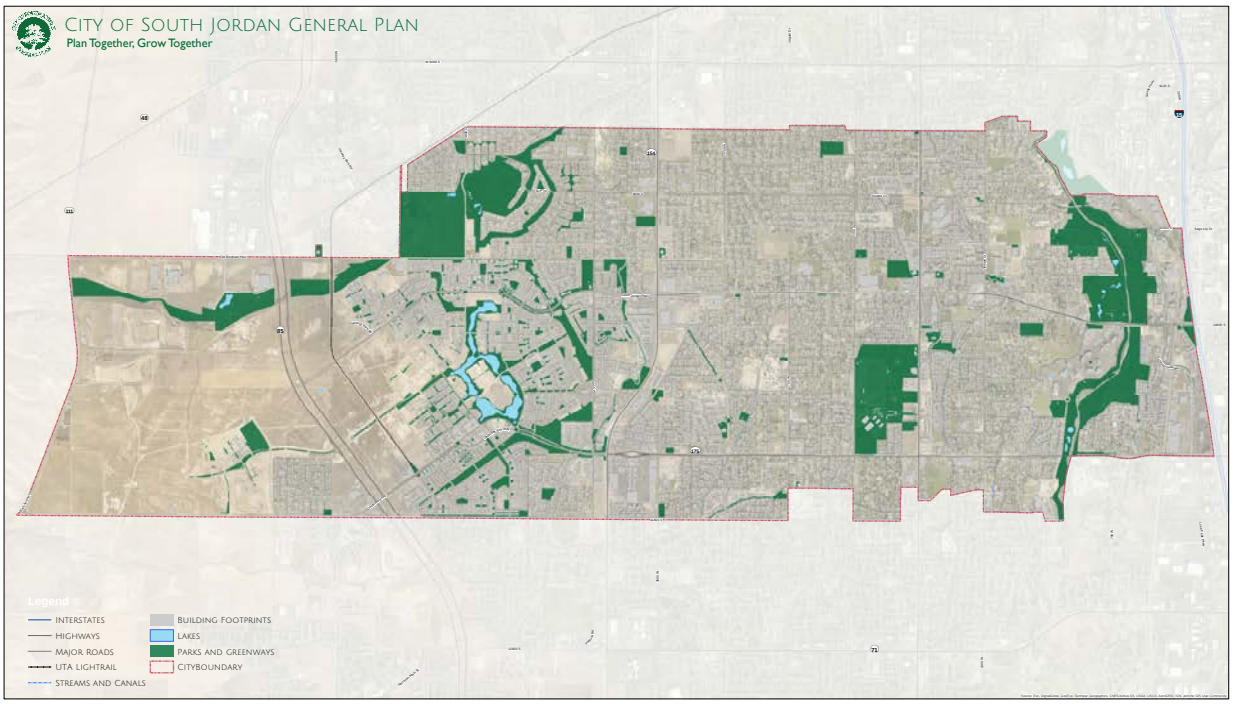
DRAW YOUR FUTURE *Neighborhood!*

WHAT DO YOU *LOVE* ABOUT SOJO?

WHAT WOULD YOU *Improve* IN SOJO?

IN *2035* SOJO WILL BE...

WHAT'S YOUR *Vision* FOR SOJO?



☐ I LOVE THIS PLACE! ☐ THIS PLACE COULD BE IMPROVED...

WHAT DID WE HEAR?

WHAT YOU LOVE... South Jordan residents were eager to give positive feedback on their community, there were so many responses to the question "what do you love about SoJo", we had to print the board twice! Overall, it seems that South Jordan residents value the safe, family friendly, social lifestyle that South Jordan has to offer. City staff and public events were also among the most loved.

The bigger a word is in the picture below, the more frequently it was used by participants at events. The most commonly used words on this board were:

1. Parks
2. Safe
3. Bike Trails
4. Friends
5. Family
6. Fun

For a list of verbatim comments, see page 12



WHAT DID WE HEAR?

WHAT SHOULD CHANGE...

Along with naming the values South Jordan residents hold, we asked them to tell us what they think should change and where they see the greatest opportunities for improvement in their community. Some common themes were the desire for more transportation options and better east to west traffic flow and a push for more restaurants and shops.

The bigger a word is in the picture below, the more frequently it was used by participants at events. The most commonly used words on this board were:

1. East/west traffic
2. Restaurants
3. Canal trails
4. Bike trails
5. Bus system

For a list of verbatim comments, see page 12



IN 2035 SOJO WILL BE... Another question participants were asked was "What will South Jordan be in 2035?" This question drew out some great ideas and helpful key words that we will work into the General Plan. Below are the verbatim comments on South Jordan's future.

FINISH THIS SENTENCE:
IN 2035 SOUTH JORDAN WILL...

"Be the trendsetter of the valley!"

"Have more arts council activities"

"Be awesome, of course!"

"Be a fun and kind place with fun activities"

"Have more flowers"

"Be a great place to live and love"

"Have less crime and home theft"

"Have more art classes"

"Have more trees"

"Be a diverse community full of wonderful people."

WHAT DID WE HEAR?

WHAT'S YOUR VISION... From stakeholder interviews done in July of 2018, we drafted several vision statements that were categorized into Where We Live, Where We Work, Where We Shop, Where We Play, How We Move, and How We Grow.

We asked participants to read through each vision statement and decide which one from each category most closely aligned with their own visions for the future of South Jordan. Listed below is each vision statement and how many votes it received.

WHERE WE LIVE

• Provide a balance of high quality housing stock that incorporates a range of housing forms and densities that appeal to families, singles, and seniors, while retaining the character and form of established neighborhoods.	6
• Promote the rehabilitation and restoration of older neighborhoods as the city grows to preserve and maintain their character.	1
• Build on the small town, rural feel of east South Jordan neighborhoods and incorporate our rural history into the community.	5
• Integrate attainable housing options for the workforce South Jordan attracts to transform our community into a place for people to live and work.	8
• Preserve the low-density neighborhoods and horse properties in South Jordan.	6

WHERE WE WORK

• Attract a skilled and vibrant workforce through the support of a range of large and small businesses.	8
• Attract and maintain a range of both large and small business within the community.	9
• Build relationships with existing and thriving businesses.	2
• Capitalize on Mountain View Corridor and continue to expand with high quality development.	5
• Integrate employment opportunities that match the skill-set of our residents.	3

WHERE WE SHOP

• Create new commercial and entertainment centers that bring the community together and enhance the ones we have to capitalize on the presence of in-commuters during the day.	4
• Create mixed use gathering places with unique, sit-down restaurants, shopping, and entertainment.	7
• Build new spaces to encourage socialization, entertainment, and local events.	8
• Capitalize on the western expansion by adding active, vibrant destinations and family gathering spaces along Mountain View Corridor.	1
• Capitalize on the density of employees working along the I-15 corridor and provide restaurants, shopping, and daily services.	5

WHERE WE PLAY

• As laid out in the parks master plan, continue to provide and expand parks, recreation programs, and open space facilities as an important asset to an active community.	2
• Provide accessible recreational activities for all neighborhoods of South Jordan.	4
• Collaborate with Salt Lake County and other groups to improve the quality and usability or recreation areas such as the Equestrian Park and the Jordan River Corridor.	9
• Expand park facilities and the trail network to improve access to neighborhood and community parks and build on basic trail amenities like crosswalks, benches, and trees.	8
• Integrate cultural, artistic, and leisure opportunities in parks and community spaces.	9

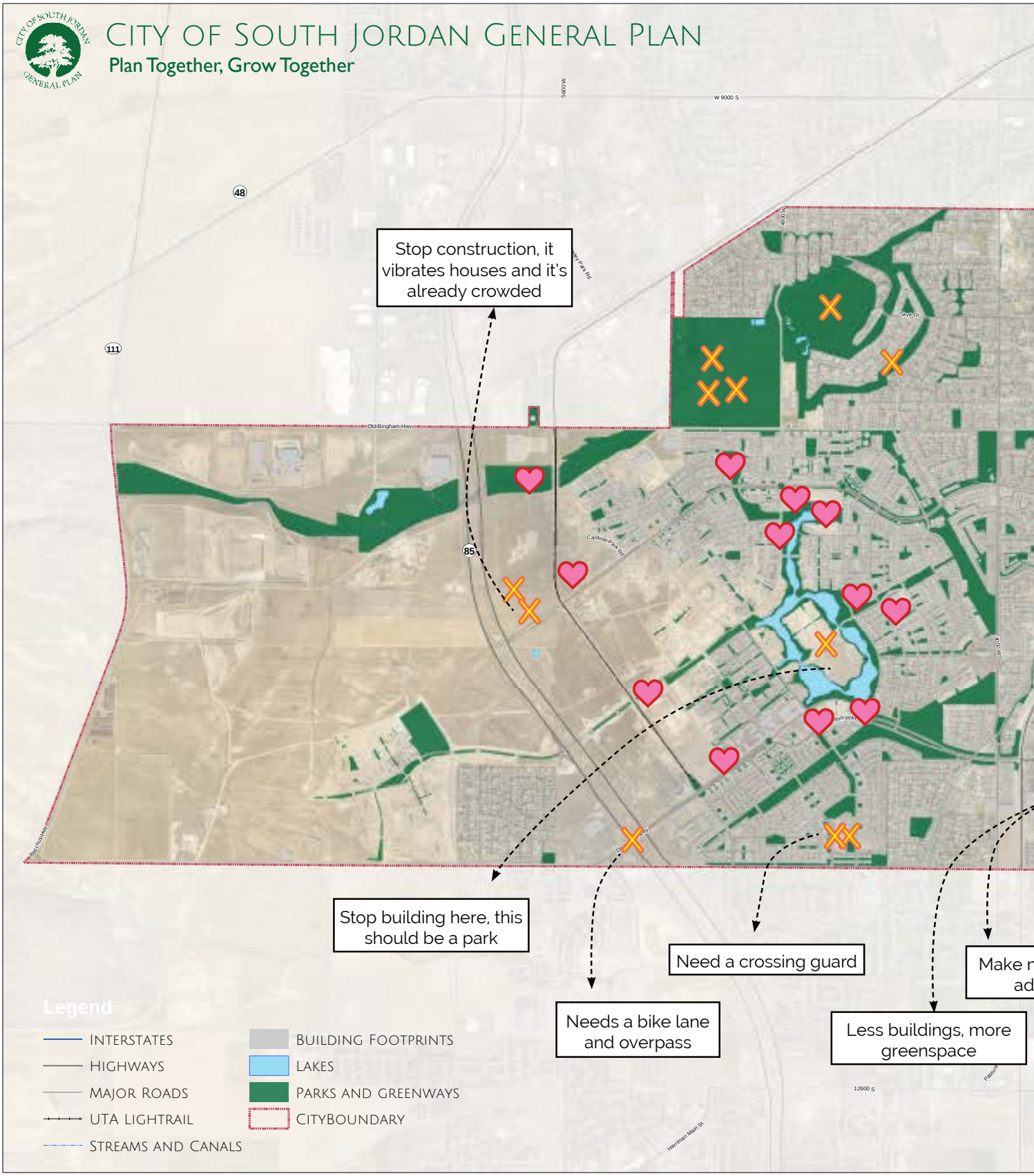
HOW WE MOVE

• Improve east to west traffic flow by enhancing public transportation routes and improving major corridors such as South Jordan Parkway.	9
• Increase pedestrian and bicycle connectivity, accessibility, and comfort.	8
• Use innovative technologies to increase pedestrian and bicycle safety and comfort at intersections.	8
• Expand and connect the trail system across arterials, between parks, and throughout neighborhoods.	4
• Promote physical activity through universally-accessible parks, recreation, and trail facilities.	3

HOW WE GROW

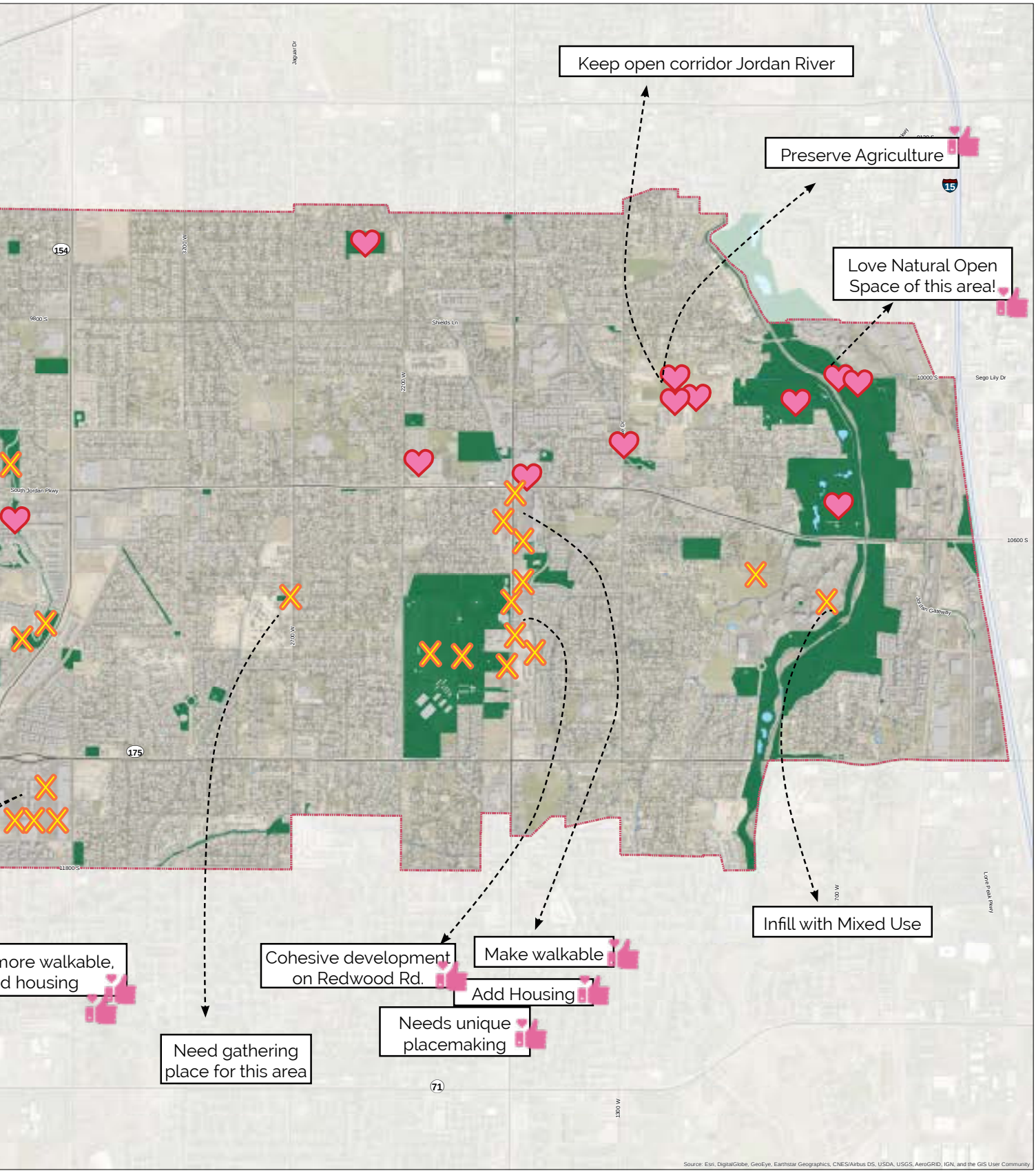
• Ensure a healthy and safe community by promoting public art, education, and providing a variety of high-quality community services and amenities to all residents.	7
• Encourage environmental sustainability by supporting clean energy sources and the conservation of water.	10
• Strengthen community resiliency and fiscal sustainability through communication, efficient development patterns, and hazard mitigation.	3
• Maintain the existing high level of city services within budget.	4
• Continue to evolve and expand the community events offered year-round.	6
• Plan for western expansion opportunities to create well thought out, innovative, vibrant, and safe new communities and destinations.	4

WHAT DID WE HEAR?



I LOVE THIS PLACE!

THIS PLACE COULD

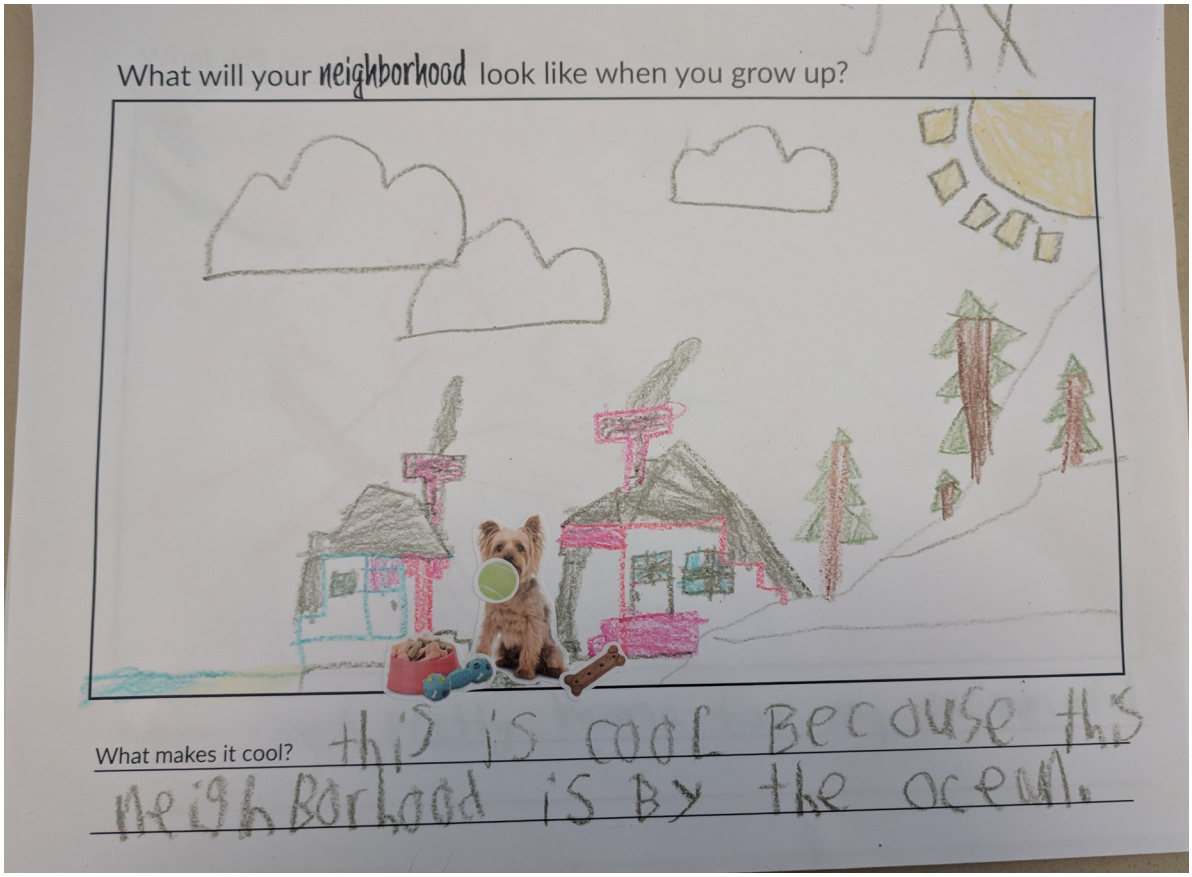


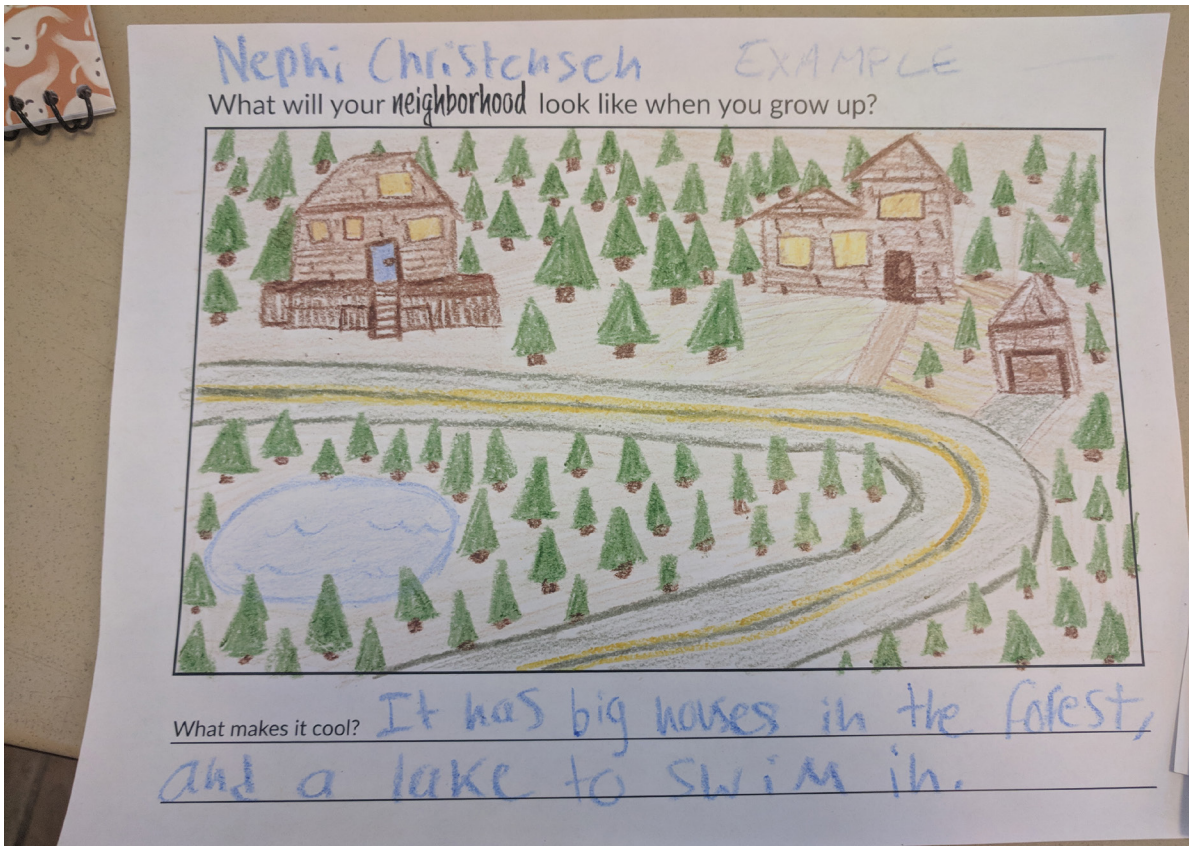
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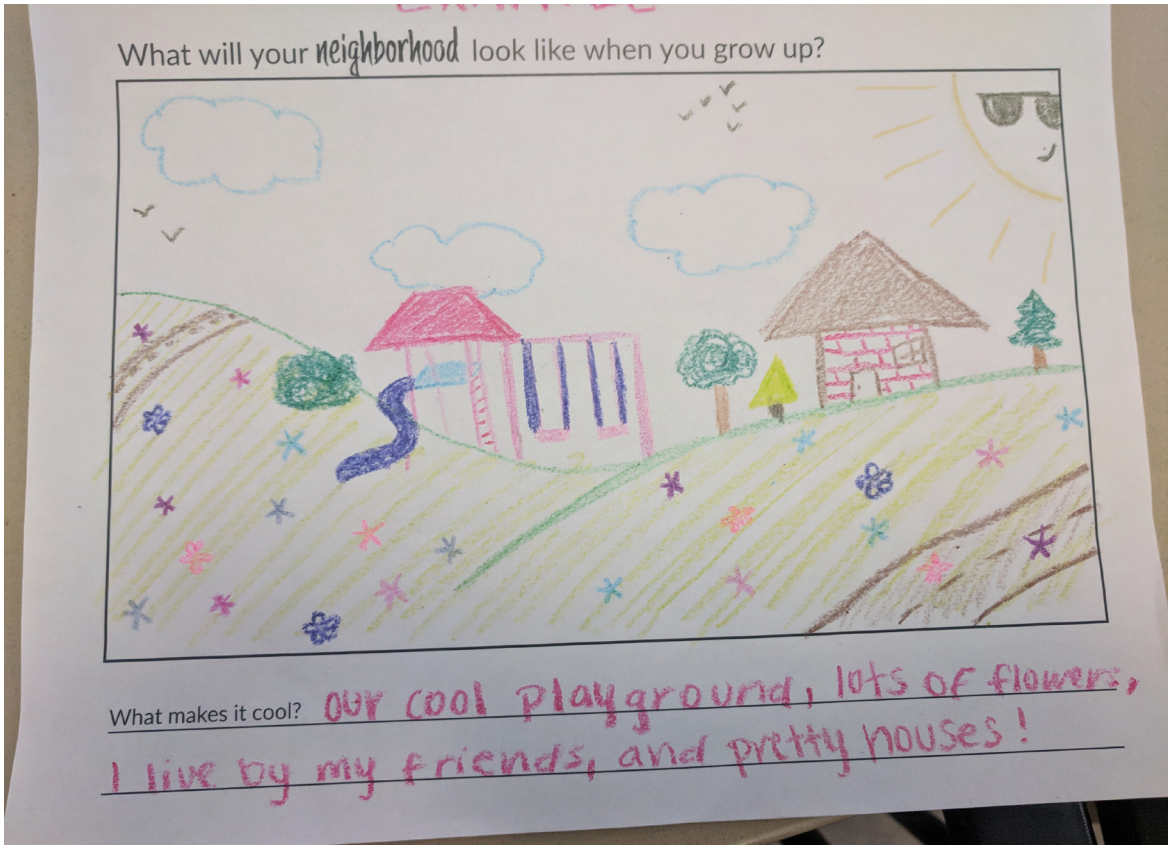
N W E S

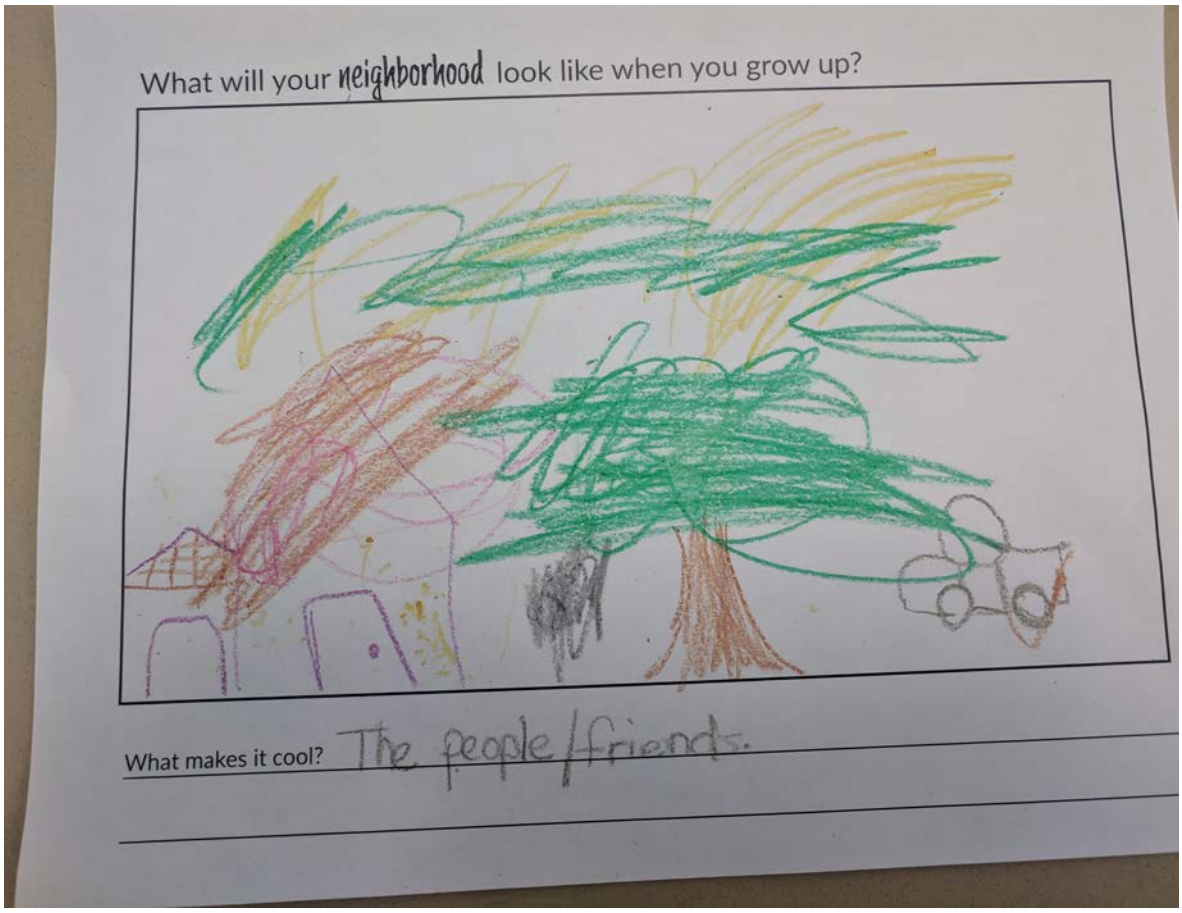
D BE IMPROVED...

WHAT DID WE HEAR?






What will your neighborhood look like when you grow up?
What makes it cool? our cool playground, lots of flowers, I live by my friends, and pretty houses!


What will your neighborhood look like when you grow up?
What makes it cool? The people/friends.

VERBATIM PUBLIC COMMENTS

What do you love about SoJo?

- very safe
- safe
- well planned
- well planned
- consistent aesthetic
- consistent aesthetic
- code
- code
- shopping
- safe
- family friendly
- close
- bike trails
- small town feel
- open space
- safe
- pretty
- walkable
- places to play
- school
- parks
- safe
- beautiful
- family
- friends
- stores
- indoor soccer
- parks
- sojo
- feel
- soccer fields
- family
- halloween
- halloween party
- school
- school
- zipline
- farms
- events
- parks
- open space
- events
- city manager and staff
- city manager and staff
- city manager and staff
- great people
- great people
- great people
- city council
- city council
- city council
- library
- library
- mayor
- mayor
- daybreak
- daybreak
- parks
- community
- feel
- walkable
- placemaking
- wrapped utility boxes
- parks
- pumpkin race
- there are fun things to do
- this is the best city in the state
- i like the lake
- trails for kids to get around
- it is fun
- friends
- food trucks
- food trucks
- activities
- houses
- friends
- family
- cleanliness
- off-road bike trails

What would you improve about SoJo?

- need a fenced in park for autistic kids that wander and don't answer to their name or stop
- better parks
- longer SoJo days
- longer SoJo days
- park for autistic children
- paddle boarding for all at daybreak lake
- we need a trader joe's
- inter-city trolley between key nodes
- more indoor venues for families

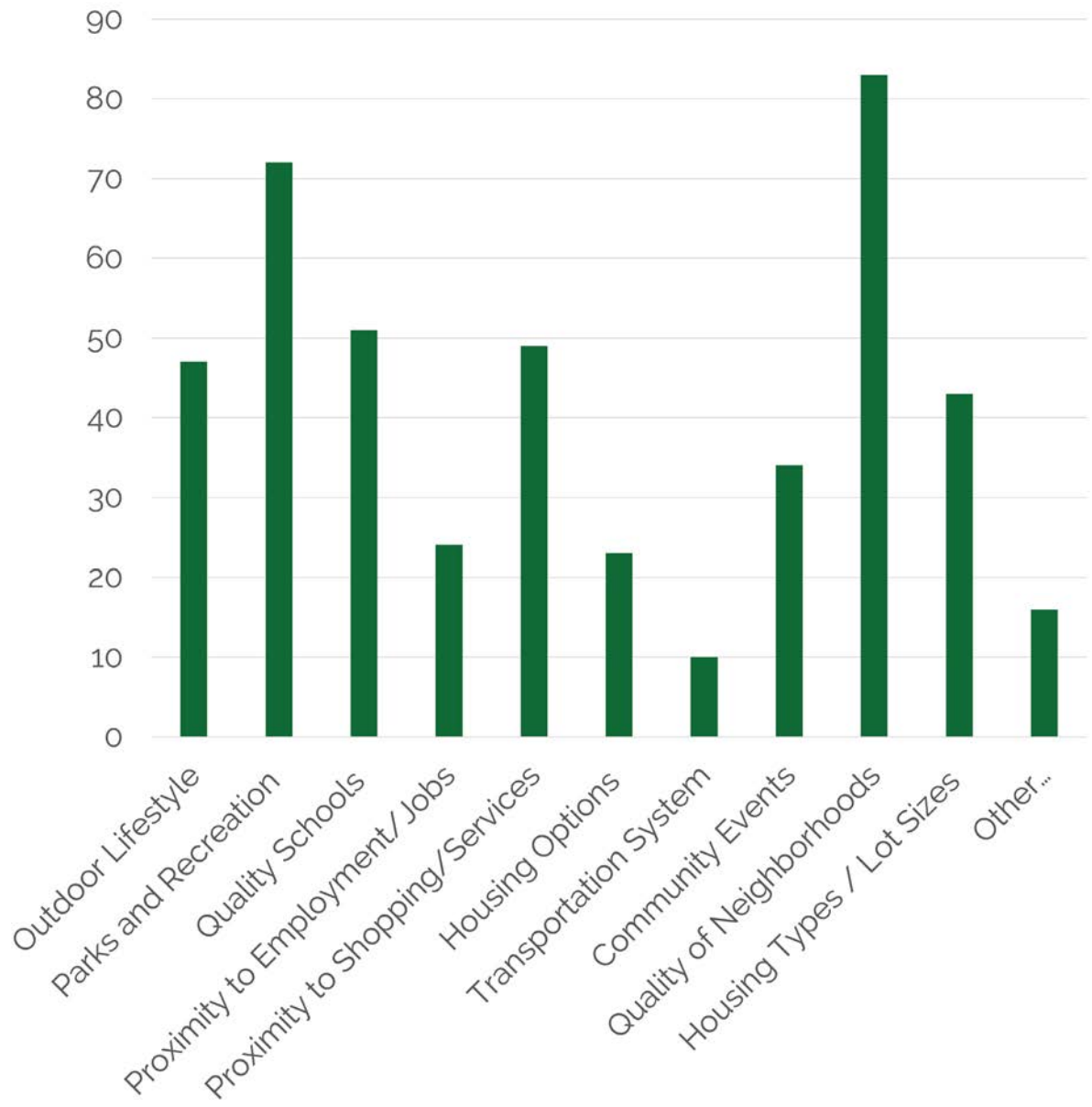
- more indoor venues for families
- expand town center plaza development towards library
- bike trails
- bike trails - create east/west corridor along 98th with separated lanes from traffic
- improve canal trails
- major changes in east/west traffic
- major changes in east/west traffic
- more placemaking within existing open spaces
- work with canal companies to soft-asphalt-pave roads along canals for hiking, biking, and jogging
- trail system along canals
- I'd like to see more pedestrian awareness around city hall onto redwood. I nearly get hit by cars in the crosswalk
- get east/west trail system completed in SoJo
- better bus system
- pavilions at splash pad park
- pocket park at 10200 south by water tank at Bangerter
- finish new park signs
- park name for unnamed park, not Ruston park
- create an urban edge east of River Park - west of Jordan River
- more trails
- turn district and the area around city hall into walkable town centers that include housing
- turn district and the area around city hall into walkable town centers that include housing
- pavilions at City Park
- trains to the food trucks
- more big lots
- no roundabouts
- no roundabouts
- more roundabouts
- more parks
- trax to vista station
- keep Oquirrh Lake private
- more outdoor sitting, boardwalks
- east/west corridor
- allow rain collection
- more mom and pop shops and restaurants
- industrial water use regulations
- more parks
- trader joe's
- trader joe's
- restaurants by the lake
- more off-road bike trails
- waterwise
- more family friendly restaurants
- more stand alone restaurants
- more bistros and restaurants
- make the lake smell better
- youth after school programs
- trader joe's
- less density
- parks and activities
- library
- more roundabouts

ONLINE QUESTIONNAIRE 1

During the visioning phase of the South Jordan General Plan Update, there was an online survey that was open from the 26th of September, 2018 to the 3rd of December.

This questionnaire allowed the public to respond to the basic questions needed to form a unified community vision along with questions about participants age, role within the city, and area of residence to understand what areas of the city we are hearing from. Below are the verbatim responses we received through this online questionnaire.

1. WHAT DO YOU LOVE ABOUT SOUTH JORDAN? WE'VE PROVIDED A LIST OF MULTIPLE CHOICE SELECTIONS BASED ON PREVIOUS PLANNING EFFORTS...



IF YOU ANSWERED "OTHER" TELL US HERE . . .

- I really appreciate what our neighboring city has done with their new park
- Riverton and Herriman's new park they've done a total makeover and a completely new updated park. It would be nice if SJ would do the same instead of talking and having a plan to do something and actually DO IT (City Park)
- Open space and diverse housing options (small homes/lots and larger lots).
- Daybreak
- Safe
- The larger lot sizes (suburban)
- Knowing which roads to keep small and which ones to expand.
- Safe, clean city
- I love the rural feel. I love seeing cows and horses etc in my neighborhood.
- No more dense housing please!
- Daybreak. Proximity to Trax
- After living in Sandy / Cottonwood for years, we were attracted to SoJo over other West side cities because of the high quality living, housing, shopping, parks, activities and public service.
- Biking trails and areas
- In my experience the people are the best part.
- Oquirrh lake and Daybreak's trail network.
- Daybreak.
- Space. We were drawn to South Jordan by the large lots and open areas between neighborhoods. These have all but vanished in the last 18 years.
- The feel of South Jordan has changed (for the worse, in my opinion) by jamming more and more people into the space that's left.
- Mulligans
- Safe low crime area with engaged neighbors
- Mulligans! Jordan River and surrounding greenspace!
- Roads
- DAYBREAK! Without it, South Jordan is pretty much the same as every other suburb in the region.

2. SHARE YOUR VISION FOR THE FUTURE OF SOUTH JORDAN BY FINISHING THIS SENTENCE: IN 2035 SOUTH JORDAN WILL BE....

- Overcrowded, overtaxed, and city staff expansion is out of control.
- A model for east west circulation, where bikes and pedestrians are as Important as cars and there are transit options connecting both sides together by circulation and identity, with no division from where you House is located.
- Just like any other city will the best city to live in, work in, recreate in, and relax in!
- A beautiful city with outdoor parks and great unique restaurants with high quality people with no crime!!
- A community with soul. It won't be just a bedroom community with houses where people only sleep, but one that has parks and open space, thoughtful, measured growth, community programming, and encourages walking and community gathering, This occurs through eschewing large walled subdivisions and strip malls and embracing smaller housing developments with through streets, pocket parks, mixed use development and maximizing transit oriented and water wise planning.
- Connected by a network of trails and open space.
- The second largest city in the Salt Lake Valley, full of diverse people and dense neighborhoods. Lots of walkable options and transit connections to the rest of the city.
- a place where people can live, work, and play within their community.
- Completely developer and the symbol of smart growth and advancement in The valley
- Mainly single family houses (not apartments, townhomes, or condos)
- a vibrant city and a safe place to raise families.
- A city with everything you need access to without ever having to leave the boundary of South Jordan.
- A family friendly, forward looking city.
- a place where you can escape the other overdeveloped towns/cities and enjoy great community activities and open space.
- inclusive for all ages of life.
- Potentially less appealing because of the large number of high density housing and developments with almost nonexistent yards. When people have no yards they need more parks/green space to help provide better quality of Life. I am also concerned about the water situation with the growth we have and South Jordan not having it's own water supply. I like that the city is fairly well maintained. Also that we have fun new businesses coming to town.
- Better if high density housing is limited.
- A city that everyone is dying to try and buy a house in because the city leaders kept growth in check, roads manageable, parks and golf courses open and schools awesome.
- Just as green and beautiful as it is today
- Much like it is now - not too crowded, quality streets and infrastructure,
- attractive business/shopping locations, low crime, well maintained
- neighborhoods.
- Anonymous
- 10/10/2018 05:37 AM
- Fiscally well managed, the small areas of blight repurposed, homes and neighborhoods well maintained. Still a rural feel on the east side with a more suburban feel on the West side.
- easy to travel around with long term thought to housing and business locations and sizes. South Jordan will continue to look after the long time residents affording them the same rights and benefits that brought them to South Jordan decades ago.
- In 2035, South Jordan will be a place where cars are not the primary mode of

transportation, where outdoor life is the norm and not the exception, where the citizens priority is to live life and not to watch is pass by.

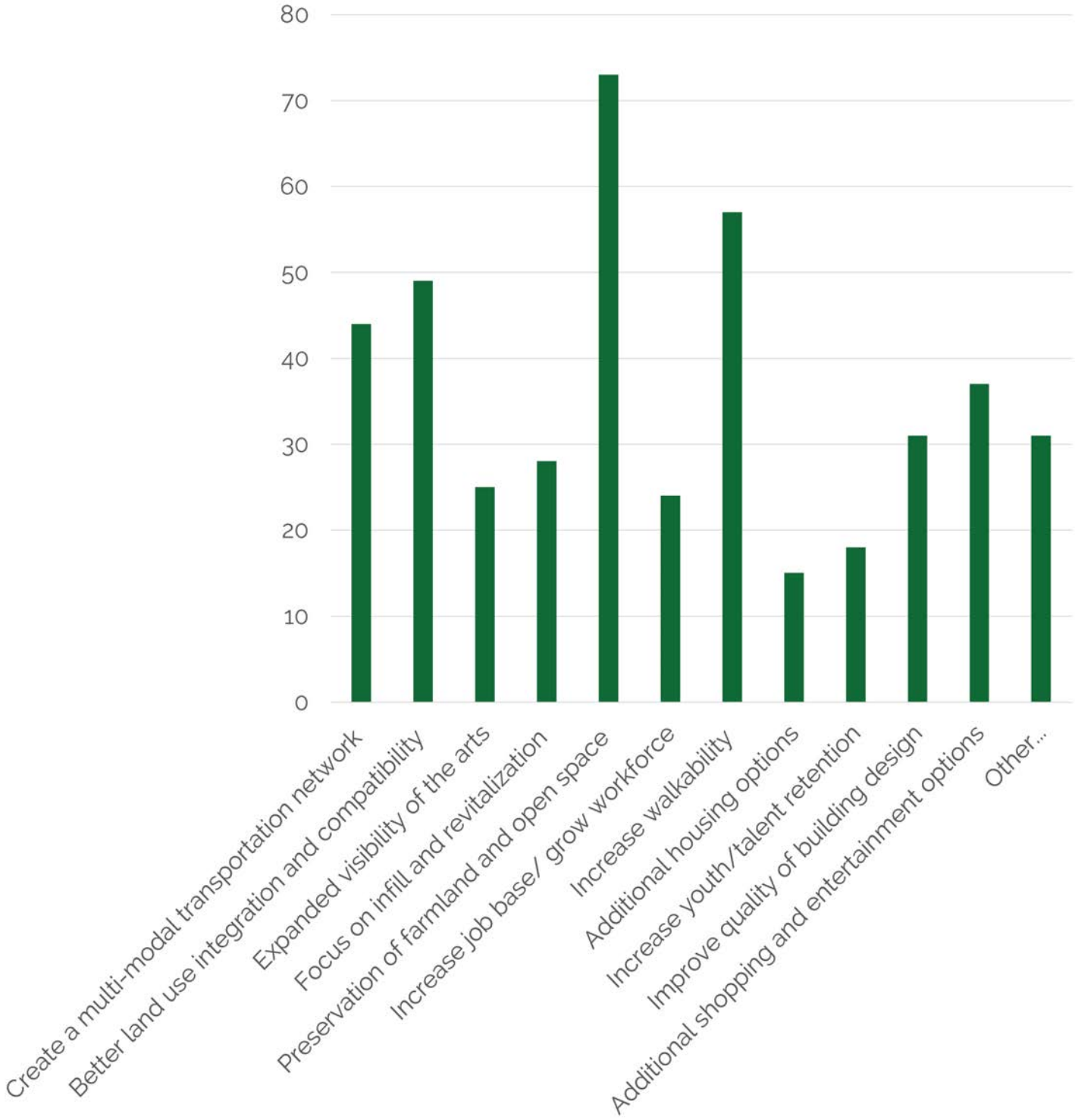
- A place where all types of demographics can live, work and recreate. Currently it is expensive and out of reach for our younger generations to live here.
- More open, more homes. Maybe another residential area golf course or other large open development similar to Glenmore or Daybreak
- A great and safe place to raise a family and grow old in with plenty of room to roam and not be boxed in by a lot of high density and inexpensive housing.
- a place where the residents of South Jordan can be proud of an not overrun with commercial build out.
- The City that others look to for a balance of lifestyles. Where young families who strive to live in better, safe neighborhoods, can still afford to live and grow into their careers. While there are also places for those on the higher economic spectrum (I think basement apartments should be legalized like SLC just did which would really help). Also to have some of the best recreation areas, and parks and rec activities - Welby Park is key to this!
- South Jordan will be home to well planned commercial and residential districts. I think we need more commercial business parks such as the one on River Front Parkway - but out further West as well. The West side of South Jordan also needs to be focused on. The "original" South Jordan near Redwood Road and the rec center has been the focus, but all the growth is happening out West. I think another rec center near Mountain View Corridor is also needed to make South Jordan a well balanced community.
- a suburb that will be grid locked twice a day by commuters and with little to no green space unless a long range plan is put in place to preserve the environment of the city.
- more diverse
- A safe, clean city where families want to live because of the quality of schools, community and green space.
- A city with desirable amenities that you won't need to leave to run errands!
- A safe and nice place to live, learn, and call home. It will still have a few farms and maintained infrastructure that can sustain growth.
- A vibrant place with a variety of housing options, trails, and housing in walkable centers that include shopping and jobs.
- THE best place to live in the Salt Lake Valley
- A better place. With Welby park (Hopefully, It could be delayed a couple more times, like it has the last half decade or so) completed and an example as arguably one of the best parks in the county, maybe even state. Some more trails to make an interconnected system would be nice. Maybe connect the Bingham creek trails to the Jordan River Parkway.
- Still a great place to live because we took the time now to plan for the future.
- (Bad option)...busy everywhere you go—packed traffic, a thousand strip malls, billboard and marque advertising. Loud and bright even at night. Hoolligan kids roaming the streets. (Good option)... connected network of streets (more but roads but narrower), more bikes, less trucks, SMALL welldesigned, well maintained parks on just about every corner in every neighborhood. Improved downdown gathering place—the current trees and furniture are a great start. By 2035 remove the drive aisles and parking and add pavers or cobblestone to make a pedestrian only gathering place. Bring back the ice rink—bigger and better (it was great though).
- A place where families live and love their community. Key places are hubs (bring back the small time feel of the small ice rink that used to be by the library, for example) build restaurants and shopping centers around hubs where people want to linger and enjoy each other (similar to Station Park in Farmington). The small area by Cafe Rio and Menchie's is the right idea, just need either a few more pockets like this, or restructure the District to be more beneficial just a million confusing parking lots)
- Way too crowded.

- A more sustainable community with improved transit and active transportation networks. More of South Jordan will have followed the Daybreak model with a mixture of housing types, neighborhood smaller scale commercial areas, and improved walkability. The existing Trax stations will have a higher transit supportive density and include more commercial and employment when feasible.
- More vibrant and urbanized. I also hope that we will have made improvements to the education system (it needs much better funding).
- Bike and pedestrian friendly
- a community with lots of family homes and green space surrounded by toddler and young children friendly parks and outdoor walking experiences as well as updated theaters like Hale Centre Theatres.
- A nice community with safe and well kept neighborhoods.
- a city that people love.
- for the city leaders to STOP allowing small lot sizes and for developers to be approved on rezoning requests to have smaller lot sizes. for the city leaders to STOP allowing multifamily properties. For the city leaders to go back to LARGER lots, minimum 1/3 acre or larger. STOP thinking "more tax revenue" by allowing more people in the city. SLOW the growth. If there are less people we won't need more money and to have more tax revenue. START using MORE COMMON SENSE in decision making
- An urban city. If we want to have our children live here we need to face the fact that in a generation the median home price will be around $1M. Zoning, set backs, parking rules, turf requirements, water use, and density need to address this fact. We can't go back but we can make some changes to get what we need not just what we want.
- a well balanced city. Amenites on the west side will include a world class fitness center and swimming pool on the site of Welby Regional Park. That will allow the for year-round use of the park and provide wellness options for the growing population on the west side.
- just another crowded subdivision of Salt Lake City, filled with people who just want cheap housing and don't care about maintaining the value of the area. (not really a "vision", more like a prediction since I don't see any way to change it when the city council is filled with developers and others who directly benefit from all the construction)
- really crowded. Need to keep growth under control.
- a high end community with unique restaurants, sought after homes, and the best schools in the state.
- Planned growth and not growing so fast and out of control we are crowded on the roads. For me planned growth means no more than we have roads to sustain.
- A green space with lots of parks for the citizens to enjoy.
- A family community with lots of open spaces and bike trails. We realize the importance of heritage and values. We want to preserve the rural and family feel with bigger lots for homes and plenty of open spaces for family and community to gather and play.
- a good place to raise a family; safe, green and clean air with good options for transportation and good schools.
- So overpopulated that I will want to move
- High quality living with high caliber people with very low taxes.
- A beautiful city with open spaces, lots of parks, and new homes being built on 1/4+ acreage. THAT would be a high-quality place to live.
- Awesome
- Rated "best place to live" in Utah
- Overcrowded
- A diversified community that protects older neighborhoods and allows for alternative housing in strategic locations with an increasing job base.
- Family friendly community with lots of outdoor activities.
- more populated and overcrowded.
- the leader in preserving affordable family recreation. Mulligans will be preserved

and the envy of other cities as people from across the county travel to South Jordan, have family outdoor time at Mulligans, and are able to access the natural wildlife habitat that has been preserved along the Jordan River because the city was able to preserve the remaining farm on 9800 South, the Mystic Park Springs, and put a hold on all development along the Jordan River.

- Much like it is today. Hopefully we slow down our growth. No more dense housing.
- A safe community to raise a family at any age and stage, with quality schools, better transportation options (a commuter lane to 1-15 would be amazing) awesome shopping options (Trader Joe's!) and many parks for kids to play at!
- Over run by multi-family housing and a disorganized mess due to zoning rules that change on a whim or the drop of a few dollars.
- the prime location in Salt Lake County to live, work, and play with convenient opportunity for all three.
- In 2035 South Jordan will be overrun by high-density housing which I am concerned will adversely affect our strained infrastructure, schools, and home values.
- More bicycling amenities like canal bike paths and a bike skills park. East/West travel is especially hard on bicycles, I would like to see more bridges on the canal paths to allow travel between neighborhoods not possible by car.
- The city with the best parks.
- A beautiful and safe place to live.
- Hopefully not much bigger! There is too much growth currently.
- One of the easiest cities to access from a traffic perspective.
- Built out to the west mountains, the west end will have a beautiful urban, and suburban area, and South Jordan as a city, and Daybreak will either be two separate cities, or one cohesive, unified whole.
- ...forced to accept the economic and environmental realities its residents are actively fighting. High density housing, limited green space, restricted personal vehicle use, no miles and miles of grass with watering happening anytime during the day. Hopefully there will be more diversity that will challenge the religious views that drive most neighborhoods' agendas and isolate those who do not participate in the LDS Church.
- A fantastic place to live where lot sizes are larger than most cities, the options for work and entertainment are plentiful and the property values rise above average because it's a desired city to be in.
- A much larger city
- I worry that it will be over crowded, especially if we keep building developments like daybreak. I avoid going to businesses in the district because I know how chaotic it will be there.
- A great place to live for families
- Still a great place to live and raise a family w/ open space.
- A large city with great mass transportation, roads that can move traffic quickly, a variety of housing types and options, with shopping and parks nearby.
- The best city to live in, in the Salt Lake Valley.
- Divided into two cities. Daybreak will become its own city.
- In 2035, South Jordan will be the cleanest and country's best city to live in.
- a diverse and memorable community with a strong sense of place.
- overcrowded, traffic gridlock.
- a walkable community with a mix of housing, office, and retail enhanced by a strong network of parks, trails, and open space.
- A city where everyone is welcome and thriving. Great jobs, homes and businesses side by side.

3. WHAT WOULD YOU LIKE TO IMPROVE ABOUT SOUTH JORDAN IN THE FUTURE? WE'VE PROVIDED A LIST OF MULTIPLE CHOICE SELECTIONS BASED …



IF YOU ANSWERED "OTHER" TELL US HERE . . .

- Unique restaurants!!! No more burger joints. Maybe Yard House. BJ's.
- More affordable housing. We need diverse housing options which means high density near mountain view, Trax, bangerter, redwood road, and i-15. Smaller home and smaller lot options mixed in with traditional neighborhoods with larger lots. Allow for accessory units such as mother in law apartments.
- Focus more on rising generation and less on the retired generation
- I would like to see better mass transit in South Jordan. Love and use the trax station in daybreak and wouldn't mind seeing this expanded. Would also like to see more connecting bus routes for the area. However, I do not ever want to see our streets littered with scooters like downtown has become. Please keep those things OUT.
- More walking trails that are safe and not so hidden from public eye
- Keep multifamily housing to a minimum and keep lot sizes large to avoid overcrowding.
- Housing for empty nesters. There is a large gap between family housing and rentals but not a lot of houses that are smaller in size and still on a small parcel of land.
- Less high-density housing.
- Resisting large and multi unit developments like herriman has done, which they will regret in about 3 years.
- More parks and green space
- Stop putting mini higher density communities right in the middle of low density animal rights communities. It causes existing surrounding communities a ton of trouble just to maintain the lifestyles.
- I am very much against infill creating smaller than 1/2 acre lots on existing open space or farm land development. I do not want more traffic, noise, and also want to keep my water rights.
- More outdoor activities and events
- Need more good restaurant options that are 'sit down and get waited on' type of restaurants. Ones that are not chains and some that are.
- Giving residents on the west side of South Jordan better recreation activities (parks and a new rec center)
- Keep taxes low by encouraging healthy industry and business.
- Complete Welby Park. It's been sitting there unused for years with hardly anything going on. More trails so pedestrians and bikers can more easily and safely walk and ride throughout the city.
- Reduce the multi-tenant housing.
- Less multi-unit housing and more family homes built on larger pieces of property to preserve a bit of open space feeling
- Please stop cramming high density into every nook and cranny of the city. We moved here because of the larger lot sizes. There are many different options when it comes to housing but it seems like what's being planned is higher density and I don't think that having more of that will benefit our city in the long run.
- Make the asthetics of design as important as the function. All new growth and change should add beauty and value to the city. Please no more walled off development.
- city leaders to START using COMMON SENSE in decision making. It IS OK to say no to developers to decline rezoning

requests for smaller lot sizes and multifamily housing. STOP thinking we need to have more tax revenue by having more people in the city. SLOW/STOP the growth. Keep it the nice smaller town that can be enjoyed by all already here.

- Need to reduce the size of SFH from 2,400sq ft to 1,000 to allow a greater range of options for our kids.
- Do something about the odor from the Dannon Yogurt factory.
- Limit development similar to places like Boulder, CO that are trying to maintain a certain balance and not just jam more people in to generate more taxes.
- Keep open space and greenery like Mulligans
- Please don't allow tattoo parlors, liquor stores, pawn shops etc. to rent retail space in South Jordan. There are plenty of those kinds of businesses elsewhere. PLEASE keep South Jordan a clean, safe place to live. We want to be a classy city!
- Clean up property at 9800 South and Redwood Road On northwest corner
- Installed a bus system along major cross streets: 1300 West, 1700 West, 2200 West, 3200 West which has stops every 10 minutes and takes you to the major N/S streets: 9800 South, 9400 South, 104/6th South, 114th South. Established a mini-farm similar to Wheeler Farm on some remaining farms in South Jordan. Maybe the Mabeys! :)
- It would be great to have a community pool similar to those in Utah County: Lindon's especially.
- Parks based on neighborhood needs not cheapest available or surplus supplies.
- I would like South Jordan to utilize technology advancements and become a Smart City. This is the "Internet of Things" era and with the technology sector growth, this is important to your residents. What is your plan for the following cost-saving measures and technology growth initiatives? 1. Smart Infrastructure 2. Smart Buildings & Properties 3. Smart Industrial Environment 4. Smart City Services 5. Smart Energy Management 6. Smart Water Management 7. Smart Waste Management 8. Fleet Management Operations
- The area near the Jordan river is beautifully developed between 106 & 114 South near the Shields Lane trailhead and south of 114th south, there is great potential that is currently not very attractive. Perhaps a bike skills park or boat launch would be possible.
- Go outside the box with parks facilities. They need to be the standard in the area.
- Outdoor pickleball courts and the ability to host tournaments increasing tourism revenue
- Currently the school board is hypocritical when it comes to south Jordan/Daybreak. The developers of daybreak creates the neighborhood's with the schools built so the children in the neighborhoods able to walk to those schools, and the school board purposely disrupted that. How about a school board that builds schools where they're needed, rather than picks on neighborhoods that had the foresight to do so?
- Environmentally responsible public landscaping, restrictions on resident resource use. High density housing to make living more affordable.
- Increase traffic enforcement. Enforce stop signs and red lights.
- Don't really care about preserving farmland, but I do care about preserving open spaces that can be accessed by the community.

4. WHAT PLACES AROUND THE WORLD HAVE YOU BEEN THAT YOU WOULD CONSIDER MEMORABLE? WHAT ASPECTS MADE IT MEMORABLE? OF THOSE ASPECTS AND CHARACTERISTICS, WHAT COULD WE INCORPORATE INTO SOUTH JORDAN AND WHERE?

- Places that are designed for people not cars make a place memorable. Human scaled design that integrates green systems for infrastructure and open space. Require builds that address the street, park in the back, quality design. Development is an investment into our community, we should hold those who want to develop in South Jordan to a standard that promotes resiliency and adaptability over time as markets and public demands change.
- Nothing
- Europe. Cobblestone streets with boutiques and sidewalk cafes.
- Reston, Virginia and its town center. Focused on walkability, open space, and mixed use development, preventing it from becoming a bedroom community with daytime brain drain where everyone leaves to work elsewhere.
- Work to connect walking trails and open space. Implement an active transportation ordinance or plan to ensure streets are designed to move pedestrians and cyclists not just cars.
- Features of other global cities that stand out to me are engaging waterfronts, high density living without the need for a car, mixed neighborhoods with business and residential side by side instead of large islands.
- The most pleasant places are the most walkable and human-oriented. Places built for cars all feel the same: You might as well be anywhere or nowhere. South Jordan should prioritize walkability above all other modes of transportation. It's the cheapest and pays the most dividends in terms of livability and economic development. Since the car as been prioritized above all else for such a long time, we are decades behind on other modes of transportation.
- More hands on learning experiences for families. Celebrate culture. Make something unique that attracts people outside of the city
- DC because you could see everything and get every where without using a car. Transit routes were well thought out, and covered a large area. Stops were within walking distance of major attractions and shopping areas.
- I would like to see more art and culture opportunities. It would be great to have more trails and walking parks to add tranquility and fun places to take friends from out of town.
- New York central park can ad a-beautiful farm lands keep the old with the new. Farm lands, parks, trails, beautiful landscape. Pretty much make it look great to the eye everywhere you go
- I enjoy places where the community focuses on nature and outdoor activities.
- This includes plenty of open space, parks, and trails for walking/running/biking. A great aspect of Daybreak is the lake. We need more developed areas like that with a focus on nature and a body of water without the over-development (small lot sizes) and multifamily housing that currently plagues daybreak. Development should be about creating a great community, not fitting as many housing units in an area to squeeze out extra profit.
- Germany-community/walkable
- One of the things I've enjoyed the most every place I've visited are beautiful botanical gardens. The best ones provide educational opportunities for all ages. The botanical garden in Montreal, Canada has an attached Insectorium which is set up to educate families. This is the kind of thing that can be done anywhere (if you have the money) and helps make your city a destination if it's done well.
- Places like Austin, San Antonio, Boise and Nashville have walkable areas with unique

heritage sites, water features and a ton of food choices.

- Rivers, hiking/running/biking trails, live theaters,
- Chicago / New York / Washington - cool architecture, use of open space, maintenance of impact to traffic and infastructure within growing population, programs for the arts
- Germany/France/Switzerland large lots of farmland near village living. Near it but not mixed into it.
- While I've lived outside of the country I valued the open space around major cities. I do not want South Jordan to become like CA towns around the SF Bay area. I like communities where I can attend the closest schools to my house and not have to be bussed to a different location due to overcrowding and students permitting in.
- San Francisco's Golden Gate Park, San Diego's Balboa Park, London's dedicated bike lanes and bike highways and rail network, Seattle and Portland drive and dedication to the outdoors.
- Portland Oregon It has a very environment friendly, progressively green in the model of living and embracing eclectic life styles that encourage community harmony
- Many of the places I've been to that were memorable were that way because they reminded me of South Jordan- e.g. Marikina City, Philippines was a clean, middle-class residential city in the midst of the dreary slums of metro Manila...
- Parks and open spaces. Interesting trails for riding and walking. Every city is different and has it's own characteristics that I don't know that we can take an put here but we have our own advantages also. Houses are great, and we just built one here from living in Sandy for 27 years but I am not loving the traffic tie up's out here and the constant orange cones when there isn't work happening in the area. The convenience of stores is nice. We do need more recreation options and places to go. The east side has the mountains. We can't go in our Oquirrh mountains because Kennecott owns it all and doesn't allow access. Can we get more parks and interesting walking places to make up for it?
- Any large city - Various transportation options. A sense of community and not just a continuation of neighboring city - (i.e., bountiful)
- Golden Gate Park in San Francisco - Has so much to do that you can't even explore it all in a day. Architecture in many places of the world.
- Having worked in 17 other countries, I have seen what lack of planning can create. The memorable things about these other countries were narrow over crowded streets, a lack infrastructure, not enough foresight in planning for utilities, and lack of green spaces. We are heading the same direction as these other countries. East/west traffic in the morning and evening is approaching gridlock because of insufficient access to Daybreak. The continual expansion of Daybreak only adds to the problem. Public transportation and other options are needed. Additional emergency services are needed. It has not kept pace with the city's growth.
- Amsterdam - walkable/bikable with unique architecture, mix of integrated land uses, and lovely open spaces.
- Quality, clean, friendly
- Daybreak is such a wonderful addition to South Jordan. I also love there there is still open space with large animals. I worry that there will be too much high density housing that traffic will be intolerable in the future.
- Well planned landscaping or natural/ original spaces preserved. Easy and safe to travel around and be in so the focus can be made on working hard, having good times, and making great memories!
- European villages--walkable, with distinct architectural features and art.
- Most of the memorable places I have visited have been memorable because of the natural terrain. (Grand canyon, Crater Lake, Mesa Verde)
- My family has been in South Jordan for 80 years now. I lived in Western Europe for almost 8 years. I love Daybreak, however I don't live there. Their planners have done a remarkable job. There are many memorable

places I've enjoyed throughout the world but in my opinion consult with the Daybreak planner/designers to gather characteristics and aspects of good community design.

- Similar to how residents around Seattle recreate and protect their waterways, making big efforts to clean up the Jordan River and make more recreational usage (think kayak/canoe) would be awesome. I love what's started with the Jordan River trail and parks, benches, etc. Would love to see it continue to develop and be cares for. It's an under utilized resource that could bring more potential to quality of life here.
- I love all the unique shops in big cities on the east coast. It would be so fun for SoJo to encourage mom and pop businesses that provide a gathering place for residents.
- Savannah, GA has an excellent downtown that includes several parks/plazas along with good restaurants, shopping, architecture, and housing. The downtown is a good central core with a mix of uses, higher densities, and taller buildings, which is all balanced with quality (not necessarily quantity) open spaces and public plazas.
- London—incredible transportation and beautiful, quirky, unique neighborhoods. South Jordan could focus on making more "complete streets" with good design facilitating walking, biking, and public transit. I live in Daybreak and love the design of neighborhoods there with unique community centers and amenities integrated with a variety of housing types.
- A bus or subway close by no matter where you are. Beautiful, highly manicured parks for visiting and walking and playing safely for toddlers as well as all ages. There is one thing we will never duplicate and that is the age and history of Italy. Although we could continue to offer it's authentic food.
- We went to an area of Italy where people had their land and home and they took pride in making Im them nice and well kept. When you got into the city, houses were crammed in or there were apartments and no one cared about cleanliness.
- There were things to do at each memorable place (i.e. eating, picture taking, reading, relaxing, playing). They were pretty. They were designed so that you wanted to stay for a while. South Jordan needs to focus on placemaking, creating places that people want to be. For example, before a park is designed or remodeled, the city should meet with the neighborhood and see what their vision of the space would be. How the neighborhood would like the land to be utilized.
- Great question. Have been to 18 countries. Walkable. Dense shopping/housing mixed together. SJ lacks a sense of place - authenticity. If you removed the Temple and mountains you could be in any suburb. Buildings should be close to the road with parking behind them. Housing above all retail. Mid sixed pads have a life of 15 years, after that they get ugly. Other than pulling into our garages and having what we want, what will our kids want in 2030?
- Amphitheater that could showcase local talent and community movie-in-thepark events. Welby Regional Park might be a good location for such a facility.
- Green River, Wyoming. They made the river area beautiful, which is what we could do with the Jordan River running through our community.
- Italy. Everything that is built is made to be beautiful not just functional. There is vegetation added everywhere possible. I would like to see artistic buildings and a lot of vegetation added to visible common areas. Not just grass.
- Can't think of a specific place, but what is like to see is more uniqueness. We are full of chains and mini plazas.
- Europe. Europe is so crowded, but they make the best use of open green
- spaces.
- Tressa
- 11/17/2018 01:20 PM
- InOregon they have a mini forest in Portland where you can go and escape
- the city and feel like you are in the mountains. I think we need a massive
- park and open space with trails for walking,

running, hiking and open spaces to play.

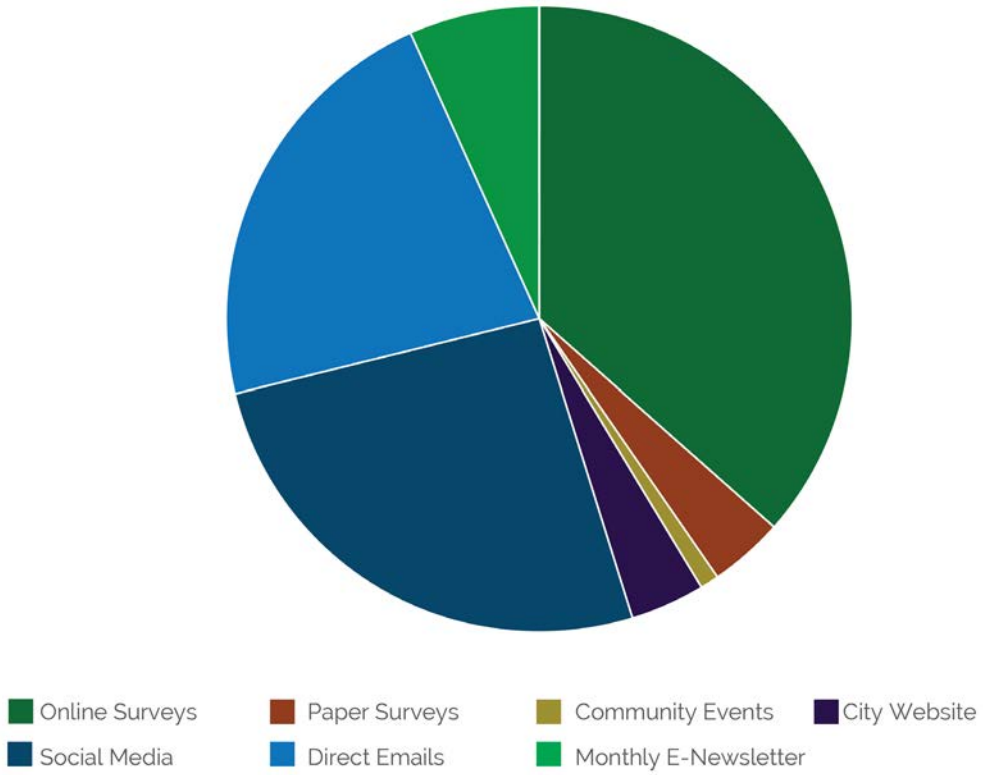
- Boston, Paris, Vancouver BC, Alexandria VA, Portland OR. Walkable cities with good transit options. Interesting architecture. Preservation of historic areas and character. Interesting places to see (e.g., Boston Freedom Trail, Stanley Park in Vancouver, the iconic sights in Paris). Distinct neighborhoods. Planning with metro area surrounded by agricultural and open space (Paris, Portland) where vacant land in the metro zone is filled before expanding the area to build more. This preserves the open space and farmland, minimizes the need for roads, makes mass transit more feasible and provides a more satisfying way of life that is much less car dependent and energy consuming. Daybreak is a good use of land with high density housing combined with ample parkland and open space for play and community gardens.
- Boston. Beautiful neighborhoods with character mixed with expansive parks and a myriad of cultural offerings, in a safe feeling ambience.
- More green space, less square, 2 story buildings.
- Savannah-parks integrates with other uses, connectivity and walkability.
- We love going go to Saint George. To go to Thunder junction (dinosaur park). It would be really cool to build that park up here with the train and everything.
- Hershey, PA. A place for families for entertainment. Hershey Park Hotel...which has rolling plains of greenspace around it. Places where the river has been preserved and the wildlife. Places where you can go to the city to take a look "back" at what that city was like. Currently, the only places listed as tourist attractions at Visit Salt Lake are Mulligans and Glenmoor Golf. Why hasn't there been an effort to make more tourist destinations? That's why Mulligans is so valuable! It's affordable family entertainment. No need to put anymore places to eat at Mulligans with the new Food Truck Court in Sojo. As more and more green space disappears, it's even more important that Sojo preserve it's precious riverbottoms. There's barely any left with all the development along it. It's magical to see wildlife in its natural habitat. It seems like all efforts to make Sojo a tourist attraction have been focused on Daybreak. East South Jordan is where the history and natural resources are.
- Germany I thought the smaller villages were really clean. People took pride in keeping their property clean and clutter free.
- We've been to many cities: Boston, DC, NYC, Seattle but the places we love most are those with the small town charm but the amenities of a big city. We LOVED Bainbridge Island near Seattle. It's completely walkable with darling homes and many delicious food options and other unique retailers as well. Daybreak would be a great option (near Mountain View).
- Boise managed froth well. Seattle arts scene and Resturant's are far better.
- The walking paths in Eagle Mountain are a fantastic (yet unrealized) plan. My biggest request for South Jordan is to get access for non-Daybreak residents to Oquirrh lake. It's very odd that one must live in daybreak to put a paddleboard in that water. Please fix.
- 1. Smart City Operations and Initiatives. 2. Reduce high-density housing zones. 3. Focus on open-space land use and environmental improvements.
- I love the Boise Greenbelt along the Boise river downtown. They have a lot more water than the Jordan River, but they have made the most of it. I also love the walkable canals and walk/bikeability of Amsterdam in the Netherlands. I'd like to see an area where restaurants and entertainment are easily accessible from bike and walking paths.
- Plazas in South America. Very impressive considering the sub par infrastructure surrounding it. Islands of an Oasis.
- Sri Lanka - the people are so kind and welcoming, smaller "vibe" even in cities. And Florence, Italy - beautiful buildings, outdoor spaces, more art.
- We should take advantage of the water features provided in daybreak.
- Paris, Morocco, Africa. Art, and architecture. Modern architecture - square boxes - is so... boring. People go all over the world to see

beautiful architecture, because it can't be found here. Here it's just blah and boring. Also- so many cities have art incorporated into the everyday. Bicycle stands, benches, fire hydrants, alleyways, , freeway pillars. Why not just make them beautiful from the beginning.

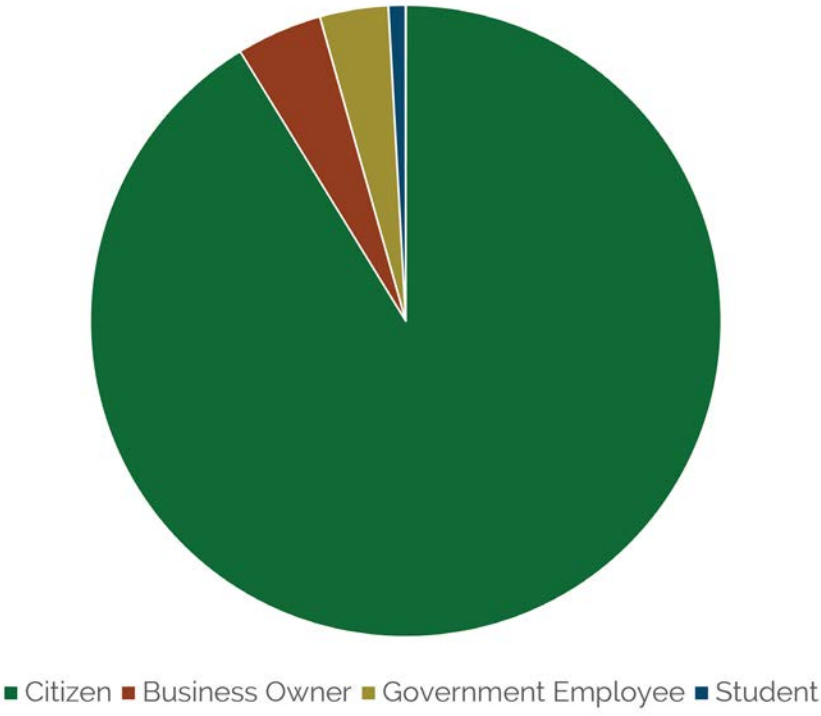
- Baghdad, Iraq. London. Lima Peru. Places that were forced to accept the challenges of growing urban areas and influxes of populations, environmental challenges and resource restrictions, and diversity. Everyone here seems to cling to the idea that they had about south jordan from 1990. You don't get to be stoked about your housing prices exploding, while rejecting the impact of a rapidly growing economy. You don't get to be mad at traffic and air quality but refuse to participate in solutions for EVERYONE.
- I loved London and San Francisco because of the multiple modes of transportation and the walkability of the city. That was great as a visitor. I also like the level of art in the city, museums and shows etc.
- More walking/jogging trails that are in safe areas. (by the river is not safe) more open space and entertainment. Good shopping areas, entertainment that attracts local and better quality stores/restaurants.
- More ethnic restaurants, coffee shop, bakeries, and a shopping mall. All of this would be best in Daybreak. I currently live in Daybreak and the lack of restaurants and coffee shops are needed.
- Visible white lines on roadways. Use a little extra paint.
- Italy because of all the history there and how some of the city have preserved it.
- Unique architecture, gathering places where the community comes together regularly, and history/culture are what makes the places I've visited memorable. Holiday markets in Germany, Ankor Wat in Cambodia, the architecture of Hong Kong, etc.
- Georgetown, Washington DC is an energetic, walkable, mixed-used area that South Jordan could emulate. It has parks, trails, retail, a variety of housing types, and commercial spaces all integrated together.

ONLINE QUESTIONNAIRE
WHO WE HEARD FROM

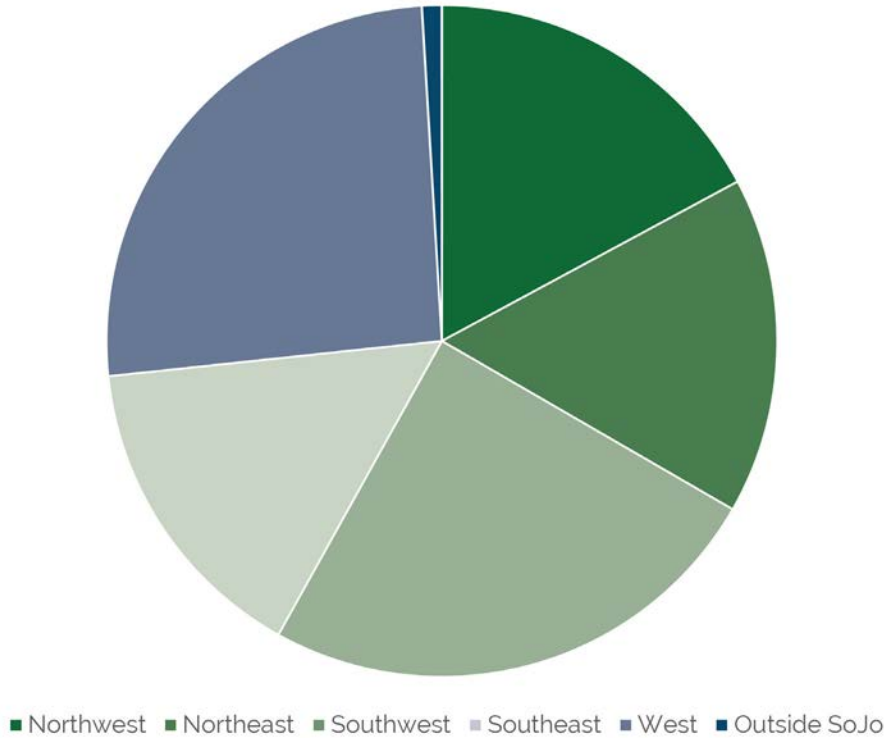
WHAT IS THE BEST WAY TO REACH OUT TO YOU THROUGHT THIS PROCESS?



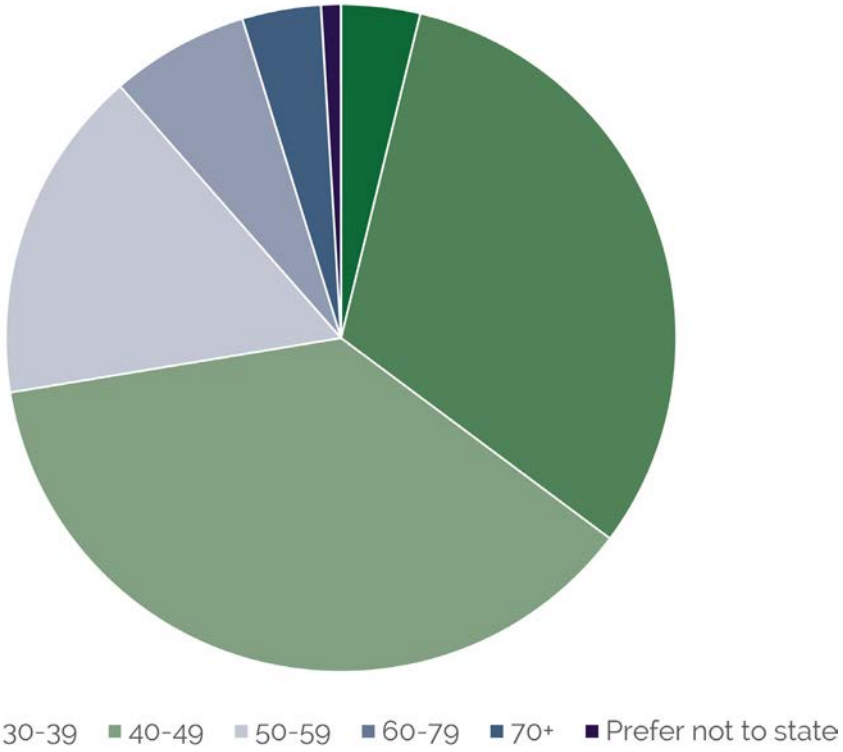
WHAT IS YOUR RELATIONSHIP WITH THE CITY OF SOUTH JORDAN?



PLEASE SELECT THE GENERAL LOCATION OF THE PLACE YOU LIVE IN SOJO...



WHAT IS YOUR AGE?



OPPORTUNITIES SUMMARY

South Jordan General Plan Update
June 2019

INTRODUCTION

As part of the community outreach process for the South Jordan General Plan Update, South Jordan City, in collaboration with planning consultants from Logan Simpson, held several workshops in February of 2019, giving interested members of the community the chance to review the big opportunities for South Jordan's future and share their feelings and ideas. Along with these workshops, an online survey was published with the necessary background information to give feedback on the proposed opportunities. The online survey was accompanied by two interactive maps, asking participants to place "pins" where they want to see different housing and gathering opportunities.

OUTREACH COMPLETED TO-DATE & ONGOING OPPORTUNITIES

These opportunities stemmed from the Vision Statements that were reviewed and approved by the public over the fall of 2018. The opportunities from this phase that are widely supported will be included in the General Plan as goals, policies, or strategies.

The South Jordan General Plan Update will offer multiple opportunities for the public to contribute further on key issues during the public review of all major products before the completion at the end of 2019. Below is a timeline showing each phase of the process, there will be at least one opportunity in each phase for public contribution. Stay tuned on more ways to get involved by regularly checking the project website for event summaries, online surveys, upcoming events, and more at **SouthJordanGeneralPlan.com** !

Stay Involved Throughout the Process!



THANK YOU FOR YOUR PARTICIPATION!

WHERE DID WE GO?



WHAT DID WE ASK?

At each event we attended, there were several activities that asked for public input. We had poster boards for each of the 6 themes; where we live, where we work, where we gather, where we play, how we move, and how we grow. These boards gave some important background information on each topic and presented several ideas for improvement. Participants were asked to review the background information and help choose where these opportunities belong in the city and which ones they supported.

These workshops were advertized around city hall and on social media, we had about 10 attendees total. On the website, we got around 320 participants.

Below are South Jordan's official vision statements for each subject:

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.

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.

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.

WHAT ARE THE OPPORTUNITIES?

For where we live:

Neighborhood Preservation

- Define and preserve the characteristics that are unique to South Jordan's heritage and feel.
- Create historic conservation easements or districts with architectural design standards to keep consistency.
- Invest in neighborhood branding, signage, and streetscape and facade improvements.

"Missing Middle" Housing

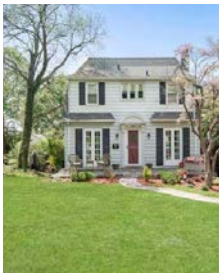
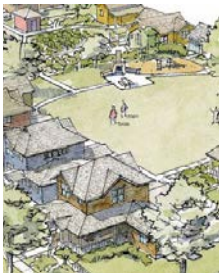
- "Missing middle housing" refers to the housing between large lot single family homes and apartment complexes. It often includes accessory dwelling units, duplexes, triplexes, and small single family homes on small lots.
- These neighborhoods can serve as transition areas between low and high intensity uses such as single family neighborhoods and apartment complexes or business parks.

Multi-family housing

- Multi-family housing projects provide the opportunity for a wide variety of households to live affordably in a community.
- This type of development attracts new employers and lowers cost to maintain government infrastructure and services.







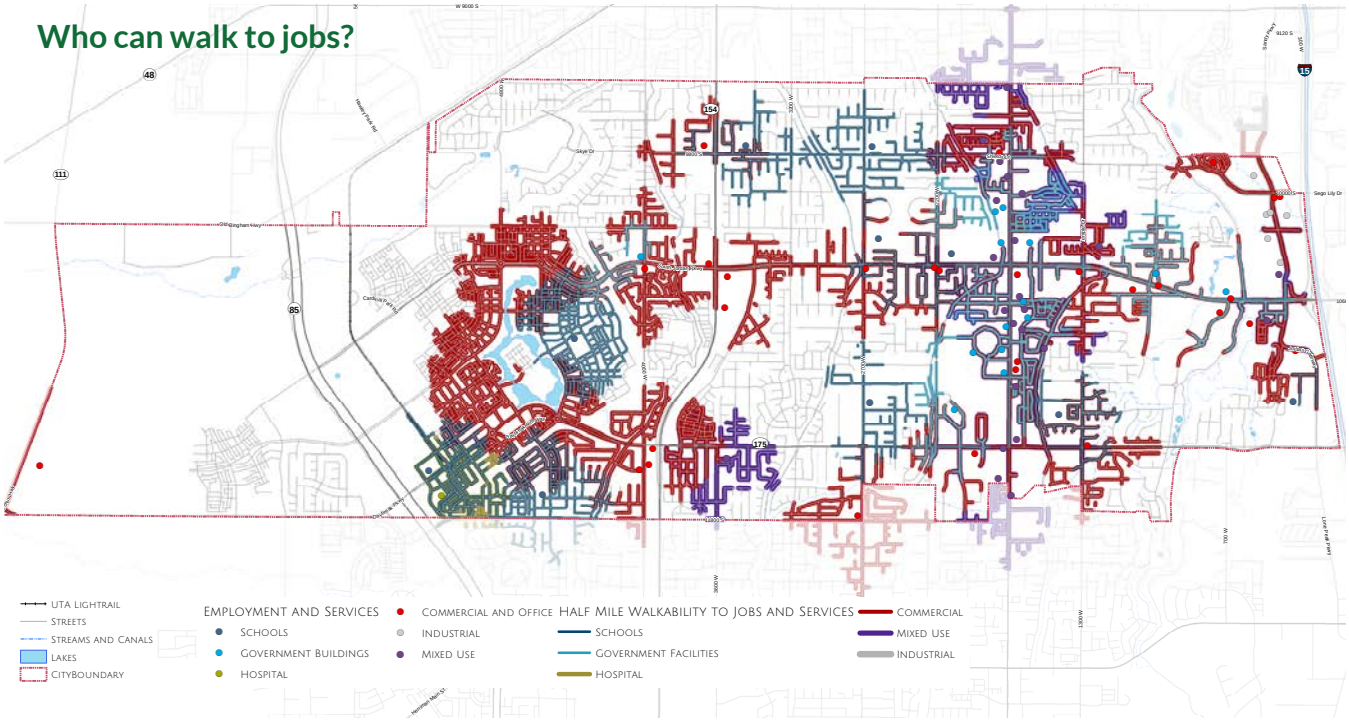

For where we work:

Allow for Neighborhood Commercial

- Neighborhood commercial areas provide small scale commercial and service amenities mixed in with housing development.
- Neighborhood commercial encourages local and small scale business opportunities for entrepreneurs.

Mountain View Corridor Business Campus

- High-quality, high-tech, new development along Mountain View Corridor, to create a major job center between the Silicon Slopes to Downtown Salt Lake City.



For where we gather:

Infill Projects

- Infill projects occur in underutilized space such as large parking lots or unused open space.
- Potential infill projects could include new commercial space, new housing development, or vibrant gathering places such as plazas or city parks.

Redevelopment Projects

- Redevelopment happens when a site is heavily used and loved but in need of updates.
- This could mean giving store fronts a “face lift”, re-landscaping, adding new ways to interact with the site, or site reconfiguration.

Neighborhood Commercial

- Neighborhood commercial areas provide small scale commercial and service amenities mixed in with housing development.
- Neighborhood commercial is proven to encourage walkability in an area, cut down neighborhood traffic congestion, and create a greater sense of community.












For where we play:

Park Connection

- Capitalize on our city's existing canal trails by paving them, adding furniture such as benches and dog waste facilities, and wayfinding maps showing how the canal trails connect to different parts of the city.
- Enhance crosswalk safety where trails cross busy roads with signs, lights, flags, and other similar methods.

Park Renovation

- Redevelopment or renovate older parks throughout the city to include more interactive amenities such as plazas, playgrounds, and pavilions.
- Make parks more "teenager friendly" with things like hammock gardens and unique furnishings.

Jordan River Park & Trail Enhancement

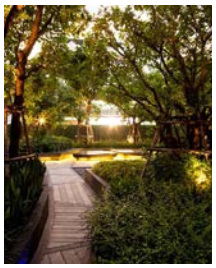
- Enhance this historically and environmentally significant trail with board-walk style paths and educational signage that discusses the natural area's history and unique bird population
- Include "pockets" along the trail for seating and bird watching.












For how we move:

Public Transportation

- Connect Trax and FrontRunner from east to west to ease personal vehicle traffic congestion

Trail Enhancements

- Build off our informal canal trails and pave / landscape for usability
- Place wayfinding signage throughout our trails system so it is easy and convenient to navigate
- Where canal trails meet major roads, direct the trail to the nearest enhanced crosswalk to safely continue

Bike Paths

- Enhance on-road bike lanes to include buffers from vehicular traffic
- Paint bike lanes to distinguish from vehicular lanes/ road shoulders










For how we grow:

Design Standards for Cohesive Development

- This would ensure that the character of an area is preserved when new development occurs
- Areas can have unique design standards to keep South Jordan's character diverse

Incentives for Local Businesses

- This would ensure that the character of an area is preserved when new development occurs
- Areas can have unique design standards to keep South Jordan's character diverse

Tax Developers for New Schools

- This would ensure that the character of an area is preserved when new development occurs
- Areas can have unique design standards to keep South Jordan's character diverse

Increase Coordination with Jordan School District Jordan Valley Water Conservancy District

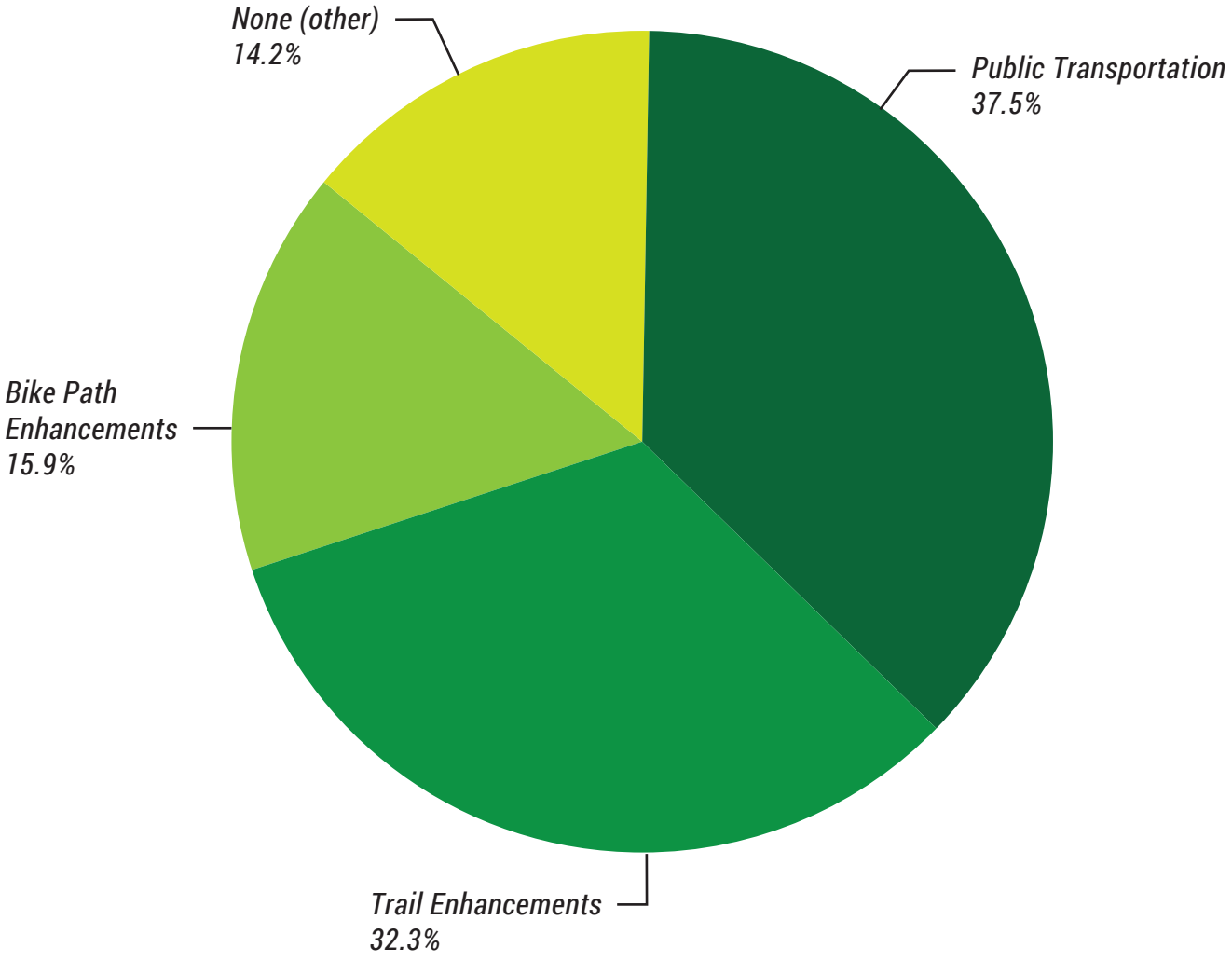
- Coordination with these organizations already exists, but the need will increase as our city grows
- Coordination ensures that there are adequate schools, water, and infrastructure for new development

Water-wise Development and "Localscapes" Education

- South Jordan City, with the support of JVRC, provides rebate programs that encourage water conservation
- Educating the public on these programs may increase conservation

WHAT DID PEOPLE SAY?

Which of these opportunities is *most important* to you for *how we move:*



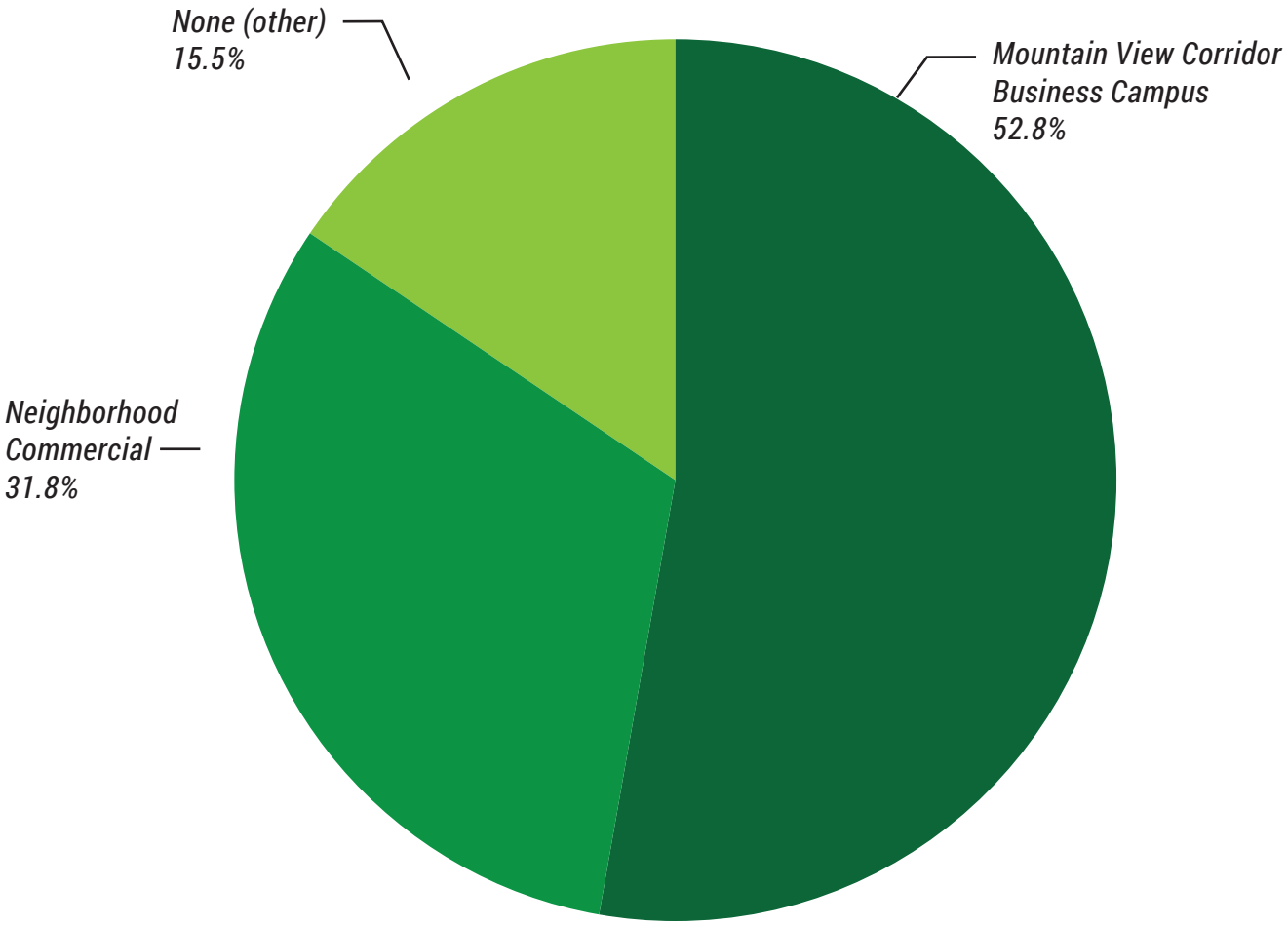
Key Takeaways:

Generally, participants are most excited about public transportation. Among the "other" comments, residents want to see policies and strategies in the General Plan about Road Improvements for vehicles, rather than providing alternative modes of transportation.

(if answered other) What's *your* biggest priority for future transportation enhancements?

- *adequate East West access*
- *Trail enhancements but not like signs about birds. Like memory grove with trees and trails. Maybe rock climbing.*
- *More lanes on roads.*
- *East/west trax*
- *Car travel east to west*
- *Convert one of the East/West roads to a flex lane like 5300 S to help the flow of traffic during peak times.*
- *I drive a car so I care about traffic on the east/west roads.*
- *A faster east-west option for cars. The majority of the population drives. Public transportation and bike paths may provide a slight relief, however, if there is to be real change to the horrible east-west traffic, a solution must accommodate how the majority of citizens travel--namely, by car.*
- *Better East to West roads to lighten traffic congestion.*
- *East - west transportation corridors MUST be widened to increase the number of lanes and provide adequate road ways. Every day, traffic gets worse, and developers with stars in their eyes and hopes for a fatter wallet are putting in subdivisions. Public transportation is NOT the answer, nor is bike paths. Wider roads along with LOW DENSITY development is the answer. Begin now, to avoid future gridlock.*
- *Improving the roads from West to east. Possibly a highway of some sort.*
- *We need the infrastructure to get people from i15 past Mountain View corridor quickly and safely. We need to team with West Jordan and get going on some sort of express way even just a lane that if you get in there is no turning out point until Mountain View. Get the people who need to get back there off the surface streets.*
- *Work on decreasing the traffic jams East to West. None of the above options will help. Not enough people bike to make bike paths useful nor do enough take the bus.*
- *Roads*
- *Better maintained roadways, less pot holes, better quality paving.*
- *Better east/west corridors*
- *Less people*
- *Wider roads, nobody uses bike lanes, just a waste of money.*
- *Fixing current issues! Lights that aren't calculated right, more turn lights instead of yellow, traffic issuesmore street sweepers, more repairs.*
- *Slow new construction until the roads are widened east and west bound.*
- *Better east/west traffic flow. People love their cars and don't have the patience for public transportation. There are very few that use it. On the south end (114th), there needs to be better options for east/west traffic.*
- *Expand major roads. Belt route connecting east and west of valley*
- *Roads and roads. Less high density housing so we don't need to build as many roads.*
- *Automobile traffic upgrade in infrastructure. Coordinating better with DOT & not pursuing high density housing without having road infrastructure planned or in place*
- *Bangerter highway and mountain view corridor expansion.*
- *Improved traffic flow. Perhaps by better timing of lights. I will likely never use public transportation, trails, or bike paths.*
- *The increased building. If there isn't any more building there won't be any not transportation.*
- *Rebuild the side streets. They are getting really bad with potholes, patches, new construction utilities tie in etc. 3200 w., 2700 w., 1300 w. Are all horrible*
- *Just open up roads and reduce traffic lights*

Which of these opportunities is *most important* to you for *where we work:*



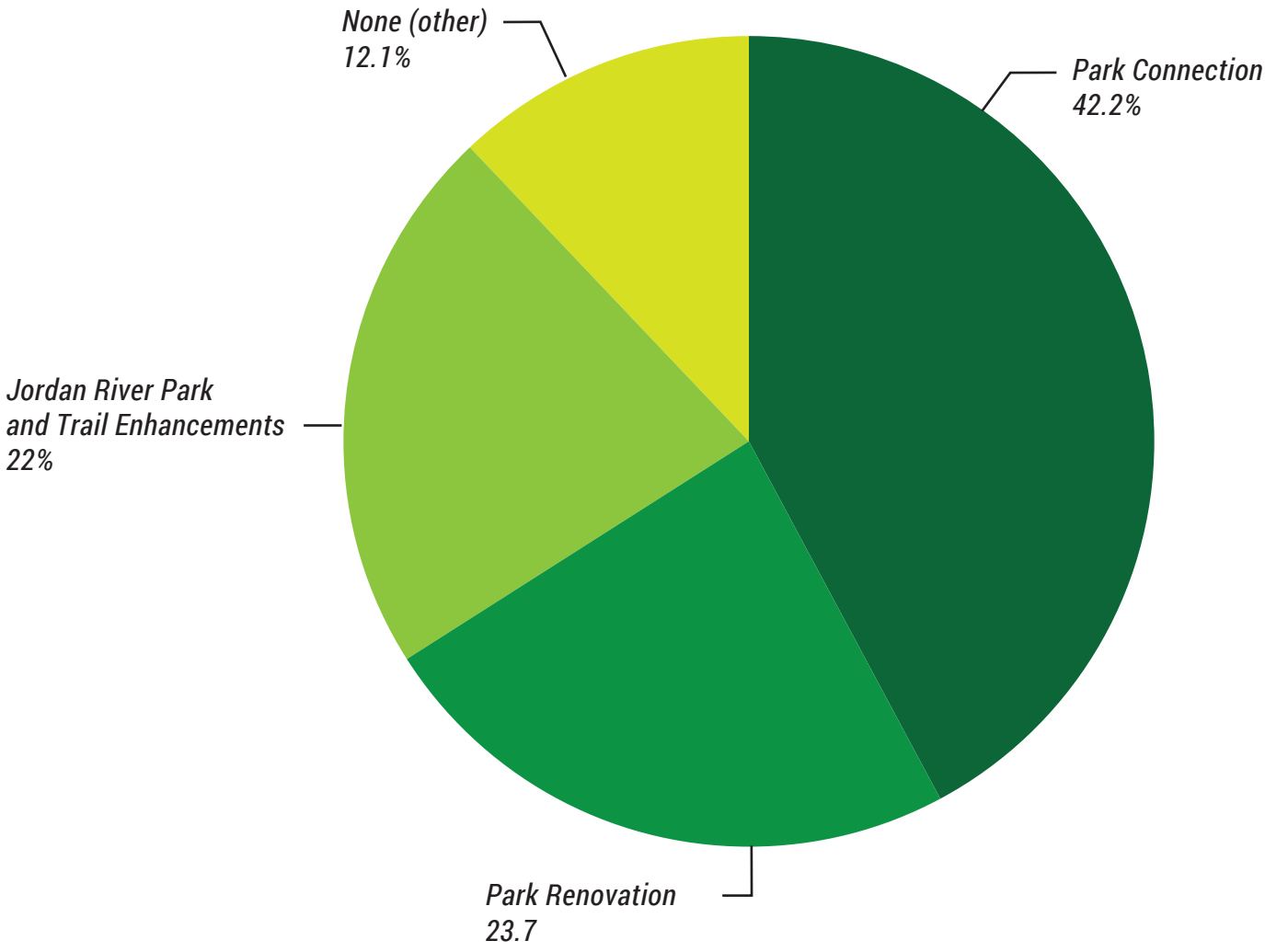
Key Takeaways:

Generally, participants are most excited about a new business campus near Mountain View Corridor. This Corridor will connect Lehi's booming tech industry to Salt Lake City, making it a prime location for a major employment center.

(if answered other) What's *your* biggest priority for future employment opportunities?

- *I don't want business complexes on top of my house.*
- *I work in state government which doesn not have an office in south Jordan so employment opportunities in my city do not make a difference to me.*
- *Support for small business. Make public transportation easier to navigate and more affordable.*
- *It would be nice to get an east/west trax line and more public transportation so people can walk to their jobs*
- *I would like to see some of our beautiful land kept as is and for more growth to halt. Our air quality and traffic is bad enough as is!*
- *Again, people may say they will walk, but they always end up driving. Businesses need to be located on the outskirts of the city.*
- *A store like Trader Joes instead of all these big box stores like Walmart, Smith's and Harmons that are popping up on almost every corner like gas stations.*
- *Less density housing means less people and less traffic. The notion of if you build they will come is true, but nobody wants to build the roads, schools first.*
- *I'm sick of seeing so much commercial. No more shops, just improve what we have*
- *Sorry this map is so congested it is difficult to read. My house is nasty isn't a commercial area. Businesses within walking distance of Daybreak is preferred. A Trader Joe's in South Jordan would be a huge win. Transportation from daybreak to Riverton Hospital and Salt Lake community college would be extremely helpful as it is no longer safe because of congestion to bike there.*
- *I want green space, trails, and trees. Less congestion. Bringing business into neighborhoods doesn't do either of those.*
- *My biggest priority would be to make sure the infrastructure is in place before you start adding more businesses and traffic to our roads, and improve public transportation to decrease the amount of cars on the road. It's not just about infrastructure it's also about air quality.*
- *there's enough employment in the city. If you can't get a job here, look elsewhere.*
- *Less chain restaurants, businesses in SoJo. More locally owned.*
- *I'm less worried about employment opportunities, and more worried about the increased traffic dense business areas would create. Daybreak alone has increased traffic in a huge, problematic way. Please consider that, before you add to the problem!*
- *Bring in big businesses.*

Which of these opportunities is *most important* to you for *where we play:*



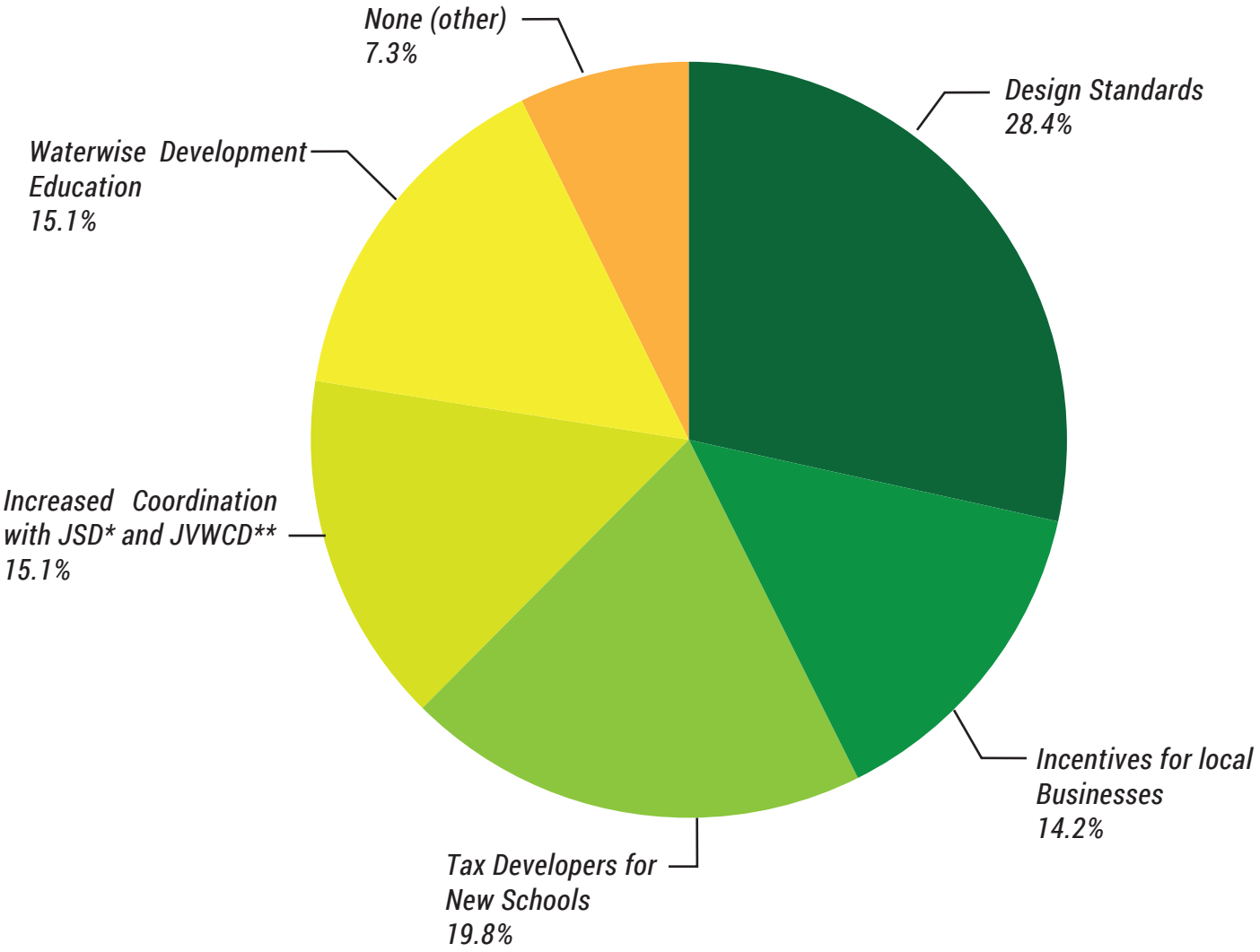
Key Takeaways:

Generally, participants are most excited about connecting the existing parks in South Jordan with trails and signage. Those who answered other often mentioned the completion of Welby Park, a Salt Lake County and South Jordan combined project.

(if answered other) What's *your* biggest priority for future recreation opportunities?

- *Welby Park*
- *Fun things to do for residents. Trails, lake, nice park. Not like we have but more like memory grove down town. Make it more community building.*
- *We have enough parks.*
- *Priorities should be where they are needed most. Our air quality is horrible and I'd like to see that become more of a priority.*
- *Something that isn't going to cost thousands of dollars to raise taxes.*
- *build new/more parks in new growth areas*
- *Golf, atv park, urban fishing.*
- *We need more baseball fields. We have over 600 youth playing baseball on five fields. This leaves no room for youth softball, or even practicing on dirt fields. Teams are forced to fight for grass Time at schools and churches. Herriman is way ahead of us in this respect.*
- *think we need a little of all three. Parks need more amenities but not hammocks.*
- *Park renovations for all abilities and kids. Teenagers don't hang out at parks often unless doing things they shouldn't be doing.*
- *Let people fund their own recreation. The tax payers shouldn't be liable for others recreation.*
- *Has daybreak turned over the trail around the lake to the city or are the residence continuing to pay for the upkeep through HOA fees? Has the city and the developer come to a solution for the upkeep of the lake? Boating privileges should be limited to daybreak master HOA owners and perhaps a city concession. This would limit the number the boats on the water for safety purposes. A permitting system would also ensure boats are water safe. All parks should be ADA. Pocket parks should be required # per acre in all new developments to take pressure off Daybreak residents parks.*
- *Need another rec center in western South Jordan.*
- *New parks out west*
- *We need more kids sports fields. They are all so overcrowded and parking is impossible.*
- *Welby Regional Park that was passed over 2 years ago and we don't even have Park designs or a construction start date*
- *More dog parks (off leash)*
- *Complete Welby Park*
- *Pleeeeaaase build the big park North of Daybreak. I've been waiting on that for years. After that, connecting parks via trails would be awesome.*
- *Build the promised park on 3400 w, NOT a new subdivision. My kids are already having to dodge cars speeding down our neighborhood street cutting past stopped traffic on 9800 south. Another neighborhood on 3400 is VERY bad planning. Our streets are not designed for all that extra traffic it would put on our neighborhood streets.*
- *Swimming pools are greatly needed!!! Please consider building more swimming pools!!*

Which of these policy opportunities is *most important* to you for *how we grow:*



* Jordan School District
** Jordan Valley Water Conservancy District

(if answered other) What's *your* biggest priority for future growth management?

- *Bringing in business! I moved here from West Valley where you can't go 2 blocks without seeing 3 gas stations and in South Jordan there seems to be maybe 1 for every 2 miles. We also need more places to go shopping I think plans to open up something west of Mountain view even would be really nice. It would be one of a kind since majority of business and things to do is east of Bangerter.*
- *Preserving space. No high rise.*
- *Ensure new housing developments are properly designed and taxed to support any additional demand on the school system.*
- *Balance residential and commercial growth*
- *The base rate for water is crazy, we do need localscapes! Truthfully, if there was a team I could hire to help me with localscapes and rebates, you'd have the whole city hiring them we'd all be beautiful and conservative of water. That would be so amazing!!!!!!*
- *Where will the water come from for the thousands of new people? SOJO should be developing water sources that keep up with development or slow the pace of development until it's solved. Set a limit on high density housing. Develop "small housing " for low income families. Daybreak residents aren't allowed to use localscapes.*
- *less high-density housing*
- *Planning road widening & infrastructure with the DOT & combining putting pressure on DOT with an alliance of cities: so. Jordan, Herriman, Riverton, West Valley, etc. our growth needs to be planned. Not just waiting for growth to explode & approving so much high density housing that we will be hopelessly mired in traffic jams.*
- *I can't answer the question above because your description for the first three things says the same thing and is very vague. I'd like more explanation in order to give an answer.*
- *I would like to see more mingled development. Instead of large townhome and apartment complexes, huge shopping districts and clustered subdivisions I'd like to see a mix of single family and multi family homes in one neighborhood. It helps make multi-family homes more inviting and more part of the neighborhood. The more neighbors know each other the safer a neighborhood is. I also love being able to walk to a local market or restaurant instead of driving to huge shopping centers. It will encourage greener communities, more small business and bring our streets and neighborhoods more of a community feel as people are out interacting and experiencing the city in real life, and not just through their cars.*
- *Don't destroy The history behind south Jordan. It was a farming community... once you forget where you cane from, you can forget about any great future*

Key Takeaways:

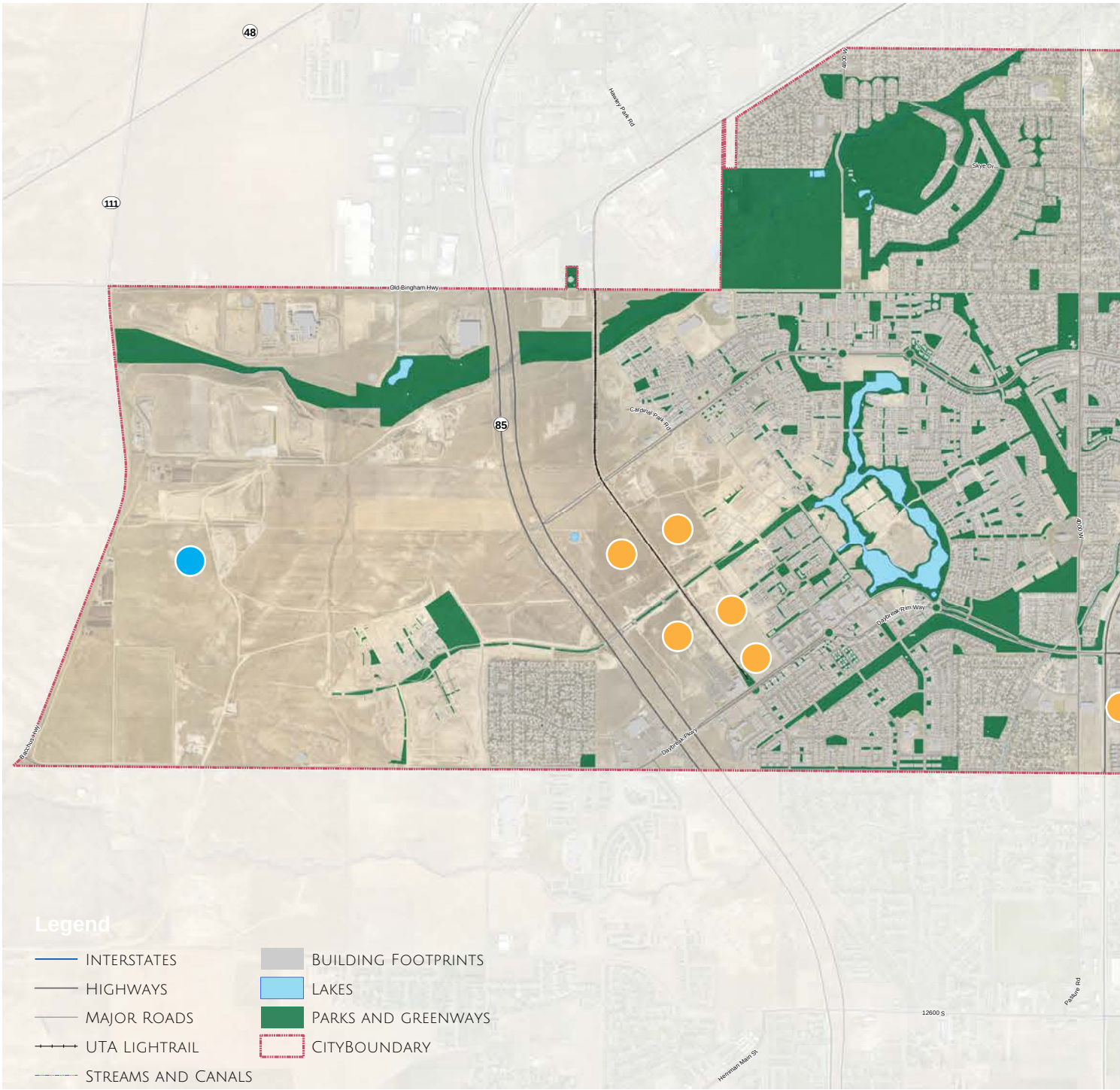
Generally, participants are most excited about design standards for cohesive development. It seems, from the survey, that residents want to see policies in place that will manage growth rate and ensure that proper infrastructure is in place for new housing development.

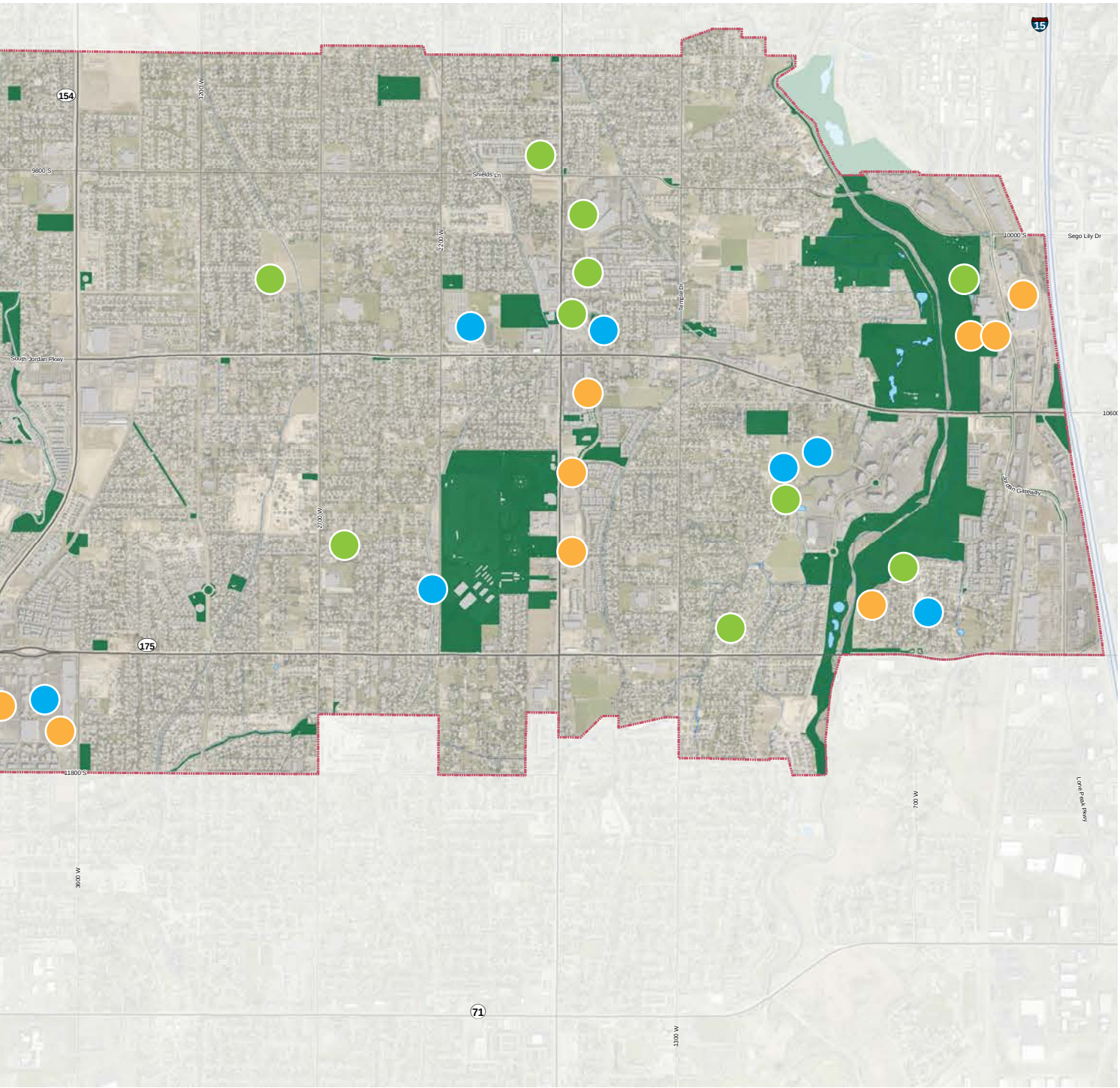
Where do the following *housing opportunities* belong in South Jordan?

Neighborhood Preservation

"Missing Middle" Housing

Multi-family Housing



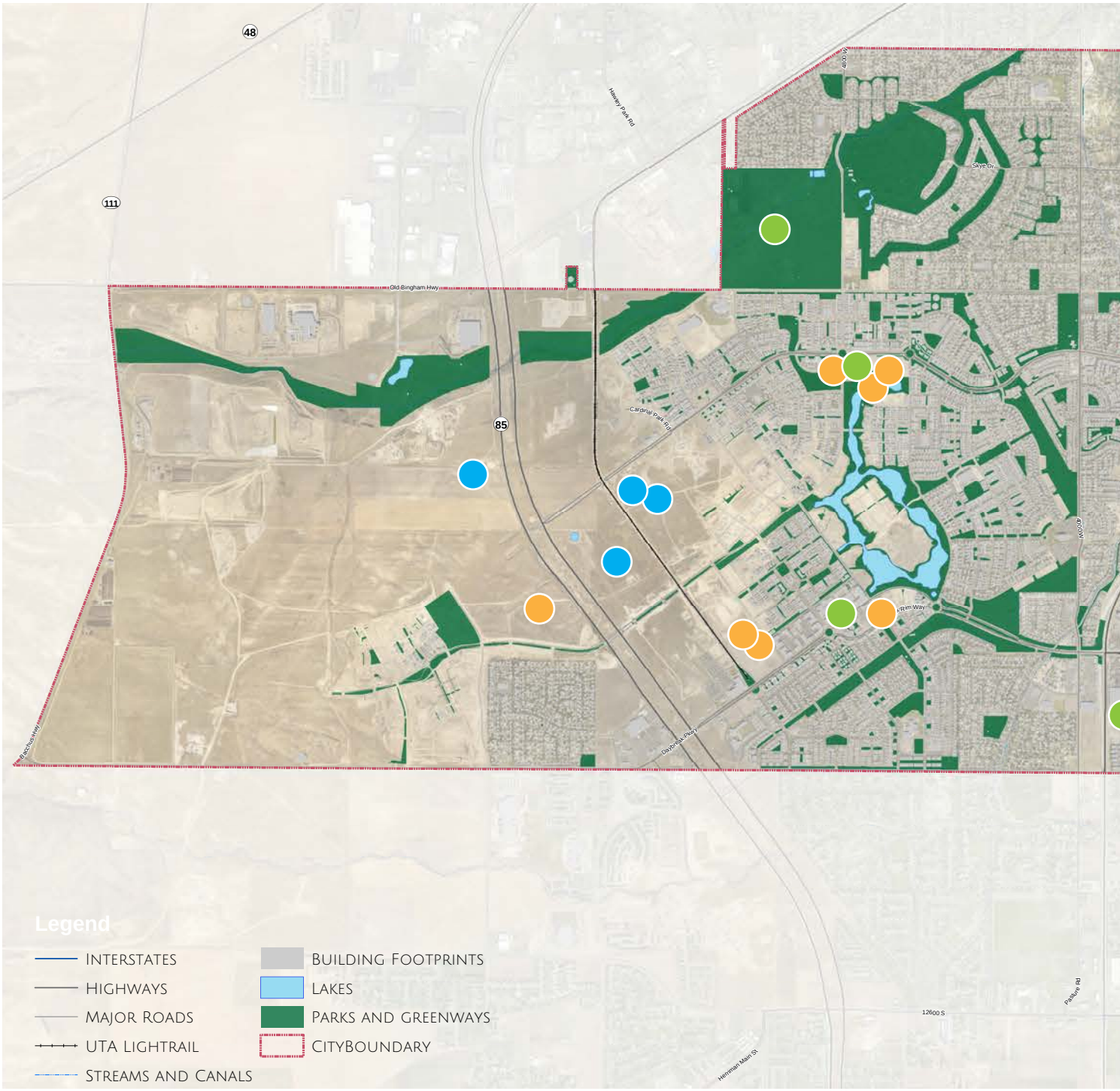

154
3200 W
9800 S
Shields Ln
2200 W
Temple Dr
10000 S
Sego Lily Dr
South Jordan Pkwy
2700 W
South Jordan Gateway
175
11800 S
3600 W
700 W
Lone Peak Pkwy
71
1300 W

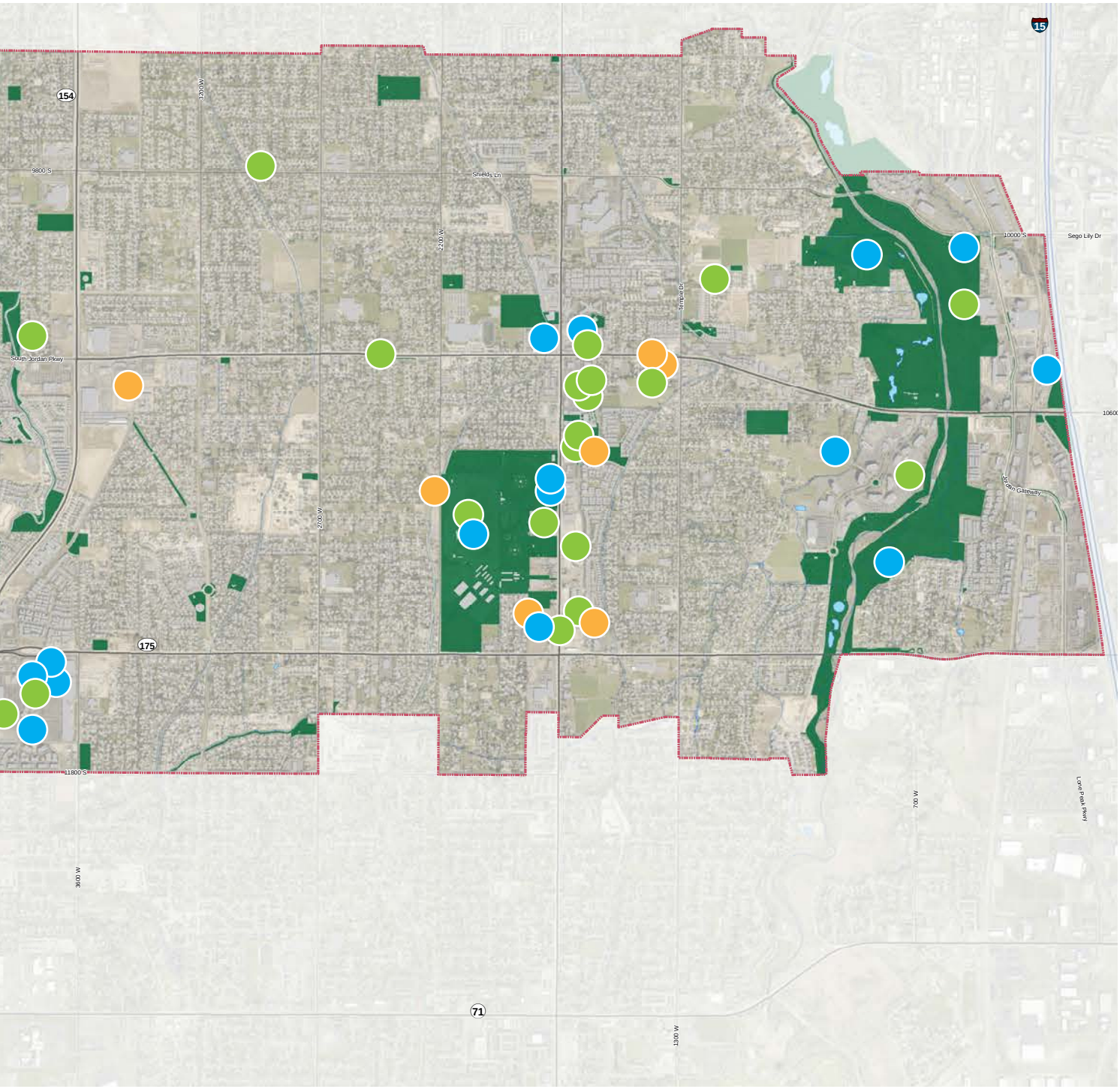
Where do the following *gathering opportunities* belong in South Jordan?

Infill Projects

Redevelopment Projects

Neighborhood Commercial




154
15
9800 S
1300 W
Shields Ln
2200 W
Temple Dr
10000 S
Sego Lily Dr
South Jordan Pkwy
2700 W
Town Gateway
175
11800 S
3600 W
700 W
Lone Peak Pkwy
71
1300 W

Appendix D
Existing Conditions

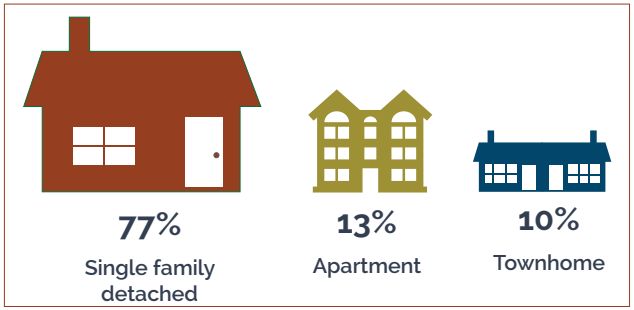
Where We Live

Quick Facts

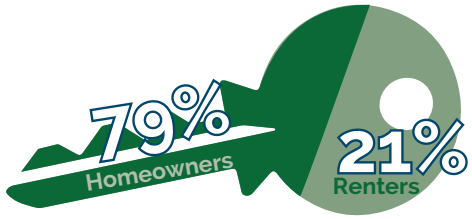
Maintaining a diversified housing stock is integral to any city's livability. Available homes must be suitable for all life stages and lifestyles in order to attract and keep young adults who progress through creating and raising families, downsizing, and transitioning to assisted living facilities. South Jordan has many traditional neighborhoods and an abundance of apartments and multifamily options.

Overview

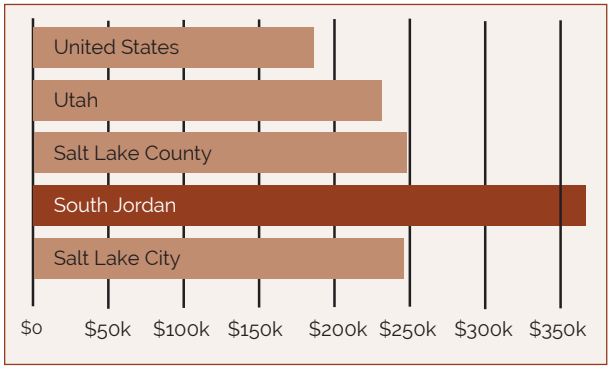
Ownership and Housing Type. Within a suburban context, homeownership is often correlated with traditional housing structures, as the majority of owner-occupied units are single-family houses rather than multifamily buildings. The graphic to the right shows the percentage of South Jordan housing units that are single-family homes. The percentage of single-family structures mirrors the homeownership rates shown below.



Median Housing Value. Median household value South Jordan has seen an overall increas. The average home value is well above the Salt Lake County average at 363,300. While the percent of homes that are valued under $200,000 are decreasing, the percent of homes valued above $200,000 are increasing.



2016 Median Housing Value



Housing Affordability. The average cost of rent for a two bedroom apartment in the Salt Lake County requires the occupant to make $41,400 per year or have 2.7 full-time, minimum wage, jobs supporting housing costs, South Jordan is no exception to this statistic, 40% of renters are "cost burdened, meaning they pay more than 30% of their monthly income towrdsd housing



Is the average monthly cost of rent in SoJo



Of renters in SoJo pay more than 30% of their income towards housing

Looking to the Future...

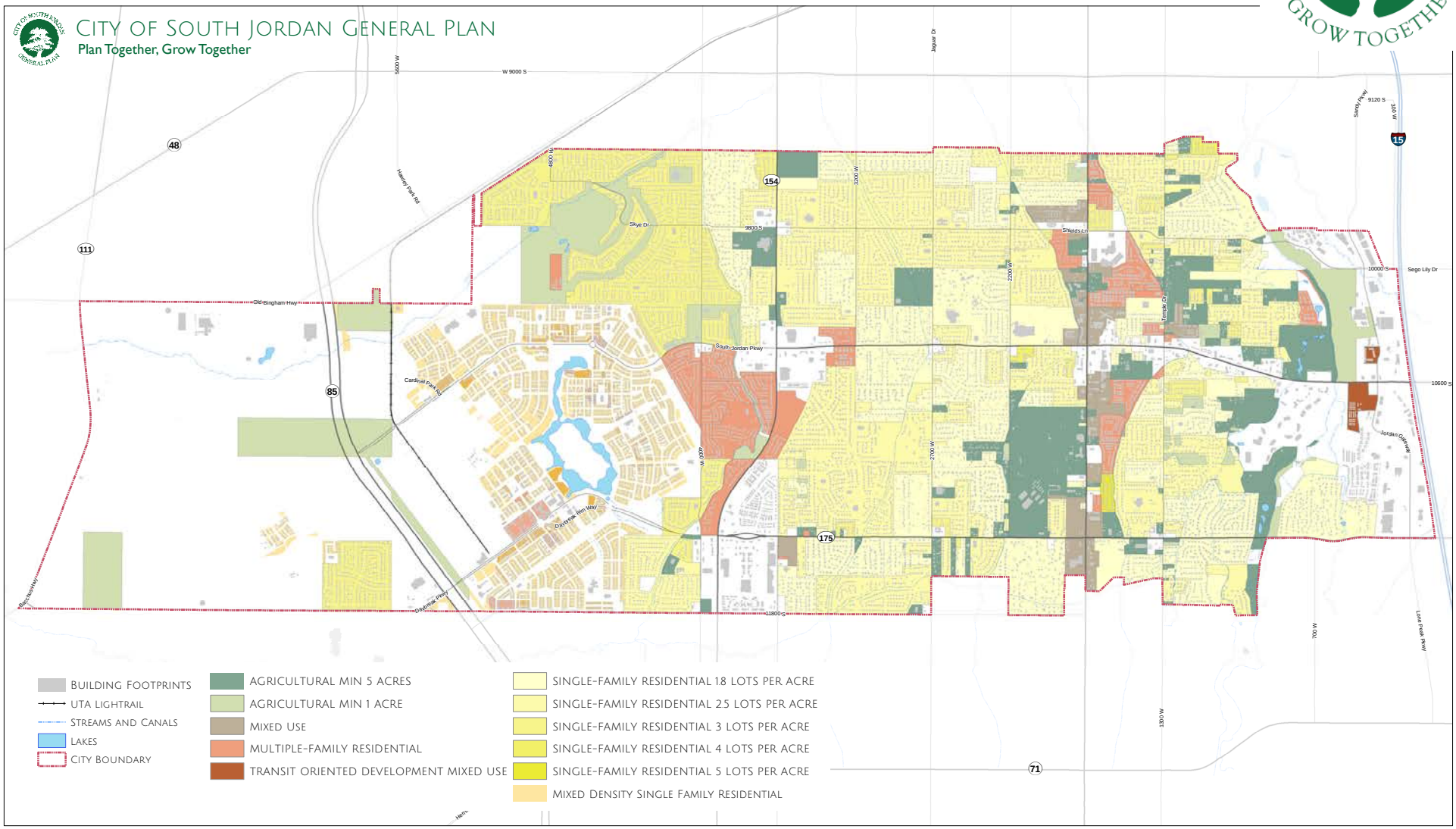
How can we achieve housing affordability in South Jordan?

As the population in Salt Lake County increases, home prices are rising dramatically. One of the greatest challenges many cities in Salt Lake County face is housing affordability. The average cost of rent for a two bedroom apartment in the County is $1,015 per month, In South Jordan, the average cost of rent for a two bedroom apartment is even higher, at $1,405.

Moving forward, South Jordan should consider the following questions:

- How do we provide attainable housing for the workforce the city attracts?
- Are our higher density communities more affordable than our low density communities?
- Should steps be taken to maintain property values while we address affordable housing?

Housing



This map shows current zoning in the City of South Jordan, it may not be consistent with the current use or intended future land use

How We Grow

Quick Facts

As South Jordan grows and adds residents, the community needs to decide how it can capitalize on growth. In general, land uses and community design should be efficient and sustainable; support a multi-modal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. The General Plan and future land use map are the primary tools South Jordan uses to influence community growth, and this update will evaluate what changes need to be made to ensure the community grows the way it desires.

Overview

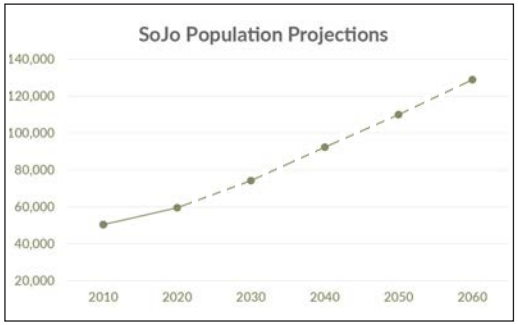
Growth. South Jordan is growing rapidly, along with the rest of the state. From 1990 to 2010, South Jordan's population tripled in size, growing by about 38,000 residents. By 2060, its population is projected to be around 130,000.

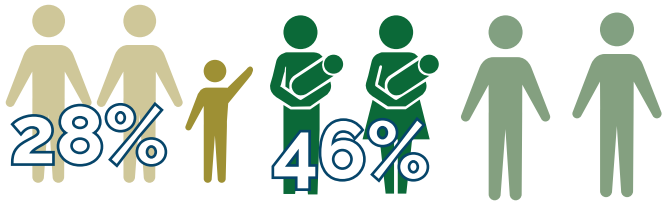
Demographics and Population. Although the amount of children and families has remained high in South Jordan as the City has grown, the greatest change in age distribution has been with residents older than 60 years. The median age from 2010 to 2017 increased from 28 to 33 years old. This gives evidence to South Jordan's increasing popularity with baby boomers and retirees, but South Jordan still remains overall an attractive community for young families.

Salt Lake County Population Projections



2020: 1.2 million 2060: 1.8 million

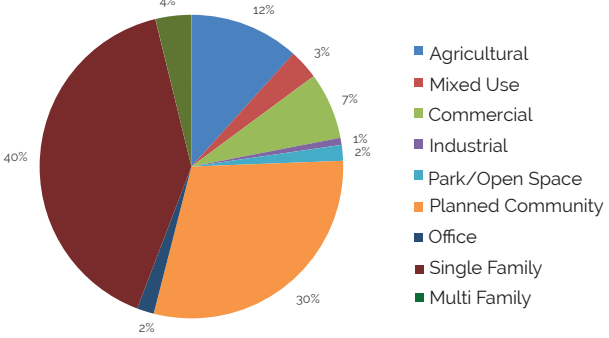




Of SoJo residents are under the age of 15

of South Jordan households have children under the age of 18

How is our land used today?



Looking to the Future...

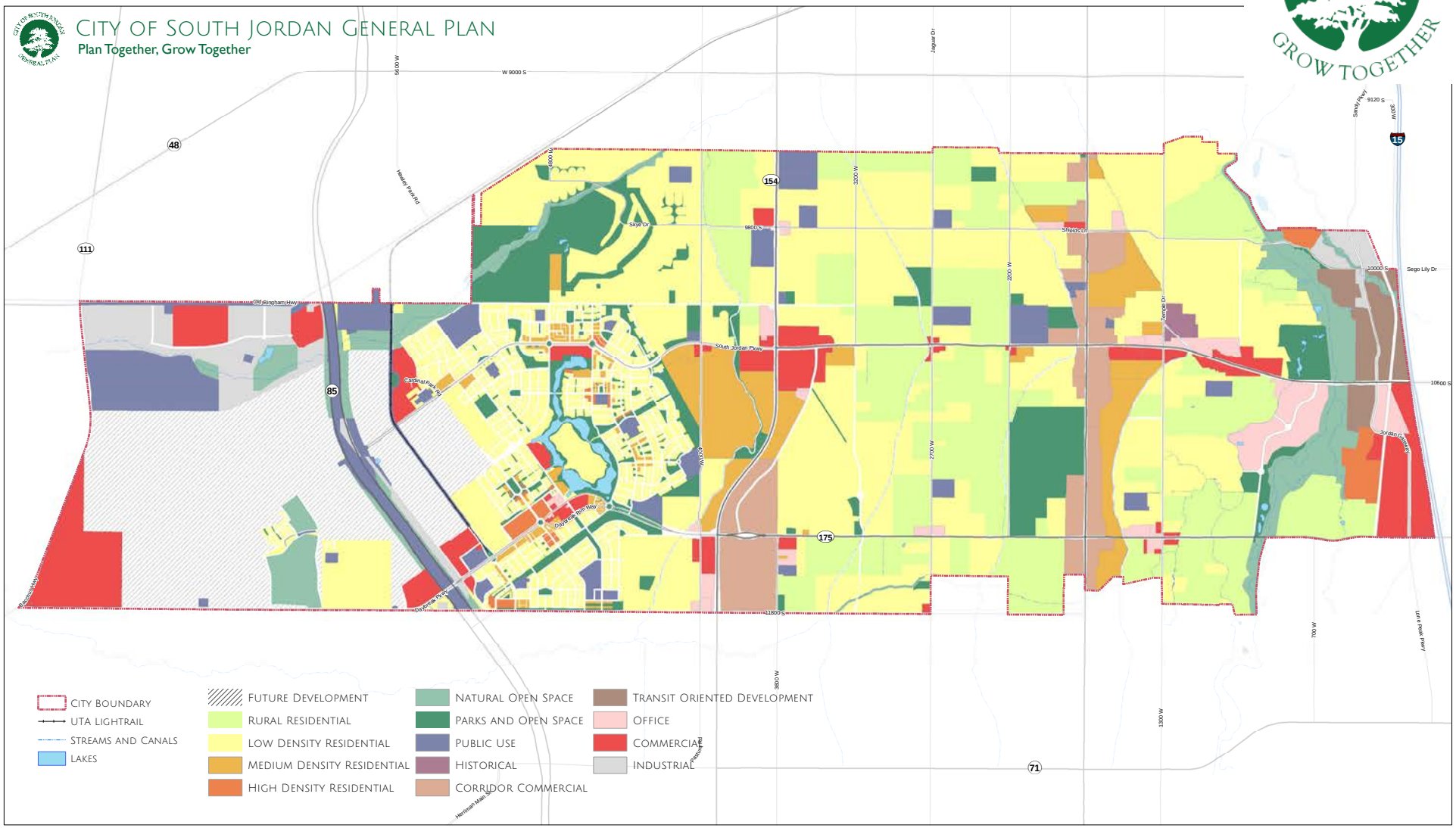
How can we pro-actively address the needs of our changing population? Where and how should we grow?

Accommodating as many as 30,000 new residents by 2060 will require careful consideration and planning about where and how future growth occurs. Future growth will likely continue to occur on the west side of the city, because much of that land is still undeveloped.

Moving forward, South Jordan should consider the following questions:

- Where should greater density be encouraged?
- Where should redevelopment be encouraged?
- Are there properties that are currently underutilized that can be reused (e.g., large parking lots, strip malls, aging buildings) in the City?
- Are there areas where a broader mix of uses (residential, commercial, and employment) should be encouraged?
- What types of services will be required to meet the needs of our population over time?
- How can future investments in transportation and other infrastructure help improve connectivity and access for all segments of the population?

Current Future Land Use Plan



Where We Work and Shop

Quick Facts

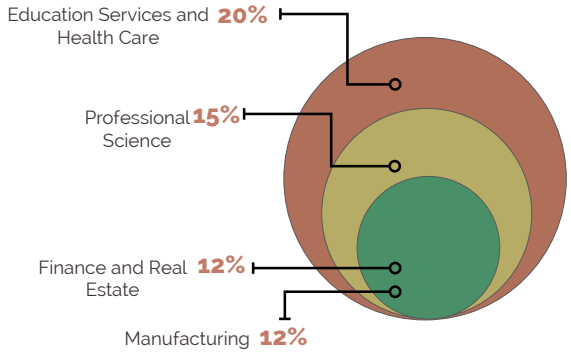
South Jordan's economic development programs promote a thriving employment mix, appropriate jobs/housing balance, and revenue streams that support community development and investment. Establishing the proper canvas for economic growth and development is one of the city's key functions, and translates into opportunities to make South Jordan more vibrant and stable with each succeeding generation.

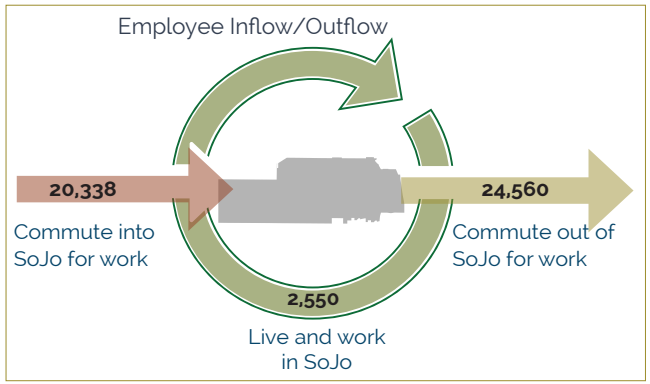
Overview

Jobs in SoJo. South Jordan provides a total of 22,888 jobs within the city. Of those jobs, the most common industry for South Jordan employees is manufacturing at 15%. The next largest industry sector in South Jordan is professional, scientific, and technical services at 12%.

Jobs of SoJo Residents. There are roughly 27,110 total jobs held by South Jordan residents. Of those jobs, the largest industry sector for employment is retail and wholesale trade at 14.6%. Following behind this is educational services and health care, both at 10%.

Jobs of South Jordan Residents







Is SoJo's median household income



Increase in sales tax revenue since 2010

Employment Inflow/Outflow Gap. There are more people living in South Jordan and commuting out for work than there are that commute in or stay in South Jordan to work. This is an indicator that the jobs that South Jordan provides may not match the skill set of its residents. Another possibility is that the jobs South Jordan provides do not provide the wages needed to live here.

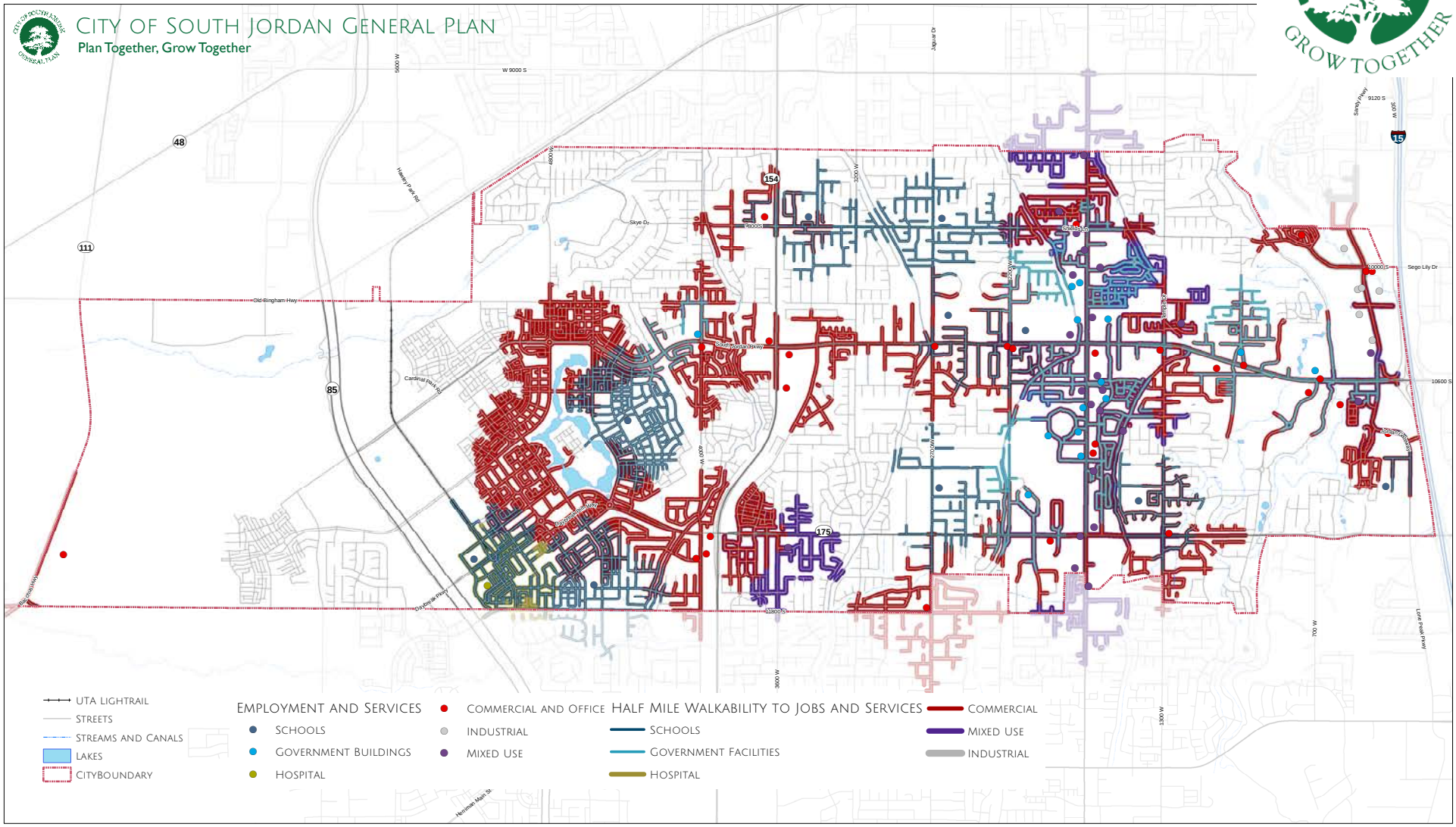
Looking to the Future...

How can we promote continued growth and diversification of our economy?
South Jordan is well positioned in the valley for continued economic growth in terms of both its current employment base and its geographic location.

Moving forward, South Jordan should consider the following questions:

- How well does the City's current supply of commercial, retail, and industrial space align with the needs of existing employers looking to expand and new companies seeking to relocate to South Jordan?
- What types of businesses should the City be looking to attract and does South Jordan's workforce meet the needs of those businesses?
- How can the City work to leverage its many unique assets, such as the undeveloped land around Mountain View Corridor?
- How can the City attract the businesses to accompany residents' skill-set?

Employment and Services



HOW WE MOVE

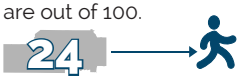
Quick Facts

Transportation networks support the daily lives of every citizen in South Jordan. The most important aspect of the transportation system is the connection it provides to important community centers and services. This includes providing access to the area in which resident work, live, and play. The existing transportation system connects residences, with employment areas, commercial businesses, schools and parks. The transportation system is critical in providing a high quality of life.

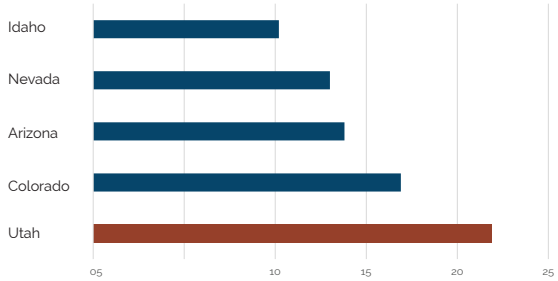
OVERVIEW

Transportation Methods. From 2010 to 2017 South Jordan residents have started driving less and instead, they are carpooling, walking, biking, and taking public transit. This does not follow the statewide trends which show increasing use of single occupancy vehicles.

Walk·a·bil·ity
(noun)
The extent to which developed areas are friendly to presence of people living, shopping, visiting and spending time in the area. Scores are out of 100.



Annual CO2 Emissions Per Capita (in metric tons)



5%
Of commuters walk, bike, or use public transportation

24.8
minutes is the average commute time for SoJo residents

Transportation Routes. Salt lake County traffic has historically flowed north and south along the I-15 corridor with minimal east west traffic. As development in the Salt Lake Valley spreads further towards the mountains on the east and west ends of the valley, new infrastructure going these directions has been and will continue to be, a big discussion.

Drive Alone	Carpool	Walk or Bike	Public Transit
2000 81% | 2017 76%	2000 7% | 2017 10%	2000 1% | 2017 2%	2000 2.5% | 2017 3%
-5% Change	+3% Change	+1% Change	+0.5% Change

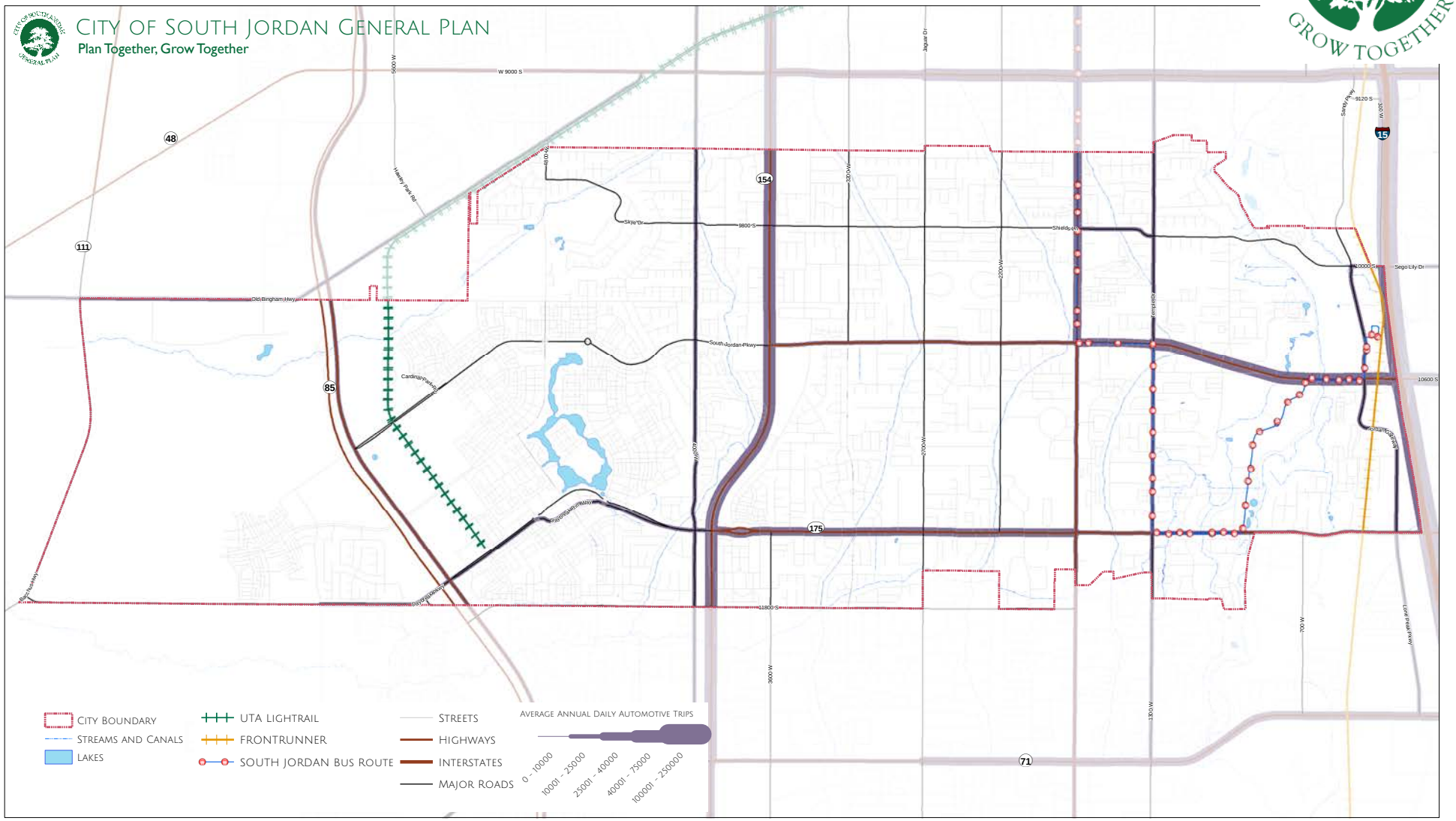
LOOKING TO THE FUTURE...

How can we ensure our city is connected regionally and locally?
South Jordan sits in a prime location in the Salt Lake Valley. The connection regionally and locally from north to south flows smoothly, mostly along Bangerter Highway and Interstate 15. The problem lies in the east to west traffic flow. The major east west corridors are South Jordan Parkway and 11400 south.

Moving forward, South Jordan should consider the following questions:

- How can we improve east to west connection?
- Where can we implement more efficient public transportation routes?
- How can the City's infrastructure be built to accomodate east to west travelers as the west side of South Jordan becomes more developed?
- How can we maximize the benefits of Mountain View Corridor as a major north south connection?

Transportation



How we play

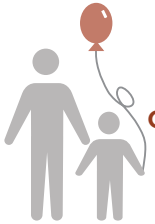
South Jordan has great access to a network of parks, trails, open space, and recreational facilities, including the Jordan River Parkway. In addition, South Jordan is home to dozens of community events and activities throughout the year that highlight the City's love of the outdoor, family values, unique local businesses, and sense of place. These amenities and programs foster community and contribute to the quality of life so many residents value.

Overview

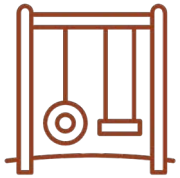
Our Events. South Jordan is a city well known for its amazing parks and events. Every year, events like Summer Fest and the outdoor concert series draw participants from all over the valley! These community events are a great way to celebrate life in South Jordan, provide entertainment for people of all ages, and draw visitors to see how awesome South Jordan is.



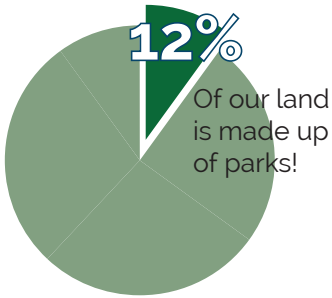
Major ski resorts are easily accessible from South Jordan



Over 50 community events held in SoJo so far in 2018



62% Of our public parks have playgrounds!



Our Parks. South Jordan has amazing access to world renowned mountain resorts with four of them right on the east side of I-15 and all under an hour away. This proximity to outdoor recreation carries over and creates an adventurous, outdoor loving lifestyle for many residents in South Jordan. The city has over 230 acres of established and managed public parks and over 500 acres of park space overall. Out of these parks, 62% of them have playgrounds!. Many other parks include pavilions, sports fields, grills, and other amenities.

Access to Parks. Roughly 2/3^{rds} of households in South Jordan have walkable access to parks. This means they can walk 1/2 mile or less (without crossing a highway) on connected sidewalks to get to a nearby park or natural open space.



Of our residents can walk to a park or open space (roughly)

Looking to the future...

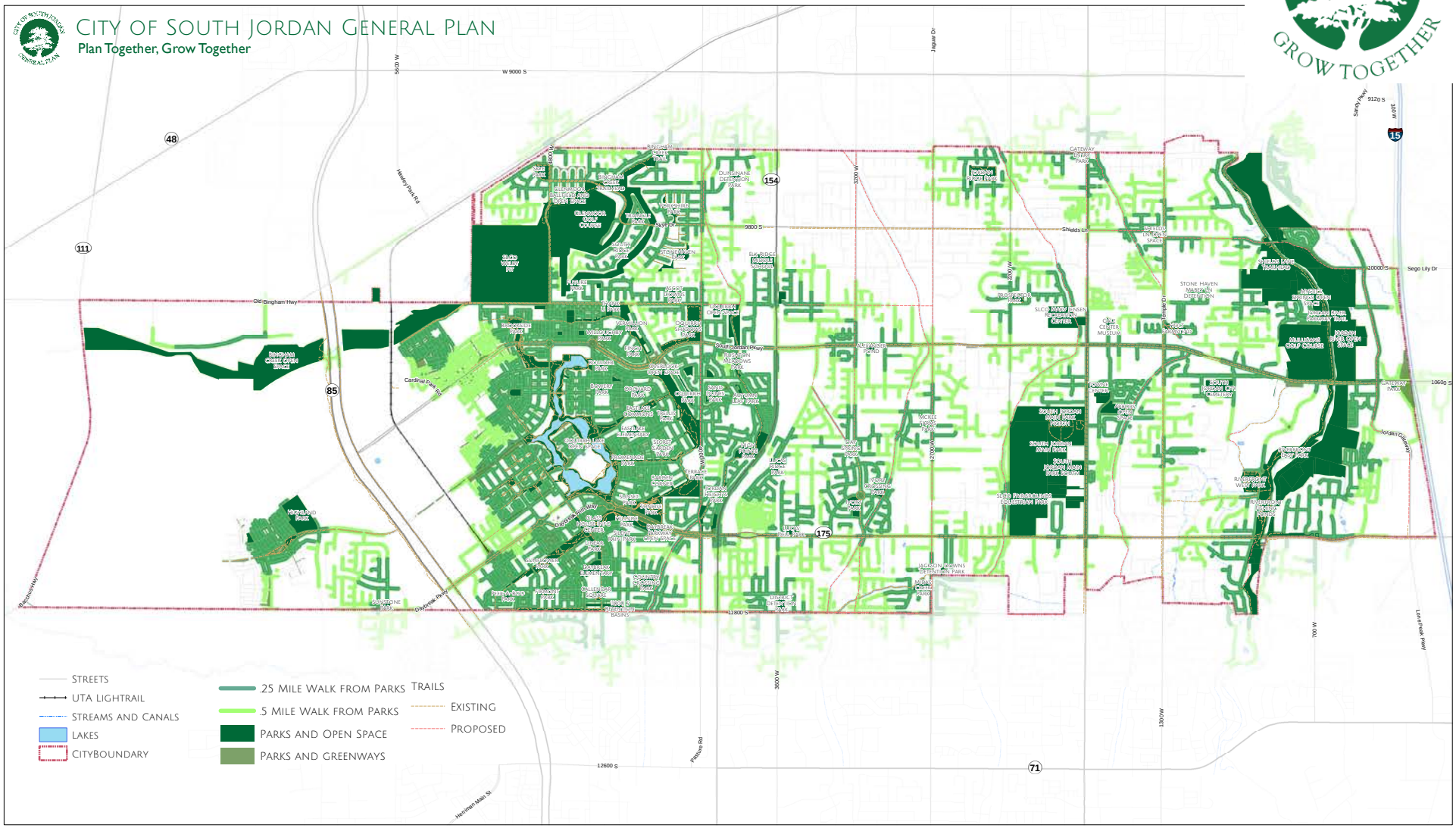
How can we protect and enhance the quality of life of existing and future residents?

In any city, it is important to ensure that all residents have access to the same types of quality of life amenities. Continued investment in the multi-modal transportation system will ensure residents of all ages, abilities, and income levels have the ability to reasonably access these amenities, but another key aspect of accessibility is the location of these amenities. The same quality of amenities should be dispersed equally throguhout the city.

Moving forward, South Jordan should consider the following questions:

- How can the zoning/development code be used to ensure new housing developments have reasonable access to amenities?
- What types of amenities are missing in South Jordan?
- What residential areas of South Jordan don't have reasonable access to amenities?

Park and Open Space Walkability



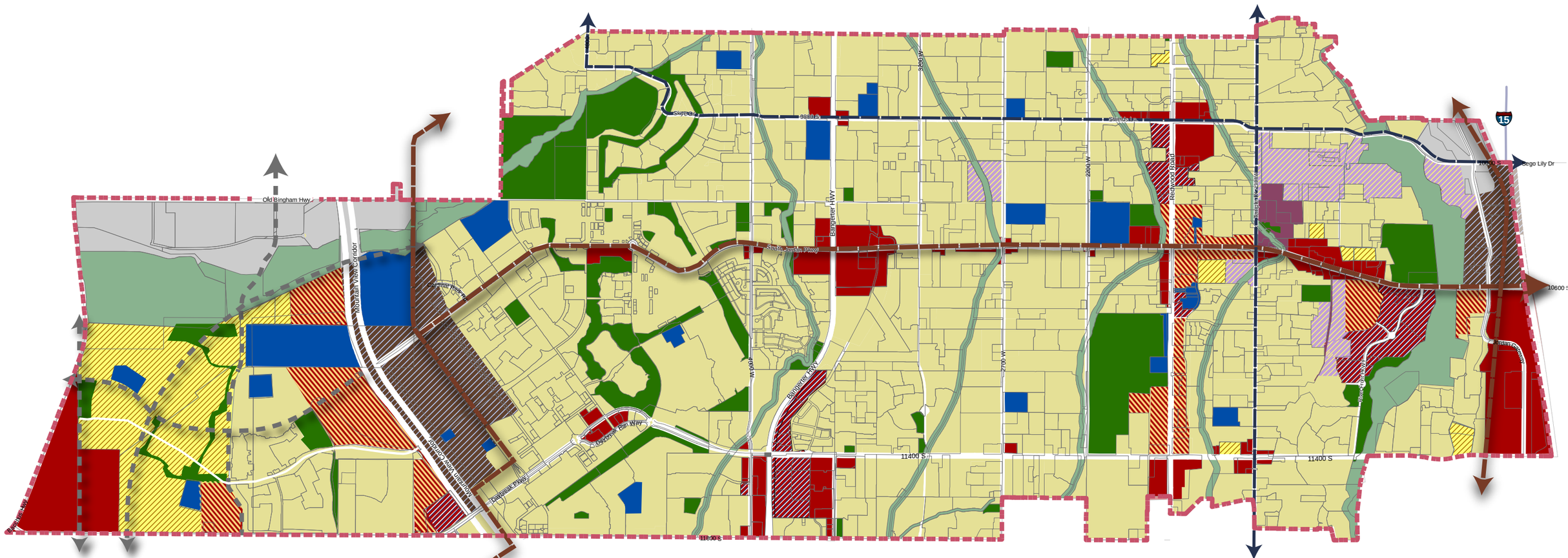
This map was created assuming people follow trails, sidewalks, and crosswalks, and do not cross major highways.

1 0.5 0 1 Miles

Appendix E
Large Maps

FUTURE LAND USE MAP

SOUTH JORDAN GENERAL PLAN



Boundaries and Corridors

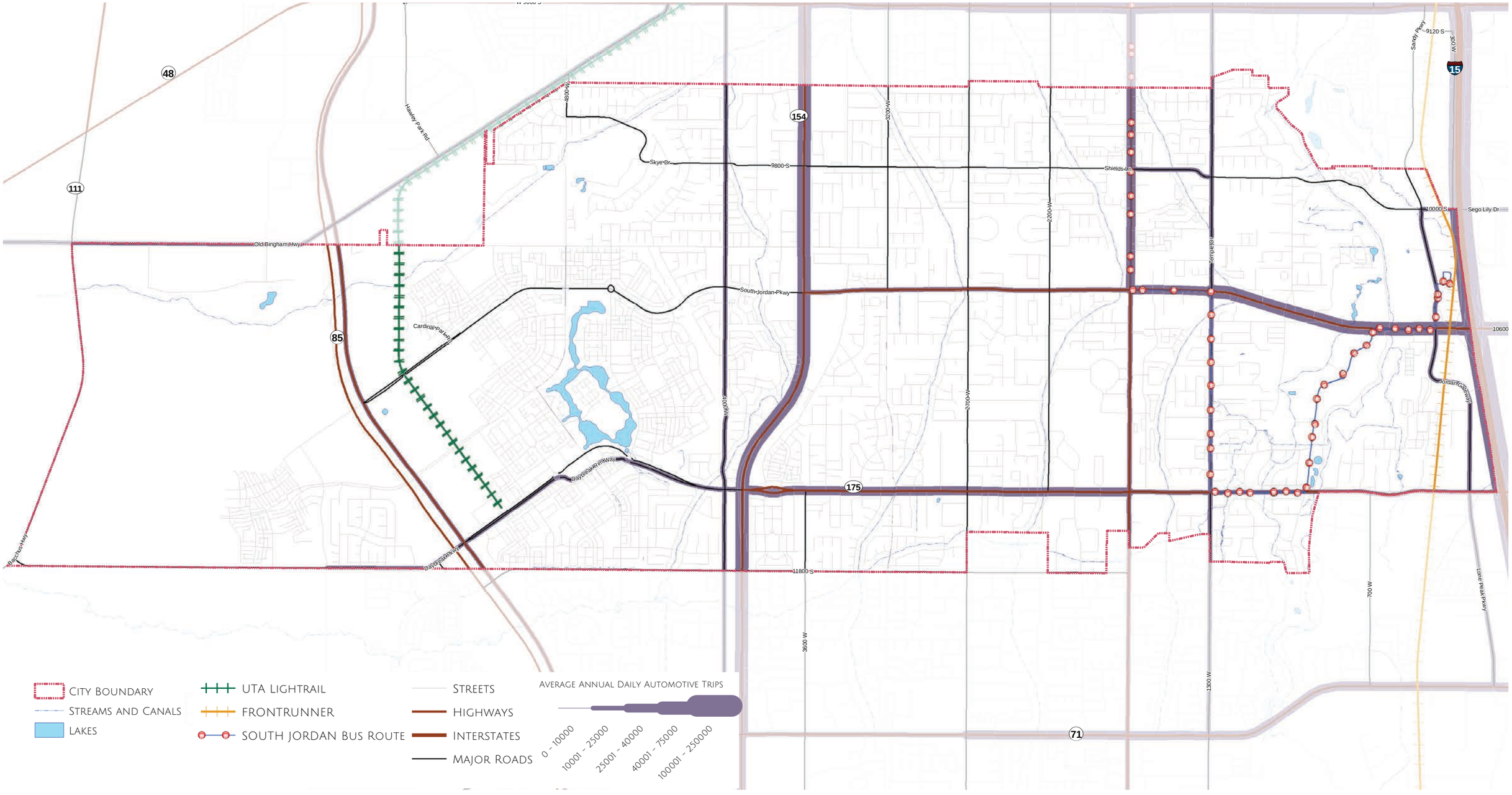
- South Jordan Boundary
- Subdivisions
- Future Roads
- Transit Focus Corridor
- Pedestrian/Bike Focus Corridor

Future Land Use

- Stable Neighborhood (SN)
- Residential Development Opportunity (RD)
- Economic Infill Opportunity (EIO)
- Economic Center (EC)
- Mixed Use (MU)
- Mixed Use TOD Opportunity (MUT)
- Historic (H)
- Agricultural Preservation (AP)
- Industrial (I)
- Natural Area (NA)
- Open Space (OS)
- Public (P)

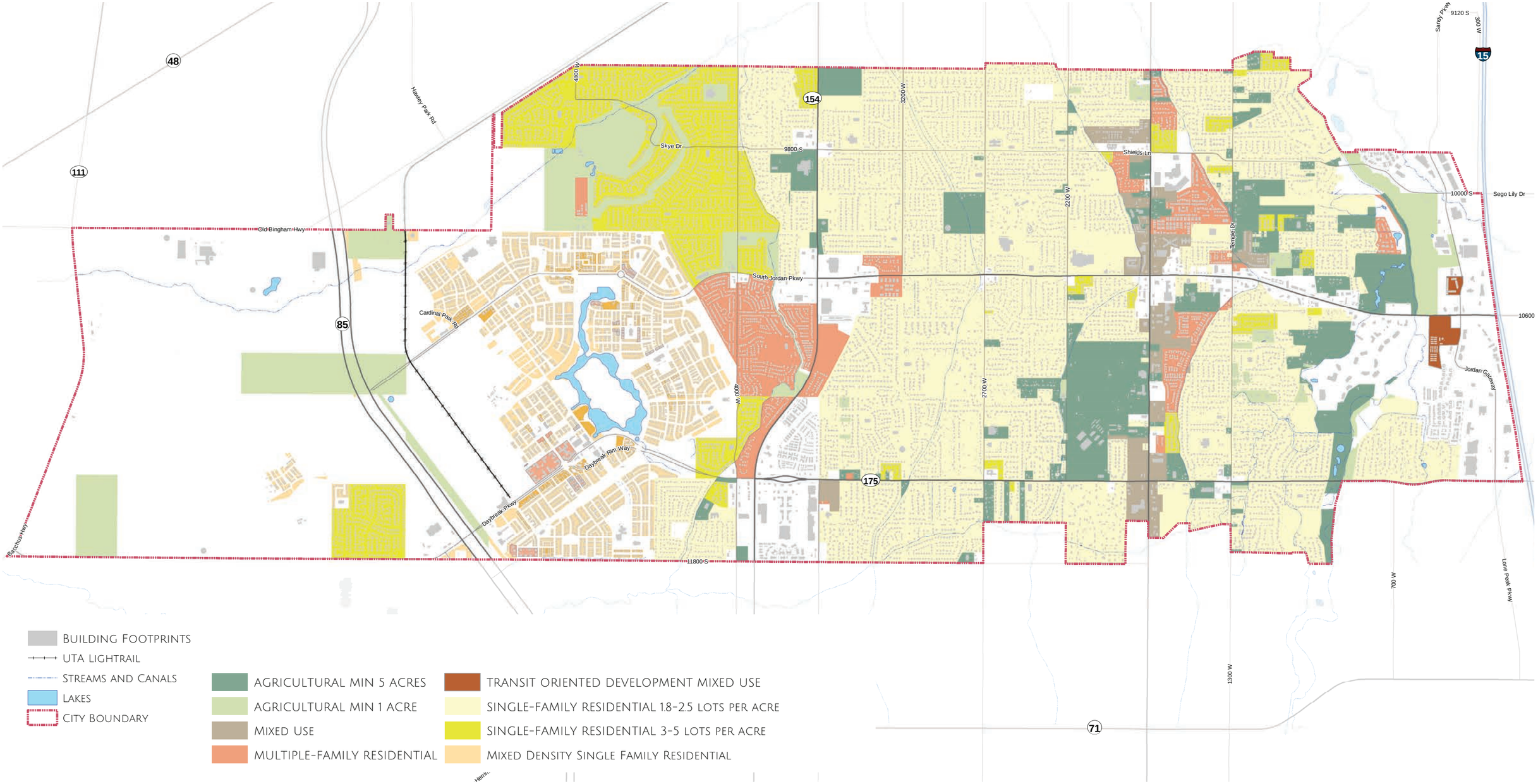
EXISTING CONDITIONS - TRANSPORTATION

SOUTH JORDAN GENERAL PLAN



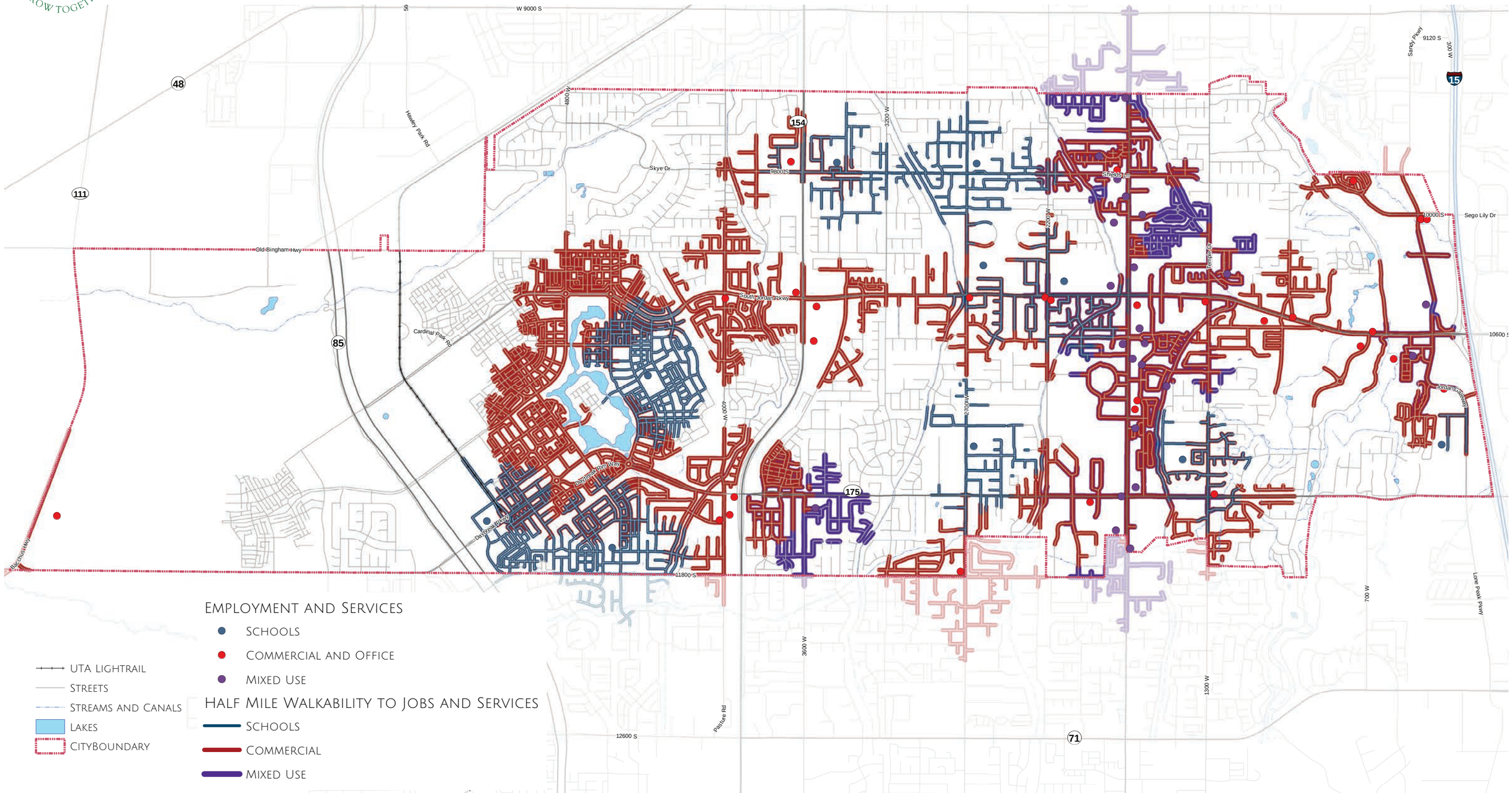
EXISTING CONDITIONS - HOUSING

SOUTH JORDAN GENERAL PLAN



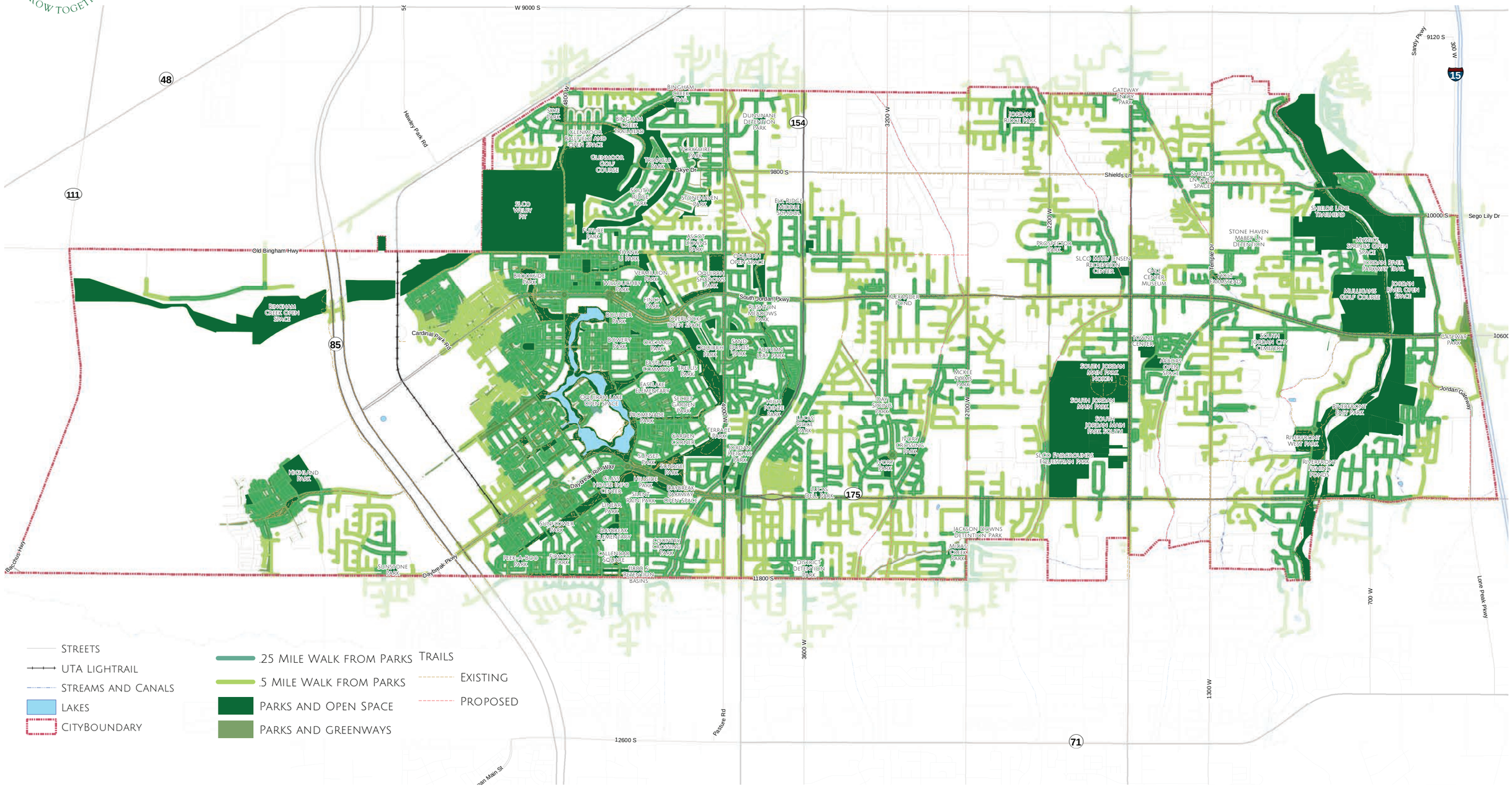
EXISTING CONDITIONS - EMPLOYMENT ACCESS

SOUTH JORDAN GENERAL PLAN



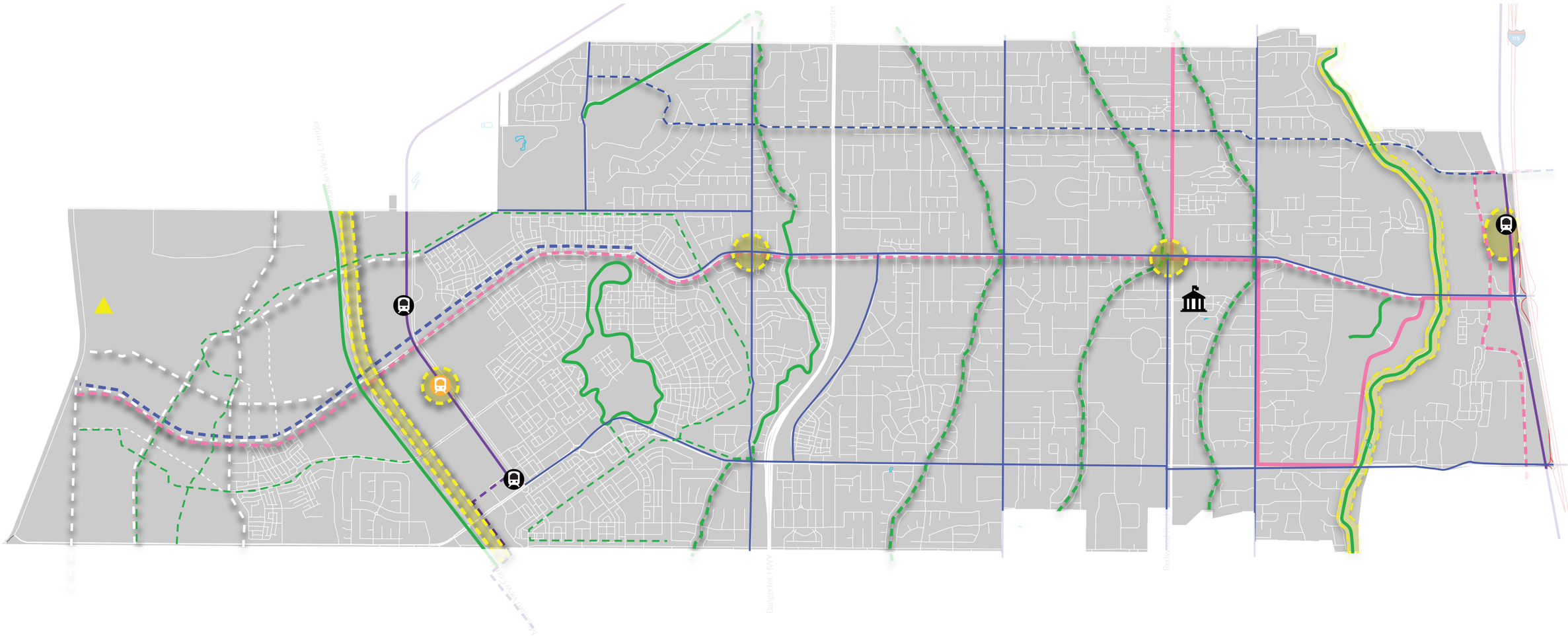
EXISTING CONDITIONS - PARKS AND OPEN SPACE ACCESS

SOUTH JORDAN GENERAL PLAN



FRAMEWORK - HOW WE MOVE

SOUTH JORDAN GENERAL PLAN

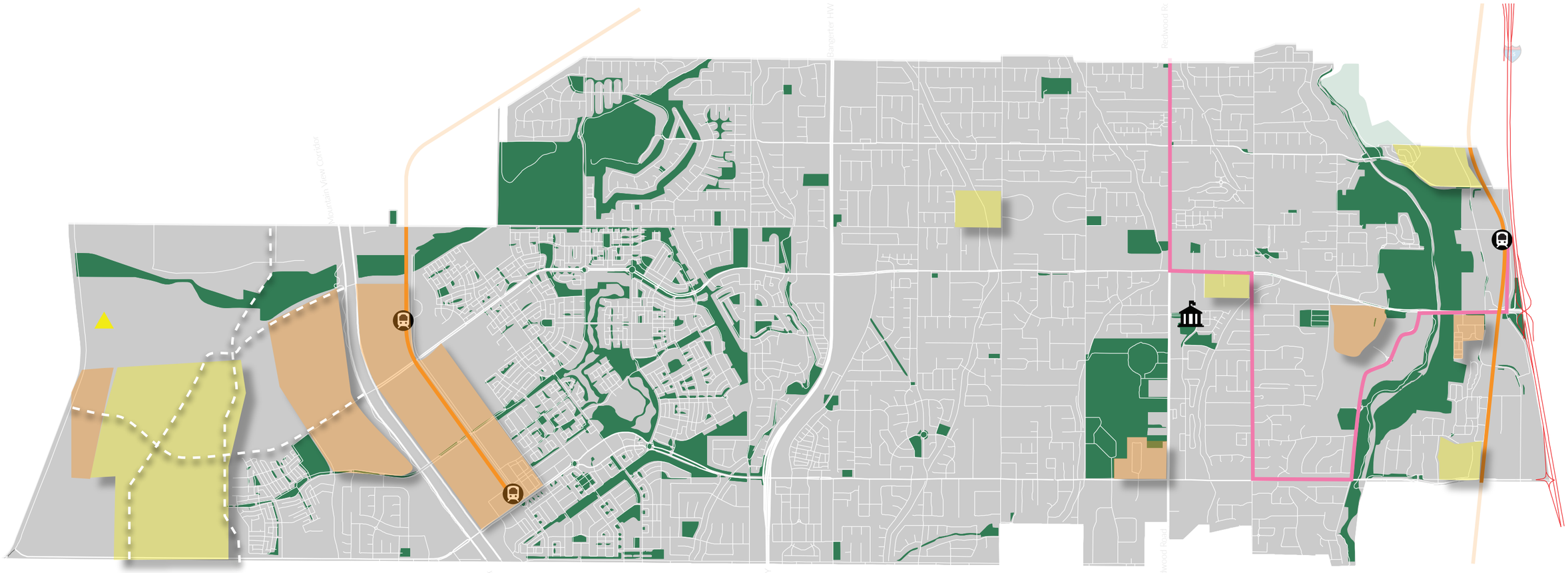


Legend

- Future Road
- Opportunity area
- Future Transit Stop
- Transit Stop
- City Hall
- Trans-Jordan Landfill
- Transit route
- Proposed transit route
- Bus route
- Proposed bus route
- Multi use trail
- Proposed multi use trail
- Bike Lane
- Proposed bike Lane

FRAMEWORK - WHERE WE LIVE

SOUTH JORDAN GENERAL PLAN



Legend

- Future Road
- Transit route
- Bus route
- Transit Stop
- City Hall
- Trans-Jordan Landfill
- Residential Development Potential
- Mixed Use Development Potential
- Parks and Open Space

N

FRAMEWORK - WHERE WE WORK

SOUTH JORDAN GENERAL PLAN

Legend

General

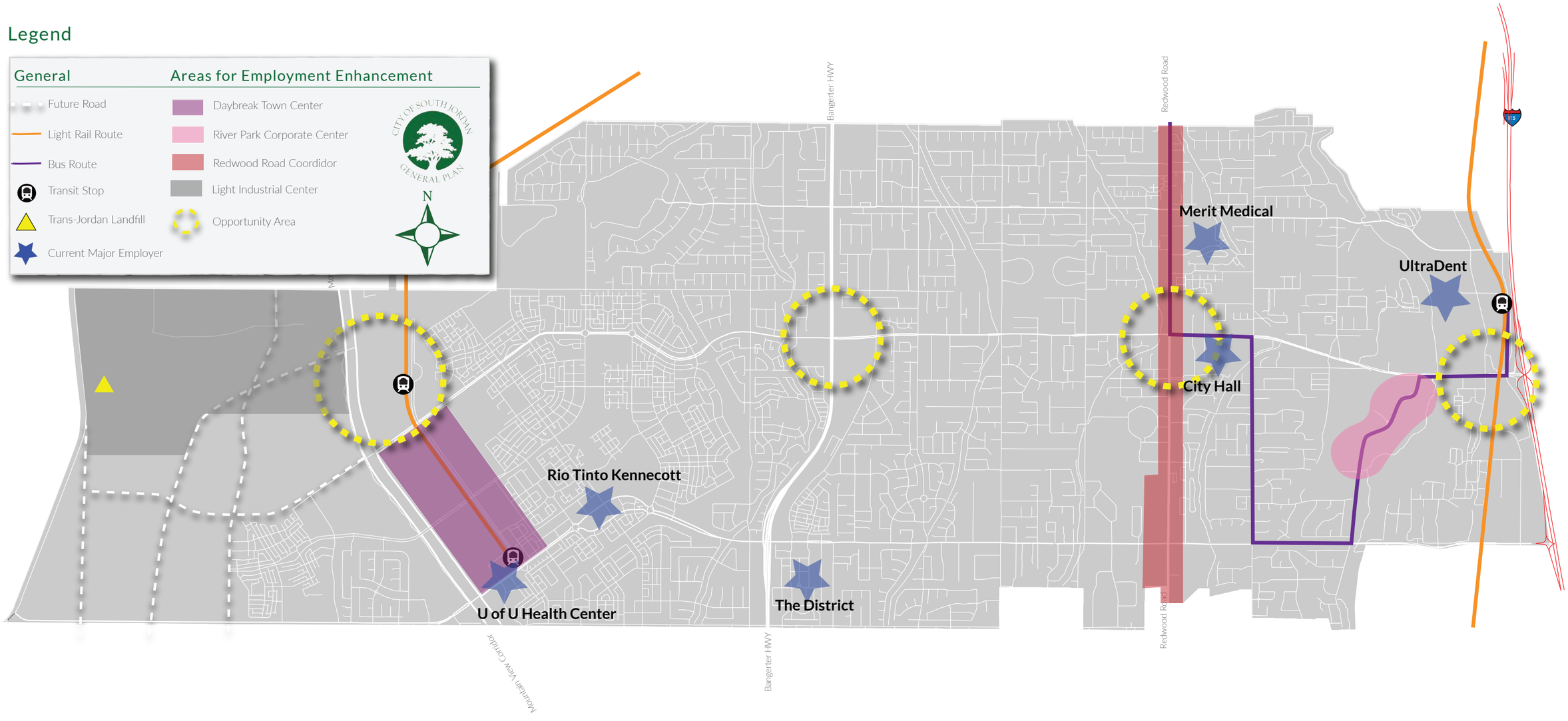
- Future Road
- Light Rail Route
- Bus Route
- Transit Stop
- Trans-Jordan Landfill
- Current Major Employer

Areas for Employment Enhancement

- Daybreak Town Center
- River Park Corporate Center
- Redwood Road Coordidor
- Light Industrial Center
- Opportunity Area

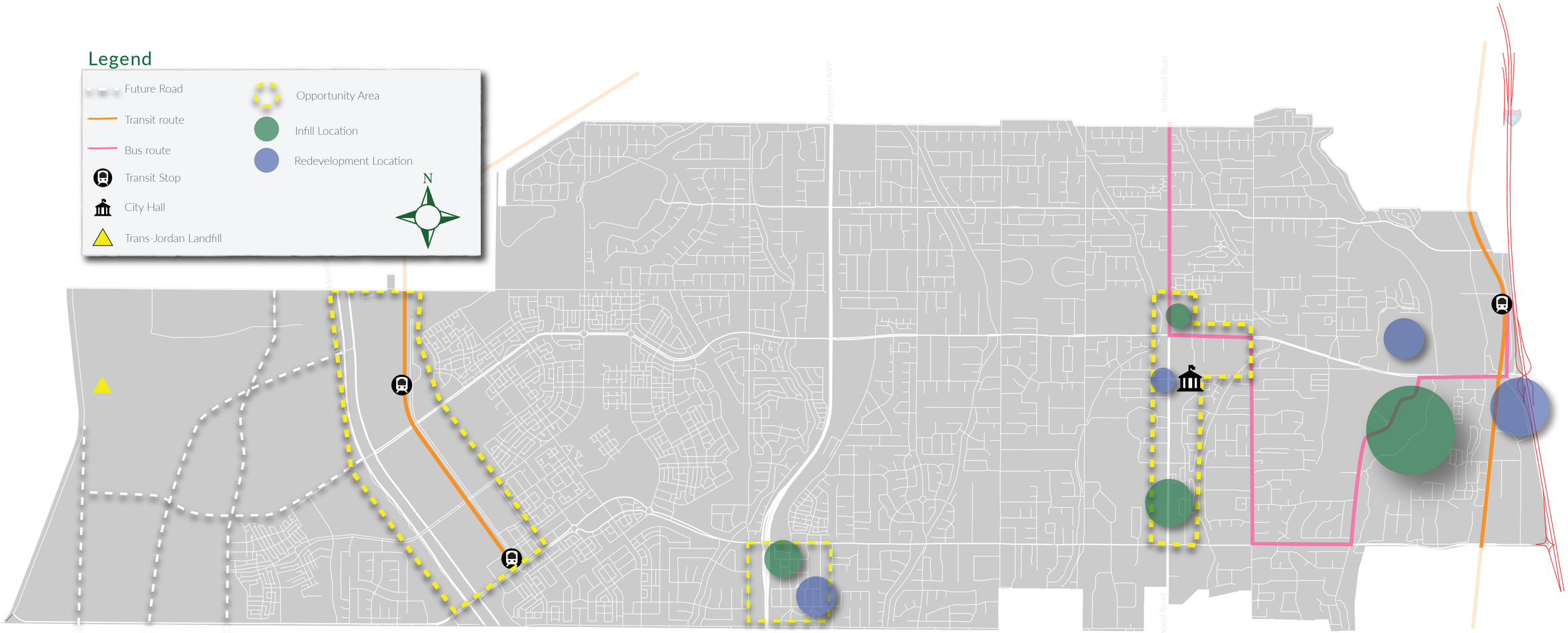
CITY OF SOUTH JORDAN GENERAL PLAN

N



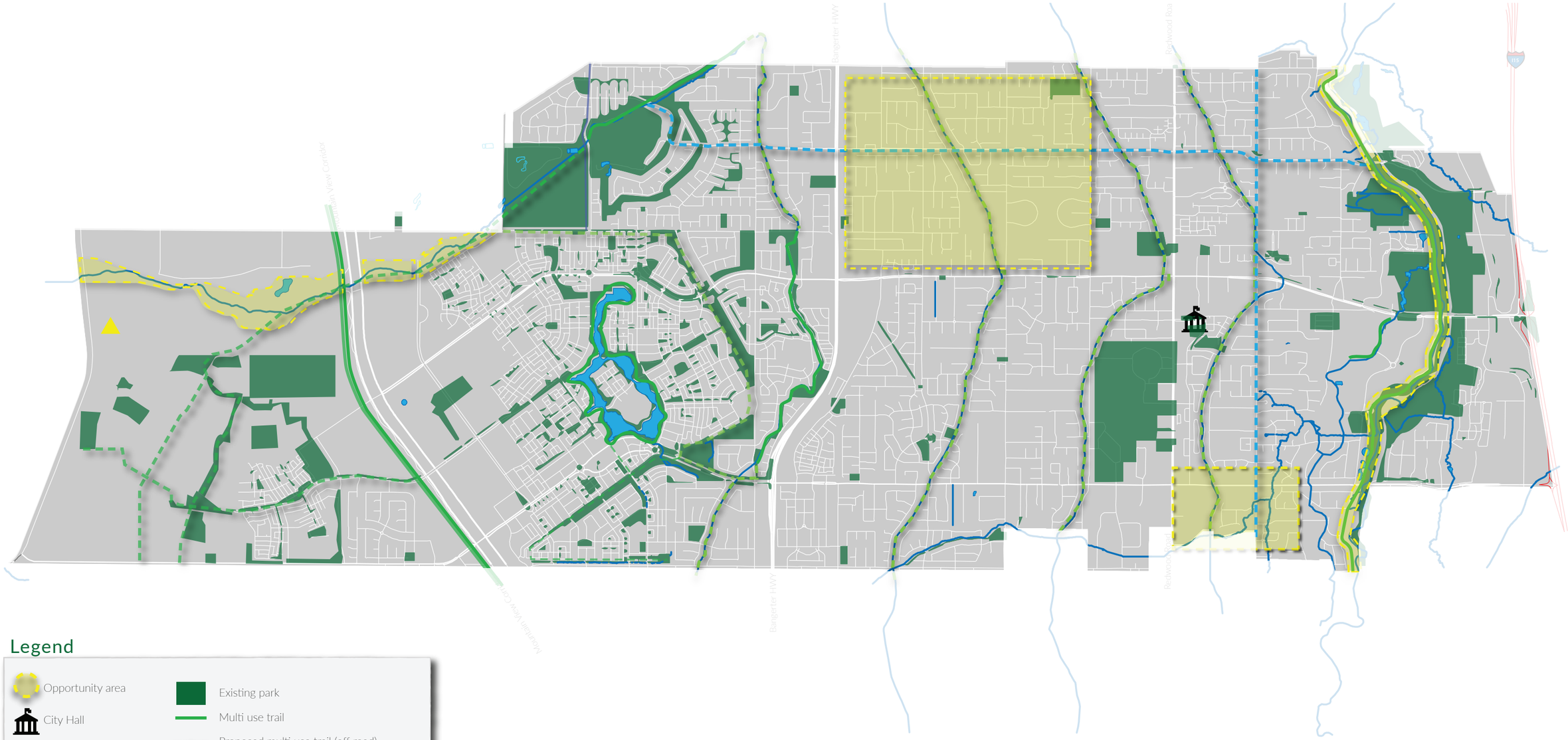
FRAMEWORK - WHERE WE GATHER

SOUTH JORDAN GENERAL PLAN



FRAMEWORK - WHERE WE PLAY

SOUTH JORDAN GENERAL PLAN

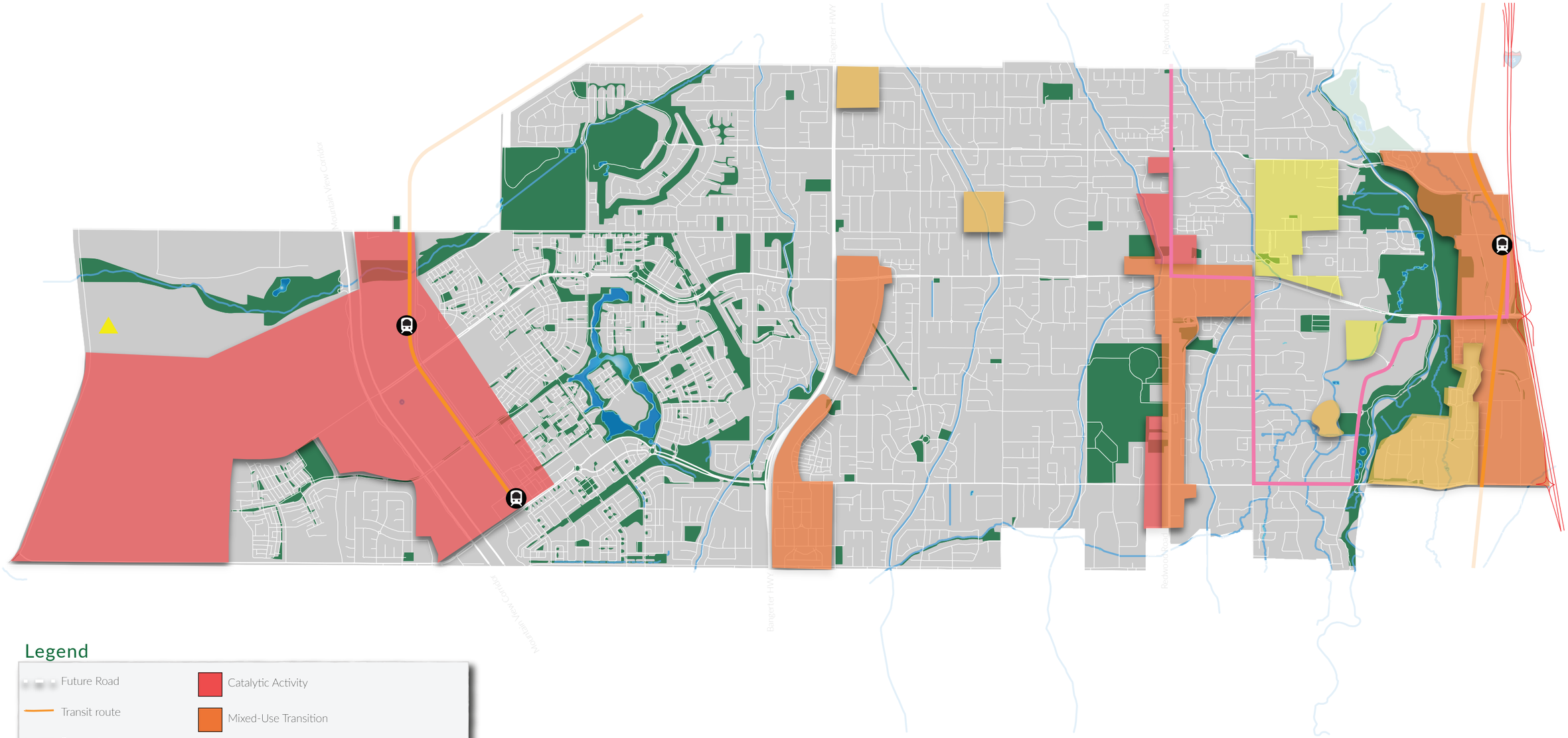


Legend

- Opportunity area
- City Hall
- Trans-Jordan Landfill
- Stream or canal
- Existing park
- Multi use trail
- Proposed multi use trail (off road)
- Proposed regional trail (on road)
- N

FRAMEWORK - HOW WE GROW

SOUTH JORDAN GENERAL PLAN



Legend

- Future Road
- Transit route
- Bus route
- Transit Stop
- City Hall
- Trans-Jordan Landfill
- Catalytic Activity
- Mixed-Use Transition
- Residential Transition
- Opportunity area
- Areas of Stability

N

PUBLIC HEARING - L: ORDINANCE 2020-03, TEXT AMENDMENT TO SUBSECTION 16.04.160(D) OF THE SOUTH JORDAN MUNICIPAL CODE REGARDING FLAG LOTS

SOUTH JORDAN CITY
CITY COUNCIL REPORT

Meeting Date: 12/10/2019

Application: TEXT AMENDMENT - AMENDING SUBSECTION 16.04.160(D) OF THE SOUTH JORDAN CITY MUNICIPAL CODE REGARDING FLAG LOTS

File No.: **PLZTA201900519**
Applicant: **Cody Pearson**

Submitted By: **David Mann, Planner II**
Presented By: **David Mann, Planner II**

Proposed Motion:

Based on the staff report and other information presented to the City Council during the public hearing, and the City Council's discussion, I move that the City Council deny Ordinance 2020-03.

BACKGROUND:

On January 16, 2018, the City Council approved Ordinance 2018-04 ("the Ordinance") to amend the requirements for the creation of flag lots. The intent of this change was to limit this type of development because it does not fit the ideal single-family residential development pattern and alters the composition of established neighborhoods. These changes better reflect the purpose of flag lots, an option in rare situations, rather than an opportunity to further divide existing subdivisions. South Jordan City Municipal Code § 16.04.160.D.1. states that "[i]t is not the intent of this [C]hapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning or character of a subdivision."

The Planning Commission reviewed the proposed changes and Ordinance 2020-03 on December 10, 2019 and forwarded a recommendation to the City Council to **deny** the Ordinance.

ANALYSIS:

The catalyst for the proposed amendment came from the Applicant's desire to subdivide a lot in the Chattel Estates subdivision. The Applicant has stated that he attended a Development Review Committee meeting in 2016 to discuss the possibility of creating a flag lot on an acre lot and Staff told him at that time it would be allowed. Before the Applicant submited a subdivision amendment application, Staff began the process of reviewing the current flag lot standards with the intent to further restrict this type of development in existing subdivisions.

The City Council approved a pending ordinance (Resolution R2017-49) on September 5, 2017 to prevent the submission of any flag lot subdivision applications until the proposed text amendment was reviewed and potentially approved. Then, on January 16, 2018, the City Council passed Ordinance 2018-04, which amended the City Code to limit flag lots in subdivisions to only those lots that have "a lot area that is at least twice the area of the average lot area of the original recorded subdivision plat. . . ." (City Code § 16.04.160.D.1.a.) The Applicant submitted a text amendment application on August 2, 2019, proposing to reverse the changes the City

Council adopted with the approval of Ordinance 2018-04, so that he can continue with his plans to build a house on the back portion of his parent's property.

The Chattel Estates subdivision has gone through six subdivision amendments since it was originally recorded in 1976. These amendments occurred on lots that had the required frontage along the street to create more buildable lots that met the standards of the underlying zone. Using this neighborhood as an example, the Applicant's proposal would allow up to 28 flag lots to be developed throughout this subdivision based on the maximum density allowed in the underlying zone. The possible addition of flag lots to this subdivision would alter the character of the neighborhood and is part of the reason Staff proposed changes to the flag lot ordinance. Additionally, the potential for negative impacts to existing infrastructure would be increased and emergency service providers have expressed concerns about being able to find some houses that are on private lanes behind other houses. There would also be a decrease in available places to park on the street as well as an increase to the number of trash/recycling cans that would be brought out on pickup days. Staff is not in favor of increasing the potential for more flag lots in existing subdivisions.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq.*)
- Increasing the potential for the development of more flag lots could lead to changing the character of existing neighborhoods and detrimental impacts to existing infrastructure, emergency services, and on-street parking.

Conclusion:

- The proposed text amendment is contrary to the purpose of flag lots and the changes made by the City only two years ago.

ALTERNATIVES:

- Approve Ordinance No. 2020-03 with changes.
- Approval Ordinance No. 2020-03.

SUPPORT MATERIALS:

- Ordinance No. 2020-03
- Subdivision map of Chattel Estates
- Ordinance No. 2018-04
- Minutes from the January 16, 2018 City Council meeting
- Minutes from the December 10, 2019 Planning Commission meeting

City Council Action Requested:

Planning Director

1-15-20
Date

ORDINANCE 2020-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CITY CODE SECTION 16.04.160.D REGARDING FLAG OR PANHANDLE LOTS.

WHEREAS, Utah Code § 10-9a-102 grants the City of South Jordan (the "City") authority to enact ordinances that the South Jordan City Council (the "City Council") considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the City Council has adopted the Title 16 of the City of South Jordan Municipal Code; and

WHEREAS, the Applicant, Cody Pearson, proposes a text amendment to allow have less restrictions on the flag lot requirements as proposed in **Exhibit A**; and

WHEREAS, the Planning Commission of the City of South Jordan held a public hearing, reviewed and made recommendation concerning the subject text amendment; and

WHEREAS, the City Council has held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Section 16.04.160.D of the South Jordan City Municipal Code, as shown in the attached **Exhibit A**, is hereby amended.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

(Additions in **bold underline**, deletions in ~~strikethrough~~)

16.04.160: LOTS AND PARCELS:

D. Flag Or Panhandle Lots: Flag or panhandle lots may be approved by the Planning Commission in residential and agricultural zones after receiving a positive recommendation from the City Engineer and Fire Code official in compliance with the requirements listed below.

1. There is no feasible or practical way to subdivide the parcel or gain direct access to a public street or future street system. It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning or character of a subdivision. The creation of flag or panhandle lots is prohibited on lots located in a recorded subdivision, except on a lot that:

a. ~~Has a lot area that is at least twice the area of the average lot area of the original recorded subdivision plat~~**The minimum lot area of the rear lot must be at least 125% of the minimum lot area required for the zoning district in which the lot is located**; and

b. ~~Can be subdivided without causing the subdivision it is amending to violate any requirement of this Code, including the applicable lot density requirements of the underlying zone~~**Any house built on the rear lot of a flag lot must be comparable or smaller in size and style to the existing home in order to maintain the character of the surrounding area**.

2. Approved flag or panhandle lots and the remainder lot of the original parcel must comply with the applicable lot density and minimum lot area requirements of the underlying zone.

3. The configuration of the flag portion of the lot allows a home to be suitably built on the lot in compliance with minimum setbacks of the underlying zone. Unless otherwise determined by the Planning Director, the side of the home where the main entrance is located is considered the front of the lot for building setback purposes.

4. The driveway access design for both the flag and staff portions of the lot comply with Fire Code standards.

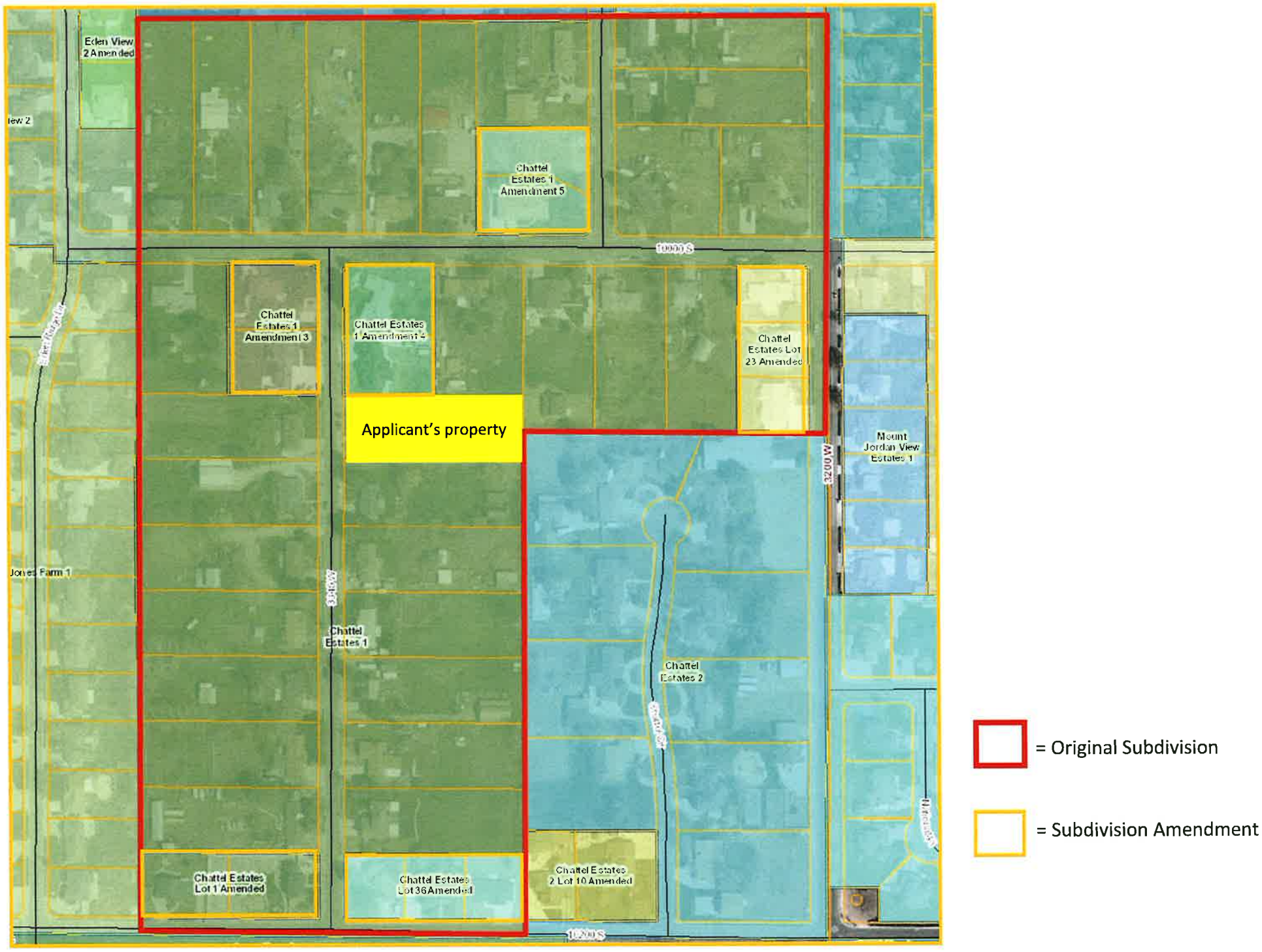
5. Access and cross easements may be required to accommodate similar future development on an adjacent lot. To minimize the number of driveways, parcels may be required to combine or share driveway access, based upon public street access, driveway separation, and public safety.

6. A flag lot access may only be approved for:

a. A maximum of two (2) additional building lots created from the original parcel; or

b. A maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag or panhandle lots.

7. The applicant understands and acknowledges in writing that irrespective of any City approval, there may be covenants, conditions, and restrictions on the parcel that the City does not review and cannot enforce that may preclude flag lot development. (Ord. 2018-04, 1-16-2018)


Eden View 2 Amended
Chattel Estates 1 Amendment 5
10000 S
Chattel Estates 1 Amendment 3
Chattel Estates 1 Amendment 4
Chattel Estates Lot 23 Amended
Applicant's property
Mount Jordan View Estates 1
3200 W
Jones Farm 1
3600 W
Chattel Estates 1
Chattel Estates 2
Chattel Estates Lot 1 Amended
Chattel Estates Lot 36 Amended
Chattel Estates 2 Lot 10 Amended
10200 S
= Original Subdivision
= Subdivision Amendment

ORDINANCE NO. 2018-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 16.04.160(D) (FLAG OR PANHANDLE LOTS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE; CITY PLANNING STAFF (APPLICANT).

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"), including the City's aesthetics; and

WHEREAS, the City Council has adopted Title 16 (Subdivision and Development Code) of the City of South Jordan Municipal Code ("City Code"); and

WHEREAS, the City Council desires to amend City Code § 16.04.160(D) (Flag or Panhandle Lots) of Title 16 to clarify and provide regulation of the original intent of allowing flag or panhandle lots; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendment; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. City Code § 16.04.160(D) (Flag or Panhandle Lots) is amended as shown in Exhibit A to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication and posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 16 DAY OF January, 2018 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	X			
Bradley G. Marlor	X			
Donald J. Shelton	X			
Tamara Zander	X			
Jason T. McGuire		X		

Mayor: Dawn R. Ramsey

Attest: City Recorder

Approved as to form:

Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

EXHIBIT A

16.04.160.D.

D. Flag Or Panhandle Lots: Flag or panhandle lots may be approved by the planning commission in residential and agricultural zones ~~by~~ **after receiving a positive** recommendation ~~of~~**from** the ~~community development director,~~ city engineer~~,~~ and fire code official in compliance with the ~~following~~**requirements listed below.**

1. There is no feasible or practical way to subdivide the ~~property~~**parcel** or gain direct access ~~with~~**to** a public street or future street system. It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning~~/~~ **or** character of ~~the~~**a** subdivision ~~without a general consensus of property owners~~. **The creation of flag or panhandle lots is prohibited on lots located in a recorded subdivision, except on a lot that:**

a. has a lot area that is at least twice the area of the average lot area of the original recorded subdivision plat; and

b. can be subdivided without causing the subdivision it is amending to violate any requirement of this code, including the applicable lot density requirements of the underlying zone.

2. Approved flag **or panhandle** lots **and the remainder lot of the original parcel must comply with** ~~do not need to meet~~ the ~~underlying zone~~ **applicable lot** density ~~however,~~ **and** ~~the~~ minimum lot ~~size~~**area**~~, exclusive of the staff portion of the lot, shall meet the minimum~~ requirement**s** of the underlying zone.

3. The configuration of the flag portion of the lot ~~is such that~~**allows** a home ~~can~~**to** be suitably built on the ~~property~~**lot** in compliance with minimum setbacks of the underlying zone. Unless otherwise determined by the ~~community development~~**planning** director, the ~~facing direction~~**side** of the home **where the main entrance is located** is considered the front of the lot for building setback purposes.

4. The driveway access design for both the flag and staff portions of the lot ~~are in~~ comply~~iance~~ with fire code standards.

5. Access and cross easements may be required to accommodate similar future development on an adjacent lot. To minimize the number of driveways, parcels may be required to combine or share driveway access, based upon public street access, driveway separation, and public safety.

6. A flag lot access may only be approved for**:**

a. ~~a~~A maximum of two (2) additional building lots created from the original parcel; or

b. A maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag or panhandle lots.

7. The applicant understands and acknowledges in writing that irrespective of any city approval, there may be covenants, conditions, and restrictions on the ~~land~~parcel that the city does not review and cannot enforce that may preclude flag lot development.

SOUTH JORDAN CITY
CITY COUNCIL MEETING

January 16, 2018

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Fire Chief Andrew Butler, Administrative Services Director Spencer Kyle, Public Works Director Jason Rasmussen, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, City Attorney Ryan Loose, ACM Dustin Lewis, City Commerce Director Brian Preece, Finance Director Sunil Naidu, IT Director Jon Day, Police Chief Jeff Carr, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING

A. **Welcome and Roll Call** – *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present.

B. **Invocation** – *By Council Member Patrick Harris*

The invocation was given by Owen Ruekert, Scout Troop 1172.

C. **Pledge of Allegiance**

Ikaika Davidson, Scout Troop 1172, led the audience in the Pledge of Allegiance.

Mayor Ramsey recognized the scouts that were present.

Mayor Ramsey asked that item F. be rescheduled, as the football team was unavailable today.

Council Member Zander made a motion to remove item F. from the agenda, and to put it on a future agenda. Council Member Shelton seconded the motion. The vote was unanimous in favor.

D. **Minute Approval**

1. January 2, 2018 City Council Meeting

Council Member Marlor made a motion to approve the January 2, 2018 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

up the capability of the LPC to lobby for the city. He said Council Member Harris offered some changes to the wording, which agreed to.

Mayor Ramsey read the new language.

Council Member Zander said because she is not on the LPC, she would ask that if at all possible, they do what they can to get in touch with the City Council members about issues that arise during session so they can weigh in.

Council Member Shelton concurred. He said there are times when a bill can change 180 degrees in a short amount of time. He expects that the process of determining the position of the city will not be common, but there are times when the LPC has to make a decision and voice and opinion. Council Member Zander said she is comfortable with that.

Council Member Shelton made a motion to approve Resolution R2018-08. Council Member Harris seconded the motion.

Council Member Harris said there are times when it is difficult for all three LPC members to attend. At times, staff is there. If there is a critical decision to be made, he would like to give voting rights to CM Whatcott and City Attorney Loose to look after the best interests of the city.

City Attorney Loose said if they state that the Mayor and City Council want to go in a certain direction, that typically will count. He feels that is already taken care of through the process. The City Council will be updated daily, if possible. They will seek opinions on group updates. If they are unable to get a formal vote on something that is needed, they will go to the LPC members. He said if all LPC members oppose something, and the other three support an issue, they should carefully consider their direction on the issue.

Council Member Harris said members of the City Council should be contacted for their opinion, whenever there is time. Council Member Shelton concurred.

Council Member Marlor said any City Council member still has the right to contact any state senator or representative. They just need to state that they are representing their individual opinion, and not the body as a whole. He said the City Council has to be united as a voice or they will not get anywhere on Capitol Hill. He appreciates the language that was generated.

Roll call vote. The vote was unanimous in favor.

L. **Public Hearing:** Ordinance 2018-04, amending Title 16.04.160(D) of the South Jordan Municipal Code regarding Flag Lots. *(By Planning Director, Steven Schaefermeyer)*

Planning Director Schaefermeyer reviewed the background information on this item (Attachment D). He said the Planning Commission forwarded a favorable recommendation to the City Council. He explained what a flag lot is. He said when they were first allowed, they started to see

a flood of flag lots. That was not the intent of the original Ordinance. It was meant to be an exception, not the rule. Staff would prefer to prohibit flag lots entirely. They felt that the proposed language was a compromise. He discussed specific examples of flag lots within the city.

Mayor Ramsey opened the public hearing.

Kayleen Dunn, 11578 S. 2510 W., she and her husband are in favor of the Resolution from September. She said this proposal will change the look and feel of the neighborhood. They are concerned about additional traffic. They are also concerned that the neighborhood was not notified of the change. She is against Ordinance 2018-04.

Brandon Waters, said they will only be building one home on their property. He anticipates 3 cars and normal traffic. He said they are asking for a duplication of what is already there.

Jeff Callaghan, 10537 S. 3010 W., said he bought his property in the last year before the elimination of flag lots. He said this amendment is beneficial to them. They are hoping to build their dream home on the back of this property. He understands the concern of additional traffic. With flag lots, traffic is minimal. He said the planning department will make sure setbacks and engineering are done. Even if this passes, he still faces many hurdles for the property. He said they agree with the policy that they don't want to increase density in an existing neighborhood, especially on smaller lots. Most flag lots are sitting on a full acre or more. They are subdividing a large lot into a still large lot. There is value to allowing flag lots. They are not increasing the density a significant amount. They still have to comply with planning and zoning regulations. They still have to make sure it does not negatively impact the community.

Mayor Ramsey closed the public hearing.

It was noted that the Dunn's would also be able to create a flag lot under this proposal.

CM Whatcott said in 2013, there was a lot of changes to the code. People with larger lots were contacting the city to subdivide. They allowed that to take place. Then, after they had experience in dealing with these flag lots, they came back against it because of complaints from the neighbors, density, issues with utilities, etc. It was suggested that this item be taken back to planning to make a more comprehensive scenario. They have this language because of direction they got from the City Council and previous Mayor. He said it takes a lot of effort, from a staff time stand point to deal with flag lots. It takes as long to process a flag lot application as it does to do a smaller subdivision.

Mr. Schaefermeyer gave some background information about the Dunn and Waters property. There was a lot line adjustment done. The original intent was to make it a public road connecting to Riverton, but that did not happen.

Council Member Shelton asked why staff prefers to eliminate flag lots? Mr. Schaefermeyer said staff time, engineering issues, having houses set back, it is more difficult to know who the

neighbors are, and it does not create the street scape that they are looking for. When they have large lots, it is part of the character. He said they don't have strong planning reasons to eliminate flag lots. He said if everyone created a flag lot, it could change the nature of the subdivision. This proposal is to make flag lots the exception, not the rule.

Council Member Marlor asked why did they not extend the cul-de-sac so they didn't have a long driveway and the potential need for a flag lot? CM Whatcott said this area was all farms. It was assembled in different time periods by different owners. Mr. Schaefermeyer said there are other situations like this along 11400 South.

Council Member Zander said she likes the verbiage to keep the density down in a subdivision. She said if a density of a neighborhood would allow for 10 flag lots, as an example, is it those who go in first can do it and the rest are out of luck? Mr. Schaefermeyer said yes.

Mayor Ramsey noted that this Ordinance effects the entire City.

Council Member McGuire asked how the access on the Water's property would be handled? Mr. Schaefermeyer said through a cross access easement, which is common.

Council Member McGuire said on 10950 South, almost every one of those lots could be subdivided. Mr. Schaefermeyer said it would depend if it is part of a subdivision.

Council Member Harris asked how many flag lots are they eliminating with the stipulation that the property has to be twice the size as the average lot in the neighborhood? Mr. Schaefermeyer said he is unsure. He said they anticipate about 118 lots could do flag lots, with the exceptions as written.

Council Member Shelton asked about public safety access? Development Services Director Klavano said there has to be a 20 ft. wide clear access to the property for public safety.

Council Member Harris said in the future, water prices will go up substantially. It is very expensive for people to water that much property. It is also challenging to take care of the larger lots. It limits those people from being able to subdivide their property.

Council Member Marlor concurred. He said they also have homeowners that have moved into a subdivision with a specific density and built their house accordingly. He concurred that large lots are a lot to maintain.

Council Member Zander thanked staff for the proposed changes. She said it protects the integrity of the density of the neighborhood.

Council Member Zander made a motion to approve Ordinance 2018-04. Council Member Marlor seconded the motion. Roll call vote. The vote was 4-1 in favor, with Council Member McGuire opposed.

Mr. Wheat said yes. They are currently located in Sandy, but they have outgrown that facility, so they are relocating their headquarters to South Jordan.

Chairman Jolley said it looks like a good use for this property, and it is a nice building.

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

Commissioner Holbrook motioned to approve File No. PLSPR201900573 for the construction of an office building located at 1750 West 11400 South as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

F.1 Issue: FLAG LOT TEXT AMENDMENT (16.04.160), ZONE TEXT AMENDMENT

Location:
File No: PLZTA201900519
Applicant: Cody Pearson

Planner David Mann reviewed background information on this item from the staff report.

Commissioner Hollist said do you consider all of these flag lots like the property on 3200 W. that they have divided into 3 lots. They all have frontage, so are they all flag lots because they don't have the right amount of frontage?

Planner Mann said all of the ones that have the orange border on the map have the necessary 90feet of frontage that is required, allowing flag lots would open up the rest of the lots to be developed.

Cody Pearson, (Applicant) – said the delay was partly because we were selling our home. I think one of our neighbors is behind the change. We don't have any hard feelings, he was just doing what he thought was best for him, and I am here tonight to do what is best for me. We owned a property with a flag lot in West Jordan and my parents moved after 45 years of living there. We understand the value of farmland and that is why we moved here.

Commissioner Morrissey said when did you move there?

Nicky Pearson, South Jordan - said that lot was purchased by his parents about 3 years ago. We moved in with them about a year and half ago, and all of our equity is in this house. We moved in with them, because we were going to build in the back. The owner was a truck driver and he had a U-shaped driveway, and we thought it was a perfect setup. Our concern in going from a wide open door, to a slammed shut door, and nothing in between. That is why we are attempting to change the language to see if maybe we can crack that a door will open. We understand that you want to maintain the character of the neighborhood, but when we see massive houses going in on a street of modest ramblers, that is not maintaining the character either. I think there are still ways to do what they told us we could do.

Commissioner Hollist said doesn't the secondary dwelling unit meet your needs.

Ms. Pearson said we have five children and we are not going to fit in a 1,100sq.ft. Dwelling. That would also leave us with no ownership of the home. We sold our home so his parents could start over, because they don't have the years that we do. We don't have any equity, it is tied up in the arrangement that we made to purchase it from them. We did our research on our proposed amendment change, and it is currently zoned R-1.8, which allows for a 1/3 acre lot, and to make it 125% would limit the ability to do it twice.

Mr. Pearson said it is a hard thing when you own your land, but you are told you can't build a certain thing on it, but your neighbor can. It is really a tough pill to swallow, it really is.

Chairman Jolley said the other neighbors have the frontage, right?

Ms. Pearson said yes they do. We understand that it is different, but my understanding of a flag lot is if there is no other way to develop the property, that is the purpose of a flag lot all together, you don't have them because they look pretty.

Commissioner Holbrook said is there an option to remodel or live in the main home.

Mr. Pearson said I have six brothers and sisters and it is not going to go well if we live in the main home.

Ms. Pearson said I don't need a 5,000sq.ft. Home, but a 1,100sq.ft. Home with five kids is not going to work.

Chairman Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Chairman Jolley said this is a very unfortunate situation and we realize that. There have been changes recently with our flags lots, because the City Council does not like them. This does put the Pearson's in a very difficult situation, I do understand that, and I do feel for them.

Planner Mann said I was reading through the minutes from the City Council when this was approved and with the changes there are still about 118 properties that can have flag lots. If we add this one, it will just add more than that to the City.

Commissioner Holbrook said you could tell by looking at the map that if we change it for this one, it changes it for all of them, and then we will have bigger problems. I really do feel for the applicants. I think they have a couple of options, they could take a loan out against this property and do something else, or put an accessory living unit on the property, is that right?

City Planner Schindler said they could put a guest home on the property because it is the correct zone, but again, it would be limited in size.

Commissioner Holbrook said I think it would be detrimental to change the ordinance at this point, simply because of all the surrounding properties.

Chairman Jolley said not just this neighborhood, but also the surrounding neighborhoods.

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

Commissioner Hollist motioned to recommend to the City Council that it deny Ordinance 2020-03. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Peirce and Commissioner Ellis were absent from the vote.

G.1 Issue: ORDINANCE 2019-16, TITLE 17.16.010 PLANNING COMMISSION RESIDENCY REQUIREMENTS

Staff Attorney Todd Sheeran reviewed background information on this item from the staff report.

Chairman Jolley opened the Public Hearing.

Allen, South Jordan – said I agree with this change and it is consistent with the State of Utah.

Commissioner Holbrook said I agree that when you appoint someone they should live in your district. However, three of us Commissioner's moved. I know that Chairman Jolley lived in his district for over twenty years, so he is familiar with that district. I had lived eight years in the district that I was in, so I think it should be up to the City Council Member to make that decision. It is up to that Council Member to represent their district, and I think they are the best authority to make that decision.

Commissioner Hollist said are City Council Members required to resign immediately when they move out of their district, or would they be allowed to finish their term.

Chairman Jolley said I agree that you should be allowed to finish out your term.

Commissioner Holbrook said I think the underlying issue would be is the district being represented well.

Commissioner Morrissey said the Council Members appoints the Planning Commissioner's, so it should be at their discretion. They should have the discretion to choose someone that best fits the needs of the district whether they live there or not.

Commissioner Holbrook said as I understand it, I thought you had to live in the district that you were appointed to.

Commissioner Morrissey said it is proposed that way but that is not what the verbiage states at this time.

Commissioner Hollist said I think it should be like the City Council and you should reside in your district for a certain time.

Commissioner Morrissey said that is true, but the underlying policy is that you want to have good representation in your district. That would be like saying that the City Council that chooses someone to represent his or her district isn't good enough. I am not saying what is right, or wrong, I am just throwing out options that meet the policy. We want to have qualified people representing each district.

Staff Attorney Todd Sheeran said I can't find anything in the code that says how long the City Council has to live in their district once they are elected. I will continue looking and when I find it, I will send an email out to each of you.