Station Area Plans



Three Communities

West Jordan Only

- West Jordan City Center
- Jordan Valley
- Sugar Factory Road
- 5600 West Old Bingham Highway

West Jordan & Midvale

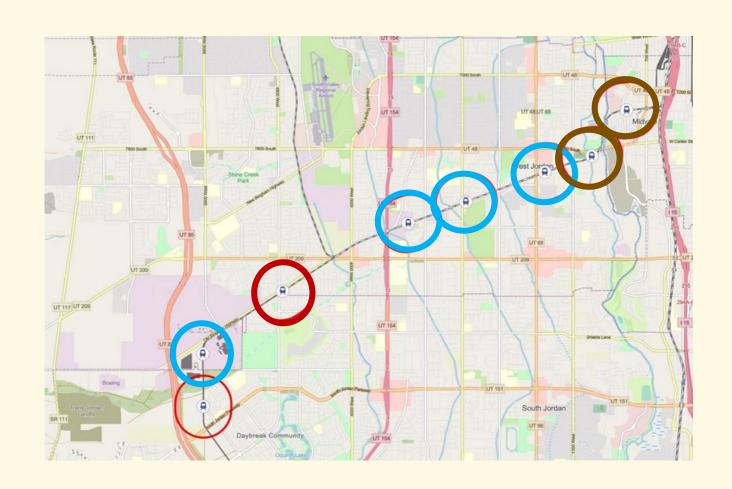
- Bingham Junction
- Historic Gardner

West Jordan & South Jordan

 4800 West Old Bingham Highway

South Jordan Only

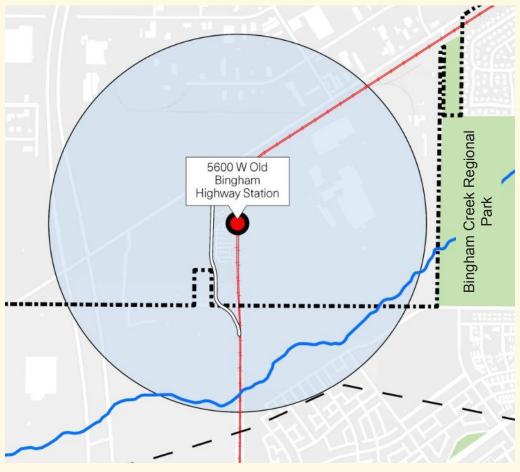
South Jordan Parkway





Two Plans, 4 Stations









Character Areas



BINGHAM JUNCTION CORPORATE CENTER



HISTORIC GARDNER
GATEWAY, OLD MILL, JORDAN
RIVER PARKWAY, IN FLUX



CITY CENTER
INDUSTRIAL, LARGE
EXPANSES OF PAVEMENT,
UNDERUTILIZED



5600 WEST
HEAVY INDUSTRIAL, UTILITY
CORRIDORS, UNPLEASANT





System Approach



SYSTEM APPROACH TO ADDRESSING HB462



BUILD EACH STATION OUT
ACCORDING TO ITS
CHARACTER, TAKING
ADVANTAGE OF EACH
STATIONS STRENGTHS



ALL STATIONS PERFORM BETTER WHEN CONSIDERED TOGETHER



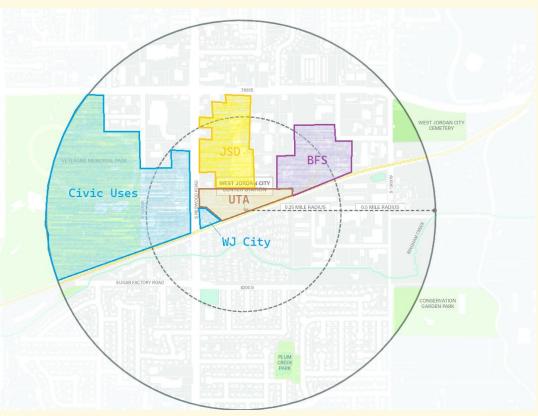
K 6 West Jordan City Center

- Six Plans from late 90s to present
 - Multiple Consultants
- **Large Industrial Users**
- **Jordan School District Facility**
- Large expanses of **Pavement**

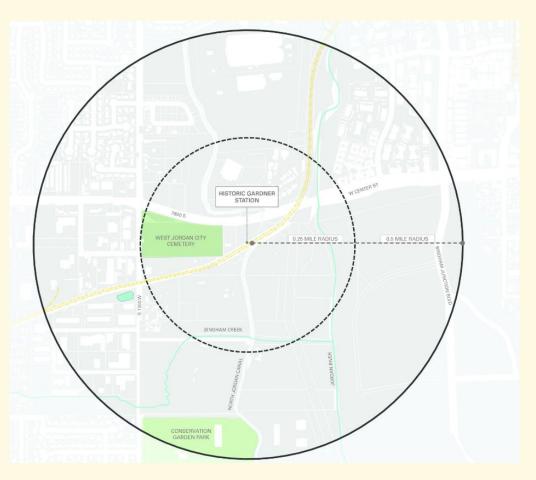








K B Historic Gardner



- Gardner Village
- West Jordan Cemetery
- Jordan River
- Jordan Bluffs Development
 - Midvale
- Asphalt Recycling Plant
- Sewer Treatment Plan





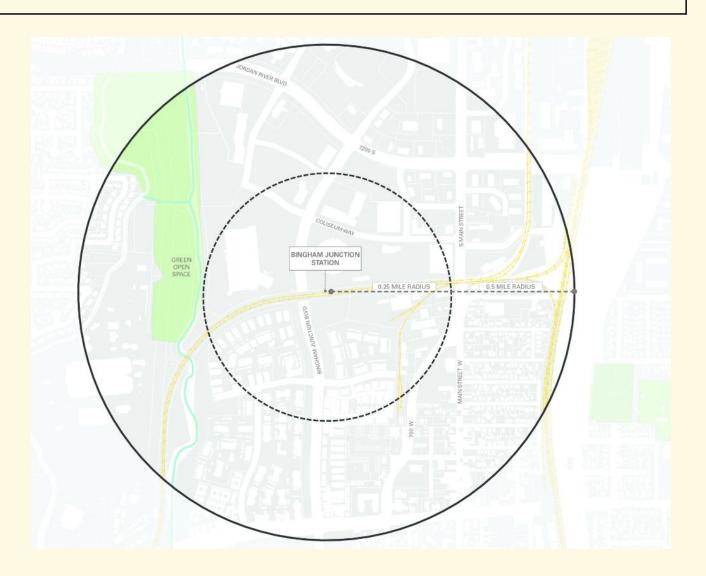


Bingham Junction

- Corporate Center
- Office
- Restaurants
- High Density Residential
- Jordan River Parkway

Opportunities

 Improve connections to Midvale Main Street







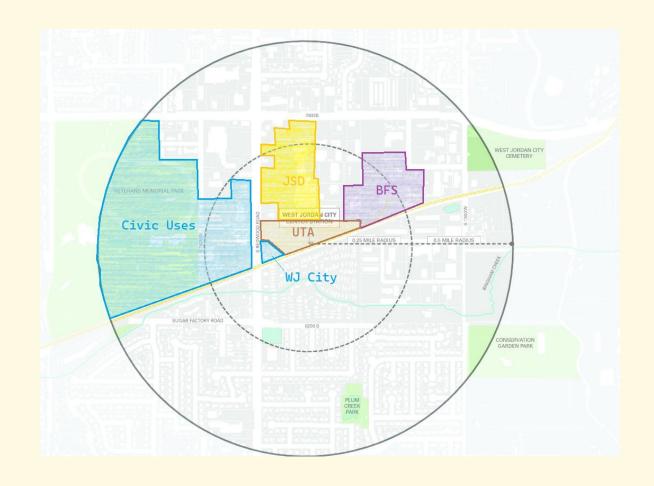
人 10 5600 West Old Bingham Highway

Industrial Uses Substation Employment Center to the West Large Park and Ride Trax Station



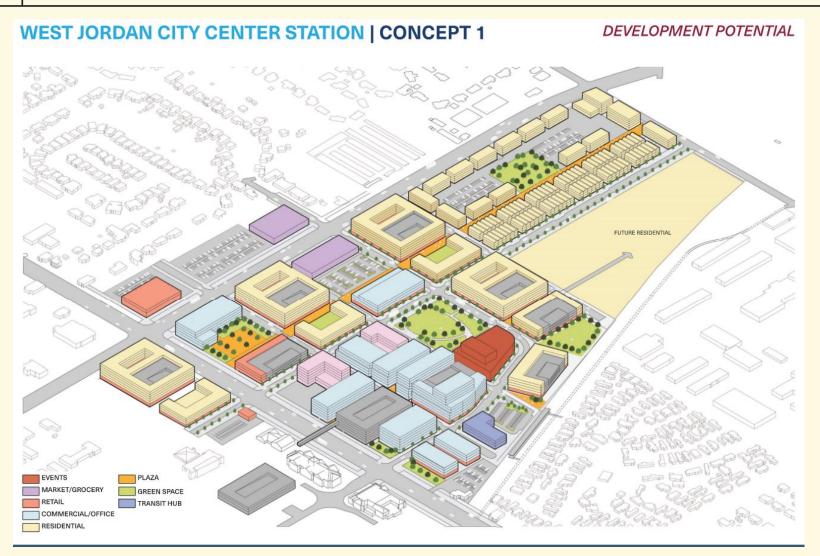
K (1) City Center

- Majority of Residential Development
 - · ~4,000 DU
 - 50+ DU/AC
 - 8+ Story Height
- Retail
- Office
 - Jordan School District Admin
- Hotel
- Pedestrian Street
- Relocate
 - Jordan School District
 - Willing Business Partners
- Publicly Controlled Core as first phase



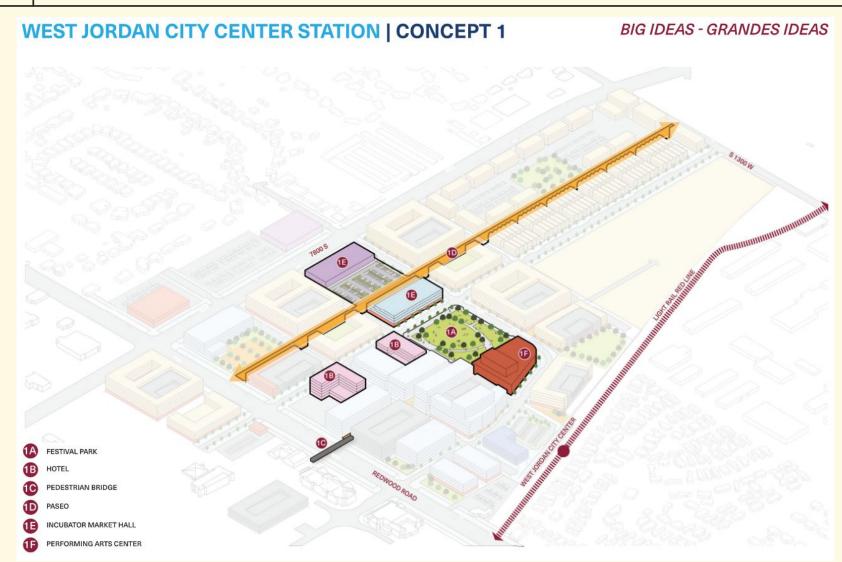


K West Jordan City Center



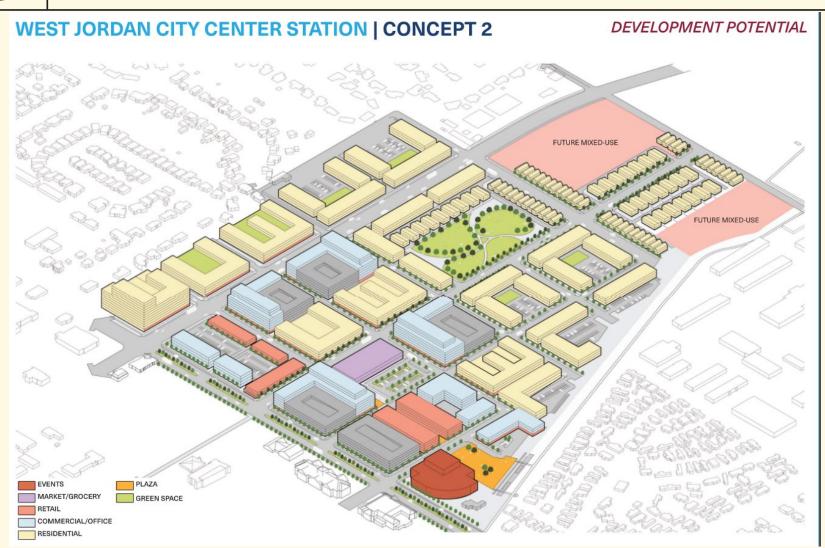


K 個 West Jordan City Center



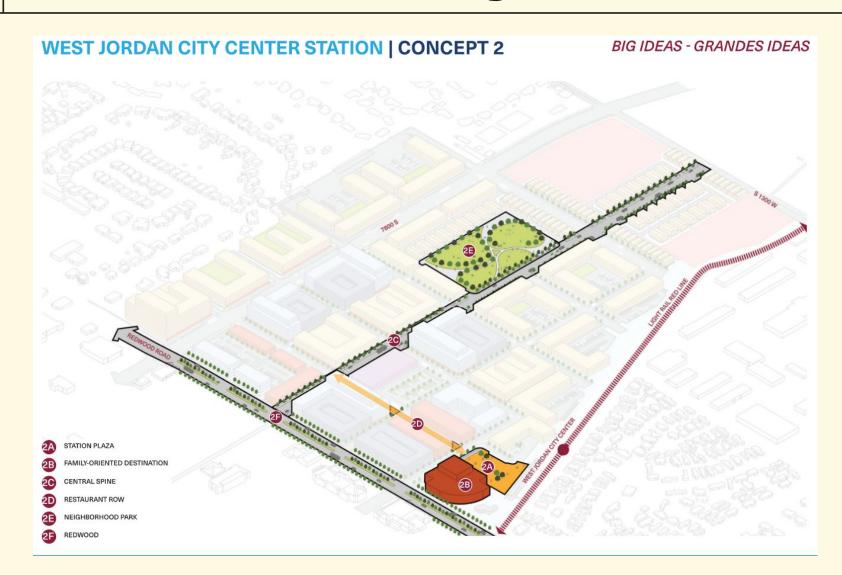


K West Jordan City Center





K 個 West Jordan City Center

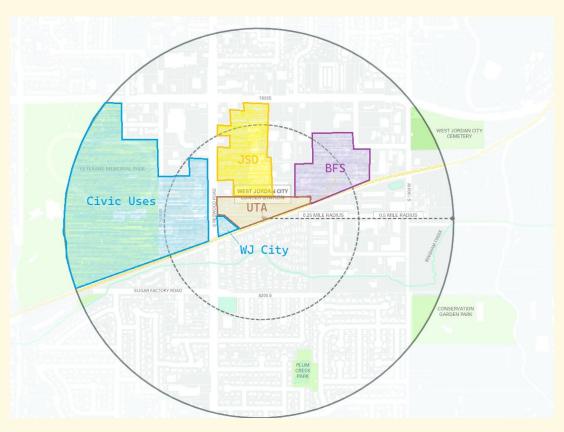




- UDOT is generally supportive of traffic calming if number of lanes aren't reduced
 - Narrowing of lanes
 - Wider Sidewalks
 - Pedestrian refuge
 - Speed reduction
- Addition of Trees and other Visual treatments
- 2 3 Blocks













13 At a Glance

West Joudan City Center

- **Publicly Controlled Land**
 - Phase 1 of Development / Development Core
- Large Property Owners
- **Relocation Exporter**
- Density V+ DU/AC
- Height 8+ Stories
- ~4,000 De opment Units
- Retail
- Office
- Hotel

5600 West Old Bingham Highway

- Leverage Industrial Character
- Relocatio Receiving Location
 - Free up development area in City Center and Bingham
- **Improved Connections to Employment Center**
- Not a target for residential development

Historic Gardner

- **Residential Density in City Center Overlap Area**
- **Improvements to Jordan River Parkway**
- **Improve Connections across River**
- **Preservation of "Agricultural Character"**
- **Leverage Success of Gardner Village**

Bingham Junction

- **Relocation Exporter**
 - **BFS Lease Ending Soon and needs to relocate**
- **Connections to Midvale Main Street**
- Largely meets the requirements of HB462 as it exists
- **Some Residential and Mixed Use Development**



Utah is growing . . . and we have a plan!





Goals & Strategies

Tools & Resources Y Case Studies

Partners

Wasatch Choice Map



A ® \$ II \$ @ \$... **b**













Case Studies





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Wasatch Choice Vision key strategies for a thriving region and communities:



Transportation Choices

Provide people with real choices in how they get around - by driving, transit, biking and walking - so people can easily reach their destinations.



Housing Options

Support housing types and locations that meet the needs of all residents.



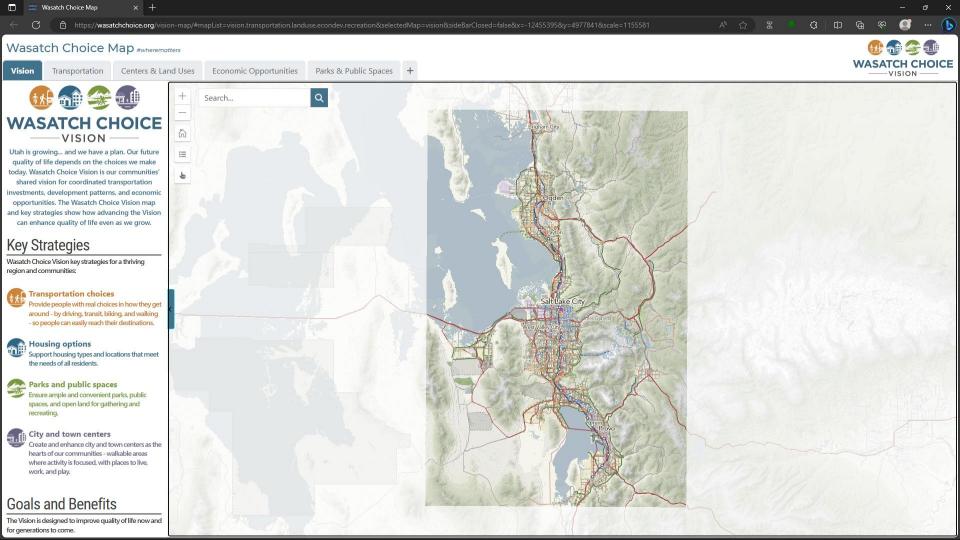
Parks & Public Spaces

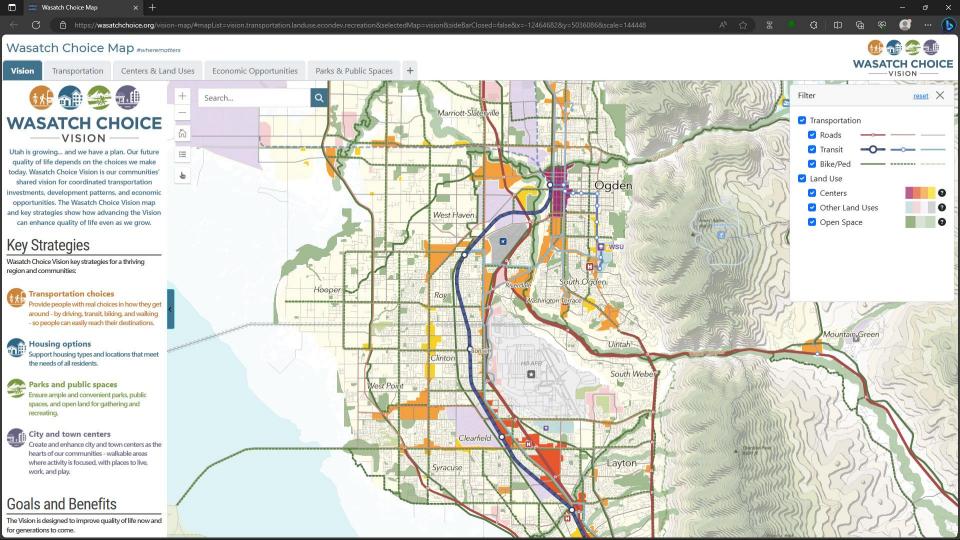
Ensure ample and convenient parks, public spaces, and open land for gathering and recreating.

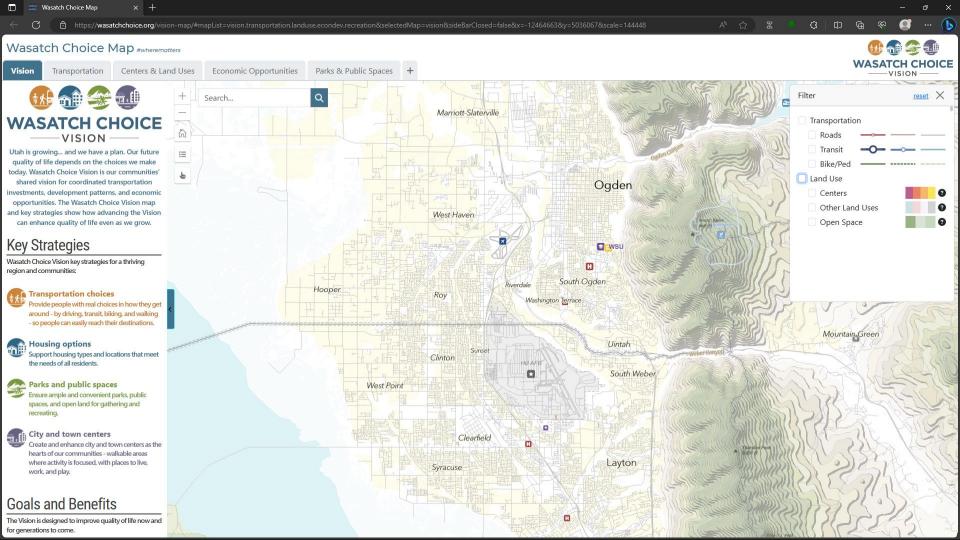


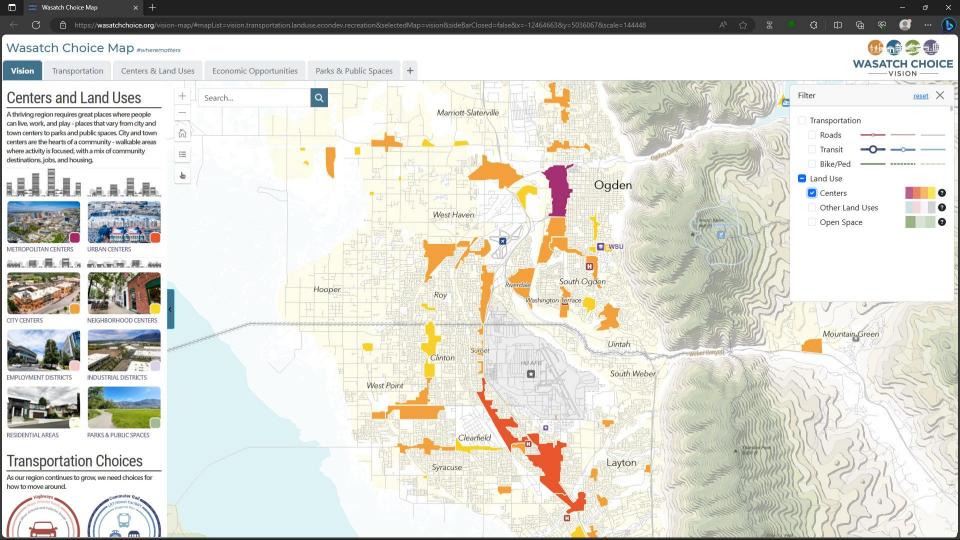
City & Town Centers

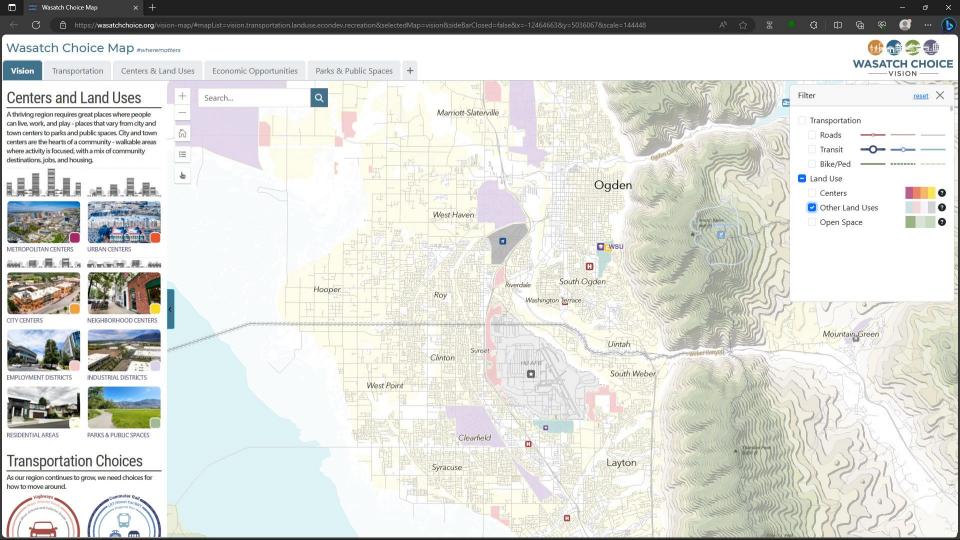
Create and enhance city and town centers as the hearts of our communities – walkable areas where activity is focused, with places to live, work and play.

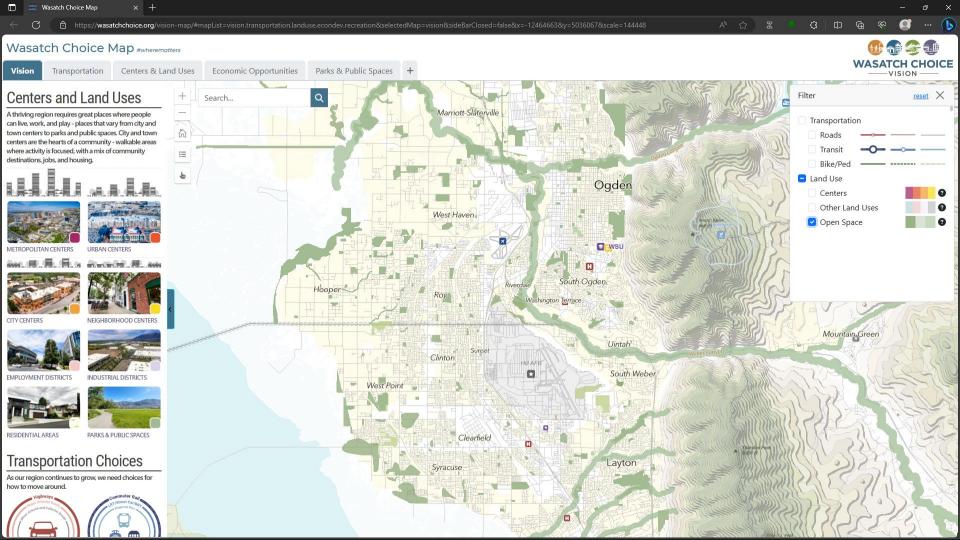


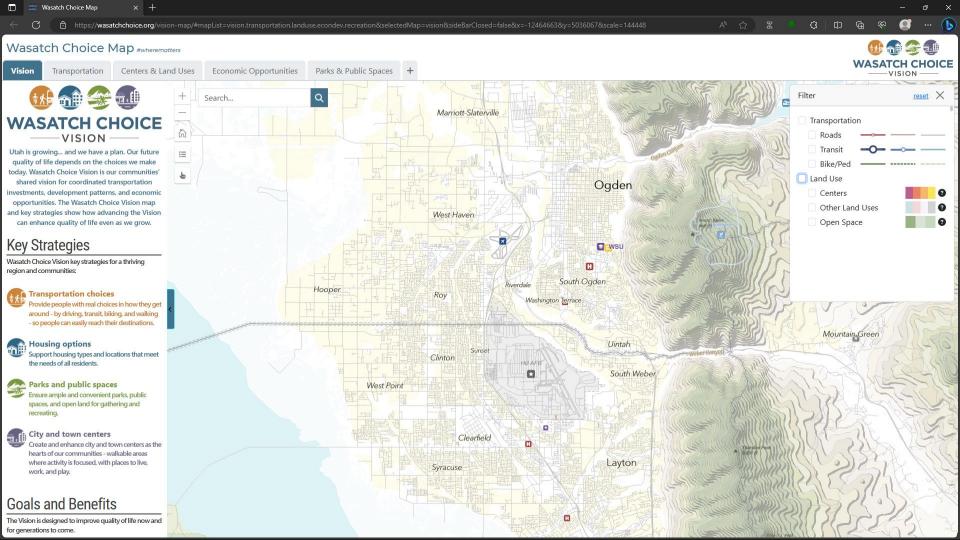


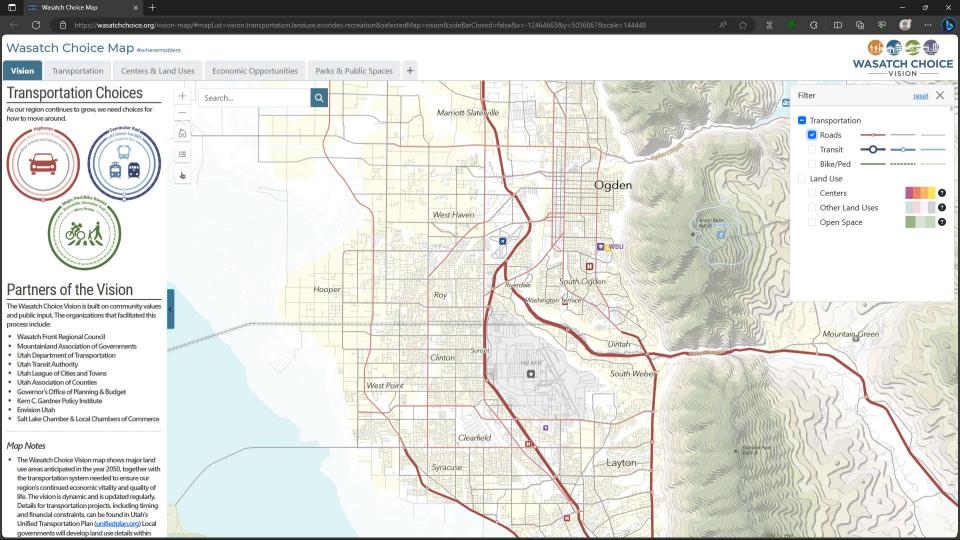


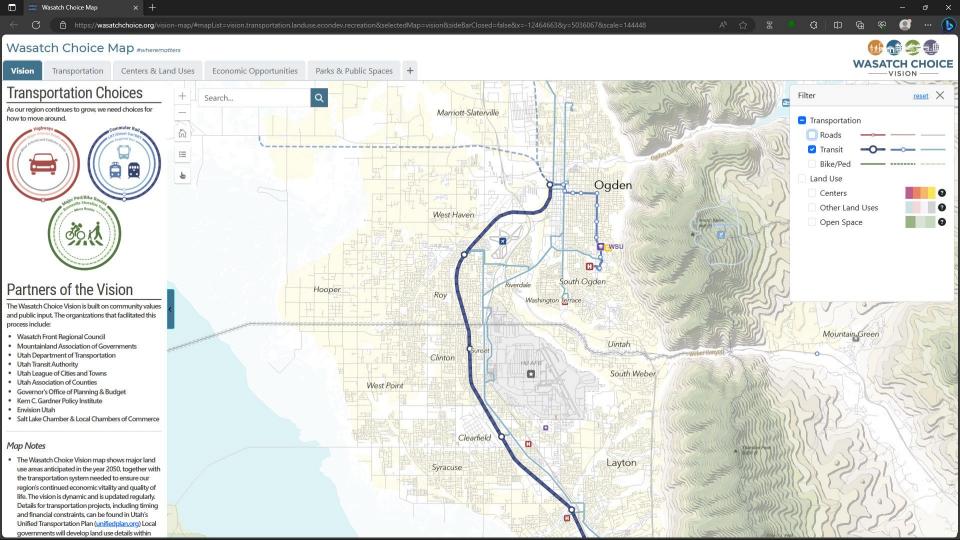


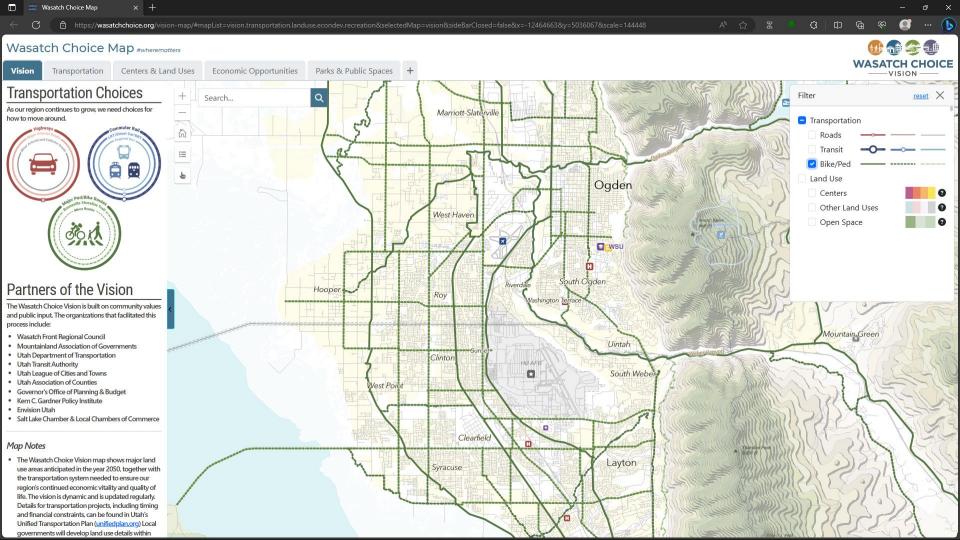


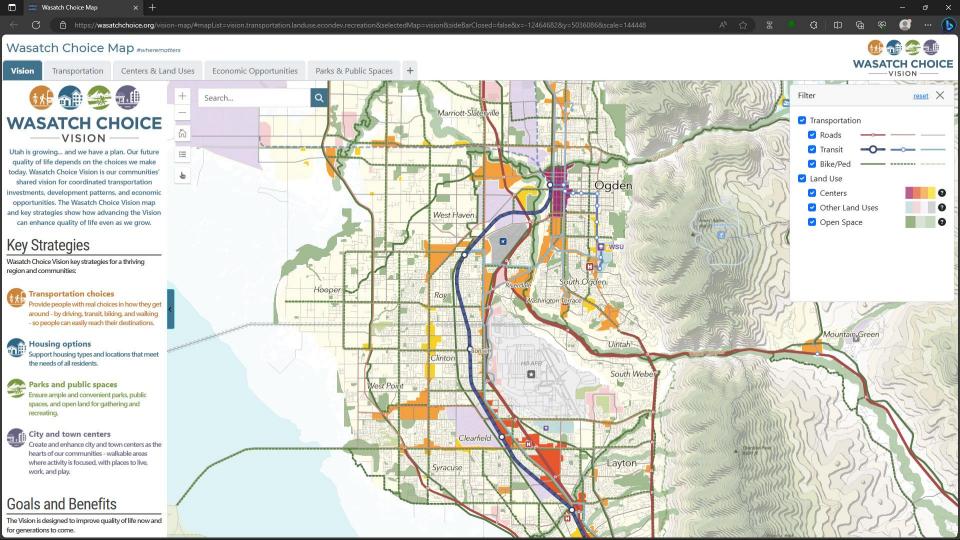


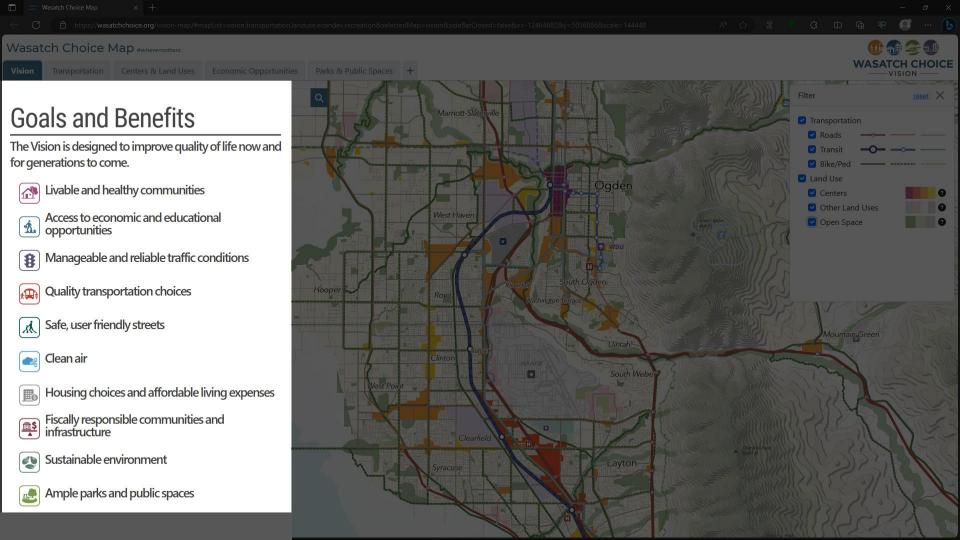


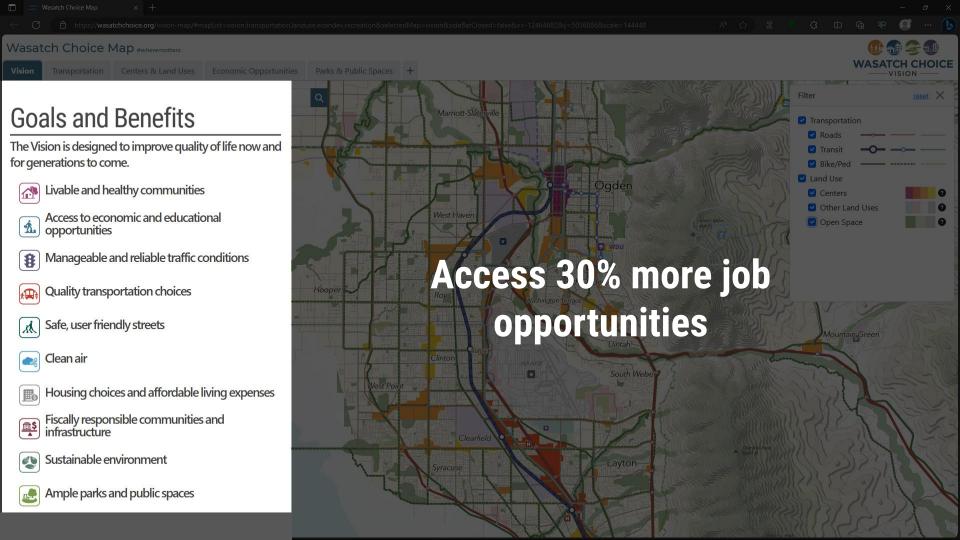


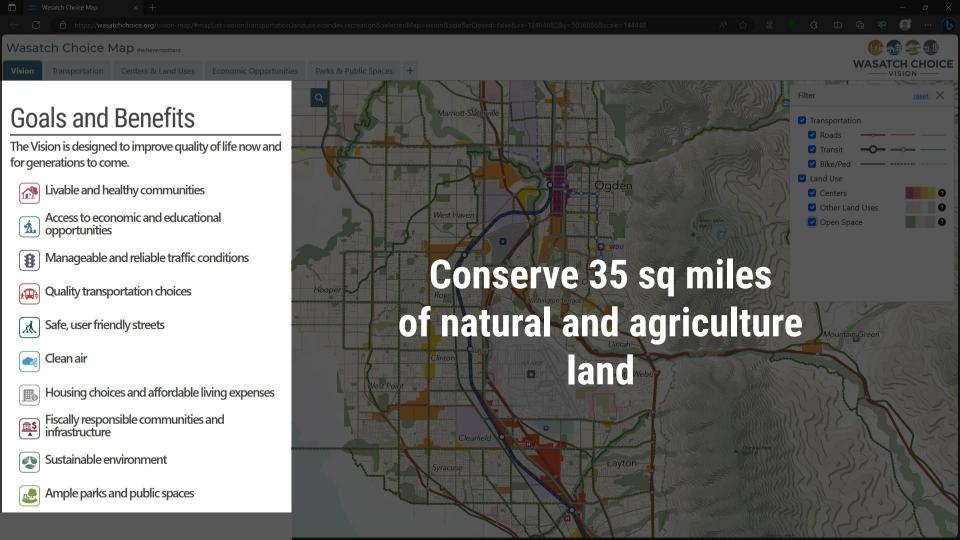


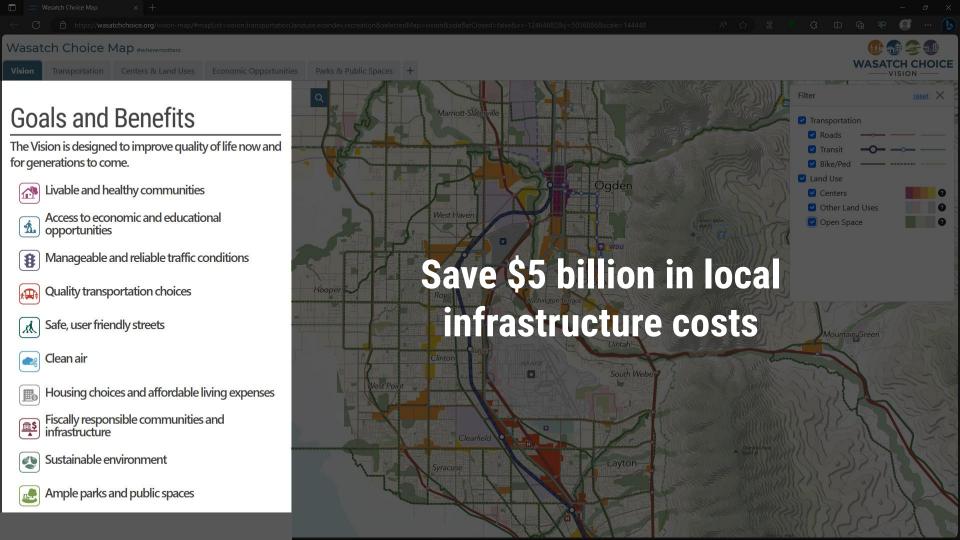


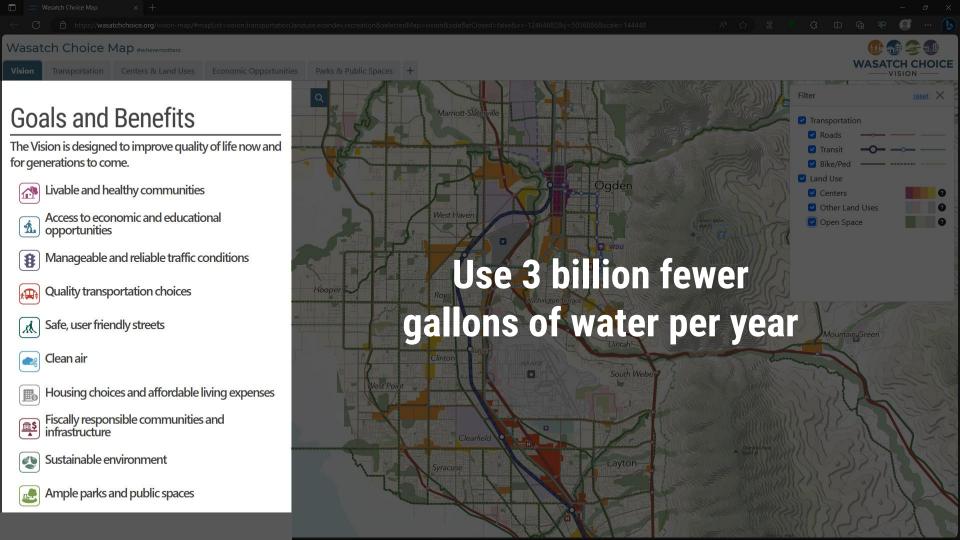
















Goals & Strategies

Tools & Resources V

Case Studies

Partners

Wasatch Choice Map

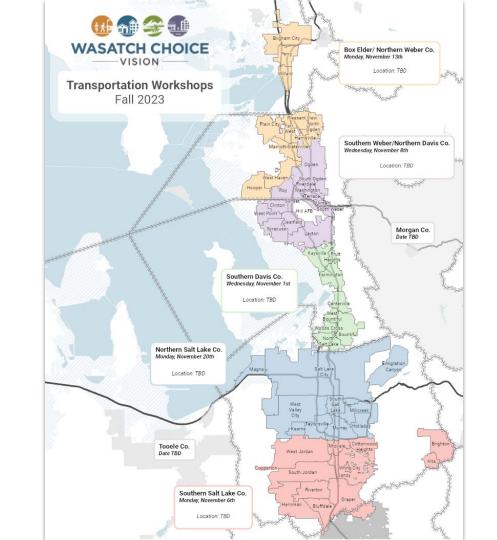






Utah is growing . . . and we have a plan!

wasatchchoice.org







Centers Performance Monitoring

TAC meetings // September 2023

What + Why



What

"State of the centers"
Informing cities on centers performance
Update of the 2019 performance indicators

Why

Identify areas of strength Target improvements Implement Wasatch Choice Vision



Performance Measures



Area
Population and population density
Employment and employment density



Mode share Street connectivity Walking opportunities Safety



Land use mix Housing plus transportation costs Access to open space and recreation



Commercial market value Access to opportunities

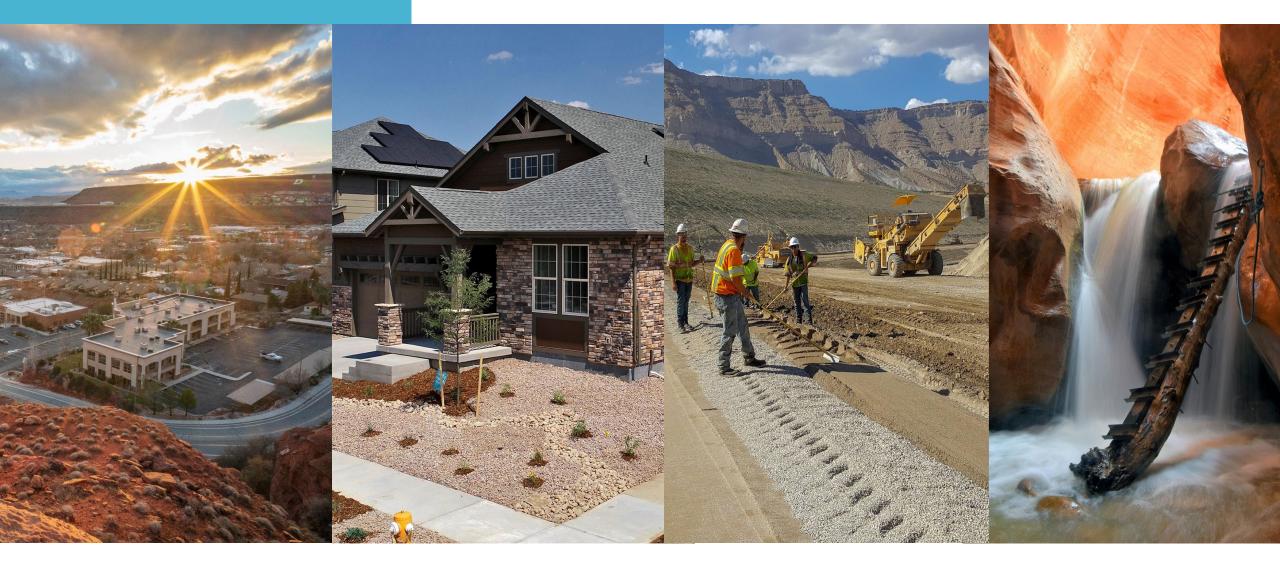


September 13, 2023

RGC PlanTAC Integrating Water and Land Planning



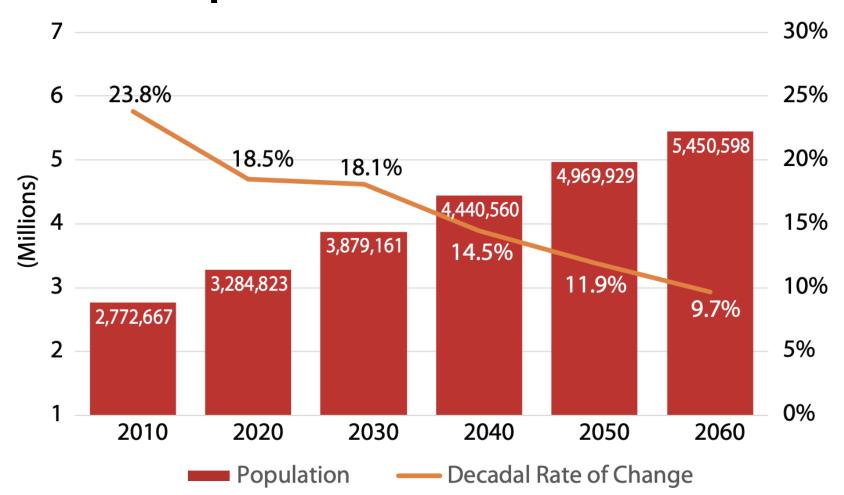
Rick Webster
Division of Water Resources





PLAN | CONSERVE | DEVELOP | PROTECT Utah's Water Resources

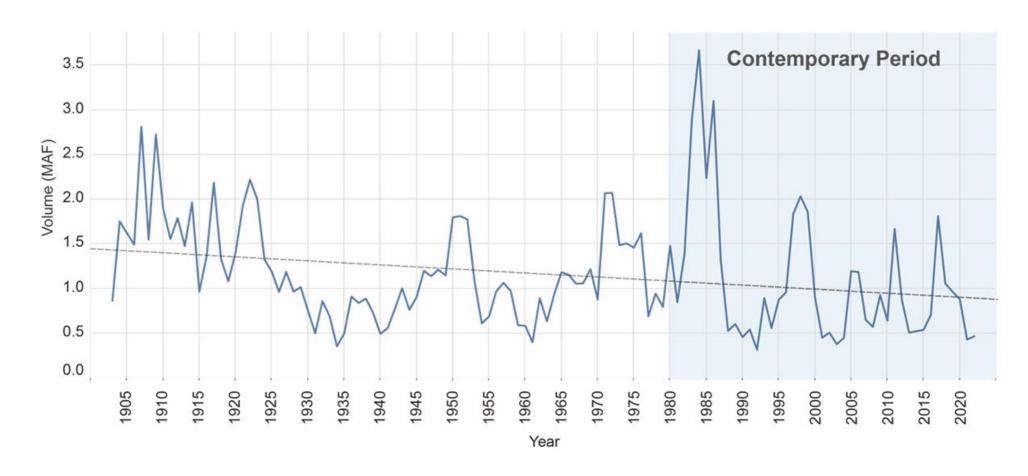
Utah Historical and Projected Total Population, 2010–2060





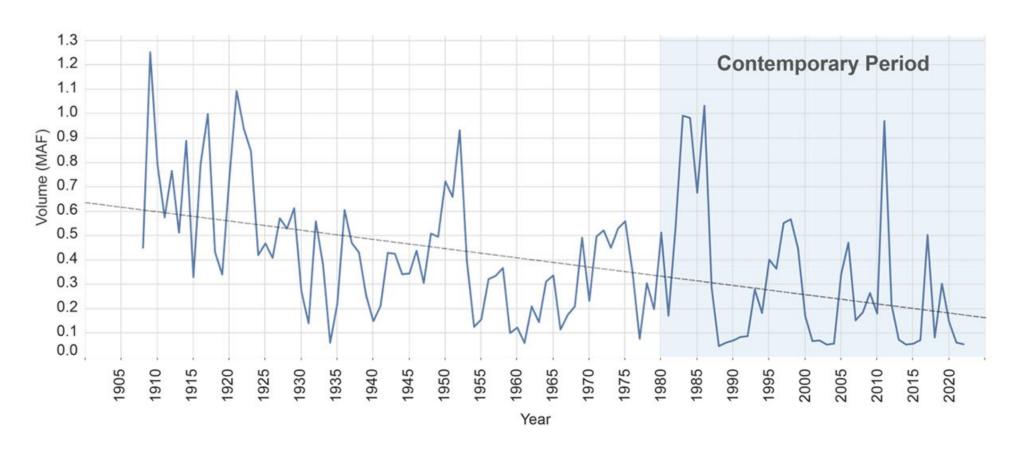
Source: Kem C. Gardner Policy Institute, 2020–2060 Projections

Bear River Annual Streamflow, 1903–2022



Source: Data from USGS gage 10126000 Bear river Near Corrinne with missing data (1957-1963) and values prior to 1949 derived from USGS gage 10118000 Bear River near Collinston (Analysis by David Tarboton)

Weber River Annual Streamflow, 1908–2022



Note: Data are modelled from 1902-1948 and data from 1949-2022 are observed.

Source: Data from USGS gage 10141000 Weber River near Plain City, UT

Why integrate water and land use planning?

- Departments have become siloed
- Empowers communities
- Increases resiliency to ongoing and future droughts
- Resources, support, and technical assistance available



Legislation Requirements



The Big FOUR

Land Use Element must address:

- Effect of permitted development or patterns of development on water demand and water infrastructure
- Reducing water demand and per capita consumption for existing development
- Reducing water demand for and per capita consumption for future development
- Reducing or eliminating local governmental wasteful water practices



Legislation Requirements

Who and When?

- all counties
- municipalities except those of the 5th class or towns
- Adopted into the general plan by December 31, 2025



Practical Requirements

- Integrated land use and water use section
- Regional Water Conservation Goals
- Planning Commission to prepare a recommendation for changes

Consult

Public Water Systems

Div. Water Resources

Div. of Drinking Water

Consider

Review

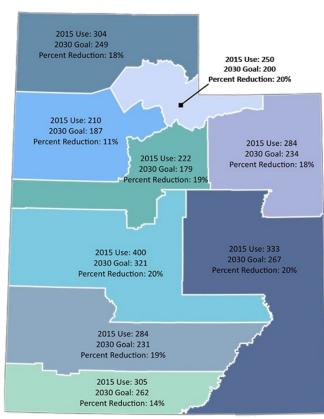
Recommend



Regional Conservation Goals



M&I Water Conservation Regions 2015 Use vs. 2030 Goals



A regional approach allows the goals to be tailored for nine different regions and takes into account climate, elevation and each region's characteristics.

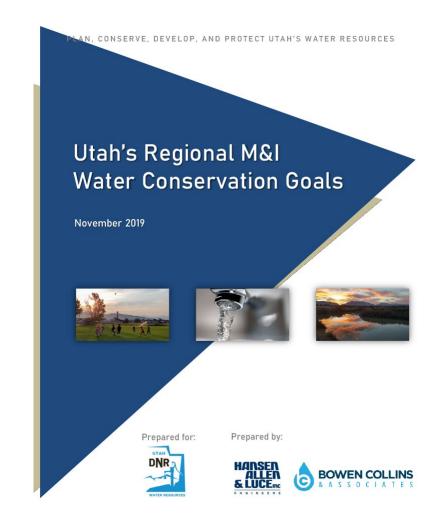
Note: Use is measured in gallons per capita per day.

	Revised Goal With Current Settings				
Regions	2015	2030	2040	2065	
Bear River	304	249	232	219	
Green River	284	234	225	225	
Lower Colorado North	284	231	216	205	
Lower Colorado South	305	262	247	237	
Provo River	222	179	162	152	
Salt Lake Region	210	187	178	169	
Sevier River	400	321	301	302	
Upper Colorado	333	267	251	248	
Weber Region	250	200	184	175	
Statewide	240	202	188	179	



Regional Conservation Goals



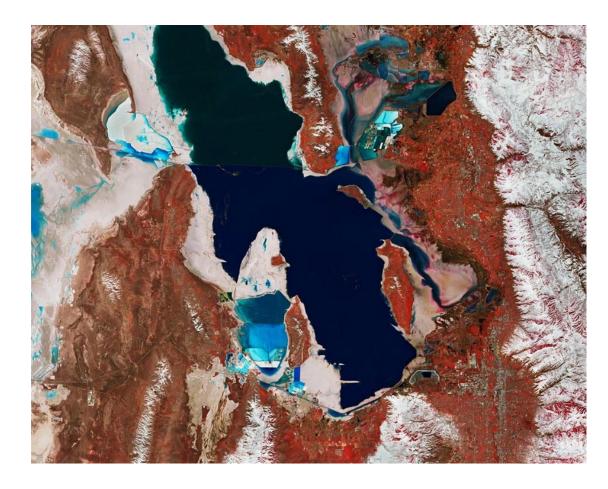




New Legislative Updates

2023 General Session Additions

- Impact to the Great Salt Lake
- Consulting Water Systems
 - water supply planning, water distribution, infrastructure management, etc.
 - benefits & opportunities of planning for public water systems
 - Reviewing the Water Conservation Plan for your water provider





County Specific Updates

- Consulting with Department of Agriculture & Food
 - agriculture water optimization projects
 - agricultural conservation easements

Jay Olsen 801 718-0517 jayolsen@utah.gov

Involvement of Irrigation and Canal Companies



Resources

Growing Water Smart Workshops

- 3-day workshop
- 5-7 local communities per session
- Fully funded by WRA, minus travel expenses
- Uniting on development & system challenges
- Next workshop: January 8 10 2024



At least one more in Spring 2024!



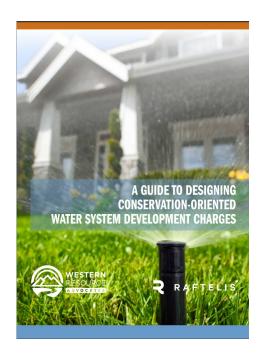


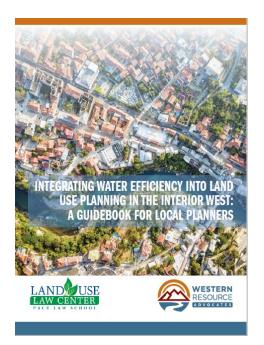


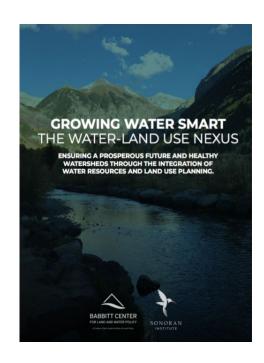
Resources

WRA Manuals











More Information

Rick Webster
River Basin Planning Specialist
801-910-5206
rickwebster@utah.gov

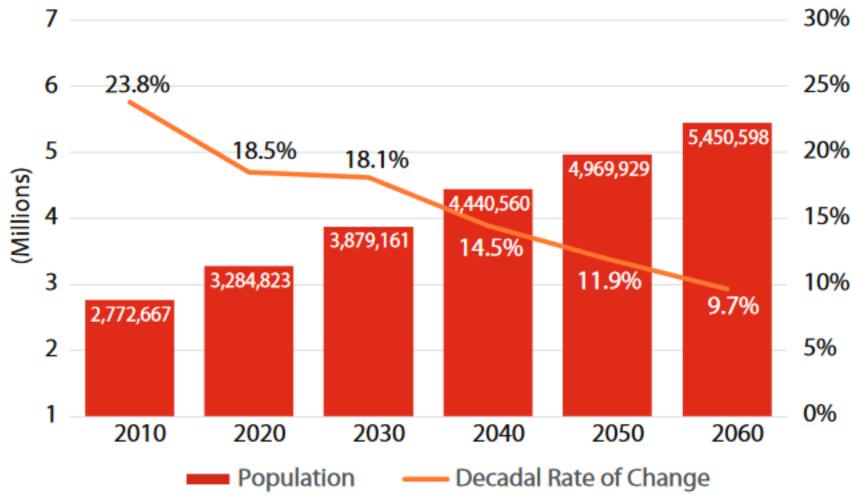
water.utah.gov/integrated-water-land-planning





Growth in Utah is projected to continue, but moderate over time

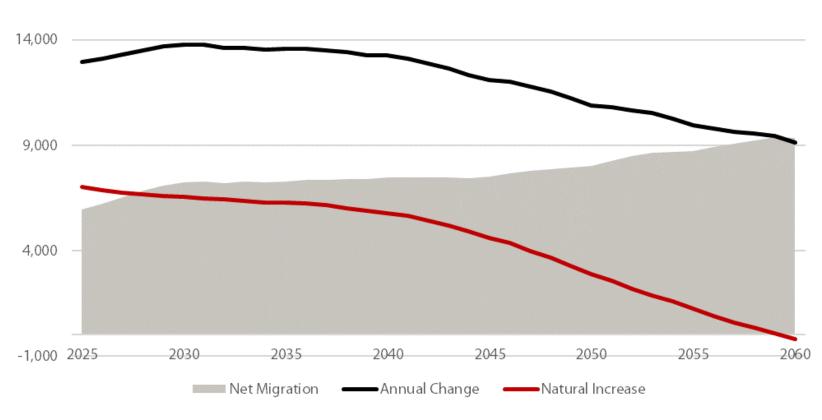
A projected increase of 2.1 million Utahns in 40 years



Projected Population Growth with Components of Change in Salt Lake County, 2025-2060

19,000 2025 2060
Population Population
1,250,000 1,672,000

Migration is projected to continue driving future growth as the role of natural increase decreases over time.

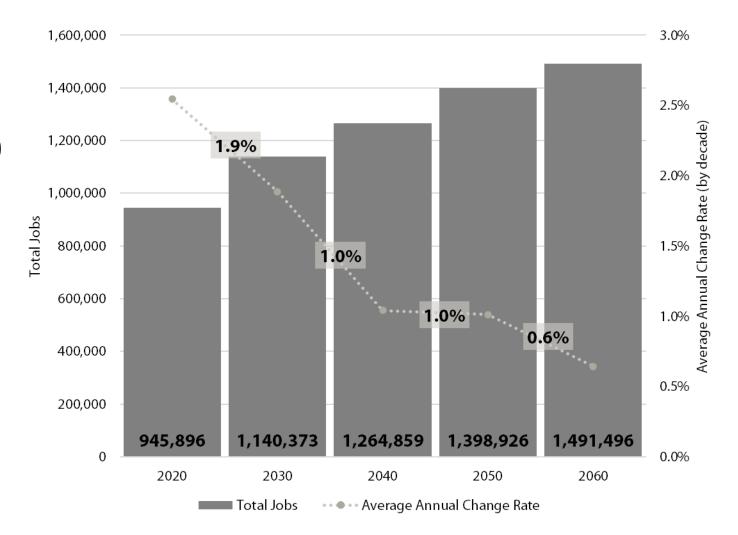


Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

In Salt Lake County, projected changes result in:

Employment increasing from nearly **946,000 jobs in 2020** to nearly **1.5 million jobs in 2060.**

Leading growth sectors include construction, professional, scientific and technical services, and health care and social services,



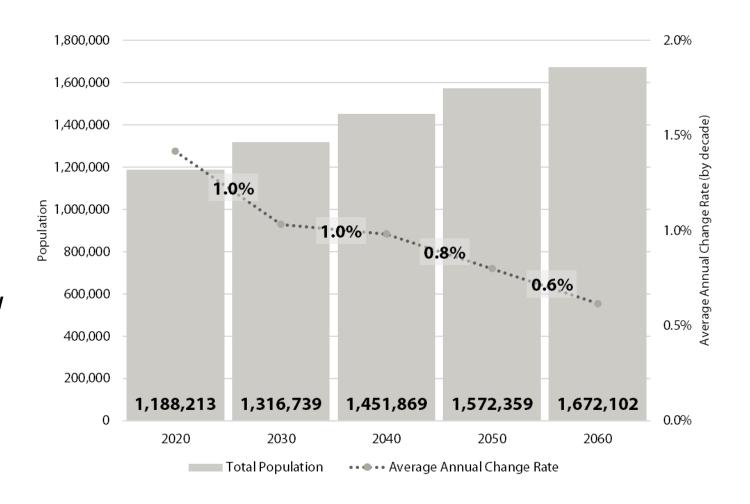
Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

In Salt Lake County, projected changes result in:

Nearly 484,000 new residents by 2060.

Salt Lake County is projected to remain the largest in the state.

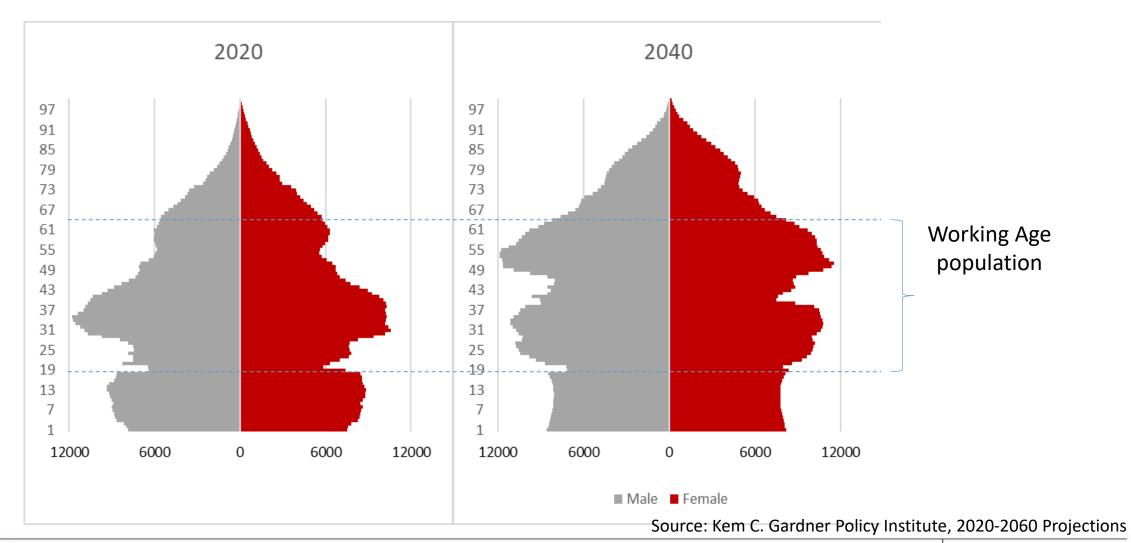
Community-level projections are produced by the Wasatch Front Regional Council.



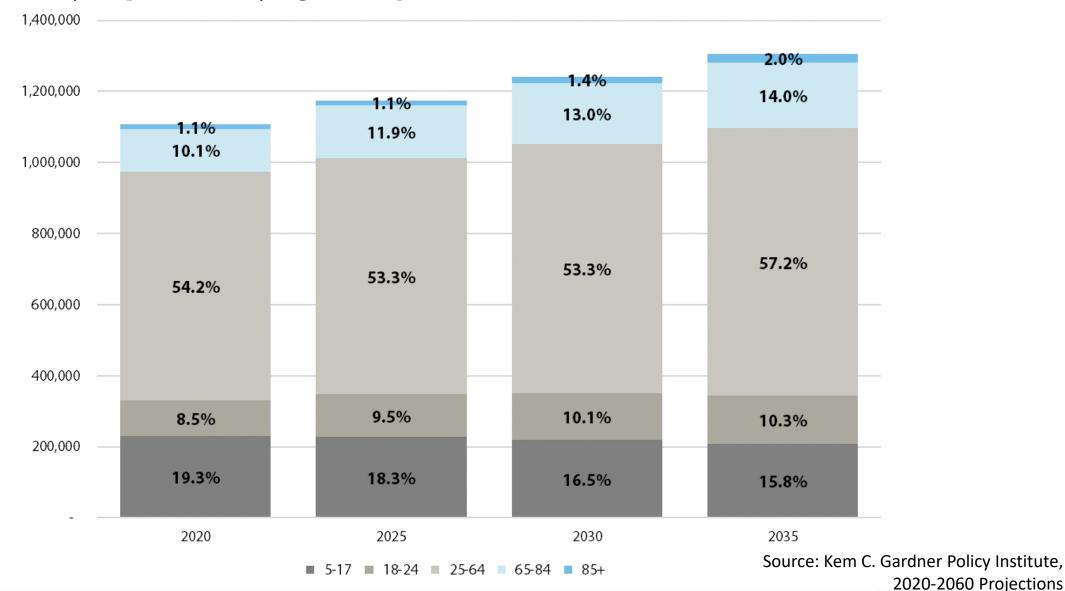
Source: Kem C. Gardner Policy Institute, 2020-2060 Projections

Changes to age structure differ by county

Salt Lake County Population Pyramids, 2020 and 2040



Salt Lake County Population by Age Groups, 2020-2035



Access Gardner Institute Planning Projections

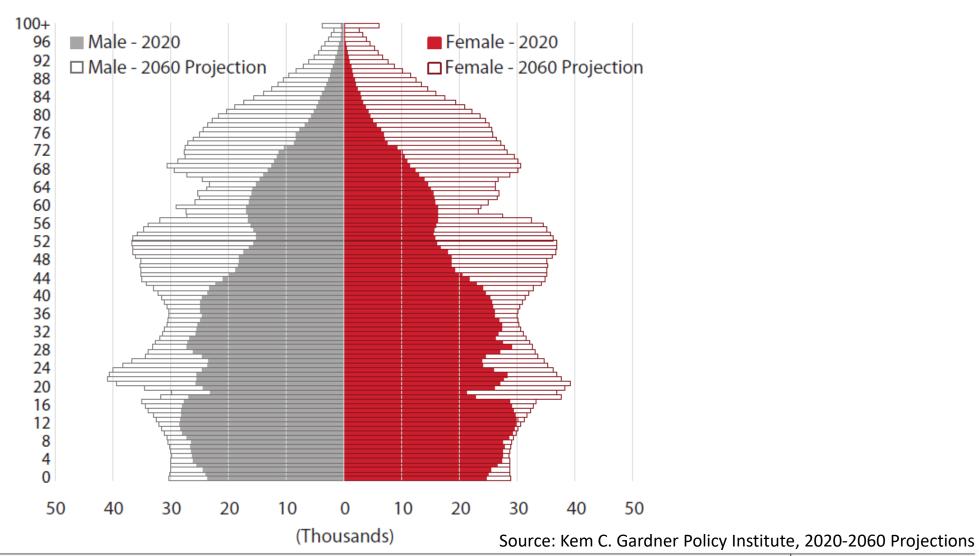
https://gardner.utah.edu/demographics/population-projections/



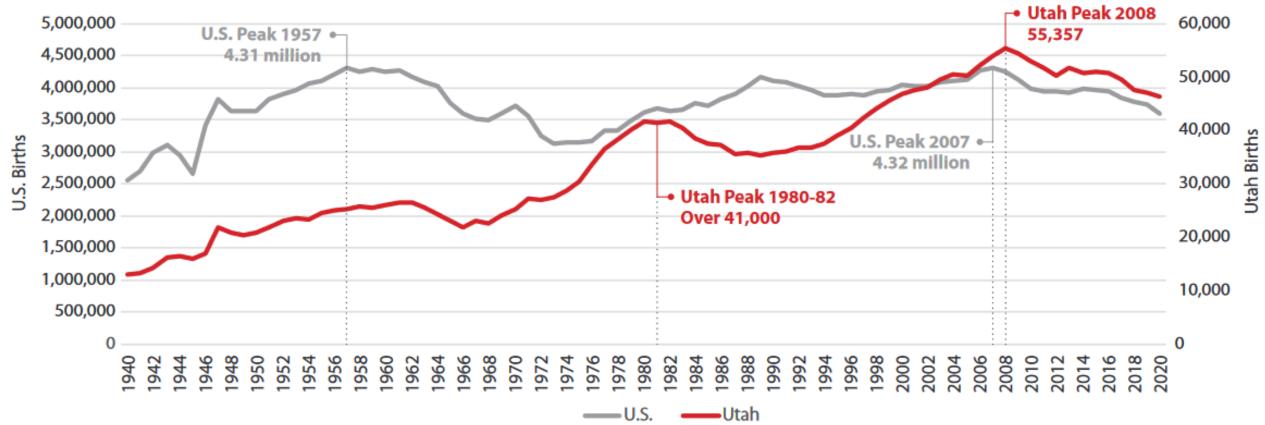
Supplemental slides

Changes to age structure are projected to continue

Utah Population Pyramid, 2020 and 2060



Resulting in declining births nationally and in Utah since 2008

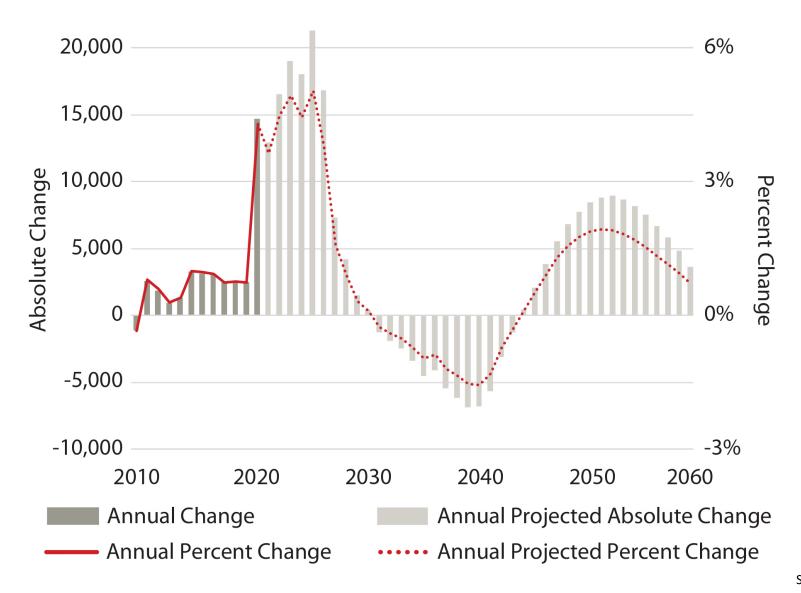


Source: National Center for Health Statistics; Utah Department of Health

Note: The Replacement Level is the fertility level at which the current population is replaced.

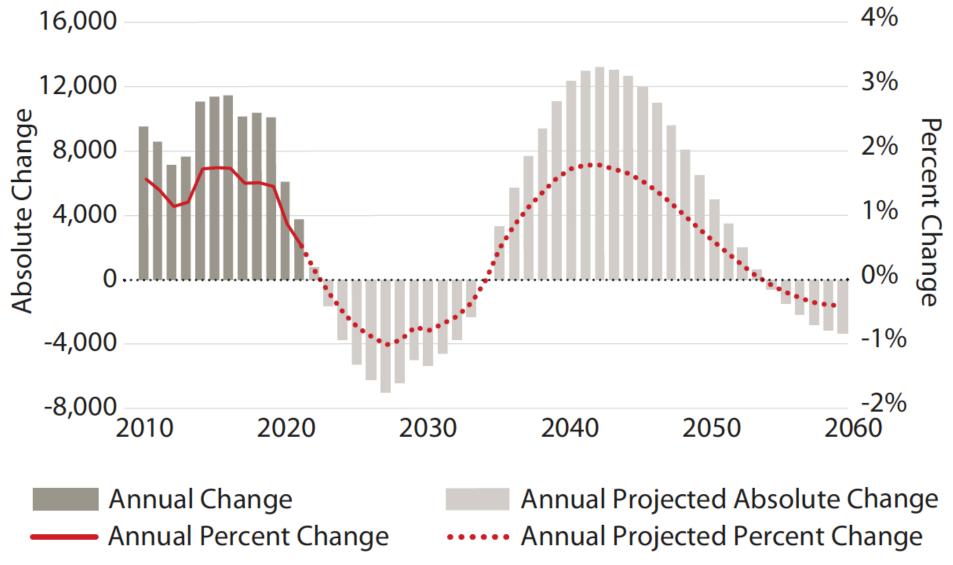
Source: National Center for Health Statistics

Utah College-Age Population Change, 2010-2060



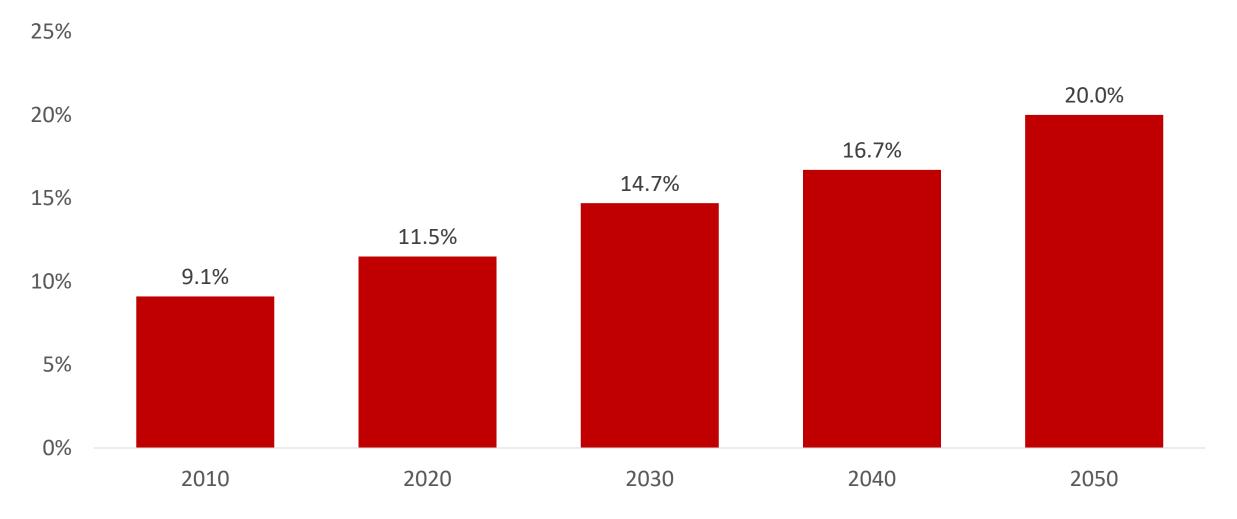
Source: Kem C. Gardner Policy Institute

Utah School-Age Population Change, 2010-2060



Source: Kem C. Gardner Policy Institute

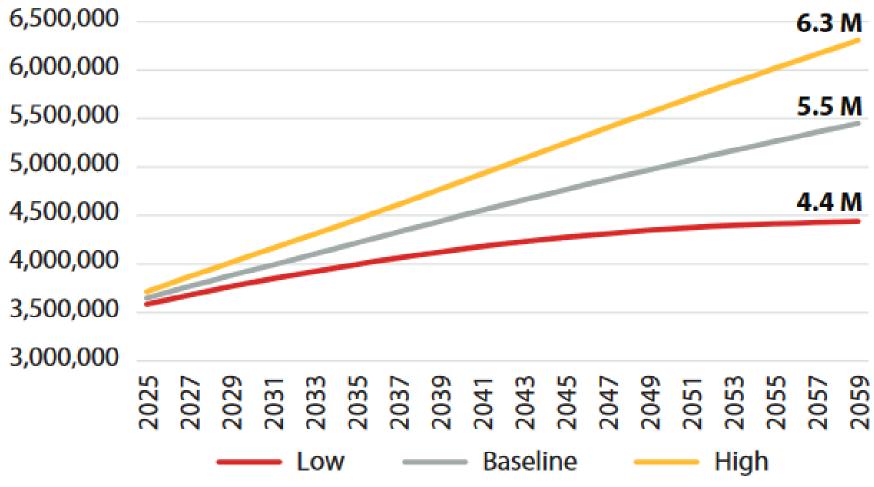
Utah Population 65+ and Over



Source: Kem C. Gardner Policy Institute

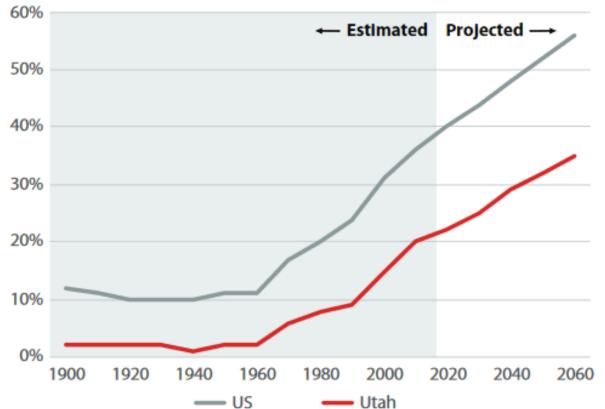
Our choices determine what the future Utah looks like

Utah Population by Scenario, 2025-2060

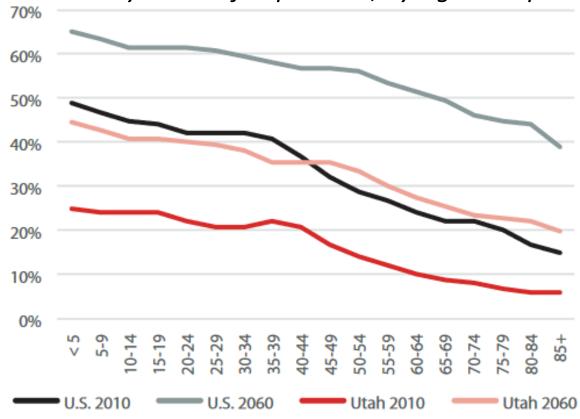


Racial and ethnic diversification is expected to continue, driven by younger population

Minority Share of Population, 1900-2060



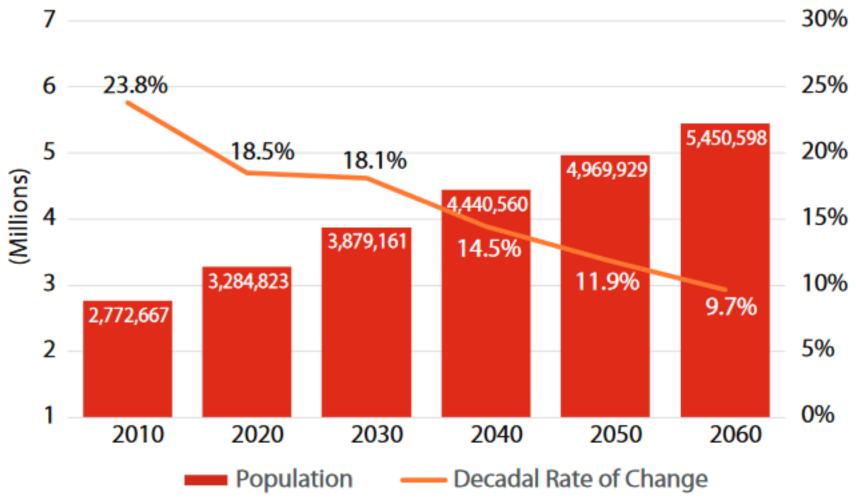




Source: Kem C. Gardner Policy Institute

Growth in Utah is projected to continue, but moderate over time

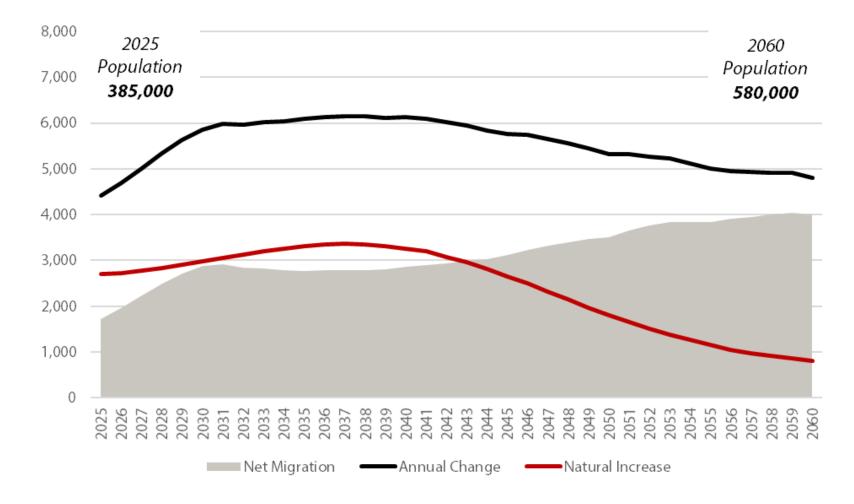
A projected increase of 2.1 million Utahns in 40 years



Projected Population Growth with Components of Change in Davis County, 2025-2060

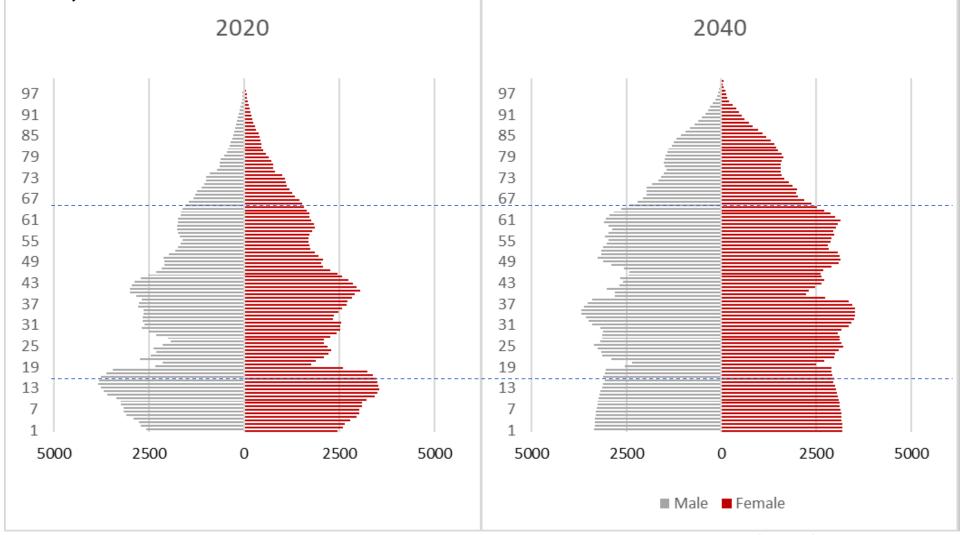
Natural increase is projected to be the primary driver of growth until the mid 2040s.

Continued employment growth drives net migration becoming a more significant contributor.



Changes to age structure are different by county

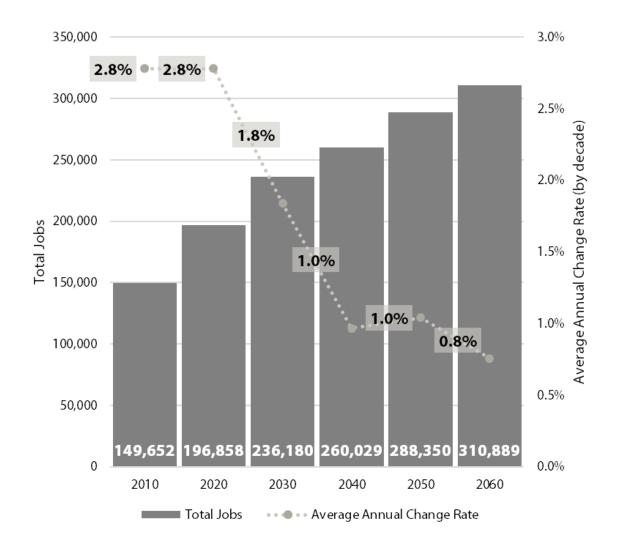
Davis County Population Pyramids, 2020 and 2040



In Davis County, projected increases result in:

Employment increasing from over 195,000 in 2020 to nearly 311,000 in 2060.

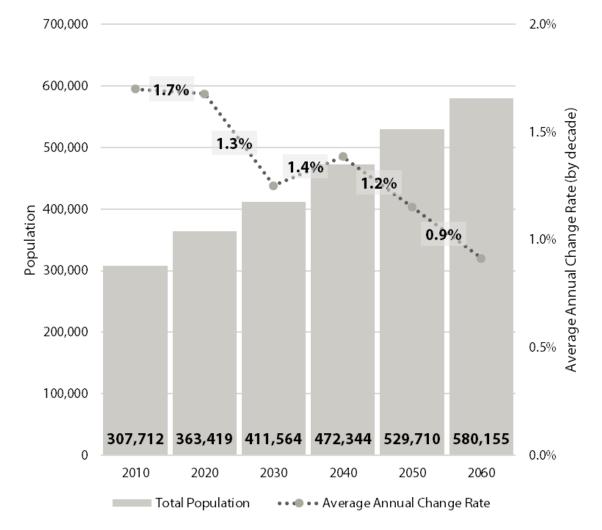
Construction, professional, scientific and technical services, retail, and health care and social services drive **56% of this growth**



In Davis County, projected increases result in:

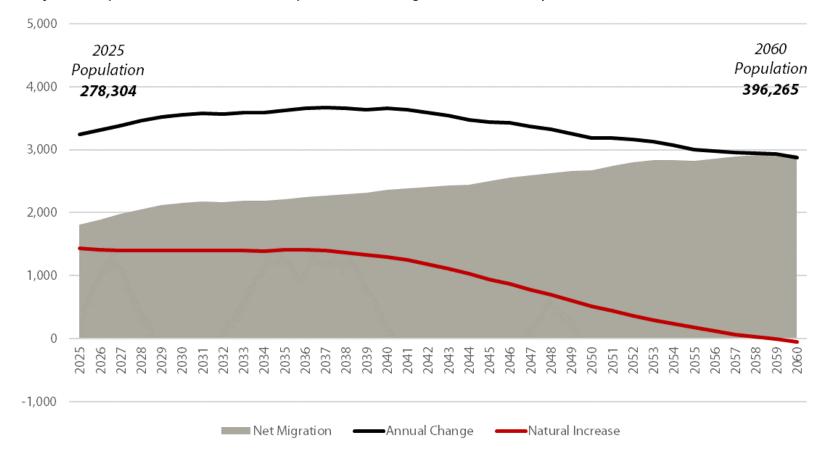
An additional 217,000 residents or a 60% increase over 40 years

Remaining the 3rd largest county in Utah

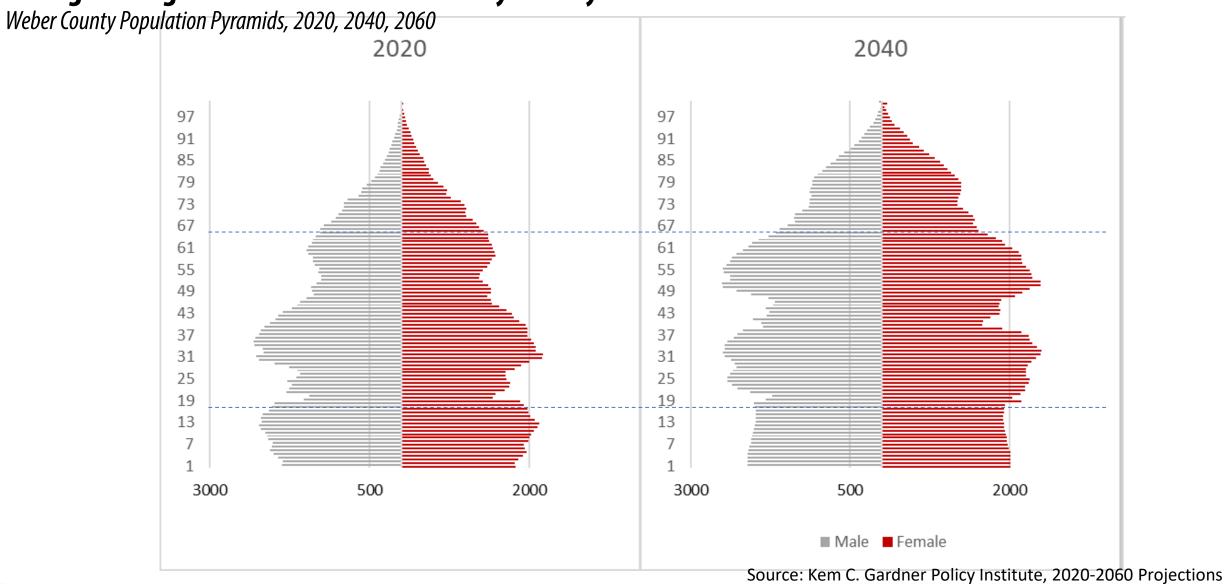


Net migration is projected to be the primary driver of growth throughout the projection period.

Projected Population Growth with Components of Change in Weber County, 2025-2060



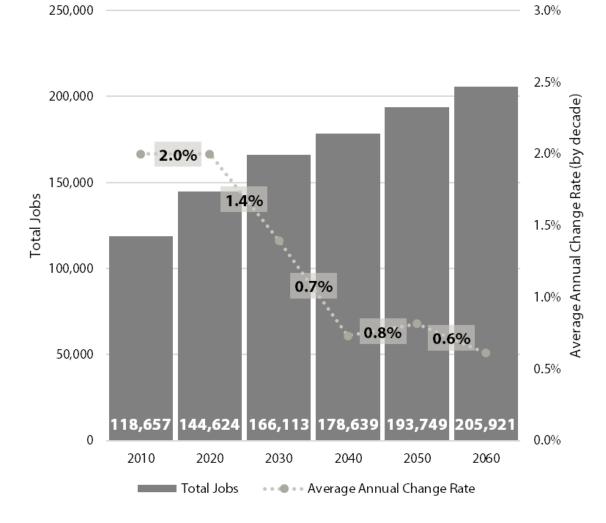
Changes to age structure are different by county



In Weber County, projected increases result in:

Employment increasing from over 148,000 in 2020 to nearly 206,000 in 2060.

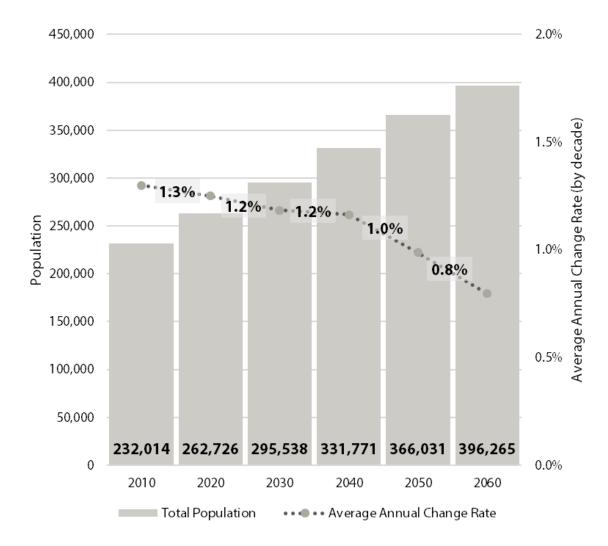
Construction, manufacturing, professional, scientific, and technical services, and health care and social assistance drive **51% of this growth.**



In Weber County, projected increases result in:

An additional 134,000 residents or a 51% increase over 40 years

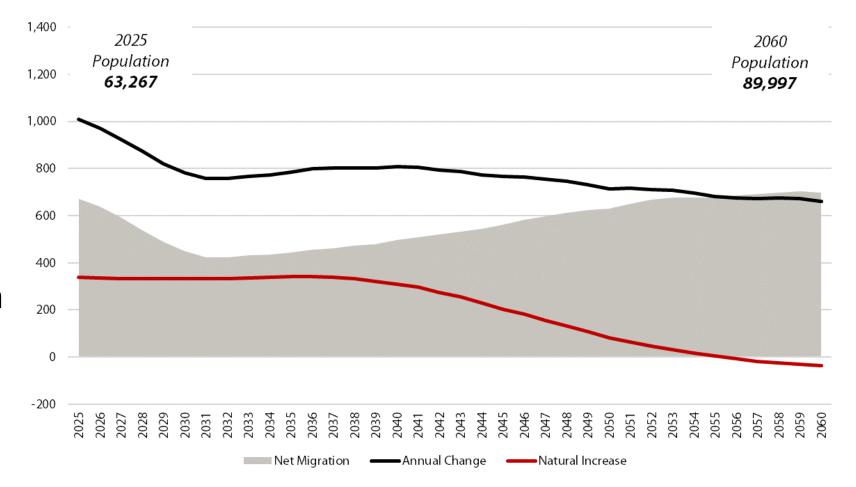
Remaining the **4th largest county** in Utah



Projected Population Growth with Components of Change in Box Elder County, 2025-2060

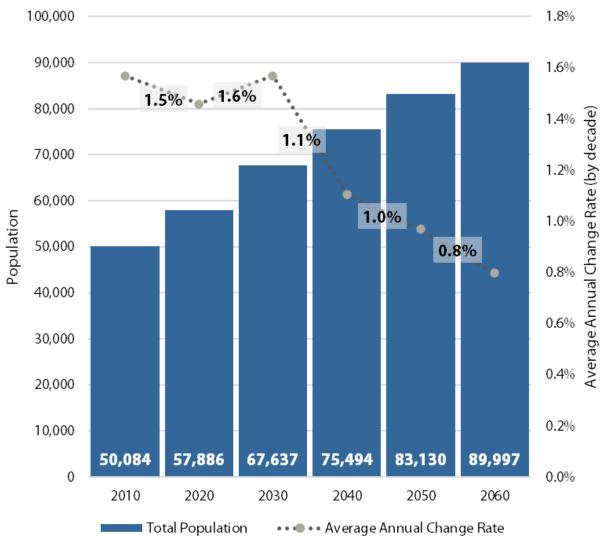
Migration is projected to become the primary driver of growth in the future.

Fewer births and an aging population is projected to result in natural increase providing less influence over population change.



In Box Elder County, projected changes result in:

Over 32,000 new residents or increasing by over 50% by 2060.

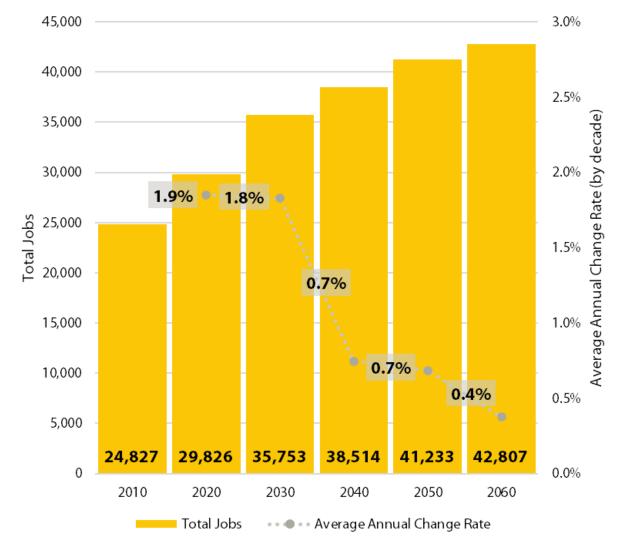


In Box Elder County, projected changes result in:

Projected employment increases from nearly **30,000 jobs** in 2020 to nearly **43,000 jobs** in 2060.

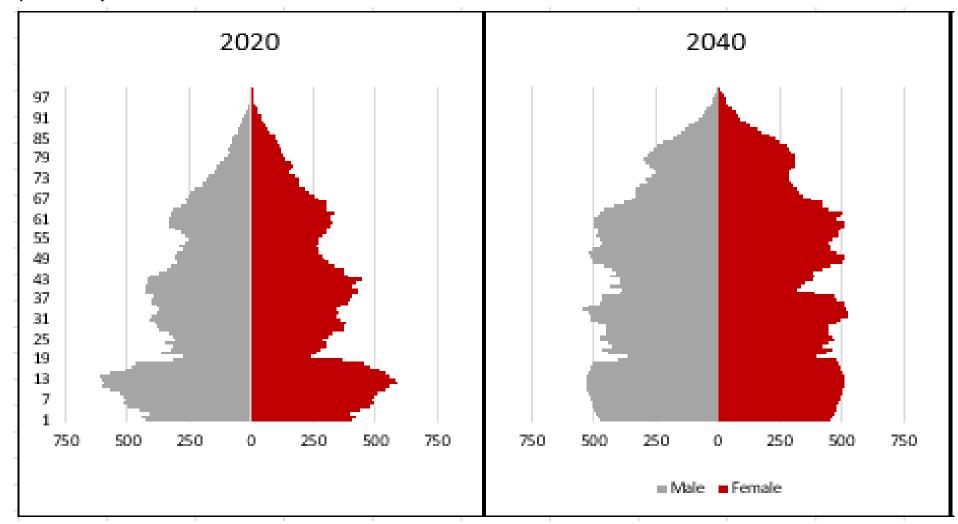
Three industry areas contribute nearly half of this growth:

- construction,
- manufacturing, and
- health care and social assistance.



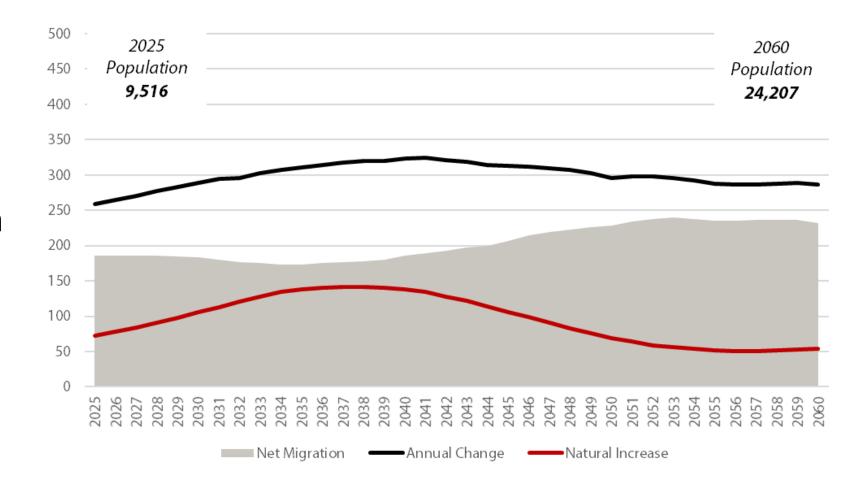
Changes to age structure differ by county

Box Elder County Population Pyramids, 2020 and 2040



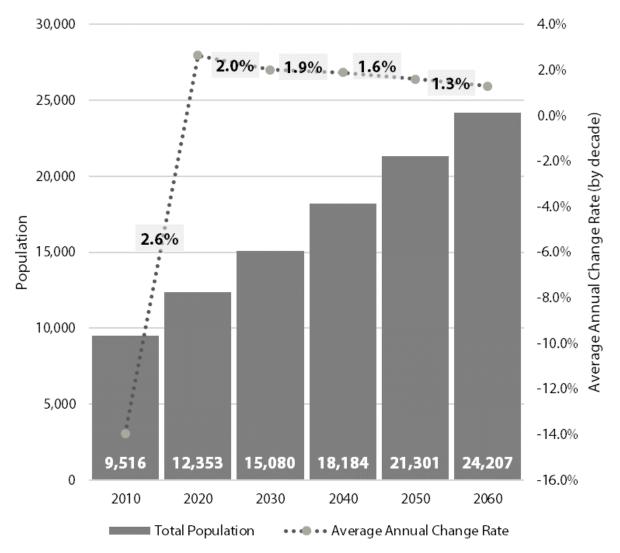
Projected Population Growth with Components of Change in Morgan County, 2025-2060

Migration is projected to continue to be the primary driver of growth in the future.



In Morgan County, projected changes result in:

Nearly 12,000 new residents or nearly doubling by 2060.

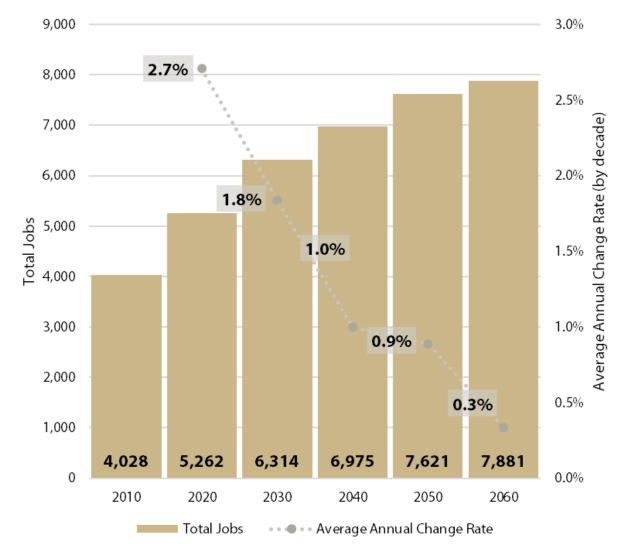


In Morgan County, projected changes result in:

Projected employment increases by roughly **2,600 jobs** in 2060.

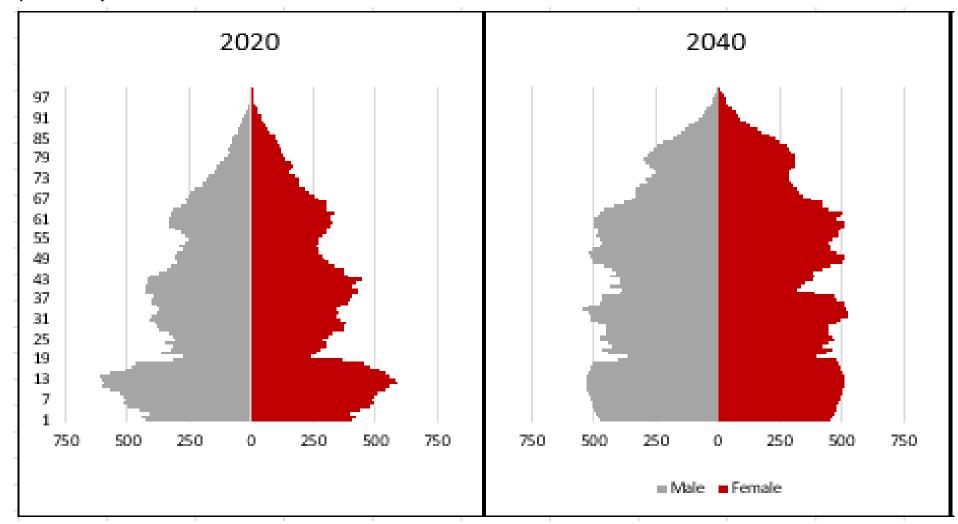
Three industry areas contribute half of this growth:

- professional, scientific and technical services,
- construction.



Changes to age structure differ by county

Box Elder County Population Pyramids, 2020 and 2040



Access Gardner Institute Planning Projections

https://gardner.utah.edu/demographics/population-projections/

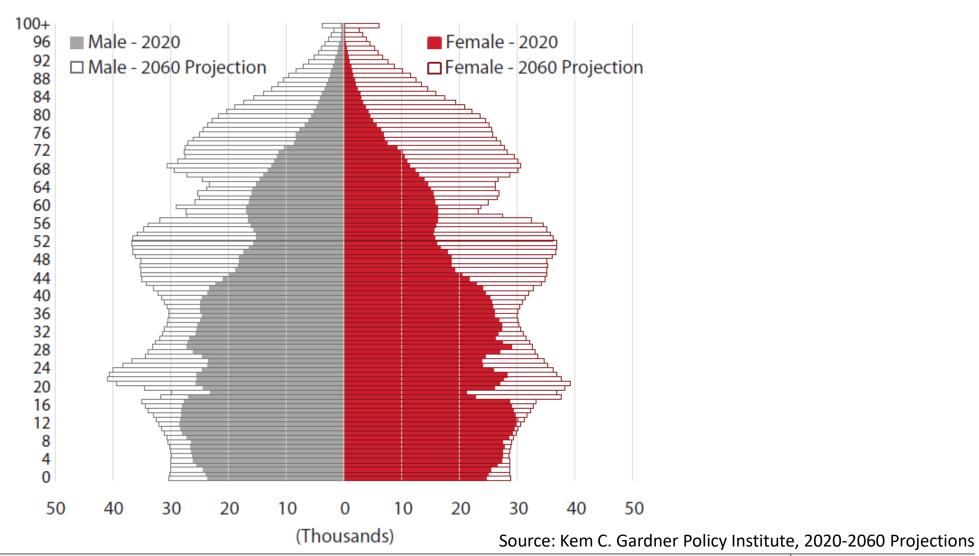


Supplemental slides

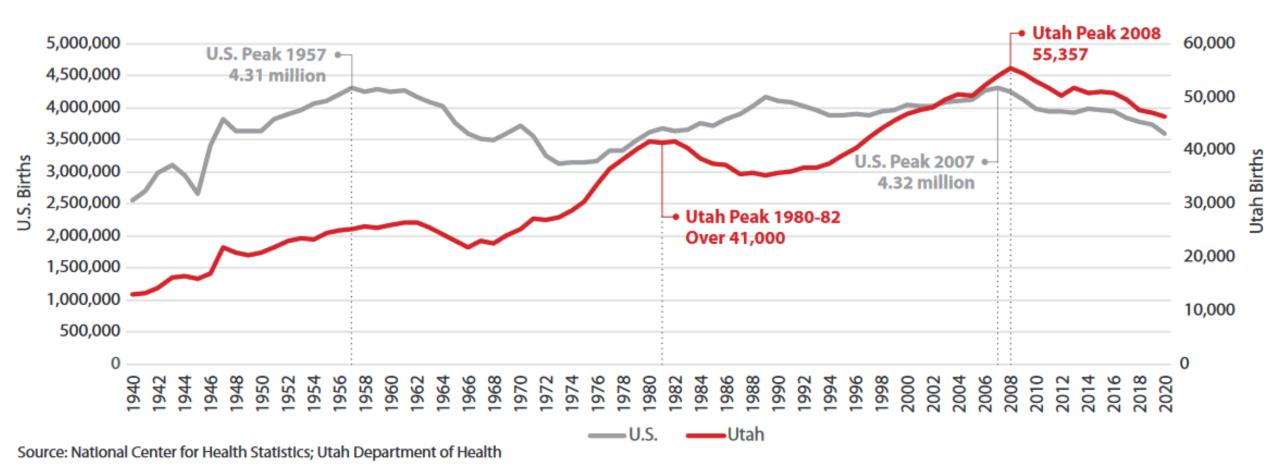
Kem C. Gardner Policy Institute

Changes to age structure are projected to continue

Utah Population Pyramid, 2020 and 2060



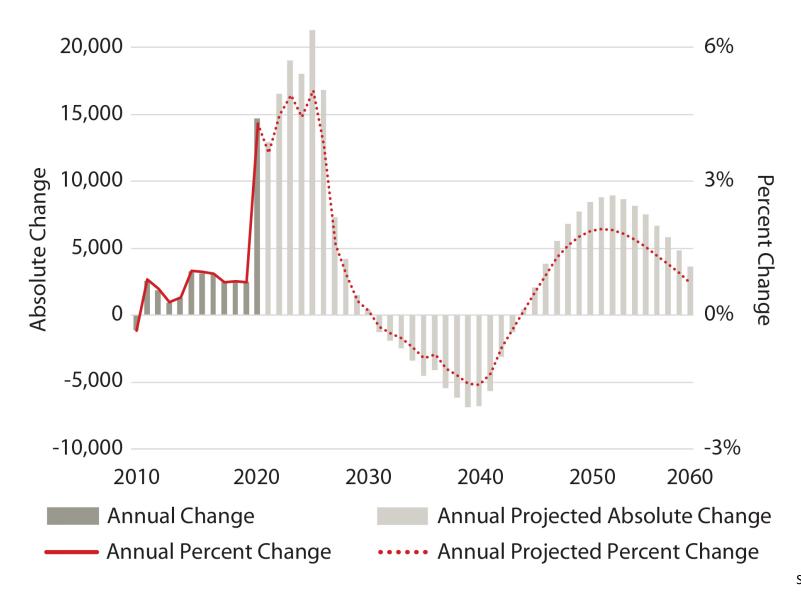
Resulting in declining births nationally and in Utah since 2008



Note: The Replacement Level is the fertility level at which the current population is replaced.

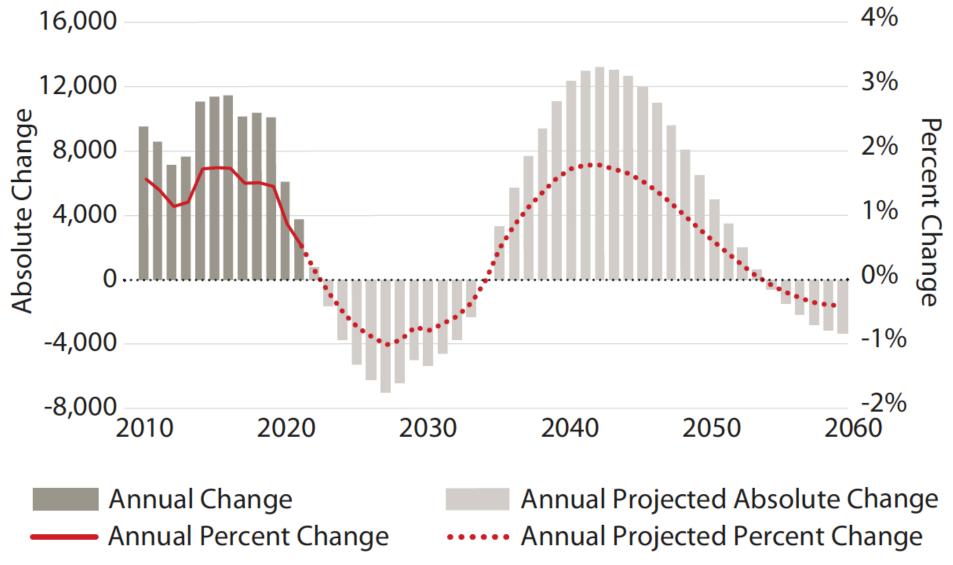
Source: National Center for Health Statistics

Utah College-Age Population Change, 2010-2060



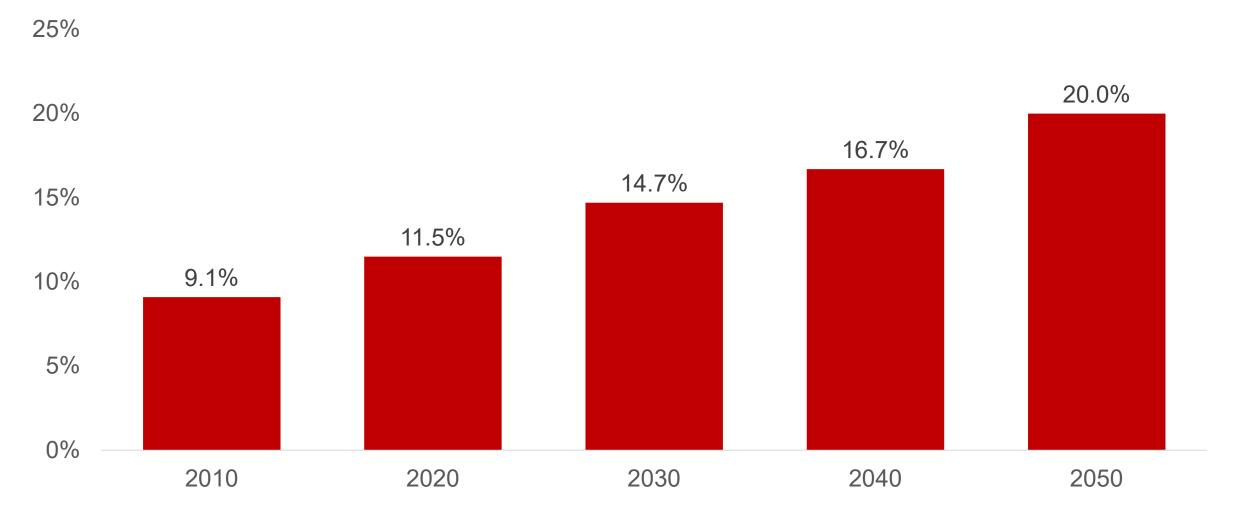
Source: Kem C. Gardner Policy Institute

Utah School-Age Population Change, 2010-2060



Source: Kem C. Gardner Policy Institute

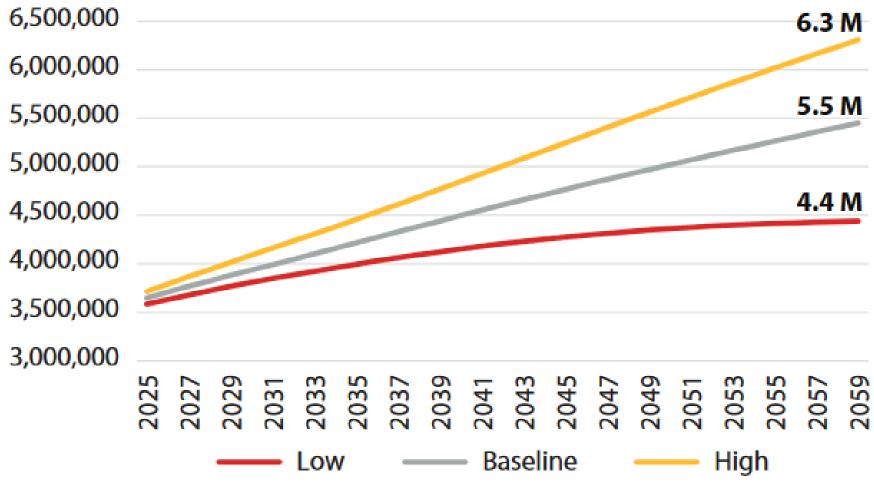
Utah Population 65+ and Over



Source: Kem C. Gardner Policy

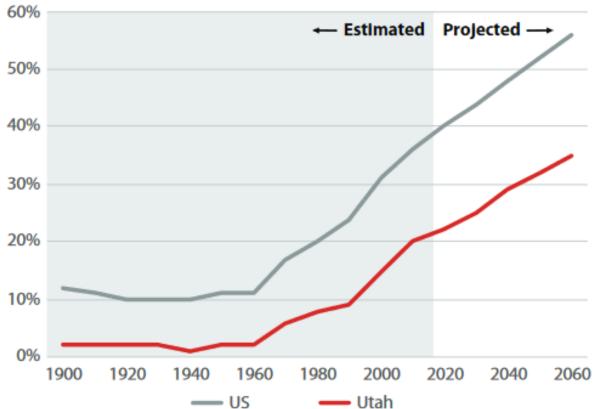
Our choices determine what the future Utah looks like

Utah Population by Scenario, 2025-2060

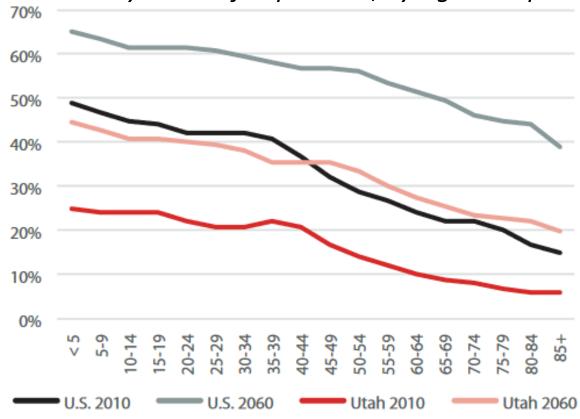


Racial and ethnic diversification is expected to continue, driven by younger population

Minority Share of Population, 1900-2060







Source: Kem C. Gardner Policy Institute

Ogden-Layton RGC TAC

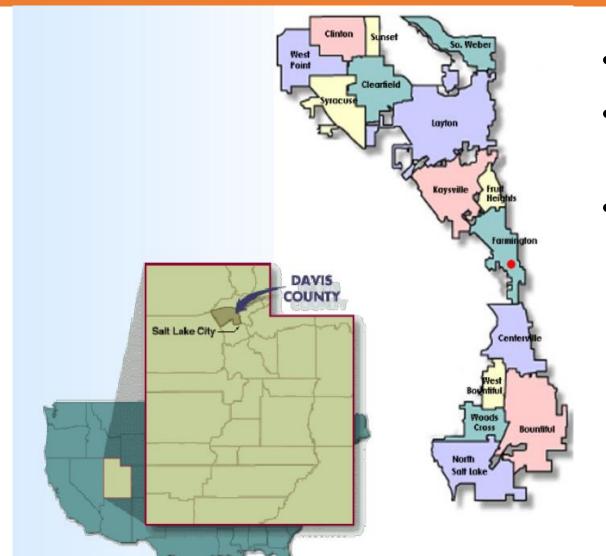
Growth and the West Davis Corridor Market Study

September 13, 2023



Davis County





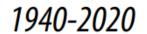
- 15 incorporated cities
- 634 Sq Miles (299 Land Area)
- Utah's smallest county by land area, but 3rd largest by population.

Growth

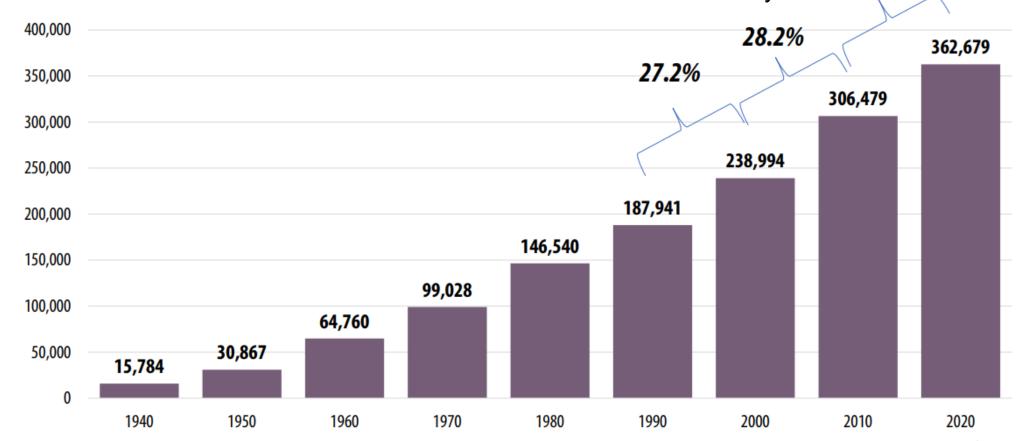
Population



Growth of Population in Davis County







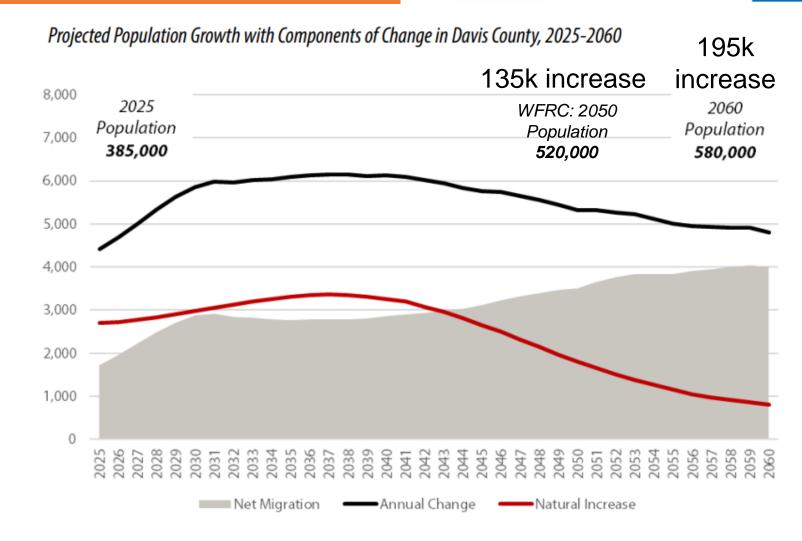
Source: U.S. Census Bureau, Decennial Census

Projected Population Growth



Natural increase is projected to be the primary driver of growth until the mid 2040s.

Continued employment growth drives net migration becoming a more significant contributor.

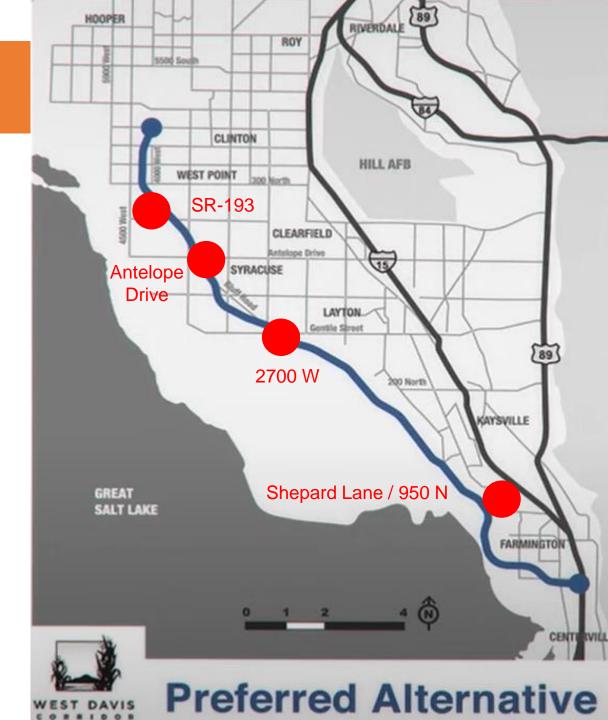


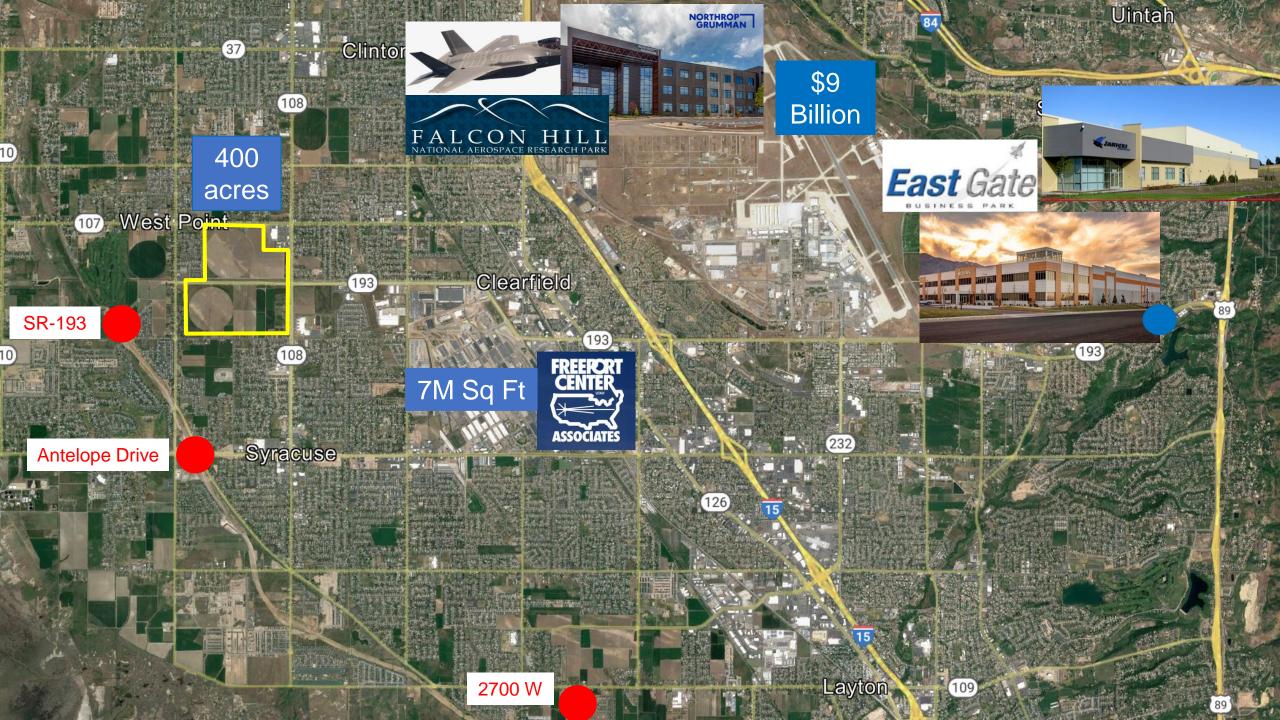
4

		Percent of Available Open	
City	Open Land (acres)	Land in County	Clinton Sunset South Webe
West Point	1,895	15.7%	Wast Point Wast Point
Layton	1,615	13.4%	Clearfield
Syracuse	1,110	9.2%	Syrecus
Farmington	819	6.8%	
Kaysville	695	5.8%	
South Weber	582	4.8%	Raysville Fruit Heights
Clinton	564	4.7%	
Woods Cross	509	4.2%	Great Salt Lake Farmington Forest Service
Centerville	415	3.4%	
West Bountiful	384	3.2%	
Clearfield	314	2.6%	Centerville
North Salt Lake	272	2.3%	West Boun Itul
Bountiful	159	1.3%	
Fruit Heights	73	0.6%	Bountiful
Sunset	6	0.0%	North Salt Lake
Totals	9,412	77.9%	
Unincorporated Davis County	2,665	22.1%	

West Davis Corridor

- 14 mile, 4-lane
- Glovers Lane in Farmington to S.R.
 193 in West Point
- 6 interchanges
- 12 miles of trail
- West Davis Corridor Interchange Market Study
 - Partners: West Point, Syracuse, Layton, Kaysville, Farmington, Davis County





SR-193

Job Center, Retail & Residential

• Industrial/Flex: 2.2m ft²

• Retail: 503k ft²

• Office: 381k ft²

• Residential: 2,404





Antelope Drive

Regional & Neighborhood retail

• Retail: 855k ft²

 Accommodation / Arts: 125k ft²

• Office: 69k ft²

• Residential: 511



Layton – 2700 W

Business Park

• Office & Flex: 3.3m ft²

• Retail: 95k ft²

• Residential: 414





Build Out:

• Office: 2.4m ft²

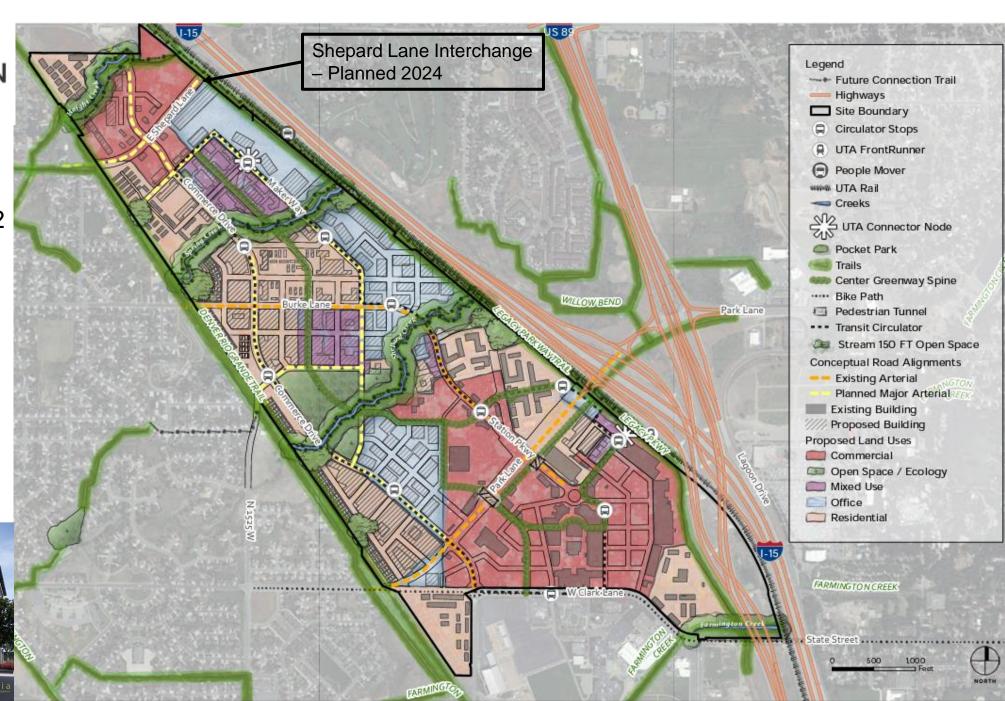
• Retail: 542k ft²

• MF: 3,700

• TH: 709

• Pop: 15,000





West Davis Corridor – Projected Impact



Building Type	Sq. Ft. or Unit	Build Out Taxable Value*	Potential Jobs / Residents
Retail	1,720,000	\$353,000,000	2,900
Office	3,060,000	\$634,000,000	16,200
Industrial/Flex	5,880,000	\$731,000,000	4,400
Residential	8,700	\$1,885,000,000	30,850
Total		\$3,603,000,000	

23,500 jobs

Construction absorption: 2023-2043

Community & Economic Development



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