



Appendix D

Existing Conditions

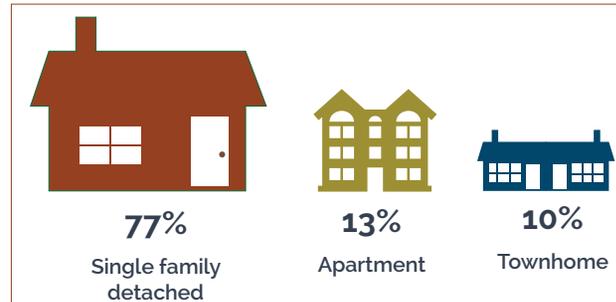
WHERE WE LIVE

Quick Facts

Maintaining a diversified housing stock is integral to any city's livability. Available homes must be suitable for all life stages and lifestyles in order to attract and keep young adults who progress through creating and raising families, downsizing, and transitioning to assisted living facilities. South Jordan has many traditional neighborhoods and an abundance of apartments and multifamily options.

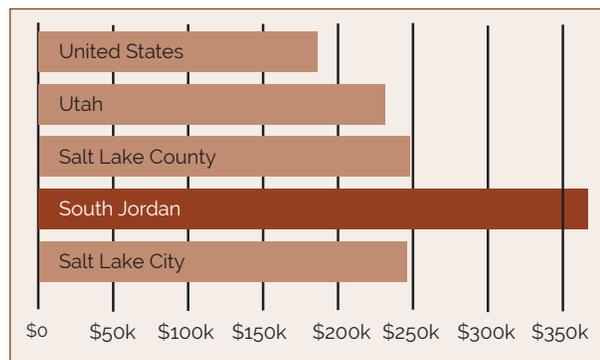
OVERVIEW

Ownership and Housing Type. Within a suburban context, homeownership is often correlated with traditional housing structures, as the majority of owner-occupied units are single-family houses rather than multifamily buildings. The graphic to the right shows the percentage of South Jordan housing units that are single-family homes. The percentage of single-family structures mirrors the homeownership rates shown below.



Median Housing Value. Median household value South Jordan has seen an overall increase. The average home value is well above the Salt Lake County average at 363,300. While the percent of homes that are valued under \$200,000 are decreasing, the percent of homes valued above \$200,000 are increasing.

2016 Median Housing Value



Housing Affordability. The average cost of rent for a two bedroom apartment in the Salt Lake County requires the occupant to make \$41,400 per year or have 2.7 full-time, minimum wage, jobs supporting housing costs, South Jordan is no exception to this statistic, 40% of renters are "cost burdened, meaning they pay more than 30% of their monthly income towards housing



LOOKING TO THE FUTURE...

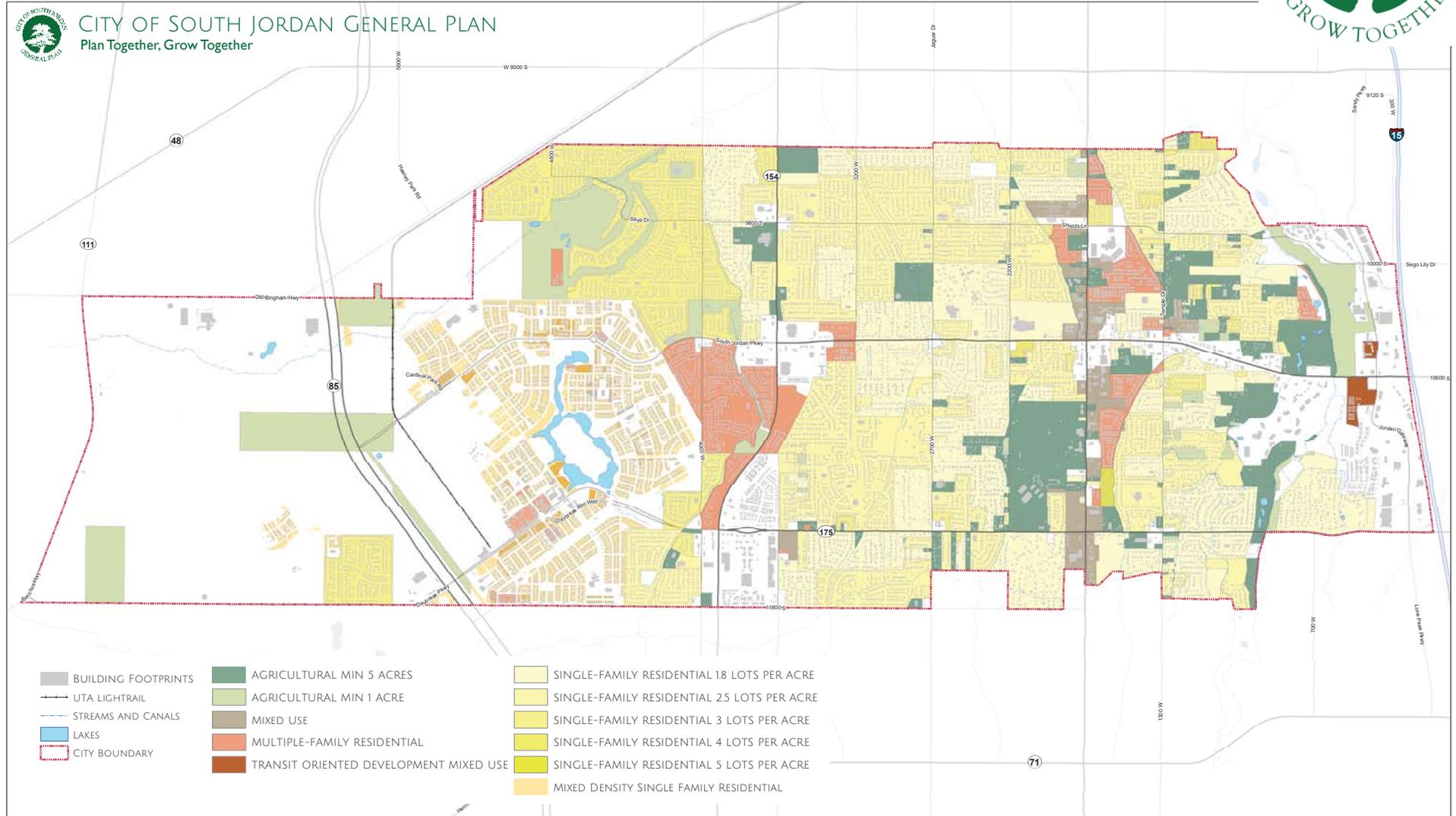
How can we achieve housing affordability in South Jordan?

As the population in Salt Lake County increases, home prices are rising dramatically. One of the greatest challenges many cities in Salt Lake County face is housing affordability. The average cost of rent for a two bedroom apartment in the County is \$1,015 per month. In South Jordan, the average cost of rent for a two bedroom apartment is even higher, at \$1,405.

Moving forward, South Jordan should consider the following questions:

- How do we provide attainable housing for the workforce the city attracts?
- Are our higher density communities more affordable than our low density communities?
- Should steps be taken to maintain property values while we address affordable housing?

HOUSING



This map shows current zoning in the City of South Jordan, it may not be consistent with the current use or intended future land use



HOW WE GROW

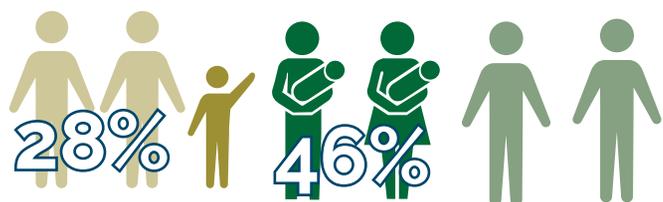
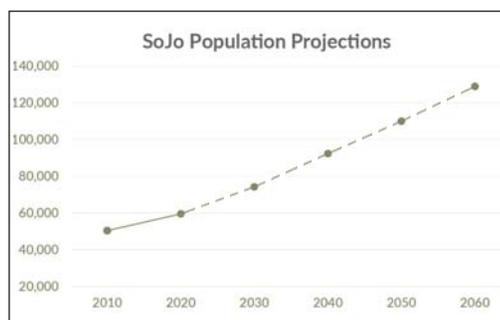
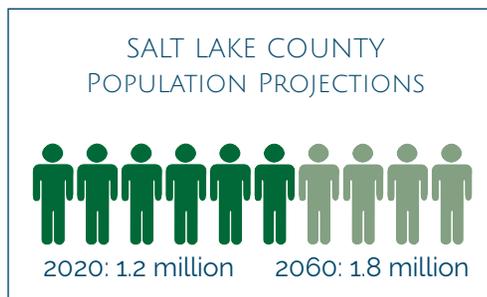
Quick Facts

As South Jordan grows and adds residents, the community needs to decide how it can capitalize on growth. In general, land uses and community design should be efficient and sustainable; support a multi-modal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. The General Plan and future land use map are the primary tools South Jordan uses to influence community growth, and this update will evaluate what changes need to be made to ensure the community grows the way it desires.

OVERVIEW

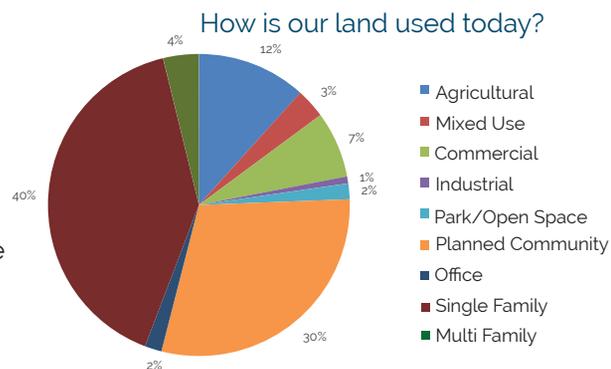
Growth. South Jordan is growing rapidly, along with the rest of the state. From 1990 to 2010, South Jordan's population tripled in size, growing by about 38,000 residents. By 2060, its population is projected to be around 130,000.

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



Of SoJo residents are under the age of 15

of South Jordan households have children under the age of 18



LOOKING TO THE FUTURE...

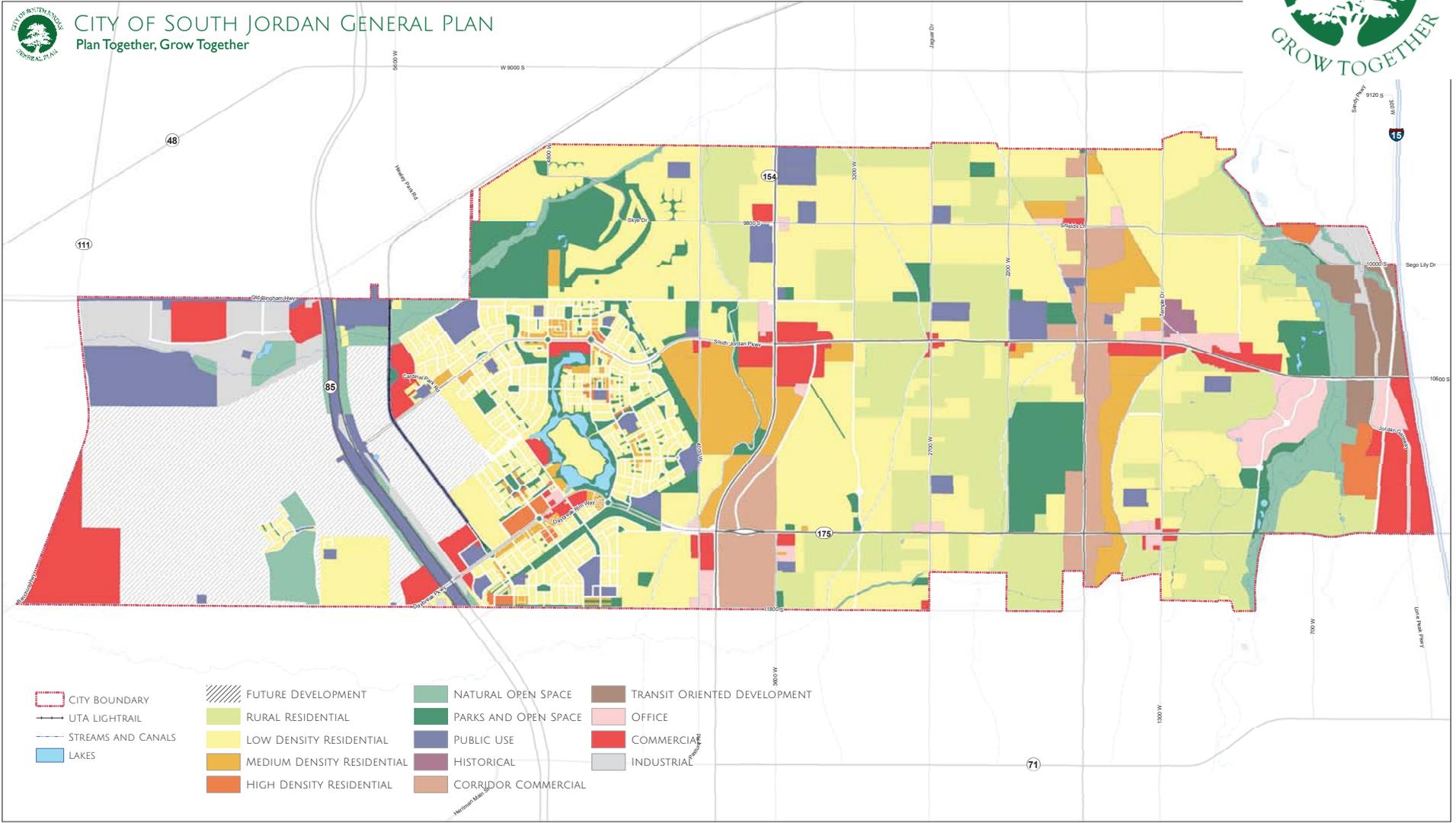
How can we pro-actively address the needs of our changing population? Where and how should we grow?

Accommodating as many as 30,000 new residents by 2060 will require careful consideration and planning about where and how future growth occurs. Future growth will likely continue to occur on the west side of the city, because much of that land is still undeveloped.

Moving forward, South Jordan should consider the following questions:

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

CURRENT FUTURE LAND USE PLAN



WHERE WE WORK AND SHOP

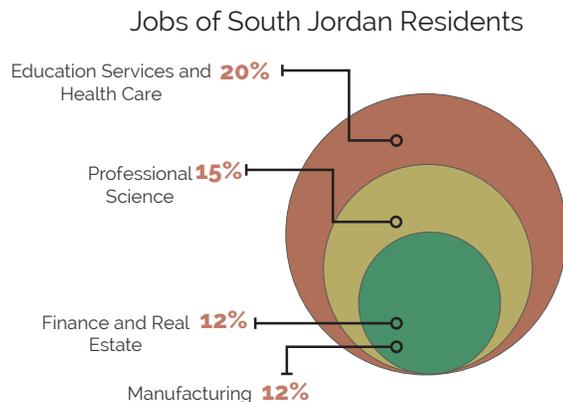
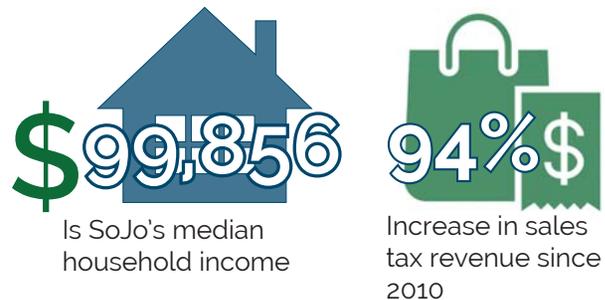
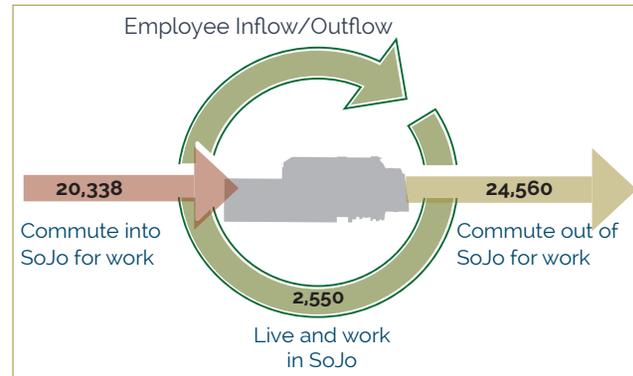
Quick Facts

South Jordan's economic development programs promote a thriving employment mix, appropriate jobs/housing balance, and revenue streams that support community development and investment. Establishing the proper canvas for economic growth and development is one of the city's key functions, and translates into opportunities to make South Jordan more vibrant and stable with each succeeding generation.

OVERVIEW

Jobs in SoJo. South Jordan provides a total of 22,888 jobs within the city. Of those jobs, the most common industry for South Jordan employees is manufacturing at 15%. The next largest industry sector in South Jordan is professional, scientific, and technical services at 12%.

Jobs of SoJo Residents. There are roughly 27,110 total jobs held by South Jordan residents. Of those jobs, the largest industry sector for employment is retail and wholesale trade at 14.6%. Following behind this is educational services and health care, both at 10%.



Employment Inflow/Outflow Gap. There are more people living in South Jordan and commuting out for work than there are that commute in or stay in South Jordan to work. This is an indicator that the jobs that South Jordan provides may not match the skill set of its residents. Another possibility is that the jobs South Jordan provides do not provide the wages needed to live here.

LOOKING TO THE FUTURE...

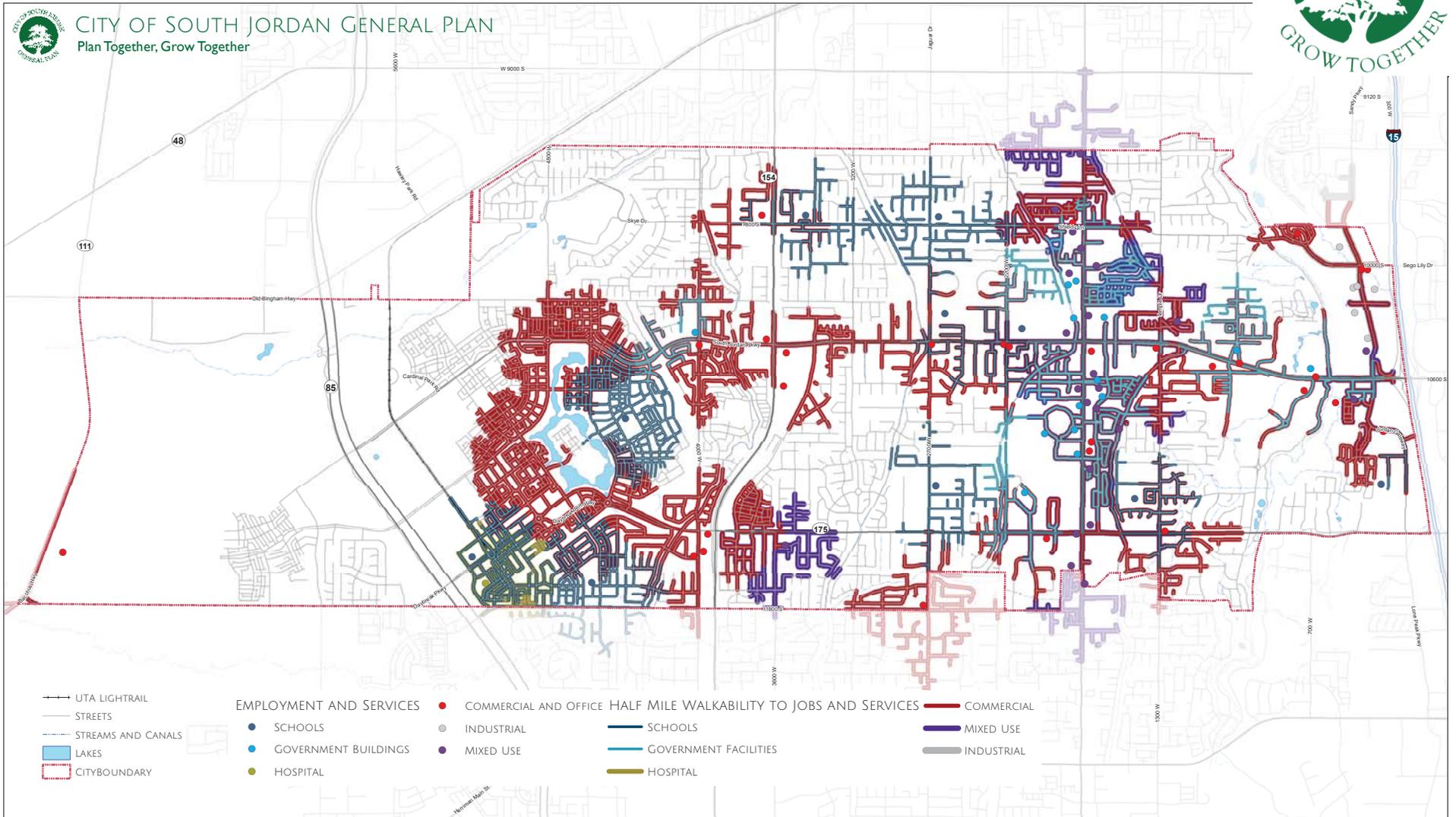
How can we promote continued growth and diversification of our economy?

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

Moving forward, South Jordan should consider the following questions:

- How well does the City's current supply of commercial, retail, and industrial space align with the needs of existing employers looking to expand and new companies seeking to relocate to South Jordan?
- What types of businesses should the City be looking to attract and does South Jordan's workforce meet the needs of those businesses?
- How can the City work to leverage its many unique assets, such as the undeveloped land around Mountain View Corridor?
- How can the City attract the businesses to accompany residents' skill-set?

EMPLOYMENT AND SERVICES



HOW WE MOVE

Quick Facts

Transportation networks support the daily lives of every citizen in South Jordan. The most important aspect of the transportation system is the connection it provides to important community centers and services. This includes providing access to the area in which residents work, live, and play. The existing transportation system connects residences, with employment areas, commercial businesses, schools and parks. The transportation system is critical in providing a high quality of life.

OVERVIEW

Transportation Methods.

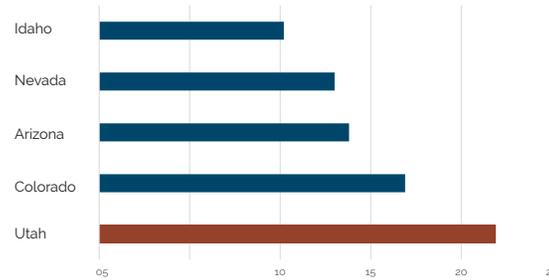
From 2010 to 2017 South Jordan residents have started driving less and instead, they are carpooling, walking, biking, and taking public transit. This does not follow the statewide trends which show increasing use of single occupancy vehicles.

Walk-a-bil-ity

(noun)
The extent to which developed areas are friendly to presence of people living, shopping, visiting and spending time in the area. Scores are out of 100.



Annual CO2 Emissions Per Capita (in metric tons)



Transportation Routes. Salt lake County traffic has historically flowed north and south along the I-15 corridor with minimal east west traffic. As development in the Salt Lake Valley spreads further towards the mountains on the east and west ends of the valley, new infrastructure going these directions has been and will continue to be, a big discussion.

LOOKING TO THE FUTURE...

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

South Jordan sits in a prime location in the Salt Lake Valley. The connection regionally and locally from north to south flows smoothly, mostly along Bangerter Highway and Interstate 15. The problem lies in the east to west traffic flow. The major east west corridors are South Jordan Parkway and 11400 south.

Moving forward, South Jordan should consider the following questions:

- How can we improve east to west connection?
- Where can we implement more efficient public transportation routes?
- How can the City's infrastructure be built to accomodate east to west travelers as the west side of South Jordan becomes more developed?
- How can we maximize the benefits of Mountain View Corridor as a major north south connection?



minutes is the average commute time for SoJo residents

Drive Alone



2000 | 2017
81% | 76%

-5% Change

Carpool



2000 | 2017
7% | 10%

+3% Change

Walk or Bike



2000 | 2017
1% | 2%

+1% Change

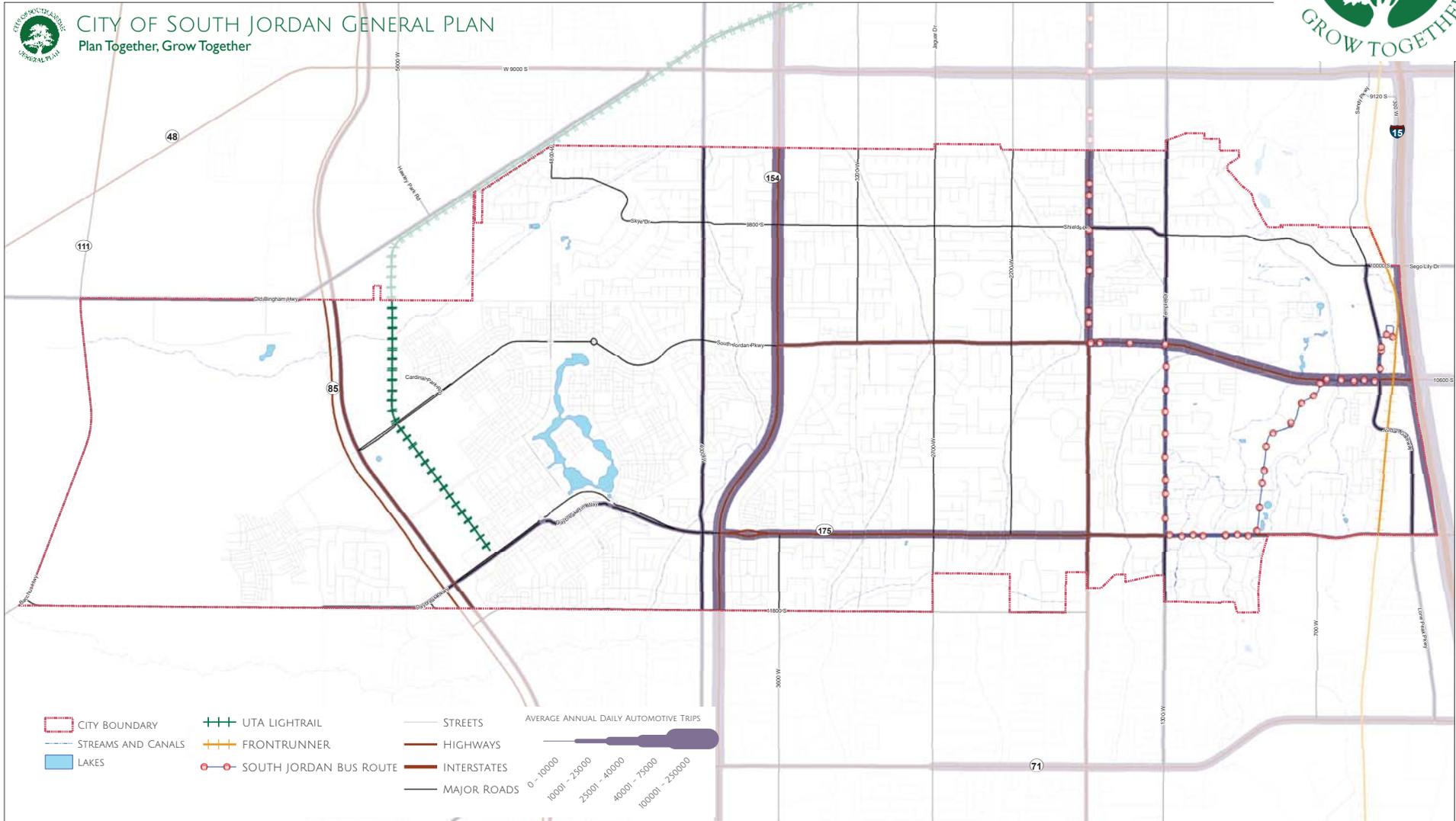
Public Transit



2000 | 2017
2.5% | 3%

+0.5% Change

TRANSPORTATION



HOW WE PLAY

Quick Facts

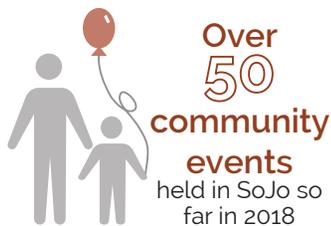
South Jordan has great access to a network of parks, trails, open space, and recreational facilities, including the Jordan River Parkway. In addition, South Jordan is home to dozens of community events and activities throughout the year that highlight the City's love of the outdoor, family values, unique local businesses, and sense of place. These amenities and programs foster community and contribute to the quality of life so many residents value.

OVERVIEW

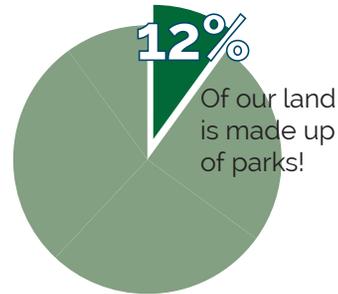
Our Events. South Jordan is a city well known for its amazing parks and events. Every year, events like Summer Fest and the outdoor concert series draw participants from all over the valley! These community events are a great way to celebrate life in South Jordan, provide entertainment for people of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



Major ski resorts are easily accessible from South Jordan



62%
Of our public parks have playgrounds!



Our Parks. South Jordan has amazing access to world renowned mountain resorts with four of them right on the east side of I-15 and all under an hour away. This proximity to outdoor recreation carries over and creates an adventurous, outdoor loving lifestyle for many residents in South Jordan. The city has over 230 acres of established and managed public parks and over 500 acres of park space overall. Out of these parks, 62% of them have playgrounds!. Many other parks include pavilions, sports fields, grills, and other amenities.

Access to Parks. Roughly 2/3^{ds} of households in South Jordan have walkable access to parks. This means they can walk 1/2 mile or less (without crossing a highway) on connected sidewalks to get to a nearby park or natural open space.



LOOKING TO THE FUTURE...

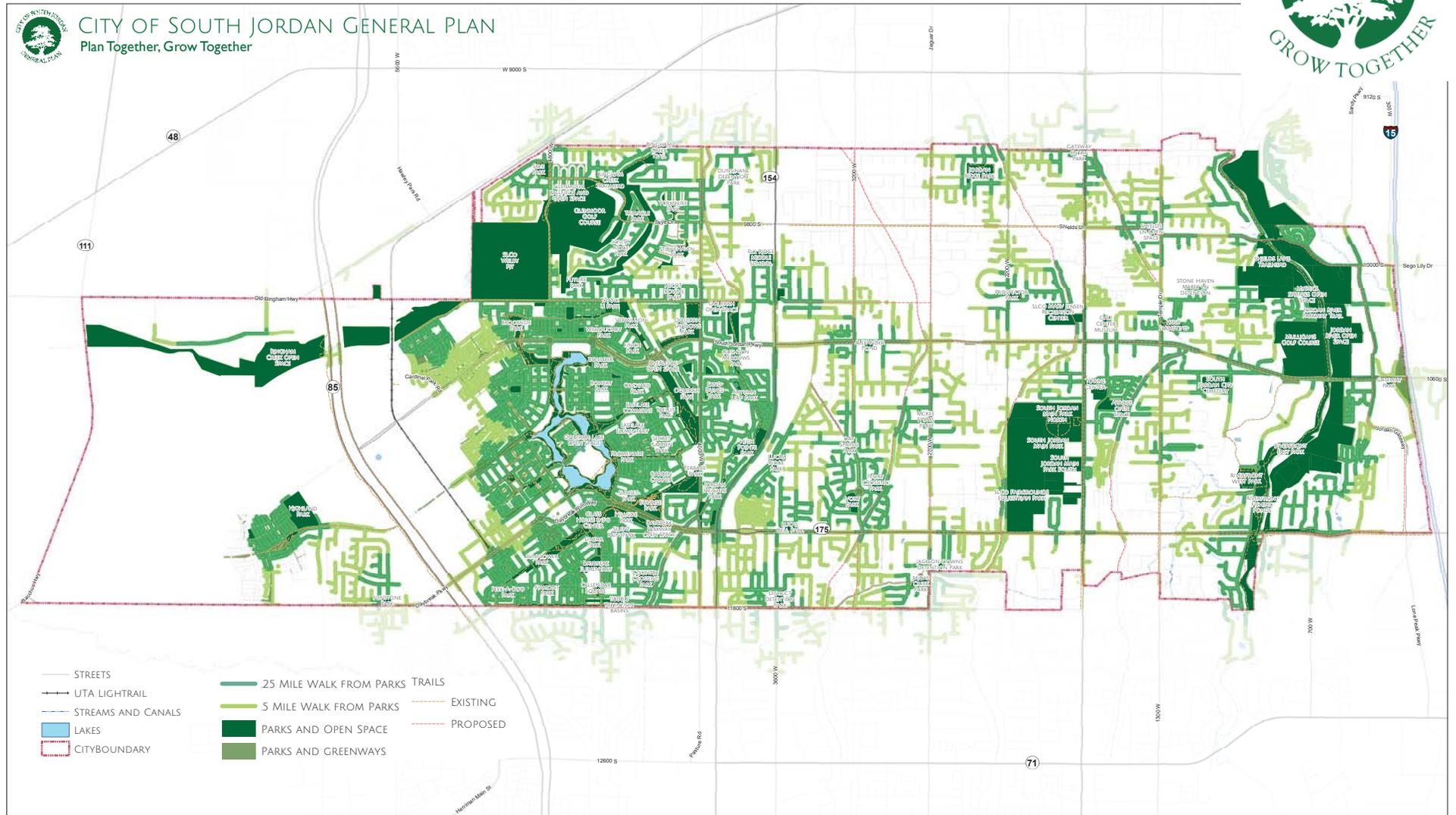
How can we protect and enhance the quality of life of existing and future residents?

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

Moving forward, South Jordan should consider the following questions:

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

PARK AND OPEN SPACE WALKABILITY



This map was created assuming people follow trails, sidewalks, and crosswalks, and do not cross major highways.

