

RESOLUTION R2023-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REGARDING THE STATION AREA PLAN REQUIREMENTS FOR THE UTA TRAX 4800 W OLD BINGHAM HWY STATION.

WHEREAS, Utah Code Section 10-9a-403.1, requires the South Jordan City Council (the “City Council”) to review and approve a Station Area Plan (“SAP”) as an element of the City of South Jordan’s (the “City”) General Plan for any area of the City that is located within one-half mile of an existing or future fixed-guideway public transit station; and

WHEREAS, the SAP requirement of Utah Code Section 10-9a-403.1 is considered satisfied if the City Council adopts a resolution describing any existing conditions that make satisfying a portion or all of the SAP objectives impracticable, prior actions the City took that substantially promote the SAP objectives if those actions remain relevant and meaningful for achieving the SAP objectives, or a combination of impracticable conditions and the City’s prior actions; and

WHEREAS, City Staff identified the station area in the City for the Utah Transit Authority TRAX 4800 W Old Bingham Hwy Station as satisfying the SAP requirements because of impracticable conditions and the City’s prior actions in the station area, as fully described in the attached Exhibit 1.

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

SECTION 1. Adoption. The City Council hereby approves this Resolution describing in Exhibit 1, for the TRAX 4800 West Old Bingham Highway Station, the conditions that exist to make satisfying a portion or all the SAP requirements impracticable, and prior actions the City took that substantially promote certain SAP objectives and remain relevant and meaningful for achieving the SAP objectives, and forwards it to the Wasatch Front Regional Council for its review and certification.

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

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

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
 ON THIS 2 DAY OF May, 2023 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris	<u>X</u>	___	___	___
Bradley Marlor	<u>X</u>	___	___	___
Donald Shelton	<u>X</u>	___	___	___
Tamara Zander	<u>X</u>	___	___	___
Jason McGuire	<u>X</u>	___	___	___

Mayor: *Dawn R. Ramsey*
 Dawn R. Ramsey

Attest: *Anna Crookston*
 City Recorder

Approved as to form:

Ryan W. Loose
 Ryan W. Loose (Apr 28, 2023 07:03 MDT)
 Office of the City Attorney



EXHIBIT 1

(Station Area Plan Impracticability and Prior Actions Review
UTA TRAX 4800 W Old Bingham Hwy)

Station Area Plan Impracticability and Prior Action Review

UTA TRAX 4800 W OLD BINGHAM HWY STATION

April 2023

The purpose of this review is to demonstrate that the Station Area Plan (“SAP”) requirement is satisfied based on impracticability and prior action for the area of the City of South Jordan (“City”) that is located within one-half mile of the Utah Transit Authority TRAX 4800 W Old Bingham Hwy Station (“Station” and “Station Area”), which is located in the City of West Jordan (“West Jordan”).

Station Area Plan Requirement Summary

SAPs are comprehensive documents drafted to promote the following objectives within a one-half mile radius of public transit stations (rail or bus rapid transit): “(i) increasing the availability and affordability of housing, including moderate income housing; (ii) promoting sustainable environmental conditions; (iii) enhancing access to opportunities; and (iv) increasing transportation choices and connections.”¹ With the passage of Utah House Bill 462 (Housing Affordability Amendments) in 2022, cities that have land within a ½ mile radius of a fixed-guideway public transit station are now required to develop and update SAPs in accordance with their general plan and zoning.

The SAP requirements are satisfied if a city determines that conditions exist that make satisfying a portion or all of the SAP requirements impracticable. These conditions include “existing development, entitlements, land ownership, land uses that make opportunities for new development and long-term redevelopment infeasible, environmental limitations, market readiness, development impediment conditions, or other similar conditions. . . .”²

The SAP requirements are also satisfied if a city has taken actions prior to June 1, 2022, that substantially promote the SAP objectives and the city “can demonstrate that [those actions] are still relevant to making meaningful progress towards achieving those objectives. . . .”³

Station Area Existing Conditions

The Station is located in the City of West Jordan (“West Jordan”) east of 4800 West parallel to Old Bingham Highway, and has vehicle access from Old Bingham Highway. The Station Area includes property primarily located within West Jordan, with less than 40% of the overall station area located in the City. City staff has been in contact with West Jordan and is available to assist West Jordan with its SAP planning efforts related to the station area that is in West Jordan.

The Station Area is built out with single-family neighborhoods, part of a residential condominium community, a small portion of Glenmoor Golf Club, Bingham Creek Trail and

¹ Utah State Code § 10-9a-403.1(7)(a).

² Utah State Code § 10-9a-403.1(2)(b)(ii)(A).

³ Utah State Code § 10-9a-403.1(2)(b)(i)(A).

a 4.5-acre City park. The City, in partnership with Salt Lake County, is also overseeing the construction of the new 160-acre Bingham Creek Regional Park that is located just south of the Station Area. The South Jordan City Council (“City Council”) rezoned this park property in 2021 to facilitate the development of the park. When completed, the Bingham Creek Regional Park will connect to the Bingham Creek Trail, which runs diagonally across the southern portion of the Station Area and provides active transportation access in the area.



4800 West is a minor collector and is the main road through the Station Area. The City built the existing 4800 West several years after the Station opened in 2011, by connecting

and improving two dead-end sections of 4800 West. This major road project connected Old Bingham Highway and the Station to 10200 South and the quickly developing area beyond. It also included an underpass in anticipation that the Bingham Creek Trail would continue west of 4800 West. Today it is a fully improved road with existing sidewalks and bike lanes⁴ on both sides of the road. Multiple roads connect the neighborhoods in the Station Area to 4800 West, which intersects in West Jordan with Old Bingham Highway and the Station, and then continues north through West Jordan.

Impracticability and Prior Action Analysis

The SAP requirements for the Station Area are satisfied through a combination of prior actions and existing conditions that make satisfying certain requirements impracticable. These conditions and related information are listed below according to each SAP objective outlined in Utah State Code.

Increasing the availability and affordability of housing, including moderate income housing (Utah State Code § 10-9a-403.1(7)(a)(i)):

- **IMPRACTICABILITY:** Before the Station opened in 2011, the Station Area was built out with single-family subdivisions and a portion of a residential condominium community. These neighborhoods existed a decade or more before the Station opened. In general, unless there is widespread blight, single-family neighborhoods are highly unlikely to redevelop on a broad scale. The City expects these residential neighborhoods to remain for many decades and that individual homeowners will continue to maintain their homes and invest in improvements to the existing homes. It is therefore unlikely there will be opportunities for new development and long-term redevelopment is infeasible.
- **PRIOR ACTION:** In 2012, the City Council passed an ordinance permitting internal accessory dwelling units (“ADUs”) throughout most of the City’s single-family zones.⁵ The City Council has updated this ordinance several times, including in 2020⁶ and 2021⁷ in direct response to new state legislative mandates regarding ADUs. Homes in the single-family neighborhoods in the Station Area are located in a zone that has allowed internal ADUs since 2012. The City expects that homeowners will continue to maintain existing ADUs and build new ADUs throughout the Station Area. As outlined in the City’s Moderate Income Housing Plan (“MIH Plan”), the City is continuing to assess and improve its existing ADU regulations. Any changes to the City’s ADU regulations will have a continuing effect on the housing conditions in the Station Area.

⁴ The bike lanes end at the City’s border with West Jordan.

⁵ See Ord. 2010-09.

⁶ See Ord. 2020-10.

⁷ See Ord. 2021.16.

- **PRIOR ACTION:** The City has a down payment assistance program, and it has provided funding to community partners that support home repairs and rental assistance for low- and moderate-income households. These programs are part of the MIH Plan and are available for residents to use on homes, both single-family and condominium, in the Station Area.

Promoting sustainable environmental conditions (Utah State Code § 10-9a-403.1(7)(a)(ii)):

- **PRIOR ACTION:** The City has worked hard to create and preserve the existing open space in the Station Area because the variety of existing open spaces provide necessary opportunities for active transportation, recreation, and connection to nature and other area amenities.
- **IMPRACTICABILITY:** Development of the Bingham Creek corridor in the Station Area as something other than a trail and open space is impracticable, undesirable and not wise because the natural creek corridor serves as a regional storm drain facility. Not only is the creek a crucial facility for storm water management in the area, removing the creek would have broader negative environmental impacts in the Station Area.
- **PRIOR ACTION:** In 2021, the City Council updated its existing water efficiency standards to better promote conserving water resources by encouraging and requiring more water efficiency inside and outside homes, businesses and other buildings.⁸ The City also encourages efficient water use by providing water conserving rebate programs and by posting related information on the City's website.⁹ The water-saving rebates are available to households in the Station Area, and the Station Area is subject to the water efficiency standards.

Enhancing access to opportunities (Utah State Code § 10-9a-403.1(7)(a)(iii)):

- **PRIOR ACTION:** Because large-scale redevelopment is both impracticable and unlikely in the Station Area, the City makes efforts to inform residents of programs available to them that enhance their access to opportunities. For example, each year the City sends a postcard that outlines housing related services and programs to each household in roughly the eastern half of the Station Area, which qualifies as a low- and moderate-income area according to the U.S. Department of Housing and Urban Development's definitions.
- **PRIOR ACTION:** Although not in the Station Area, the City's investment in the Bingham Creek Regional Park, and its connection to 4800 West and the Bingham Creek Trail, which are in the Station Area, improves access to a variety of recreation opportunities in and out of the Station Area. These connections also provide

⁸ See Ord. 2021-09.

⁹ See sjc.utah.gov/531/Water-Smart-SoJo.

convenient and safe access to the existing and future employment opportunities, educational opportunities, and mixed-use developments located south and southwest of the Bingham Creek Regional Park in the Daybreak Community.

- **PRIOR ACTION:** On October 5, 2021, the City Council approved a license agreement with Google Fiber allowing it to use City rights-of-way to install fiber broadband throughout the City.¹⁰ Construction of Google Fiber is underway and is already expanding access to broadband in the Station Area.¹¹

Increasing transportation choices and connections (Utah State Code § 10-9a-403.1(7)(a)(ii)):

- **PRIOR ACTION:** 4800 West is a fully improved road with sidewalks and bike lanes that provides convenient bike, pedestrian and vehicle access to the Station. Five residential streets intersect with 4800 West in the Station Area and connect the nearby neighborhoods to the Station. Because of the design of these built-out neighborhoods, there are no practical opportunities for providing new road connections to 4800 West and the Station.
- **PRIOR ACTION:** The City Council adopted the City's Transportation Master Plan in 2019.¹² The Transportation Master Plan provides guidance for future investment in the City's transportation infrastructure, including in the Station Area, and aligns with the Wasatch Front Regional Council's Regional Transportation Plan. The Transportation Master Plan also includes a section on active transportation and efforts the City can take to improve active transportation in the Station Area.
- **PRIOR ACTION:** To compliment the City's Transportation Master Plan, the City has a more detailed Active Transportation Plan¹³ based on a study that the City conducted jointly with West Jordan. This plan took a detailed look at the City's bicycle and pedestrian facilities, and provides a groundwork for enhancing active transportation facilities and opportunities throughout the City, including in the Station Area. The Active Transportation Plan identified critical projects throughout the City that would improve active transportation opportunities. One project currently underway that the plan identified that will affect the Station Area, and connects to work already completed in the Station Area, is a paved multi-use trail that will extend Bingham

¹⁰ See R2021-29.

¹¹ See sjc.utah.gov/537/Google-Fiber for a map of construction Google Fiber's progress in the Station Area.

¹² Found at sjc.utah.gov/DocumentCenter/View/806/Appendix-B---South-Jordan-Transportation-Master-Plan-September-2019-PDF.

¹³ Found at [www.sjc.utah.gov/DocumentCenter/View/2969/Active-Transportation-Plan#:~:text=The%20Active%20Transportation%20\(AT\)%20Plan,trail%20and%20bike%20lane%20projects](http://www.sjc.utah.gov/DocumentCenter/View/2969/Active-Transportation-Plan#:~:text=The%20Active%20Transportation%20(AT)%20Plan,trail%20and%20bike%20lane%20projects).

Creek Trail from the west side of 4800 West, through the Bingham Creek Regional Park and to the City's western boundary.¹⁴

- The City's Master Transportation Plan and Active Transportation Plan are both important documents that help the City holistically manage and ensure reliable traffic conditions in the Station Area, and in the surrounding areas that have direct impact on the Station Area. Because the City is rapidly growing, the City regularly updates these plans to ensure alignment with regional plans.
- **PRIOR ACTION:** For years, the City has been systematically retrofitting existing sidewalks with ADA compliant ramps throughout the City, including in the Station Area. This continued investment provides improved transportation choices and connections throughout the Station Area. The City has already improved many intersections in the Station Area and has identified additional intersections that the City will improve with ADA compliant ramps as this effort continues.

¹⁴ This project is a collaboration between the City and the developers of Daybreak, and the County will fund its construction. Preliminary design work by Daybreak is ongoing and is currently in draft form.