



CITY OF WEST JORDAN

GENERAL PLAN

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Chapter One

INTRODUCTION

A General Plan gives the City the chance to establish long-range goals and policies that set the direction for how the City should maintain existing development, plan for future growth, provide public services, and enhance existing qualities that are unique to the City of West Jordan.

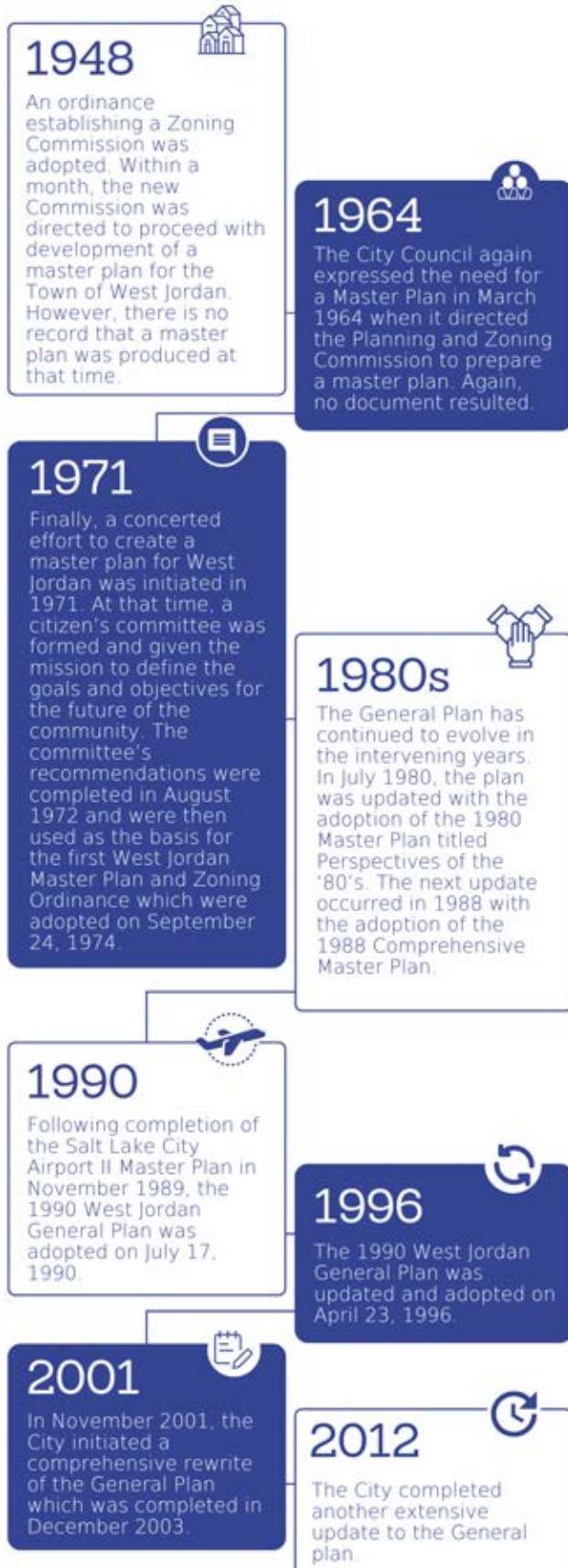
Each chapter within this General Plan analyzes current conditions within the City, identifies assets, challenges and opportunities, and recommends ways to capitalize on current strengths and resolve deficiencies through intentional guiding principles and goal setting.

A guiding principle sets a value that guides City decisions, whereas a goal is a desired measurable condition that supports the policy. All of the guiding principles contained within this General Plan can be found within the various chapters and at the end of this document. City goals may be found in various City master plans.

There may be occasions when strict adherence to a guiding principle or goal is not always practical. Utah State Code also provides guidance for application of the General Plan. Any inconsistencies that may exist between the text of the General Plan and the Future Land Use Map should be resolved in favor of the text.

The General Plan is used as the primary reference in developing amendments to the City Code as the General Plan is the framework for land use decisions. It should be referenced by developers, administrative and political bodies of the City of West Jordan, and by other governmental entities. The General Plan should be flexible enough to adapt to changing conditions. It is not a static document but should evolve with the City.





The General Plan also includes a Future Land Use Map and other maps illustrating the recommendations of the General Plan. The guiding principles, goals, and implementation strategies tie the plan together, and the maps convey their findings.

The recommendations of the General Plan are implemented through specific plans or programs.

In fact, the City of West Jordan has adopted several other plans to manage day-to-day and long-term operational needs of the City. Some examples include the following:

- [Sanitary Sewer Master Plan](#)
- [Storm Drainage Master Plan](#)
- [Drinking Water System Master Plan](#)
- [Transportation Master Plan](#)
- [West Jordan Parks, Recreation, Trails and Open Space Master Plan](#)
- [Moderate Income Housing Plan](#) (which is included in this General Plan per Utah State Code)

These plans, although separate documents, are part of and are interconnected with the General Plan. As a result, these documents should also be consulted when making infrastructure and other management and operational decisions for the City.

These master plans are routinely updated to keep pace with current conditions within the City. The General Plan, Future Land Use Map and individual master plans should be consistent with each other. The General Plan and Future Land Use Map should be consulted when individual master plans are updated.

The goals and policies in the General Plan are intended to have broad City-wide application, while the individual plans are more specific as to how the guiding principles of the General Plan are to be implemented. For this reason, the more detailed goals, policies, and implementation strategies should be in the individual master plans rather than in the General Plan where possible.

FIGURE 1.1
**GENERAL PLAN DEVELOPMENT:
A HISTORY**

When conflicts exist between the following types of documents, the following hierarchy of documents shall be implemented:

1. The approved West Jordan City Code and Public Works and Engineering Standards (highest level);
2. The approved West Jordan City Master Plans, i.e. Water Master Plan, Storm Drain Master Plan, etc. (next highest level); and
3. The approved West Jordan City General Plan, including all the elements (chapters) and the Future Land Use Map (lowest level).

The General Plan should be updated every five years, or as determined by the City Council to keep it current and relevant to changing conditions within the City. The General Plan is a guide to decision-making, and while this format implies that the guiding principles represent a preferred course of action, their use is not mandatory and no one guiding principle is binding on the City. The City Council may amend the General Plan with a majority vote.

Community Engagement in General Plan Creation

General Plan Committee

The General Plan Committee is a 15-member Council-appointed ad-hoc committee responsible for assisting the Planning Commission in updating the General Plan. The General Plan Committee, which acted as a steering committee, provided valuable insight regarding planning issues affecting the City.

Survey

A survey was conducted in March through May of 2021 to seek public input on issues and challenges facing the City.

A variety of questions were asked, with many of them relating to redevelopment, job growth, housing and housing mix, parks and



FIGURE 1.2
SURVEY RESPONDENTS BY AREA
427 Respondents

open space, traffic, and neighborhood revitalization.

Notice to participate in the survey was posted on the City and City Council social media accounts. Postcards were mailed to 7,500 residents (2,500 per zip code) and an invitation to participate in the survey was included with every utility bill. This effort generated 427 responses from City residents.

The responses from this sample of residents were analyzed and incorporated into the various chapters of the General Plan where applicable.

It should be noted that the responses received were not uniformly distributed across geographic regions of the City, as shown in Figure 1.2, and therefore may not be fully representative of all resident interests.

Public Open House Meetings

Public open house meetings were held on August 23, 2022 and August 31, 2022 to gather public comment on the General Plan.

Public Hearings

Public hearings for each chapter of this General Plan were conducted by the West Jordan Planning Commission, while the City Council held several public hearings for the entirety of the General Plan.



Receiving comments from residents was essential to the adoption of this Plan as it is intended that this General Plan be used as the primary guide in evaluating all land use decisions and approvals, and that those decisions and approvals be consistent with this General Plan.

Sustainability

The guiding framework of this plan

One of the greatest challenges of the General Plan is ensuring the long-term economic, environmental and social health

of the City. Through adopted guiding principles, the General Plan helps enable the residents of West Jordan to meet their current needs and maintain a fulfilling quality of life without compromising the ability of future generations to do the same. As a result, this General Plan has been created with a framework inspired by sustainability.

A commonly cited definition of "sustainability" comes from the Brundtland Commission Report in 1987, as part of the World Commission on Environment and Development. This commission defined sustainable development as "...development

that meets the needs of the present without compromising the ability of future generations to meet their own needs." Consistent with this definition, Utah Code requires that cities adopt a General Plan that defines how it will meet the "present and future needs of the municipality...."

Economic opportunity, social health and opportunity, and environmental stewardship are generally considered the three main elements of sustainability. Maintaining a balance between each of these components is key to the long-term success of the City. Balance will be difficult to achieve without

first understanding that these three components are interrelated and equally important in attaining sustainability. Any action implemented in one area will likely have a direct or indirect impact on the other elements. Therefore, it is important that decision-making be based on an equal balance of these factors. It is important that no single component dominates another. The basic three components of sustainability and examples of how they are addressed in this Plan are described as follows:



Social health and opportunity means that residents have equal access to jobs, transportation, education, housing, government, and recreation. Social health and opportunity also means protection from nuisances and hazards. Investing in social health and opportunity supports the other sustainability components of environmental protection and economic vitality.

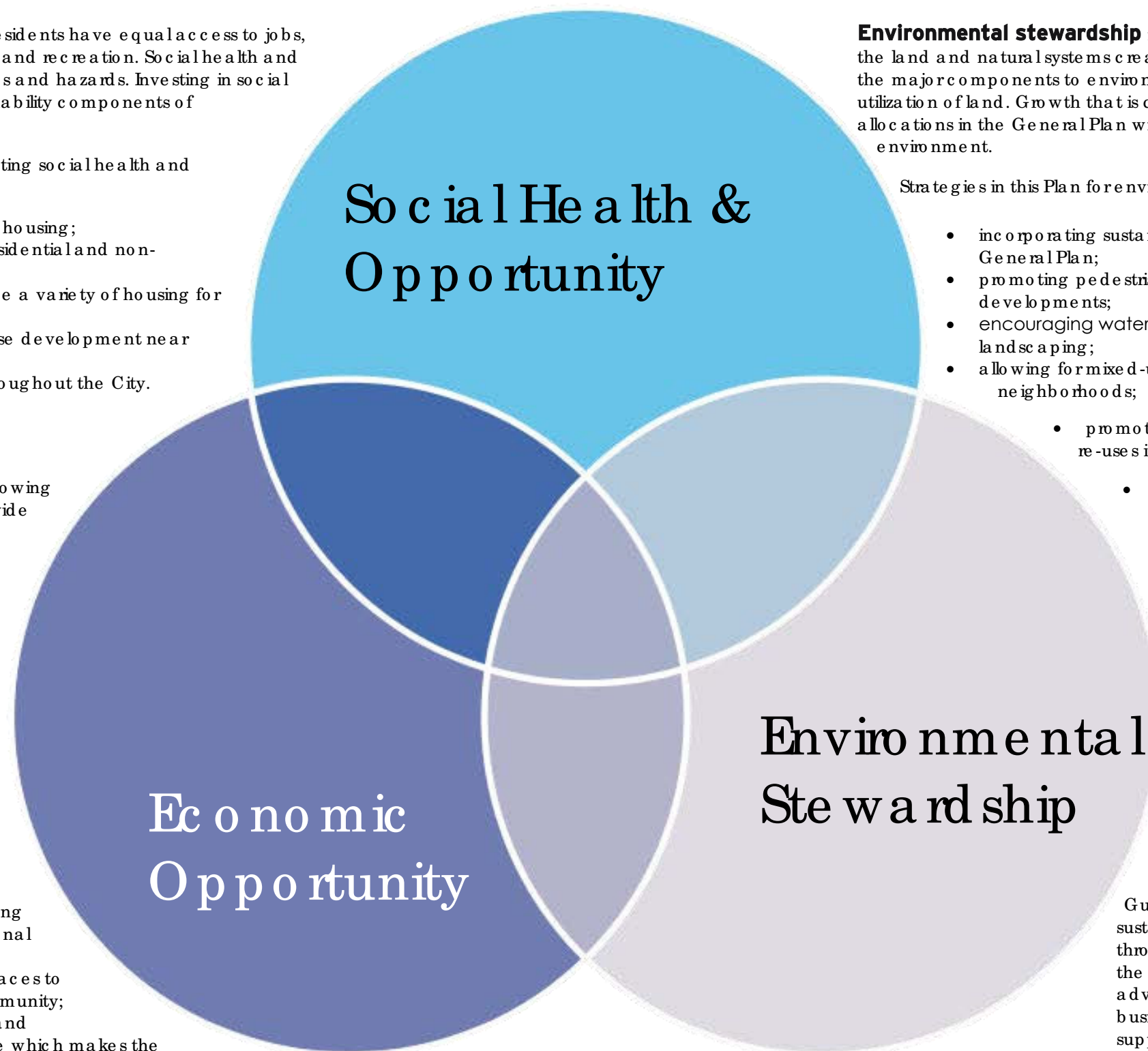
Strategies in this General Plan that assist in promoting social health and opportunity include:

- encouraging the development of affordable housing;
- promoting appropriate buffering between residential and non-residential land uses;
- establishing goals and policies that encourage a variety of housing for different income levels;
- locating high-density residential and mixed-use development near public transit facilities; and
- equally distributing recreational amenities throughout the City.

Economic opportunity is accomplished by allowing for business diversity and flexibility in order to provide for stability during economic ebbs and flows. Sometimes it is difficult to be economically viable without competing against environmental priorities. Economic cannot simply be about financial profits. Rather, sustainability in an economy requires the ability of an organization, community, and government to improve stability without sacrificing the environment or creating nuisances or adverse conditions for residents.

Strategies in this General Plan that assist in promoting economic sustainability include:

- fostering a positive climate for viable, low-impact developments;
- providing for future businesses in appropriate locations in the City (i.e., large distribution along existing rail corridors and/or adjacent to regional arterial streets);
- targeting public investment in appropriate places to help attract investment and support the community;
- creating partnerships to help generate jobs; and
- promoting and ensuring a better quality of life which makes the City a more desirable place to do business.



Environmental stewardship is accomplished by reducing the impact on the land and natural systems created because of human activities. One of the major components to environmental sustainability is through the prudent utilization of land. Growth that is consistent with the future land use allocations in the General Plan will result in reduced impacts on the environment.

Strategies in this Plan for environmental sustainability include:

- incorporating sustainable development concepts in the General Plan;
- promoting pedestrian oriented, compact and clustered developments;
- encouraging water conservation and “water-wise” landscaping;
- allowing for mixed-use developments in higher density neighborhoods;
- promoting of infill development and compatible re-uses in older neighborhoods;
- redeveloping areas along key transit corridors;
- protecting sensitive lands;
- preserving open space and agricultural use;
- implementing “smart growth” principles
- promoting LEED (Leadership in Energy and Environmental Design) or similar building certifications intended to improve performance in energy savings, water efficiency, CO2 emissions reduction, and improved indoor environmental quality.

Guiding principles and discussions supporting sustainability have been incorporated throughout this General Plan. For example, the economic development element advocates attracting and retaining businesses to increase the tax base, job supply, economic vitality, and contributions to the long-term health of the City’s economy.



Meanwhile, the environmental element supports water conservation, improving air quality, and preservation of open spaces that has both short and long-term benefits to the community.

The Land Use element encourages land use patterns, urban form guidelines, and development standards that promote more compact mixed use and higher intensity development near transit hubs and commercial centers. Implementation of the se

practices conserves energy, reduces the need for public infrastructure and, in general, uses the land more efficiently, with reduced environmental impact.

It is recognized that sustainability will be an ongoing challenge for each successive generation. However, continual adherence to the goals and policies of this General Plan and successive plans will help ensure that this concept is realized.

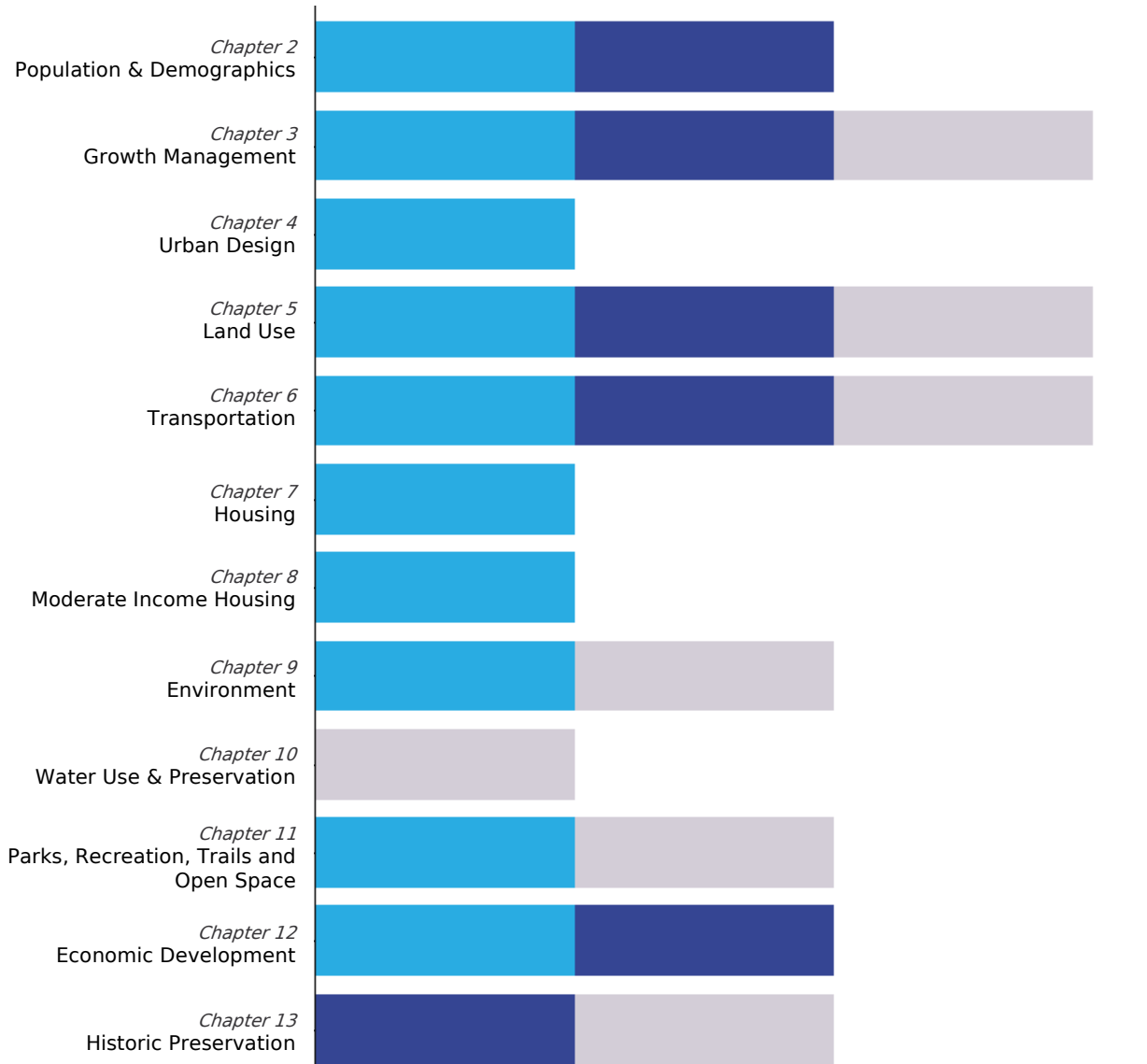


FIGURE 1.3
GENERAL PLAN CHAPTERS WITHIN SUSTAINABILITY FRAMEWORK



TABLE 1.1

GENERAL PLAN FULFILLMENT OF STATUTORY REQUIREMENTS

Chapter Name in 2023 General Plan	Type of Element: Required, Supporting, Optional, or "Other"	Statutory Requirements	Related Plans, Reports, & Maps (Actual or Potential)
1-Introduction	"Other" Element	§ 10-9a-403(3)(g)	5-Year Capital Facilities Plan City of West Jordan Strategic Plan
2-Population & Demographics	"Other" Element	§ 10-9a-403(3)(g)	City Council Districts Map
3-Growth Management	Supports Land Use Chapter	§ 10-9a-403(2)(a)(i) , § 10-9a-403(2)(d) , & § 10-2-401.5	Annexation Policy Plan (Utah Code § 10-2-401.5)
4-Urban Design	Supports Land Use Chapter	§ 10-9a-403(2)(a)(i) & § 10-9a-403(2)(d)	TRAX Station Area Plans (Utah Code § 10-9a-403.1)
5-Land Use	1 of 4 Required Elements	§ 10-9a-403(2)(a)(i) & § 10-9a-403(2)(d)	Future Land Use Map (Gen. Plan Elem., Ch. 14)
6-Transportation	1 of 4 Required Elements	§ 10-9a-403(2)(a)(ii) & § 10-9a-403(2)(e)	Transportation Master Plan Active Transportation Master Plan
7-Housing	Supports Land Use Chapter	§ 10-9a-403(2)(a)(i) & § 10-9a-403(2)(d)	Annual Balanced Housing Reports (WJCC Sec. 13-8-23)
8-Moderate Income Housing (including Strategies)	1 of 4 Required Elements	§ 10-9a-403(2)(a)(iii) , § 10-9a-403(2)(b) , & § 10-9a-403(2)(c)	Moderate Income Housing Reports (Utah Code § 10-9a-408)
9-Environment	1 of 4 Optional Elements	§ 10-9a-403(3)(a)	Storm Drainage Master Plan Sanitary Sewer Master Plan
10-Water Use & Preservation	1 of 4 Required Elements	§ 10-9a-403(2)(a)(iv) , § 10-9a-403(2)(f)	Drinking Water System Master Plan
11-Parks, Recreation, Trails, & Open Space	Part of Public Services & Facilities, 1 of 4 Optional Elements	§ 10-9a-403(3)(b) & § 10-9a-403(3)(g)	Parks, Trails, & Open Space Master Plan Master Plans for Specific Parks (Veterans, etc.) Police Master Plan Fire Master Plan
12-Economic Development	1 of 4 Optional Elements	§ 10-9a-403(3)(d)	Economic Development Plan
13-Historic Preservation	Part of Rehabilitation, Redevelop., & Conservation, 1 of 4 Optional Elements	§ 10-9a-403(3)(c)	Rehabilitation and Redevelopment part of Economic Development Plan
Future Land Use Map (Official Map)	Supports Land Use Chapter	§ 10-9a-407	Zoning Map (Utah Code §§ 10-9a-501 to -503)





Chapter Two **POPULATION & DEMOGRAPHICS**

In order to improve quality of life and opportunities within the community, it is essential to understand changes within the City's population.

West Jordan was incorporated as a town on January 10, 1941. The first U.S. Census taken for West Jordan in 1950 reported a population of 2,107. Since the 1950 U.S. Census, the population of West Jordan has increased over 56 times to 116,961 in 2020. During this time period, the population of Salt Lake County increased fourfold. A comparison of West Jordan's growth to Salt Lake County's growth is illustrated in Figure 2.1.

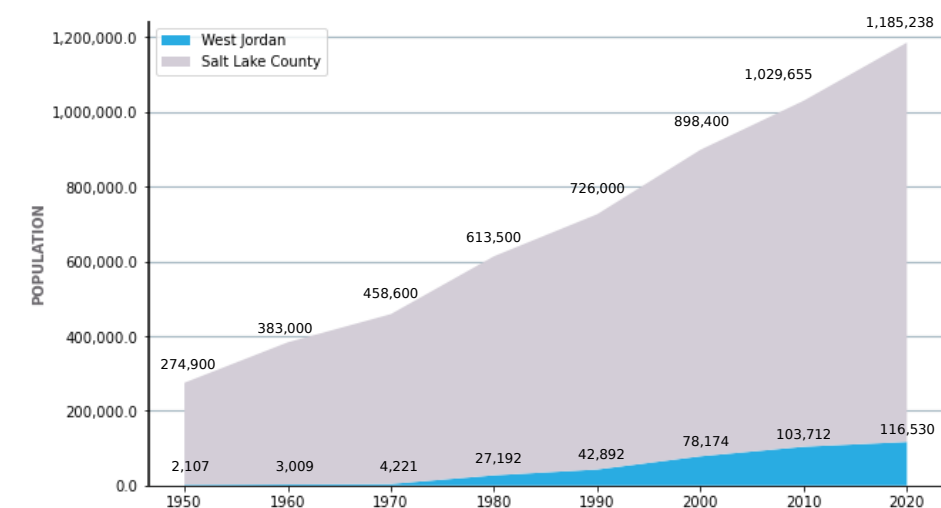


FIGURE 2.1
WEST JORDAN AND SALT LAKE COUNTY POPULATION GROWTH
Sources: 2012 General Plan; Moderate Income Housing Plan; Governor's Office of Planning & Budget, U.S. Census Bureau



As illustrated in Figure 2.2, West Jordan is the third most populous city in Salt Lake County and, according to the 2020 Census, the third most populous city in the entire state of Utah.

Since the 1990 Census, West Jordan has seen a population increase of 167% or an average annual increase of 5.95%. Continued population growth is expected as housing needs in Salt Lake County continue to create demands on undeveloped land within the City's boundaries.

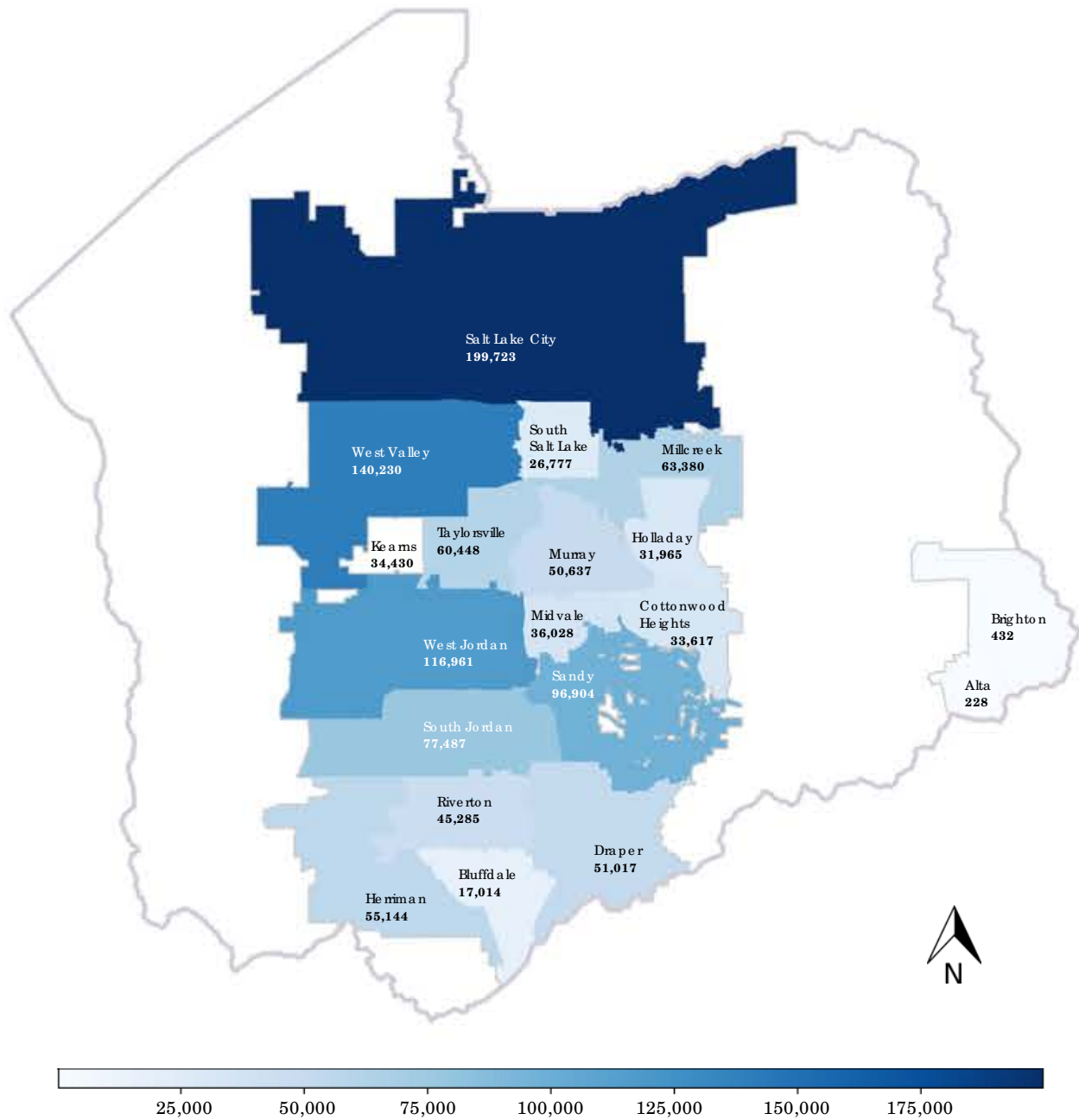


FIGURE 2.2
SALT LAKE COUNTY MUNICIPALITY POPULATIONS HEAT MAP

Source: 2020 U.S. Census

Racial & Ethnic Distribution

The largest single racial group within West Jordan is White/Caucasian. The greatest increase in an ethnic minority population has been in the Hispanic segment of the City's population as shown in Figure 2.3.

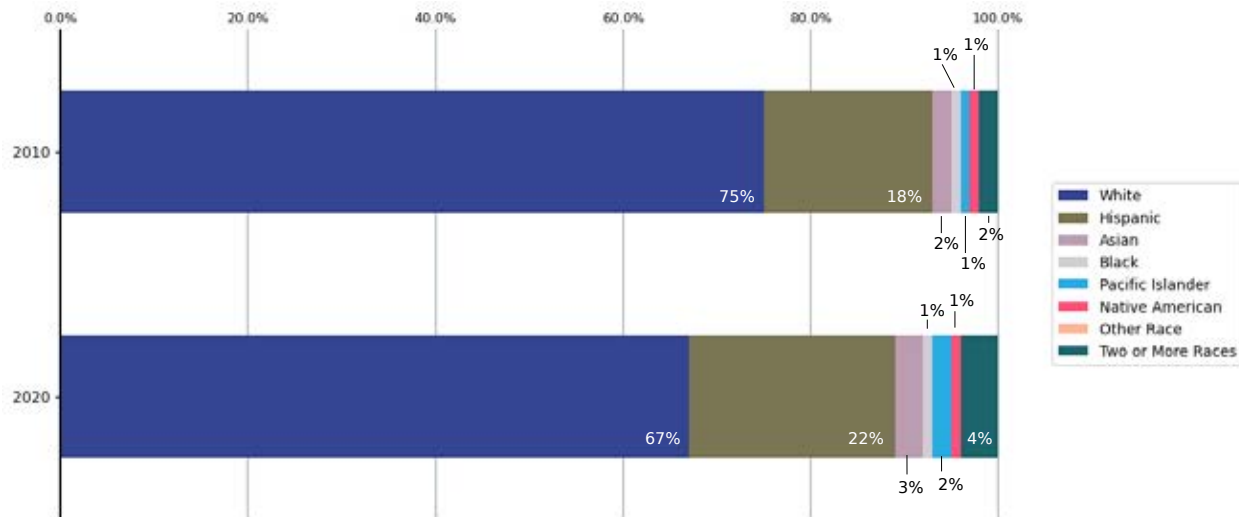


FIGURE 2.3
WEST JORDAN RACIAL AND ETHNIC MAKEUP

Source: 2020 U.S. Census

Age and Education

The median age of a West Jordan resident is 32.3 years old as compared to the median age in Utah, which is 31.2 years old. According to the U.S. Census, 90.6% of residents over the age of 25 are high school graduates, and 22.7% have received a bachelor's degree or higher. Figure 2.4 illustrates the age distribution of residents and the education level of West Jordan residents over 18 years of age.

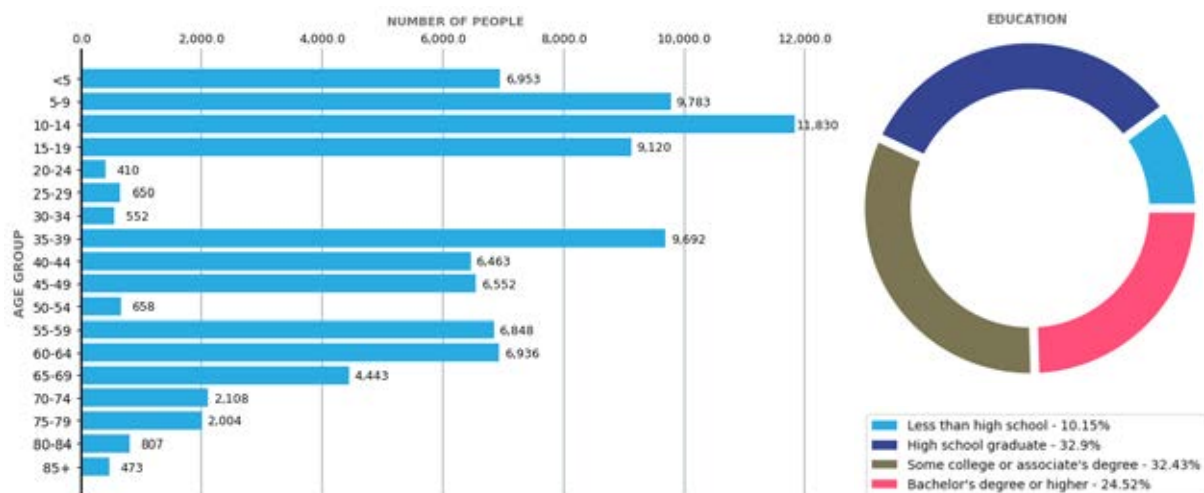


FIGURE 2.4
AGE DISTRIBUTION AND EDUCATION (2019)

Source: On the Map, U.S. Census Bureau



Household Income

West Jordan families enjoy an income level that is higher than in Salt Lake County as a whole (Figure 2.7). According to the 2020 U.S. Census, the median family income in West Jordan is \$87,006 compared to \$80,119 for all of Salt Lake County. It should be noted, however, that per capita income is lower in West Jordan when compared to Salt Lake County (\$29,369 vs. \$35,672). This is attributable to the fact that the average family size in the City is greater than that of Salt Lake County.

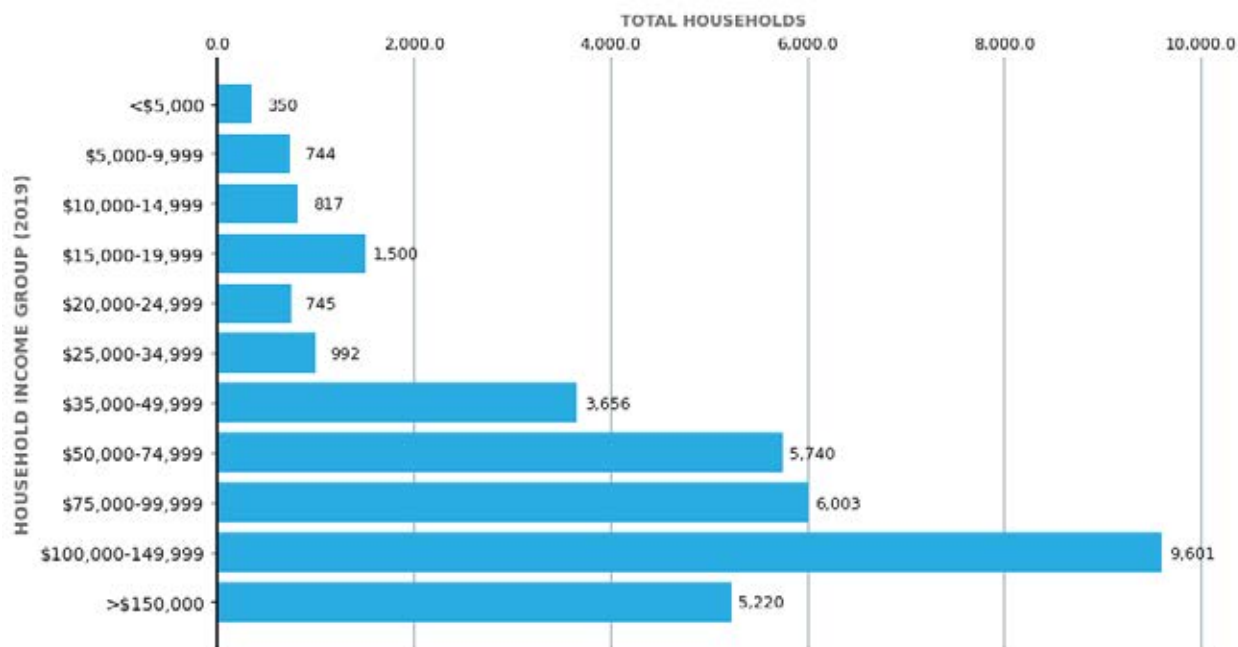


FIGURE 2.5
WEST JORDAN HOUSEHOLD INCOME (2019)

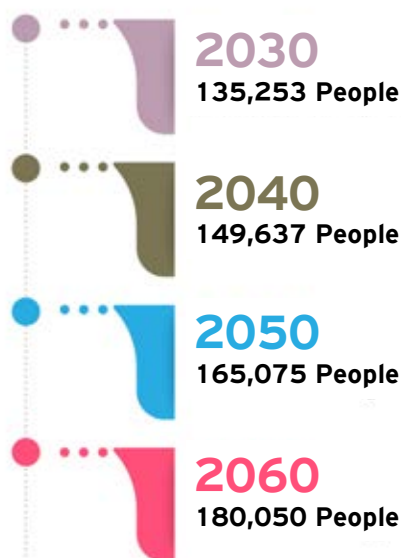
Source: On the Map, U.S. Census Bureau

Population Projections

The 2010 Census reported West Jordan had a population of 103,712 people. In 2020, West Jordan's population was over 116,000 people. It is estimated that West Jordan's population will increase to nearly 150,000 by 2040.

The figure to the right shows the anticipated population increase for West Jordan through the year 2060.

Population growth has presented many challenges and opportunities for improving the quality of life in West Jordan and will continue to do so for the foreseeable future; however, the City is committed to sustaining its reputation as a family-friendly and vibrant city.



Source: West Jordan 2012 General Plan & Moderate Income Housing Plan, Governor's Office of Planning & Budget, U.S. Census Bureau.

Chapter Three

GROWTH MANAGEMENT

The City of West Jordan, with a current population of over 116,000 people, has developed about 75% of its available land. A growth management challenge is planning infrastructure for expansions west while providing capacity for infill and redevelopment on the eastern half of the City. How these areas develop over time will determine the City's image and desirability as a livable and attractive community.

The pattern and economics of growth in the Salt Lake Valley are as much a factor of land availability, location of employment, shopping, and transportation patterns as it is of the individual community attempts to direct growth. Each local governmental entity has jurisdiction over its specific land use and growth rate. With regional factors driving growth, such as wages, housing costs, and location of employment, individual local governments experience the impact of these factors in their community.



Many of the trends and economic factors affecting growth in metropolitan areas nationwide are also being felt in communities like West Jordan. A few important trends and indicators the City should keep in mind as growth management strategies are developed include the following:

1. A major constraint for growth located at the western edge of the City will be the ability to finance needed infrastructure improvements.
2. Future sales tax generation will require providing retail opportunities close to residential areas and employment areas.
3. New residential growth areas are often further from existing employment centers. This results in longer commute times and vehicle miles traveled. However, recent advancements in communications technology have made it possible and relatively convenient for some employees to work from home, thereby reducing or eliminating commutes. Addressing traffic and air quality will require the community to encourage new employment opportunities closer to residential growth areas and employment centers that offer work-from-home options to their employees.
4. The quantity, character, and mix of housing have a significant impact on the future locations of employment centers. Housing that meets the needs of workers wishing to locate near employment centers may also be a factor.

Growth Patterns

Most of the residential growth in the City has been single-family residential development. During the past 10 years, single-family residential development has steadily increased and much of this growth has been within large planned communities on the west side of the City. These include Dry Creek Highlands (592 acres, 2,960 units), Copper Rim (205 acres, 732 units) and Wood Ranch (635 acres, 3,068 units)

There have been a number of multi-family residential developments built within the past several years, particularly in the larger planned communities and near light rail stations. However, growth of multi-family residential development has somewhat slowed since the adoption of ordinances that limit the number of multi-family developments in order to keep the ratio of single-family residential to multi-family residential housing consistent with the goals of the General Plan. It is anticipated that future multi-family growth will develop primarily near light rail stations, the Mountain View Corridor and within 75-acre+ planned communities.

Industrial development has also grown substantially over the past 10 years, most of which has occurred in the southwest quadrant of the City and the area west of the airport. Growth of small industrial development has remained steady, while a significant surge of very large industrial projects has occurred within the past five years. These large projects include an Amazon distribution center, the Aligned Energy data center, the VAST data center, and the South Valley Regional Office Park/West Jordan Business Park consisting of over 500,000 square feet of leaseable warehouse/office space.

The construction of public facilities has also surged significantly within the past several years, and much of this has been driven by Salt Lake County and the Jordan School District. The Salt Lake County Public Health offices and the District Attorney's offices were

built near West Jordan City Hall, while the Salt Lake County Public Works facility was built on Airport Road. The Jordan School District has built the new Antelope Canyon Elementary School on 6400 West, a large expansion of its bus facility, and has re-constructed West Jordan Middle School.

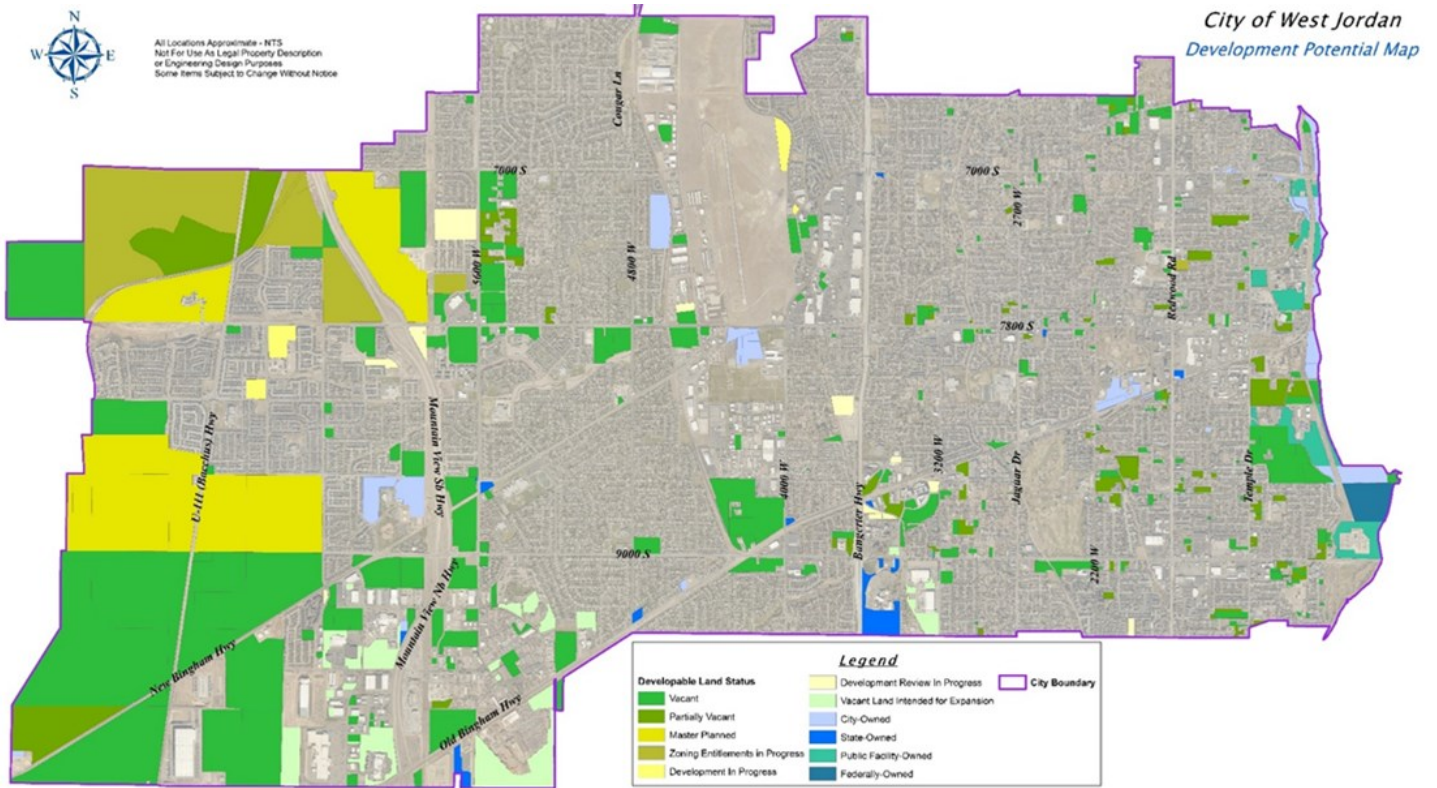
The City has also completed the construction of the West Jordan Public Works facility.

Much of the new commercial development in the City has been near the corner of 5600 West and 7800 South and within Jordan Landing. The largest of these projects has been the 24-acre Highlands Commercial and 14-acre Highlands Landing commercial developments on the northwest and northeast corners of 5600 West and 7800 South. Other infill projects within Jordan Landing include the renovation of the entertainment center around the Cinemark movie theater, the Rush Funplex entertainment center, Residence Inn, Bank of America and the My Place extended stay hotel.

Recently, office development has been much more tempered and has consisted primarily of small infill projects throughout the City.

Growth Potential

West Jordan has a sizeable amount of developable land remaining within its boundaries. As of April 2021, West Jordan has a total of 5,295 acres of developable (vacant or partially vacant) land, which equates to 25.6% of the total area of the City. This amount of land primarily consists of fully vacant or partially vacant properties, which comprise 56.7% of the vacant land in West Jordan. Masterplanned communities that have been approved or are currently under review comprise 31% of the vacant land. The remaining vacant land is either owned by municipal, State or Federal public entities (7.7%) or is being held for future public utility or industrial business expansion (4.6%).



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Produced on April 1, 2021

FIGURE 3.1
DEVELOPMENT POTENTIAL MAP



Annexation Policy Plan

Utah Code § 10-2-401.5 requires municipalities to adopt an annexation policy plan to guide the municipality's decision whether to grant future annexation petitions. The City's policy plans have changed over time as the City has grown. The most recent Master Annexation Policy Declaration (Resolution 02-26) was adopted by the City Council on March 26, 2002, which extended the proposed West Jordan Annexation area west to the Tooele County border as shown below in Figure 3.2. Figure 3.3 shows possible future annexations of areas in Salt Lake County.

Growth Management Vision

West Jordan strives to maintain and nurture a rich path through history, continuing to

integrate and balance the ideals of its humble past with future aspirations emblematic of a large community. The City also endeavors to choose its future built on a sensible and sustainable, yet innovative, growth strategy.

Part of this growth strategy recognizes the need to balance the preservation of established neighborhoods while accommodating increasing demand for a wide range of housing choices.

The other part of the growth strategy integrates a sensible and sustainable community while supporting and developing a myriad of economic opportunities through a stable, varied commercial and industrial community that is supported by a vibrant, efficient, accessible, and robust transportation network that facilitates business interests while efficiently moving citizens throughout West Jordan.

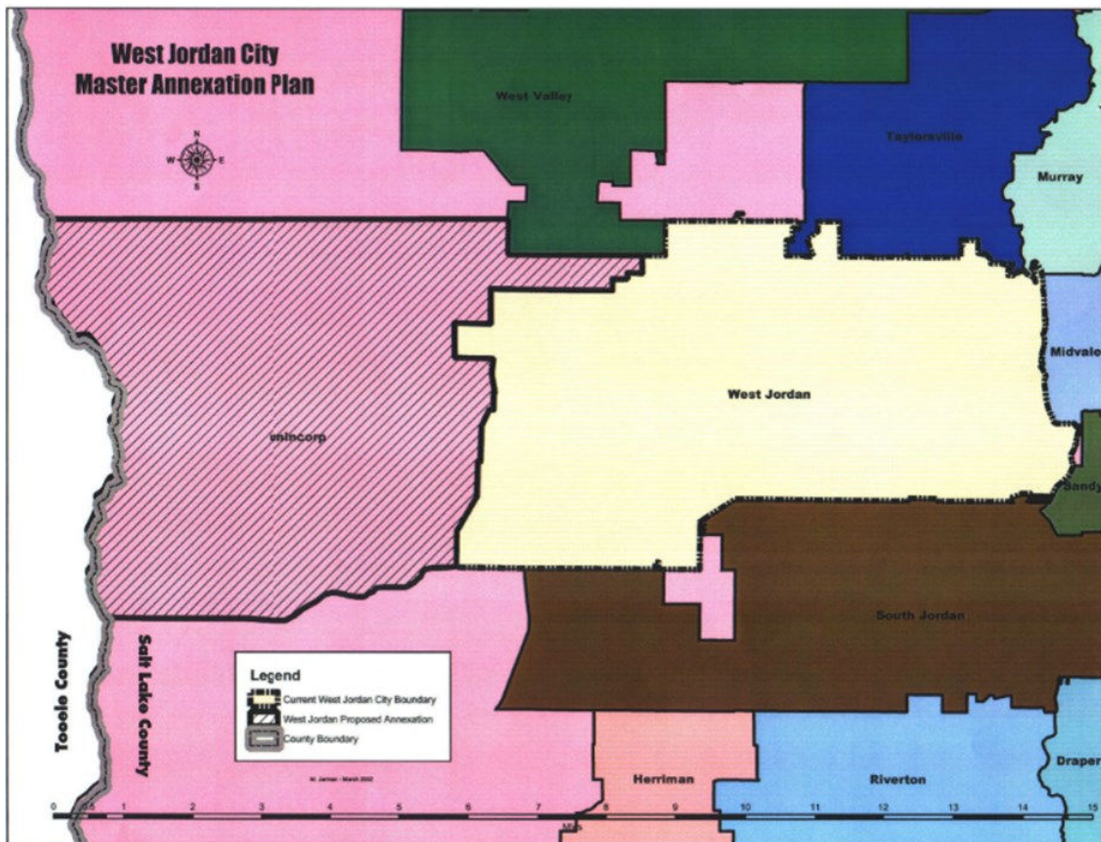


FIGURE 3.2
WEST JORDAN CITY MASTER ANNEXATION PLAN

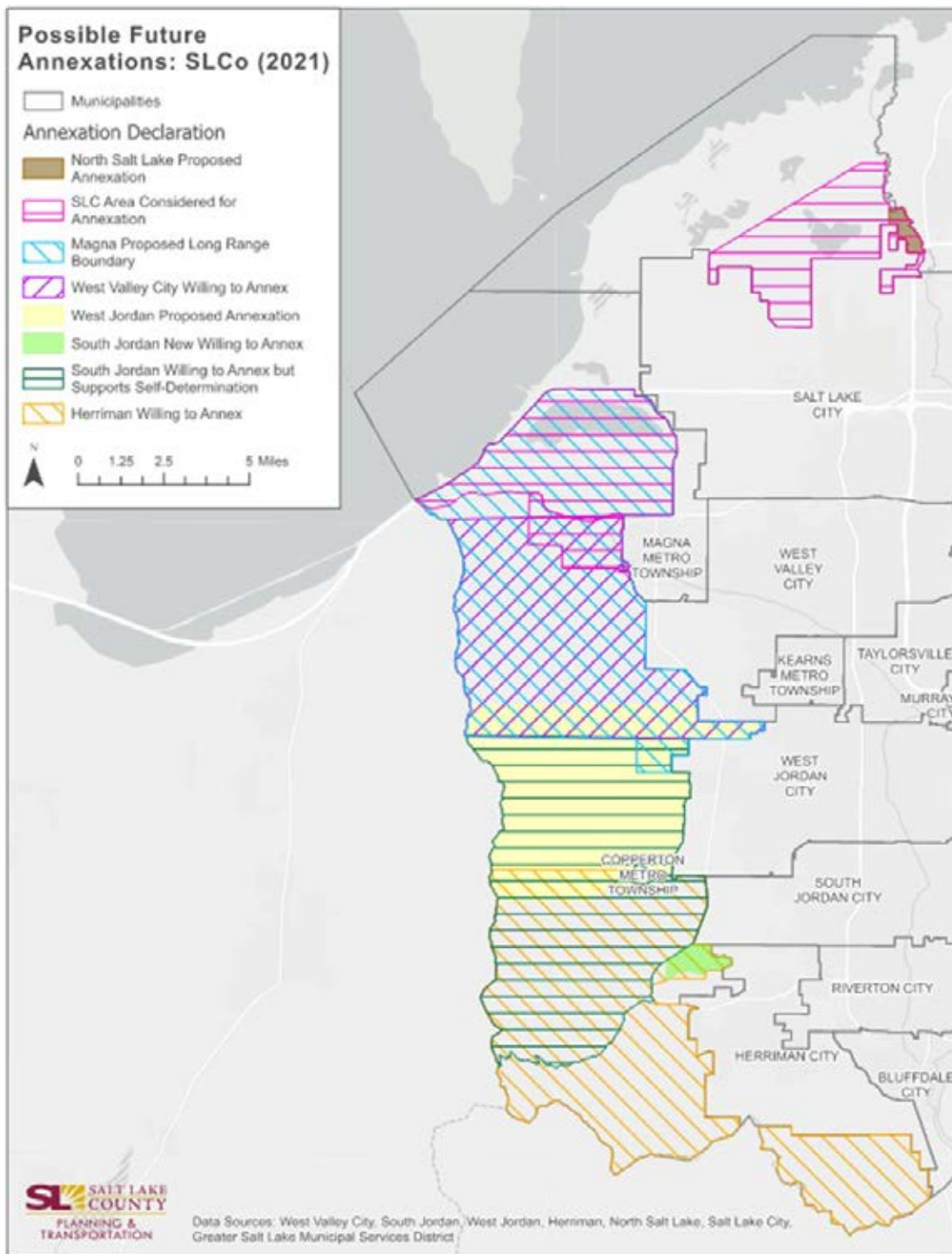


FIGURE 3.3
POSSIBLE FUTURE ANNEXATIONS: SLCo (2021)



It will also be imperative for the City of West Jordan to balance growth amongst the community and business needs. An ideal balance of residential and commercial interests creates an equal and beneficial contribution of both economic and communal support for a community that will thrive for decades as envisioned by the overall community.

Growth Management Strategies

The City of West Jordan employs a number of tools to manage the timing, extent and cost of new growth. Foremost among these

strategies are techniques to ensure that new growth pays for its fair share of the costs for public improvements and services. Among common growth management strategies are featured below.

Ultimately, smart growth management should be cost-effective, logical, and aim to maintain or increase the quality of life for residents.



Growth Management Strategies:

- 1. Urban growth boundaries or urban service limits.** These are mapped boundaries designating areas of the community where development may occur. The timing and phasing of development into these areas is often designated as well.
- 2. Threshold standards.** Standards can be established for a variety of public facilities and services that must be met to allow development to proceed. Demonstration that a site can be adequately serviced by public utilities before a rezoning or an amendment to the Future Land Use Map can occur is an example of a threshold standard.
- 3. Incentive zoning.** This encourages development of certain types, amenities, or design qualities in return for defined benefits, such as increased densities. Incentives are often used in downtown areas and suburban business centers to gain open space, special building features, target infill, or other public benefits.
- 4. Development exactions.** Developers may be required to contribute land, facilities, or funding for certain types of public facilities that may or may not serve the developer's project.
- 5. Development impact fees.** These are monetary charges imposed on new development to recoup or offset a proportionate share of public capital costs required to accommodate such development with necessary public facilities.
- 6. Infill Development Zoning.** The City has adopted a number of overlay zones that encourage development or redevelopment of vacant or underutilized property that are surrounded by established development.
- 7. Transit-Oriented and Mixed-Use Zoning.** The City has established Transit Station Overlay Districts around all six light rail stations within West Jordan. These areas require a high level of architectural and site design while allowing for increased density and convenient access to public transit. At least two of these areas have seen increased development within the past 10 years, namely the Jordan Valley Station (3300 West and 8700 South) and the area around Gardner Village. The city has also created a Residential Overlay District, which allows for high-density residential development within large commercial shopping centers to facilitate a mixed-use environment.
- 8. Redevelopment Agencies.** Local, State or Federal redevelopment agencies can assist potential developers with public/private partnerships or procuring funds for the development or redevelopment of underutilized property or in need of redevelopment.
- 9. Future Land Use Map.** The Future Land Use Map graphically illustrates the vision, concepts, goals and strategies described in the general plan in the form of existing and anticipated or predicted land uses. It is the community's guide to future planning. The map helps to manage growth as it is used by decision-makers to make land use and zoning decisions and to plan for new public infrastructure such as roads, parks, water, sewer, and storm drainage facilities in a predictable and orderly manner.
- 10. Zoning.** Regulatory standards, such as zoning, controls the location, type, density and timing of development and is a common tool used by communities to manage growth.
- 11. Capital Facilities Plan.** The Capital Facilities Plan is a 6-year plan that prioritizes the City's capital projects and includes estimated improvement costs. Implementation of the Capital Facilities Plan may or may not affect growth depending on funding available for public infrastructure.



Chapter Four

URBAN DESIGN

Urban design is a process that is implemented by cities and towns to develop a relationship between people and their physical environment, with a goal of the municipality being both functionally and aesthetically pleasing. Good urban design can facilitate social health and opportunity.

Urban design standards are usually established and implemented through a city's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedures. While developers usually retain the greatest influence over the design of their projects, a city can directly influence land use, architecture, open space, street and transportation improvements, and landscaping of private development through urban design guidelines.

The goals and policies of the various elements of the West Jordan General Plan have been established to encourage orderly growth and development. The urban design goals, policies and standards are then used as a tool to synthesize these other elements and create a cohesive form and identity for the City.

For urban design to be meaningful, it must define the design objectives of the City and incorporate the process for making decisions regarding the City's future character. The process must determine how individual parts of the city interact to create an identifiable image and character that helps to achieve the goals and vision of the community.

The Urban Design Element focuses on three major areas - urban form, neighborhood character, and implementation of goals and policies. The three are closely interrelated and must be considered within a comprehensive urban design framework. For example, initiating an open space plan that has little relationship to other urban design components, such as streetcapes, neighborhoods, and linkages, will do little to improve the quality of the urban environment.

Urban Form

The physical shape and appearance of a city is its urban form. This form is determined by topography and other natural features such as rivers and drainages; the arrangement, size, shape, pattern, visual quality of buildings or developed areas; the spaces surrounding them; and the transportation system serving them. While the natural forms of the city are not easily altered, a great deal can be done with man-made elements to enhance a city's environment.

City topography and natural features obviously have a great deal of influence on its form. Some past development practices (e.g. piping of creeks and drainages, vegetation removal and massive grading of development sites) have tended to erode a city's relationship to these distinctive natural features. If this tendency continues, West Jordan may lose much of what makes it unique today.

An effective urban design policy suggests ways to create a more efficient, attractive, and interesting place to live and visit within the context of what is unique and character-defining while preserving as much of the natural topography in its original form as possible.

A strong urban form is an important economic development tool. Businesses, including the convention and tourism industry, are attracted to and retained by sound urban environments. In cities throughout the United States, city officials, businesses organizations and residents have effectively used their urban environment and form in promoting the city as a good place to work, reside, and engage in recreational activities. The manner in which neighborhoods of all types are interconnected both functionally and aesthetically influences a city's form. This in turn affects a city's ability to attract and retain businesses and residents.

The tendency in an urban design program is to look at individual issues separately rather than as an interconnected network. Land

use, scale of development, transportation systems, site design, pedestrian open space, etc., are all very much related to each other and must be considered as an interrelated group which affect the city's present and future development form and character.

West Jordan's urban design policy must be able to respond to the ever-changing marketplace and the special characteristics of different areas of the City. At the same time, individual project designers must be allowed to be innovative in designing projects that fit the goals and vision of the community and how it wishes to grow and develop in the future.

Neighborhood Character

West Jordan faces three principal challenges in making the most of its future:

1. Those areas of the City that already meet all expectations and stand out as great places within the community must be recognized and preserved;
2. Those that do not meet expectation must be improved, revitalized, and/or redeveloped;
3. Undeveloped open areas to the west must be carefully planned and guided to reflect the City's goals and objectives related to future growth and development.

In preserving neighborhood character, the term "neighborhood" takes on its broadest definition. Neighborhoods are not just residential. West Jordan also includes commercial, office, industrial, and even emerging transit-oriented and mixed-use neighborhoods.

Neighborhood character is important for many reasons other than nostalgia or historic significance. Preservation of distinctive buildings helps ensure the conservation of unique characteristics and contributes to the establishment of a sense of place. For the designer of new buildings, this information can be a valuable resource for making new buildings fit with existing neighborhood character. All of this enhances the city's richness and preserves a history of changing architectural styles through the years.

Through establishment of design compatibility ordinances and master plans, property owners in small geographic areas are given additional tools for conserving, revitalizing, and generally upgrading their neighborhoods. The types of features regulated by compatibility ordinances may include items such as views, specific land uses, architectural forms and styles, landscape standards, and site design characteristics.

Neighborhoods each have special characteristics that distinguish them from one another. Attributes such as open spaces link areas together and make the important connections that build communities by bringing people together in appealing places. Architecture, building placement and density, open spaces, vehicle and pedestrian circulation networks, street design, and landscape character, among other things, play important roles in creating neighborhood character. An important goal of this Urban Design Element is to identify areas, features, and qualities that define West Jordan's character, and then build on these elements while promoting smart design in new areas of the City.

In summary, urban form provides the physical structure and framework of streets, blocks, districts and neighborhoods that enhances community character. Generally, urban form deals with the larger scale elements of a community. Neighborhood character focuses on the details of urban form and builds on the basic framework and structure, and goes beyond to create places that are special, memorable, enjoyable, livable, and attractive.

The Urban Design Element is arguably the most important element of the General Plan because it pulls together all of the "big ideas" from the other elements and melds them into a common vision of community.

Elements of Urban Design

Land Form and Natural Features

Most communities develop at a particular location because of "the lay of the land" and its natural attributes. This is true of West Jordan. The pioneers that founded the City discovered ample water from the Jordan River and other minor creeks, abundant fertile land on rolling hills, and timber and other materials for building on the slopes of the Oquirrh Mountains to the west. These features are still evident and remain character-defining.

The Jordan River is an excellent example of a major natural feature that is recognized for its beauty and its potential to provide an important natural environment in an urbanizing community. Today, it is a critical part of West Jordan's open space system and defines the eastern edge of the community.

Smaller drainages and creeks have the same potential as major land forms and should become equally important connections for pedestrian, biking and equestrian access to the Jordan River and the Oquirrh Mountains in the future. Many are identified in the Parks, Recreation, Trails and Open Lands Master Plan.

Just as important, the Parks, Recreation, Trails and Open Lands Master Plan identifies lands that should be preserved and not developed. These, combined with community and neighborhood parks, provide the "green" aspects of the overall community framework.

As the City develops, taking advantage of and incorporating the remaining creeks, drainages, and sensitive lands into the emerging urban form on the west side of the City is an important community-wide goal and vision. It is similarly important to reestablish



these same natural features within developed areas. The various elements of the General Plan all support this vision.

Streets

All of the most memorable cities in the world have great streets. Large boulevards and parkways connect communities. Main streets around which a city center is formed also connect neighborhoods. Narrower streets connect people within a neighborhood. Each street is different in scale, function, and treatment, but all establish the most important element of the urban “man-made” aspects of the community framework. The importance of streets and streetscapes as defining elements in a community cannot be overemphasized.

The 2015 Master Transportation Plan identifies a hierarchy of streets. This hierarchy determines how the streets will function, and where they should be located. The Urban Design Element gives streets character and qualities that lessen their harshness, soften their edges, and make them a pleasant experience for not only vehicle occupants, but pedestrians, cyclists and neighborhood residents as well.

Arterial Streets

Arterial streets are typically non-highway roads that carry the highest volumes of traffic. These streets should have wide park strips, large street trees, consistent, coordinated lighting fixtures and street furniture, and should incorporate separated bicycle and pedestrian paths.

Arterial streets may also have landscaped medians. Because these streets are often wide and difficult for pedestrians to comfortably cross, medians should be used to provide a “safe island” while crossing, as well as to beautify the street, reduce its perception of width, and make it more welcoming and comfortable for pedestrians.

Pedestrian bridges can also be included near schools or other areas where pedestrian crossings are more frequent to enhance

pedestrian safety and convenience. Many of these elements are included in the Redwood Road Corridor Master Plan, which was adopted by the City Council on June 14, 2017. This Plan was designed to establish an enhanced and uniform design for the streetscape of Redwood Road.

Collector Streets

Collector streets are roads that have traffic intensities in between arterial streets and local streets and generally link these roads together. Where they interface with residential neighborhoods, they should take on more neighborhood street characteristics.

Where they interface with commercial/retail and mixed-use neighborhoods, they should take on more “main street” characteristics where it makes sense. Such characteristics may include buildings close to the sidewalk, wide sidewalks and park strips to separate pedestrians from vehicles, underground utility lines, street trees, decorative lighting and strong corners with important buildings.

Collector streets will be wider than most local streets and carry more traffic, but they can also be as inviting and pedestrian friendly as local streets.

Local Streets

Local streets are the smallest in scale or the narrowest in width, and primarily serve the people who live in the neighborhood. Park strips, sidewalks, street trees, and front yards should be the primary streetscape elements.

Gateways

Gateways primarily occur with streets and constitute entrances in and out of a city, but may also refer to entrances into districts or neighborhoods, or a place of arrival for another mode of transportation such as a TRAX station or a bridge across the Jordan River. They are the first visual impression of a city or neighborhood.

A gateway often frames a principal view, providing a point of identity from which the

viewer begins to identify and remember an area. A gateway may be created in many different ways depending on its location and the space available. Wherever it is created, it should have some consistency in signage, materials, and design so that it becomes associated with the community or neighborhood and establishes an image. Primary gateways into West Jordan include:

- 7000 South, 7800 South, and 9000 South on the east side;
- Redwood Road, Bangerter Highway, the Mountain View Highway, and Highway 111 on the north and south sides of the City; and
- TRAX stations.

View Corridors and Vistas

A view is a visual image having aesthetic beauty worth preserving. A “view corridor” frames a view of a building or natural feature from either a short or long distance. View corridors are most often associated with streets or pedestrian walkways. The buildings adjacent to the street often frame a view of a prominent feature of a city.

A vista, on the other hand, suggests a wider perspective or panoramic view. It may encompass an entire city, a sunset over the Oquirrh Mountains, or provide a backdrop to the community such as those provided by the Oquirrh Mountains to the west and the Wasatch Mountains to the east.

West Jordan has many view corridors that influence both the urban form of the City and the development character of its districts and communities. More of these view corridors will be created as the City Center is developed and open spaces and trails are connected.

View corridors often terminate on a landmark, whether it is already there or needs to be created. It could be a historic structure, an existing building like City Hall, a new building, a roundabout, a large public gathering place, a park, or any number of other architectural or landscape features.

Important streets may terminate with a view or vista that establishes a landmark.

West Jordan’s most important vistas “place” the community in a setting and connect it to a broader environment. West Jordan is a valley community along the Wasatch Front. Its residents and visitors should feel that connection and understand where they fit into the region. Most of the important vistas are to the east and west, and these certainly are the broadest and have the biggest visual impact.

Height, Scale, and Character of Buildings

A city’s image is greatly influenced by the character and placement of its buildings. Building height, mass, scale, materials selection and architectural style should be planned and built with consideration to existing or future surrounding development.

For instance, buildings placed without concern for their effect on the street environment could cast undesirable shadows over a plaza or urban park. The following policies have been developed to stress the importance of buildings in the City’s character and image:

- Treat building height, scale and character as significant features of a neighborhood’s image.
- Consider that features of building design such as color, detail, materials, and scale should be responsive to neighborhood character, neighboring buildings, and the pedestrian.
- Maintain a pedestrian-oriented environment at the ground floor of all buildings.
- When designing parking facilities, balance the need to provide adequate parking based on the use of the site while minimizing its visual and spatial impact.



Urban Open Space

Open space includes streets, plazas, side yards, courts, parks, arcades, yard areas, and vacant land. The Jordan River Parkway and the mountain canyons to the west are appealing open space amenities available to West Jordan residents. There are also many untapped open space resources in the City including school sites, natural drainage channels and canal corridors, etc., which may have additional open space potential. Ideally, open spaces in an urban environment should offer a wide range of experiences for users, from mountain trails to an urban plaza in the City Center.

While the spaces that are provided are important, it is equally important to provide pedestrian networks to link those spaces together. To improve existing pedestrian circulation facilities and provide new and stimulating pedestrian experiences for the future, we must plan for them today.

Design principles such as integrating ground floor uses into pedestrian networks, using architecture to define a space, and using materials within the space that are compatible with surrounding architecture should be carefully considered in the design and development of public spaces in an urban environment.

Urban spaces should also be designed to invite and welcome people into them and to serve as gathering places. Care should also be taken at the concept level to design the placement and integration of usable open spaces in central areas that are easily accessible to the general public, rather than placing them near the fringes as an afterthought.

Signs

Signs are an integral element in the urban fabric of the City. They contribute to the character of different areas and are often a major prominent identifying feature. Most signs in West Jordan are oriented to the street level environment which helps make

buildings and land features the focus rather than signs. This not only helps to maintain the individuality and quality of buildings, but it also enhances views and vistas. It is important to maintain this balance between the need for businesses to identify themselves and to advertise their products, as well as the public purpose of creating and maintaining an orderly and attractive urban environment. Therefore, the purpose for establishing and updating any sign standards for the City should be to:

- Provide ample opportunities for businesses to advertise products and services without having a detrimental effect on the aesthetics of the community.
- Consider sign design and location as an integral part of all development, not as an afterthought.
- Ensure that government-sponsored signage sets a positive example.
- Regulate the size and location of all signs so they do not detract from the City's positive appearance nor impede the safety of vehicles and pedestrians.
- Properly manage the density of signage to reduce visual "clutter" and avoid an overly distracting urban environment.

Land Use Buffers

Buffers are used to mitigate the negative effects of a land use or activity on an adjacent land use of less intensity. They may be created through landscaping, distance, berms, fences, and/or building orientation. Buffers, when used appropriately, improve the living and working environment and help mitigate negative impacts between dissimilar land uses and associated nuisances such as dirt, litter, noise, light glare, signs, and unsightly buildings.

Art in Public Places

Art in public places is not a new concept. Virtually every city has some form of publicly displayed art. The art may be located in

plazas, parks, street corners, transit stops, schoolyards, and building lobbies. It may be an integrated feature of a building or site or it may be completely independent.

Because art in public places is so visible, it can be valuable in shaping a neighborhood's character. It lends interest to the setting and can portray a particular image of a business, district or city. Artwork not only helps enhance the image of a particular facility, but a city's image as well. Art can also showcase the diversity of the city and provide an inclusive and creative outlet for all of its residents.

The City should encourage greater emphasis on visual arts in public spaces. During the past few years, the City has constructed a statue near the main entrance to City Hall and Salt Lake County has provided a sculpture near the West Jordan Library and the District Attorney's office building.

The City should also consider ways to assist developers in providing artwork for privately financed developments. This would include helping them find artists to create the work, and funds, through art grants or other sources, to help finance it. The City should also consider installing art on property that it owns, such as neighborhood parks (e.g. play equipment can often function as sculpture), public plazas and other public gathering spaces. The City should encourage County and State agencies to provide public art at schools, libraries and transit stations.

Art competitions are often an excellent way to publicize a development and make the public aware of the visual arts. An art competition program to assist developers and property owners in procuring art pieces for public display could also be beneficial to publicly financed projects and allow the public to be involved in the selection process.

The City Center

The Land Use Element of this Plan, Chapter 5, recommends development of a City Center in the general vicinity of the intersection of 7800 South and Redwood Road. Design

elements that should be considered for the City Center include establishing a "street wall" (bringing buildings closer to the street to create a continuous, but varied, architectural façade), creating a pedestrian-friendly mixed-use environment, enhancing visual interest and functionality at the pedestrian scale and providing public spaces throughout the area.

The street wall concept (locating buildings next to streets with parking areas behind the buildings) is a major urban design element in the development of a City Center. A strong street wall helps facilitate the sense of being in the commercial center of a city and establishes the character of an authentic "downtown". The street wall can be used to create a pleasant contrast to surrounding suburban residential areas and shopping centers. A strong street wall helps facilitate pedestrian circulation as well as provide a sense of space and scale unique to the City Center and establishes a strong relationship between streets and buildings.

Public space within the City Center must be thoughtfully located and its character must be compatible with the district. Public spaces should take their form from the buildings around them, and materials used should be in harmony with those buildings. These spaces should also be designed to be unique and positively engaging in order to attract people to the space and to facilitate a memorable experience.

Transit Oriented Development

The Land Use Element of this Plan, Chapter 5, recommends that areas within one-quarter mile of a transit station be designed using principles of transit-oriented development. These principles include creating compact development that includes a diversity and mix of uses and pedestrian-friendly design. Design elements that should be incorporated into a transit-oriented development include a complete network of bike and pedestrian paths that enhance accessibility, comfort, convenience and visual interest.



Having an interconnected network of bike lanes, sidewalks and pedestrian paths is essential to creating a pedestrian-friendly transit-oriented development, as the primary purpose of this network is to encourage people to walk, bike or use public transportation instead of relying solely on automobiles for travel. Such a network should provide convenient and efficient routes of travel throughout the development and be sufficiently wide in order to accommodate cyclists and pedestrians equally. Main entrances to buildings should be placed as close as possible to these paths for convenient access. Sufficient lighting along pathways and at street intersections should also be provided to enhance safety and security for nighttime use.

The inclusion of resting, shade, exercise or waste receptacle amenities along sidewalks and pathways and the implementation of visual interest at the pedestrian scale can also further enhance the pedestrian experience and encourage people to walk, bike or use transit. Such features could include durable and aesthetically unique bike racks, secure bike lockers, indoor bike storage rooms, bike tire pump/repair stations, drinking fountains, shaded benches, shower and locker facilities or other similar amenities.

Crime Prevention Through Environmental Design (CPTED)

In the 2021 community preference survey, 80% of respondents indicated that safety and security was very important to the ir quality of life in West Jordan. While many of the aspects of security are handled through law enforcement, urban design can also aid in preventing crime and enhancing security through Crime Prevention Through Environmental Design (CPTED) principles.

Crime Prevention Through Environmental Design is based on a theory that good design and effective use of the built environment will result in a reduction in the incidence and fear of crime, and an improvement in the quality

of life. In other words, if a site is laid out well and people are attracted to it, the likelihood of it being targeted for a crime may be reduced.

Crime prevention anticipates, recognizes, and evaluates crime risk and initiates action to remove or reduce risk. CPTED takes crime prevention one step further by evaluating site design and working with the development community and public development agencies to create safer designs in new and existing developments.

CPTED is widely applied to individual businesses, shopping centers, and industrial/commercial parks, as well as to residential areas, schools, institutions, parks, and playgrounds. It is most effective when performed as a cooperative effort between designers (e.g. architects, landscape architects, engineers), land managers (e.g. park managers), community action organizations (e.g. neighborhood watch groups), and law enforcement. Cooperation and partnership are needed since each group is not equally equipped to apply CPTED but each has a unique knowledge which makes them an important information source for creating effective CPTED strategies. Combined, these groups can develop holistic plans that influence offender behavior while, at the same time, creating desirable urban spaces to help people feel safe in their neighborhoods.

Principles of CPTED

CPTED principles include natural surveillance, natural access control, territoriality, maintenance, activity support, and order maintenance.

Natural surveillance is facilitated by organizing physical features, activities, and space to maximize visibility. In other words, "to see and be seen." This includes lighting of public spaces and walkways at night, avoiding hedges and walls that may be barriers to visibility, and eliminating other "hiding places." Surveillance puts the offender under the threat of being observed, and therefore identified and apprehended.

Natural surveillance can be very subtle.

Natural access control means carefully placing entrances and exits in proper relation to fencing, landscaping, buildings, and lighting to make these points of ingress/egress easily identifiable. For legitimate users, access control helps to visually define the desired entrance, provides a means of finding the safest access or exit, and leaves the criminal with few options for escape that are not being used or observed.

Territoriality happens when people take ownership and consider a place their own. Territoriality suggests that people have an innate desire, or even a compulsion, to protect or defend space which they occupy. The extent to which someone will defend territory depends on their personal investment in or responsibility for that territory. Well-designed places that people occupy and enjoy become their own; they use them and defend them.

Maintenance represents and demonstrates respect, caring, and ownership. It prevents reduction of visibility from overgrown vegetation or broken lighting. Spaces that are well-maintained create a perception of ownership and safety, whereas unpainted homes, graffiti, litter, broken glass, and dumping on vacant lots all say "no one cares, so why should I?" and compromise feelings of ownership and safety.

Activity support involves placing natural activities in an area at appropriate times to increase surveillance and enhance access control. Activity support strategies involve

locating safe or at-risk activities in such a way as to enhance or receive support from the other CPTED principles. In these situations, observation by people is casual and normally very subtle without a specific plan to watch for undesirable behavior. For example, placing a street vendor selling hot dogs at a key intersection will provide activity that discourages inappropriate behavior while increasing legitimate activity.

Order maintenance refers to prompt identification and attention to minor or non-criminal acts. Littering, littering, graffiti, excessively noisy people or "boom boxes," speeding vehicles, illegal parking, public drunkenness, and other disorderly behaviors offend and frighten people away. Public spaces are then vulnerable to even more offensive criminal acts. Quick attention to minor violations essentially "nips it in the bud" and reduces the possibility of increased crime.

CPTED review and evaluation should be an essential part of all public space design. It can mean the difference between a successful space and one that is unacceptable. It is a proactive step in creating great public spaces.

In conclusion, good urban design develops a positive relationship between residents and their environment by increasing safety, social health, and opportunity. Effective urban design also maintains the City's reputation as a family-friendly, vibrant growing city.

URBAN DESIGN GUIDING PRINCIPLES

Strengthen the identity and image of the City of West Jordan

Support neighborhoods and developments of character

Create a city center that exemplifies a high level of urban design



Chapter Five

LAND USE

The purpose of the Land Use Element is to establish and define the desired character and appropriate location of all future land uses within the City. This is accomplished by establishing guidelines for the distribution, location, and character of future land use development. A land use plan is traditionally composed of a future land use map and detailed textual description in the General Plan itself.

The purpose of the Future Land Use map is to communicate the geographic distribution and coverage of various land uses, while the textual element of the plan is meant to define the use classifications and sufficiently communicate the manner in which development should occur.

The primary goal in determining future land uses is to determine development patterns which build upon already existing and established patterns. It is also meant to provide for effective, efficient, appropriate, and sustainable uses of land in a way that promotes compatibility between those uses and maintains the goals of the General Plan.

Existing Conditions

Approximately 5,300 acres of land, in whole or in part, in West Jordan remains vacant or is used for agricultural uses. It is expected that the majority of this unimproved land will be developed within the next 20 to 30 years. By 2060, it is anticipated that the City will have a population of approximately 180,000 residents. According to the Kem C. Gardner Policy Institute, Salt Lake County is projected to add approximately 600,000 residents by the year 2065.



Current Land Use

Single-family residential development is the predominant land use in the City, occupying 6,384.99 acres or 30.87% of the total land area within the City. This is followed by vacant and agricultural land which occupies 22.22% of the City. Multi-family residential occupies 3.32% while commercial comprises 2.99% as shown in Table 5.1.

The eastern portion of the City is essentially developed which means that any future development, or redevelopment, will consist primarily of infill development. The western portion of the City is where the majority of growth will occur in the future.

TABLE 5.1

EXISTING LAND USES

Source: Salt Lake County GIS Parcel Data

Land Use	Acreage	Percentage
Single-Family Residential Detached	6,384.99	30.87%
Vacant / Agriculture	4,594.98	22.22%
Roads, Railroads & Canals	3,260.25	15.76%
Public Facilities	1,768.37	8.55%
Industrial	1,611.14	7.79%
Parks and Open Lands	770.98	3.73%
Multi-Family Residential	685.19	3.32%
Commercial	619.08	2.99%
Schools	484.15	2.34%
Religious Institutions	244.37	1.18%
Professional Office	112.40	0.55%
Group Care Facility	93.30	0.45%
Medical	51.64	0.25%
Total	20,680.84	100.00%

TABLE 5.2

COST OF VARIOUS LAND USE TYPES

Land Use	Community Pros	Community Cons	Financial Pros	Financial Cons
Parks, Open Space, and trails	<ul style="list-style-type: none"> - Provide recreational opportunities for members of various socioeconomic classes - Safer community, improves community wellness - Promotes physical fitness - Enhances property values - Ensures infrastructure are not destroyed due to natural hazards by providing a buffer 			<ul style="list-style-type: none"> - No opportunity to gain sales tax and/or property tax revenue - Funds used for maintenance could be used to improve other City services - Trails require purchases of contiguous space, which may be costly depending on property owners' desires
Single-family residential	<ul style="list-style-type: none"> - Residents perceive single-family homes as having high value and are considered a major objective for many individuals - Greater privacy for residents - Allows residents to express living preferences within yards - Less congestion on roads in neighborhoods - More defensible with less exits, which deters crime 	<ul style="list-style-type: none"> - Places an intense burden on existing water and sewer facilities if a zoning change with higher density is implemented - Increases demand for vehicular travel and makes it difficult for residents to walk or cycle to places. - Gateways into single-family residential neighborhoods can become crowded during peak travel time 	<ul style="list-style-type: none"> - Relatively low public safety service cost per acre 	<ul style="list-style-type: none"> - High infrastructure maintenance cost per acre - Increases funds for road, sidewalk maintenance, and snowplowing as lane miles increase - Increases utility installation and maintenance costs - Low property tax and sales tax revenue per acre

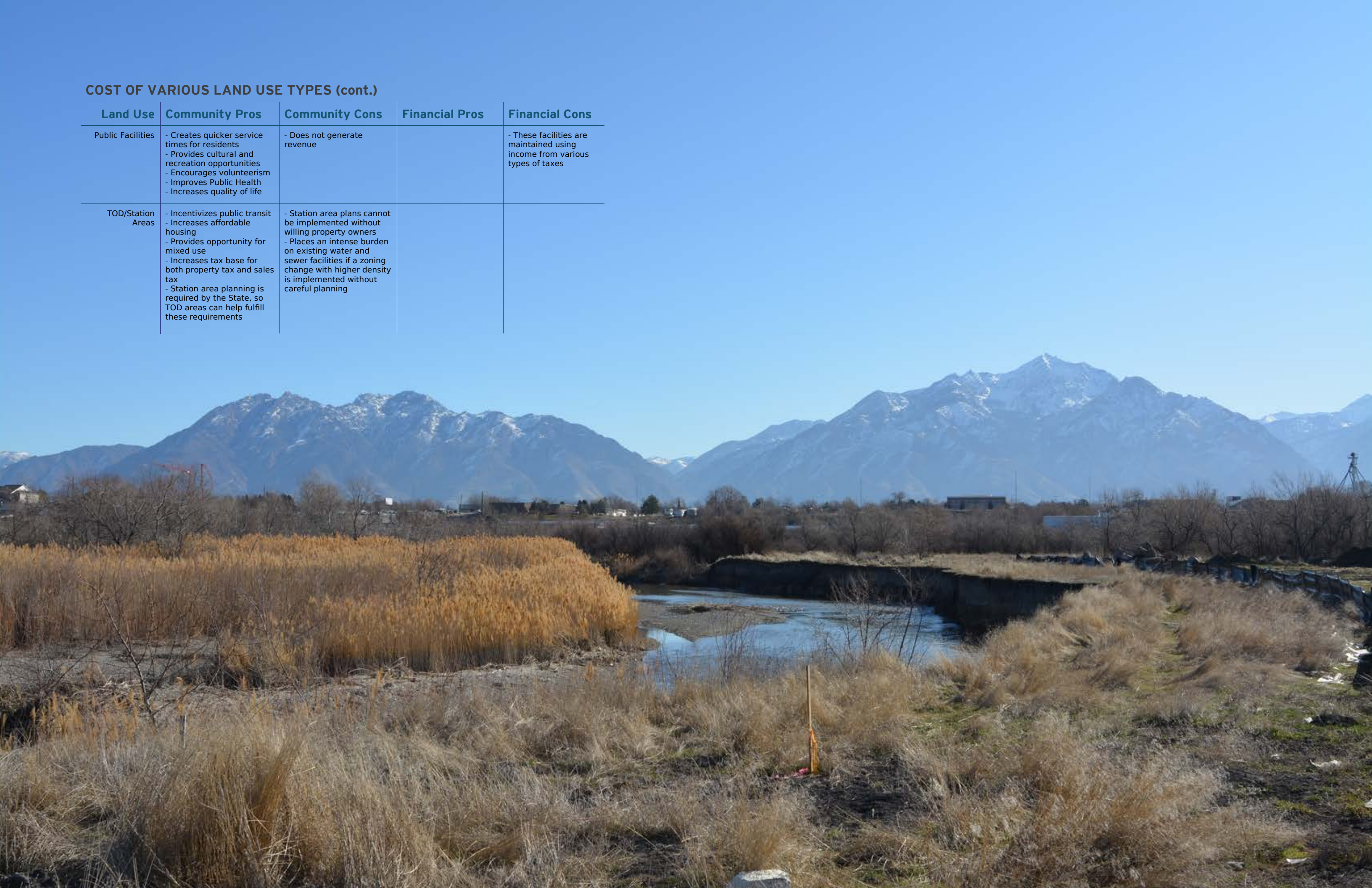
COST OF VARIOUS LAND USE TYPES (cont.)

Land Use	Community Pros	Community Cons	Financial Pros	Financial Cons
Multi-family residential	<ul style="list-style-type: none"> - Can create easier access to transit - Efficient way to increase supply of housing - Less of a carbon impact - Provides housing to younger households and modest income earners - Creates saving costs for police, ambulance, and fire services (in terms of travel time) - Prevents urban sprawl into farmlands 	<ul style="list-style-type: none"> - Places an intense burden on existing water and sewer facilities if a zoning change with higher density is implemented - Established residents do not prefer this type of housing (residents are open to middle housing, but not next to where they live) 	<ul style="list-style-type: none"> - Relatively higher property tax and sales tax per acre - Lower infrastructure costs per housing unit, lower infrastructure maintenance costs per person, per acre 	<ul style="list-style-type: none"> - Higher public safety costs per acre than single family homes
Industrial	<ul style="list-style-type: none"> - May create jobs for residents - Allows for companies that have complementary services to be near each other, which saves costs for them and brings more job growth to the City 	<ul style="list-style-type: none"> - Makes surrounding land less ideal for other uses without sufficient buffering - Excess noise and sometimes pollution 	<ul style="list-style-type: none"> - Relatively low public safety service cost per acre, per \$1 million in value - Relatively low infrastructure maintenance cost per acre, & per \$1 million in property value - Commercial property tax rates 	<ul style="list-style-type: none"> - Not a lot of sales tax revenue
Agricultural	<ul style="list-style-type: none"> -Maintains historical character of the City -Less costly on police, fire, sewer, and road maintenance -Allows for groundwater recharge/reduces water runoff 	<ul style="list-style-type: none"> - Potentially uses more water, especially if the farm is crop-based - Little property tax return 		
Commercial	<ul style="list-style-type: none"> - Provides goods and services for purchase to residents and creates a local economy - Creates jobs for residents - Local businesses create community character 	<ul style="list-style-type: none"> - Big box retailers often have large parking lots that are a waste of land use while creating greater lane miles and sidewalk miles around them to be maintained - Once vacated, big box retail is hard to retrofit - Local businesses may have a hard time competing with established commercial/ large commercial 	<ul style="list-style-type: none"> - Brings sales tax revenue into the City 	
Office	<ul style="list-style-type: none"> - Creates jobs near residents - Potentially decreases east/west traffic issues during peak times with more residents working closer to home and residents from other cities commuting into the City 	<ul style="list-style-type: none"> - Changing work landscape may lessen demand for office space, creating vacancies 		
Research Park	<ul style="list-style-type: none"> - Research parks create high value activities that need support and attract business investment. - Research parks create opportunities to partner with higher education institutions or other research-based corporations - Creates jobs with various income potentials 	<ul style="list-style-type: none"> - Research Parks need an attractive tenant to bring in other high-value tenants to not be a burden on the regional community 		



COST OF VARIOUS LAND USE TYPES (cont.)

Land Use	Community Pros	Community Cons	Financial Pros	Financial Cons
Public Facilities	<ul style="list-style-type: none"> - Creates quicker service times for residents - Provides cultural and recreation opportunities - Encourages volunteerism - Improves Public Health - Increases quality of life 	<ul style="list-style-type: none"> - Does not generate revenue 		<ul style="list-style-type: none"> - These facilities are maintained using income from various types of taxes
TOD/Station Areas	<ul style="list-style-type: none"> - Incentivizes public transit - Increases affordable housing - Provides opportunity for mixed use - Increases tax base for both property tax and sales tax - Station area planning is required by the State, so TOD areas can help fulfill these requirements 	<ul style="list-style-type: none"> - Station area plans cannot be implemented without willing property owners - Places an intense burden on existing water and sewer facilities if a zoning change with higher density is implemented without careful planning 		



Residential Land Use

West Jordan has historically been a suburban community consisting of primarily single-family homes and open agricultural land.

Approximately 31% of land in West Jordan is occupied by single-family residential uses. One of the primary goals of this General Plan is to continue to encourage new development that is integrated with existing development, and to make the most efficient use of existing infrastructure.

The 2021 West Jordan survey results indicate that 53% of the respondents feel there are too many opportunities for multi-family residential, 40% indicated the mix of housing types is about right while 7% indicated there are too few opportunities for multi-family residential.

While lower density single-family residential uses are most preferred in West Jordan, the City should address in its General Plan a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels.

Higher density development should be limited to those areas that are adjacent to higher intensity land uses and nodes, along high-volume traffic corridors, and within or near transit-oriented developments where they can more easily be designed to buffer the impacts of these more intense land uses.

In those areas where the General Plan recommends such developments, multi-family residential developments should be compatible with the surrounding area, not negatively impact neighboring residential areas, and conform to strict design and buffering criteria established for such developments.

Residential Land Use Classifications

For purposes of this Plan, residential land use has been divided into four classifications, based on the threshold of density (the number of dwelling units per acre) permitted.

The classifications are: Very Low Density, Low Density, Medium Density, and High

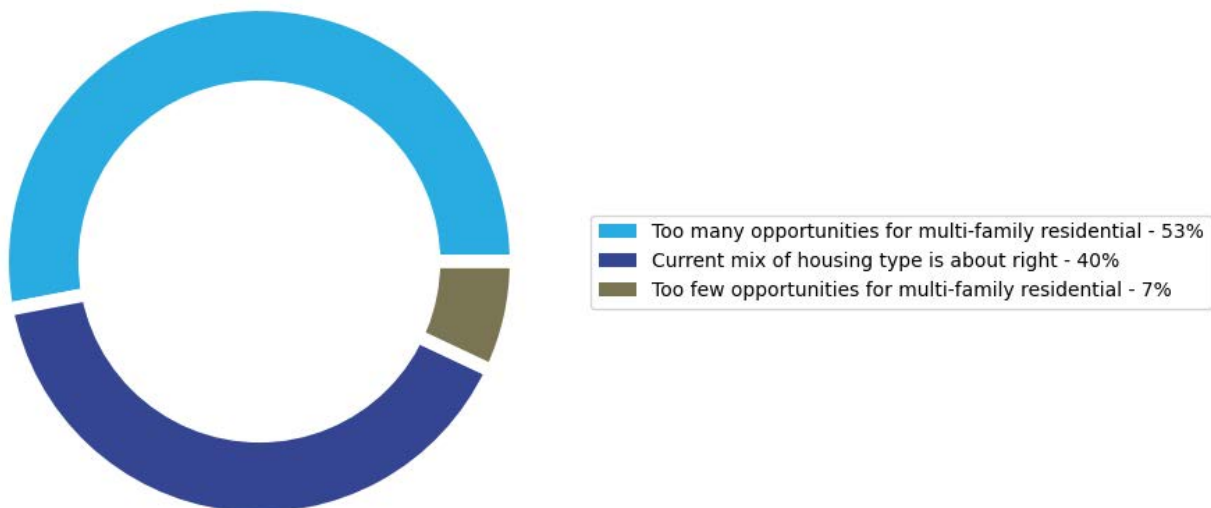


FIGURE 5.1

SURVEY RESPONSE—MULTI-FAMILY RESIDENTIAL

Source: Sample of West Jordan Residents

Density. Each of these classifications is described and defined below. It should be noted that development goals and policies for Transit-Oriented Development are covered elsewhere in this Plan.

Very Low Density

Characteristics of land in this category range from large acreages of land still in agricultural production to fairly large single-family residential lots, some of which may allow horses and other farm animals to be kept. Very low-density residential uses are appropriate as a buffer between higher density single-family development and dedicated open lands or on hillsides where sensitive slopes make higher density development inadvisable.

Low Density Residential

Includes development providing for low intensity single-family detached residential uses typically found in suburban and traditional neighborhoods.

Medium Density Residential

Includes development providing for moderate intensity single-family attached/detached units. Medium density residential uses should be preferred for infill development that are well buffered from commercial and industrial uses.

High Density Residential

Includes development providing for multi-family housing at or above two-stories in height, with densities intended to serve a large number of residents. This designation is typically used to serve as a transition from higher intensity land uses to lower density residential uses and is located in neighborhoods near a major transportation route, near core shopping centers, and where densities are typically higher to increase daily ridership numbers that are near transit stations.

TABLE 5.2

RESIDENTIAL DENSITY

Density Designation	Density Range (Dwelling Units Per Acre)	Zoning Districts
Very Low Density	Up to 3	All A, RR, RE Zones, R-1-9, R-1-10, R-1-12, R-1-14, PC, PRD
Low Density	3.1 to 5.0	R-1-8, R-1-9, R-1-10, PC, PRD
Medium Density	5.1 to 10.0	RM, R-1-5, R-1-6, R-2, R-3-6, R-3-8, R-3-10, PC, PRD
High Density	10.1 to 75	R-3-12, R-3-16, R-3-20, R-3-22, PC, PRD



Commercial Land Use

Commercial uses are significant and necessary components of the community, providing needed goods and services as well as sales tax revenues for the funding of public improvements and services.

This General Plan identifies three general commercial land use categories which are defined as follows:

Neighborhood Commercial

The Neighborhood Commercial designation is applied to areas in which the primary use of the land is for commercial and service functions that serve the daily convenience needs of a surrounding residential neighborhood.

The services provided in these districts will normally serve a trade area population up to 10,000 people.

This type of commercial use is intended to be located near or within neighborhoods and to be integrated into the residential structure of a neighborhood in a manner that will create a minimum impact on surrounding residential development. Each neighborhood shopping node should be relatively small in size and may include such uses as small convenience grocery stores, variety stores, bakeries, professional service shops, restaurants, self-service laundries, and barber or beauty shops.

Community Commercial

The Community Commercial designation is applied to areas in which shopping centers



may be established to satisfy the daily or specialty shopping needs of a community or a group of neighborhoods.

The services provided in these districts will normally serve a trade area population of 10,000 to 70,000 people.

Medium-scale department stores and supermarkets may be typical uses permitted in Community Commercial districts as anchors, and by a wide range of restaurants, hotels, retail and specialty shops, automobile service stations, and hard goods or soft goods stores.

Regional Commercial

The Regional Commercial designation is applied to areas in which the primary use of the land is for commercial and service functions to serve needs of people living in an entire region and to serve as a place of employment close to the center of the regional population it is intended to serve.

Uses in these districts may include large chain department stores with satellite shops and facilities providing a wide range of goods and services occupying an attractively designed and unified shopping center complex.

City Center and Neighborhood Transit Station Overlay District (TSOD) Center Land Use

The purpose of this designation is to create pedestrian-oriented areas with a densely integrated and synergistic mix of residential, commercial, professional office and civic development in a traditional main street or downtown character.

The designation encourages the redevelopment of areas around transit stations to strengthen neighborhoods, encourage and facilitate convenient use of

public transportation and pedestrian activity, expand local employment opportunities near or within residential development, and establish or enhance a sense of place. Each TRAX station within the City has at least some area within a quarter-mile radius designated as a TSOD; however, there are four large areas within the City designated for planned and comprehensive City Center/TSOD development: the area around Gardner Village, the original downtown core of the city located at the southeast corner of 7800 South and Redwood Road, an approximate 40-acre area located north and northeast of the Jordan Valley Hospital and a currently vacant area to the north and northwest of the west-most TRAX station on Old Bingham Highway.

These areas also fall within zones requiring a station area plan under Utah Code.

Transit Oriented Development Land Use

Transit Oriented Development (TOD) is a community planning and design approach meant to achieve compact development that gains social, environmental and economic benefits for a community and municipality by concentrating jobs, housing, and daily conveniences around transit stations.

By creating high-intensity, mixed-use land use patterns with pedestrian-friendly designs at strategic points along regional transit systems, TODs allow people to use their cars less; walk, bicycle, and ride transit more; and use services within walking distance of their homes and local transit stations. The basic components of Transit Oriented Development are:

1. **Compact development built at greater densities than exclusive auto-oriented development.**

TODs are built compactly within walking distance (approximately 1/4 to 1/2 mile) of transit stations to provide a user base to support the transit system.

To maximize the number of residents and workers within walking distance of transit, TODs contain higher residential and employment densities but should not be out of context with surrounding areas. People are more inclined to use transit if it is within convenient and comfortable walking distance to where they live, work, play, or shop.

Relatively lower intensities, though still higher than typical new suburban density, are appropriate for areas outside the 1/4- to 1/2-mile core of the TOD, enabling people to walk, bike, take the bus, or be dropped off at the transit station. Land use intensity should be gradually reduced farther away from the station to be compatible with the scale of existing neighborhoods.

2. A diversity and mix of uses, with daily conveniences and transit at the center.

Conventional zoning traditionally separates uses into areas of similar land use.

These areas are generally used only part of the day or week (for example, office areas shut down after working hours and on weekends) and people are forced to drive to all activities and destinations.

By contrast, TODs include diverse and complementary uses such as retail, professional services, housing, and employment adjacent to transit. This mix of activities and uses permits residents and employees to run errands on foot, without relying on a car.

Uses within a TOD may include convenience retail and services, small offices, day care, and civic amenities such as libraries and post offices.

Apartments or other multi-family housing types are also appropriate, often above ground-floor retail uses. A mixed-use environment creates the vitality and round-the-clock activity associated with active urban environments and reinforces the vibrancy of shopping and employment destinations. Residential uses are vital to TOD

cores to provide use of the area at all times of the day and week.

3. Pedestrian-friendly design that encourages and facilitates walking and bicycling and reduces auto dependency.

TODs create a vibrant pedestrian-scale urban landscape that incorporates pedestrian-friendly features, walkable street design, and human-scale architecture. Building and site design in TODs should create pleasant and enjoyable urban places that make walking an attractive, preferred travel option.

Traffic calming devices can also help create a feeling of pedestrian safety and comfort, and emphasize pedestrian needs in a way that many contemporary suburbs neglect. TODs also incorporate an interconnected network of streets that enhance accessibility between transit stops or stations and areas adjacent to commercial, community, and residential areas.

Interconnected streets minimize walking and cycling distances, and help distribute traffic, thereby reducing traffic congestion. In combination with higher density, compact development and the mix of uses, pedestrian-friendly design represents a land use/transportation solution that can reduce automobile use and support transit systems.

Mixed-Use

The Mixed-Use land use category is designed to create compact urban neighborhoods that contain small-scale retail, service, and other office uses with supportive high density residential.

It is intended to have a village character design that facilitates the creation of walkable urban neighborhoods adjacent to commercial nodes that are multimodal and pedestrian friendly. The Mixed-Use land use designation is intended to support a variety of compatible land uses and increase access to adjoining communities.

Uses within the Mixed-Use land use category should include commercial, office, civic, and



higher density residential land uses integrated together to form a unique character and community.

Professional Office Land Use

The Professional Office designation is applied to areas where professional and business offices, laboratories, studios, and other office-related facilities may be located.

Uses which produce loud noises, excessive vehicle traffic, excessive parking needs, objectionable odors, storage of large

amounts of hazardous substances, or the outside storage of inventory or equipment are not appropriate in these areas. Professional Office uses are considered to be an ideal buffer between commercial or manufacturing uses and residential uses.

Business and Research Park Land Use

The Business and Research Park Land Use designation is applied to areas intended for scientific research and business endeavors conducted in a business park setting. Some light manufacturing uses may be appropriate

if associated with research-intensive industries. Heavy manufacturing uses that produce excessive noise and light, unpleasant odors or fumes, pollution, and heavy vehicle traffic should not be permitted in Business and Research Parks.

Business and Research Park Districts may act as a compatible buffer for residential areas, but should not be established for the purpose of creating a buffer unless they are located so as to be accessible to arterial streets and provide adequate space for unified and functional development.

Through the coordinated use of open space, landscaping and architecture, the Business/Research Park land use provides opportunities for high quality development which will enhance the community.

Light Industrial Land Use

The Light Industrial designation is applied to areas suited to general manufacturing, assembly, repair, and storage. These districts are considered to be the most intensive zone which will provide industrial areas in the city that are free from extreme nuisances and dangerous conditions.

Care should be taken to exclude undesirable uses from industrial areas which may create nuisances and adverse impacts on the community. Manufacturing, processing, warehousing, distribution, and similar functions should be sufficiently buffered from incompatible land uses, especially residential areas.

If transitional zones are impractical or unavailable around industrial areas, other buffers such as open space, additional setbacks, landscaping and barrier fencing can serve to mitigate potential conflicts. High development standards should be required to maintain and improve the quality of the industrial environment.

Master Planned Community Use

The Master Planned Community designation is applied to large, planned communities within the city. Master planned communities are sometimes referred to as a city within a city with multiple neighborhoods or villages within the development.

The identity of a master planned community is achieved through a carefully planned and integrated mix of commercial and residential land uses with a variety of housing types. Such communities including the med or unique



residential architectural styles, streetscapes, recreational amenities and commercial building design.

Masterplanned communities also allow flexibility in the location of a variety of housing types according to contemporary city planning practices within the approved total number of dwelling units for the overall masterplanned area. This allows for a more form-based and flexible approach to development.

Agricultural Land Use

The Agricultural Land Use designation is important in keeping with the history of the City. Hundreds of acres are still under cultivation producing a variety of crops. Many factors that make this land valuable for

farming also make it attractive for other types of more intensive development. With the development of the state and local road system, much of the agricultural land has become even more accessible. Residential subdivisions are gradually encroaching into these areas along with some commercial and industrial uses. The open agricultural areas that have characterized West Jordan for so long are slowly dwindling.

Parks and Open Land

The Parks and Open Land designation is applied to areas where public parks are located, or should be located in the future, and to areas where it is recommended that land be preserved in its natural state for future generations. Please refer to Chapter 11 for

discussion, goals, and policies relating to parks, and open lands.

Public Facilities Land Use

The Public Facilities designation is applied to areas where government buildings and facilities, schools, and major public utility facilities are located, or should be located in the future. These uses should be located in areas suitable and compatible with neighboring land uses, and should provide a buffer between land uses where appropriate.

Public or quasi-public uses include government buildings, the airport, schools, libraries, major transportation facilities, and public utility operations. Some public uses are

appropriately intermingled with other land uses while others, such as operations centers, are best located near industrial sites. Public facilities should be located among compatible land uses and zones but should also be located to efficiently serve a growing community.

Future Land Use

The Future Land Use Map illustrates the various types and distributions of land uses planned for West Jordan. The primary goal in determining future land uses is to determine future development patterns which build upon a ready existing and established patterns. It is also meant to provide for effective and sustainable uses of land in a way that best promotes compatibility



between those uses to maintain the integrity of the community.

Future Land Use Designations - There are 18 land use designations, as shown in Table 5.3. Residential uses are split into four designations: very low, low, medium, and high density.

Residential land use designations make up the majority of West Jordan, covering a combined area of 10,836 acres or 51% of the city. The Low Density Residential land use

designation is the most common land use type planned within the City at 27.3%. Light Industrial is second at 11.7%, followed by Very Low Density Residential at 11.2% of the total area of the city.

Generally, employment within the City is found within the industrial, office, and commercial areas, which combined occupy 20% of the city area. The Light Industrial designation makes up 11.7% of the City. Professional Office and Research Park type uses include a combined 2.7% of the total land within the City. The largest commercial district, Community Commercial, covers 3.34% of the City, while Regional Commercial makes up 1.5%. Neighborhood Commercial covers 0.61% of the City.

Two new land use categories have recently been added to the Future Land Use Map, which are the Master Planned Community and the Southwest Quadrant designations. Both of these designations are large planned community designations that accommodate a range of densities and housing types, as well as a wide variety of residential and commercial uses. These designations cover a wide area, with the Master Planned Community occupying 5.1% of the total city area and the Southwest Quadrant covering 3.9% of the city.

All of these land use designation percentages are reflected in Table 5.3

Ultimately, cities have jurisdiction over land use, which allows cities to create individual Future Land Use maps. These maps convey the geographic distribution and coverage of various land uses while using textual descriptions to define land use classifications and how these classifications may be sustainably developed to reach the goals of the General Plans. Any changes to the Future Land Use Map must undergo review by the Planning Commission and City Council.

TABLE 5.3

FUTURE LAND USES

Land Use	Acreage	Percentage
Low Density Residential	5,825.21	27.27%
Light Industrial	2,494.56	11.68%
Very Low Density Residential	2,390.01	11.19%
Medium Density Residential	2,115.70	9.91%
Parks and Open Lands	1,933.37	9.05%
Public Facilities	1,846.58	8.65%
Master Planned Community	1,095.97	5.13%
Southwest Quadrant	841.10	3.94%
Community Commercial	713.14	3.34%
High Density Residential	505.28	2.37%
Regional Commercial	322.72	1.51%
Research Park	312.82	1.46%
Professional Office	272.24	1.27%
Transit Oriented Development	254.87	1.19%
Agricultural Open Space	171.65	0.80%
Neighborhood Commercial	129.34	0.61%
Future Park	88.03	0.41%
Mixed Use	45.22	0.21%
Total	21,357.79	100%

LAND USE GUIDING PRINCIPLES

Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods

The General Plan is the will of the community and presumed current. Developers have burden of proof on why the General Plan should be changed

Land use designs must promote quality of life, safety, and good urban design





Chapter Six

TRANSPORTATION

The City's transportation system is a complex network of roadways, trails and public transit systems designed to provide safe and efficient modes of transit, for all ages and abilities. Much of the City's transportation system is already in place but it is steadily being upgraded and expanded as the City continues to grow.

Since the last General Plan update in 2012, several major transportation infrastructure improvements are underway or have been completed, including: the widening of 9000 South between the Jordan River and Redwood Road to seven lanes; the 9000 South roadway construction between 5600 West and SR-111; 7800 South from 5600 West to SR 111; and, the widening of 1300 West.

The document that provides the long-range policy framework for the City's transportation system is the Transportation Master Plan. The Transportation Master Plan guides the location and type of transportation facilities that are needed to meet projected growth and development within the City. It contains an extensive analysis of the City's existing transportation network, identifies deficiencies in the system, and recommends funding and implementation strategies designed to create a balanced and accessible transportation system.

The Transportation Master Plan has undergone several revisions since its initial adoption on October 14, 2003. The latest update was completed on June 24, 2015. For more detailed information, the Transportation Master Plan can be found on the City's website.

The 2019 West Jordan Active Transportation Plan includes more detailed bicycle and pedestrian information than can be found in the Transportation Master Plan. The Active Transportation Plan focuses on the City's bicycle and pedestrian infrastructure needs.

Residents in West Jordan have expressed a desire to see more trails and more Utahns are saying that active transportation facilities are important to their quality of life.

There are over 20 miles of paved multi-use trails, 37 miles of Active Transportation Plan-designated shoulders and bike lanes and over 590 miles of sidewalks in West Jordan, most of which are owned and/or maintained by the City. As areas are developed or redeveloped, the demand for active transportation will grow.

The Active Transportation Plan describes the importance of pedestrian and bicycle amenities and the interconnection between land uses and transportation. It

evaluates existing sidewalks, trails and bicycle infrastructure and makes specific prioritize recommendations on pedestrian and bicycle system improvements. It also identifies potential funding sources for making systemwide improvements.

The Neighborhood Traffic Management Program provides residents with a process for identifying and addressing problems related to speeding, excessive traffic volume, and safety on local residential streets. In new developments, the City has been incorporating traffic calming features such as speed tables, bulb outs and roundabouts. When new neighborhoods are constructed with lower speed street design, including a lower speed limit of 20 MPH.

Street Classification System

Streets and highways provide for two distinct and very different functions: mobility and land access. Both functions are vital and no trip is made without both. Road facilities are classified by the relative amounts of through and land-access service they provide. The City's Road and Bridge Standards contain the latest street cross-sections that have been approved by the City Council.

There are four primary classifications of streets:

1. Local Streets

These facilities primarily serve land access functions. Their design and control facilitates the movement of vehicles onto and off the street system from land parcels.

Through movement is difficult and is discouraged by both the design and control of the facility. Nearly all local streets, with the exception of private lanes, are owned and maintained by the City.

2. Collectors

These facilities, the "middle" classification, are intended to serve both through and land access functions in relatively equal proportions. They are frequently used for shorter through movements associated with the distribution and collection portion of trips. In general, collectors are divided into major and minor categories.

All collector roads are owned and maintained by the City.

3. Arterials

These facilities are provided to primarily serve through-traffic movement. While some land access service may be accommodated, it is clearly a secondary function, and most traffic controls and the facility design are intended to provide efficient through movement.

Some of the arterial roads in West Jordan are owned and maintained by the Utah Department of Transportation (UDOT), while other arterials are owned and maintained by the City. Specific jurisdiction for each road is specified in the 2015 Transportation Master Plan.

4. Freeways

These facilities are provided to service long-distance trips between cities and states. No land access service is provided by these facilities.

The freeways that cross through West Jordan are Bangerter Highway and the Mountain View Corridor. These freeways are owned and maintained by UDOT State Highway U-111 (Bacchus Highway) and the New Bingham Highway are classified as limited access high speed arterials.

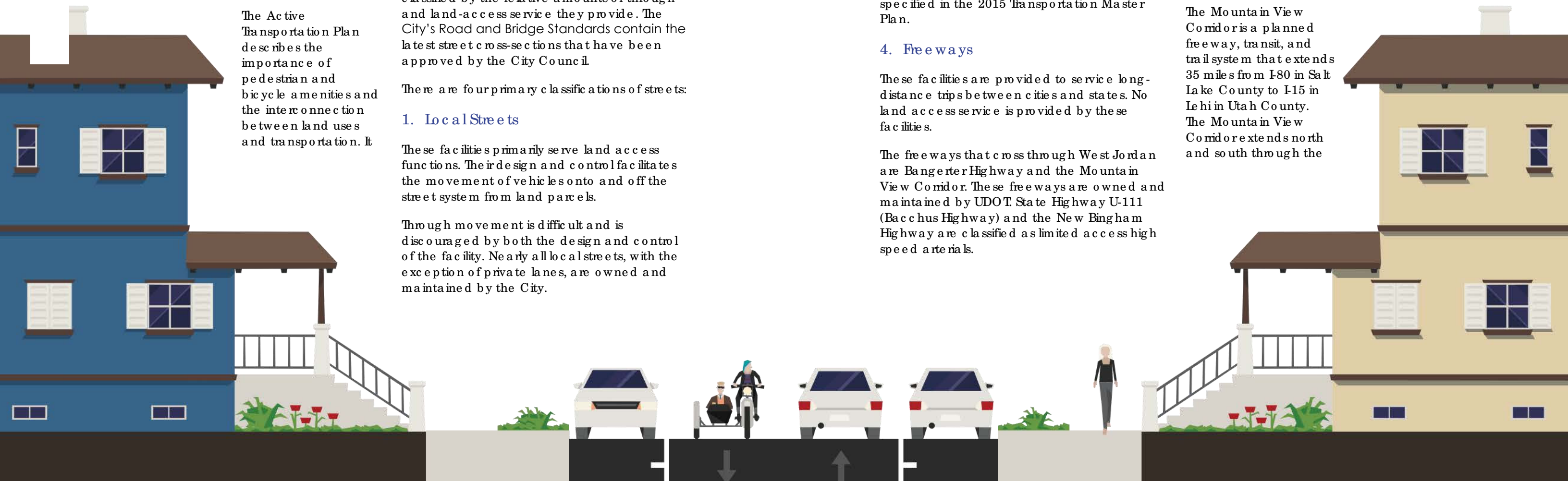
Transportation Improvement Plan

The majority of the new streets to be constructed are located in the western portion of the City. For the most part, the arterials and collectors in the eastern portion of the City are built out or planned to their ultimate condition, although many are expected to experience traffic volumes at or above their capacity in the future.

The results of the community survey distributed during the first few months of 2021 indicated a concern by residents about east-west traffic congestion, particularly at intersections on Bangerter Highway at 6200 South 7000 South, 7800 South and 9000 South.

In 2011, the Utah Department of Transportation began making improvements to these intersections which includes a grade-separated intersection at all of these intersections. These improvements will improve east-west traffic flow at these intersections.

The Mountain View Corridor is a planned freeway, transit, and trail system that extends 35 miles from I-80 in Salt Lake County to I-15 in Lehi in Utah County. The Mountain View Corridor extends north and south through the



city between 7000 South and 10200 South and is being constructed in phases.

Phase 1 includes two lanes in each direction with signalized intersections where the Mountain View Corridor crosses local roads. The second phase will be a true freeway and will be constructed in the future. New grade-separated interchanges will be constructed at Old Bingham Highway, 9000 South, and 7800 South.

Although some local streets will be impacted, such as Wells Park Road and Old Bingham Highway (which will be re-routed), east-west access will be maintained across the freeway by bridges at 7000 South, 7400 South, 8200 South, 8600 South and Dannon Way.

Regional and community commercial centers are shown on the Future Land Use Map at

7800 South and 9000 South, which will benefit from visibility and easy access to the freeway. The first phase of construction began in 2011.

Public Transportation

An effective and efficient transit system will be an increasingly vital component of the overall transportation network in West Jordan as the City continues to grow. Proper transit planning and design not only requires that the transit facilities themselves be considered, but also adjacent land uses and transportation corridors.

The Wasatch Front Regional Council's Long-Range Plan includes increased transit service throughout Salt Lake County. As the population grows, it will be necessary for UTA to provide service to these new areas. Major corridors, such as 5600 West, will be arterial

streets and have been identified as transit corridors. Services are also being provided with UTA's Mid-Jordan light rail TRAX line which began service on August 7, 2011.

Bike Paths

The map of the proposed bicycle and trail facilities network is shown in the Active Transportation Plan. All of the proposed street cross-sections allow for the addition of bicycle lanes. Before a bicycle lane can be installed on a roadway, the roadway itself

should be complete along the entire extent of the bicycle path. Missing shoulders and incomplete segments pose a serious hazard to cyclists. An example of a good facility for bike lanes is 4800 West, which could immediately support a bike lane from 6200 South to Old Bingham Highway.

Transportation will continue to be of the utmost importance to sustaining convenient connectivity to various services within the City, including jobs, schools, entertainment, and fellow communities.

TRANSPORTATION GUIDING PRINCIPLES

Provide a safe and efficient multi-modal transportation system

Improve the aesthetic quality of the City's streets





Chapter Seven

HOUSING

Since its incorporation in 1941, the City of West Jordan has transformed from a rural community to the third largest city in Utah. West Jordan's central location within the Salt Lake Valley, proximity to job centers, housing options, recreational and cultural opportunities continue to attract residents to the City.

Although West Jordan's housing stock is predominantly single-family residential, there are a wide range of housing options available in the City, including opportunities for individuals, families, people with different abilities and those who may prefer to use public transportation. Housing needs change as citizens progress through their life cycle, and over time, may require different types of housing. Residents may want to continue living in the West Jordan community while moving to a home that better suits their needs. Maintaining a balance of housing types available to West Jordan's residents is an important goal of this General Plan and should be carefully considered as part of any new development proposal.

Housing availability and affordability has become a significant issue in recent years, not only in West Jordan but throughout the state of Utah. Prices and the number of new homes being built dropped for the first couple of years of the past decade but have steadily increased ever since. To understand and counter these trends, the City has created and adopted a Moderate Income Housing Plan, which "ensure(s) that the City of West Jordan provides a reasonable opportunity to provide for a variety housing, including moderate income housing, to meet the needs of the population desiring to live in the City."¹

¹West Jordan Moderate Income Housing Plan 2023

The Moderate Income Housing Plan is featured in Chapter 8. The Moderate Income Housing Plan is updated regularly and provides current data and specific details concerning housing affordability. In response, the City of West Jordan has implemented strategies over the past decade, which include the creation of the Interchange Overlay Zone and the Residential Overlay District.

The Interchange Overlay Zone allows for high-density residential/mixed use development near the Mountain View Corridor interchanges, while the Residential Overlay District accommodates high-density residential/mixed use development within certain large and underutilized commercial zoning districts. The City has also adopted regulations governing accessory dwelling units to increase housing options in the City.

Moreover, responsible use of the region's natural resources and minimizing infrastructure needs and maintenance are supported by the goals and policies of this General Plan. As such, water and energy efficient housing, both in new construction and renovation projects should be encouraged.

Housing Inventory

The West Jordan housing inventory consists primarily of single-family dwellings, which constitute roughly three quarters of the City's total stock. The number of single-family houses has grown from about 1,600 in 1970 to approximately 27,000 by the end of 2020, adding an average of 36% of all dwelling units within the past 20 years. This rapid population growth has impacted the ability of the City to provide public services, such as police, fire, water, sewer, garbage disposal, etc., at the same levels.

The 2020 Census found that West Jordan has a total of 36,247 housing units, see Figure 7.1. While this data is helpful, it does not distinguish between which units are single-family homes and which units are multi-family units (townhomes, condos, apartments). During the previous General Plan update, the City estimated the number of housing units based on utility billing and separated those numbers into single-family and multi-family units. Those numbers were then added to every year based on building permit data. The numbers estimate that there are a total of 36,587 housing units in the City as of the end

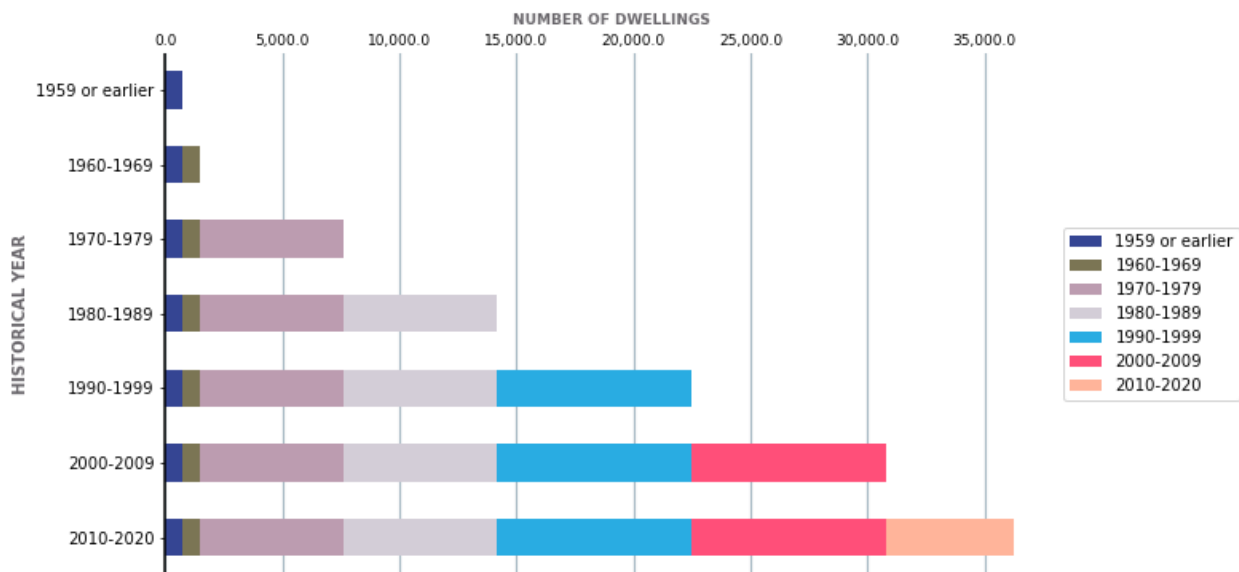


FIGURE 7.1
HOUSING CONSTRUCTION BY YEAR

Source: WJ Building Permits; U.S. Census Bureau

of 2020, with 26,956 units that are single-family dwellings and 9,574 units that are multi-family dwellings. These numbers yield a ratio of 73.8% single-family and 26.2% multi-family.

Single Family and Multi-Family Housing Trends

Since the end of the 2008 recession, single-family home construction has increased at a steady pace. Although the pace of permits has not reached pre-recession levels during the early 2000s, they appear to currently be on par with the rate of increase seen during the late 1990s. Single-family residential construction comprised an average of 59% of new housing construction during the last 10-year period, while multi-family residential averaged 41%.

Multi-family construction saw a decrease during the first few years of the past decade but has since seen isolated spikes during the

past five years. This trend is primarily due to the construction of two large transit-oriented developments and recently adopted ordinances.

In the last few years, demand for all types of housing, including multi-family, has increased significantly along the Wasatch Front due to limited supply resulting from a slow increase in construction over the years following the 2008 recession.

In West Jordan, this supply has also been somewhat tempered by the Balanced Housing ordinance that was initially adopted on October 22, 2014. This ordinance essentially controls the location and distribution of any new multi-family development, with various exceptions, until the actual single-family/multi-family dwelling unit ratio matches the 83% single-family and 17% multi-family ratio called for in the “Guiding Principles and Goals for Housing” section of this chapter.

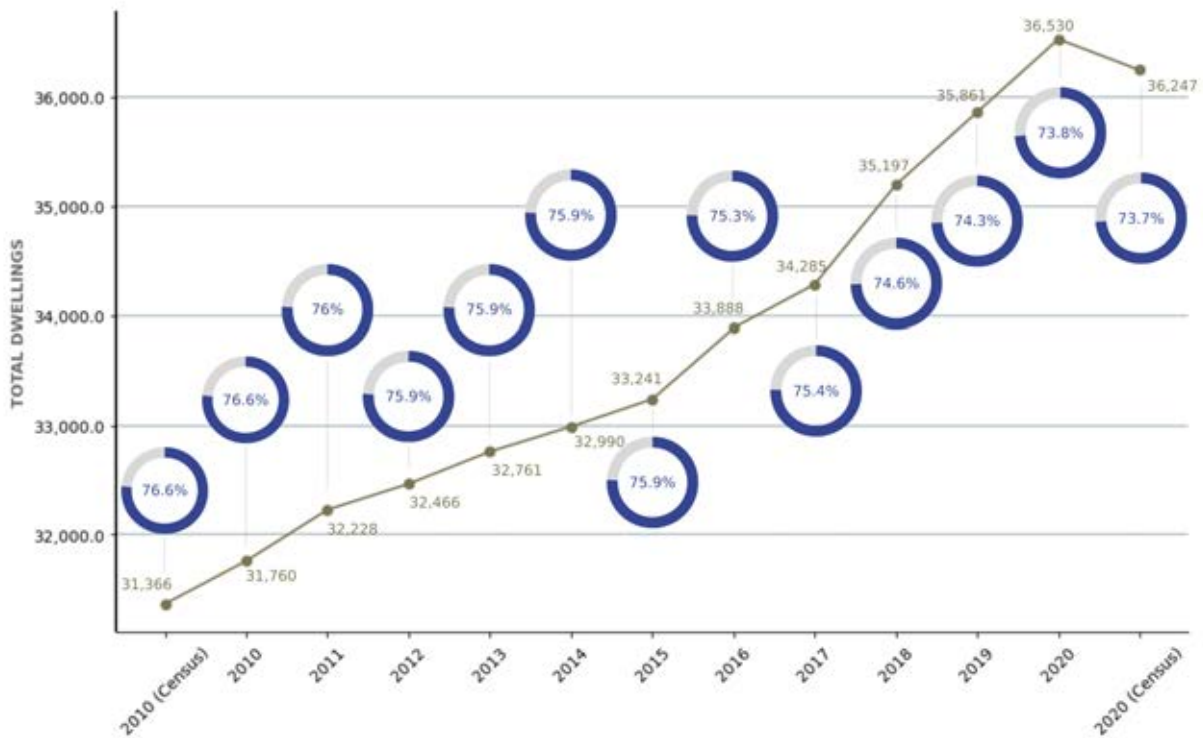


FIGURE 7.2
TOTAL DWELLINGS 2010-2020

Source: WJ Building Permits; U.S. Census Bureau (2019)

■ Percent of dwellings that are single-family
 ■ Total dwellings



The isolated spikes shown in Figure 7.3 likely refer to multi-family developments that were approved or under review prior to the ratification of this Balanced Housing ordinance but began construction later.

These spikes could also be attributed to specific types of multi-family development that is exempt from the Balanced Housing ordinance, such as high-density multi-family developments within one-quarter mile of a light rail station, senior housing developments, or 75+ acre planned communities that maintain a ratio of 17% owner-occupied multi-family / 83% single-family residential. As a direct result of this ordinance, it is likely that new multi-family housing construction in West Jordan will fluctuate from year to year as demand remains high.

Despite the increase in permits, the percentage of single-family housing has slightly decreased, while the multi-family housing percentage has seen a small increase.

The multi-family percentage remained steady around 24% from 2010 to 2015 but has steadily increased to 26% by 2020. This spike could be explained by the backlog of vested multi-family development that has been finishing up construction and the relatively modest increase in single-family home development when compared to the previous decade. These percentages are illustrated in Figures 7.2 and 7.3.

Accessory Dwelling Units

Within the past few years, accessory dwelling units have become a common tool to increase the housing stock within West Jordan and throughout Utah. Accessory dwelling units are essentially a dwelling that is smaller in size and scope to a primary dwelling on a property. These small dwellings typically fall into two categories: internal accessory dwelling units and external accessory dwelling units.

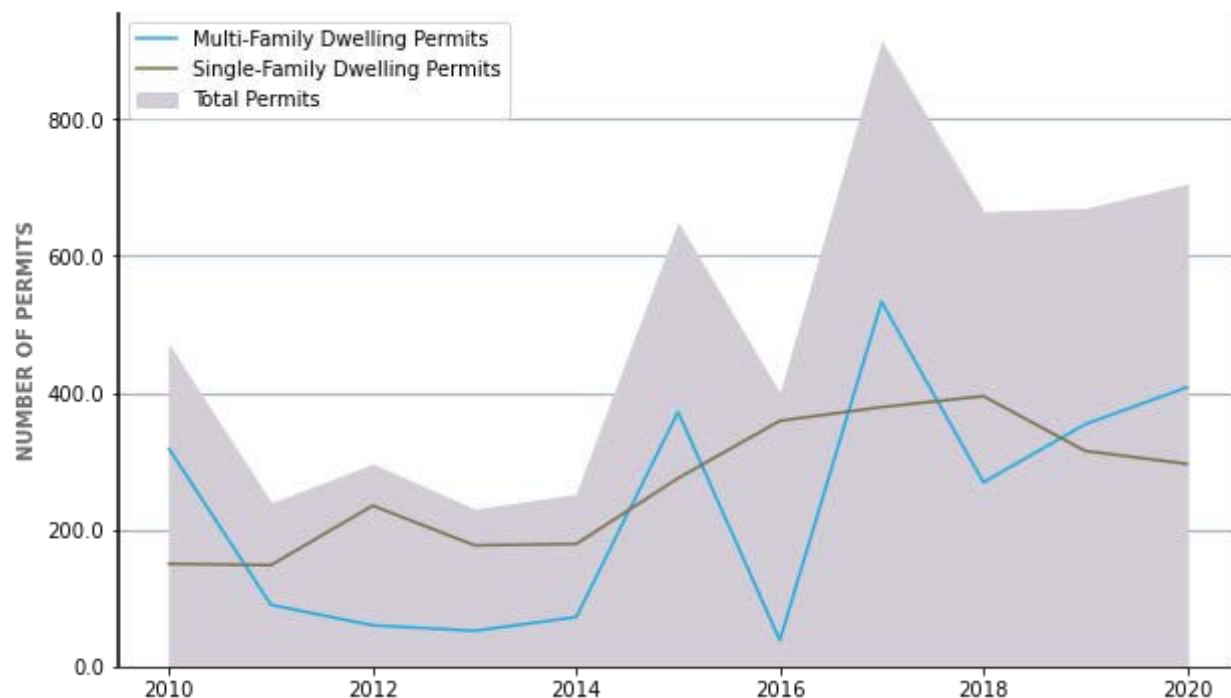


FIGURE 7.3
BUILDING PERMITS

Source: WJ Building Permits

Internal accessory dwelling units are contained within the overall structure of the primary dwelling but are separated from the rest of the primary dwelling by a wall or door and have a separate access to the outside. These accessory dwelling units are typically found in the basement or over an attached garage.

External accessory dwelling units are small dwellings that are fully detached from the primary dwelling. These dwelling units are required to be no less than 230 square feet per State Building Codes but the maximum size can vary depending on City ordinances, property and/or home conditions and the owner's needs. External accessory dwelling units are typically located behind or to the side of the primary dwelling. Due to greater expenses and regulations, external accessory dwelling units are less common than internal accessory dwelling units.

The City of West Jordan will continue to follow regulations set by the state legislature regarding ADUs.

Citizen Survey Results

In February of 2021, the City conducted a survey to gauge the priorities of the citizens of West Jordan. Out of a total of 16 questions, there were 6 questions pertaining to multi-family development, residential density, and preferred housing types.

Concerning multi-family housing, most respondents felt that West Jordan has too much (54%) or about the right amount (40%). Density followed similar trends, with 55% of responses indicating that density should be decreased.

For smaller lot residential subdivisions, three-quarters of respondents opposed such developments. The preferred type of housing was for single-family homes, which constituted 68% of responses. The final question of the survey gauged the preferred priorities of the respondents. Based on the responses, safety and security was the top-ranked priority, followed by reducing traffic. Affordable housing was tied for the third-highest ranked

priority, along with open space and shopping options/convenience.

Housing Valuation and Market

The median value of owner-occupied units in West Jordan has grown from \$214,600 in 2009 to \$337,600 in 2019, an average annual increase of about 4.6%. This rapid price appreciation has increased the share of units valued at \$300,000 or more, which now comprises over two-thirds of all owner-occupied units in the city. The values of owner-occupied dwellings are illustrated in Figure 7.4.

The Wasatch Front Regional Multiple Listings Service (WFRMLS) reports the average sale price of a single-family home in West Jordan during the fourth quarter of 2015 was \$272,001. In the fourth quarter of 2020, the average sales price had increased to \$418,899, a total increase of 54%, or an Average Annual Rate of Change (AARC) of 9%.

The areas of the City east of 4800 West had the highest annual rate of price increases but had the lowest starting prices in 2015, while the areas west of 4800 West started with the highest prices but had the lowest annual rate of price increase. Multi-family dwellings, including condominiums and townhomes, showed trends that were the opposite of the single-family home market. For these dwellings, the eastern half of the City started with the highest prices in 2015 and had the lowest rate of annual increase over the 5-year period, while the western half started with the lowest prices and had the highest rate of annual increase.

Owner-occupied and Renter Occupied Housing

In 2009, owner-occupied housing represented 80% of the housing in the city, while renter-occupied housing represented 20%. These percentages show a 2% decrease in ownership from the percentages in the year 2000. By the year 2019, the owner-occupied portion of all housing had



decreased even further to 75%, while re-nter-occupied housing increased to 25%, see Figure 7.5.

Rental Housing Rates

From 2015 to 2019, more than half of the rent rates in West Jordan were between the \$1,000 and \$1,500 per month. Nearly 80% of the rent rates in the City are greater than \$1,000 per month. In terms of household income, more than half of all rental households pay 30% or more of their income on rent, see Figure 7.6.

Age and Condition of Housing Stock

Since West Jordan is a relatively new city, being incorporated in 1941, only 4% of the housing stock is over 50 years old, see Figure 7.1. More than one third (38%) of the total housing stock has been constructed within the past 20 years. This rapid rate of residential growth is evident in the number of new schools, roads, parks, and other community facilities constructed in the past few years. Since the City has only been recently

incorporated (in city years) and the majority of residential growth has steadily increased since the 1970's, the percentage of housing stock considered to be deteriorated or dilapidated is very low. This does not mean, however, that there may not be homes needing rehabilitation within some older neighborhoods.

Housing Occupancy - Vacancy Rate

West Jordan has generally had a very low occupancy vacancy rate for housing over the past three decades, see Table 7.1 Based on this data, the vacancy rate was 3.6% during the year 2000 but had increased to 4.8% by 2010, likely due to the housing market crash of 2008. Since 2010, the vacancy rate has declined back down to its lowest level in the last three decades to a percentage of 3.3%.

Projected Market Conditions

West Jordan has an attractive environment and location within the Salt Lake Valley for

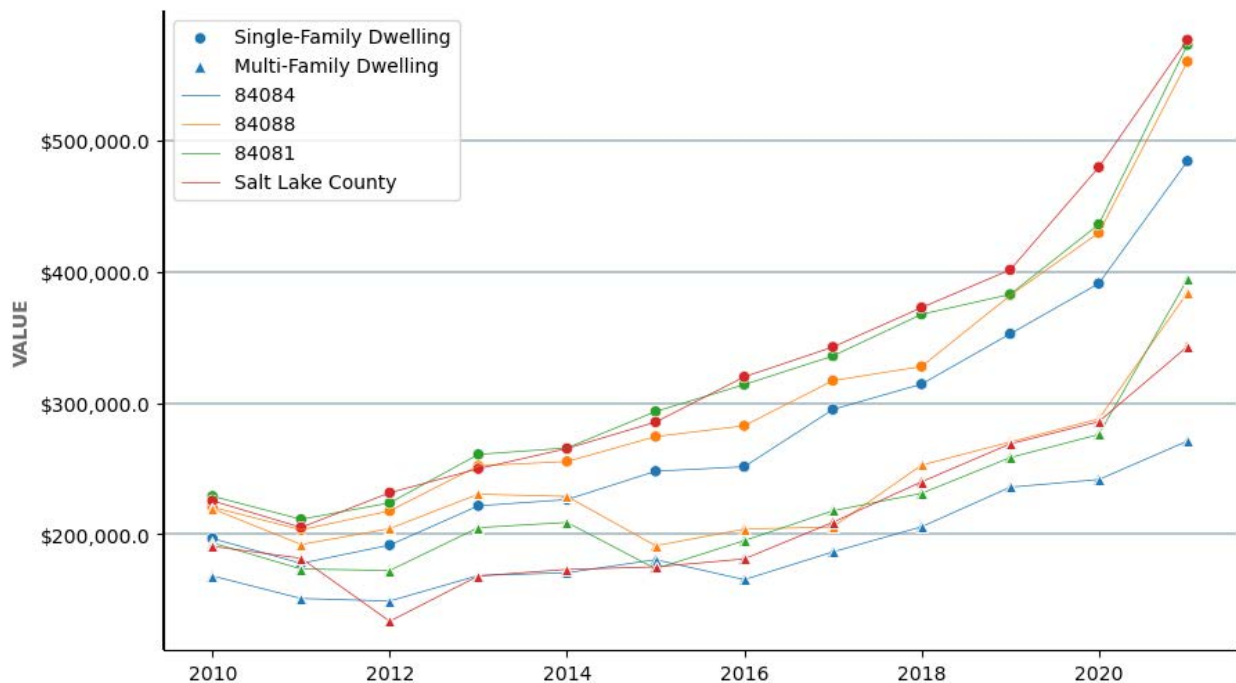


FIGURE 7.4
AVERAGE PRICE FOR DWELLINGS

Source: Wasatch Front Regional Council Multiple Listing Service (WFRMLS), Zillow

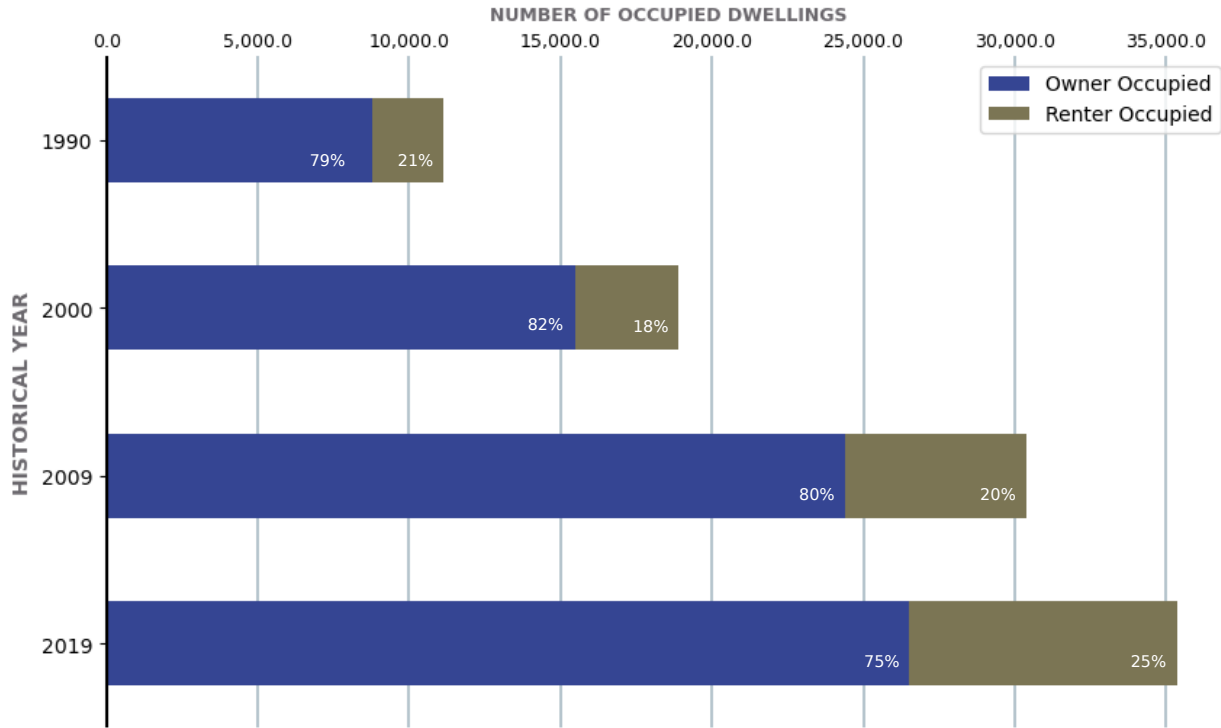


FIGURE 7.5
OWNER/RENTER OCCUPIED HOUSING

Source: U.S. Census Bureau; 2019 American Community Survey (ACS)

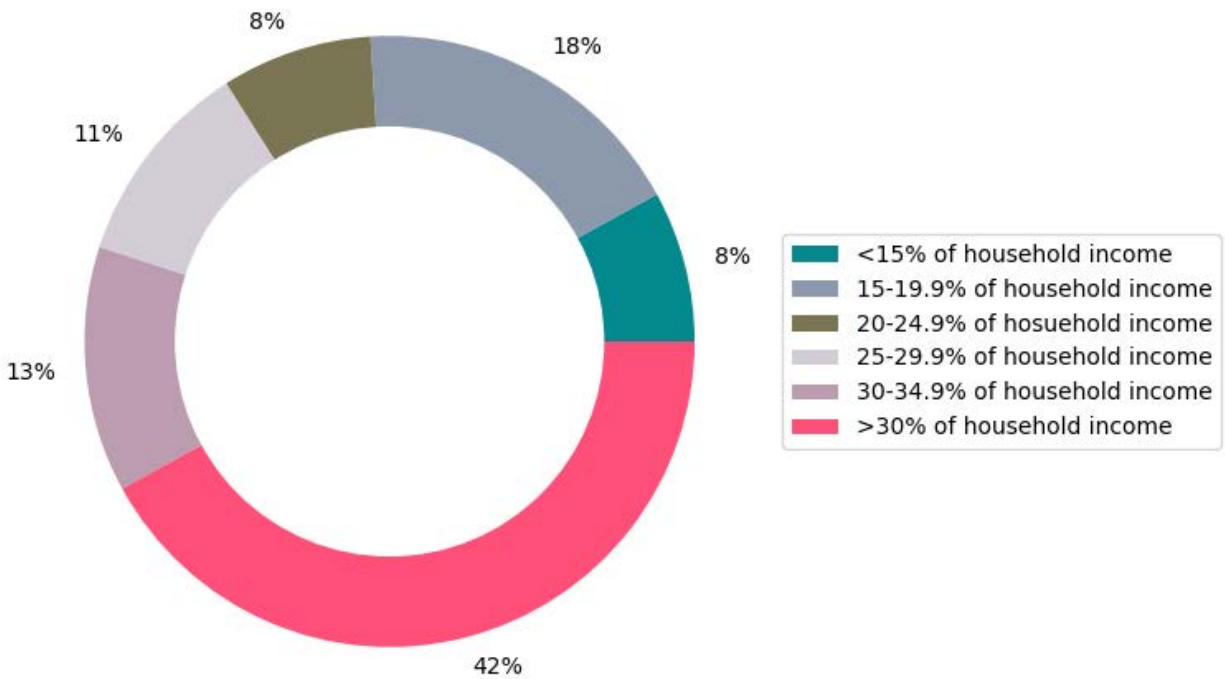


FIGURE 7.6
RENT AS PERCENT OF INCOME

Source: Wasatch Front Regional Council Multiple Listing Service (WFRMLS), Zillow



residential, industrial, and commercial development. The City is one of a few cities within Salt Lake County that has large tracts of vacant land. Although the west side of the city contains hundreds of acres of vacant land, much of it has been masterplanned for residential development within the past 10 years.

Growth in these areas will challenge the community's ability to meet the demand for new and improved transportation infrastructure, including light rail and other commuter transit modes.

TABLE 7.1

VACANCY RATES

Year	Percentage
1990	4.27%
2000	3.57%
2010	4.84%
2020	3.32%

Household size is expected to decrease over the next few decades. According to the 2019 American Community Survey conducted by the U.S. Census Bureau, the average household size in West Jordan was 3.28 persons per household. This number is very similar to the national household size of 3.23. Based on household size census data from the past 50 years, the number of persons per household has decreased by 0.84 persons. Based on these trends, it is anticipated that the persons per household will decrease to 2.9 by the year 2050, see Table 7.2.

Based on the population and average household size forecasts, the demand for housing will increase over the next 50 years. However, this rate will be somewhat tempered by the shrinking household size.

Current population projections for West Jordan anticipate a population increase to at least 135,254 by the year 2030. This would indicate a need to construct housing for approximately 18,293 more residents over the next 10 years. Assuming an average dwelling unit occupancy of 3.28 persons per

TABLE 7.2

AVERAGE HOUSEHOLD SIZE

Year	Number of People
1960	4.20
1970	4.12
1980	4.02
1990	3.85
2000	3.60
2010	3.46
2020	3.28
2030	3.15
2040	3.02
2050	2.90

household, another 5,577 dwelling units would need to be constructed by 2030 in order to house the additional population. Based on the building permit trends between 2000 through 2020, West Jordan should remain on track to provide the amount of housing needed to accommodate population growth, see Figure 7.8.

However, these projections do not account for economic factors that may impact housing construction, the availability of essential utilities, timing of major infrastructure extensions, or other factors. While there is enough vacant land to accommodate this increase, the cost to install and maintain the added infrastructure will be significant.

Household Composition

The composition of households within West Jordan has changed rather significantly over the past 10 years, see figure 7.7. Overall, the majority of households have transitioned from married couples with children to married couples without children and to nonfamily households. More specifically, the biggest percentage increase included married couples without children (6% increase) and

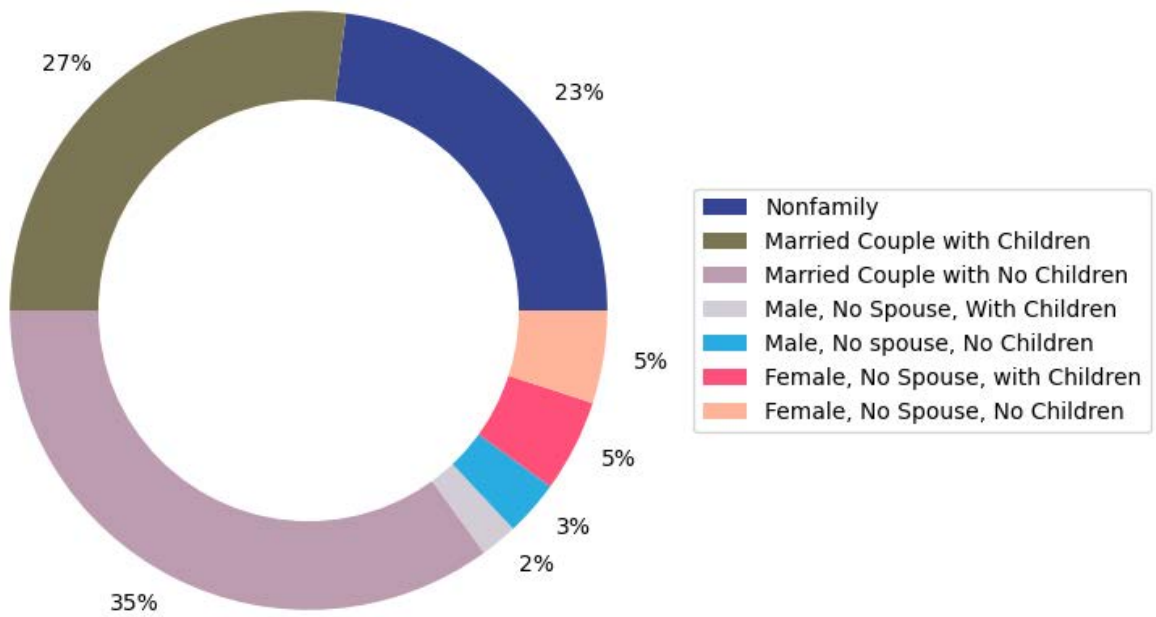


FIGURE 7.7
HOUSEHOLD COMPOSITION

Source: U.S. Census Bureau; 2019 American Community Survey (ACS)

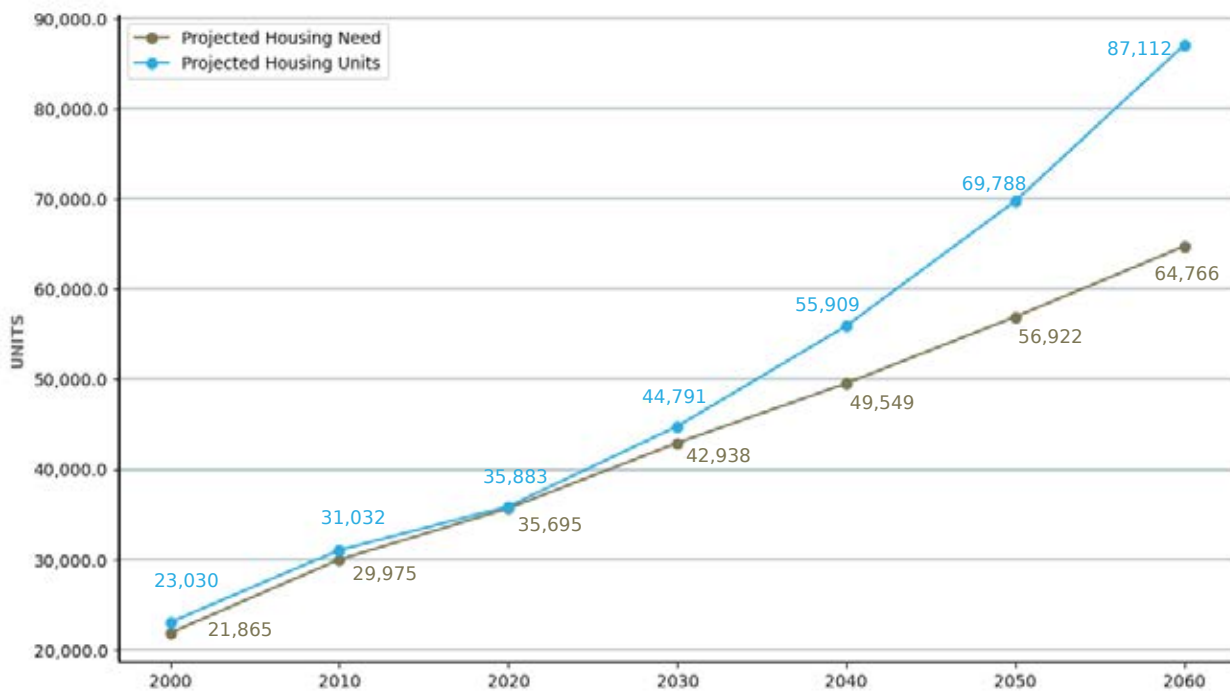


FIGURE 7.8
PROJECTED HOUSING NEEDS

Source: U.S. Census Bureau; West Jordan Building Permits



nonfamily household (5% increase). The category with the largest decrease consisted of married couples with children, which was a 13% decrease.

Future Demand

Although future housing demand is complex, subjective and based on a myriad of factors at the local, state and national level, there are a few important demand factors that can be inferred from the West Jordan housing data. One of these factors is housing supply. During the recession of 2008, there was a major reduction in the number of new homes being built. Since then, new home inventory has slowly been increasing at a steady pace but is still below pre-2006 figures. During this time, many people moved in with family members, rented affordable apartment units or stayed in their homes waiting for the valuation to increase. As the economy improved, the number of people that were willing and able to buy a home increased at a faster pace than supply could keep up with, resulting in high demand. A vacancy rate that has decreased to its lowest level in the past 30 years also indicates that demand remains high.

As a result of the limited supply and high demand, housing affordability has become a major issue in West Jordan and along the entire Wasatch Front. The data has shown that prices for both single-family homes and condominium/townhome units has steadily increased over the past 10 years and is likely to continue this trend. Although projections based on the current rate of increase show a substantial price increase over the next decade, it is unknown how this rate of increase will change over time. Rent burdens are also likely to remain high as the supply of multi-family units has increased slowly over time.

Average household size and composition will also affect demand, particularly in terms of the types of housing that will be in high demand. The data in this chapter shows that households will likely get smaller over time, meaning that demand for smaller homes, townhomes, condos and apartments will likely increase for the foreseeable future. The trends shown in the increasing number of multi-family permits over the past decade also reflect this demand.

HOUSING GUIDING PRINCIPLES

Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future

Place high density projects near infrastructure which exists to sustain the increased density

Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures

Chapter Eight

MODERATE INCOME HOUSING PLAN

The purpose of this moderate-income housing element of the general plan is to ensure that the City of West Jordan provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in the City. Utah Code §10-9a-401(3) requires a moderate income housing plan be adopted as part of the City's General Plan.

“(3)(a) The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).”

- Utah Code §10-9a-401(3)

West Jordan is the third most populous city in Utah. Nineteen U.S. Census Tracts correspond with West Jordan's neighborhood precincts. The population of West Jordan is 116,541 residents in 2022 and projections indicate a population of 123,341 by 2030. Population growth may strain the City's supply of moderate income housing.

Many new single family homes are only affordable to households earning more than 100% of the area's median family income of \$92,900.00. Over one third of all households in West Jordan earn 80% or less of the area median income of \$92,900.00 per year. The demand for moderate income rentals and home ownership opportunities are projected to increase. Analysis of data provided by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development (HUD) indicate that a high percentage of households, particularly renters earning a moderate income, are expending more than 30 percent of their household income on housing costs.



Current Land Use Ordinances

West Jordan City is divided into zoning districts segregating ten different types of land uses ranging from agriculture to industrial. West Jordan City has thirty residential zoning districts. Each of the residential zones are different and can generally be categorized by lot size and whether they are single family or multi-family.

West Jordan is predominantly a low to medium density single family suburban community. Single family residential has been the vision of the city as it has transformed from a rural farming community over the last 50 years. Single family residential comprises 39% of the residentially zoned property in West Jordan. The R-1-10 zone (Single family 10,000 Square foot minimum lot size) comprises 16.4% of the 39% of the land area of single family zones and is the most used single family zone in the city. The average density of all of the combined single family zones is 3.4 units per acre. When all of the currently zoned single family zones, which does not include Planned Community PC zones, are developed, using West Jordan's average household size of 3.42, approximately 94,000 people could live in that type of housing density.

West Jordan has 3,258.58 acres or 15.56% of the land area in Planned Community (PC)

zones. Planned Community zoning allows a mixture of single family and multi-family residential, retail, office, schools and institutions with planned open space and other amenities. The average residential density of the PC zoning in West Jordan is 6.54 units per acre. When all of the current PC zones are developed, using West Jordan's average household size of 3.32, approximately 70,750 people potentially could live in planned community zoning.

Traditional multi-family residential zones in West Jordan City comprises 3.5% of the City's zoning districts or 734 acres. This zoning consists of large apartment complexes and all other attached housing from duplexes on up. The average density of the traditional multi-family zoning is 12 units per acre. All of the traditional multi-family zoning in the city has been developed and it is estimated that 30,000 people live in this type of zoning in the City.

Table 8.1 shows the existing number of single family units vs. multi-family units in the City with 77% single family and 23% multi-family. The information demonstrates that West Jordan is a "cradle to grave community" meaning that every type of housing needed, from apartments to single family, from townhomes to senior care housing is available in the City.

TABLE 8.1

RESIDENTIAL STATISTICS

Data Type	Existing	Entitled Projects
Citywide Residential Density (Dwelling units/developed residential land)	37,418/9754 acres = 3.83 Units per acre	7972 combined units/1412 acres = 5.62 Units per acre
Ratio of Single-family vs. Multi-family dwellings	27,321 Single Family vs 10,097 Multi-Family	4,163 Single Family vs 2,854 Multi-Family
Combined existing plus future residential when built	31,484 Single Family 13,382 Multi-family	Residential density when all entitled constructed 4.08 units per acre
Persons per acre (3.42 household size) x 3.55	12.41 persons per residential acre	37.6 persons per residential acre
Entitled construction persons per acre	13.1 persons per acre	3,524 persons per square mile (based on Census)

TABLE 8.2

RESIDENTIAL DISTRIBUTION

NAICS Code	Acres	Percent of Total	Net Residential	Land Use Designation
RR-20 (Rural Residential-20,000 sq. ft.)	774.04	3.70%	1.75	Very Low, Low
RR-30 (Rural Residential-30,000 sq. ft.)	4.96	0.02%	1.16	Very Low, Low
RR-40 (Rural Residential-40,000 sq. ft.)	470.91	2.25%	0.87	Very Low, Low
RE-20 (Rural Estate-20,000 sq. ft.)	68.62	0.33%	1.75	Very Low, Low
RE-30 (Rural Estate-30,000 sq. ft.)	4.72	0.02%	1.16	Very Low, Low
RE-40 (Rural Estate-40,000 sq. ft.)	0	0.00%	0.87	Very Low, Low
*R-1-4 (Single Family 4000 sq. ft.)	137.82	0.66%	8.7	High * No longer available
R-1-5 (Single Family 5000 sq. ft.)	0	0.00%	6.9	High
R-1-6 (Single Family 6000 sq. ft.)	890.05	4.25%	5.8	High
R-1-8 (Single Family 8000 sq. ft.)	1617	7.72%	4.3	Medium
R-1-9 (Single Family 9000 sq. ft.)	11.4	0.05%	3.8	Medium
R-1-10 (Single Family 10,000 sq. ft.)	3405.65	16.26%	3.4	Medium
R-1-12 (Single Family 12,000 sq. ft.)	646.09	3.09%	2.9	Low
R-1-14 (Single Family 14,000 sq. ft.)	52.9	0.25%	2.4	Low
Multi-Family Zones				
RM (Mobile Home Residential)	132.85	0.63%	5.8	High Density
R-2 (Two-Family Residential)	171.31	0.82%	8.7	High Density
R-3 (Multiple-Family Residential) 7 Zones	359.42	1.72%	6 to 22	High, Very High
Planned Community Zones				
PRD (Planned Residential Development)	119.32	0.57%	1 to 24	Very Low to Very High
PC (Planned Community)	2034.85	9.72%	Established by CC	Very Low to Very High
West Side Planning Area Zones				
HFR (High Density, Multi-Family)	160.65	0.77%	Varies	High
LSFR (Low Density, Single-Family)	522.83	2.50%	Varies	Low
MFR (Medium Density, Multi-Family)	150.33	0.72%	Varies	Medium
MU (Mixed Use)	0	0%	Varies	High
VLSFR (Very Low Density, Single-Family)	143.63	0.69%	Varies	Very Low

Total City Acres 20,759.37

Potential Barriers to Moderate Income Housing

The majority of West Jordan's Zoning does not prohibit the development of housing for low to moderate income households. However, lot size, and house size requirements in zoning districts could make it difficult to develop moderate income single-family units. The City Council has stated in the Balanced Housing Ordinance that multi-family dwellings should be planned in the most appropriate areas of the city. The appropriate areas to look at first are areas adjacent to mass transit where the housing densities are a minimum of 45 units per acre rather than the more restrictive density maximums as required in single family zones. The city should be more willing to entertain developments that provide a variety of housing types, including townhomes, condominiums, and apartments, in the appropriate areas. However, denser development should be carefully designed so it will integrate into and not impact lower density neighborhoods.

Impact fees are imposed so that new development pays for the impact that it imposes upon the City's infrastructure. Impact fees come in a variety of forms to pay for different types of infrastructure and services. Impact fees have a direct impact upon the affordability of new construction, as they add to the price of developing property. Therefore, redevelopment areas could be prime areas for Moderate Income Housing because of existing road and utility infrastructure.

Household Income

The median household income in West Jordan is \$87,006 per year. Two thirds of West Jordan households make \$50,000 or more per year, with the other one third making less than \$50,000 per year. Twenty-seven percent (27%) of the households of West Jordan make more than \$100,000 per year.

The percentage of households living below the federal poverty level in West Jordan is 5.4%. The federal poverty level is one person making \$13,788.00 or less. Poverty thresholds are shown in Table 8.3.

TABLE 8.3

POVERTY THRESHOLD BY SIZE OF FAMILY AND NUMBER OF RELATED CHILDREN UNDER 18 YEARS OLD: 2021

(In Dollars)

Size of family unit	Weighted average threshold	Related children under 18 years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or more
One person (unrelated individual):	13,788	—	—	—	—	—	—	—	—	—
Under age 65	14,097	14,097	—	—	—	—	—	—	—	—
Aged 65 and older	12,996	12,996	—	—	—	—	—	—	—	—
Two people:	17,529	—	—	—	—	—	—	—	—	—
Householder under age 65	18,231	18,145	18,677	—	—	—	—	—	—	—
Householder aged 65 and over	16,400	16,379	18,606	—	—	—	—	—	—	—
Three people	21,559	21,196	21,811	21,831	—	—	—	—	—	—
Four people	27,740	27,949	28,406	27,479	27,575	—	—	—	—	—
Five people	32,865	33,705	34,195	33,148	32,338	31,843	—	—	—	—
Six people	37,161	38,767	39,921	38,119	37,350	36,207	35,529	—	—	—
Seven people	42,156	44,606	44,885	43,925	43,255	42,009	40,554	38,958	—	—
Eight people	47,093	49,888	50,329	49,423	48,629	47,503	46,073	44,585	44,207	—
Nine or more people	56,325	60,012	60,303	59,501	58,828	57,722	56,201	54,826	54,485	52,386

Source: U.S. Census Bureau

Analyzing the household income of the West Jordan residents is critical to understanding the City's moderate income housing need. Moderate income housing is defined by statute as housing that is affordable to those households whose income is less than or equal to 80% of the Area Median Income (AMI) of Salt Lake County. Salt Lake County AMI is \$92,900.00 per family of four as determined by the Department of Housing and Urban Development (HUD). Of the families in West Jordan City, 9,840 (38%) earn a moderate income or less. In 2018, 80% of AMI is a yearly salary of \$74,320.00. The Department of Housing and Urban Development (HUD) has further defined moderate income into 3 categories; less than 30% of AMI (Extremely Low Income); 30% to 50% of AMI (Very Low Income) and 50% to 80% of AMI (Low Income). In West Jordan, 1930 (7.5%) of families earn less than 30% AMI; 3498 (13.5%) earn 30% to 50% AMI; 4412

(17.15) 50% to 80% AMI

The State of Utah requires that municipalities facilitate a reasonable opportunity for moderate income housing in the City. The households that earn just 30% of the AMI find it more difficult to find market rate housing at their income. It is important that households of all income levels have moderate income housing options.

Housing Stock

New Housing Demand

According to the U.S. Census Bureau, West Jordan added 4,881 housing units between 2010 and 2020. Based on those statistics, the City's housing supply grew 1.35% or 488 units per year over the ten year time period. The 2020 inventory of housing units is 36,247. At that rate of growth, the total estimated

TABLE 8.4
WEST JORDAN HOUSING VALUES

Owner-occupied units value	Units
Less than \$50,000	441
\$50,000 to \$99,999	230
\$100,000 to \$149,999	660
\$150,000 to \$199,999	2,089
\$200,000 to \$299,999	8,311
\$300,000 to \$499,999	13,424
\$500,000 to \$999,999	1,282
\$1,000,000 or more	84
Totals:	26,521

Median Home Value : \$316,600

30% of the adjusted median income for the municipality maximum house cost \$65,585
50% of the adjusted median income for the municipality maximum house cost \$136,000
80% of the adjusted median income for the municipality maximum house cost \$241,533

TABLE 8.5
RENTAL STATISTICS

Occupied units paying rent	Units
Less than \$600	142
\$600 to \$1,000	1,140
\$1,001 to \$1,499	4,242
\$1,500 to \$1,858	1,868
\$2,000 to \$2,499	349
\$2,500 to \$2,999	33
\$3,000 or more	0
Totals:	7,697

Median Monthly Rent Payment: \$1,269

No rent paid	254
30% of the adjusted median income maximum rent \$697 per month	
50% of the adjusted median income maximum rent \$1,160 per month	
80% of the adjusted median income maximum rent \$1,858 per month	



dwelling units by 2023 will be 36,736 and 41,140 units by 2030.

Existing Housing Stock Value

Table 8.4 shows the Census market values of existing homes in the City of West Jordan. Based on the house values shown in Table 8.4 and based on moderate income of 80% of AMI, twenty-nine percent (29%) of the housing stock in the City would be affordable to a household making a moderate income, if it were available.

Existing housing stock consists of 5,923 multi-family rental units, 3,301 individually owned townhomes or condos, 824 mobile homes, and 25,468 single family dwellings. Eighty-seven percent (87%) of the owner occupied housing in West Jordan is valued above \$200,000. The number of existing owner occupied moderate income houses in West Jordan shown in Table 8.4. Table 8.5 is different than Table 8.4 in that it separates the housing values to reflect the maximum value that people in the moderate income ranges could afford.

When both owner-occupied and renter-occupied moderate income units are combined, 18,865, or 52% of the housing units in West Jordan City are within the moderate income range of 80% or less of AMI.

Forecast of Moderate Income Housing Need

Based on estimated population growth it is projected that West Jordan will need all to total an additional 2,872 new housing units by 2023. Of those 2,872 units, based upon the projected increase in population, income levels, and existing vacancies, the UAHFT Housing Model estimates that there will be a demand for 134 new units that will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 245 new units will need to be affordable to very low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 95 new units will need to be affordable to low-income ($>50\%$ to $\leq 80\%$ AMI) households by 2023.

Moderate Income Housing Strategies

Strategy 10-9a-403(2)(b)(iii) (A) Rezone for densities necessary to facilitate the production of moderate income housing. Strategy type ongoing.

Analysis of strategy: The Interchange Overlay Zone (IOZ) was adopted in December 2020 by the City Council and is a tool that the city can use to create compatible neighborhoods adjacent to the Mountain View Corridor. The reason the IOZ was adopted was to create more desirable development patterns adjacent to the Mountain View Corridor and to support residential uses and densities anticipated by the General Plan. The IOZ ordinance allows the City Council the discretion to set the density for the properties located in the IOZ, after receiving recommendation from the Planning Commission. The IOZ is a perfect tool to create additional moderate income housing in the City because of anticipated increased densities and because the use and density can be controlled by a master development agreement mandating a certain percentage of the development, as determined by the Council, be developed as moderate income housing.

Implementation Plan for this Strategy

1. *Time line* : Rezone all qualifying properties to the Interchange Overlay Zone (IOZ) by December 31, 2025.

A. *Measure* : Identify the areas that qualify for the IOZ.

B. *Measure* : Complete existing conditions analysis of the areas.

i. *Benchmark*: Complete Measure a and b by May 31, 2023.

C. *Measure* : Identify utility constraints of each area and plot time frame of utility development.

D. *Measure* : Identify transportation constraints of each area and plot time frame of transportation development.

- E. Measure :** Conduct an analysis of potential residential density in each IOZ area, including recommended percentage of moderate income housing.
- i. Benchmark:** Complete measures through by December 31, 2023.
- F. Meet with property owners to determine feasibility.**
- i. Benchmark:** Complete measure by March 31, 2024.
- G. Measure :** Update Future Land Use Map in each IOZ area to reflect future rezone to IOZ.
- i. Benchmark:** Complete measure by July 31, 2024.
- H. Measure :** Determine if master development agreement (MDA) is required prior to rezone to IOZ.
- I. Measure :** Identify components of MDA.
- i. Benchmark:** Complete measure hand i by December 31, 2024.
- J. Measure :** Start process to rezone areas to IOZ.
- K. Hold Planning Commission public hearing(s).**
- L. Hold City Council public hearing(s).**
- i. Benchmark:** Complete by July 31, 2025
- M. Measure :** Final revisions.
- i. Benchmark** adopt by December 31, 2025.

Strategy 10-9a-403(2)(b)(iii) (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing. Strategy type on-going.

Analysis of Strategy: West Jordan City is actively expanding its water and sewer infrastructure. Two new water reservoirs will serve Dry Creek and the housing associated with the Southwest Quadrant. Dry Creek Highlands has a master development agreement that requires between 5% and 10% of the unit count to be moderate income housing. A component of the Southwest

quadrant will be for “workforce” housing, housing that will be in the moderate income range. Both development areas are in the beginning phases of construction in 2022 and will be under development for the next twenty plus years. The investment in new water and sewer infrastructure will serve the moderate income component of both developments for the foreseeable future.

Implementation Plan for this Strategy

1. Timeline : Demonstrate nexus by July 31, 2024.

- A. Measure :** Identify potential infrastructure improvements that will contribute to the rehabilitation or expansion of Moderate Income Housing.
- B. Measure :** Identify areas where infrastructure improvements will result in preservation of and/or the creation of Moderate Income Housing.
- C. Measure :** Determine cost of infrastructure improvements.
 - i. Benchmark:** Complete Measure a, b and c by July 31, 2023.
- D. Measure :** If feasible, identify potential preservation of, or creation of, Moderate Income Housing through infrastructure investment.
- E. Measure :** Establish nexus between investment in infrastructure and creation of Moderate Income Housing.
 - i. Benchmark:** If feasible, establish nexus and potential rehabilitation of and/or the creation of MIH by July 31, 2024.

Strategy 10-9a-403(2)(b)(iii) (F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. Strategy type on-going.

Analysis of Strategy: The Residential Overlay District (ROD) is a tool that the city can use to



promote and facilitate the redevelopment of large, underutilized, retail commercial properties with an influx of new residential and mixed-use development. The purpose of the ROD is to promote and maintain the viability of commercial retail shopping areas. The ROD will also reduce traffic congestion, air pollution and commutes to already existing shopping and entertainment areas. It is the intent of these districts to generally:

- Encourage flexibility in the redevelopment and reinvestment in retail and entertainment based properties.
- Encourage the use of innovative approaches to redevelopment that utilize sustainable development practices.
- Encourage and promote pedestrian activity and reduce vehicle miles traveled. This goal includes consideration of off-site activities.
- Facilitate the redevelopment, and use of properties in West Jordan where public infrastructure is already in place.
- The ROD is not intended as a development tool on undeveloped property. However, the ROD may be overlaid on remnant properties that currently exist within retail and entertainment developments that were intended to be but have not been developed in SC-2 and SC-3 Zones.

The residential density in the ROD shall be a minimum of forty five (45) dwelling units per acre up to a maximum of seventy five (75) dwelling units per acre. Density is a function of site, landscaping and parking requirements. A minimum moderate income housing percentage should be required at entitlement and enforced through a master development agreement.

Implementation Plan for this Strategy

1. *Time line* : Rezone all qualifying properties, approved by the City Council, to the Residential Overlay District (ROD) by December 31, 2025.

A. *Measure* : Identify the areas that qualify for the ROD.

B. *Measure* : Complete existing

conditions analysis of potential ROD areas.

i. *Benchmark*: Complete Measure a and b by March 31, 2023.

C. *Measure* : Identify utility constraints of each area and plot time frame.

D. *Measure* : Identify transportation constraints of each area and plot time frame.

E. *Measure* : Conduct a analysis of potential residential density in each ROD area, including recommended percentage of moderate income housing.

i. *Benchmark*: Complete measures c through e by September 30, 2023.

F. Meet with property owners to determine feasibility.

i. *Benchmark*: Complete measure f by December 31, 2023.

G. *Measure* : Update Future Land Use Map in each ROD area to reflect future rezone to ROD.

i. *Benchmark*: Complete measure g by July 31, 2024.

H. *Measure* : Determine if master development agreement (MDA) is required prior to rezone to ROD.

I. *Measure* : Identify components of MDA.

i. *Benchmark*: Complete measures h and i by December 31, 2024.

J. *Measure* : Start process to rezone areas to ROD.

K. Hold Planning Commission public hearing(s).

L. Hold City Council public hearing(s).

i. *Benchmark*: Complete measure sj through l by July 31, 2025

M. *Measure* : Final revisions.

i. *Benchmark* adopt by December 31, 2025.

Strategy 10-9a-403(2)(b)(iii) (G) Amend land use regulations to allow for higher density or new moderate income residential

development in commercial or mixed-use zones near major transit investment corridors. Strategy type one time.

Analysis of Strategy: The current City Center ordinance does not mention the creation of moderate income housing within the CC district. The CC ordinance could be modified to require with any new development in the CC zone that moderate income housing be a percentage of and a component of CC development.

Implementation Plan for this Strategy

1. *Time line* : Modify City Center (CC) land use regulation by December 31, 2023
 - A. *Measure* : Analyze City Center zone ordinance and determine percentage of and qualifications for new moderate income housing development.
 - B. *Measure* : Determine how moderate income housing should be integrated into CC zones.
 - i. *Benchmark*: Complete Measure a and b by December 31, 2022.
 - C. *Measure* : Identify how new moderate income housing will be subsidized.
 - D. *Measure* : Analyze potential RDA housing set aside for new moderate income housing development in CC zone.
 - i. *Benchmark*: Complete measures c and d by May 31, 2023.
 - E. *Measure* : Start process to amend CC zone language.
 - F. Hold Planning Commission public hearing(s).
 - G. Hold City Council public hearing(s).
 - i. *Benchmark*: Complete measure e through g by October 31, 2023
 - H. *Measure* : Final revisions.
 - i. *Benchmark* adopt by December 31, 2023.

Strategy 10-9a-403(2)(b)(iii) (J) Implement zoning incentives for moderate income units

in new developments. Strategy type ongoing.

Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The ordinance requires a minimum of 3% of the project be moderate income housing and allows the density increase beyond the minimum. The integrated housing ordinance requires integration of multi-family with single family units. Any development using the IHD will be new development up to 90 acres in area.

Implementation Plan for this Strategy

1. *Time line* : Implement Integrated Housing Ordinance (IHD) by December 31, 2024.
 - A. Adopt Integrated Housing Ordinance.
 - i. *Benchmark*: Complete measure a by September 30, 2022.
 - B. *Measure* : Identify the areas that could be used for the IHD.
 - C. *Measure* : Complete existing conditions analysis of each area.
 - D. *Measure* : Identify utility constraints of each area and plot time frame.
 - E. *Measure* : Identify transportation constraints of each area and plot time frame.
 - F. *Measure* : Conduct a analysis of potential residential density in each IHD area, including recommended percentage of moderate income housing.
 - i. *Benchmark*: Complete Measure b through f by December 31, 2022.
 - G. Meet with property owners/developers to determine feasibility.
 - i. *Benchmark*: Complete measure g by March 31, 2023.
 - H. *Measure* : Update Future Land Use Map in each IHD area to reflect future rezoning to IHD.
 - i. *Benchmark*: Complete measure h by July 31, 2023.



- I. *Measure* : Determine if master development agreement (MDA) is required prior to rezoning to IHD.
- J. *Measure* : Identify components of MDA.
 - i. *Benchmark*: Complete measure i and J by October 31, 2023.
- K. *Measure* : Start process to rezoning areas to IHD.
- L. Hold Planning Commission public hearing(s).
- M. Hold City Council public hearing(s).
 - i. *Benchmark*: Complete measure s k through m by July 31, 2024
- N. *Measure* : Final revisions.
 - i. *Benchmark* adopt by December 31, 2024.

- Measure a and b by May 31, 2023.
- C. *Measure* : If feasible start process for city involvement in CLT.
- D. *Measure* : Determine how city will be involved and requirements of CLT.
- E. *Measure* : Select CLT partner.
- F. *Measure* : Complete required documents for CLT partnership.
 - i. *Benchmark*: Complete measure s c through f by December 31, 2023.
- G. Hold City Council public hearing(s).
 - i. *Benchmark*: Complete measure s g by March 31, 2023.
- H. *Measure* : Final revisions.
 - i. *Benchmark* if feasible adopt by July 31, 2023.

Strategy 10-9a-403(2)(b)(iii) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing. Strategy type one time.

Analysis of Strategy: The city is currently in process to adopt the Integrated Housing Ordinance (IHD). This proposed ordinance will allow a density increase in the overall development if the applicant agrees to construct moderate income housing. The IHD anticipates that the moderate income housing would be held in a community land trust. West Jordan has not participated in a community land trust (CLT) before. The purpose of this strategy would be to explore the possibility of partnering with a community land trust for moderate income housing.

Implementation Plan for this Strategy

Explore participation in a community land trust program for moderate income housing.

- 1. *Timeline* : Determine feasibility by July 31, 2024.
 - A. *Measure* : Identify potential CLT partners.
 - B. *Measure* : Determine city involvement.
 - i. *Benchmark*: Complete

Strategy 10-9a-403(2)(b)(iii) (O) 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, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing. Strategy Type one time.

Analysis of Strategy: The City Council is desirous to explore the possibility of applying for funding sources to create moderate income housing and/or partnering with an experienced entity that will assist in this effort.

Implementation Plan for this Strategy

- 1. *Timeline* : Complete MIH project by December 31, 2028.

- A. Measure :** determine potential MIH projects, including potential locations.
- B. Measure :** Identify potential funding sources.
- C. Measure :** Identify and interview potential partners.
i. Benchmark: Complete Measure a, b and c by December 31, 2023.
- D. Measure :** Determine development partners.
- E. Measure :** Determine city involvement in MIH project.
- F. Measure :** Determine funding sources.
i. Benchmark: Complete Measure d through f by July 31, 2024.
- G. Measure :** Analysis of proposed land uses and utility constraints with each MIH project.
- H. Measure :** Analysis of proposed connectivity improvements.
- I. Measure :** Analysis of proposed MIH residential density of each MIH project.
- J. Apply for or partner with the identified entity that applies for funding, programs or incentives.**
i. Benchmark: Complete measures g through j by December 31, 2024.
- K. Measure :** Concept plan and revisions.
- L. Measure :** Entitlement.
i. Benchmark: Complete k and l by July 31, 2025.
- M. Measure :** Preliminary plan completion and review.
i. Benchmark: Complete by December 31, 2025
- N. Measure :** Final plan and revisions.
i. Benchmark: approval by May 31, 2026.
- O. Measure :** Construction phase.
i. Benchmark: Construction complete by December 31, 2028.

political subdivision for the purpose of combining resources to acquire property for moderate income housing. Strategy Type one time.

Analysis of Strategy: The City Council is desirous to explore the possibility of partnering with either the school district or another partner to build moderate income housing or partnering with another agency in purchasing property solely for moderate income housing.

Implementation Plan for this Strategy

- 1. Timeline :** Ratify partnership and acquisition agreement by December 31, 2025.
- A. Measure :** Identify potential Moderate Income Housing locations.
- B. Measure :** Identify potential funding sources.
- C. Measure :** Identify and interview potential partners.
i. Benchmark: Complete Measure a, b and c by October 31, 2023.
- D. Measure :** Determine partners.
- E. Measure :** Determine city involvement in MIH project.
- F. Measure :** Determine funding sources.
i. Benchmark: Complete Measure d through f by July 31, 2024.
- G. Measure :** Analysis of proposed land uses and utility constraints with each MIH project.
- H. Measure :** Analysis of proposed connectivity improvements.
- I. Measure :** Analysis of proposed MIH residential density of each MIH project.
- J. Measure :** Work with appropriate city departments and complete a comprehensive legal analysis of all required contracts, purchase agreements and other documents.
- K. Measure :** Determine all relevant 2009 City Code sections that require amendment.
i. Benchmark: Complete measures g through k by May 31, 2025.

Strategy 10-9a-403(2)(b)(iii) (T) Ratify a joint acquisition agreement with another local



L. Measure: Complete all required code amendments and all required legal documents.

M. Present to City Council and hold required public hearings.

- i. Benchmark:** Ratify partnership with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing by December 31, 2025.

Strategy 10-9a-403(2)(b)(iii) (V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1. Strategy type ongoing.

Analysis of Strategy: This is a requirement of state law because West Jordan has six TRAX stations. Planning has been done in the past in all station areas and the new plans will update and identify needed changes.

Implementation Plan for this Strategy

1. Timeline: Adopt four station area plans by December 31, 2025.

- A. Measure:** Identify the four station areas to be planned.
 - 1. Task:** Apply for Technical Assistance by July 15, 2022
- B. Measure:** Complete existing conditions analysis of the four station areas.
 - i. Benchmark:** Complete Measure a and b by August 31, 2022.
- C. Measure:** Identify stakeholders.
 - 1. Task:** Identify stakeholders by July 1, 2022
- D. Interview Stakeholders.**
 - 1. Task:** Interview stakeholders by December 31, 2022
- E. Meet with adjacent jurisdictions.**
 - 1. Task:** Meet with adjacent jurisdictions by August 1, 2022
- F. Hold public meetings.**

- i. Benchmark:** Complete measures c through f by December 31, 2023.

G. Measure: Analysis of proposed land uses in each station area.

H. Measure: Analysis of proposed connectivity improvements.

I. Measure: Analysis of proposed residential density in each station area, including moderate income housing.

- i. Benchmark:** Complete measure g through i by July 31, 2024.

J. Measure: Concept plan and revisions.

- i. Benchmark:** Complete measure j by December 31, 2024.

K. Measure: Preliminary plan completion and review.

- i. Benchmark:** Complete by July 31, 2025

L. Measure: Final plan and revisions. Benchmark adopt by December 31, 2025.

Acknowledgement of the Utah Fair Housing Act

In accordance with the state and federal laws, the City of West Jordan exercises the authority to plan, zone, and regulate land-use in promoting the community's health, safety, and welfare. The moderate income housing element of this plan acknowledges and upholds the Utah Fair Housing Act by promoting the equal protection and equitable treatment of all people who lawfully seek to rent, lease, purchase, or develop real property within its jurisdiction. Its housing policies and plans strictly prohibit discrimination on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or any other suspect classification. It is the policy of the City of West Jordan to report housing discrimination to the Utah Antidiscrimination

Labor Division immediately. It is the goal of the City of West Jordan to prevent, eliminate, and/or mitigate any unfair housing practices that may result from its plans, policies, regulations, and ordinances. It is also the goal of the City of West Jordan to affirmatively further fair and affordable housing by reviewing the housing needs of its moderate income households and its vulnerable populations biennially, and by proactively planning to meet their needs.



Chapter Nine

ENVIRONMENT

West Jordan's distinctive natural resources and environment contribute to the community's quality of life and economic vitality. Natural resources and the natural environment are not inexhaustible commodities to be exploited but are valuable assets to be judiciously used and wisely managed for the benefit of present and future generations. These resources, including land, air, habitat, and water are essential components of life.

Undeveloped lands within West Jordan range from the Jordan River channel to the west bench at the foothills of the Oquirrh Mountains. Developed land within the City supports a wide range of uses, including: low, medium, and high-density residential communities; professional offices; public facilities; commercial shopping centers; light and heavy industry; and open spaces. These numerous land uses create environmental conflicts. Environmental concerns in the community revolve around two major issues: preserving the natural environment and mitigating environmental impacts from heavy land uses.

The purpose of this chapter is to examine critical environmental issues and to consider ways to improve the environment for the future. The protection and conservation of distinct and valuable resources is everyone's responsibility. Environmental stewardship means that the City of West Jordan has a responsibility to manage local resources, now and in the future, to assure a healthy and productive environment. Individual citizens, businesses, and the government can achieve this by working together.



Topography and Climate

West Jordan is located in the southwest area of Salt Lake County along the Wasatch Front. The City is bordered on the west by the Oquirrh Mountains and by the Jordan River

on the east. The City extends from as far north as 6119 South and as far south as 10200 South. West Jordan occupies approximately 20,680 acres. The elevation of West Jordan ranges from 5,335 feet in the foothills of the Oquirrh Mountains to 4,278 feet along the Jordan River. The terrain gradually slopes downward from the Oquirrh Mountains to the east and a steeper slope is encountered between 1300

West and approximately 900 West near the Jordan River.

Five irrigation canals, originating at the Jordan River at the south end of Salt Lake County, traverse the City in a northerly direction. Bingham Creek Wash and Barney's Creek Wash are two of several natural drainage channels originating in the Oquirrh

Mountains. West Jordan's generally flat terrain has historically provided ample farmland and ideal development opportunities.

The climate of West Jordan is semi-arid. Between the years 2010 through 2019, West Jordan had an average of 20.49 inches of precipitation per year with temperatures ranging from 9 degrees Fahrenheit to 104.9 degrees Fahrenheit.

Hillsides, especially sensitive hillsides, may not be suitable for development and must be protected because of their natural scenic character. Ordinances, guidelines, and criteria for minimizing flooding, erosion, and other environmental hazards that may result from development of sensitive hillsides were adopted in 2006.

Geology and Soils

Soil types which have been identified in West Jordan have traditionally been found to be suitable for dry farming, seed crops, or pasture. Soil types range from rock and cobbles to gravelly and silty clays. Typically, variations of these soils emerge at surface elevations in stratified layers that cause fluctuations in surface soil types. Generally, though, nearly all soils are suitable for development.

Areas where soils have medium or high compressibility (clay) may require deeper excavation and additional soil consolidation prior to construction. Areas with shallow water tables have limited use for deep foundations and septic tanks. Collapsible soils and steep slopes with rocky soils place severe limitations on foundations and other underground building features. When placing a foundation, potential settling, cracking, and flooding of basements needs to be considered and the weight capacity of the soil is important to such considerations. All new buildings are reviewed for compliance with building codes and applicable City ordinances which address these issues.

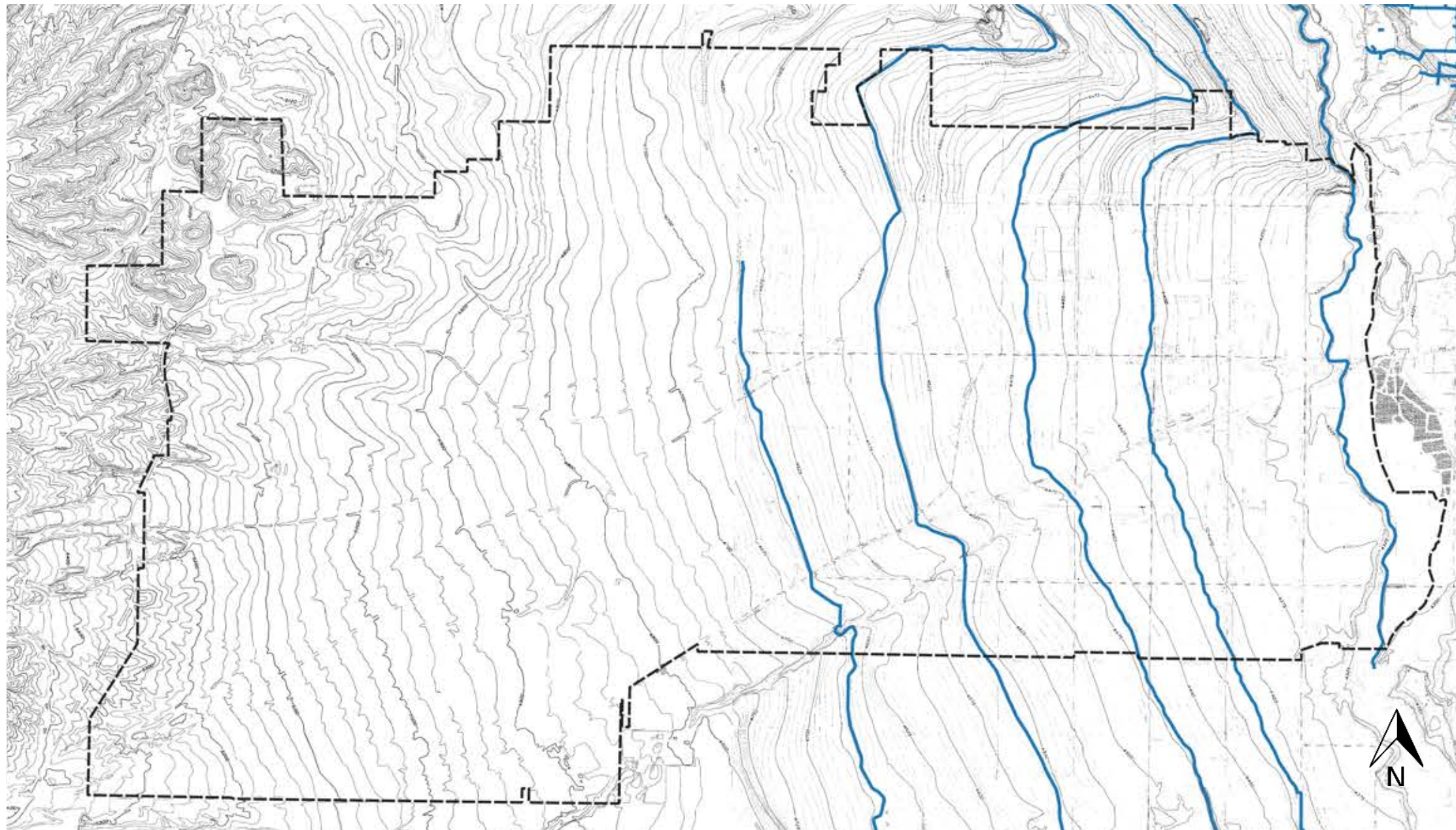


FIGURE 9.1
WEST JORDAN ELEVATIONS AND CANALS

Source: Utah Division of Water Rights; U.S. Geological Survey

— Elevation line
- - - Canal line
⋯ City boundary line



Contamination

Over time, a number of properties have been degraded by environmental contamination from industrial and commercial operations, which hinder the productive use of these properties. In some areas surrounding the Bingham Creek natural drainage channel existed documented cases of soil contamination. Contaminants included combinations of lead, arsenic, and copper tailings. The areas of contamination were identified, and the remediation of tainted soil was completed in 1993. A few development projects have been approved in this area within the past 10 years, which were required to perform environmental tests and clean-up efforts prior to construction. More recently, a drainage canal that moved contaminated water from the Bingham Canyon copper mine to Magna was discovered in 2006 in the vicinity of U-111 and 7800 South. This canal, buried since the 1940s, was remediated in 2008.

Contaminated soils are typically discovered through routine Phase 1 Environmental Reports that are required to be submitted by the developer early in the development review process. These reports may trigger further soils testing and remediation through the Department of Environmental Quality (DEQ) if specific conditions are found. Smaller point contamination incidents, such as chemical spills, are reported to the DEQ at the time of spill.

Material Movement

Gravity and flowing water constantly modify the landscape. The foothills, because of their topographic relief, are particularly susceptible to material movement that includes slumping, collapsible soils, and landslides.

Consolidation Potential

Consolidation of soils occurs when relatively low-density materials shrink in volume when they become wet or are subjected to great weight from buildings, road fill, or other construction activity. These are also known as collapsing and settling soils.

Collapsing and settling soils have considerable strength when dry and generally are not a problem to structures and improvements. When they become wet, they are subject to rapid collapse, and can be reduced in volume by as much as 10% to 15%. Surface ground displacement of several feet can result.

Human activities such as irrigation, installation of utilities, impoundment of water and blockage of natural drainage ways and construction of buildings result in the collapse and settlement of these soils. This can result in damage to private property and public improvements.

Similar processes frequently affect old landfills, poorly placed earth fills or sites that have previously been used for topsoil/gravel mining. Collapsible soils can be identified by geotechnical soil analysis that is required in the building permit review for each project and can often be mitigated.

Wildlife Habitat

Migration Corridors

West Jordan's natural drainage pathways (washes) provide important travel, cover, nesting, feeding, and resting habitat for a variety of animals.

Wildlife tends to concentrate in natural washes and undeveloped outlying areas, particularly along the Jordan River and on the foothills of the Oquirrh Mountains. Eight natural drainage pathways transect the area, traveling from west to east. Many of these natural washes are surrounded by residential development and are located on the western half of the City.

These washes not only serve as useable open space for residents but also provide important wildlife habitats. There are at least three remaining washes in the southwest quadrant of the City that have not been developed but will be preserved as either natural or improved open space as adjoining properties are developed.

Big Bend, drainage corridors, and areas adjacent to the Jordan River are patches of preserved natural open space in West Jordan. Open space environmental planning emphasizes connections of habitats and preservation of corridors rather than isolated patches.

Encroaching land uses and increasing recreational activities can impact wildlife habitat areas. Preserving wildlife activity in these natural corridors can be accomplished by limiting the proximity of developments to the outlying perimeters of natural drainages. Consideration should be given to the boundaries of these natural drainages. The City has adopted trailway standards to create both a recreational and a wildlife corridor along the washes and creeks, which, among other standards, require a natural buffer on each side of the wash in order to balance recreational needs with natural preservation.

Hydrology

High Water Tables

Most areas of West Jordan are unaffected by high water tables. However, areas east of Redwood Road have been impacted by high water tables resulting from an impermeable clay layer within the soil profile. Development has been made possible with proper drainage and construction techniques in this area. It is recommended that developments in the area east of Redwood Road be carefully reviewed and evaluated, and that appropriate construction standards be applied. Natural wetlands also exist between Redwood Road and approximately 1100 West where the water table reaches the surface. While the surrounding area is almost completely developed, care should be taken to preserve these natural wetland areas from further encroachment.

Floodplains

Historically, creeks at the base of the foothills of the Oquirrh Mountains were periodically flooded and scoured by snowmelt rushing out

of the canyons and fanning out over the valley floor into the Jordan River. As native plant and animal species of the foothills evolved with this disturbance regime, many species became dependent upon the periodic floods. Native plants are dependent upon periodic flood scouring to create sand bars, which are essential seed beds for germination and establishment of new populations.

Farming of the foothills area in West Jordan resulted in the dramatic alteration of riparian systems. Floodplains, which naturally ran through the City, were greatly reduced by channelization of the streams and development of extensive ditch networks for irrigation. All streams have been partially or totally channelized and their flows have been considerably altered.

The general boundaries of the 100-year floodplain of West Jordan are shown on the Federal Emergency Management Agency's floodplain maps. The City's floodplain regulations address two specific zones within the City limits. The 100-year floodplain is the area subject to inundation by floodwater during a 100-year flood event, and the 500-year floodplain is the area subject to inundation during a 500-year flood event, a (0.2%) chance of being met or exceeded in any given year. A 100-year flood has a 1% chance of being equaled or exceeded in any given year.

Groundwater

Studies have been conducted evaluating the quality of water pumped from wells into the City system and the possible threat of contamination by a Potential Contamination Source (PCS). Of great concern are the four wells in the southwest industrial areas. For this reason, the City has reviewed and adopted best management practices to reduce possible risk of groundwater contamination and has established a Drinking Water Source Protection Overlay District that restricts or prohibits some uses in the southwest industrial areas of the Bingham and Bagley Industrial Parks to protect groundwater quality.



The parameters of this overlay district are required to be updated when new scientific knowledge becomes available or if well or ground water conditions change. The boundaries of the Drinking Water Source Protection Overlay District were recently updated and adopted by the City Council on December 21, 2022.

Wetlands

Wetlands are defined as those areas that are inundated or saturated by surface or ground water enough to support vegetation typically adapted to wet soil conditions. A wetland has certain characteristics that distinguish it from other natural ecosystems.

Wetlands represent a natural filtering system that removes sediments and pollutants from water as it flows through the wetland or as it percolates into the ground and is returned to an aquifer. Wetlands also serve as flood retention ponds and wildlife habitat and are often places of great beauty where nature can be enjoyed in an area rich with life.

Wetland soils contain little or no oxygen and are saturated for varying periods of time during the growing season. Certain plants are adapted to living in wet, low-oxygen conditions and thrive in wetland areas. Cattails, rushes, willows, sedges, and cottonwoods are examples of wetland plants typically found in the region.

Wetlands can be found along the Jordan River corridor that runs the length of West Jordan's east boundary and at Plum Creek Park located at approximately 8350 South 1520 West.

Water Conservation

West Jordan's climate is semi-arid, with an average of 20.49 inches of precipitation per year as measured between the years 2010 and 2019. Historically, the Salt Lake Valley has enjoyed an adequate water supply; however, drought conditions and rapid population growth has increased demand on the City's water resources. Ways to help

reduce water demand include encouraging landscape design which is efficient and compatible with the indigenous climate and educating the public about the prudent use of water.

On June 9, 2021, the City revised its landscape ordinance to reduce the burden on West Jordan's water delivery systems, reduce water waste and temper the increasing demand on limited water resources. The new standards require water conserving landscapes and irrigation systems and prohibit the use of turf in park strips to prevent water waste for new residential, commercial and industrial developments.

An important component of the goals and implementation strategies is the need to have an involved and educated public. The public is the ultimate supporter and benefactor of these potential policies and is therefore the focus of the need. The City's role in educating the public includes website advertisements and referral to The Jordan Valley Water Conservancy District for more detailed information. Other potential educational resources include the Utah Division of Water Resources and Utah State University.

Air Quality

West Jordan is located in the western part of the Salt Lake Valley, which is defined by the Oquirrh Mountains on the west with the Wasatch Mountains on the east, which creates air quality concerns because the mountains act as a barrier to air mass flows.

Inversions occur during winter months when normal temperature conditions (cool air above, warm air below) are inverted. Inversions trap a dense layer of cold air under a layer of warm air that acts much like a lid, trapping pollutants within the cold air near the valley floor. The surrounding mountains act much like a pot, holding the air in the valleys. Consequently, when an inversion occurs, pollutants increasingly concentrate the longer the inversion lasts.

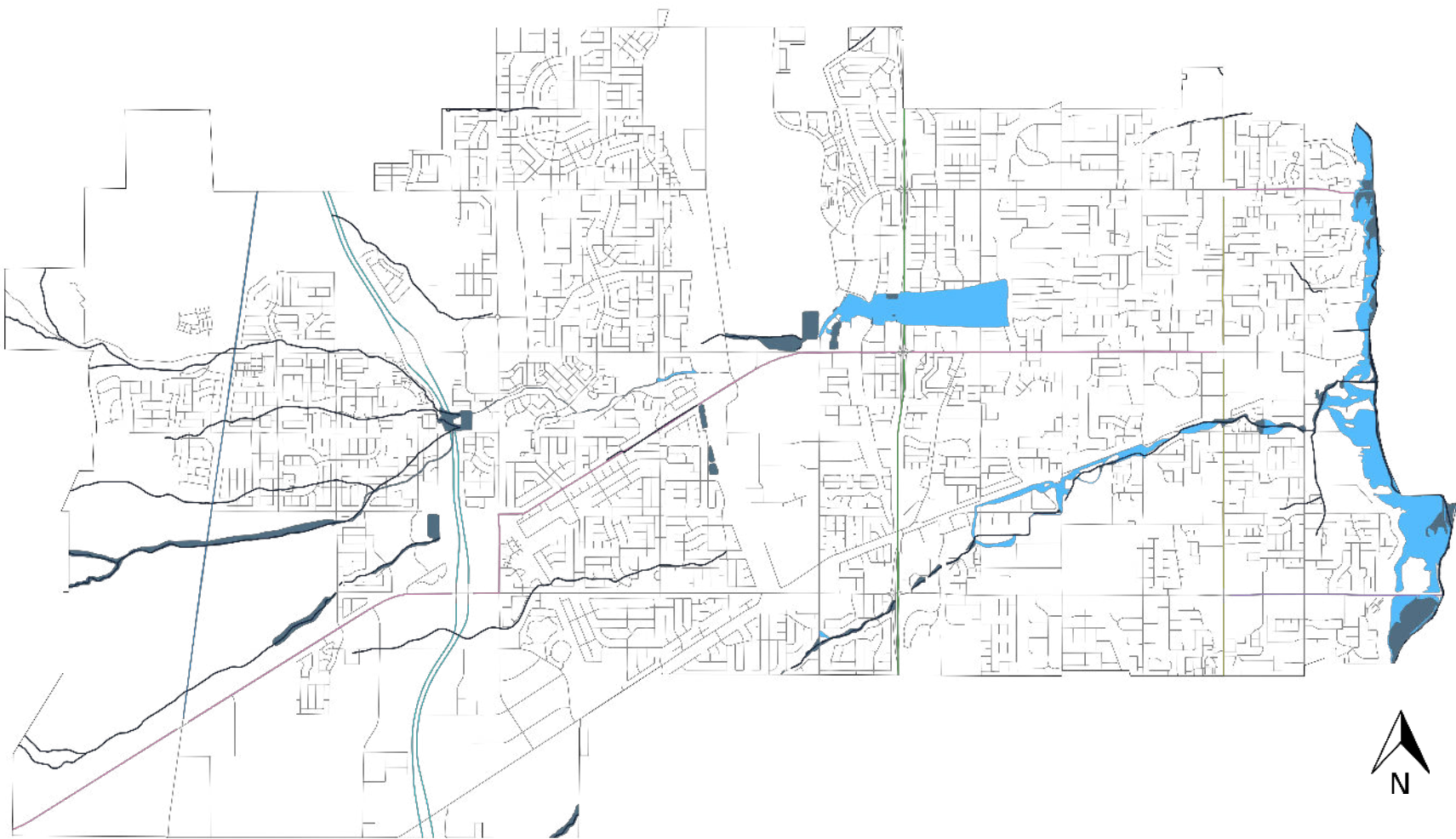











FIGURE 9.2

WEST JORDAN FLOOD PLAINS

Source: Federal Emergency Management Agency; Utah Geospatial Resource Center; Utah Department of Transportation

- | | | | |
|---|------------------------------|---|--------------------------------|
|  | 1% annual chance of flooding |  | 0.2% annual chance of flooding |
|  | City Boundary Line |  | New Bingham Hwy |
|  | City Road |  | Bangerter Hwy |
|  | Redwood Road |  | Bacchus Hwy |
| | |  | Mountain View Corridor |



Summer months can also have poor air quality due to ground-level ozone. When the sky is fully clear and the air is inert for long periods of time during the summer, sunlight mixes with nitrogen oxides and volatile organic compounds found in vehicle and industrial emissions to form ozone between the lower atmosphere and the ground.

The 1970 Clean Air Act required the Environmental Protection Agency (EPA) to establish air quality standards known as National Ambient Air Quality Standards to protect the public health and welfare. The standards are updated every five years and monitored by the state's Division of Air Quality to ensure that these federal standards are met. Salt Lake County has historically been unable to meet these federal standards but came into compliance in 2020 for the first time since 2009 despite a growing population.

Air quality standards for the following six pollutants or classes of pollutants were established: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM), and sulfur dioxide (SO₂).

The three dominant sources of air pollution in West Jordan are particulate matter, carbon monoxide, and sulfur dioxide. Although dangerous levels of air pollutants seldom occur within the area, preventing increases in emissions and minimizing their impact is essential to quality living within the community.

Sources of air pollution in Salt Lake County come from three types of sources: point, mobile and area.

Point sources include industrial or public facility sites, such as power plants, refineries and manufacturing facilities.

Mobile sources include vehicles, both on-road vehicles and off-road vehicles (i.e., airplanes, excavation equipment, trains, lawnmowers, etc.). The vast majority of mobile sources are on-road vehicles.

Area sources include any small source that is not part of the other two categories. Typical area sources include home heating, wild fires, building energy generation, construction and agricultural pollution. These sources and the percentages of pollution that they generate per year are outlined in Figure 9.3.

Visibility and Air Quality

Haze consists of very small particles such as smoke, dust, moisture, and vapor suspended in the air, which impairs visibility. These particles are about the same size as the wavelength of light in the visible spectrum and can either scatter or absorb light. These particles occur both naturally and artificially. Natural particles include salt particles from the Great Salt Lake, emissions from biological processes that create small particles known as sulfates and nitrates, and fog and water vapor which can add to the haze problem by enhancing particle formation and particle size. Artificial or man-made particles include pollution from internal combustion of engines, wood-burning, and industry. Other particles include very fine, nearly invisible dust pulled into the air from roads.

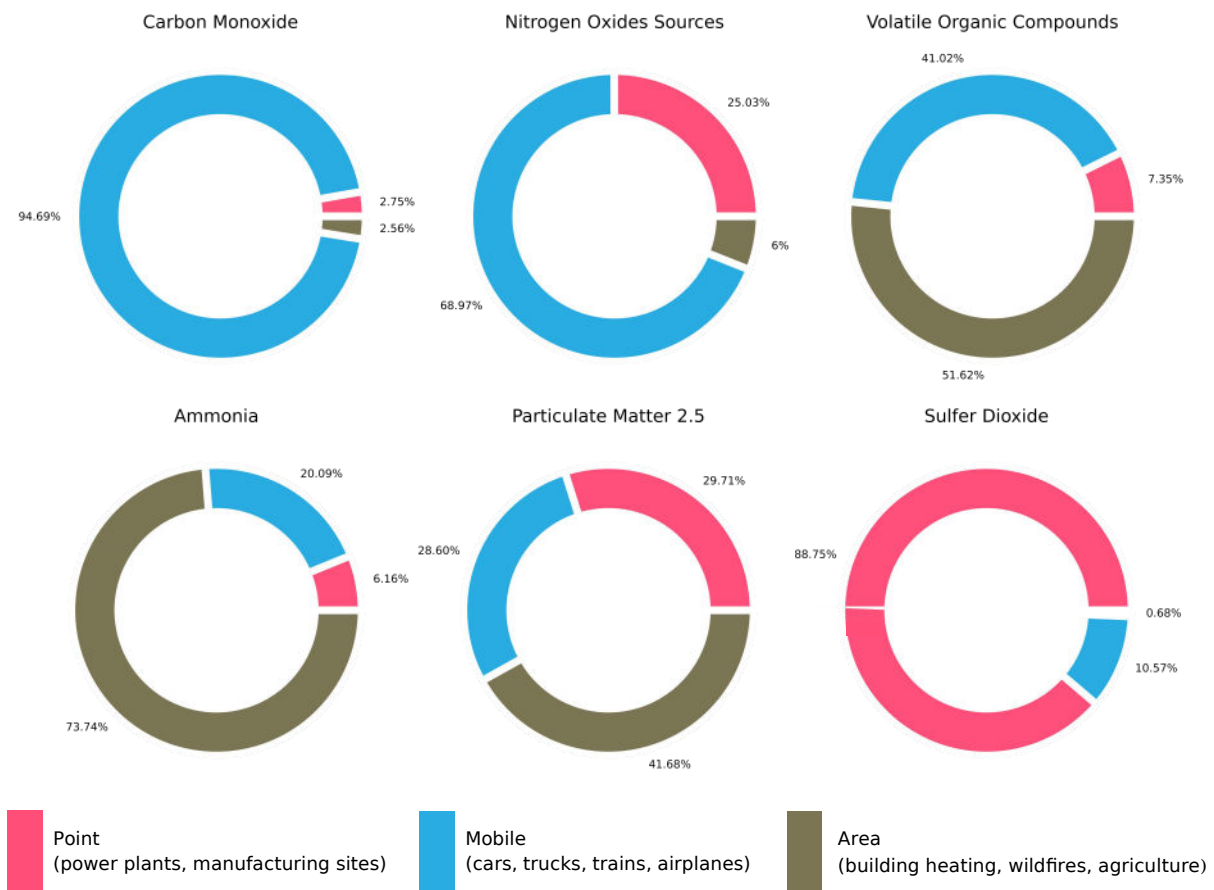
Natural Hazards

Seismic Activity

West Jordan is located approximately seven miles west of the primary Wasatch Fault seismic zone, which is adjacent to the Wasatch Mountain Range. The Salt Lake County Natural Hazards Map does not show any faults located in the City of West Jordan. However, the map does indicate areas with moderate to high liquefaction potential between the Jordan River and approximately 2200 West. "High" liquefaction potential means that there is greater than 50% probability that liquefaction will occur during a major earthquake. "Moderate" liquefaction potential means there is a 10-50% probability of liquefaction.

Liquefaction may occur when water-saturated sandy soils are subjected to earthquake ground shaking. When soil

FIGURE 9.3
SOURCES OF POLLUTION



PARTICULATE MATTER is the generic term used for a type of air pollution that consists of complex and varying mixtures of particles suspended in the air we breathe. It is divided into 2 subcategories: PM2.5 and PM10. PM2.5 consists of finer particles that are roughly 5% of the width of a single human hair, while PM10 consists of larger particles that are roughly 20% of the width of a human hair. PM2.5 is essentially a mix of dust, fire ash, fuel combustion particles, vehicle emissions and industrial emissions, while the vast majority of PM10 is dust mixed with agricultural particles and some industrial and vehicle emissions. Both of these categories also include aerosols that are formed in the atmosphere from combustion by-products, such as sulfur dioxide and nitrogen oxides.

CARBON MONOXIDE is produced when the carbon in fuel is not burned completely. It is a component of motor vehicle exhaust, and in areas with heavy traffic congestion, high levels of carbon monoxide are often present. Idling automobiles produce twice as many polluting emissions than are produced by automobiles traveling at normal speeds. Steps can be taken to reduce stop-and-go traffic in the city. Ideas to be considered include timed sequential traffic lights, roundabouts, idle-free zones, alternative modes of transportation, and bus turnouts for major arterial and collector streets to eliminate traffic jams.

SULFUR DIOXIDE is produced when fuel (mainly coal and oil) is burned, or during metal smelting and other industrial processes.

NITROGEN OXIDES are a generic category that includes Nitrogen Oxide and Nitrogen Dioxide. While some of these compounds occur naturally, such as during lightning storms, most of them are generated by vehicles. Industrial processes and naturally occurring substances contribute to the remaining percentages.

VOLATILE ORGANIC COMPOUNDS are found in vapors produced by chemicals, such as paint thinners, adhesives, pesticides, cleaning supplies, etc. The vast majority of these emissions are found within buildings, but some can escape into the atmosphere.

AMMONIA typically comes from agriculture that uses ammonia-based liquid fertilizers or produces large amounts of animal manure. Ammonia can combine with other molecules in the atmosphere to form new compounds, such as ammonium nitrate.



liquefies, it loses strength and behaves as a thick liquid rather than a solid. This can cause buildings to sink or tilt, slope failure, surface subsidence, or ground cracking, among other things.

Although earthquakes and other geological hazards are difficult to predict and may be present anywhere, risks to property and persons can be reduced if available geologic data is reviewed and properly applied. A site-specific natural hazards report may be advisable for some developments, see Figure 9.4.

Flooding

Although Utah’s desert climate seems to dictate otherwise, land use and site planning in flood zones should reflect sensitivity to flooding concerns. Salt Lake County is the regulatory agency in West Jordan regarding floodplains and flood hazard matters.

Wild fire

Fire plays an important role in all ecological systems. However, as development moves

into previously undisturbed natural landscapes, what was once a natural event becomes a significant threat to life and property. A Wildland Urban Interface (WUI) area is a zone of transition between unoccupied land and human development. It is the line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Planning in these natural land/urban interface areas is extremely important. In order to reduce potential impacts, property owners and other stewards of the land need to be aware of the elements of “Firewise” development. These elements include selecting appropriate locations for buildings, maintaining a defensible space around buildings, and selecting fire resistant materials for construction of buildings.

Environmental issues are associated with all aspects of the General Plan. Decisions affecting the environment affect everyone who lives in that environment. Careful consideration of all environmental impacts must be an important part of any land use decision.

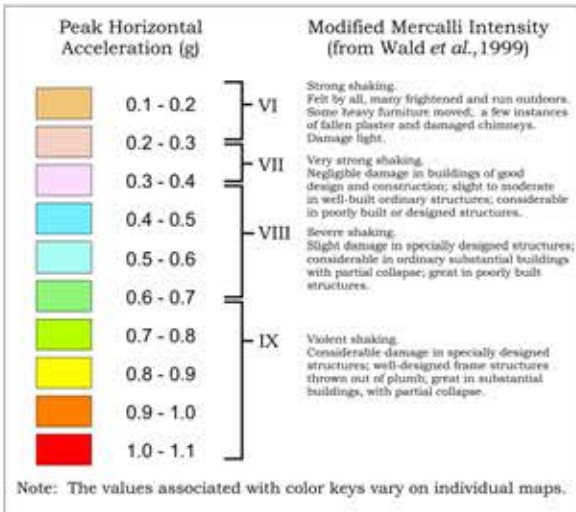
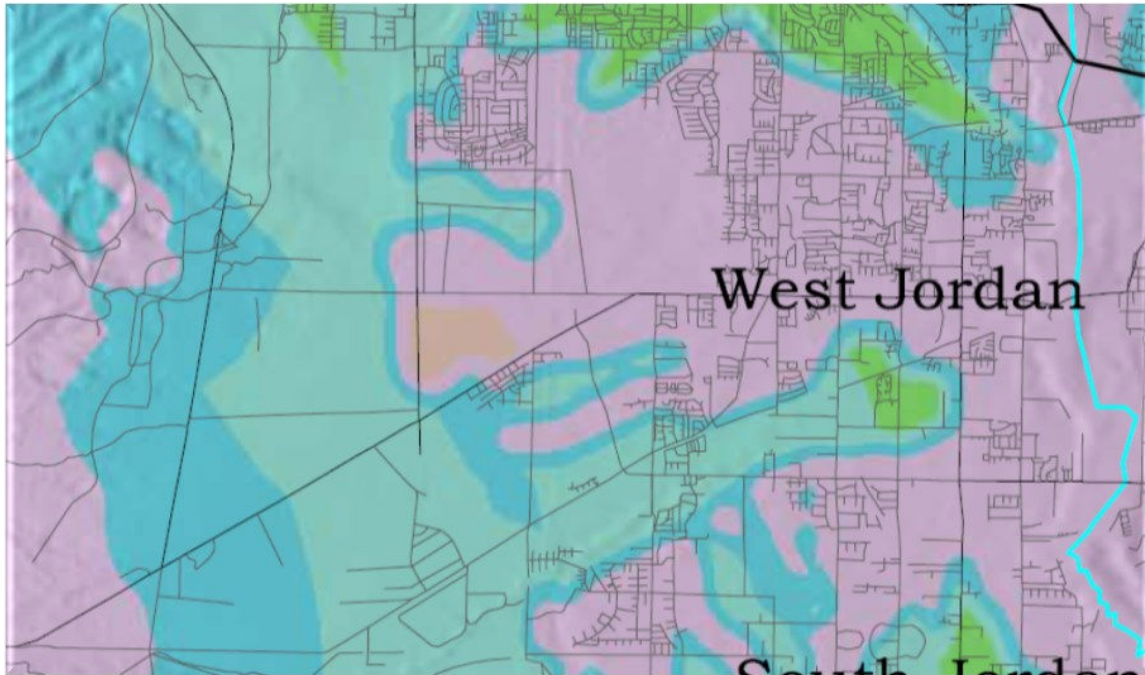
ENVIRONMENT GUIDING PRINCIPLES

Protect, preserve, and restore hillsides, ridgelines and foothills of the Oquirrh mountains and along the Jordan River

Designs should maximize water conservation, protect and improve air quality, and employ environmentally sound building practices

FIGURE 9.4
EARTHQUAKE HAZARDS MAP (2002)

Source: Utah Geologic Survey

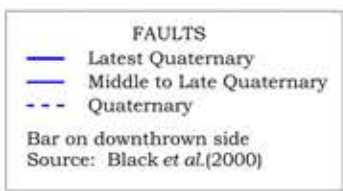


Explanation
 The map illustrates the estimated potential ground shaking that could occur if a moment magnitude (M) 7.0 earthquake were to rupture the Salt Lake City segment of the Wasatch fault. The intent of illustrating the strong ground shaking from such a scenario is to indicate that the severity of ground motions could be very strong and damaging within the map area.

Limitations
 There are large uncertainties associated with earthquake ground motion prediction in Utah due to limited region-specific information and data on the characteristics of seismic sources and ground motion attenuation. Additional uncertainty stems from the characterization of the subsurface geology beneath the map area and the estimation of the associated site response effects on ground motions.

The maps should not be used directly for site-specific design or in place of site-specific hazard evaluations.

Project supported by the U.S. Geological Survey under the National Earthquake Hazards Reduction Program Award 98-HQ-GR-1038. The views and conclusions contained in this document are those of the authors and should not be interpreted as necessarily representing the official policies, either expressed or implied, of the U.S. Government.





Chapter Ten

WATER USE & PRESERVATION

The Salt Lake Valley is located in a semi-arid climate and receives approximately 20.49 inches of precipitation per year. As the second driest state in the nation, Utah places a high value on water and its conservation.

Over the past decade, the snowpack in the mountains surrounding the Salt Lake Valley has been slowly declining due to warmer-than-average temperatures and shifting weather patterns reducing the amount of water available for urban development. At the same time, the Salt Lake Valley has experienced tremendous growth, placing greater demand on the water supply and City infrastructure.

To conserve water resources statewide, in 2022, the Utah State Legislature passed Senate Bill 110, requiring cities to add a Water Use and Preservation element to its General Plan and meet several required water use preservation standards that are addressed below. This chapter has been developed to provide a general overview of the City's water resources, establish policies and goals to help conserve water and meet State requirements.

Approximately 80% of the water distributed to the southwestern portion of the Salt Lake valley, which includes West Jordan, comes from the Jordanelle Reservoir and Deer Creek Reservoir, as well as smaller reservoirs at the headwaters of the Provo River. The remaining 20% of the water comes from groundwater wells scattered throughout

the Salt Lake valley. This water is treated by the Jordan Valley Water Conservancy District and then sold to West Jordan for distribution.

Over the past 10 years, an average of 87% of West Jordan's water was supplied by the Jordan Valley Water Conservancy District. An average of 10% came from underground wells scattered throughout the city, while the remaining 3% was untreated secondary water.

West Jordan has purchased additional water shares from the Jordan Valley Water Conservancy District in anticipation of increasing demand. More specifically, the amount of water shares has consistently remained above demand and has steadily grown at an average rate of 2% per year, as shown in the following graph. Despite this increase in water supplied to West Jordan, these facts should not be misconstrued to conclude that the Jordan Valley Water Conservancy District has a surplus in supply. To the contrary, the total amount of water shares granted by the Jordan Valley Water Conservancy District has actually grown

increasingly close to their total supply threshold over the past two decades. This means that they can technically offer some shares presently, but their ability to do so will be much more limited in the future based on reservoir levels and the effect of water conservation efforts. On the other hand, water demand has followed a different trend by falling during the first half of the past decade, then rising in the second half. Since its low point a few years ago, water demand has increased at an average annual rate of 6% per year since 2017. As of 2020, water supply continues to remain higher than demand.

Nearly all of the water supplied to West Jordan is culinary water used for indoor or outdoor application. Most of the water connections in West Jordan serve residential land uses, which have been increasing steadily since 2010. These types of connections account for an estimate of roughly 90% of all water connections throughout the City. Non-residential water connections comprise the remaining 10%. Much of this water infrastructure growth is

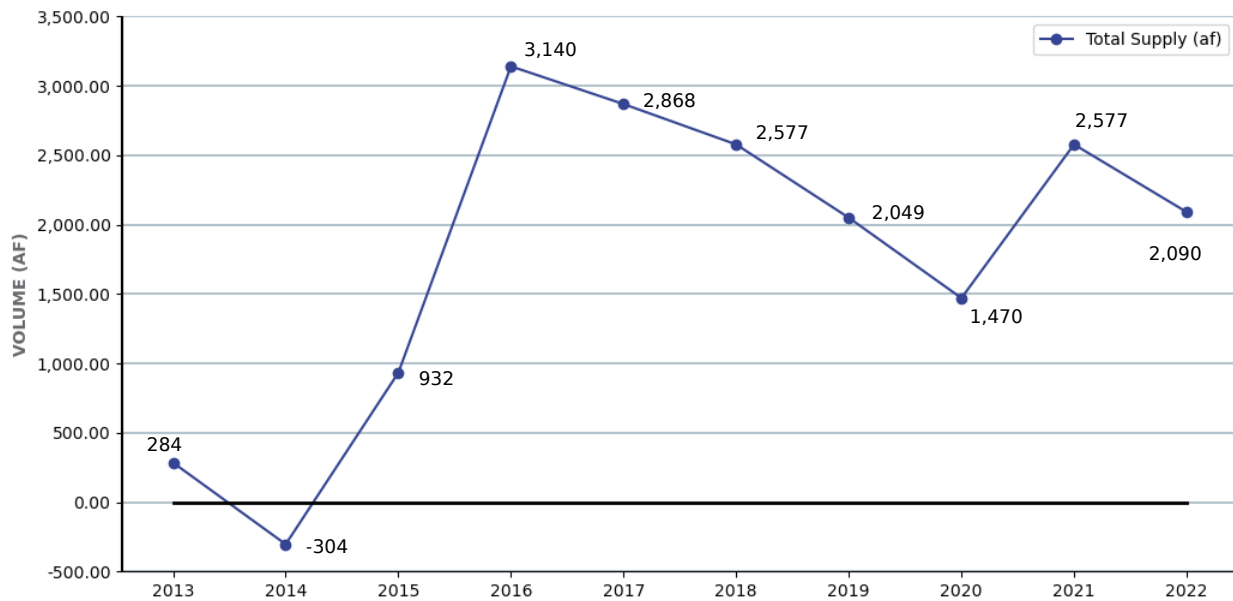


FIGURE 10.1
WATER SUPPLY IN RELATION TO SUPPLY/DEMAND EQUALIBRIUM
 Source: Jordan Valley Water Conservancy District

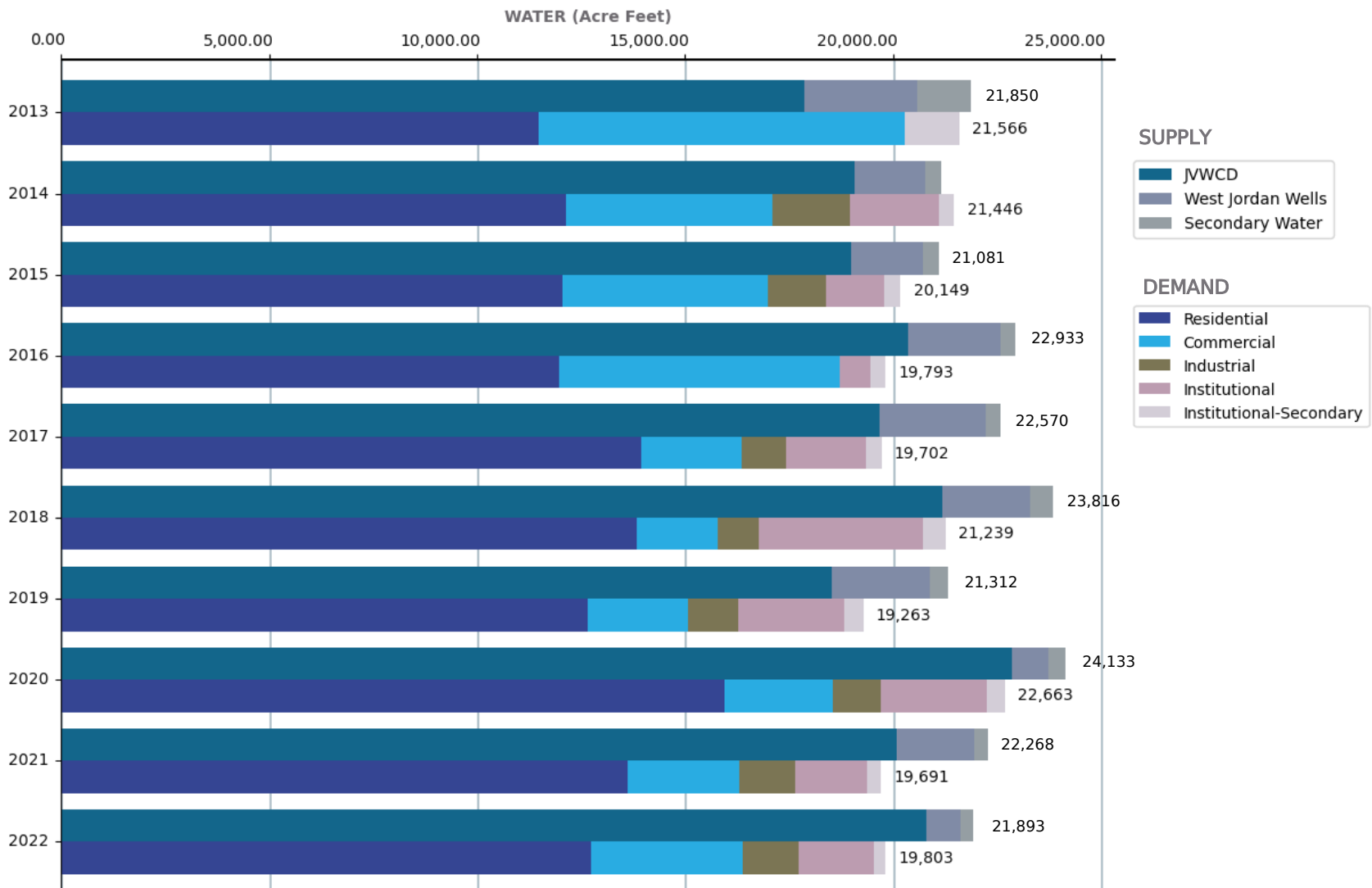


FIGURE 10.2
WATER SUPPLY BY SOURCE AND DEMAND BY USE

Source: Jordan Valley Water Conservancy District

similar to the trends of new residential building permits issued over the past decade, which have also been increasing.

It is important to note that each type of land use has fluctuating demand for water. Residential demand comprises over half of the total water demand but has remained fairly steady over the last 10 years. Commercial water use was much higher in the early 2010s but has steeply declined

since. The demand for industrial and institutional uses has fluctuated from year to year but has seen a relatively substantial increase in the past five years.

Although most of the supplied water in West Jordan is culinary, it is often applied to both indoor and outdoor uses. Generally, outdoor use has comprised more than half of the total supplied water and has been decreasing since 2000 at an average annual rate of 1%.



Outdoor water use occurs between the months of April and November, with peak usage occurring in July and August.

In addition to water supply and demand, infrastructure and serviceability play a crucial role in providing water. During the past decade, the City has struggled to keep up with water pressure tank construction due to increased development and steady growth. The City will need to construct new tanks and supporting infrastructure in many of the water pressure zones of the City before any new developments that increase the density from the current designated land use can be approved. The City is currently constructing a water tank in Zone 3B near the Wight's Fort Cemetery, two tanks in Zones 5 and 6 within the planned Dry Creek Highlands development west of Bacchus Highway, and one tank within Zone 7 in the southwest corner of the City.

To adequately manage and plan for future demand on the City's water resources, the West Jordan Water Master Plan has been adopted to assess the available water supply, evaluate the adequacy of the projected water supply to meet projected demands and identify and prioritize system improvements that are needed to resolve anticipated deficiencies in the City's water service area. The City has also adopted the Water Conservation Plan, which discusses the City's efforts to reduce water consumption, recommends water conservation measures and sets goals to further reduce water use. The West Jordan City Code also contains numerous water efficiency and conservation standards such as limiting turf and requiring water efficient irrigation systems that are applied to new development.

The following policies and goals throughout this chapter should be used to help minimize water usage citywide.

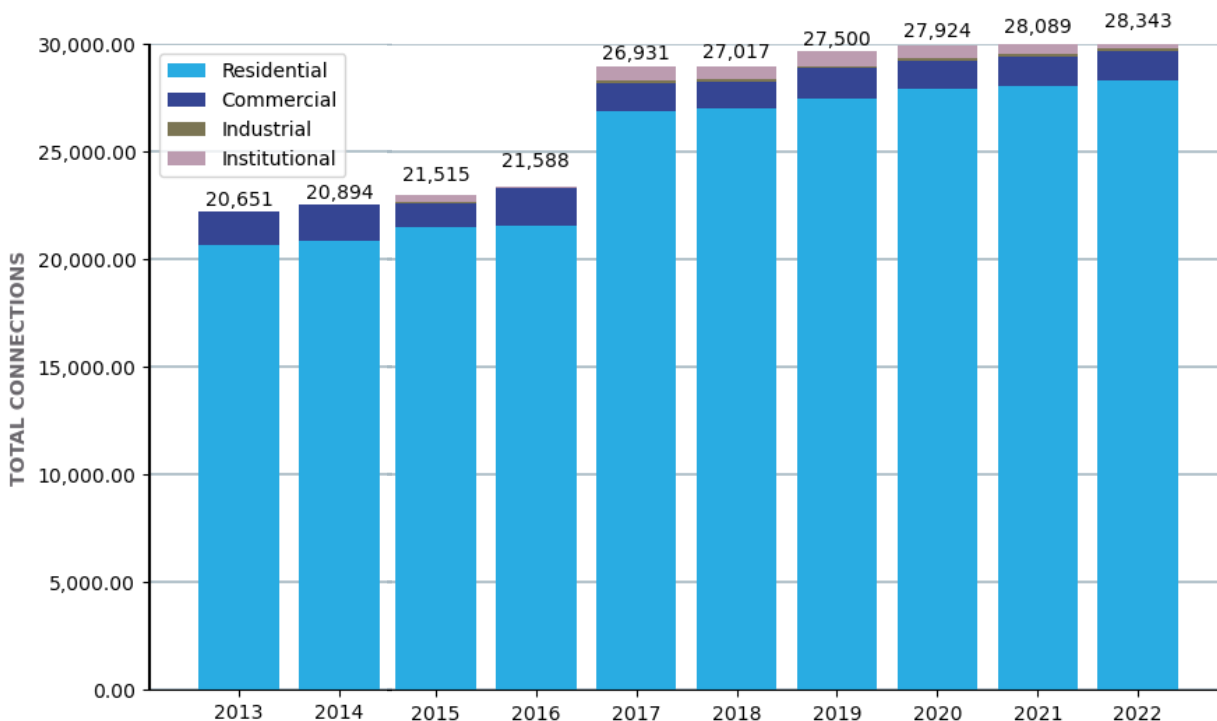


FIGURE 10.3
DEMAND CONNECTION DETAILS

Source: Jordan Valley Water Conservancy District

NOTE: records for connection type prior to 2017 were not defined very well, the state adopted definitions for each class in 2017



Statutory Requirements for Water Use and Preservation

The State's required water preservation standards as defined in Utah Code, §[10-9a-403](#) are addressed in the West Jordan Water Master Plan, the Water Conservation Plan and in the City Code. The following table lists applicable statutory requirements for water use and preservation and states how these standards are or will be met:

Summary of Utah Code Requirement	Subsection of Utah Code § 10-9a-403	Utah Code Text	Standard Met/In Progress/Not Yet Met
Effect of development on water demand and infrastructure	(2)(a)(iv)(A) Shall include . . .	(A) the effect of permitted development or patterns of development on water demand and water infrastructure;	Standard is met WMP - Effect of development on water demand and infrastructure is detailed in the West Jordan Water Master Plan , Chapter 2.
Reducing water demand for future development	(2)(a)(iv)(B) Shall include . . .	(B) methods of reducing water demand and per capita consumption for future development;	Standard is met WCP - 2019 Water Conservation Plan
Reducing water demand for existing development	(2)(a)(iv)(C) Shall include . . .	(C) methods of reducing water demand and per capita consumption for existing development; and	Standard is met O - Council adopted Ordinance No. 21-10 , requiring water-wise landscaping.
Opportunities to avoid wasting water	(2)(a)(iv)(D) Shall include . . .	(D) opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.	Standard is met O - City offers information to residents about how they may flip their strips O - City utilizes water-wise landscaping in the development of new facilities and parks
Applicable regional goals for water conservation	(2)(f)(i)(A) Shall consider . . .	(A) applicable regional water conservation goals recommended by the Division of Water Resources; and	In Progress
Consider adopting a water conservation plan	(2)(f)(i)(B) Shall consider . . .	(B) if Section 73-10-32 requires the municipality to adopt a water conservation plan pursuant to Section 73-10-32, the municipality's water conservation plan; <i>[West Jordan City is a "retail water supplier" pursuant to Utah Code Sec. 19-4-102(9), is a "water provider" pursuant to Utah Code Sec. 73-10-32(1)(d)(i), & shall adopt and prepare a water conservation plan pursuant to Utah Code Sec. 73-10-32(3)(a)(i).]</i>	Standard is met WCP - Water Conservation Plan Update was adopted in 2019.

Where standard is addressed:

GP - General Plan Water Use and Preservation Element; CC - City Code; WMP - Water Master Plan; WCP - 2019 Water Conservation Plan Update; WP - Web page; O - Other

Summary of Utah Code Requirement	Subsection of Utah Code § 10-9a-403	Utah Code Text	Standard Met/In Progress/Not Yet Met
Recommendation for water conservation policies	(2)(f)(ii)(A) Shall include a recommendation for. . .	(A) water conservation policies to be determined by the municipality;	Standard is met WCP - 2019 Water Conservation Plan Update . The City has adopted a Water Conservation Plan containing water conservation policies.
Landscaping options in a parkstrip not requiring lawn/turf	(2)(f)(ii)(B) Shall include a recommendation for. . .	(B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;	Standard is met CC - Section 13-13-5.I. : Water Efficiency Standards. Lawn/turf is prohibited in new multi-family residential, commercial and industrial developments.
Recommend City Code amendments to promote water efficiency	(2)(f)(iii) Shall review . . .	(iii) . . . the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the efficient use of water;	Standard is met CC - Section 13-13-5 : Water Efficiency Standards. City Code includes water efficiency standards that promotes the efficient use of water. No ordinance changes are necessary.
Reduction of the use of lawn/turf	(2)(f)(iv)(A) Shall consider . . .	(A) reduction or limitation of the use of lawn or turf;	Standard is met CC - Section 13-13-6.A.1 , 13-13-6.B.1 , 13-13-6.C.1 , 13-13-6.D.1 : Landscape Requirements for Specific Uses. Limits use of lawn/turf. WP - Public Works Water Conservation rebate programs.
Landscape design to reduce stormwater & irrigation runoff	(2)(f)(iv)(B) Shall consider . . .	(B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;	Standard is met CC - 13-13-5 : Water Efficiency Standards. Required use of drip irrigation systems in landscape design reduce the amount of water used and therefore the amount of stormwater or runoff water. 13-13-6 : Landscape Requirements for Specific Land Uses: On site detention areas are considered part of the landscape area of a site and reduce stormwater runoff by detaining water on site.
Use of trees with a reasonable water requirement	(2)(f)(iv)(C) Shall consider . . .	(C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;	Standard is met and is being strengthened. O - City of West Jordan Approved and Prohibited Tree List contains a list of tree species that thrive naturally in West Jordan's climatic and soil conditions.



Summary of Utah Code Requirement	Subsection of Utah Code § 10-9a-403	Utah Code Text	Standard Met/In Progress/Not Yet Met
Reduction of water features with unnecessary evaporation	(2)(f)(iv)(D) Shall consider . . .	(D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;	Standard Met O – Regulation of these water features can be found within the Drought Management Plan, last modified January 2022.
Reduction of yard waste	(2)(f)(iv)(E) Shall consider . . .	(E) reduction of yard waste; and	Standard is met City of West Jordan operates a curbside yard waste recycling program from March to November.
Use of more efficient irrigation systems	(2)(f)(iv)(F) Shall consider . . .	(F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;	Standard is met CC – Section 13-13-5.B: Water Efficiency Standards. Requires the use of drip irrigation or bubbler systems in all new construction.
Consult with the “public water system” (Jordan Valley Water Conservancy District)	(2)(f)(v)(A & B) Shall consult with . . .	(v) . . . the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect: (A) water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114; and (B) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;	Standard is met WMP – City of West Jordan purchases water from the Jordan Valley Conservancy District (JVCD) and routinely consults with the JVCD on water supply. The City Landscaping Ordinance was recently updated to incorporate the Water Efficiency Standards from the Jordan Valley Water Conservancy District.
Low water use landscaping standards for new commercial & multi-family development	(2)(f)(vii)(A, B, & C) Shall include a recommendation for. . .	(vii) [a] municipality . . . for low water use landscaping standards for a new: (A) commercial, industrial, or institutional development; (B) common interest community, as defined in Section 57-25-102; or (C) multifamily housing project.	Standard is met CC – Section 13-13-6: Landscape Requirements for Specific Uses. This section contains low water use landscaping standards for new multi-family residential, commercial and industrial development.

Where standard is addressed:

GP – General Plan Water Use and Preservation Element; CC – City Code; WMP – Water Master Plan; WCP – 2019 Water Conservation Plan Update; WP – Web page; O - Other

WATER USE AND PRESERVATION GUIDING PRINCIPLES

Implement and encourage principles of sustainable water use and water-conserving landscaping

Encourage water conservation by following the West Jordan Water Conservancy and Drought Plan

Modify the City's practices to efficiently manage water and set a positive example for water conservation





Chapter Eleven

PARKS, RECREATION, TRAILS AND OPEN SPACE

The City of West Jordan has an abundance of natural and developed recreational amenities that play an important role in the quality of life for those who live and work in the City. Of the 967 acres of parks, open space and other facilities that serve the community, there are 247 acres of Regional Parks, Community Parks and Neighborhood Parks that are within the City's control.

In addition to City owned parks, there are other recreational facilities such as the Mountain View Golf Course, River Oaks Golf Course, Gene Fullmer Recreation Center, and numerous privately owned and maintained parks and open spaces which also help to meet the recreational needs of the City.

This chapter of the General Plan contains the high-level vision, policies and goals that will lead the City in the development of its parks, recreation, trails and open spaces. The West Jordan *Parks, Recreation, Trails and Open Space Master Plan*, which was adopted on November 4, 2019, is the detailed supporting document designed to implement the long-term concepts, goals and objectives of the General Plan.

General Policies for Parks, Recreation, Trails and Open Space

Policies for the Parks, Recreation, and Trails and Open Space Element of the General Plan are generally broad and inclusive. They are the basic philosophy expressed by the City in providing services. These general policies are:

- Guide the development of parks, recreation facilities and programs, and trails in West Jordan for the future.
- Provide an integrated, connected, and diverse system of parks, recreation programs, and trails that are physically, and economically accessible to community members.
- Provide recreation opportunities to City residents of all socioeconomic backgrounds.
- Maintain communications between administration, public officials, and residents to ensure that recreation facilities and programs continue to meet the needs of the community.
- Design and construct park and recreation facilities that conserve natural resources such as water and set an example for the community.
- Provide a Citywide connected system of trails to serve recreational needs, as well as the needs of bicycle commuters and pedestrians.
- Encourage the most efficient use of land and resources in order to provide the citizens with the greatest benefit.

Parks

The City currently has 46 parks with over half being acquired or developed since 2000.

West Jordan has two regional parks: the Veterans Memorial Park (69 acres) located on the east side of the City and the Ron Wood Park (30.4 acres) located on the west side of the city. Regional parks are generally greater than 30 acres in size.

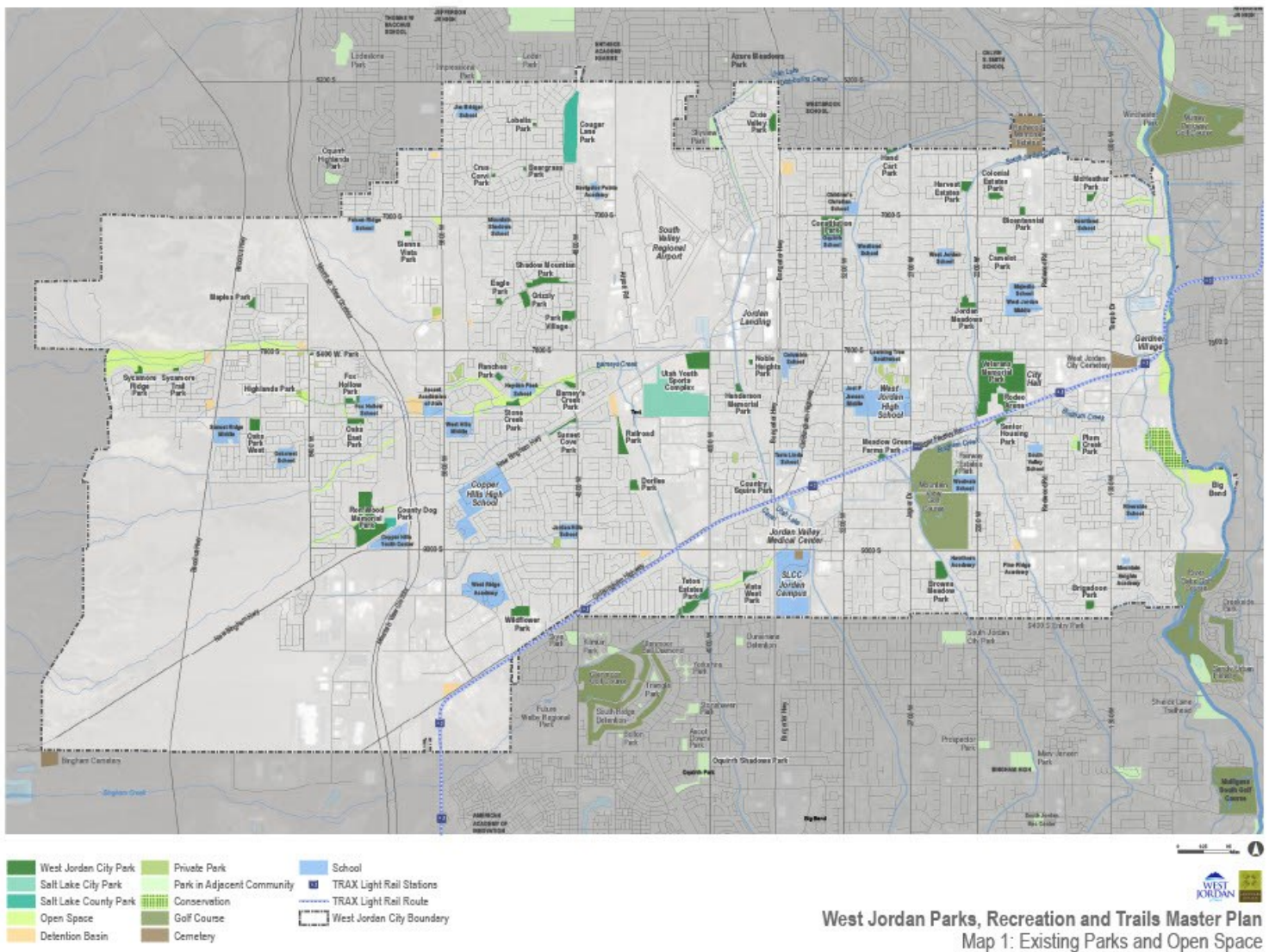
Community parks which are smaller than regional parks (10 to 30 acres) have a community-wide draw but at a smaller scale. There are currently two community parks in

the City, the Utah Youth Soccer Complex Phase I and Constitution Park.

Neighborhood parks are typically 4 to 10 acres in size and are designed to serve surrounding neighborhoods not necessarily within walking distance of the park.

Mini parks are typically less than 4 acres in size and serve adjoining neighborhoods.

The *West Jordan Parks, Recreation, Trails and Open Space Master Plan* contains an inventory and description of existing parks and amenities, a parks distribution analysis, a detailed level of service evaluation, and addresses what park and park acreages are



West Jordan Parks, Recreation and Trails Master Plan
Map 1: Existing Parks and Open Space

FIGURE 11.1
EXISTING PARKS AND OPEN SPACE
Source: WEST JORDAN PARKS, RECREATION AND TRAILS MASTER PLAN



required to meet community needs through buildout. The master plan also details what amenities are needed for each type of park and addresses deficiencies by level of service amenities required to meet park standards.

The master plan states that in the next 10 years, 53.5 acres of the undeveloped City-owned land needs to be developed into parks to meet project needs and an additional 137 acres of developed parks by buildout in 2060.

Over the past 10 years, the City has undertaken several park projects. The largest of these was the design and construction of the initial phase for Ron Wood Park, which was finished in 2015. This 10-acre project established a new regional park west of the Mountain View Corridor, providing a new ½-acre splash pad, play ground, tennis courts, basketball courts, walking paths, restrooms and a paved trail along a natural wash. Pickleball courts were constructed in 2021. An additional 24 acres of adjacent City-owned land remains vacant but will be developed to expand the park in the future.

The City has also re-developed the Wild West Jordan Play ground across from the West Jordan Library in Veterans Memorial Park. All of the original structures were torn down in 2018 and new equipment was built in its place, which included western-theme slides, ramps, climbing features, swings, picnic tables, shade covers and benches. The original water tower near the entrance was left intact.

More recently, the City completed a new neighborhood park at 6400 West and 7400 South, known as Maple Hills Park.

Other Park projects that have been completed within the past 10 years include grading renovations to Constitution Park and the installation of identification monument signs in all parks.

During the first few months of 2021, the City conducted a public survey to gauge citizen interest in improving, developing or re-

developing parks, trails, recreation and open space.

Residents were asked what they would like to see developed or redeveloped in the City, of which 12% of the responses were related to parks, recreation, trails and open land. The number of comments related to parks, trails, recreation and open space were virtually equal for all categories, with trails and parks comprising a slight majority.

The survey also asked participants which park improvements were the most important to them, with the results being similar to the comments provided for the development/re-development question. Expanding the City's trail system was the most popular option (32%) and maintaining existing parks at a higher level was the second-most popular option (30%). Other options included the development of more park acreage (23%) and expanding sports opportunities (15%).

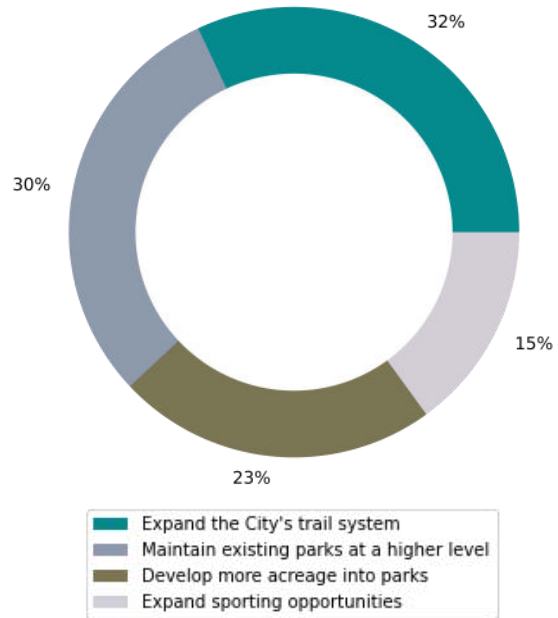


FIGURE 11.2
RESIDENT RESPONSES: PARKS

Source: Surveyed Residents



Former Wild West Jordan Playground removal. Now an all-ability playground sits in its place.





Recreation

With the close proximity of City Hall, Veterans Memorial Park, Gene Fullmer Recreation Center, the West Jordan Library, the West Jordan Outdoor Pool, the Western Stampede outdoor arena and a future performing arts center, the City of West Jordan has created a civic center that caters to recreational and social needs of the community. Other public recreational venues found throughout the city include the Mountain View Golf Course and River Oaks Golf Course.

As the City looks to expand overall recreational opportunities, the importance of interconnected uses is vital. The existing and future parks and trails system within the City should be used to connect the different recreational facilities to each other and to residential neighborhoods. These new recreational facilities should also be located in centralized areas that are in close proximity to the residents and patrons who use them.



Trails

The City of West Jordan Trails Map provides for future trail systems which will link parks and recreation areas to housing and shopping throughout the city.

Standard trail types include multi-use, urban, and bicycle trails.

Multi-use trails are designed to accommodate various types of users, including pedestrians, and bicyclists. They tend to be wider than normal pedestrian walkways in order to accommodate the different users at one time and tend to be located along open space areas or within parks.

Urban trails are sidewalk pathways that have been placed to connect neighborhoods and parks to other parks, recreation sources and trail systems.

Bicycle lanes are pathways which are located within the public right-of-way allowing

bicyclists to share the road with motor vehicles.

The City of West Jordan currently has 25.4 miles of existing trails. There are 14.9 miles of existing multi-use trails for recreational trail use and 10.5 miles of existing urban trails which support recreational trail use and generally connect to and through more developed commercial areas.

There are 26.6 total miles of bicycle pathways which are located along arterial streets and most collector streets. Urban trails are generally located within residential neighborhoods. All trails are designed to link to each other, creating several east-west and north-south trail connections. A proposed multi-use trail is shown along the Bonneville Shoreline in the foothills of the Oquirrh Mountains which will be constructed as the west side of city is developed. The proposed trail measures approximately 6.33 miles in length.



Open Lands

West Jordan has a heritage of open land with views of the Oquirrh Mountains to the west, the Jordan River on the east, and natural open land within the City.

Open Land is uniquely different than improved recreation areas as it has not been developed. Natural open space not only encourages community interaction but provides other recreational opportunities including hiking, mountain biking, equestrian activities, kayaking on the Jordan River and wildlife observation. Natural open land gives the opportunity for residents to connect with nature and enjoy the many health benefits it provides.

Open lands can be classified into five general categories:

1. **Cultural - Open space that has historical significance such as a historically significant site or cemetery.**
2. **Ecological - Sites with important natural resources, environmentally sensitive lands and minimally maintained native open spaces.**
3. **Developmental - Canals, roadways, utility corridors, rail corridors and city-owned parcels.**
4. **Agricultural - Farms and ranches.**
5. **Recreational - Sports fields, parks, etc.**

When connected to parks and recreation facilities by trails, open land becomes an integral component of the City's comprehensive public lands system. Open lands provide a host of ecologic benefits by providing space to purify the soil, water, and air. Open lands also absorb noise, reduce wind and reduce visual disturbances. Natural open space will help to fill underground aquifers and reduce the urban heat island effect (reflected heat from developed areas).

For example, Big Bend Habitat Park is a 70-acre combination habitat and urban fishery

that is currently being developed by the City just north of 9000 South on the Jordan River. The park will include a mix of natural areas, walking, running and bike trails, trout ponds and fish cleaning stations and will offer residents a different and more natural type of park experience.

West Jordan has also been successful in the preservation of most of the Oquirrh Mountain drainage corridors. Trail corridors averaging 50 feet on either side of the wash are required where new developments about major drainage channels. As the west side continues to develop, trails and/or greenways along the drainage corridors will be interconnected, creating a significant open space network within the City.

There is no standard Level of Service (LOS) for open space in West Jordan. Currently, open space is primarily a function of the lay of the land and the natural systems that exist in the City. Rather than being planned like parks, open space is typically acquired on a case-by-case basis where opportunities exist. In the future, the City should explore the idea of establishing a standard Level of Service for open space as our population increases. Given the public's interest in acquiring additional open space, the City should consider some of the following tools to facilitate acquisition of open land:

- Developer dedications and donations;
- Intergovernmental land transfers;
- Open space design standards/cluster development;
- Zoning and development restrictions (sensitive lands overlay for example);
- Fee simple title (outright purchase);
- Purchase and Sellback or Leaseback;
- Conservation Easements;
- Land Banking; and
- Transfer of Development Rights (TDRs).

As opportunities to acquire open space are identified, the City should make use of the full range of tools and resources to secure additional land for the benefit of the community.

The focus should be on the preservation of natural drainages and other key natural features and resources unique to West Jordan

that will provide greater connections with the City's parks and neighborhoods. Unique uses should be considered for open spaces where appropriate and should be carefully implemented to ensure the integrity of the land is not compromised or degraded as a result of improved access and use.

The *Parks, Recreation, Trails, and Open Space Master Plan*, including the associated maps, should be updated as needed to reflect changes in existing open space inventory.

Community Gardens

One concept related to sustainability that is not addressed elsewhere in the General Plan is community gardens. Community gardens are recognized by West Jordan as a valuable community-building resource. Aside from local food production, neighborhood interaction, provide educational value for residents, and make productive use of underutilized land. For these reasons, community gardens should be encouraged.

There are currently no public community gardens in the City, but a handful of planned communities offer such gardens as an amenity for their residents. It is anticipated that the demand for community gardens will increase over time as vacant property becomes less available, particularly in areas where residents do not have their own yard space. Because of this, a community garden policy should be adopted by the City that outlines how community gardens are organized and managed, and define what support the City will provide for community gardens located on City-owned property. All community gardens should be operated and maintained by volunteers from the community or by a homeowner's association with little or no cost to the City.

Ultimately, Parks, recreation, trails and open space will continue to play an important role in the quality of life for those who live, visit, and work in West Jordan.

PARKS, RECREATION, AND OPEN SPACE GUIDING PRINCIPLE

Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city

Chapter Twelve

ECONOMIC DEVELOPMENT

The economic well-being of West Jordan's economy is determined by the sum of its parts. Our workforce, businesses, jobs, retail establishments, local housing inventory, and many other factors work together to make up our local economy.

As population growth occurs, the make up of the City's local economy is changing in ways that create new opportunities and new challenges alike. It is the intent of this chapter to illustrate the characteristics of the community that influence West Jordan's economy. This task is accomplished in large part by using data to illuminate trends and compare our community to others in Utah.

This chapter also aims to provide insights critical for elected officials and staff to use as they work together to guide our economy toward sustainable outcomes under the pressure of rapid growth and new challenges.



Economic Development Vision

In order to guide our economy toward desired outcomes, West Jordan will develop, deploy, and refine a robust economic development strategy. This strategy will maintain energetic and passionate focus on business retention and expansion (BRE), real estate development and reuse, and new business attraction.

Through our intentional efforts in these three areas, we will catalyze new growth and investment, build long term vibrance, and create a brand and identity for the City as a place where businesses can thrive.

We will remain committed to understanding the unique needs of our business community by listening carefully. We will connect existing businesses with the resources and solutions they need to strengthen and expand, creating greater economic impact for the City. We will work to revitalize and redevelop older parts of the City by drawing new

investments that will create new opportunities for recreation, retail, living, and employment.

We will work closely with land owners and developers to create new opportunities for existing and future residents to live, work, and recreate in West Jordan in a manner that creates a strong sense of place.

We will work intentionally to draw innovative and responsible businesses to West Jordan that offer employment opportunities across a diverse spectrum of industries.

Our success will include thoughtful focus on our areas of greatest economic opportunity including Jordan Landing, the City Center redevelopment project, and development of the Southwest Quadrant as a major employment center balanced with retail opportunities and affordable housing.

Labor Force

Labor force refers to the number of persons usually employed or willing to be employed in a specified area. Those who are actually engaged constitute the workforce. The

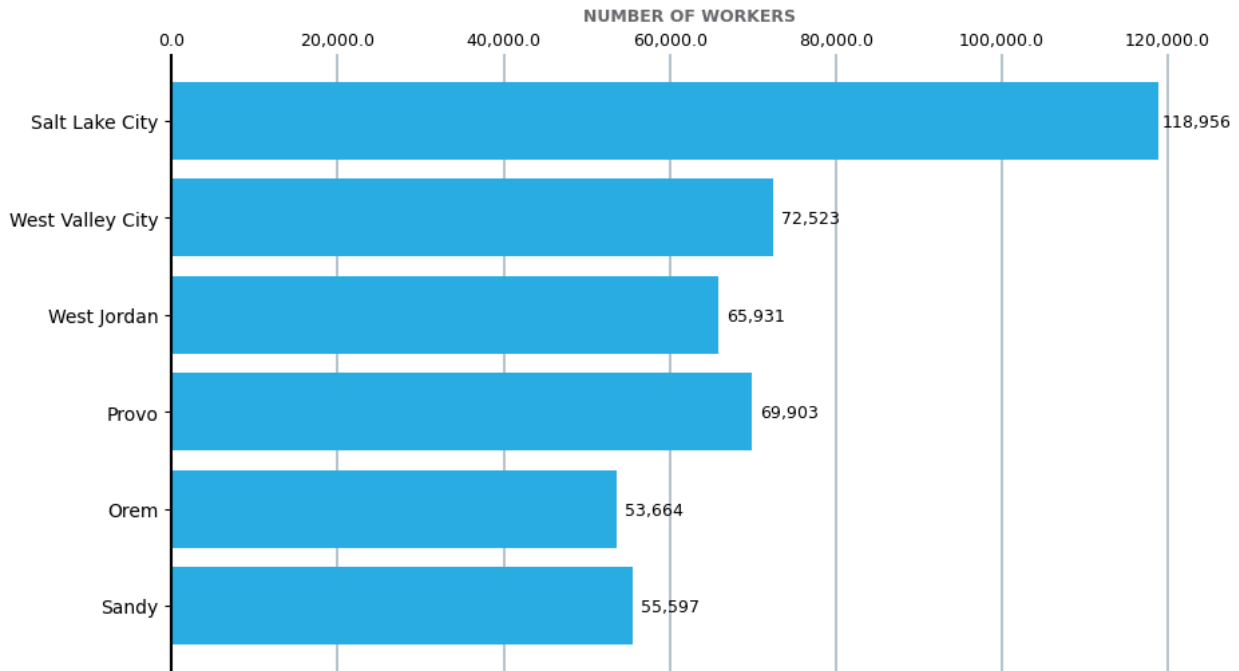


FIGURE 12.1
LABOR FORCE
 Source: U.S. Bureau of Labor Statistics

difference between the labor force and the workforce is the unemployed labor force. Thus, workforce constitutes the employed labor force.

The available pool of labor force each of the six largest cities in the state is shown in Figure 12.1. Generally, the size of each City's labor force matches its ranking in relation to the total residential population. With the 2020 Census, West Jordan's population surpassed that of Provo, though West Jordan's labor force is lagging that of Provo by roughly 4,000 laborers. This may be due, in part, to Provo's large student population. It is expected that West Jordan's rapid population growth will cause the City's labor force to gain rapidly and eventually surpass that of Provo.

Because the workforce residing in all communities are typically mobile, inflow/outflow of the workforce will impact the character of the community. Figure 12.2 illustrates the relationship between the regional workforce, jobs located inside and outside of the municipal boundaries, and the movement of workforce to fulfill those jobs. The following can be seen in the graphic on the bottom of this page:

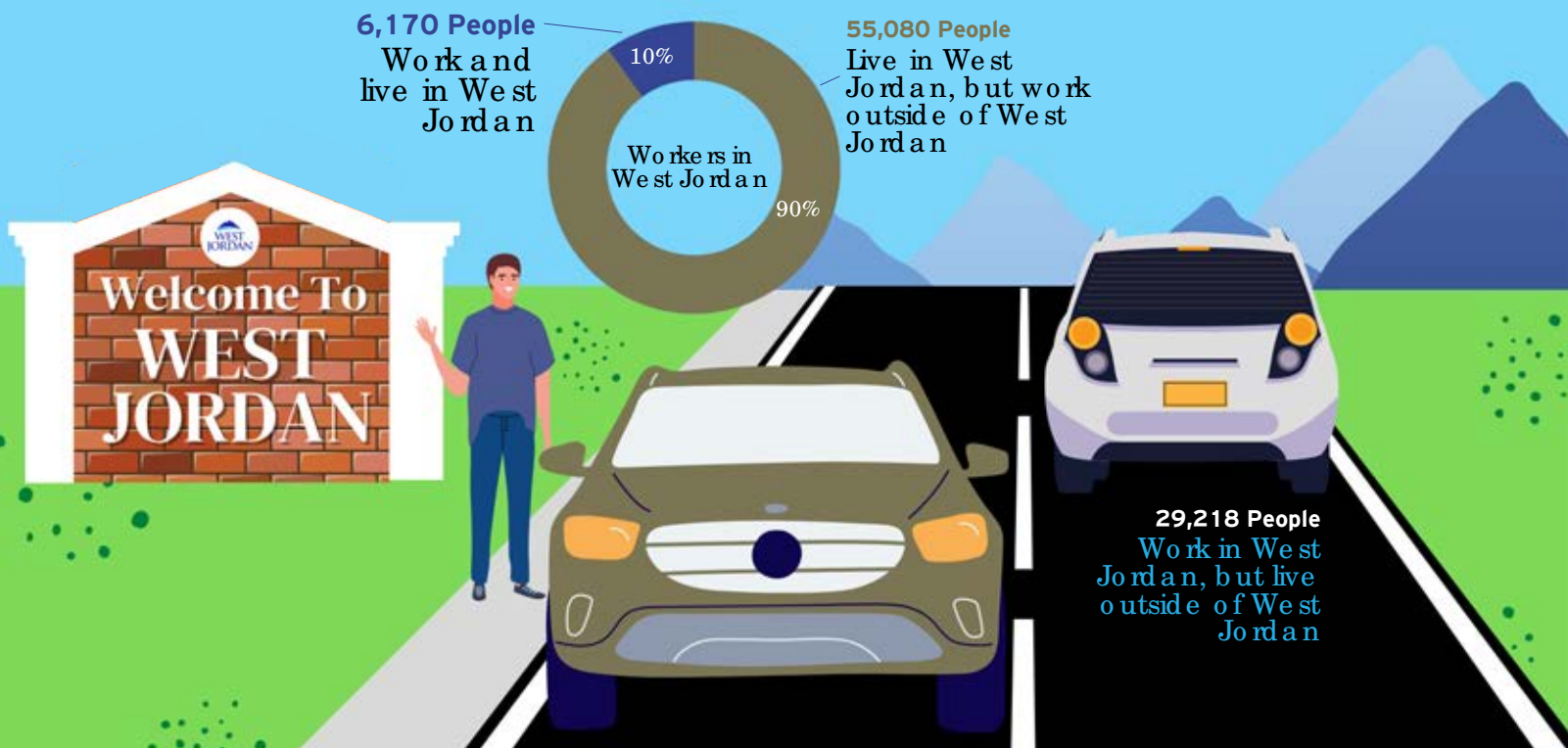
- 29,218 jobs in West Jordan are filled by regional workforce living outside of West Jordan's municipal boundaries.
- 55,080 of West Jordan's workforce is employed outside of the municipal boundary.
- Only 6,170 jobs are filled in West Jordan by West Jordan residents.

About 90% of West Jordan's workforce commutes outside of the City limits to work and approximately 10% is employed within City limits, as shown in Table 12.2. When examining the seven largest cities in Utah, West Jordan has the smallest percentage of its population which is also employed in their city of residence (Figure 12.3). This inflow/outflow analysis also illustrates that 10% of West Jordan's workforce that stays in the community for work-only fulfills about 10% of the jobs available by local employers. This data suggests that there is significant opportunity for future job growth in West Jordan to be supported by West Jordan's resident workforce.

Looking outside of West Jordan's municipal boundaries, the regional labor force is equally compelling for potential new employers to locate in West Jordan. West Jordan is centrally

FIGURE 12.2
WORKFORCE INFLOW/OUTFLOW

Source: U.S. Bureau of Labor Statistics On the Map (2019)



located in the Salt Lake County laborshed, giving access to a regional labor force of over 650,000 within a 10-mile radius of West Jordan's geographic center.

The movement of the City's workforce is likely a prominent factor in West Jordan's mean commute time being significantly higher than that of cities of similar size in Utah. As indicated in Figure 12.4, the average West Jordan resident can expect to commute as much as six- and a-half minutes longer than Provo residents. According to the US Census Bureau, West Jordan residents have a mean travel time to work of 24.8 minutes, which exceeds the county mean of 22.4 minutes and the state mean of 21.9 minutes. Though commute times typically increase with population growth, intentional creation of jobs within the City's border can reduce traffic if jobs are matched to the qualifications of the workforce.

When comparing West Jordan to other cities by the percentage of local jobs fulfilled by local workforce, Figure 12.3 shows that West Jordan is last among Utah cities with large populations.

TABLE 12.1
LOCATION OF EMPLOYMENT FOR WEST JORDAN RESIDENTS

Source: U.S. Bureau of Labor Statistics, On The Map (2019)

City	Percentage
Salt Lake City	23%
West Jordan	10%
West Valley	9%
Sandy	6%
Murray	6%
South Jordan	5%
Draper	5%
Millcreek	4%
South Salt Lake	4%
Taylorsville	3%
Other	25%
Total	100.00%

Table 12.2 indicates that the majority of employees who work in West Jordan live in Salt Lake County. However, there is a great degree of variation between places of residence of these workers, with no single locality other than West Jordan, having a share greater than 10%.

Figure 12.5 shows the location and concentration of employment in West Jordan. We can see from this heat map the employment within the City is concentrated along Redwood Rd, along Bangerter Highway, and to the west in the industrial center.

Figure 12.6 shows the historic unemployment rate of West Jordan compared to that of Salt Lake County, the State of Utah, and the United States. The unemployment rate of West Jordan has typically moved in concert with both the national and statewide unemployment rate, although West Jordan has enjoyed overall lower rates of unemployment.

TABLE 12.2
PLACE OF RESIDENCE FOR PEOPLE EMPLOYED IN WEST JORDAN

Source: U.S. Bureau of Labor Statistics, On The Map (2019)

City	Percentage
West Jordan	16.5%
West Valley	8.8%
Salt Lake City	5.5%
South Jordan	5.3%
Sandy	4.7%
Taylorsville	4.7%
Kearns	4%
Riverton	3.6%
Herriman	3.2%
Midvale	2.4%
Other	41.2%
Total	100.00%

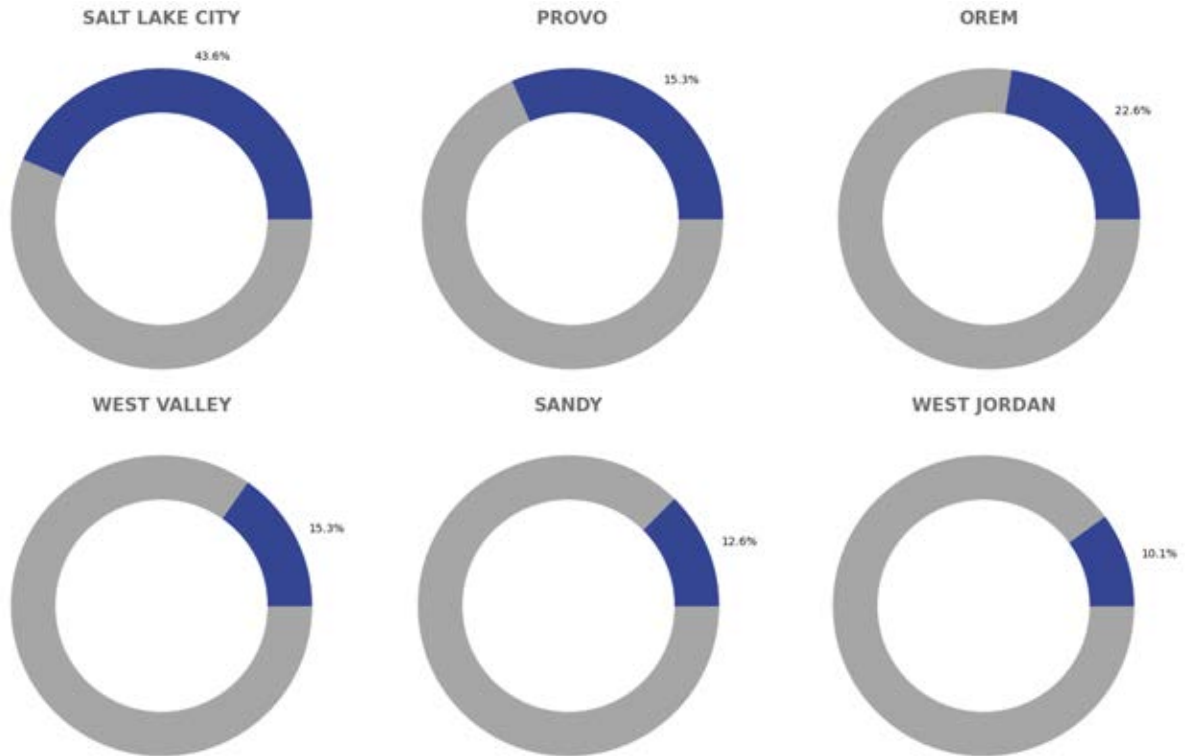


FIGURE 12.3
PERCENT OF RESIDENTS WHO LIVE AND WORK IN A CITY

Source: U.S. Bureau of Labor Statistics

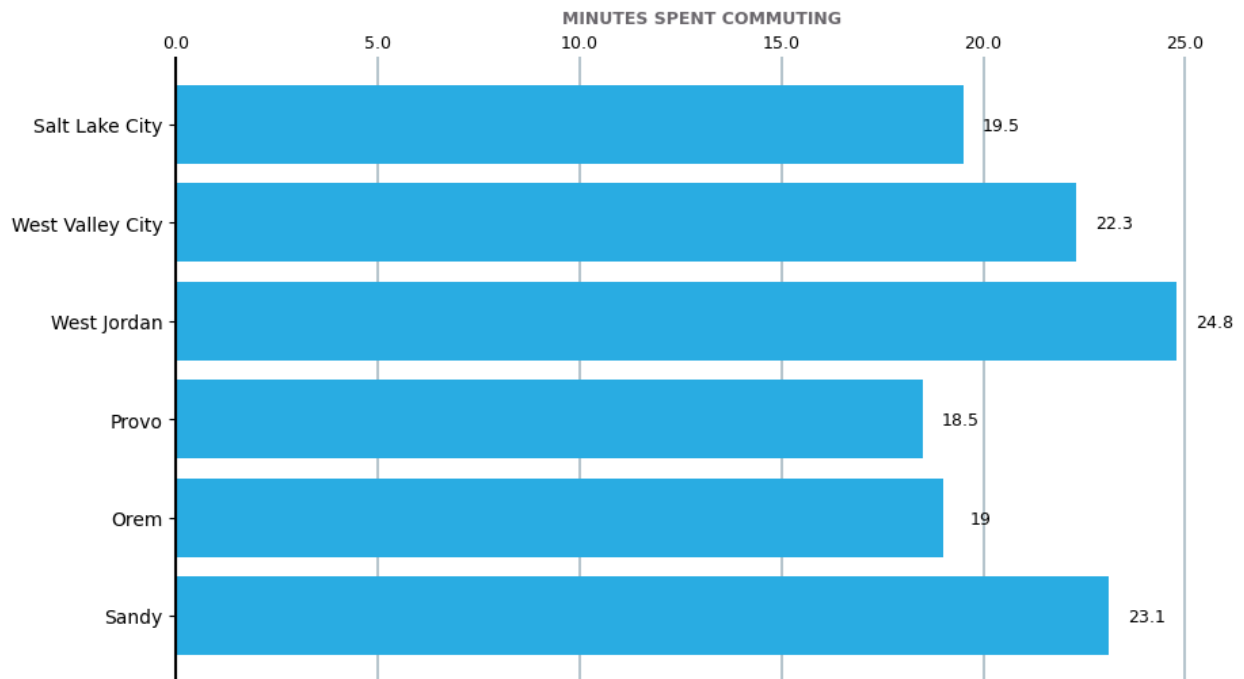


FIGURE 12.4
AVERAGE DAILY COMMUTE

Source: U.S. Bureau of Labor Statistics



Table 12.3 shows West Jordan's unemployment rate as compared to other large cities in the state for 2021. Currently, West Jordan's unemployment rate is lower than three of the six comparison cities with similar population.

Jobs to Housing

The jobs to housing ratio is used to illustrate the number of total jobs compared to the residential units located in the City. Ratios below one are typical for communities considered to be "bedroom communities". West Jordan has recently passed this threshold.

Figure 12.7 demonstrates the jobs to housing ratio for the largest cities in the state, with each city having a ratio exceeding 1.0, with West Jordan being the lowest of the six. There are many potential implications of a low jobs to housing ratio, though the most obvious is economic. Residential units of low-moderate density result in a net expense to a municipality in the long term, whereas businesses generally result in net revenues in the long term.

As a means of creating a more economically sustainable community, the City should begin looking at ways to increase the jobs to

housing ratio as a way to benefit the tax base, daytime population, and to provide more opportunities for people to live and work in the City.

At its foundation, the jobs to housing ratio is an illustration of existing land use dynamics. Efforts to change the direction of this ratio are therefore, a matter of guiding an appropriate portion of future land use toward non-residential uses. Given this, the City should take care to protect areas devoted to professional office and other non-residential uses such as education, manufacturing, and retail to increase the jobs to housing ratio and make land use percentages more consistent with similarly sized cities in Utah.

TABLE 12.3
2021 UNEMPLOYMENT RATE AVERAGES

Source: U.S. Bureau of Labor Statistics, On The Map (2019)

City	Percentage
West Valley City	1.9%
Salt Lake City	1.7%
Sandy	1.6%
West Jordan	1.5%
Orem	1.4%
Provo	1.2%

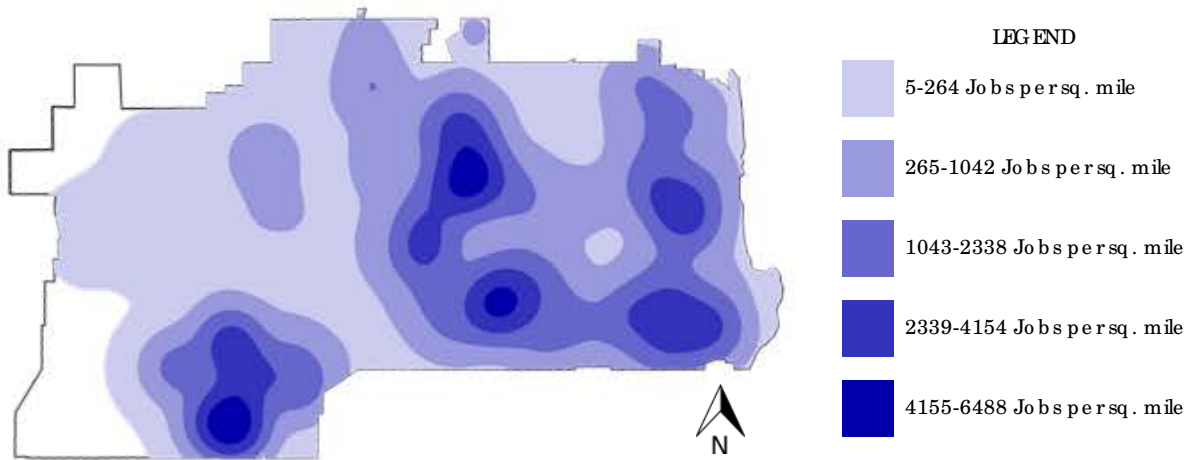


FIGURE 12.5
WEST JORDAN EMPLOYMENT CONCENTRATION HEAT MAP

Source: U.S. Bureau of Labor Statistics

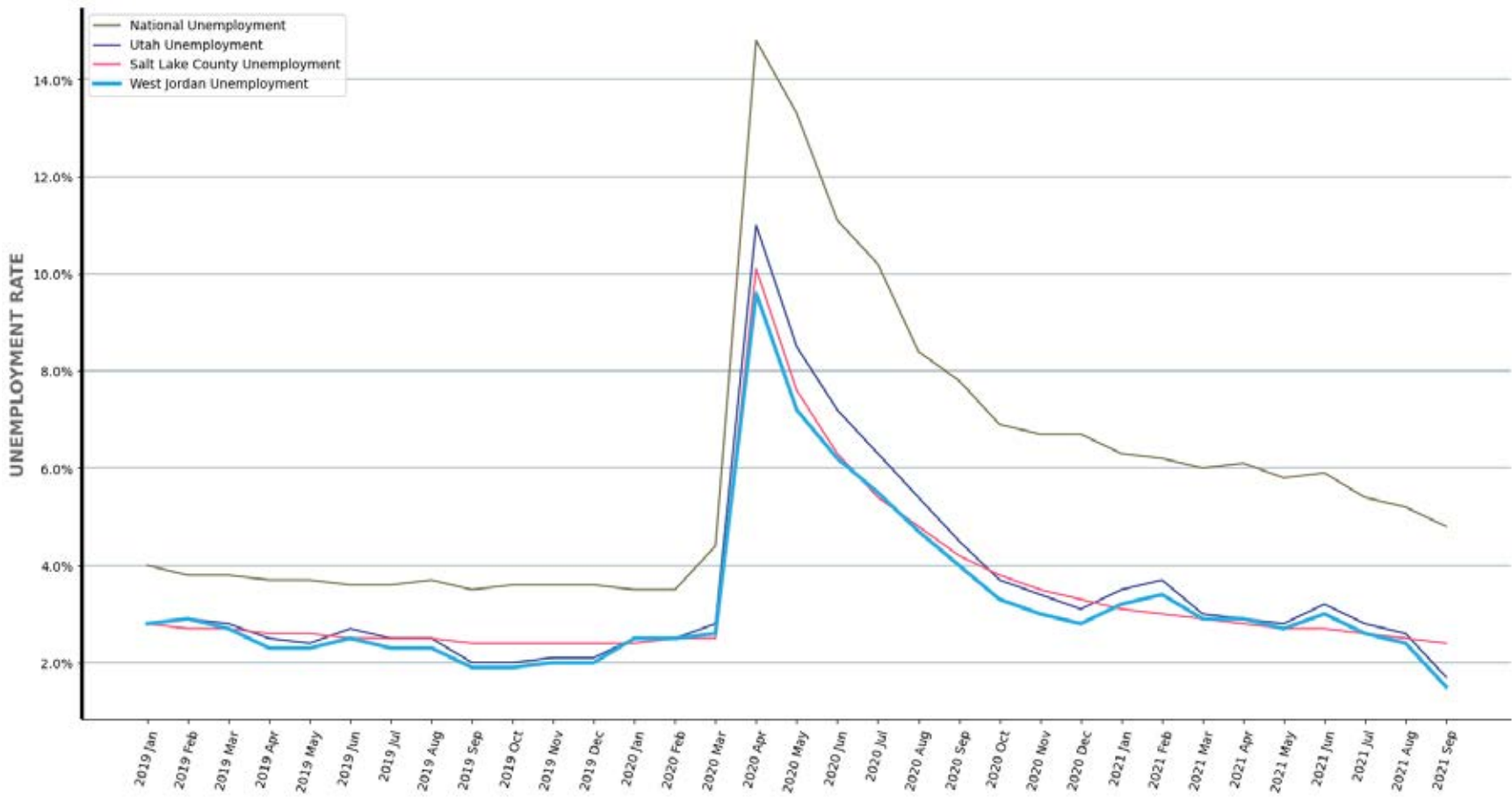


FIGURE 12.6
HISTORICAL UNEMPLOYMENT RATE

Source: U.S. Bureau of Labor Statistics



Opportunities for increasing employment in the City will include land near transit stations, interchanges along Mountain View Corridor, Redwood Road, South Valley Regional Airport, Jordan Landing, and the Southwest Quadrant (SWQ) of the City.

Population Economics

Economic value is created when work is performed. Populations are directly responsible for work that is performed, and thus the value that is created within a community. Within every population the capacity for work is determined by the education, experience, age, household size, and many other factors.

The attributes of West Jordan's population play a key role in determining the resources available in the community for delivering services and amenities. Benchmarks such as median household income, per capita income, and persons in poverty are indicators of West Jordan's capacity for creating economic value.

West Jordan enjoys one of the largest median household incomes of the cities listed in Figure 12.8. On a per capita basis, West Jordan also maintains a high level of income compared to other cities, as evidenced in Figure 12.8. Due to this, the overall poverty rate in the City is comparatively lower than most other large cities in Utah. There are multiple factors that support above average household income for West Jordan. The two most prominent attributes are West Jordan's above average household size and its population age distribution which skews younger than many other communities.

Economic Base (Businesses, Employment, & Wages)

West Jordan's economic base is best understood by observing the characteristic of West Jordan businesses and the employment opportunities they create distributed across specific industries. It is also important to observe the relative strength of specific industries within West Jordan when

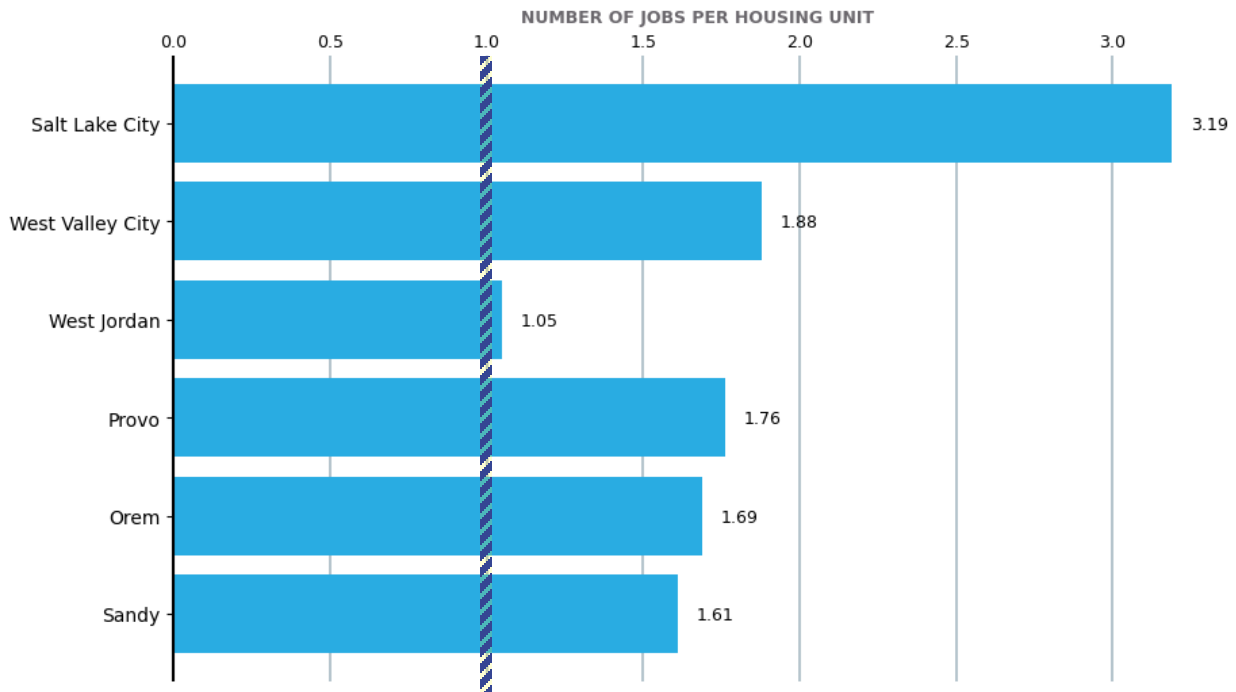


FIGURE 12.7
JOBS PER HOUSING UNIT

Source: U.S. Bureau of Labor Statistics; Utah Department of Workforce Services (2020)

compared to national and regional benchmarks. Our first observation is that West Jordan has significantly less business firms within its borders compared to other municipalities as indicated in Figure 12.9. In 2019, 2,751 businesses in West Jordan employed 35,388 persons.

In spite of this, West Jordan firms are diverse in the industries they cover (see Figure 12.10). This creates job opportunities across a wide variety of industries. West Jordan's business diversity protects the community from economic impacts of industry-specific downturns.

Employment by Industry

The largest sector in West Jordan is Retail Trade (Figure 12.10), employing 5,997 workers. The next largest sectors in the region are Educational Services

(4,400), Health Care and Social Assistance (4,159 workers) and Construction (3,398). It is worth noting that the retail sector employs the greatest number of workers in West Jordan, which is responsible in large part for the very low wages created by jobs in West Jordan when compared to other similarly sized municipalities.

Industry Location Quotients

Industry Location Quotients (IQs) measure the concentration of jobs within broad industry categories compared to the national average. An IQ of 1.0 communicates that the employment density for a specific industry in the study area is equal to the national average employment density for that industry. Thus, an IQ of 1.0 represents the national baseline. Any IQ higher than 1.0 indicates that the area has a higher concentration of employment in an industry when compared to the national average. An IQ less than 1.0 represents

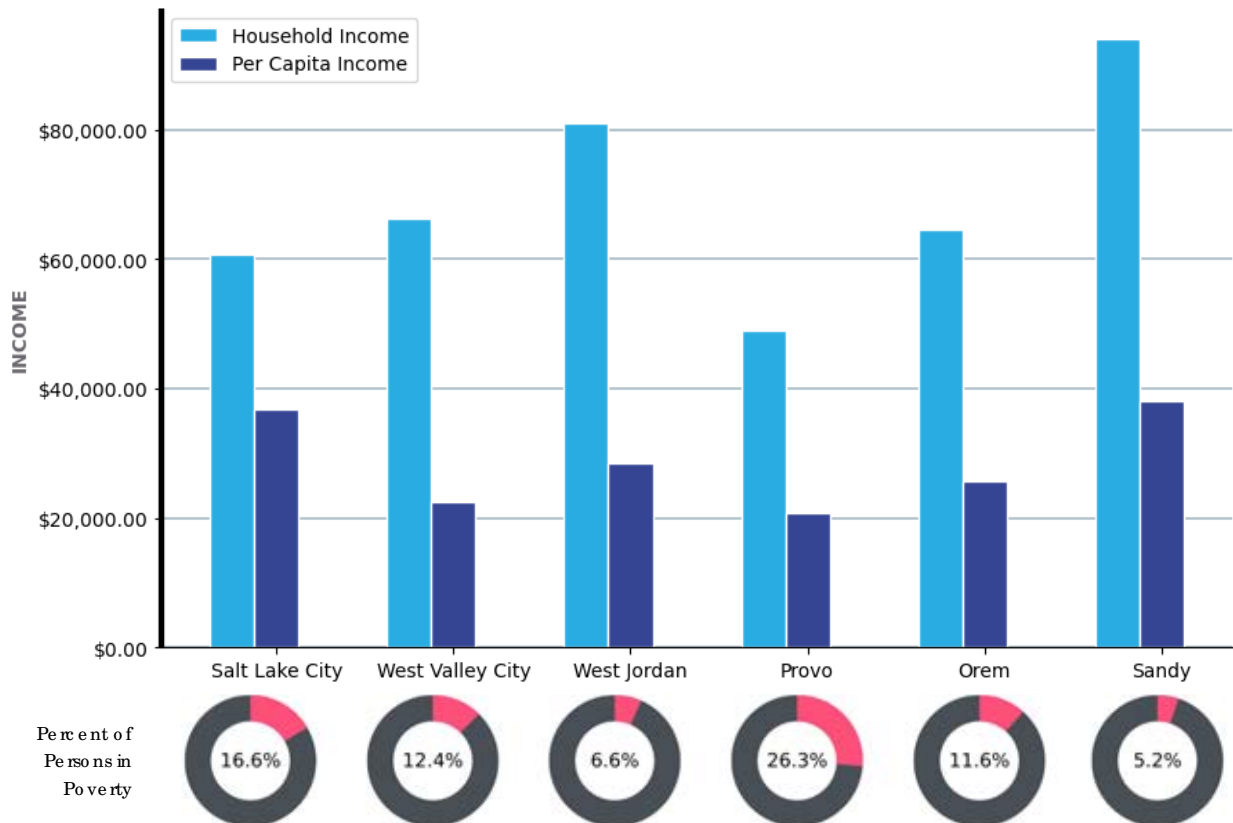


FIGURE 12.8
INCOME AND POVERTY LEVELS (2019)

Source: U.S. Census Bureau (2019)



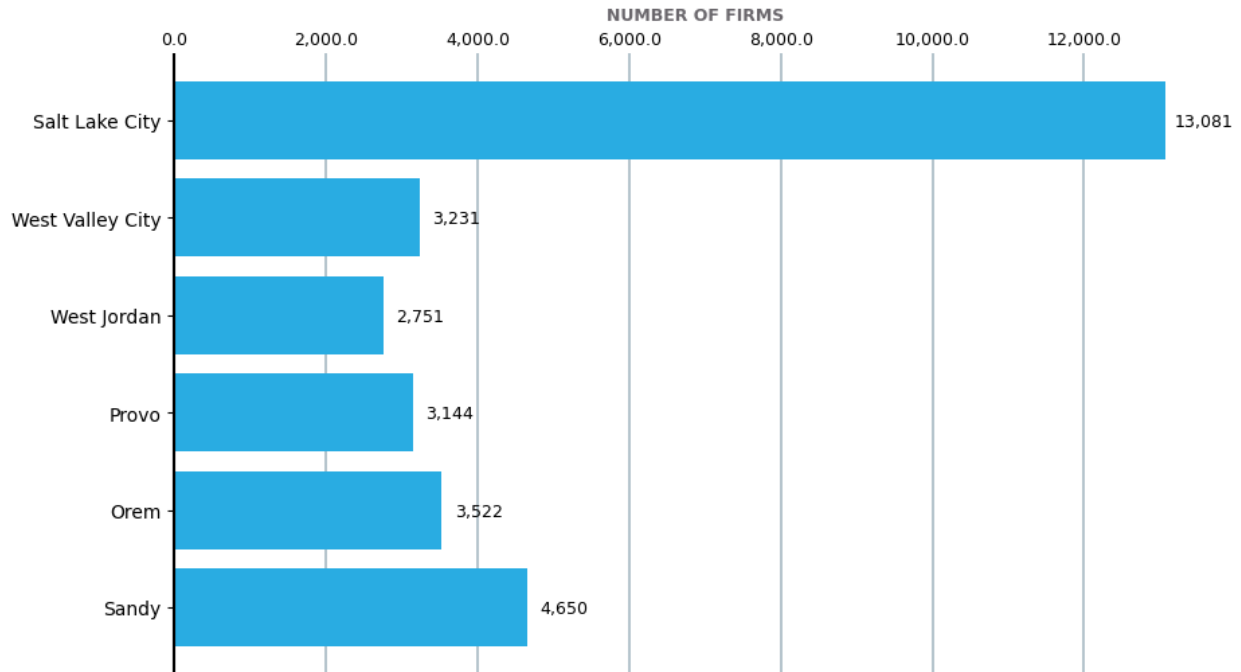
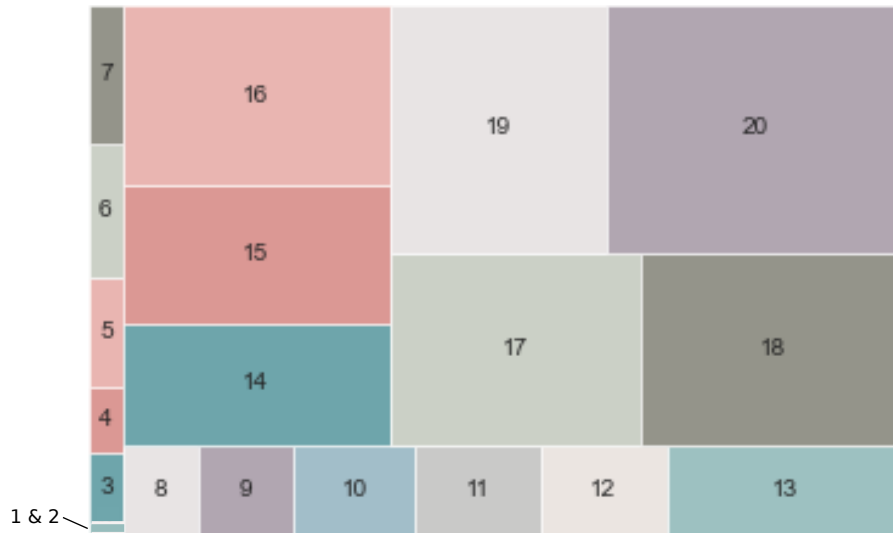


FIGURE 12.9
NUMBER OF FIRMS

Source: U.S. Bureau of Labor Statistics



NOTE: Squares are proportional to the percentage of West Jordan workers that are employed within each category.

- 1 - 'Mining, Quarrying, and Oil and Gas Extraction',
- 2 - 'Agriculture, Forestry, Fishing and Hunting',
- 3 - 'Information',
- 4 - 'Utilities',
- 5 - 'Arts, Entertainment, and Recreation',
- 6 - 'Management of Companies and Enterprises',
- 7 - 'Real Estate and Rental and Leasing',
- 8 - 'Transportation and Warehousing',
- 9 - 'Public Administration',
- 10 - 'Professional, Scientific, and Technical Services',
- 11 - 'Other Services (excluding Public Administration)',
- 12 - 'Finance and Insurance',
- 13 - 'Wholesale Trade',
- 14 - 'Administration & Support, Waste Management and Remediation',
- 15 - 'Accommodation and Food Services',
- 16 - 'Manufacturing',
- 17 - 'Construction',
- 18 - 'Health Care and Social Assistance',
- 19 - 'Educational Services',
- 20 - 'Retail Trade'

FIGURE 12.10
WEST JORDAN JOBS BY INDUSTRY SECTOR

Source: U.S. Bureau of Labor Statistics

lower than average employment density for that industry. While LQ is an indicator of strengths in a broad industry, it will not identify strengths within specific NAICS codes within that industry.

LQ's are helpful when determining where a natural competitive strength may exist for recruiting new businesses. LQ's are also helpful for identifying where competitive advantages may be built through workforce development programs. In West Jordan, the sectors with the largest LQs are Construction (LQ=2.11), Retail Trade (LQ=1.39), and Wholesale Trade (LQ=1.30).

The Location Quotient Analysis shown in Table 12.5 also uses total employment and the average annual percent change in employment over the last five years as metrics in the analysis. Attention should be paid to the relative strength of each metric, including employment within the industry, the LQ, and the average change in employment for the industry. Drastic reductions in employment over the last five years may represent a potential risk within the industry such as the potential for future job losses. Business retention efforts are likely best directed toward employers in the selected industries. A strong

TABLE 12.4
MAKEUP OF WEST JORDAN FIRMS

Source: Utah Department of Workforce Services (2020)

Firm	Percentage	Firm	Percentage
Professional & Business Services	19.97%	Manufacturing	5.8%
Trade Transportation & Utilities	18.62%	Leisure & Hospitality	5.61%
Construction	17.04%	Government	2.05%
Education & Education & Health Services	14.14%	Information	1.2%
Financial & Financial Activities	9.24%	Mining	0.18%
Other Services	6.95%		
Total		100.00%	

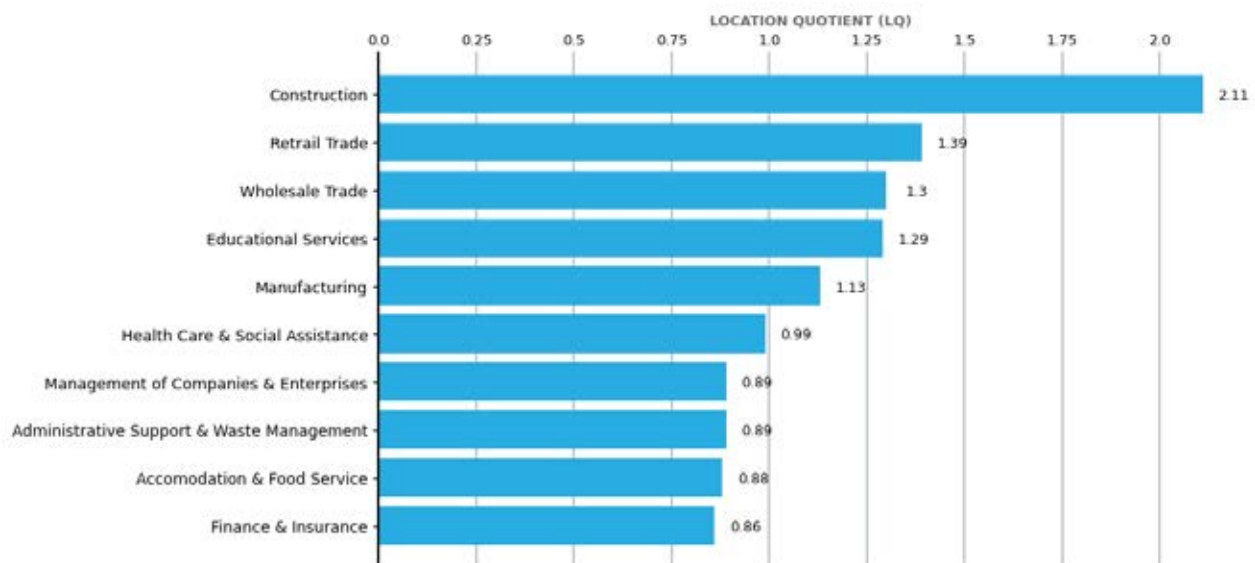


FIGURE 12.11
LOCATION QUOTIENT BY INDUSTRY

Source: JobsEQ as presented in EDC Utah 2019 Community Assessment (Data as of 2019Q2)



TABLE 12.5

WEST JORDAN LOCATION QUOTIENT ANALYSIS

NAICS Code	Industry	Employment	LQ	Average Annual Percent Change in Employment
5221	Depository Credit Intermediation	687	1.71	↑ 2.6%
4251	Wholesale Electronic Markets and Agents and Brokers	332	2.53	↓ 8.15%
6215	Medical and Diagnostic Laboratories	321	4.77	↑ 8.5
3323	Architectural and Structural Metals Manufacturing	317	3.39	↑ 7.3%
3371	Household and Institutional Furniture and Kitchen Cabinet Manufacturing	300	4.94	↑ 9.5%
3391	Medical Equipment and Supplies Manufacturing	256	3.36	↑ 3.9%
4851	Urban Transit Systems	247	4.28	↑ 6.1%
3254	Pharmaceutical and Medicine Manufacturing	244	3.50	↑ 39.0%
3118	Bakeries and Tortilla Manufacturing	208	2.69	↑ 8.8%
3345	Navigational, Measuring, Electromedical, and Control Instruments manufacturing	182	1.85	↓ 2.2%
5222	No depository Credit Intermediation	182	1.26	↑ 10.4%
3116	Animal Slaughtering and Processing	169	1.38	↓ 3.7%
3344	Semiconductor and Other Electronic Component Manufacturing	164	1.85	↓ 16.4%
4922	Local Messengers and Local Delivery	132	4.86	↑ 147.6%
3399	Other Miscellaneous Manufacturing	118	1.46	↑ 1.1%
3115	Dairy Product Manufacturing	110	3.18	↓ 2.3%
3328	Coating, Engraving, Heat Treating, and Allied Activities	101	2.99	↑ 1.7%
3271	Clay Product and Refractory Manufacturing	85	8.83	↑ 6.7%
4821	Rail Transportation	68	1.37	↑ 1.1%
3359	Other Electrical Equipment and Component Manufacturing	67	1.90	↑ 7.4%
3339	Other General Purpose Machinery Manufacturing	65	1.00	↑ 0.4%
3379	Other Furniture Related Product Manufacturing	64	7.56	↑ 0.6%
3219	Other Wood Product Manufacturing	62	1.07	↓ 6.5%
5414	Specialized Design Services	61	1.19	↑ 6.9%
3256	Soap, Cleaning Compound, and Toilet Preparation Manufacturing	48	1.78	↓ 11.3%

LQ coupled with robust employment growth may represent potential business recruitment opportunities.

Wage Trends

Total wages paid by employers in various cities are shown in Figure 12.12. West Jordan trails the other cities by a significant margin. West Jordan's low level of total wages is correlated strongly to the City's jobs to housing ratio. Of the jobs that are available in West Jordan, a heavy concentration of those jobs are in the retail sector which are generally lower wage jobs. As we examine the average monthly wage in West Jordan, we see that West Jordan is near the bottom when comparing average monthly wages to similarly sized cities (Figure 12.12).

An examination of the monthly wage by industry for West Jordan shows that the most lucrative jobs are in the manufacturing, financial, and construction industries. The fields with the lowest average salary is in leisure & hospitality (Figure 12.13).

While wages in West Jordan are significantly lower than other similarly sized cities, wage

growth is strong as indicated in Figure 12.12. The graphs show 12% growth from 2008 to 2019. This is a positive trend which West Jordan City should seek to bolster through targeted recruitment of higher wage jobs in select industry sectors including manufacturing, financial activities, and professional and business services.

Tax Trends

Approximately 70% of West Jordan's General Fund revenues come from property tax and sales tax. The majority of City functions rely on these foundational revenues for funding. It is therefore important to understand how these taxes are calculated and how future development will impact revenues in relationship to anticipated City expenditures. Armed with that understanding, we can design economic development strategies to support revenue growth in proportion to anticipated expenditures. The sections below will look at benchmarks for both property and sales tax revenues.

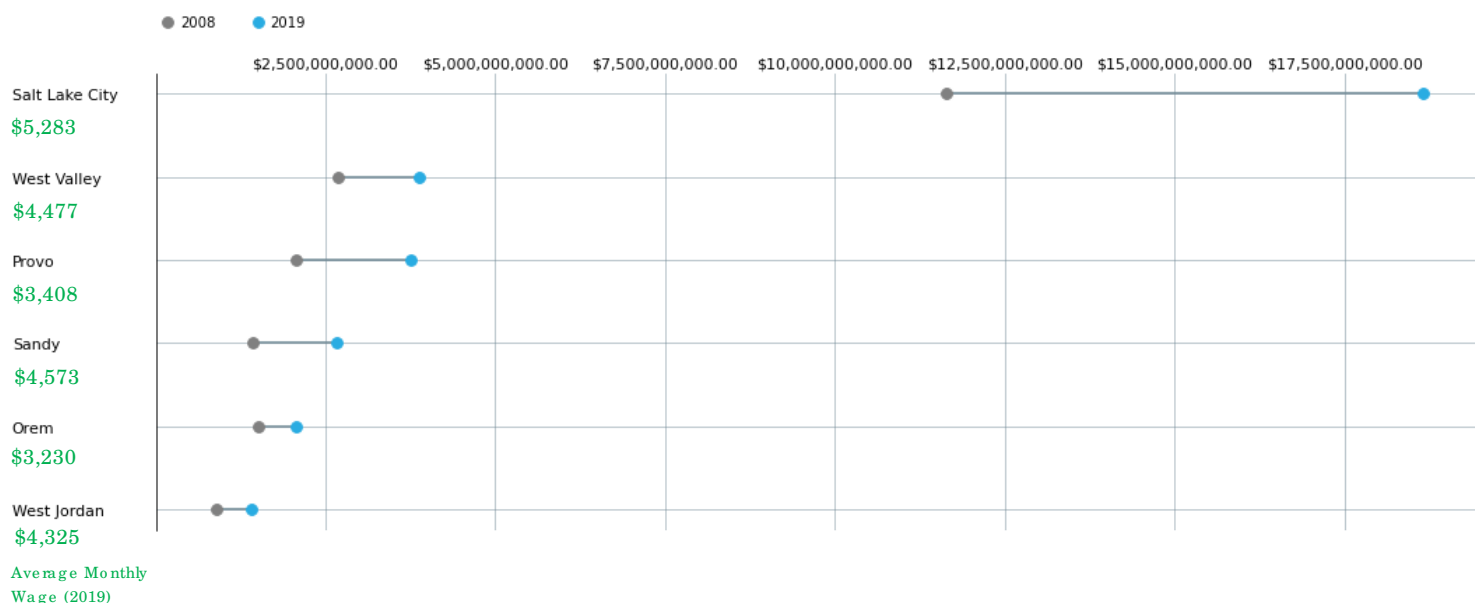


FIGURE 12.12
WAGE GROWTH AND AVERAGE MONTHLY PAY (NONFARM LABOR)

Source: Utah Department of Workforce Services (2019)



Per Capita Property Tax Digest

Per capita property tax digest is a benchmark indicator for the fiscal health of a community. Tax digest is measured by dividing the total taxes collected in for the year by the population during that same year. A decline in per capita property tax digest is an indicator that the City's fiscal capacity may not be keeping pace with population growth. West Jordan's property tax has grown modestly (approximately 0.89% per year) from 2018 through 2020 as indicated by the data represented in Figure 12.14.

Per Capita Sales Tax Digest

As with property tax digest, per capita sales tax digest is another important benchmark indicator for the fiscal health of a community. As can be seen in Figure 12.14, in 2020 West Jordan collected \$210.90 in sales tax in 2020 for every resident living within its municipal boundary. Omitting Salt Lake City tax digest as an outlier, West Jordan closely relates to the average of the other similarly

sized cities. We can see clearly that Salt Lake City is an outlier in the amount of sales tax it collects per capita.

Per Capita Combined Tax Digest

Reviewing combined sales and property tax digest in Table 12.6, we see that West Jordan collects less in taxes per capita than all other cities with the lone exception of Provo, which has a high concentration of land that does not generate property tax. We see again that Salt Lake City is a clear outlier, collecting almost twice as much in combined taxes in 2020 as all other cities. A deeper dive into the Salt Lake City's exceptional per capita combined tax generation illustrates the importance of balancing residential growth with non-residential land uses.

Salt Lake City's per capita combined tax receipts are significantly higher than other cities for four primary reasons:

- Salt Lake has disproportionately high daytime population due to jobs located in the city.

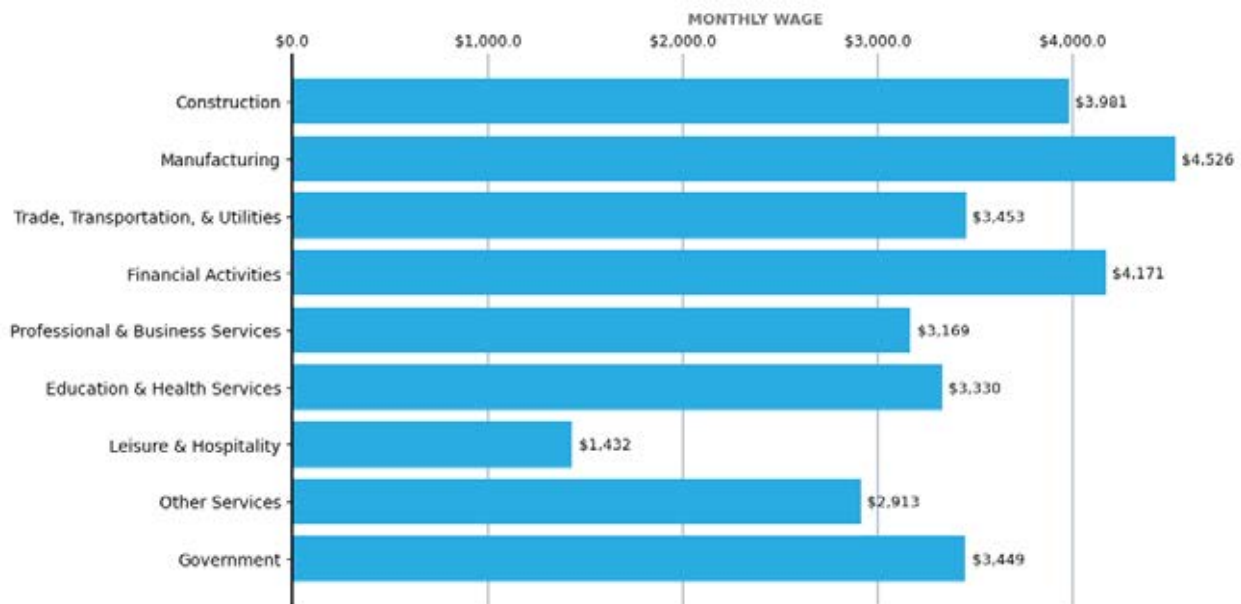


FIGURE 12.13

WEST JORDAN MONTHLY WAGES BY INDUSTRY

Source: Utah Department of Workforce Services (2019)

- Salt Lake charges an additional 0.5% "Invest in our Future" sales tax.
- Salt Lake City has low sales tax leakage due to its diversity of retail opportunities.
- Salt Lake City has much higher density of industrial and commercial properties which are taxed at full appraised value (compared to residential property).

and West Jordan paints a stark contrast and illustrates the value of growing jobs within the community, see Table 12.7.

Retail Sales

Gross retail sales for selected cities in 2020 are shown in Figure 12.15, and the gross retail sales on a per capita basis are shown in Figure 12.16. In each case, West Jordan is

A comparative review of some of the metrics we have explored between Salt Lake City

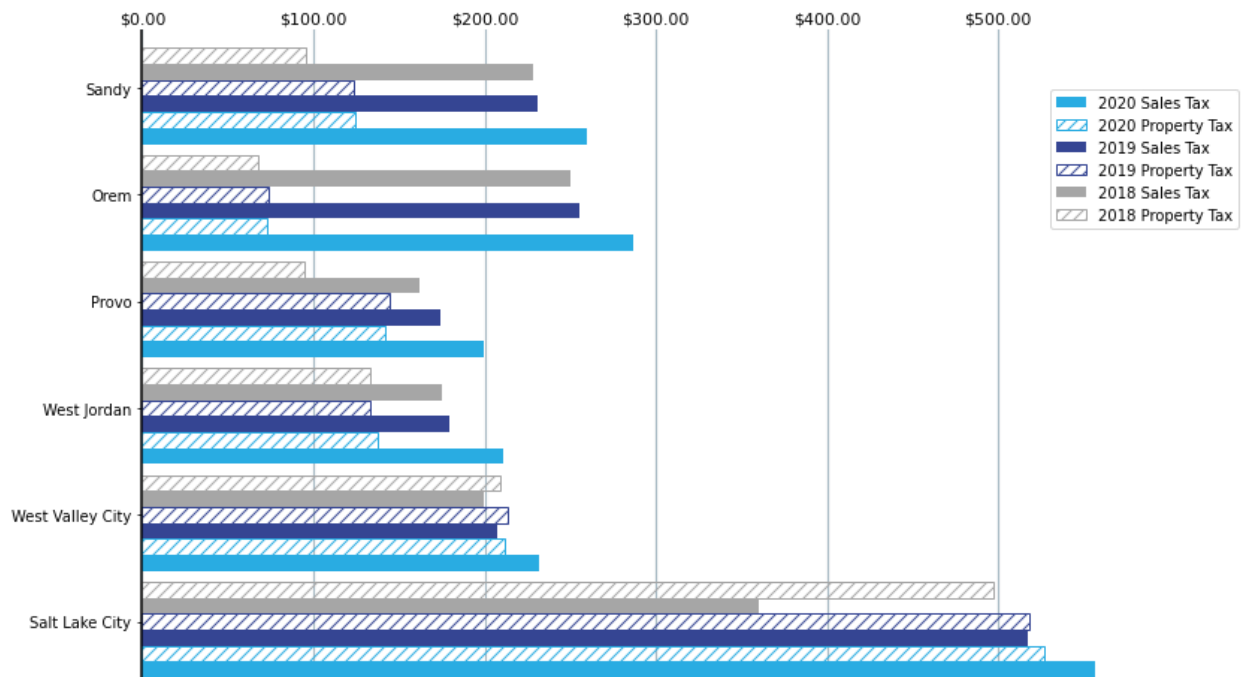


FIGURE 12.14
PER CAPITA PROPERTY AND SALES TAX

Source: Utah Department of Workforce Services (2019)

TABLE 12.6
CUMULATIVE PROPERTY TAX AND SALES TAX PER CAPITA

Source: Utah Department of Workforce Services (2019)

City	2018	2019	2020
Sandy	\$323.98	\$354.50	\$383.32
Orem	\$317.68	\$328.38	\$359.63
Provo	\$256.76	\$318.70	\$341.35
West Jordan	\$308.13	\$312.26	\$348.49
West Valley City	\$408.55	\$420.75	\$442.90
Salt Lake City	\$857.31	\$1,035.11	\$1,083.63



second to last in the amount of gross retail sales. Despite its relatively low overall total, West Jordan's retail sales growth has been very strong for a twenty two year period (1998-2020), expanding at an average annual rate of 6.95%. Notably, retail sales contracted in only one year (from 2008 to 2009) over that twenty two year period. Total retail sales growth for that period is equal to over 361% (Figure 12.18).

West Jordan's retail trade is well balanced across a number of categories, with retail building materials and garden equipment and supplies contributing 13% of West Jordan's total annual retail sales (Figure 12.17). Looking at gross retail sales per capita in Figure 12.16, West Jordan is second to last among the six largest cities in Utah. This is due in large part to West Jordan's significant sales

tax leakage of motor vehicle related sales, which accounts for \$2,104 in per capita sales tax leakage.

If West Jordan were to eliminate retail sales leakage of motor vehicle related sales, we would see per capita gross retail sales approximately equal to those of West Valley City.

Ultimately, the City's workforce, businesses, jobs, and retail establishments work together to make up the local economy of the City. Consideration of these economic elements can help elected officials and City staff make economically sustainable decisions in various policy realms.

TABLE 12.7

COMPARATIVE REVIEW OF WEST JORDAN & SLC

Source: Utah Department of Workforce Services (2019)

	Salt Lake City	West Jordan
Labor Force	118,956	65,931
Number of Firms in City	13,801	2,751
Percent of Resident Workforce Employed in City	43.60%	10.10%
Jobs/Housing Ratio	3.19	1.05
2019 Monthly Wages	\$5,283	\$3,408

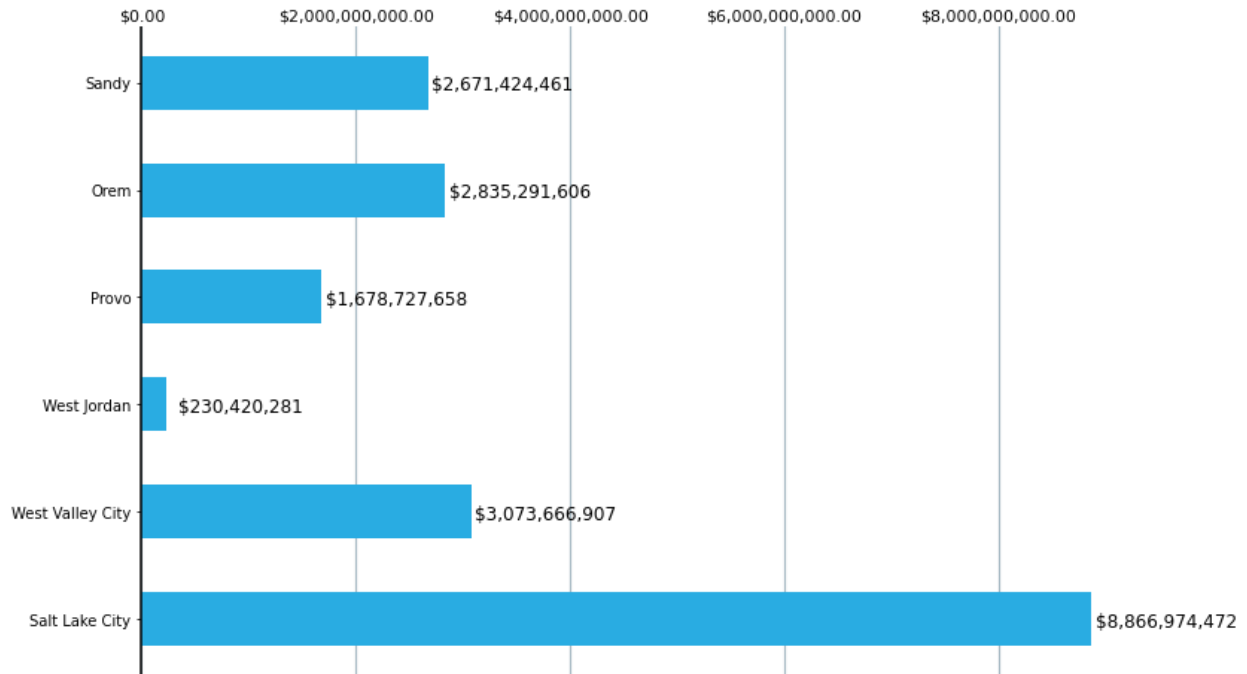


FIG URE 12.15
2020 GROSS RETAIL SALES

Source: Utah State Tax Commission (2020)

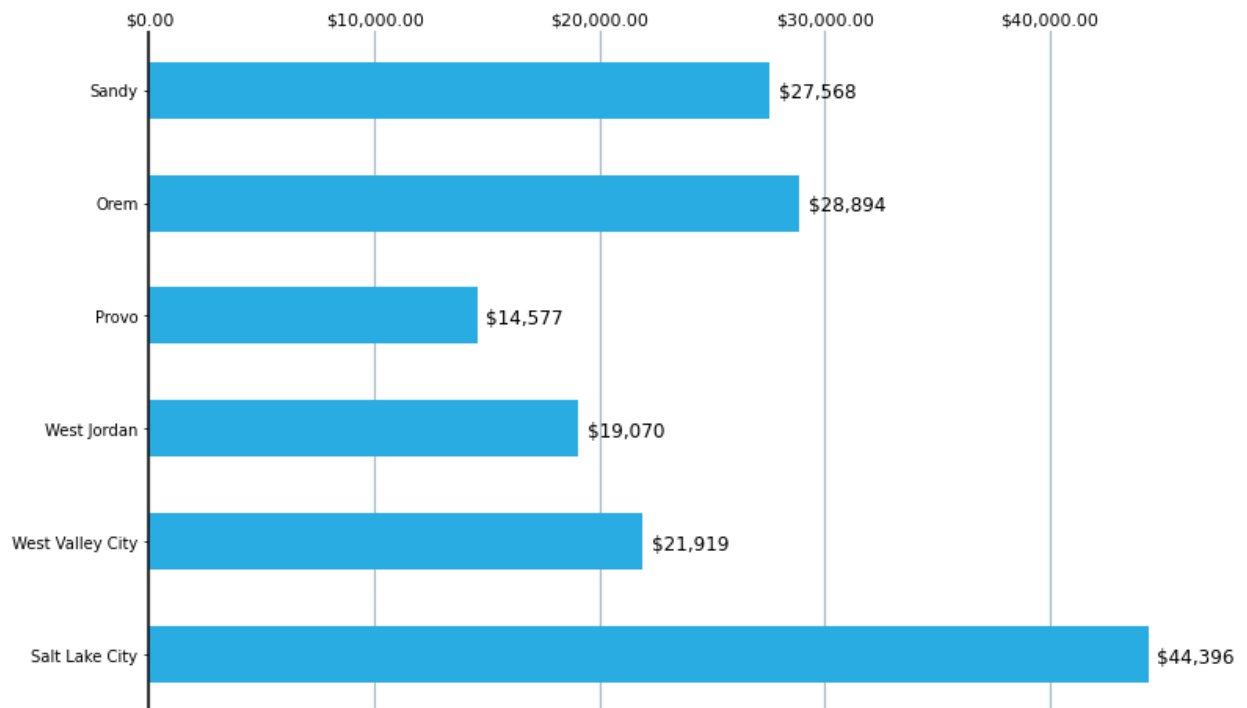
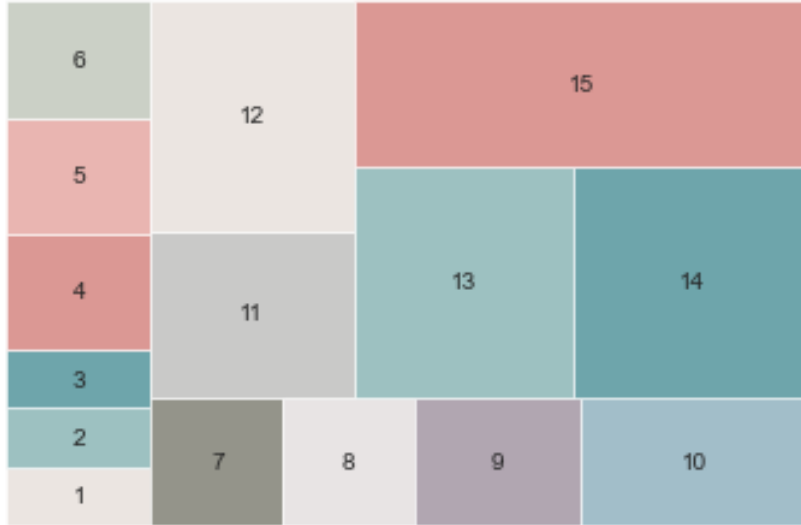


FIG URE 12.16
2020 GROSS RETAIL SALES PER CAPITA

Source: Utah State Tax Commission (2020)





NOTE: Squares are proportional to the percentage of West Jordan workers that are employed within each category.

- 1 - Construction (2%)
- 2 - Professional, Scientific & Technical Services (2%)
- 3 - Wholesale Trade-Non durable Goods (2%)
- 4 - Information (4%)
- 5 - Retail-Electronics & Appliance Stores (4%)
- 6 - Utilities (4%)
- 7 - Retail-Miscellaneous Store Retailers (4%)
- 8 - Manufacturing (4%)
- 9 - Wholesale Trade-Durable Goods (5%)
- 10 - Food Services & Drinking Places (7%)
- 11 - Retail-Nonstore Retailers (8%)
- 12 - Retail-Food & Beverage Stores (11%)
- 13 - Retail-General Merchandise Stores (12%)
- 14 - Retail-Building Material, Garden Equipment & Supplies Dealers (13%)
- 15 - All Other Retail Sales (18%)

FIGURE 12.17

WEST JORDAN RETAIL SALES BY SECTOR

Source: Utah State Tax Commission (2020)



FIGURE 12.18

HISTORICAL RETAIL SALES GROWTH FOR WEST JORDAN

Source: Utah State Tax Commission (2020)

ECONOMIC DEVELOPMENT GUIDING PRINCIPLES

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

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

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

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



Chapter Thirteen

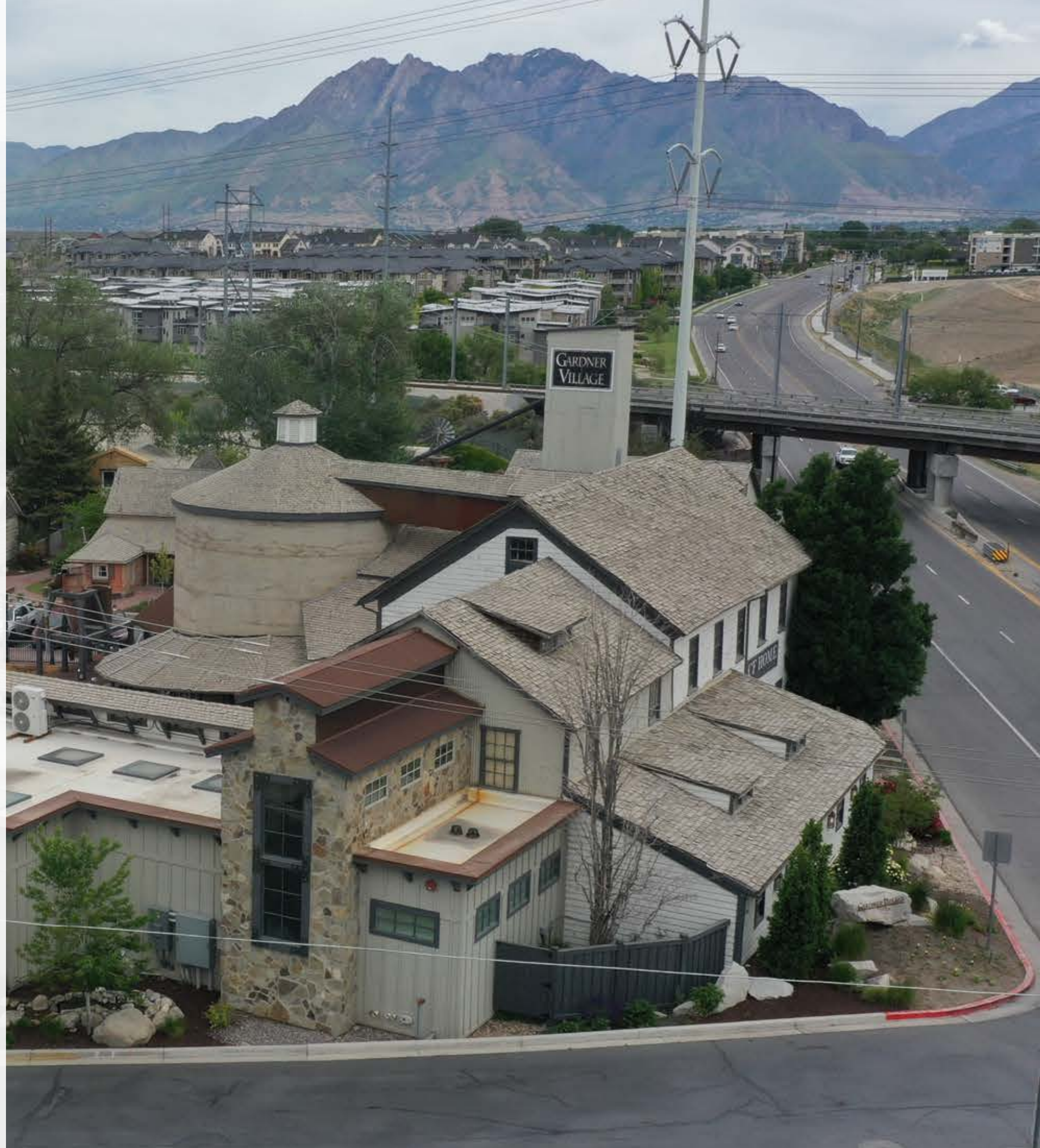
HISTORIC PRESERVATION

Historic places help remind a community of its beginnings and of the achievements and values of previous generations. It is important that we learn from the past so that we as a community may move forward together into the future.

Across the nation, thousands of communities promote historic preservation for its economic benefits, the aesthetic qualities of historic buildings and neighborhoods, and its environmental benefits.

One indication of the success of historic preservation is that more than 90,000 individual properties are currently listed on the National Register of Historic Places¹. There are 362 properties listed on the National Register of Historic Places in Salt Lake County.

¹National Register of Historic Places



Historic Preservation

Historic preservation adds value to private property. Studies across the nation have shown that where local historic districts are established, property values typically rise which, in turn, helps to establish a climate for investment and reinvestment. Property owners within a district know that the time and money spent on improving their properties will be matched with similar efforts on surrounding lots. People invest in a neighborhood as well as in an individual lot.

Rehabilitating a historic building can also cost less than constructing a new one. For example, preserving building elements that

are in good repair is generally less expensive than replacing them. Even in cases where appropriate restoration *may* cost more than less sensitive treatments, property owners are compensated for the added expense by the added value to the property.

Aesthetic Appeal and Quality of Life

One of preservation's most obvious advantages is that it creates more attractive places to live and work. The style and variety of historic places make communities more visually appealing. Historic neighborhoods are also more "user friendly." Mature trees,

buildings closer to the street, and decorative architectural features contribute to a sense of identity that is unique for each historic neighborhood. These attributes encourage more pedestrian activity and interaction between neighbors. The physical sense of neighborhood also contributes to a sense of security in that it is more convenient to get to know ones' neighbors and become familiar with who lives in the neighborhood.

Environmental Benefits

Preserving historic structures is sound environmental conservation policy because: (1) energy is not consumed to demolish

existing buildings and dispose of the resulting debris, thereby contributing to shorter life-span of landfills; (2) energy is not used to create new building materials, transport them and assemble them on site; and (3) by continuing to use historic buildings, there is less need to harvest new lumber and other materials that may negatively impact the environment of other locales where these materials are produced.

Responsibility of Ownership

Ownership of a historic property carries both the benefits described previously and also a responsibility to respect the historic character of the property and its setting. Ultimately, residents and property owners should recognize that historic preservation is a long-range community policy that promotes economic well-being and overall viability of the City at large, and that they play a vital role in helping to implement that policy through careful stewardship of the area's historic resources. Encouraging more ownership of historic properties will help create more awareness of the City's rich history and culture.

There are currently no historic districts in the City of West Jordan and only two buildings, the West Jordan Ward Meetinghouse (Pioneer Hall) and Gardner Village, that are listed on the National Register of Historic Places. Given the benefits to the community described above, the City should work with the State Office of Historic Preservation to determine if other sites or areas are eligible for inclusion on the National Register of Historic Places.



A Brief History of West Jordan

1849

The land that is now West Jordan along the Jordan River was settled in the fall of 1849. Due to the imminent onset of winter and the lack of readily available timber, the first homes were "dugouts" excavated into the hillsides above the river.

Most of these dugouts were replaced the following spring as soon as weather permitted the hauling of timber from Bingham Canyon.

The Jordan River flows from Utah Lake (fresh water lake) to the Great Salt Lake (inland salt sea). Early settlers recall when the Jordan River would fill to its banks and create dangerous whirlpools. It is reported in several old histories that the bridge between Midvale and West Jordan washed out every spring. At one time, a ferry provided river crossings until a substantial bridge could be built.

1850

Archibald and Robert Gardner built the first saw mill in the area in 1850, powered by a 2 1/2 mile long mill race, the first important canal in Utah. Lumber to supply the mill was hauled fourteen miles from the Oquirrh Mountains to the west.

1851

In 1851, Matthew Gaunt started a woolen mill. In that same year, Samuel Mullineartanned leather in the first tannery built west of the Mississippi River.

1852

School opened in West Jordan for the first time in 1852. Classes were held in a small log house, about 14 by 15 feet, situated southwest of the West Jordan Ward Meeting House at 1137 West 7800 South.

1853

The population of the West Jordan area is now 361 people.

The first blacksmith's shop in south Salt Lake County belonged to Alexander Beckstead who completed the shop in 1853. Operations consisted of setting wagon ties, repairing wagons and farm implements, sharpening plows, and shoeing.

1854

In 1854, Archibald added a grist mill to the site which introduced some excellent machinery to the area. The Gardner Mill is still standing at approximately 1050 West 7800 South. The current owners have converted it into Gardner Village, a theme restaurant and retail shops, reminiscent of the days of Archibald Gardner.

1863

It was in the West Jordan Ward Meeting House that the first mining claim in the Utah Territory (for the Jordan Silver Mining Company) was filed on September 7, 1863, after the discovery of mineral-bearing ore in Bingham Canyon by George B. Ogilvie. The following December, documents were prepared that organized the West Mountain Mining District in the Oquirrh Mountains under the direction of Col. Patrick E. Connor.

1864

West Jordan's first post office opened in 1864 in a small adobe house adjacent to the West Jordan Ward Meeting House. In 1900, the Rural Free Delivery of mail (RFD) was begun from Sandy to West Jordan. Carriers delivered mail first by horse and buggy and later by Model T Ford. The current West Jordan Post Office has been renamed to honor Solon Richardson Jr., the first West Jordan Rural Free Delivery mail carrier.

1903

Dozens of small mining companies developed underground mines to recover lead, silver, and gold in Bingham Canyon. Copper became the most sought after mineral thanks to the vision of Daniel C. Jackling who organized the Utah Copper Company on June 4, 1903, now part of Rio Tinto (formerly Kennecott Copper Corporation). What was once a 1,500-foot-high hill in Bingham Canyon is now Kennecott's Bingham Canyon open pit copper mine.

Sugar Factory History

1891

In 1891, the first sugar beets were raised in West Jordan.

1916

A factory was built in 1916 by the Dyer Construction Company. The work at the factory was seasonal. At its peak, it employed 235 people from mid-October to the end of December.

1950s

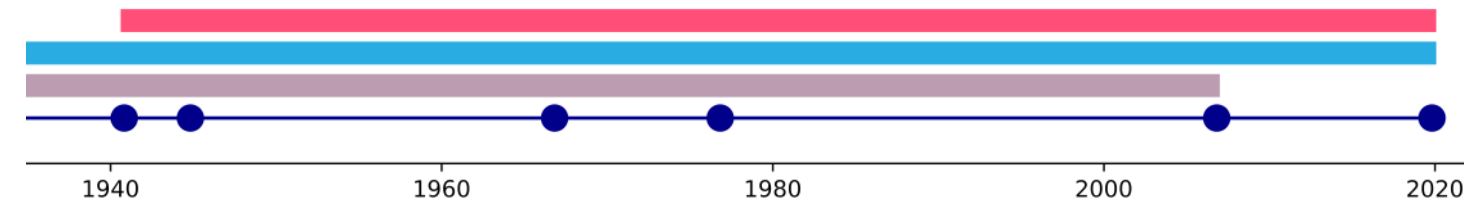
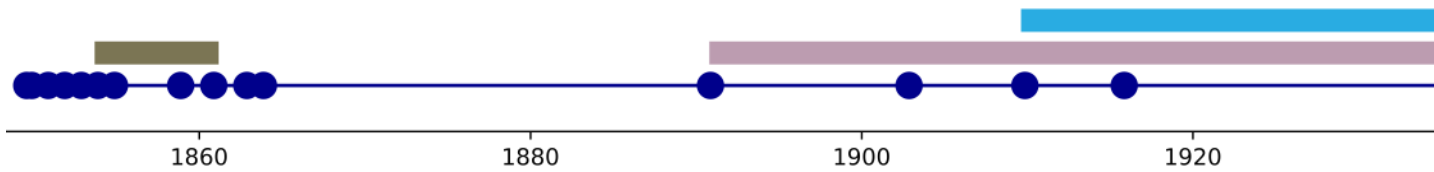
An estimated 285,000 bags of sugar were produced annually in the 1950s.

1970s

However, in the 1970s, the sugar beet market disappeared, and the factory closed its doors.

2011

The site served as a community theater for a number of years until January 2011, when the Utah-Idaho Sugar Factory was demolished due to structural and safety deficiencies.



Wight's Fort History

1854

In the fall of 1854, a handful of people looking for a place to farm, came to a clear stream of water. This was Bingham Creek, which runs east from the Oquirrh Mountains and winds its way down to the Jordan River. During the explorations, the many signs of Native Americans convinced the group that they could not live in safety without some means of protection, which led to the construction of Wight's Fort (at about 3600 West on 9000 South).

The four walls of the fort, each 12 feet high, were constructed of stones, earth, and logs. When completed, the structure was large enough to enclose and protect seven log houses, and part of the much-valued stream. The fort had two large gates, one on the east and the other on the west.

1855

In spring, the wives and children of the fort builders had settled in.

1859

The families of Wight's Fort lived and prospered there until 1859.

1861

Lack of water forced settlers to abandon the site in 1861. For many years after, the only road to Bingham Canyon ran through the fort gates. Today, all that remains of the settlement at Wight's Fort is the Wight's Fort Cemetery located at approximately 3500 West 9000 South.

Aviation History

1910

Few people are aware of the role West Jordan has had in Utah aviation history. Significant landmark events include what is believed to be the first powered airplane flight in Utah, made by Lagar R. Culver on February 18, 1910.

1941-1943

In 1941, Salt Lake City Airport II was authorized and began official operation on June 25, 1943. The airport was constructed by the U.S. Army Corps of Engineers as part of the national defense system, serving during World War II as a military pilot training facility. It was known during World War II as Keams Army Airfield and provided operational training for personnel and units during

the war. It was also part of the larger Keams Army Air Base (later renamed Camp Keams) which was a major Air Force basic and technical training facility for personnel being reassigned to one of the combat zones overseas.

1945

The Army sold the airport in 1945, and it is currently owned and operated by Salt Lake City.

1977

In 1977, Salt Lake City Airport II became the location of the Utah National Guard's Aviation Support Facility. The South Valley Regional Airport and continues to be a vital and significant regional aviation asset.

Incorporation History

1941

The residents of West Jordan petitioned the County Commission for incorporation as a town in 1941.

1967

West Jordan became a third-class city in 1967, and after reaching a population of 4,128 residents.

2007

West Jordan officially became a first-class city on December 3, 2007.

2020

The City of West Jordan is currently the 3rd largest city in the state of Utah by population.



Historic Sites

Existing and Potential Historic Sites

Criteria used to determine eligibility of districts or buildings for landmark status have been established at the federal level to evaluate sites that may be eligible for listing on the National Register of Historic Places. Briefly, landmark sites must be at least 50 years old, have maintained a high degree of integrity from the period in which they were built, and have contributed to broad patterns of the city's history. Historic districts must be composed of at least 51% contributing properties, as determined in a professionally conducted survey. Contributing properties are those which are over 50 years old and have retained a high degree of integrity.

There are two sites in the City currently listed on the National Register (see Figure 13.1 below) and several more that are generally acknowledged as meeting the eligibility criteria. Sites with potential for listing on the National Register include Wight's Fort Cemetery, the Welby Townsite located at the intersection of 9000 South and Old Bingham Highway and the West Jordan Historical Museum.

The Gardner Mill site is privately owned and is currently utilized as a retail/commercial center offering various shops and restaurants for the residents of West Jordan and Salt Lake County.

The West Jordan Ward Meetinghouse (also known as Pioneer Hall or the Old Rock

Church) is currently owned by the City of West Jordan and utilized as the home of the local chapter of the Daughters of Utah Pioneers. This facility is maintained and rented to the public for social gatherings, weddings, family reunions, etc. With help from a congressional appropriation, this facility was completely renovated during 2006-2007.

Utah Century Farms and Ranches

As a part of Utah's centennial celebration in 1996, a program was initiated by the Utah Department of Agriculture and Utah Farm Bureau Federation to recognize and honor family farms and ranches in the State that have been owned by the same family for 100 years or more. All landowners received a special certificate and permanent "Century Farm & Ranch" sign for their property. Five of these farms were located in West Jordan at some point: the Malmstrom Family Farm; Drake Family Farm; Bateman Dairy Farms Inc.; Gardner Heritage Farm; and the Cook Family Farm.

Historic Surveys

Conducting a historic resource survey, known as a "reconnaissance survey," is the first step in preparing a National Register nomination for a historic district. The survey determines the concentration of contributing versus non-contributing properties and identifies patterns of development that help describe the history of a community. A reconnaissance survey also identifies properties that are worthy of further study, known as an intensive-level survey. Intensive level surveys are also

TABLE 13.1

NATIONAL REGISTER SITES, WEST JORDAN, UTAH

Resource name	Address	City	Date listed
Gardner Mill	1050 W. 7800 South	West Jordan	9/29/1982
West Jordan Ward Meeting House (Pioneer Hall)	1137 W. 7800 S	West Jordan	4/14/1995

necessary for the preparation of a National Register nomination for a district. There is no record of historic surveys having been done in West Jordan. However, they are a valuable tool in any historic preservation program.

Incentives for Historic Preservation

Government agencies and nonprofit organizations offer incentives to assist property owners in maintaining and restoring historic properties. The most commonly used sources of funding and information are listed below.

Utah State Historic Preservation Office (SHPO)

The Utah State Historic Preservation Office administers the state and federal tax credit programs. The SHPO also administers federal funding for Certified Local Government programs, which provides communities access to preservation programs, tools and resources.

National Trust for Historic Preservation

Established in 1949, the National Trust has shown how preservation can play an important role in strengthening a sense of community and improving the quality of life. The National Trust offers small planning and design grants for communities with historic buildings.

State and Federal Tax Credits for National Register-Listed Properties

Owners of property listed on the National Register of Historic Places are eligible to obtain a 20% federal income tax credit for rehabilitation of income-producing properties and a 20% state income tax credit for residential properties (residential rental properties can sometimes qualify for federal and state tax credits).

All work performed on the property must comply with the Secretary of the Interior's "Standards for Rehabilitation." The staff of the Utah State Historic Preservation Office reviews and processes these applications. It is very important to contact the office prior to beginning physical work on the project whenever possible.

Preservation Utah

Preservation Utah is a statewide historic preservation nonprofit that offers low interest loans set at half the prime interest rate to restore and rehabilitate historic buildings. In general, a property must be at least 50 years old and retain its architectural integrity to qualify. Approval of loan applications is based on a number of criteria, including the historic appropriateness of the proposed renovation and the availability of loan funds.

Preservation Utah also maintains the Utah Preservation Directory which identifies companies and individuals who have experience in working with historic buildings and sites.

Ultimately, preservation helps remind a community of its beginnings and of the achievements and values of previous generations. It also includes economic benefits, environmental benefits, and community benefits.





HISTORIC PRESERVATION GUIDING PRINCIPLES

Preserve the character and significance of historic sites and structures located in the City

GENERAL PLAN GUIDING PRINCIPLES

URBAN DESIGN

Strengthen the identity and image of the City of West Jordan

Support neighborhoods and developments of character

Create a city center that exemplifies a high level of urban design

LAND USE

Land use decisions should be made using a regional approach that integrates and participates with programs established to better serve the City as a whole

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods

The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed

Land use designs must promote quality of life, safety, and good urban design

TRANSPORTATION

Provide a safe and efficient multi-modal transportation system

Improve the aesthetic quality of the City's streets

HOUSING

Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future

Place high density projects near infrastructure which exists to sustain the increased density

Implement programs to encourage the repair, rehabilitation, or replacement of deteriorating residential structures

ENVIRONMENT

Protect, preserve, and restore hillsides, ridgelines and foothills of the Oquirrh mountains and along the Jordan River

Designs should maximize water conservation, protect and improve air quality, and employ environmentally sound building practices

WATER USE AND PRESERVATION

Implement and encourage principles of sustainable water use and water-conserving landscaping

Encourage water conservation by following the West Jordan Water Conservancy and Drought Plan

Modify the City's practices to efficiently manage water and set a positive example for water conservation

PARKS, RECREATION, AND OPEN SPACE

Provide relief from the asphalt, concrete, steel, and vehicular environments of a suburban city

ECONOMIC DEVELOPMENT

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

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

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

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

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West Jordan General Plan Committee: Julie Carter, Russell Evans, RJ Black, Brie Gibson, Parker Cluff, Bob Lively, Max Johnson, Ryan Prater, George Sadowski, Michael Wilson, Brandy Wright, Rachel Zumaya, and Brett Ruoti. **West Jordan Planning Commission:** Ammon Allen, Kent Shelton, Tish Hatch, Jay Thomas, George Winn, Catherine Paquette-Richardson and Matt Quinney. **West Jordan City Council:** Pamela Bloom, Kelvin Green, Melissa Worthen, Zach Jacob, Chris McConnehey, David Pack, and Kayleen Whitelock. **West Jordan Staff:** Ray McCandle, Cassidy Hansen, Mark Forsythe, Duncan Murray, Alan Anderson, Cindy Quick, Chris Pengra, Larry Gardner, Greg Daveport.