



South Jordan General Plan

PLAN TOGETHER, GROW TOGETHER

Special Thanks To...

SOUTH JORDAN MAYOR

Mayor Dawn Ramsey

CITY COUNCIL

Councilman Patrick Harris (District 1)

Councilman Brad Marlor (District 2)

Councilman Donald J. Shelton (District 3)

Councilwoman Tamara Zander (District 4)

Councilman Jason T. McGuire (District 5)

PLANNING COMMISSION

T. Earl Jolley

Julie Holbrook

Sean D. Morrissey

Michele Hollist

John N. Ellis

Mike Peirce

Mark T. Wooley

STEERING COMMITTEE

Brad Klavano

Cecily Buell

David Jenkins

Dawn Ramsey

Earl Jolley

Jason McGuire

Lars Erickson

Mark T. Wooley

Patrick Harris

Steven Schaefermeyer

CONSULTANTS

Logan Simpson Design

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



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SOUTH JORDAN GENERAL PLAN AT-A-GLANCE

The Process...

HOW DID WE COMMUNICATE?



SOCIAL MEDIA POSTS



NEWSLETTERS & EMAILS



SURVEYS & POLLS



PUBLIC EVENTS

39*

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

HOW DID PEOPLE PARTICIPATE?



STAKEHOLDER INTERVIEWS



OPEN HOUSE ATTENDEES



WEBSITE VISITS



WEBSITE CONTRIBUTIONS

5,052*

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

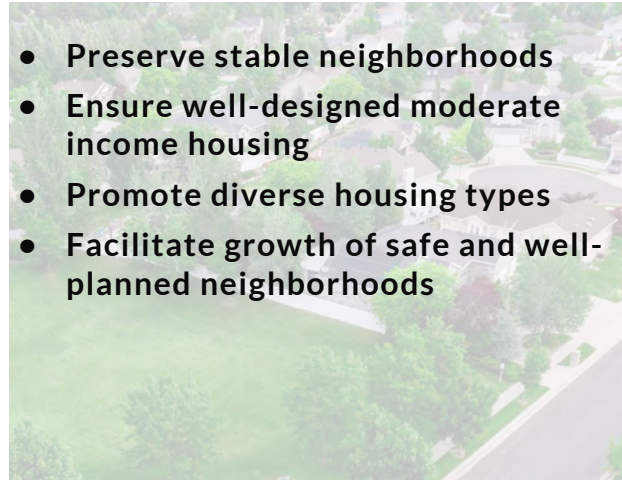
The Results...

HOW WE MOVE



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

WHERE WE LIVE



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

WHERE WE WORK



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

WHERE WE GATHER



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

WHERE WE PLAY




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

HOW WE GROW



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



Chapter 1 Introduction

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

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

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



OUR COMMUNITY PROFILE

REGIONAL SETTING

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

QUICK LOOK

South Jordan...

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

Our Regional Connections

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

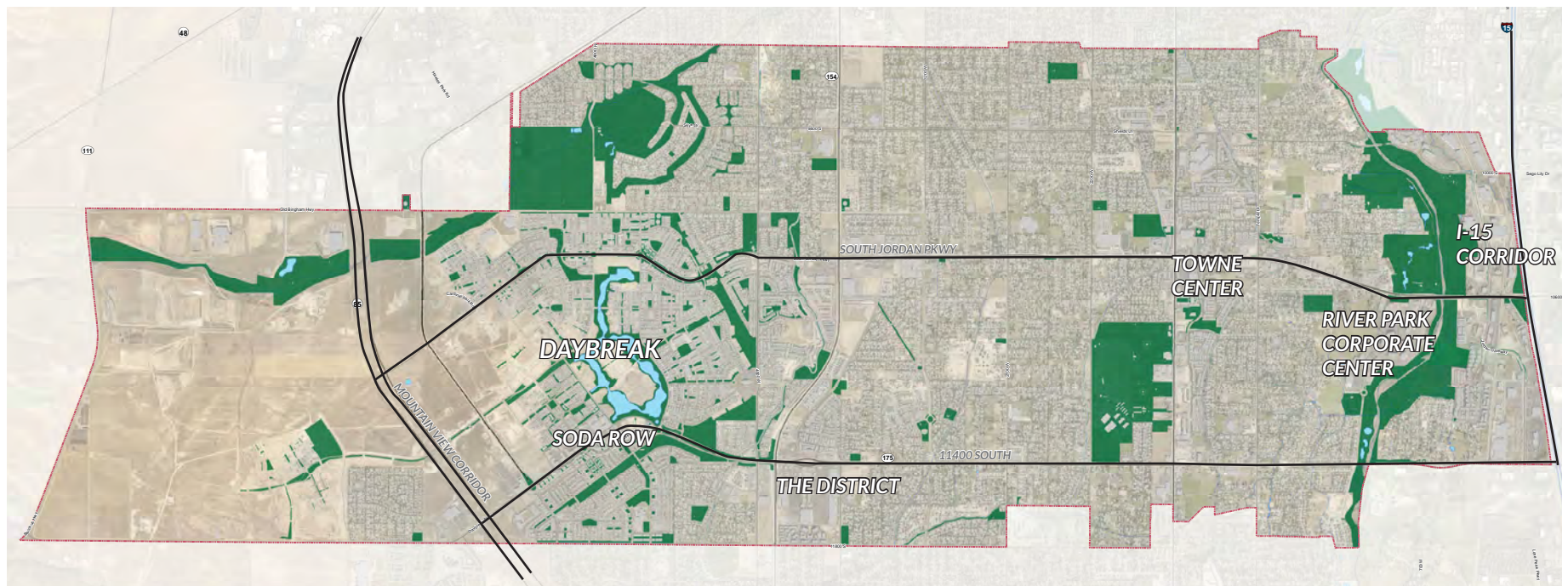
Nearby Landmarks

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

LOCAL CONTEXT

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

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



WHY WE ARE PLANNING

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

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

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

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

WHAT IS A GENERAL PLAN?

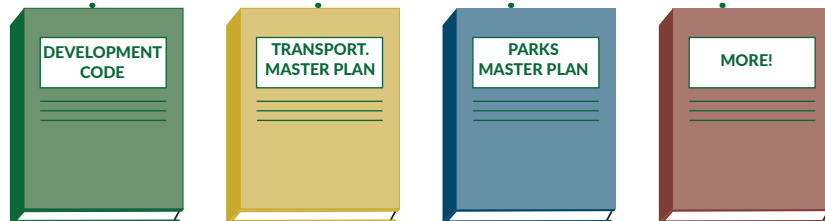


A guide for future growth in South Jordan...

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



Other City Documents



PLAN TOGETHER, GROW TOGETHER

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

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

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

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



A NOTE FROM THE MAYOR

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

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

- Mayor Dawn R Ramsey Mayor Dawn R. Ramsey



WHO SHOULD USE THIS PLAN

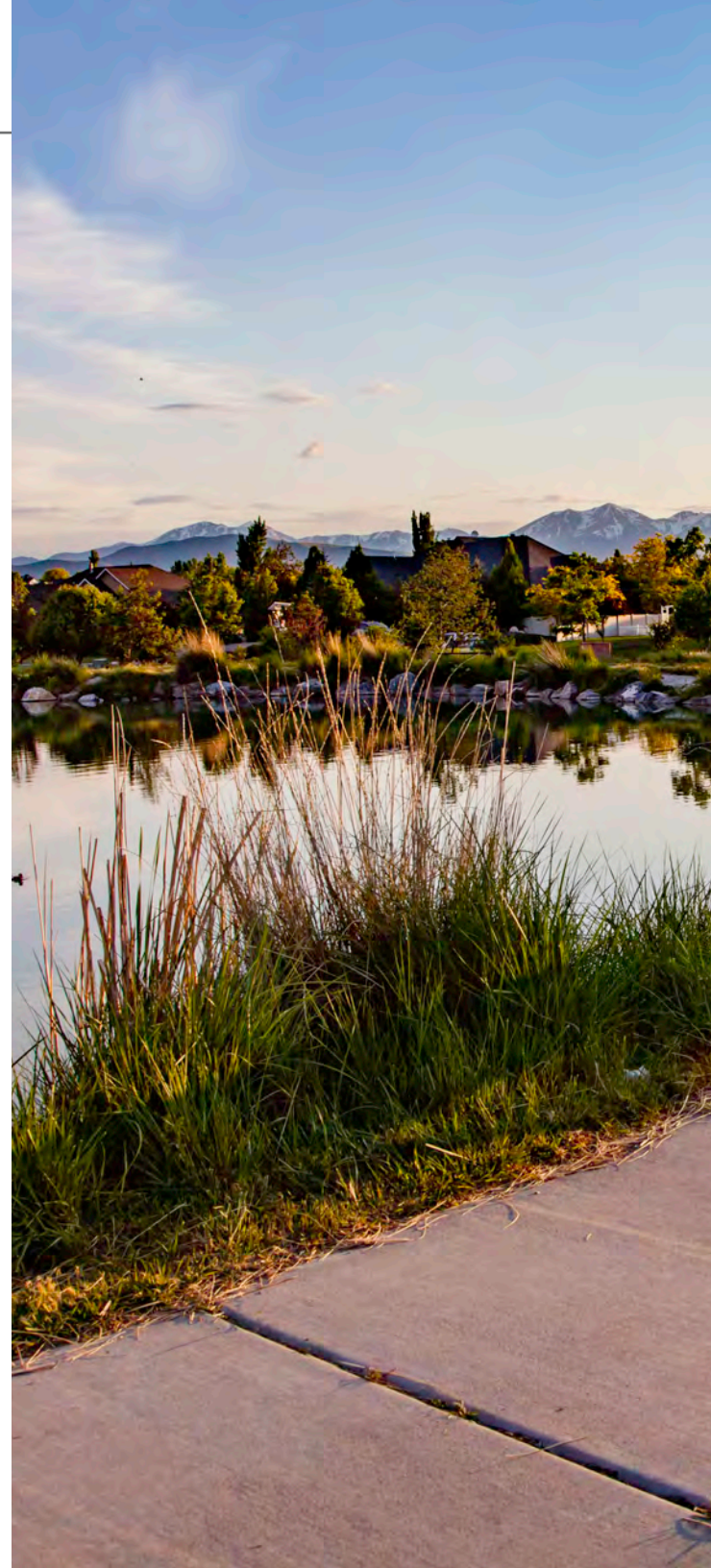
A wide range of users can find meaning in this Plan. The City's residents, property owners, businesses, developers, City staff, leaders, and partners all use the Plan to guide and realize the City's future success.

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

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

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

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



HOW TO USE THE PLAN

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

1. EXISTING CONDITIONS AND FUTURE POSSIBILITIES

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

2. FRAMEWORK MAPS

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

3. GOALS AND STRATEGIES

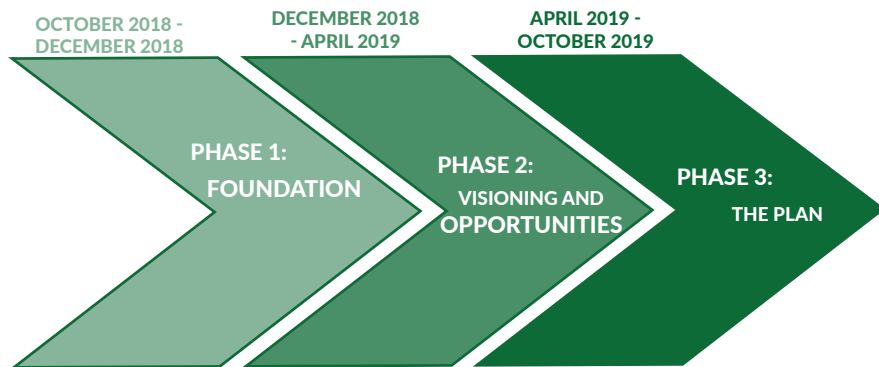
The goals and strategies support and advance the City's vision. The goals identified in Chapters 2 through 7 encompass the opportunities of the Plan. They articulate a desired ideal and a value to pursue. The strategy statements under each goal are outcome based and guide decision making or provide examples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

4. IMPLEMENTATION

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

A COMMUNITY-BASED PROCESS

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



A wide variety of public engagement tools were used to ensure every resident, business owner, employee, and student had an opportunity to have their voice heard. Through each step, the community was engaged online and in-person through public events, open houses, and the Plan website, SouthJordanGeneralPlan.com. During this process the City hosted 5 open houses across the City, attended 4

City functions, provided 5 online surveys, and overall heard from 5,052 people. The City promoted these engagement opportunities through posters placed in public spaces, social media, hand-outs in City hall and at public events, and emails to those who registered on the Plan website. For a more comprehensive summary of public engagement see Appendix C of this document.

OUR COMMUNITY-BUILT VISION

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



HOW WE MOVE

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

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

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

WHERE WE LIVE

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

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

- Safe communities
- Attainable housing
- Diverse neighborhoods
- A healthy and safe community that provides a variety of high-quality community services and amenities to all residents, encourages water and resource conservation, and strengthens community





WHERE WE WORK

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

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

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



WHERE WE GATHER

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

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

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

WHERE WE PLAY

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

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

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

HOW WE GROW

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

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

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



FUTURE LAND USE

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

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

LAND USE CATEGORIES

STABLE NEIGHBORHOOD (SN)

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



RESIDENTIAL DEVELOPMENT OPPORTUNITY (RD)

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





MIXED USE OPPORTUNITY (MU)

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



ECONOMIC INFILL OPPORTUNITY (EIO)

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



ECONOMIC CENTER (EC)

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



INDUSTRIAL (I)

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

MIXED USE TOD OPPORTUNITY (MUT)

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



HISTORIC (H)

Historic identifies areas of historic interest that have been or have the potential to be designated as historically significant and support architectural styles characteristic of South Jordan’s original agricultural heritage. Development and redevelopment of these areas is not desirable but should it occur, development shall respect the historic nature of the properties and preserve historically significant structures. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.



AGRICULTURAL PRESERVATION (AP)

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



NATURAL AREAS (NA)

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

OPEN SPACE (OS)

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

PUBLIC (P)

Public land uses identify areas that contain or are planned for city and county buildings or facilities and public schools. As public buildings, these sites should strive for the highest level of design and efficiency to serve as an example for future development.

TRANSIT CORRIDOR

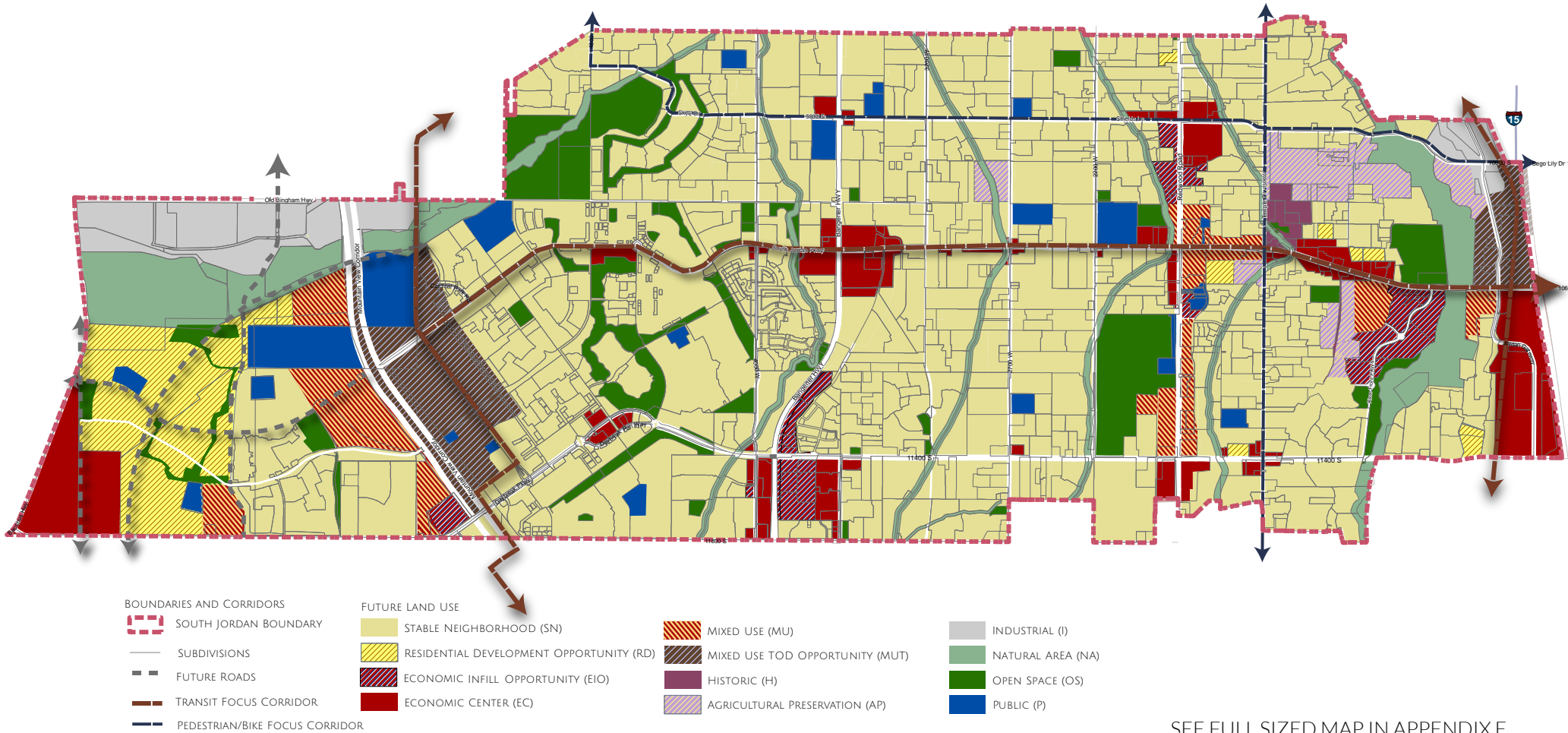
Transit Corridors are major roads that are anticipated to support transit or public transportation in the future. Development in these areas should plan ahead by offering wider sidewalks, large parkstrips that could accommodate bus stops, enhanced crosswalks at intersections, etc.

BIKE CORRIDOR

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



FUTURE LAND USE MAP



SEE FULL SIZED MAP IN APPENDIX E

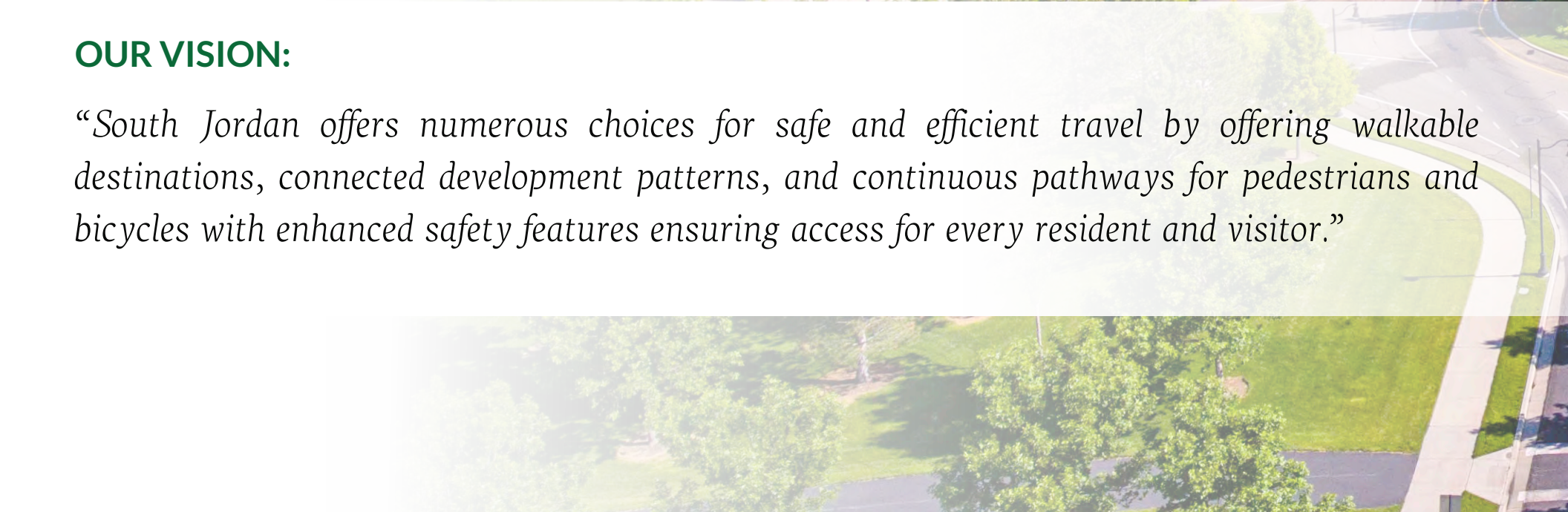




Chapter 2 How We Move

OUR VISION:

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





TRANSPORTATION IN SOUTH JORDAN

THE IMPORTANCE OF ACCESSIBILITY

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

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

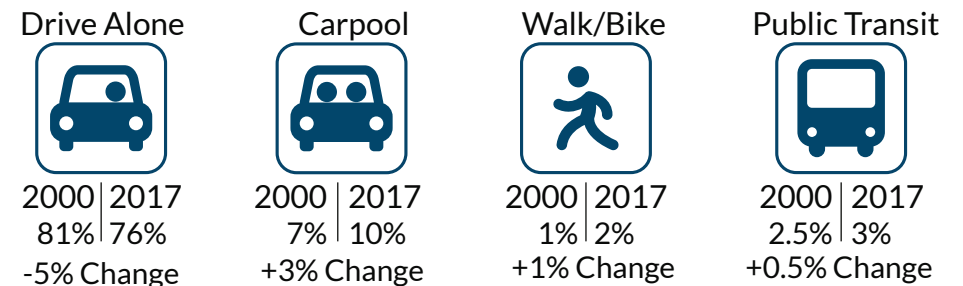


The main issue in South Jordan is east-west traffic. The major east-west corridors are South Jordan Parkway and 11400 South. South Jordan is also connected to two major regional transit routes, the TRAX Red Line, which runs from the west side of South Jordan to the University of Utah Campus in Salt Lake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

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

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

TRANSPORTATION MODES IN SOUTH JORDAN



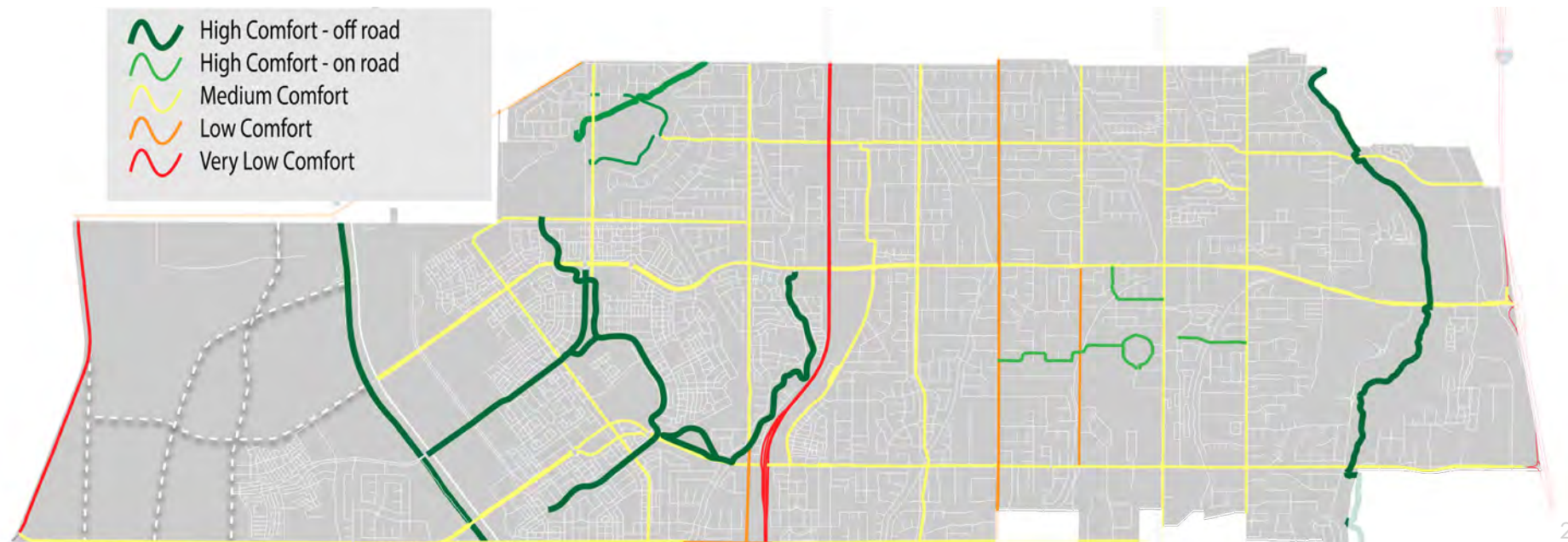
PUBLIC TRANSPORTATION

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

BIKE AND PEDESTRIAN TRANSPORTATION

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

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



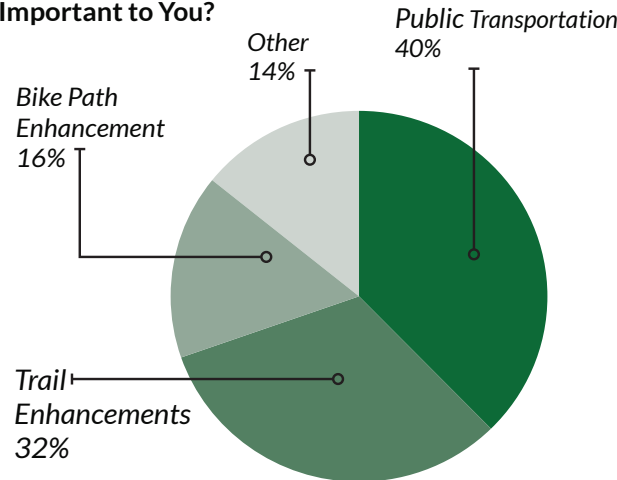
THE FUTURE OF TRANSPORTATION IN SOUTH JORDAN

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

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

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

Which of the Following Opportunities is Most Important to You?



Looking to the future...

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

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

Moving forward, South Jordan should consider the following questions:

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

FRAMEWORK FOR HOW WE MOVE

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

Legend

	Future Road		Transit route
	Opportunity area		Proposed transit route
	Future Transit Stop		Bus route
	Transit Stop		Proposed bus route
	City Hall		Multi use trail
	Trans-Jordan Landfill		Proposed multi use trail
			Bike Lane
			Proposed bike Lane



HOW WE MOVE: GOALS AND STRATEGIES

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

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



MOVE GOAL 1: Expand on multi-modal trail systems

- MG1.1. Coordinate with canal companies to pave trails, landscape, and add site furnishing along the existing canals
- MG1.2. Improve intersections where trails cross major roads with enhanced crosswalks
- MG1.3. Explore ways to place wayfinding maps and signage along existing and future trail systems
- MG1.4. Support the development of an east-west pedestrian trail with enhanced sidewalks, landscape buffers, benches, etc.
- MG1.5. Develop design standards for pedestrian enhancements along identified corridors

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

- MG2.1. Continue to provide a street system that operates at a minimal level-of-service standard for high peak traffic volumes and where passing through an intersection can be accomplished in a reasonable amount of time
- MG2.2. Continue to preserve the tranquility of residential neighborhood areas through circulation design that slows traffic flows and encourages safe driving practices such as on street parking, crosswalks, landscaping, etc.
- MG2.3. Continue to encourage and work with City’s partners to complete planned Mountain View Corridor highway improvements as a priority for regional connectivity and economic stimulus

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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





Chapter 3 Where We Live

OUR VISION:

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





HOUSING IN SOUTH JORDAN

THE IMPORTANCE OF A DIVERSE HOUSING STOCK

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

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

HOUSING TYPES

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

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

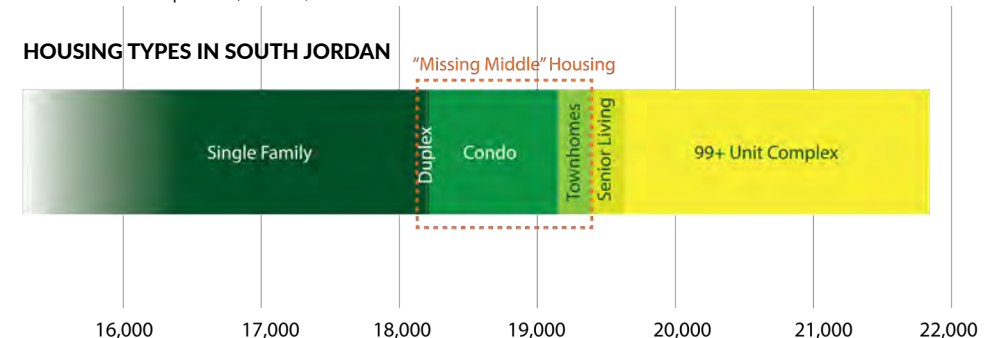
HOUSING AFFORDABILITY

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

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

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

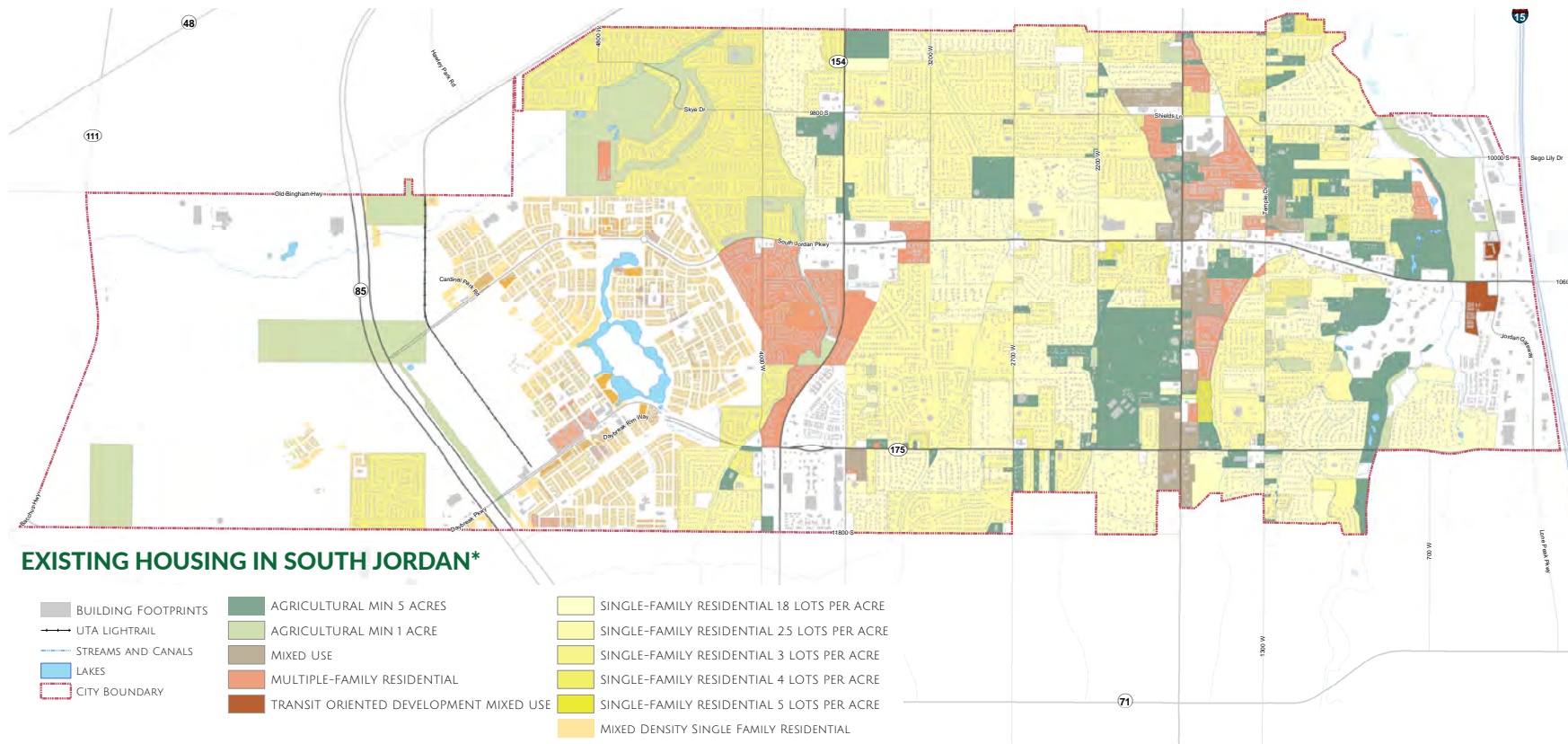
Using these HUD income levels, South Jordan has a total of 10,687 households that are considered low-to-moderate-income households. Translating this moderate-income affordability level to home values, a family that earns up to 80% AMI can afford a home in South Jordan that costs up to \$234,187.



PROJECTED HOUSING NEEDS

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

While the overall population in South Jordan continues to rise, there is still a significant age gap in young adults in their 20's in the City. While part of this could be a result of lifestyle factors, it can also be indicative of the current housing supply not adequately meeting full life-cycle housing demands. Throughout the public input process of the Plan, residents voiced the opinion that South Jordan does not need to be a starter home community. Other age groups are well represented compared to County averages. Senior units were short in previous housing studies, but today there are a high number of diverse senior property types.



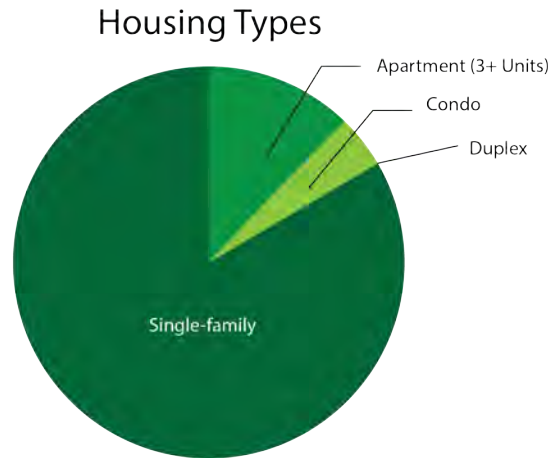
*This map shows current land use in the City of South Jordan (as of 2018 GIS data), it may not be consistent with the current use or intended future land use

THE FUTURE OF HOUSING

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

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

As the population and number of households continues to rise, the City will have greater need to provide housing that meets the needs of residents and those interested in moving to the City. The current shortage plus that additional need each year means that (assuming current distributions of household incomes) the City will need 10,370 affordable housing units by 2024. A large portion of this is made up of the current shortage with an additional 505 to 560 per year until 2024. Just five years ago the City had an excess of affordable housing, but – despite best efforts by the City – housing affordability is a major statewide issue presenting challenges for all communities.



Looking to the future...

How can we achieve housing affordability in South Jordan?

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

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

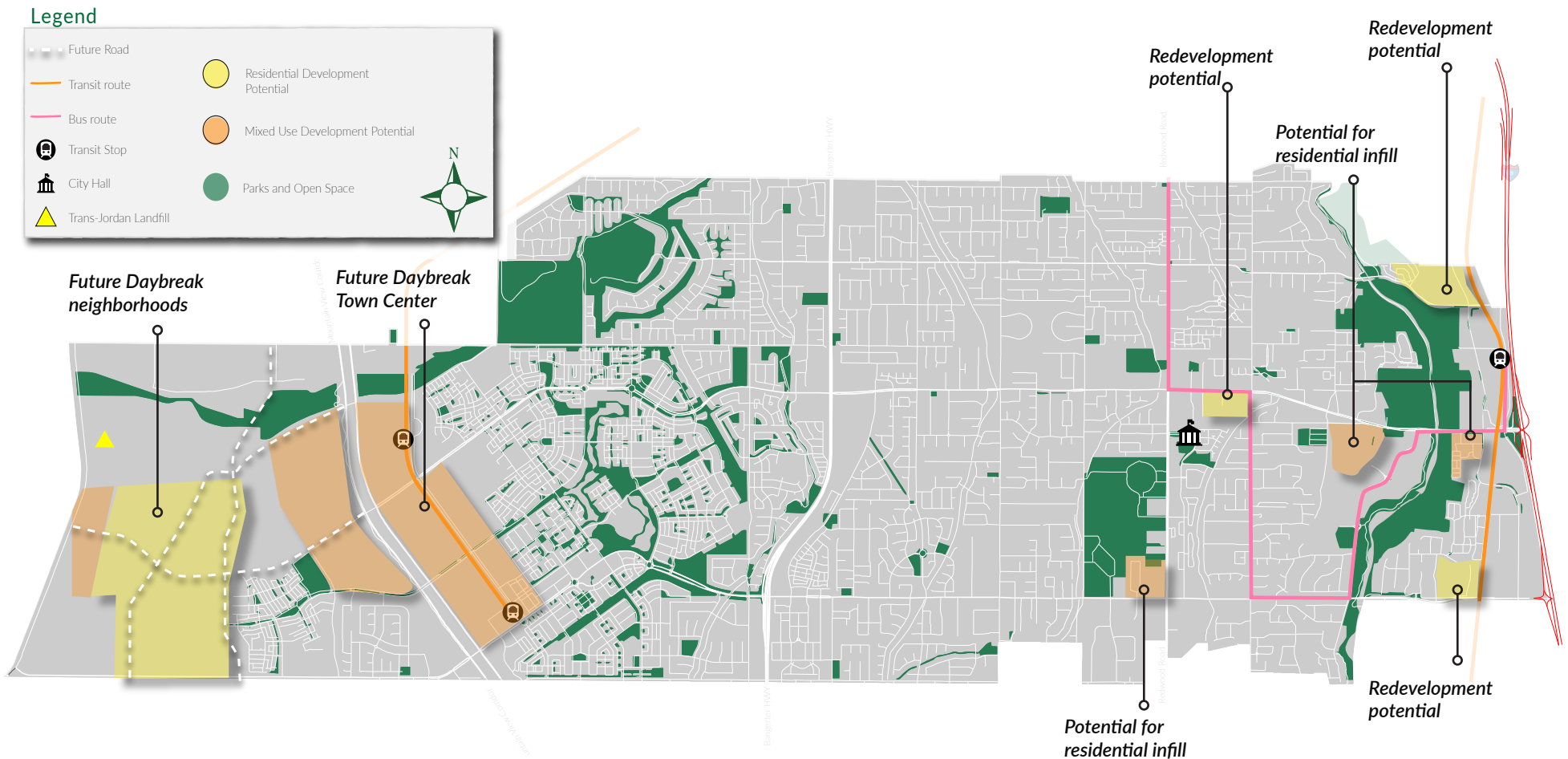
Moving forward, South Jordan should consider the following questions:

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

FRAMEWORK FOR WHERE WE LIVE

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

Overall, housing supply in South Jordan is in good condition and growing at a steady rate. Affordable housing is becoming harder to find due to the overall increase in the average price of homes in the City. Therefore, the City may do well to primarily concentrate on increasing the number of affordable housing units. In this regard, the City can take many steps to promote safe, healthy, and attractive housing in a range of types, styles, and price levels.



WHERE WE LIVE: GOALS AND STRATEGIES

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

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



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

LG1.1. Plan for smaller single-family housing units in a medium-density residential (8 units per acre) development which also have appealing aesthetic qualities to allow for an affordable housing option that has a high-quality feel.

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

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

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

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

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

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

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

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

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

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

LG3.1. Ensure that all new developments include provisions for safe mobility (pedestrian and vehicular) by incorporating street lighting, sidewalks, and proper storm drainage and gutter systems

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

LG3.3. Avoid mobility problems by reviewing proposed developments for mobility issues to avoid neighborhoods with “dead-ends.” All new developments should include multiple access points to allow residents flexibility in traveling in and out of neighborhoods

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

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

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

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


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



Chapter 4 Where We Work

OUR VISION:

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





EMPLOYMENT IN SOUTH JORDAN

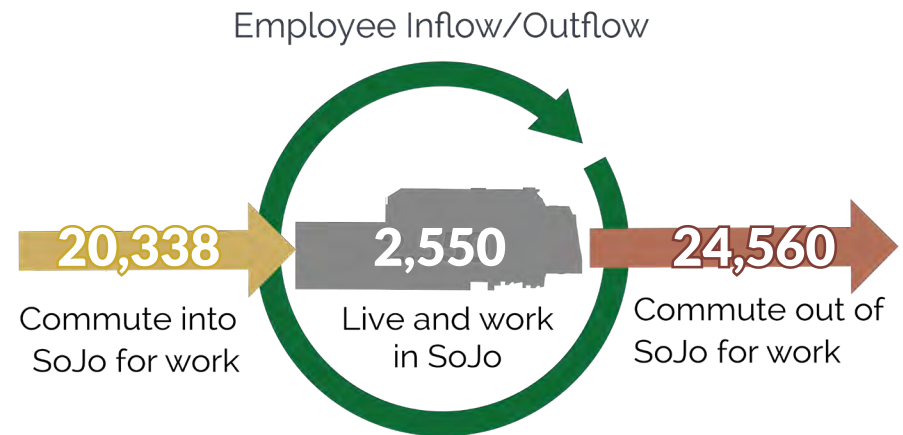
THE IMPORTANCE OF A RESILIENT ECONOMY

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

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

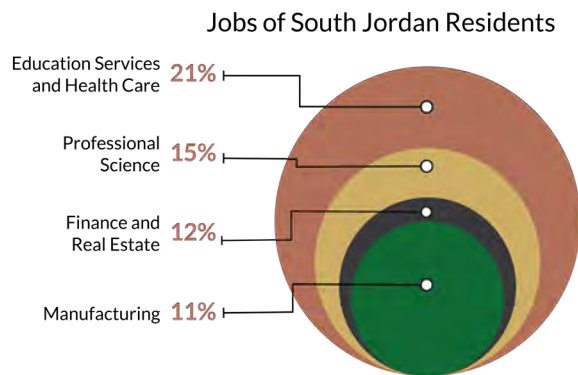
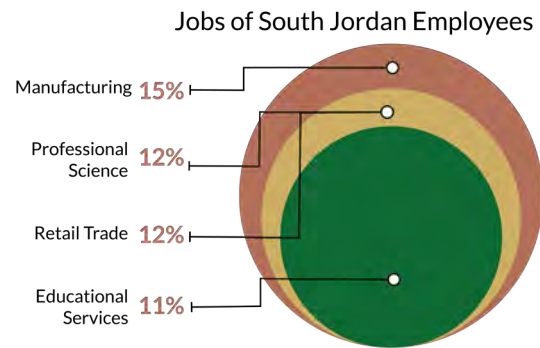
OVERALL EMPLOYMENT

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



SOUTH JORDAN EMPLOYEES

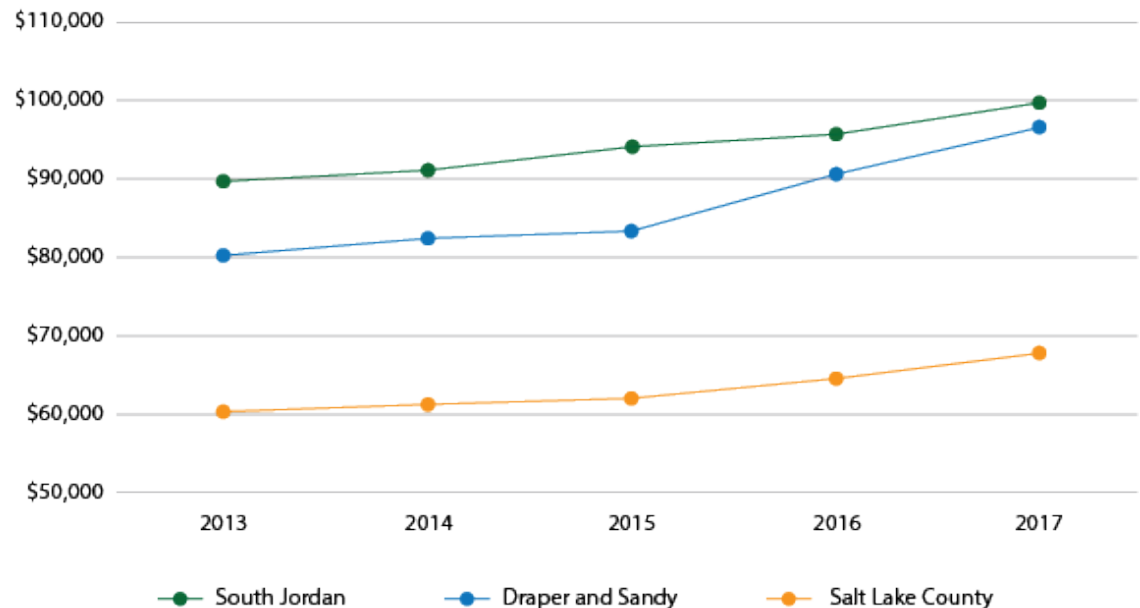
According to the 2016 US census, 22,888 employees commute into the City of South Jordan to work. These employees commute from all over the valley; most of whom are only commuting from under 24 miles away. Many employees are coming from the neighboring cities of West Jordan, Herriman, and Riverton, attracted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



SOUTH JORDAN RESIDENTS

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

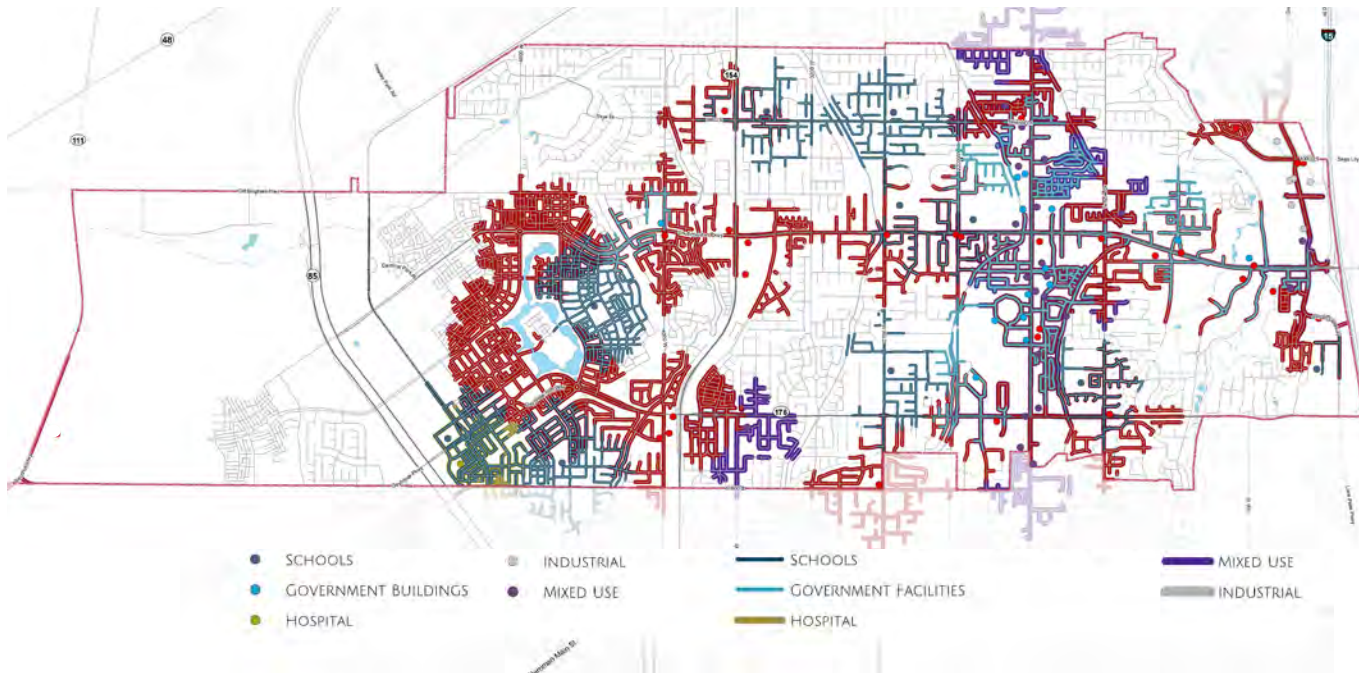
Annual Median Household Incomes



THE FUTURE OF WHERE WE WORK

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

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



Looking to the future...

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

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

Moving forward, South Jordan should consider the following questions:

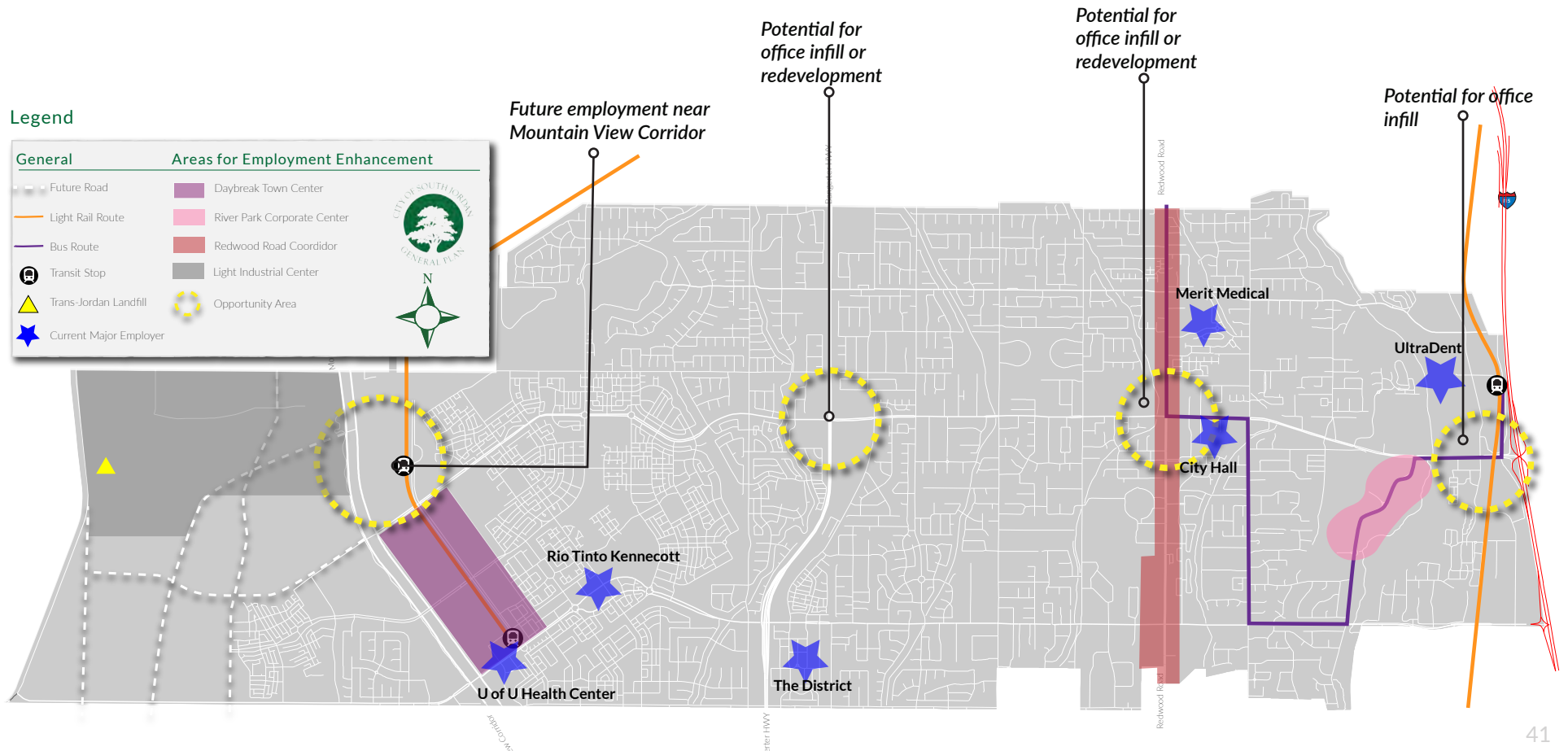
- What types of businesses should the City be looking to attract and does South Jordan’s workforce meet the needs of those businesses?
- How can the City work with its partners to leverage the City’s many unique assets, such as the Mountain View Corridor?
- How can the City attract the businesses to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

FRAMEWORK FOR WHERE WE WORK

Key strategies discussed for enhancing Where We Work were investing in a high-end business campus near Mountain View Corridor, and identifying appropriate places for neighborhood commercial in order to provide working opportunities close to home and increase opportunities for local business owners. The creation of a new, high-end business corridor is widely supported by those we heard from. To help pursue a high-end business corridor it is critical South Jordan provides a wide range of housing opportunities for future employees

at all stages of their careers. Additionally, the completion of Mountain View Corridor will be crucial for companies to feel their employees, customers, and vendors can access their business.

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



WHERE WE WORK: GOALS AND STRATEGIES

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Chapter 5

Where We Gather

OUR VISION:

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





GATHERING PLACES IN SOUTH JORDAN

THE IMPORTANCE OF A VIBRANT COMMUNITY

The most vibrant cities in the world are most commonly recognized by the places people gather; whether that's a beautiful plaza surrounded by local art and coffee shops, a vibrant shopping center with activities for all ages, or a historic main street with culturally rich events and historically significant architecture. Often, the creation of vibrant

gathering places for residents and visitors is overlooked or deemed unnecessary. In reality, creating vibrant and enjoyable spaces attracts people to spend time and money in your City and minimizes retail sales leakage, or sales gap by enticing residents and employees to stay in South Jordan to do their shopping.

WHERE WE GATHER IN SOUTH JORDAN

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

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

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

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

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

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

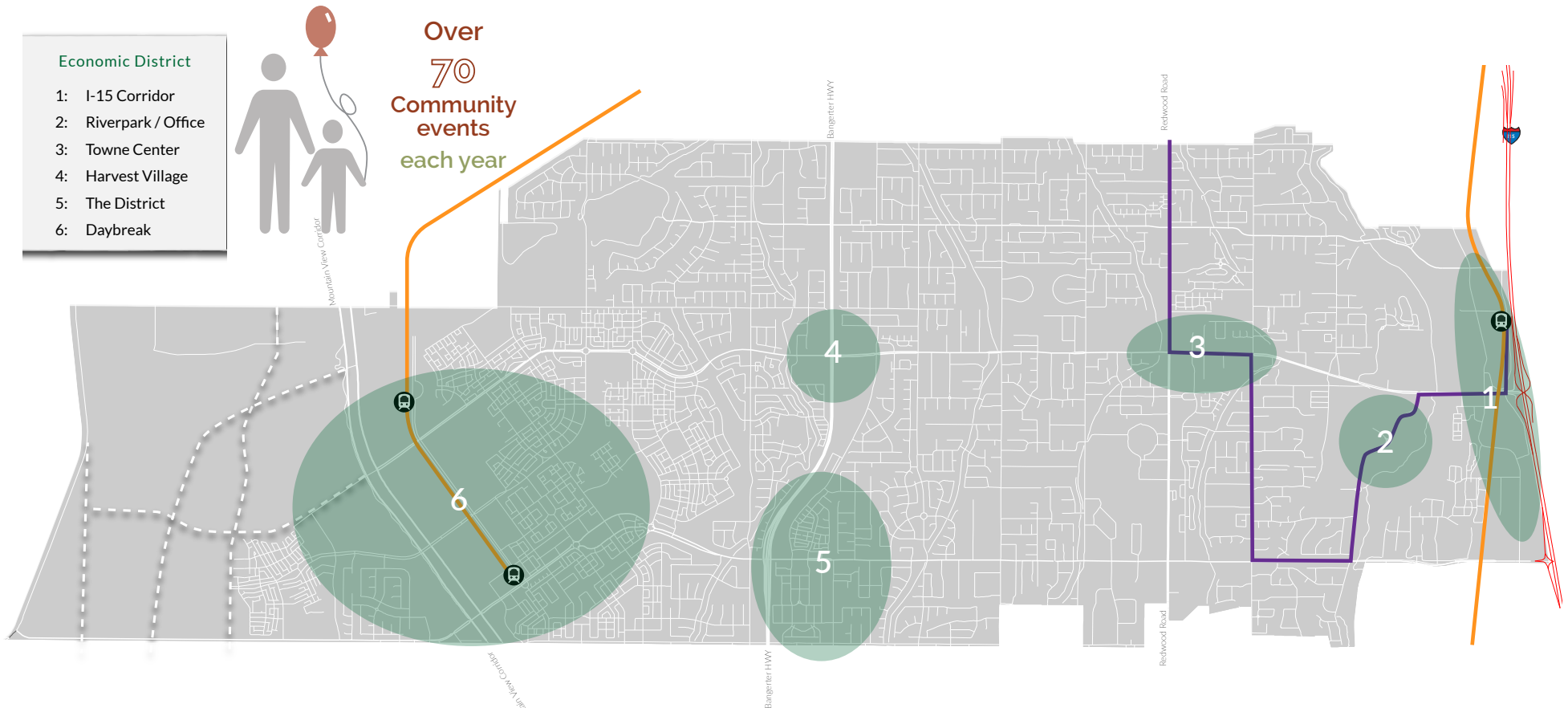
ARTS AND ENTERTAINMENT

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

Additionally, South Jordan is home to two arts councils, the South Jordan Arts Council and the Daybreak community’s Daybreak Arts Council. Between the two arts councils South Jordan has 15 sculptures,

6 murals, and numerous utility box art wraps. The South Jordan Arts Council and the South Jordan Parks & Recreation Department also provide art programming options ranging from art classes to theatrical productions.

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



THE FUTURE OF WHERE WE GATHER

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

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

SOCIABILITY:

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

USE AND ACTIVITY:

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

COMFORT AND IMAGE:

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

ACCESS AND LINKAGE:

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

Looking to the future...

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

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

Moving forward, South Jordan should consider the following questions:

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

FRAMEWORK FOR WHERE WE GATHER

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

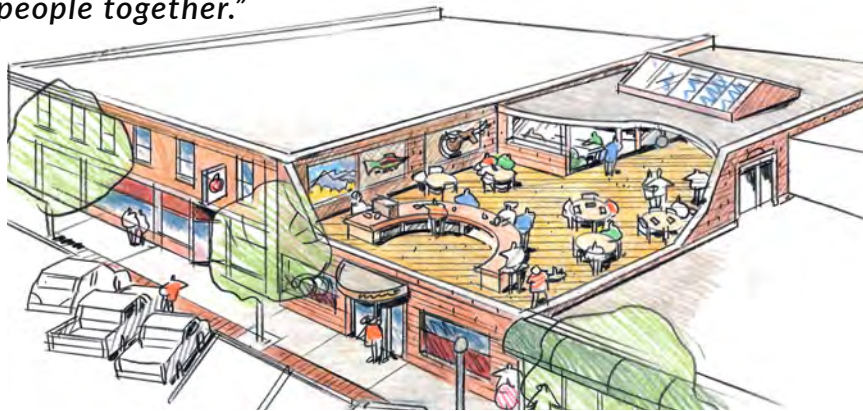
During the General Plan Update Process, we reached out to residents, visitors, and employees to ask what areas in the City would benefit from infill or redevelopment. Their input is reflected in this framework map, showing the places that people want to gather.



WHERE WE GATHER: GOALS AND STRATEGIES

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

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



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

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

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

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

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

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

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



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

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

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

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

GG2.4. Develop an Arts and Culture Master Plan

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

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

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

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

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

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

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

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

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

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

GG4.4. Consider the following locations for minimal entry signage: 1300 West at 9400 South and 11400 South; 9400 South at 2200, 2700, 3200 and 4000 West; 118 South at 11800 South, and 3600 West

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


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



Chapter 6 Where We Play

OUR VISION:

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





RECREATION IN SOUTH JORDAN

THE IMPORTANCE OF AN ACTIVE COMMUNITY

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

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

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

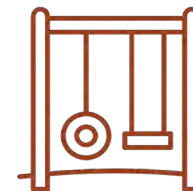
OUR TRAILS

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

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



Major ski resorts are easily accessible from South Jordan



62%

Of our public parks have playgrounds!

OUR PARKS

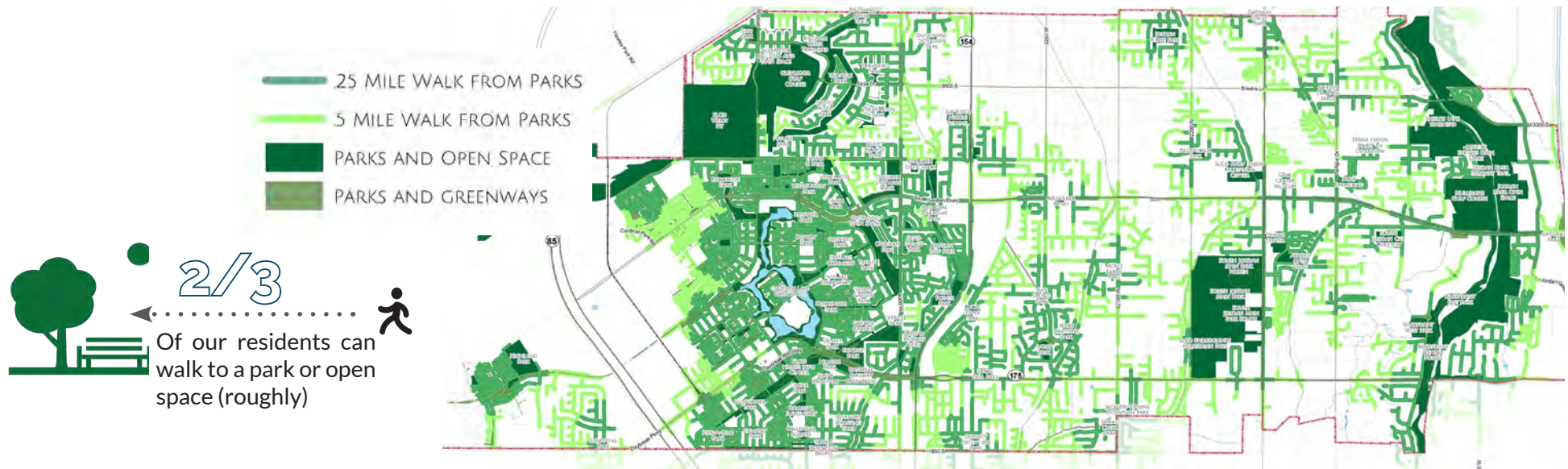
South Jordan has more than 35 City parks totaling over 200 acres, 2 county parks, more than 9 miles of trails, 3 fishing ponds, 250 acres of natural open space and boasts a variety of recreational fields and courts throughout the City. 62% of the City’s parks have playgrounds, and most contain pavilions,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

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

A major topic of conversation during this general plan process was the development of the Bingham Creek Regional Park, a 160-acre park that will be located at 10200 South and 4800 West. The City will be an equal partner with the County in managing the park through a park authority. Phase one of the park is fully funded and plans are being

finalized before grading for the park begins. Phase one is 47 acres that will include many amenities such as a large “destination” playground, bike and pedestrian paths, pavilions, and several multi-purpose fields. Future phases are planned to include tennis and pickle ball courts, a water play feature, a bike skills course, and enhancements to Bingham Creek and the existing BMX Rad Canyon facility.

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

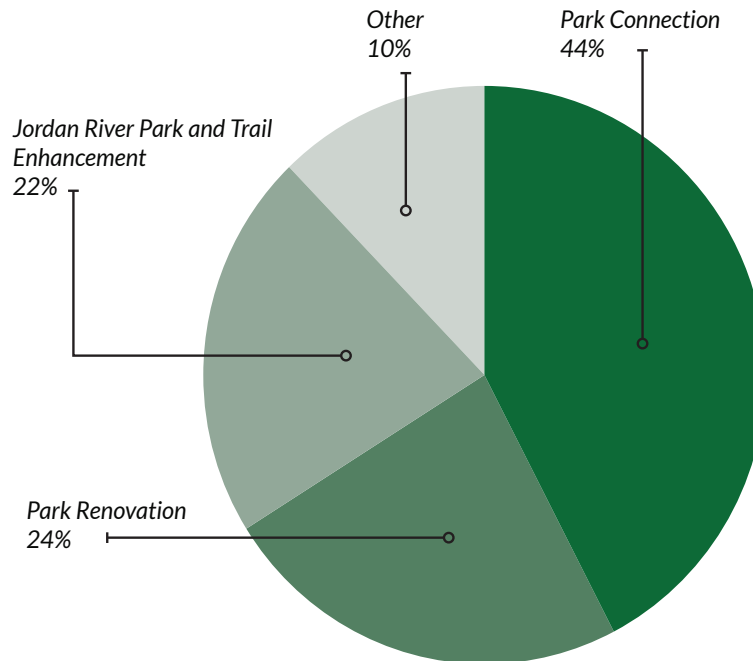


THE FUTURE OF WHERE WE PLAY

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

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

Which of the Following Opportunities is Most Important to You?



Looking to the future...

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

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

Moving forward, South Jordan should consider the following questions:

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

FRAMEWORK FOR WHERE WE PLAY

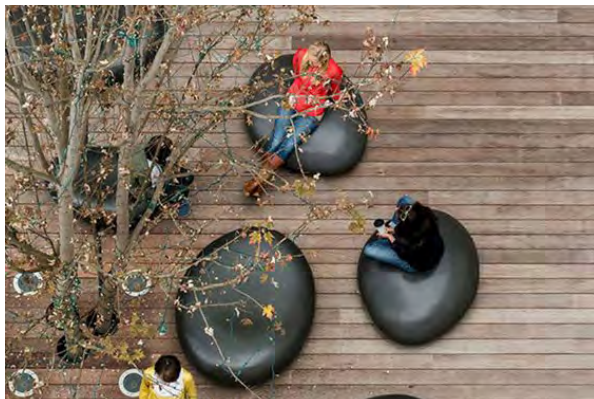
Recreation is important to the residents of South Jordan, during public outreach for this Plan we heard many ideas and concerns for the future of recreation. This map depicts the areas where residents would like to see enhanced trails, improved parks, and safer pedestrian connections.



WHERE WE PLAY: GOALS AND STRATEGIES

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

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



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

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

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

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

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

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

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

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

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

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

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

PG2.5. Provide opportunities for strategically placed dog parks

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

PG4.6. Preserve existing trail easements within the City



The background image shows a commercial building at dusk. A street lamp with two glowing white globe lights is in the foreground. A green banner with white and pink Christmas ornaments hangs from a pole. The building has a sign that says "EVERETT" and another sign that says "what's your mix?".

Chapter 7 How We Grow

OUR VISION:

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

Updated September 2025



Happy
Holidays

FAMOUS BURGERS
TONYBURGER
SANDWICHES



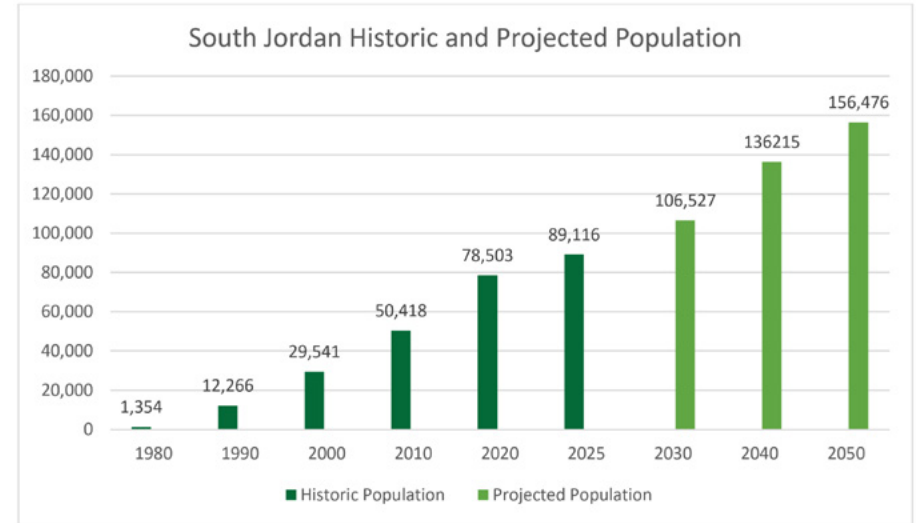
GROWTH IN SOUTH JORDAN

THE IMPORTANCE OF PLANNING AHEAD

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

HOW WE'VE GROWN

South Jordan's population was 50,418 in 2010, according to the United States 2010 Census. In 2025, the City has a population of 89,116, marking a 77% increase over that 15 year period. This population makes up nearly 28,000 households living as of 2025. The Governor's Office of Management and Budget baseline projections did not originally anticipate South Jordan's population to be this high until almost 2030. While Utah too has had remarkable population growth statewide, the State's 27% population growth over the same time period is relatively much lower compared to South Jordan's growth rate. This fast-paced growth rate has led to several quality-of-life concerns such as the over-crowding of public schools and traffic congestion. Using data from WFRC, Kem C. Gardner Policy Institute, and from a historical analysis of previous growth patterns within the City



performed by South Jordan City staff, it is projected that South Jordan's population will continue to grow at roughly 2.9% annually. This trend will lead to a population of 106,527 by 2030 and 156,476 by 2050. In order to compensate for this growth, the City will need to plan ahead to ensure proper infrastructure is in place in order to preserve the high quality of life that South Jordan residents are used to. Although the number of children and families has remained high as the City has grown, the greatest change in age distribution has been with residents older than 60 years. The median age from 2010 to 2025 increased from 28 to 32 years old. This indicates that South Jordan is increasing in popularity with baby boomers and retirees, but still remains overall an attractive community for young families.

LAND USE

Roughly 34% of the land in South Jordan is zoned for Low Density Single Family Residential or Rural Residential uses. The Daybreak Planned Community comprises 26% and the newly annexed area anticipated to develop as the Midas Planned Community occupies an additional 14%. This leaves 26% of the land in the City for other uses. The remaining land available for growth and redevelopment will need to be carefully planned to create a sustainable balance of commercial and residential uses.

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

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

THOUGHTFUL GROWTH

Water Use and Preservation

When considering the future growth of South Jordan, it is important to remember that Utah is considered a desert state. The State of Utah requires cities to include a water element into their General Plans. South Jordan has been planning for water conservation in the past through a variety of plans. These plans have been formed at a local, regional, and state levels. This Plan summarizes these efforts at a high level as required by the State of Utah. This section incorporates recommendations and best practices as recommended by the following plans:

South Jordan Plans:

- Drinking Water System Master Plan (2025)
- Water Conservation Plan (2025)

Regional and State Plans:

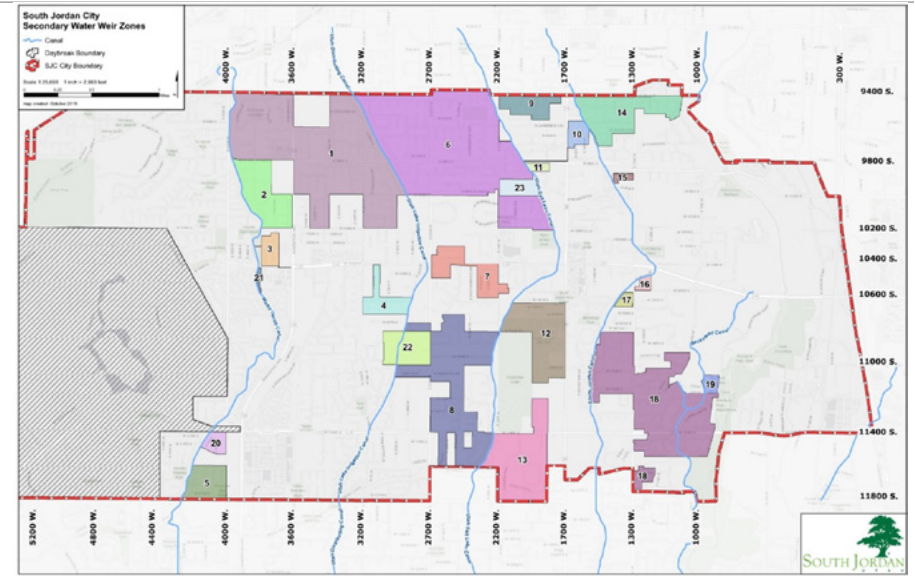
- [Utah Regional Water Conservation Goals Report \(2019\)](#)
- [Utah Water Resources Plan \(2021\)](#)
- [Jordan Valley Water Conservancy District Water Conservation Plan \(2024\)](#)
- [Jordan Valley Water Conservancy District Drought Contingency Plan \(2021\)](#)



Water Source

Drinking Water: South Jordan operates a public water utility that purchases 100% of its drinking water from Jordan Valley Water Conservancy District (JVWCD). It then stores and distributes this water throughout the City. JVWCD obtains its water from a variety of sources including upper Provo River reservoirs, Jordanelle Reservoir, Deer Creek Reservoir and a variety of wells in the Salt Lake Valley including several wells within South Jordan. The city maintains a drinking water source protection zones to minimize the risk of contamination to these water sources.

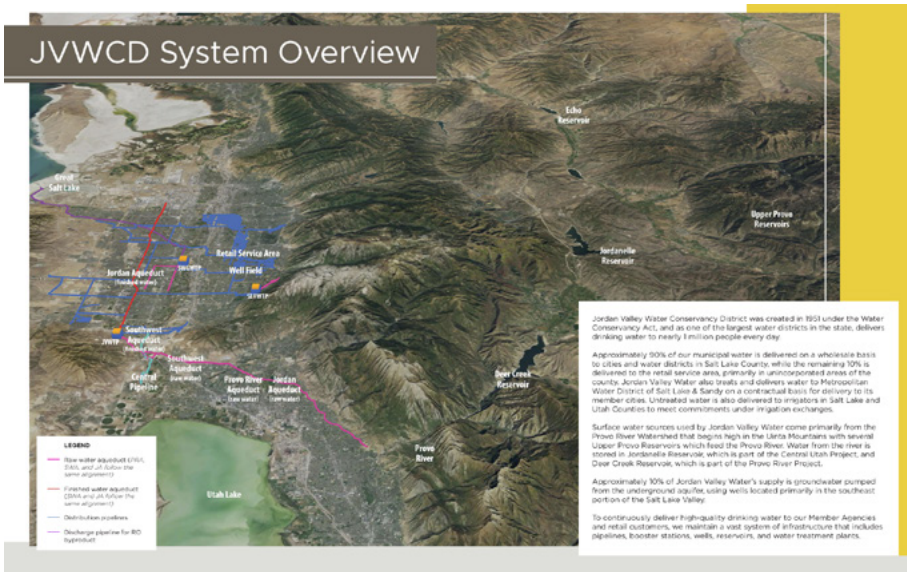
To meet future demands and not be reliant on one source of water, the City is exploring options for an alternative source of water. The City is working on a “Water Source Portfolio & Alternative Source Plan”, this plan will evaluate options of drinking water sources for the City. This includes developing a feasibility study for a direct potable reuse 3MGD plant, evaluating current City owned water sources, and options for the City sources. This water recycling would result in a reduction of future demand of water supply which would leave more water available for other customers of JVWCD or be returned to the Great Salt Lake.



Secondary Water: South Jordan owns shares in five different private canal companies including:

- Utah Lake Distributing
- Utah Salt Lake Water Users
- Welby Jacob Canal
- South Jordan Canal
- Beckstead Canal
- Daybreak Secondary Water Company

The City of South Jordan provides secondary water to a portion of the city through gravity fed and a pressurized piped system. The water is made available through four main canals that run through the city. In addition, the city also owns and maintains the Beckstead Canal which provides water to irrigate the Mulligans Golf Course. The main source of water that feeds the four canals comes from Utah Lake. The quality and availability of secondary water fluctuates with weather or other factors controlled by each respective canal company. Generally the startup/shutdown of the canals is typically April 15 to October 15.





Water and Land Use

Slower growth and redevelopment are anticipated to happen the eastern half of South Jordan since it is largely built out with stable neighborhoods. The majority of current and anticipated growth is occurring in large planned communities in the western portion of the City. The Drinking Water System Master Plan does look at how these land uses and where this growth is occurring will impact water needs in the future. For safety of the drinking water system, this plan is not publicly available; however, key data about future water needs from this plan is summarized below.

In the Drinking Water Master Plan, the future drinking water demands are shown as equivalent residential connections (ERCs). One ERC is defined as the demand a typical single family residence places on the system. Nonresidential connections are typically converted to ERCs for planning purposes. It is expected that at build out, South Jordan will have 28,868 additional ERCs for a total of 60,556 ERCs. Future demand has been calculated by applying the future land use patterns of this Plan to the typical demand for various development types. The following chart shows the anticipated unit densities and unit demands for each land use classification. With these calculations, it is projected that the total future water demand is 38,308 acre feet in an average year upon buildout.

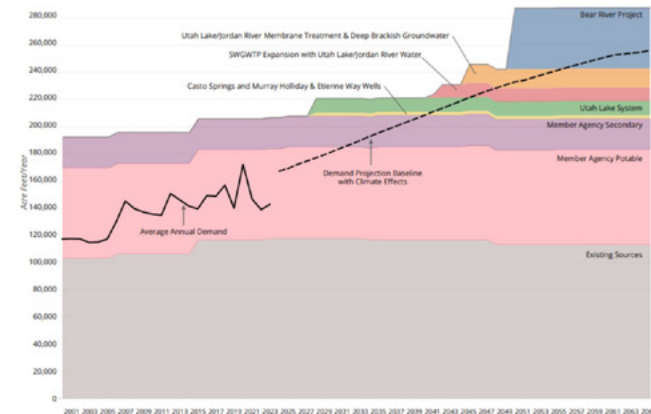
Planned Land Use Densities and Water Demand		
Land Use Class	Unit Density ¹ (ERC/Acre)	Unit Demand ¹ (gpm/Acre)
Agricultural Preservation	3	4.17
Economic Center	3.3-5.5	4.6
Economic Infill Opportunity	3.3-5.5	4.6
Historic	4	5.6
Industrial	3.3-5.5	4.6
Mixed Use Opportunity	3.2-5.4	4.5
Mixed Use TOD	6.5-10.8	9
Natural Area	0	0
Open Space	1.9-3.2	2.67
Public	3.3-5.5	4.6
Residential Development Opportunity	4	3.3-5.6
Stable Neighborhood	No additional growth ²	No additional growth ²
Midas Planned Community	5	4.1

- 1- Due to varying levels of service requirements across the City, a range of unit densities and unit demands were used to estimate demand requirements in land use classifications
- 2- The General Plan dictates that Stable Neighborhood areas are mostly built out and are not likely to change or redevelop.

The City currently contracts water as needed with JWCD. Continued partnership with JWCD and Rio Tinto (who currently owns the future Midas planned community development) will ensure that projected future needs will be met. JWCD in particular has plans to increase access to additional supply via the Bear River and anticipates it will be able to meet projected demand.

The majority of new demand is in the western part of the city, which will require significant infrastructure improvements to service the new development and its anticipated densities. South Jordan’s Water Plan estimates that storage capacity will need to be increased by approximately 32% to accommodate the planned densities and land uses at buildout. Additional improvements in supply lines will also be required, but will primarily be constructed as development occurs. Planned capital improvements focus on upgrading aging water lines in older parts of the City and increasing storage capacity. The Drinking Water System Master Plan identifies projected costs and a number of possible funding strategies for such improvements including general obligation bonds, revenue bonds, state and federal grants, as well as impact fees. Improvements will generally take a combination of funding sources to be fully funded. Additionally the Drinking Water System Master Plan recommends that water use fees be evaluated periodically to ensure that rates cover the cost of regular water delivery and maintenance so additional revenue sources are not needed in the future.

JVWCD Projected Water Sources and Demand



Water Conservation

The City maintains a water conservation plan that is regularly updated. It discusses current and future water conservation practices, goals, and implementation. South Jordan has made significant changes and efforts to conserve water in the last decade, however even with these improvements, future water needs will require additional water conservation. Conservation efforts identified in the Water Conservation Plan include the following strategies:

- Water Loss Control: Updating and maintaining infrastructure to reduce leaks, an FTE to monitor leak activity through analytics & notify residents of leaks, and unaccounted water tracking.
- Reducing water use: Meeting regional reduction goals of usage of 187 gallons per capita per day (gpcd) by 2030. (2024 had an average of 251.07 gpcd)
- Continued changeover of unused grass areas on City owned landscaped areas to more water efficient landscaping.
- Continued conservation education and programs: Educating water users about effective conservation strategies and incentivizing conservation by making changes to landscaping, fixtures, and other water wasting infrastructure.
- Encouraging water re-use.

Water Ordinances

South Jordan has made significant progress in recent years to help development conserve water and align the City’s ordinances with JVWCD’s recommended standards. These changes include the following:

- Prohibiting the use of turf in areas less than 8’ wide such as park strips
- Limiting residential uses to a maximum turf area of 35% in front yards
- Prohibiting commercial development from installing turf unless it is an active recreation area
- Regulations for drip irrigation
- Promotion of “localscapes” which encourage healthy, drought tolerant trees, and water efficient features.

As water conservation best practices continue to evolve, additional changes to the development code could be needed to remain in conformance with JVWCD recommended standards, however, the City is currently up to date on recommended ordinances. Additional improvements could be considered in the future to limit water evaporative features such as pools and ponds, reduce yard waste, address artificial turf, and encourage planting of drought tolerant tree species.

Air Quality

Alongside water-usage, air quality is among the top concerns related to sustainable and thoughtful growth in the Salt Lake Valley. Salt Lake County essentially exists in a geographic bowl, surrounded by mountains with development in the valley. This causes natural winter weather conditions to “trap” pollution in the valley until a rain or snow storm comes through. This unavoidable phenomenon is a primary factor of the valley’s seasonal air quality, which is often deemed hazardous to breathe and can even lead to “indoor recess days” in local schools. Summer weather also can bring bad air quality with risk of high ozone levels, wild fire smoke, or dust storms after prolonged periods of seasonal dryness. Although we cannot control many of these external factors in air quality, we can take steps to reduce emissions such as offering public transportation options, educating the public of the benefits of shorter and fewer vehicular trips, and taking steps to reduce traffic congestion.



Localscapes Sample Design
FULL YARD



Park Strip - All Season Color
PARK STRIP

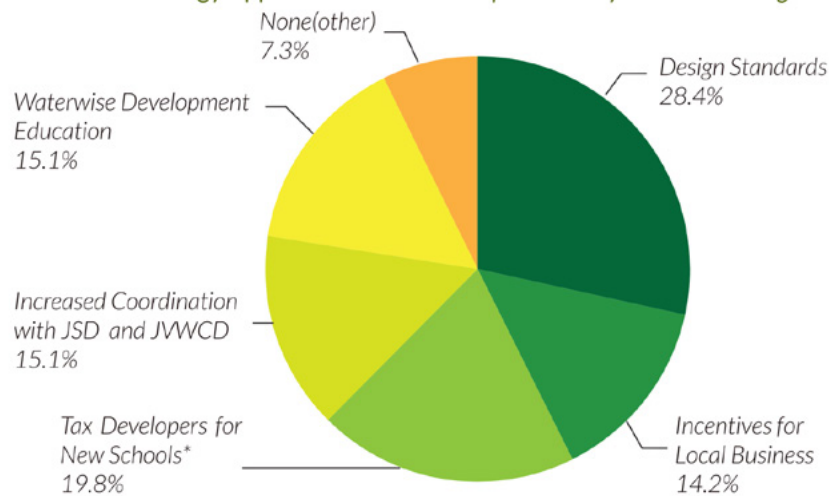


THE FUTURE OF GROWTH

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

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

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



*Not currently allowed in the State of Utah

Looking to the future...

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

Accommodating as many as 67,000 new residents by 2050 will require careful consideration and planning about where and how future growth occurs. Future growth will likely continue to occur on the west side of the City primarily in planned communities that are still being built out or have yet to be constructed. That said, there are pockets of undeveloped land and redevelopment opportunities throughout the rest of the City as identified in the framework map to follow.

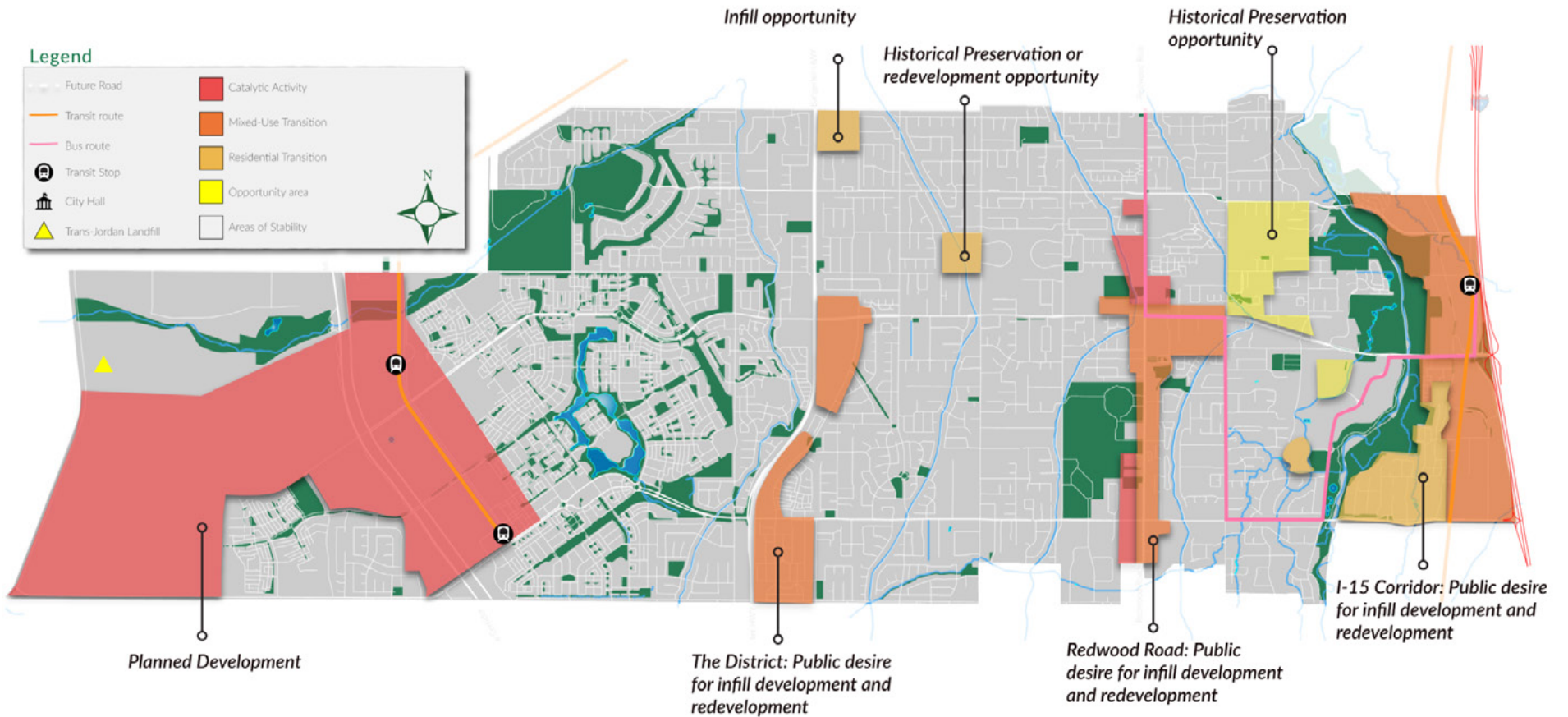
Moving forward, South Jordan should consider the following questions:

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

FRAMEWORK FOR HOW WE GROW

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

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



HOW WE GROW: GOALS AND STRATEGIES

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

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



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

- GrG1.1. Review the City's zoning map alongside the Future Land Use Map to ensure the accommodation of appropriate commercial development that is compatible with surrounding uses
- GrG1.2. Update commercial design standards in the zoning and subdivision code to align with development trends

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

- District GrG2.1. Strengthen existing relationship with Jordan School District (JSD) by formalizing regular coordination meetings to discuss future housing development and access to education for new residents
- GrG2.2. Strengthen existing relationship with the Jordan Valley Water Conservancy District (JVWCD) by formalizing regular coordination meetings to ensure adequate infrastructure for future growth
- GrG2.3. Develop a program to host annual public open houses with surrounding municipalities, JVWCD, and JSD to allow residents to learn about the process and plans for new development



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

- GrG3.1. Encourage residential and commercial energy efficiency, (i.e., energy star appliances and energy systems, programmable thermostats, energy saving lighting, insulation techniques)
- GrG3.2. Promote and incentivize energy efficient building construction and LEED (Leadership in Energy and Environmental Design) certifications for commercial, industrial, and major residential projects, i.e. additional building height for green roofs, building permit and/or impact fee reductions
- GrG3.3. Set the example for implementation of “green” building methods and LEED certification by considering such elements in new City buildings and in retrofitting existing buildings and facilities
- GrG3.4. Help minimize the urban heat island effect by encouraging lighter color building materials for roof-tops, parking lots, roadways, pathways, planting trees that provide shade, etc.
- GrG3.5. Encourage mixed-use zoning districts in appropriate areas of the City, designed with a mix of goods and services to reduce vehicle trips and to improve air quality, walkability and resident convenience
- GrG3.6. Encourage new and infill development sites to include electric vehicle charging stations

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

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment
- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

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

- GrG5.1. Explore the possibility of supplying and promoting recycle stations throughout the City to allow for the opportunity to recycle materials that are no longer accepted through private services
- GrG5.2. Encourage water saving techniques (drip irrigation, rain water harvesting, water recycling, installing low-flow fixtures)
- GrG5.3. Implement rain gardens and other storm water collection and retention systems
- GrG5.4. Continue to develop and implement Low Impact Development (LID) standards to improve soil permeability and to avoid costly storm drainage systems
- GrG5.5. Develop and implement a water meter replacement initiative for both commercial and residential
- GrG5.6. Maintain an updated storm water infrastructure management plan
- GrG5.7. Maintain and implement the Drinking Water Master Plan and the Water Conservation Plan to help meet regional conservation goals including:
 - Support development in accordance with planned land uses and expected water demand
 - Continue water conservations programs including leak detection and mitigation, Pure Sojo, and rebate/incentives to make water conservation changes to existing development
 - Assess and modify ordinances as needed to meet regional water conservation goals for new development
 - Continue landscape changeovers on City owned properties to conserve water

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

- GrG6.1. Continue efforts to maintain and enhance Jordan River wetland habitats through public ownership, private donation and dedication, federal regulation, and conservation easements
- GrG6.2. Coordinate efforts with Salt Lake County and adjoining communities to implement Plan Elements of the Blue Print Jordan River Plan and to protect the corridor as natural open space
- GrG6.3. Discourage development in the Jordan River corridor, except for a limited recreational/commercial focus south of 10600 South that is compatible with the goals of the Blue Print Jordan River Plan and that provides needed services for the Jordan River Parkway trail users
- GrG6.4. Investigate possible areas within the City where existing farmland, or other significant open space, can be protected in order to help preserve rural lifestyle, promote a “historic village” look, and/or protect historic properties
- GrG6.5. Create and adopt a Rural Open Space Conservation Development (ROCD) floating zone for possible preservation of rural and/or historic properties
- GrG6.6. Continue to identify priority properties to preserve for natural open space and existing habitat protection
- GrG6.7. Include a provision for a high percentage of open space by clustering residential

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

- GrG7.1. Continue to limit development along known fault lines, high liquefaction areas, flood plains, and other natural hazard areas, unless appropriate mitigation measures can be implemented and require adequate review and mitigation of natural hazards as part of the development review process
- GrG7.2. Require proper site and building construction mitigation in natural hazard areas
- GrG7.3. Require adequate notice of hazards to public, i.e. public notification, document recordation, subdivision plat and site plan notations

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

- GrG8.1. Pursue grant funding for preservation of agricultural and historical properties including conservation easements
- GrG8.2. Consider agricultural and open space preservation techniques such as Transfer of Development Rights (TDR) programs



Chapter 8 Implementation





MEASURING OUR SUCCESS

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

AMENDMENTS TO THIS PLAN

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

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

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

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



KEYSTONE INDICATORS - MONITORING OUR PROGRESS

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



USE AND APPLICATION OF KEYSTONE INDICATORS

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

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

KEYSTONE INDICATORS

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



INDICATORS FOR HOW WE MOVE

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

INDICATORS FOR WHERE WE LIVE



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

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

INDICATORS FOR WHERE WE WORK

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

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

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



INDICATORS FOR WHERE WE GATHER

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

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

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





INDICATORS FOR WHERE WE PLAY

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

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

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

INDICATORS FOR HOW WE GROW

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

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



IMPLEMENTATION

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

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

TYPE:

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

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

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

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

IMPLEMENTATION TIMELINE:

SHORT-TERM: 0-5 years;

MID-TERM: 5-10 years; or

LONG-TERM: 10-20 years or more.

ANTICIPATED COST:

LOW: an anticipated cost less than \$20,000;

MID: an anticipated cost of \$20,000 - \$100,000; or

HIGH: an anticipated cost over \$100,000.

EFFECTIVENESS:

How effective a strategy/action is in generating tangible results:

LOW: somewhat effective, or slow to go into effect but still important;

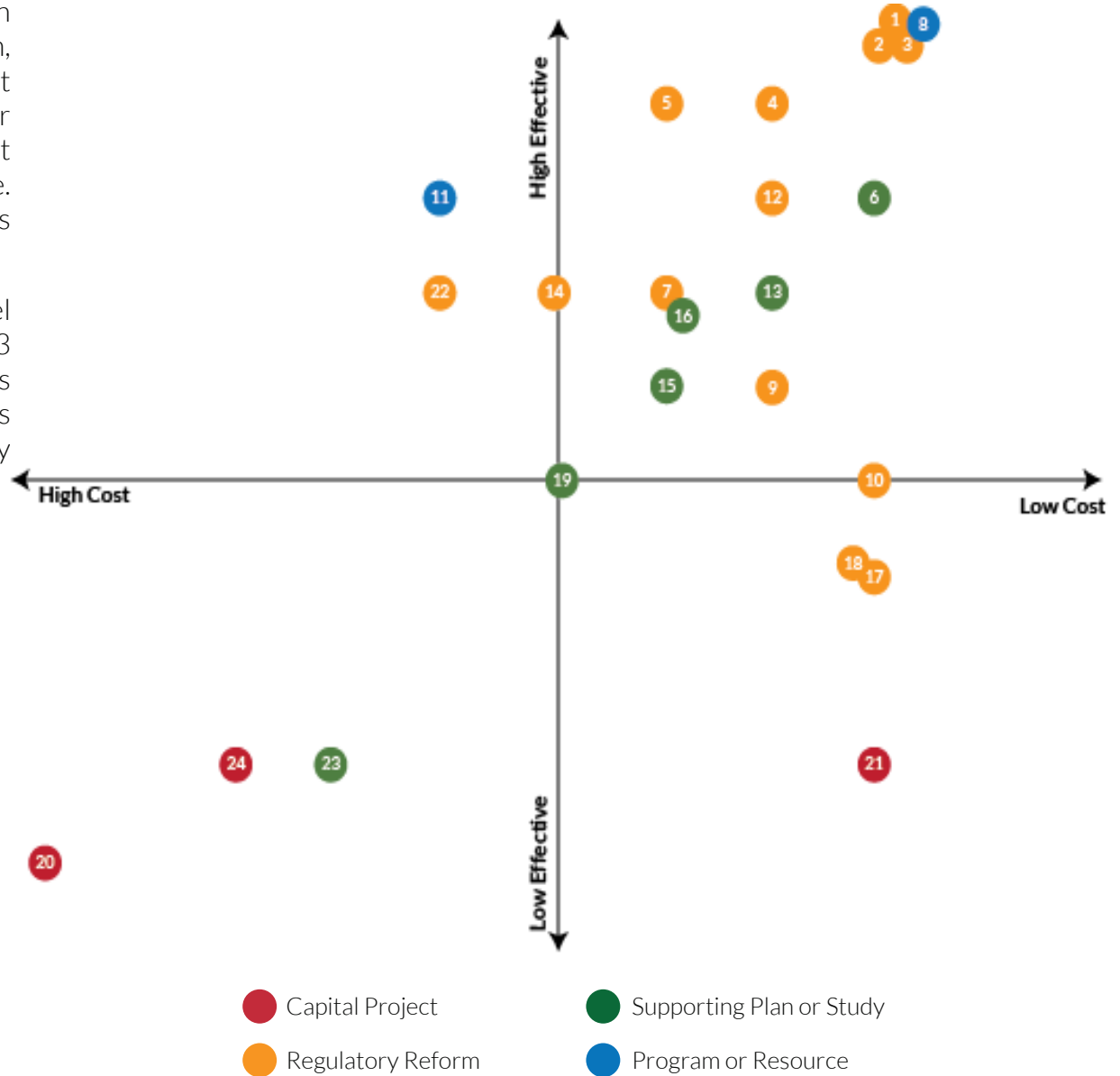
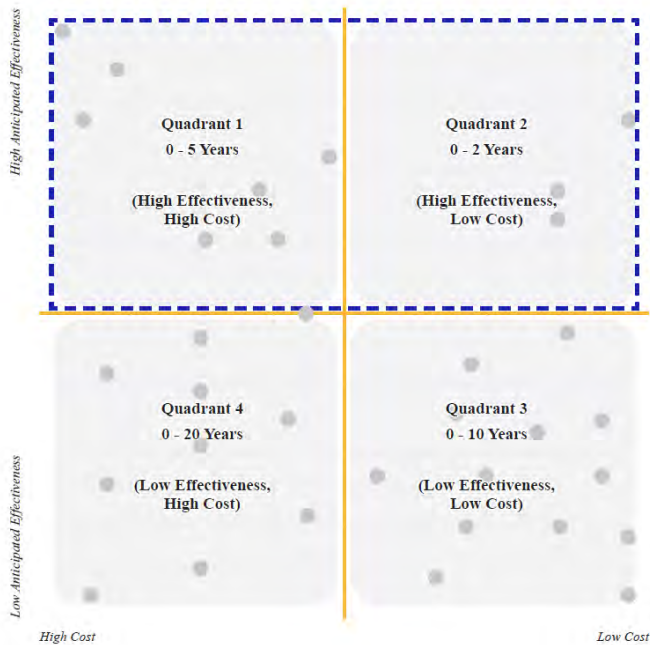
MEDIUM: more effective with some visible results shortly after implementation; or

HIGH: once completed, immediate results.

IMPLEMENTATION MATRIX

The focus of initial implementation should be on strategies that further the vision of the General Plan, generally those included within Quadrant 2—that are more programmatic in nature, set the stage for subsequent improvements and strategies, and that will have incremental positive change over time. They also have those “low-hanging fruit” strategies required for subsequent improvements.

Quadrant 1 includes strategies with a similar level of effectiveness, but higher price tag. Quadrants 3 and 4 include strategies that are important but less effective in achieving the vision. Quadrant 4 includes strategies that may take longer to implement as many of them also require additional funding sources.





SHORT-TERM ACTIONS

Related Goal	Action #	Action	Type	Anticipated Cost
Move Goal 3	1	Develop specific standards for emerging and unique transportation options such as rideshare scooters, hover-boards, etc.	Regulatory Reform	low
Live Goal 1	2	Review ADU code language and update as necessary to meet the goals of this General Plan	Regulatory Reform	low
Grow Goal 6	3	Revise landscaping requirements to include language about choosing vegetation suitable for the environment	Regulatory Reform	low
Live Goal 1	4	Develop new code regulations to address infill residential development	Regulatory Reform	low
Work Goal 5	5	Review and revise the City’s commercial development review process to incentivize quality businesses to locate in the City with timely approvals	Regulatory Reform	mid
Move Goal 1	6	Identify key intersections and mid-block street crossings for pedestrian safety enhancements and develop associated design standards	Supporting Plan/Study + Regulatory Reform	low
Live Goal 1	7	Develop a density bonus program for inclusion of moderate income housing within a new residential development	Regulatory Reform	mid
Move Goal 5	8	Create an annual meeting between all interested parties to discuss South Jordan’s traffic counts, connectivity, and road conditions in order to determine additional projects needed to mitigate major issues	Program/Resource	low
Gather Goal 5	9	Develop standards to minimize the visual impacts of utility boxes through screening requirements, undergrounding, or other utility placement, for a cleaner street design	Regulatory Reform	low
Work Goal 4	10	Develop standards for live/work spaces and co-working offices	Regulatory Reform	low



MID-TERM ACTIONS

Related Goal	Action #	Action	Type	Anticipated Cost
Move Goal 3	11	Work with surrounding municipalities and WFRC on the Southwest Salt Lake County Vision and Growth Strategy to determine priority locations for public transportation on the western side of the City/valley	Program/Resource	mid
Move Goal 4	12	Develop design standards for a variety of bike lane enhancements for corridors identified as primary bike routes including physical buffers and dedicated light signals for bicycles	Regulatory Reform	low
Gather Goal 7	13	Update the City’s Streetscape Plan for major streets within the City and re-adopt the Plan as a reference document that can be updated as tree species types, planting designs and methods evolve	Supporting Plan/Study	low
Move Goal 1	14	Develop streetscape design standards to include a palette of design elements such as site furnishing, shade structures, signage, artwork and plant species	Regulatory Reform	mid
Gather Goal 5	15	Create a palette of design elements that reflect the City’s character to use in redevelopment of key corridors/gateways	Supporting Plan/Study	mid
Play Goal 1	16	Develop a palette of design materials appropriate for trails, signage, lighting, and furnishings for the Jordan River Parkway Trail which are consistent with the natural environment and have minimal impacts on the existing habitats	Supporting Plan/Study	mid
Live Goal 4	17	Evaluate standards for street lighting, sidewalks, bike lanes, and other “safe mobility” elements	Regulatory Reform	low
Play Goal 3	18	Develop standards asking developers to provide trail connections to existing parks	Regulatory Reform	low
Gather Goal 3	19	Engage citizens in an Arts and Culture Plan to determine where to allocate Art Council money and what activities, events, and shows residents are interested in	Supporting Plan/Study	mid

LONG-TERM ACTIONS

Related Goal	Action #	Action	Type	Anticipated Cost
Move Goal 3	20	Develop public transit extensions from the South Jordan Front Runner Station to the TRAX South Station	Capital Project	high
Play Goal 2	21	Upgrade existing parks per the Parks, Recreation, Community Arts, Trails and Open Space Master Plan	Capital Project	low
Move Goal 1	22	Implement a traffic calming plan for redevelopment and new residential neighborhoods through circulation design that slows traffic flows and encourages safe driving practices such as on street parking, crosswalks, landscaping, traffic circles, and intersection bump-outs	Regulatory Reform	mid
Gather Goal 3	23	In coordination with the South Jordan Arts Council, work to identify potential locations for an arts district and venue to host Arts Council Funded events and programs	Supporting Plan/Study	high
Grow Goal 5	24	Implements energy efficient upgrades to city-owned buildings	Capital Project	high

PLAN TOGETHER



GROW TOGETHER