

1984

John Call and Clark Jenkins v. City of West Jordan : Appellants' Addendum To Reply Brief

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IN THE SUPREME COURT OF THE STATE OF UTAH

JOHN CALL and CLARK JENKINS,)

Plaintiffs and Appellants,)

vs.)

CITY OF WEST JORDAN,)

Defendants and Respondents.)

ADDENDUM TO REPLY
BRIEF OF APPELLANT
AT PAGE 5, FOOTNOTE 1

No. 19186

APPELLANTS' ADDENDUM TO REPLY BRIEF

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Orisham Young



WEST JORDAN MASTER PLAN

673

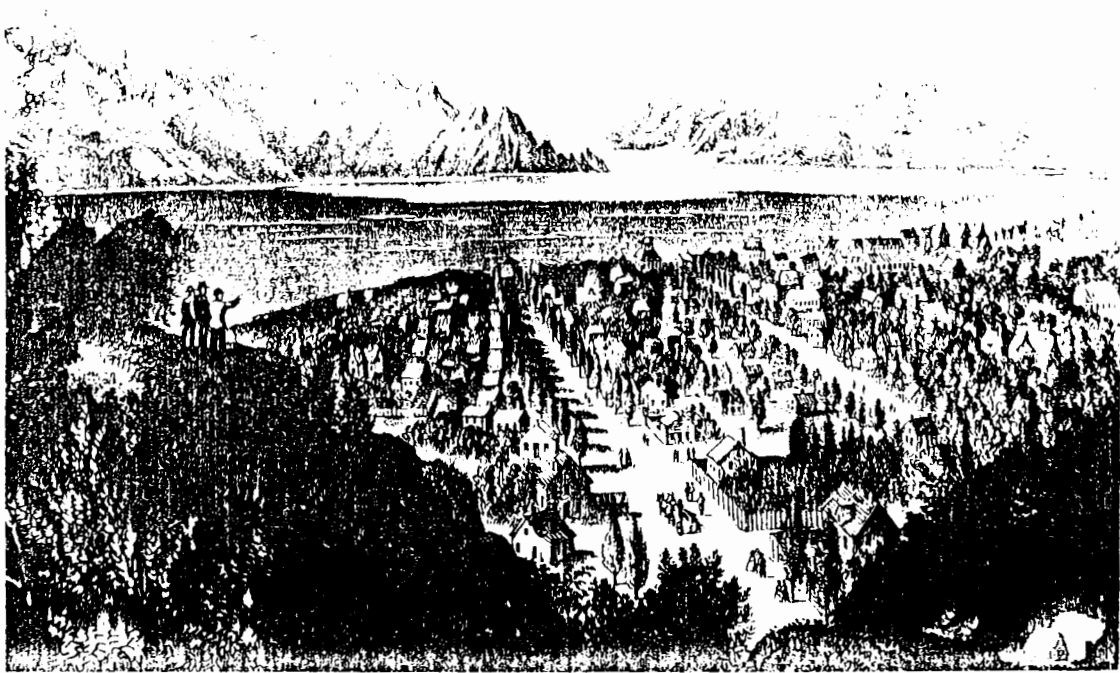
A SUMMARY REPORT
OF THE
WEST JORDAN CITY
COMPREHENSIVE
MASTER PLAN

1974

The initiative to produce this Master Plan originated in response to the local City officials' and community residents' desire to chart a logical growth course in West Jordan for the coming years. Under the mayoral administrations of Bruce G. Egbert and Junius H. Burton, countless hours of selfless effort by local citizens have gone into establishing the guidelines for this production. This summary document, derived from the mass of Information which supports it, is a tribute to the progressive City of West Jordan.

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AN ARTIST'S CONCEPTION OF EARLY SALT LAKE VALLEY

Courtesy Utah State Historical Society

PURPOSE OF THE MASTER PLAN

The key incentive for establishing a comprehensive plan is to determine a direction, from the advantage of a broad perspective, for coordinating development activities. The Master Plan of West Jordan is specifically designed to guide the decision making process for the future physical development of the City. When used effectively, the Plan will aid in the improvement of the community environment for the benefit of the present residential, commercial, industrial and agricultural interests as well as insure adequate development potential for the future.

Conceived in a period of growth, the Master Plan recognizes change and strives to direct it for the betterment of the community environment. Additionally, to anticipate a fluctuating demand on land needed for a variety of uses, a particular approach for insuring the effective-

ness of the Master Plan is dictated.

Since the proposals outlined herein are advisory rather than mandatory, these guidelines will be most effectively implemented through an informed public and the availability of the proper tools for use by community officials and administrators. These tools include modernized zoning and subdivision regulations, enforcement of building codes and proper inspection procedure.

The preservation and enhancement of the many amenities related to living in West Jordan can best be assured when consequences of development are considered in light of the guidance provided by this report. If that goal of insuring a determined environment is given its proper perspective in the value of progress then the planning process, of which the Master Plan is an organ, is meaningful.

BACKGROUND FOR PLANNING

POPULATION

The Wasatch Front Counties and particularly Salt Lake County have consistently absorbed the greatest share of the state population growth over recent years. The growth phenomenon in Salt Lake County is well represented in the West Jordan area. A comparison of the census population for West Jordan from 1950 to 1970 shows a net increase of 2,114 persons from a population of 2,107 to 4,221 or a growth of 100% in twenty years. From mid 1970 to mid 1973 however, over 1,400 permits were issued for construction of new dwelling units in the community. Most of the permits were for single family dwellings with the number of applicants showing an accelerating increase annually. While the number of building permits issued may show a differential lag of 6 months to a year in the actual number of new units built, it is estimated that the population of West Jordan by

mid 1973 was in excess of 10,000 persons and approaching 13,000 by mid 1974. This estimate includes the locating of over 400 mobile homes in mobile home parks or subdivisions.

The amazing growth of West Jordan, beginning early in 1970, leaves little precedence for establishing a definite pattern useful for projecting future population growth. The number of building permits issued and the number of water hook-ups made through the summer of 1973 and 1974 however, indicates a slowing of construction activity. Much of the slow-down can be attributed to present interest rates and the rising cost of building materials. Land prices in new residential areas have, in many instances doubled over the last five years, converting areas from agricultural production to residential use. With the incentive to sell land at prices consistent with urban use, an enlarged service

and utility capability, and improved transportation routes and means, it would seem that West Jordan should be programmed to anticipate a certain amount of the new growth projected for the Salt Lake Valley, to the extent that the area may become one of the major residential suburbs of the Salt Lake metropolitan area.

LAND USE

Based on actual conditions of land use in other parts of the county, 1,000 new residents in a community would require:

- 90 acres of residential land
- 13 acres of streets
- 20 acres of public land
- 3 acres of service industry
- 2 acres of retail stores

128 acres total

This would add 270 new families to the area, 200 pre-school children, 200 school children and 600 adults.

In 1972 the Utah State Highway Department had statistics compiled for use in projecting transportation in the Salt Lake Valley to the year 1995. The study utilized historic census characteristics as applied to specific local conditions. These statistics were assembled and projections formulated for land use, population, employment and other socio-economic data as applied to individual census tracts.

Tract 129 includes all of the boundary of West Jordan City plus about 1,850 acres of land outside the city limits. The actual area and land use characteristics are similar enough, however, to utilize the information as derived by the report with very little modification being necessary.

Accordingly, the following census statistics described census tract 129, indicating figures for 1970, 1972 and projections for 1995.

TABLE 1

CENSUS TRACT 129
SOCIO-ECONOMIC STATISTICS 1970

	<u>1970</u>	<u>1972</u>	<u>1995</u>
Population	6946	11286	18000
Dwelling Units	1715	2831	5000
Employment	1203	1155	3000
Cars	3656	5987	10471
Commercial Floor Area	547	682	13250
Residential Acres	680.9	956.0	1501.0
Commercial Acres	18.7	20.9	125.0
Industrial Acres	96.2	112.0	160.0
Transportation Acres	371.4	435.8	590.0
Institutional Acres	66.3	77.6	175.0
Utility Acres	89.1	88.6	130.0
Parks/Recreation Acres	241.5	241.7	340.0
Agricultural Acres	5448.0	5116.2	4167.4
Vacant Acres	574.9	538.2	398.6
TOTAL ACRES	7587.0	7587.0	7587.0

Source: An Analysis of Land Use.....1970 - 1995 - Brigham Young University

Comparatively, In 1973 the West Jordan City population was estimated by the Master Plan Consultant to be about 10,000 persons. At the same time, land use statistics as taken from the existing land use map indicated the follow-

ing use areas:

TABLE 2

WEST JORDAN 1973 LAND USE

Population	10,000
Residential Acres	
Single	913.6
Multiple	90.7
Mobile Homes	73.8
Commercial Acres	21.2
Industrial Acres	233.2
Communication Acres	3.4
Public Acres	63.6
Parks/Recreation Acres	201.8
Service Acres	51.7
Agricultural Acres	3,462.0
Vacant Acres	622.4
TOTAL ACRES	5,737.4

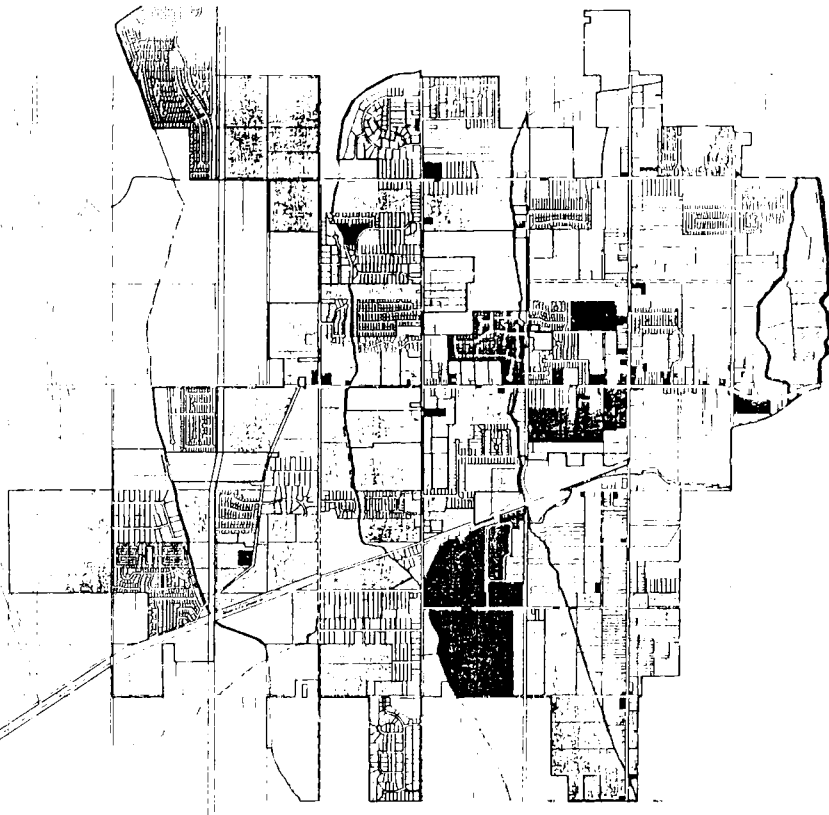
Source: Existing Land Use Map - B.R.T.

Using a growth curve similar to that employed in Table 1 and adjusting it to estimated population increase from 1970 to 1974, a more realistic but perhaps conservative projection for land use and population is indicated in Table 3. However, through the conversion of more agricultural lands and an adjustment in average family size, the population figure will undoubtedly exceed 25,000 before 1995.

EXISTING LAND USE 1973

LAND USE

-  SINGLE FAMILY RESIDENCES
-  MULTI-FAMILY RESIDENCES
-  MOBILE HOMES
-  AGRICULTURE
-  CROWN BY LAW
-  AGRICULTURE
-  CROWN BY LAW
-  PUBLIC AND QUASI-PUBLIC
-  PUBLIC AND QUASI-PUBLIC
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**WEST JORDAN
UTAH**

TABLE 3

WEST JORDAN 1995 PROJECTED LAND USE

Population	25,000
Residential Acres	4,000
Commercial Acres	50
Industrial Acres	400
Public Use Acres	600
Streets, Services & Utilities	450
Agricultural & Vacant Acres	2,000
<hr/>	
TOTAL ACRES	7,500

The foregoing table is an indication only of what population the land mass could support under general development conditions. It gives no indication of the limitations imposed by natural conditions, the need to preserve agricultural lands nor the desirable density preferred by the people of West Jordan Community. It also assumes that land within the general city boundary and all unincorporated areas south of 6800 south and north of 9400 south that are east of 3600 west would be annexed to the community.

It would seem then, that priorities need to be

set. The most productive agricultural lands and those areas likely to be troublesome for development purposes should be identified and a sociologically compatible population density should be established. It then becomes a matter of determining the most efficient type of development for land capability and providing the amount of land suitable for anticipated growth or limiting new growth to a type, density and location which has been predetermined, or both.

TRANSPORTATION

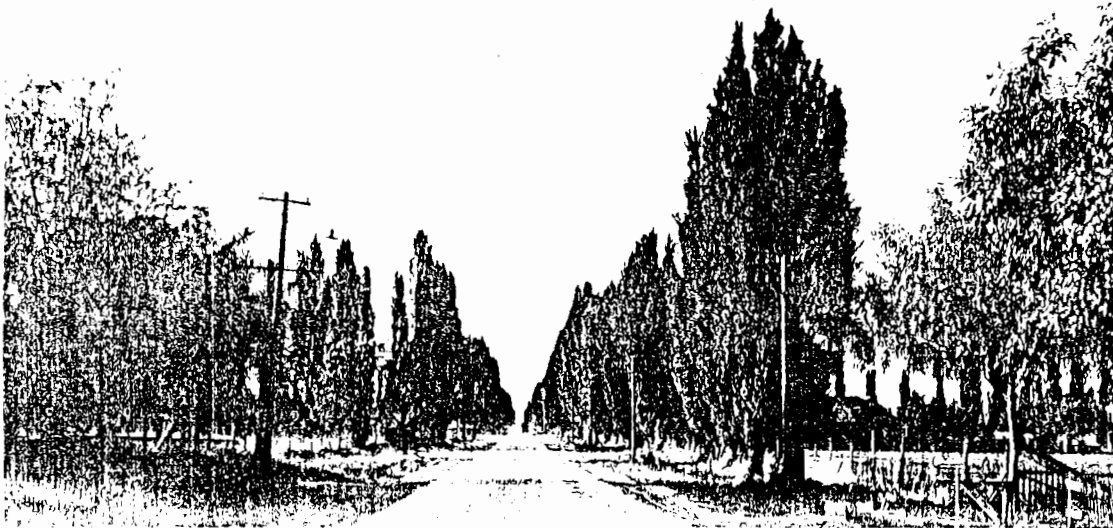
In the foreseeable future, even with a substantial increase in employment opportunities within the community, external travel will continue to be of prime concern.

While presently adequate, with a population expected to be from two to three times as great by 1995, additional capacity for handling the

future traffic will be required.

Even without the recent population surge, 1980 traffic on Redwood Road as it leaves the West Jordan northern boundary is projected at from 14,400 to 25,500 autos each day, two to three times the amount in 1973. One of the major factors for predicting the increased traffic is that Redwood Road will provide direct access

from the southern Salt Lake County areas to the Belt Route 215. Since 1965 it has been anticipated that segments in I-15 from Midvale to North Salt Lake would be overloaded by as much as 100,000 vehicles per day by 1980. It is obvious that this excess traffic must use other routes of travel such as the arterial street system to reach their destinations. The West Valley Highway, along with major art-



REDWOOD ROAD IN EARLIER DAYS

Courtesy Utah State Historical Society

erials will be required to ease these traffic loads. With the competition of I-15, traffic flow decreased north and south along Redwood Road after 1965 and increased east and west to I-15 access points as motorists took advantage of freeway convenience to the downtown Salt Lake area. By 1972 ADT along Redwood Road approached the 1965 volume indicating the increased use of Redwood Road as an alternative route to I-15. This trend is expected to continue.

Stronger links to the Salt Lake Valley mass transit system are expected to relieve some of the anticipated pressure for better commuter traffic within the region.

Air traffic from Salt Lake Airport Number Two will certainly be of major consequence in the near future. Annual operations are projected at 54,200 by 1990. The airport is expected to become increasingly attractive to small private

aircraft users because of its proximity to planned ground transportation systems and as an alternative to crowded conditions anticipated at Salt Lake International Airport. A definite plan is needed to protect the facility from development in adjacent areas and to insure its proper relationship to the community. This means controls to limit land use of a conflicting nature in the territory adjacent to the airport as well as providing an adequate safety and noise buffer to insure compatibility.

PHYSICAL CHARACTERISTICS

General information on suitability of soils for roadways, playgrounds, small buildings and agricultural production becomes a useful planning tool. Reference to a study made by the U.S. Soil Conservation Service in co-operation with the Salt Lake Soil Conservation District, 1973 Soil Survey and Interpretations of the West

Jordan Study Area, Salt Lake County, Utah, provides valuable interpretation of suitability.

The following nomenclature is used as the criteria for evaluation of general soil types:

Permeability. The quality of soil that enables it to transmit air and water based on porosity, texture, structure and aggregate stability, generally categorized by rate of water transmission.

Available Water Capacity. The amount of capillary water the soil will hold that is available for plant growth after all free water has drained away.

Reaction and Exchangeable Sodium Percentage.

Reaction is the degree of acidity or alkalinity of a soil expressed as a pH value. Exchangeable sodium percentage is the percent of the total exchangeable bases in a soil which is sodium. pH and exchangeable sodium affect plants in various ways with pH commonly affecting the availability of plant nutrients. Excessive amounts of available sodium are toxic

to some plants as well as causing modification of the soil structure.

Salinity. The measure of soluble salts in the soil with the overall affect on plants related to their natural tolerance of saline conditions.

Shrink - Swell Potential. An indication of the volume of change to be expected of the soil material with changes in moisture content which may limit the soils capability to support roads and structures.

Potential Frost Action. The probable affects on structures and roads resulting from the freezing of soil material and its subsequent thawing.

It is stressed that this information does not eliminate the need for sampling and testing at the site for construction that involves heavy loads or where excavations are deeper than five feet.

On the pages that follow, suitability ratings as they apply to land use capabilities are examined.

AGRICULTURE:

Capability classification for agriculture use

which is the grouping of soils to show suitability

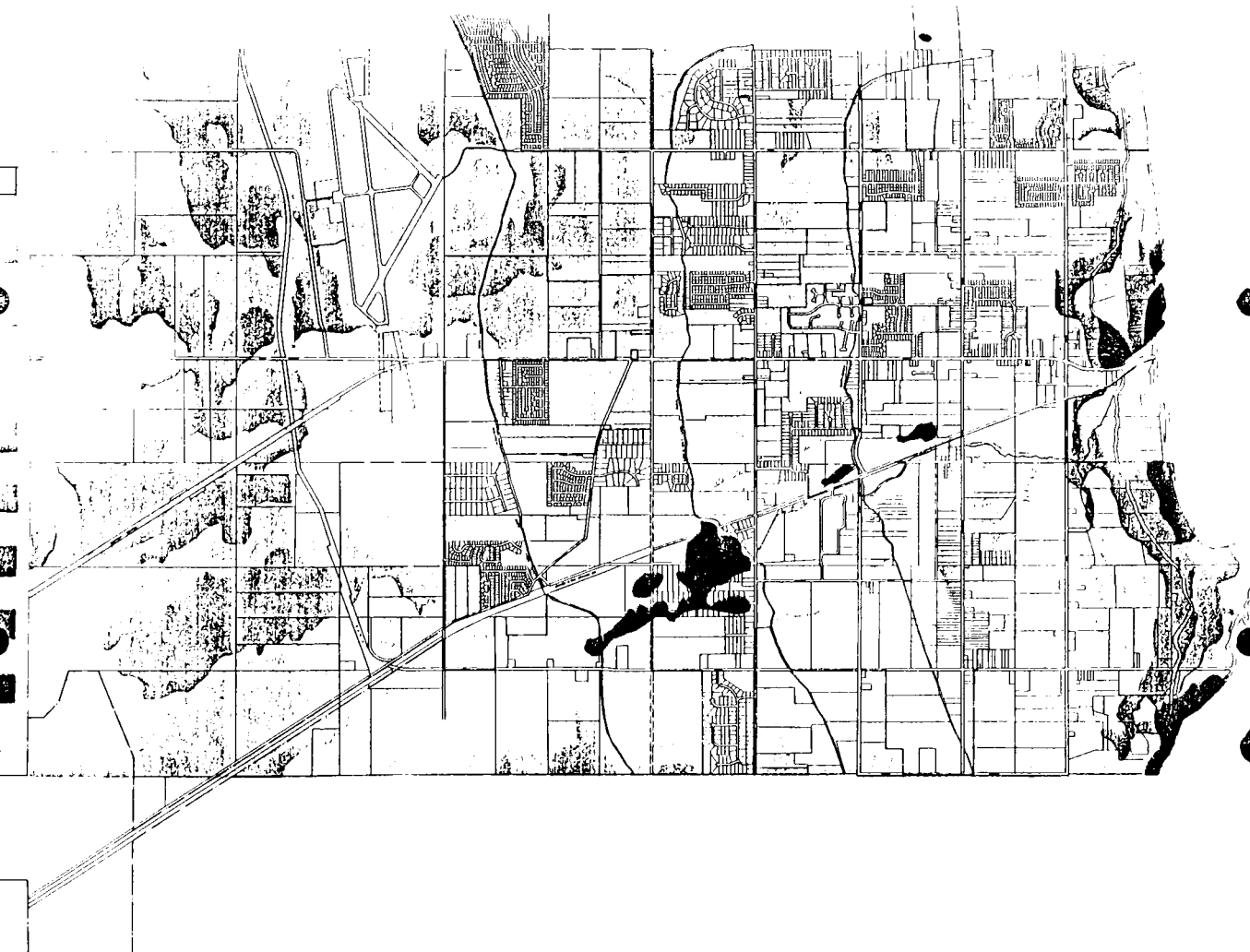
IRRIGATED:

No limitations that restrict use	CLASS I
Limitations that restrict choice of plants or require moderate conservation practices	CLASS II
Severe limitations that restrict choice of plants, require careful management, or both	CLASS III
Very severe limitations that restrict choice of plants, require very careful management, or both	CLASS IV
Subject to little or no erosion but with use limited largely to pasture, range, woodland, or wildlife habitat	CLASS V

NON-IRRIGATED:

Very severe limitations that restrict choice of plants, require careful management, or both	CLASS IV
Severe limitations that make them generally unsuited for cultivation and limit use largely to pasture, range, woodland or wildlife habitat	CLASS VI
Very severe limitations making them unsuited to cultivation and restrict use largely to grazing, woodland or wildlife habitat	CLASS VII
Limitations that preclude use for commercial plant production and restrict use to recreation, wildlife habitat, water supply, or aesthetic purposes	CLASS VIII

Suitability for most kinds of farming is shown here designated by numerals I through VIII. The numerals and the corresponding colors indicate progressively greater limitations and narrower choices of practical agricultural use.



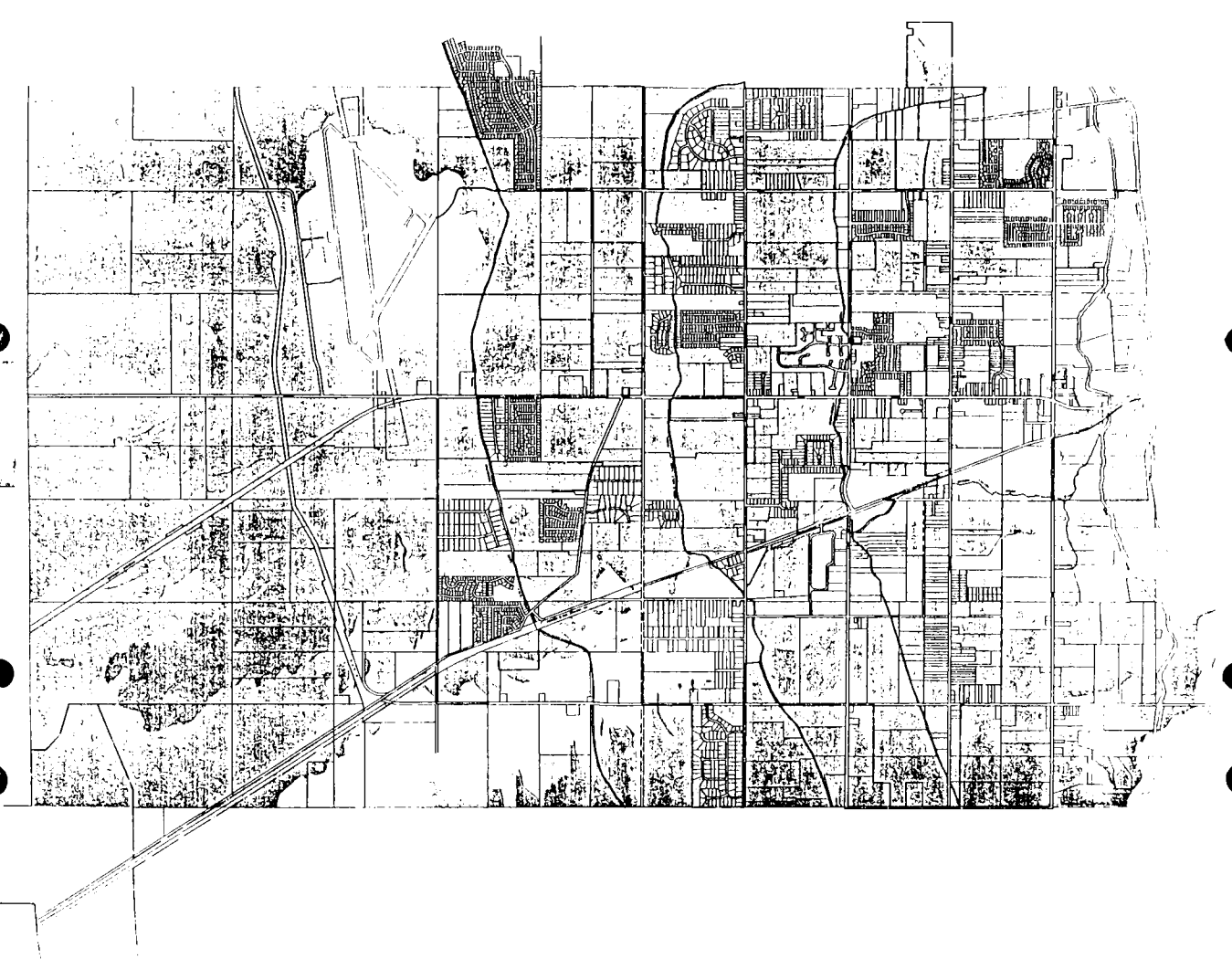
LOCAL ROADS AND STREETS:

Suitability of soils for use as support for improved streets and roads are shown on the accompanying map. The Improvements would generally include all weather surfacing, asphalt

Shrink-Swell	Frost Action	Slope	Soil Drainage	SUITABILITY
Low	Low	0-15 percent	Excessively drained to moderately well-drained	GOOD
Moderate	Moderate	15-25 percent	Somewhat poorly drained	FAIR
High	High	More than 25 percent	Poorly drained and very poorly drained	POOR

or concrete, to accommodate year round local traffic, but not to a design standard that would involve fast moving heavy trucks. Three general ratings with the limiting characteristics are indicated.

Soils in any given area may not necessarily have all the limitations indicated but when several categories are applicable, the most restrictive rating is applied.



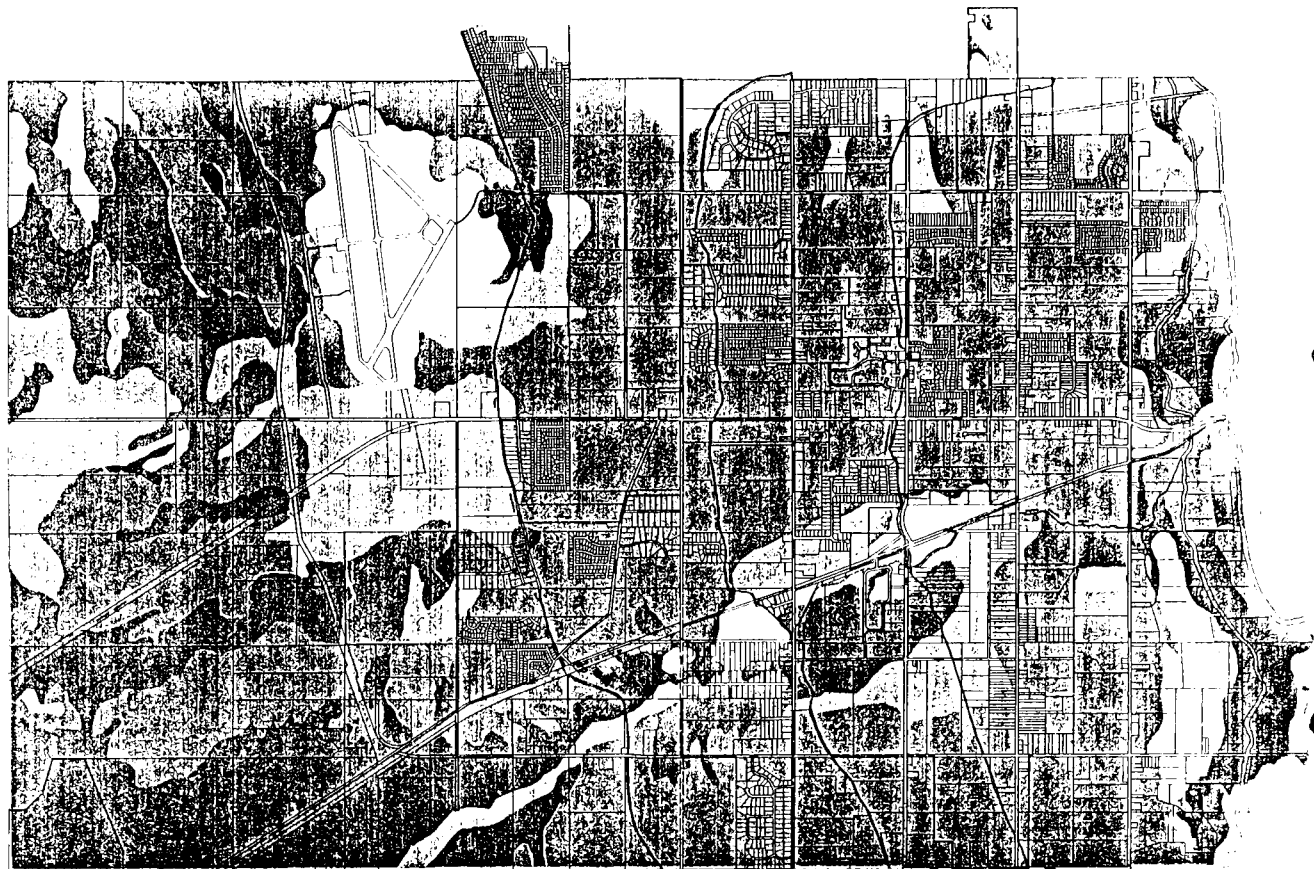
PLAYGROUNDS:

The colored map indicates, by degree, the suitability of soil groups for use as playgrounds.

This guide applies to soils to be used for out-

Wetness	Water Table	Flooding	Permeability	Slope	Depth to Bedrock	Coarse Fragments on Surface	LIMITATION
Excessive to moderately drained	Below 30"	None	Very rapid to moderate	0 to 2%	Over 40"	Relatively free	SLIGHT
Moderately well, somewhat poorly drained	Below 20"	May occur once in 2 years	Moderate slow and slow	2 to 6%	20" to 40"	Up to 20%	MODERATE
Somewhat poorly to very poorly drained	Above 20"	More than once in 2 years	Very slow	6% Plus	Less than 20"	20% Plus	SEVERE

door activity sports, organized team games, and playgrounds where intensive foot traffic is intended. A near level surface, good drainage and a soil texture and consistence that gives a firm surface is required. The most desirable soils are free from rock outcroppings and coarse fragments. Soil suitability for growing and maintaining vegetation is not a part of this evaluation, but should be part of specific site evaluation.



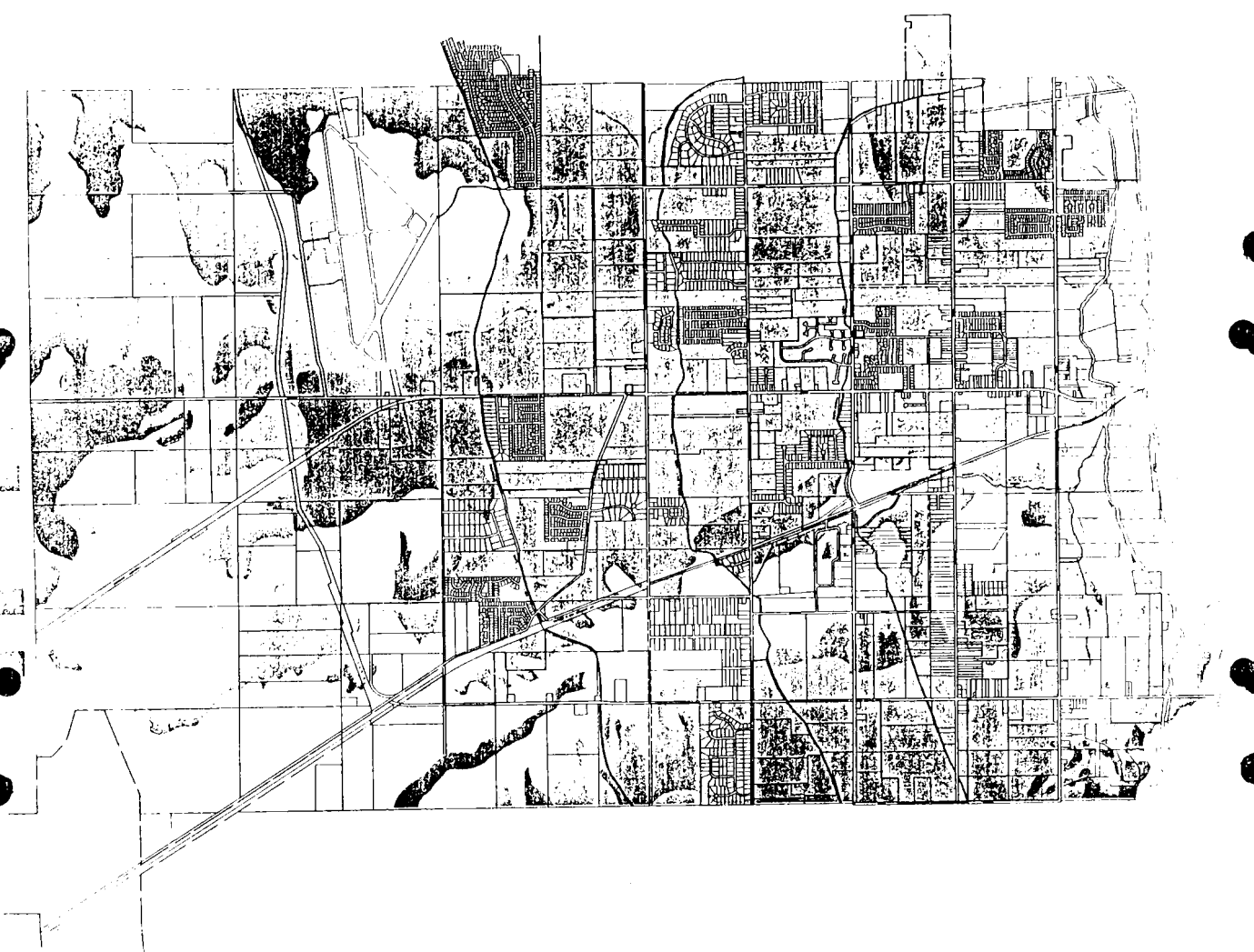
SMALL BUILDINGS:

Conditions which affect foundations for small

buildings are slope, susceptibility to flowing,

Soil Drainage	Seasonal Water Table	Flooding	Slope	Shrink- Swell	Frost Action	Depth to Bedrock	LIMITATIONS
Excessively to well	Below 60"	None	0-8%	Low	Low	Below 60"	With Basement.....SLIGHT
Excessive to moderately well	Below 30"	None	0-8%	Low	Low	Below 40"	Without Basement.....SLIGHT
Moderately well	Below 30"	None	8-15%	Moderate	Moderate	40-60"	With Basement.....MODERATE
Somewhat poorly	Below 20"	None	8-15%	Moderate	Moderate	20-40"	Without Basement....MODERATE
Somewhat to very poorly	Above 30"	Rare to	Above 15%	High	High	Above 40"	With Basement.....SEVERE
Poorly to very poorly	Above 20"	Frequent	Above 15%	High	High	Above 20"	Without Basement....SEVERE
Excessively to well	Below 60"	None	0-8%	Low	Low	Below 60"	With Basement.....SLIGHT
Somewhat poorly	Below 20"	None	8-15%	Moderate	Moderate	20-40"	Without Basement....MODERATE
Excessively to well	Below 60"	Rare to	0-8%	Low	Low	Below 60"	With Basement.....SLIGHT
Poorly to very poorly	Above 20"	Frequent	Above 15%	High	High	Above 20"	Without Basement....SEVERE
Moderately well	Below 30"	Rare to	8-15%	Moderate	Moderate	40-60"	With Basement.....MODERATE
Poorly to very poorly	Above 20"	Frequent	Above 15%	High	High	Above 20"	Without Basement....SEVERE

seasonal wetness and other hydrological considerations. Bearing strength and settlement are related to density, wetness, flooding, plasticity, texture and shrink-swell potential. Construction and excavation costs are determined by wetness, slope, depth to bedrock and soil texture.



SERVICES AND FACILITIES

WATER

Culinary water in West Jordan is part of an overall Jordan River Basin System. Municipal water supplies have been developed from many sources for use within the basin. These sources include surface water diversion and treatment, ground water withdrawals and importation of outside supplies by the Provo River Project.

Presently West Jordan City pumps water from deep ground wells and purchases additional water from the Conservancy District. In 1971 the 6,400 people of West Jordan used 1,311 acre feet of water for culinary purposes. The total number of water connections by mid 1973 was 2,628 as compared with 1,642 in 1971.

The fact that West Jordan will need to develop more water (or purchase more) is a foregone conclusion. The projected number of water connections for West Jordan in 1980 was estimated

by engineers in the Salt Lake County Water, Sewer and Storm Drainage Plan using the Salt Lake Planning Commission's projected population of 9,817 was 2,519 connections. By the summer of 1973 the number of connections already exceeded that figure by more than 100.

In 1964 the assets of the West Side Water System were divided between West Jordan and Taylorsville-Bennion Improvement District. This may ultimately give West Jordan up to 3,100 acre feet in well rights for future use. In the long run, other sources will need to be relied upon, as ground water is in short supply.

The Jordan Aqueduct will make available an increased firm supply of 94,000 acre feet of water to Salt Lake County. This water, along with expansion of present supplies, will make available 251,000 acre feet of water to meet the needs of an estimated million people.

SEWAGE

In 1960 the West Jordan sewage collection system was built and about 400 connections were made. Treatment and disposal were provided at the Midvale Treatment Plant built in 1956 through an interest purchase agreement with Midvale City. At the time of construction, the Midvale Treatment Plant was designed at a rated capacity of 3.5 million gallons per day. As of 1971, when the Salt Lake County Water, Sewer and Storm Drainage Master Plan was completed, it was estimated that winter flow into the treatment facility was 2.5 million gallons per day with 4.5 million gallons per day as the summer flow.

Since 1971 West Jordan's population has increased significantly. City records show that by the summer of 1973, 2,311 connections of the West Jordan-Midvale system were from West Jordan alone. Generally, flow is estimated at 100 gallons per day per person, meaning that the 1974

need for West Jordan exceeded 1.0 million gallons per day, excluding infiltration of ground water into the system.

In the long range picture, Salt Lake County is working towards consolidating all sewage treatment into three general regions, utilizing all existing trunk lines to a plant in each region. With its present growth rate and the projected population increase, the present West Jordan - Midvale treatment facility will need to be enlarged. It would be in the best interests of this area to participate in a County program.

SCHOOLS

Schools are an integral part of a quality community environment. The City of West Jordan is serviced by the Jordan School District. Within the City boundaries are four elementary schools and one junior high school.

At present, West Jordan high school students

are being transported up to 15 miles to attend Bingham High School. By 1975, according to Jordan School District plans, the present Bingham High School building will be used as a junior high, and a new high school to serve the area will be completed at 10375 south and 2200 west.

The following table shows the current enrollment and design capacity figures for each of the schools in West Jordan.

TABLE 4

SCHOOL ENROLLMENTS - WEST JORDAN

School	1973 Enrollment	Design Capacity
Terra Linda Elementary	465	680
West Jordan Elementary	665	680
Westland Elementary	674	680
Westvale Elementary	627	770
West Jordan Junior High	1,182	1,175

Source: Jordan School District

These figures indicate that, apart from Westvale and the new Terra Linda Elementary Schools, the student enrollments are at, or are approaching,

the design limit capacities.

With the rapid growth rate West Jordan is presently experiencing, the need for constructing additional school facilities in the near future is quite evident. An organized plan with close cooperation between Jordan School District officials and the City of West Jordan is needed to insure that new school facilities are relevant to the "neighborhood units" which they are intended to serve.

PARKS AND RECREATION

West Jordan, at present, has a city park located near the center of town, just south of 7800 South and west of Redwood Road which approaches 50 acres in size. Not all of this acreage has been developed but there are little league ball diamonds and equestrian areas, a stadium and rodeo grounds.

Mountain View Golf Course which is operated by



THE WEST JORDAN LANDSCAPE TODAY

Salt Lake County is located within the incorporated boundaries of West Jordan. It is a full 18 hole golf course that greatly increases the open green space available in West Jordan and offers recreation of a regional scale.

In addition to the playfields, the West Jordan Junior High School has an indoor swimming pool which is utilized by both students and community in general. When possible, this type of joint use of recreation facilities is usually a desir-

trable approach, meeting two community needs.

FIRE PROTECTION

Volunteer Fire Department Station #8 which is located on 7800 South at approximately 1835 West serves the city of West Jordan. The station is staffed by volunteers whenever a local fire is reported through the County Fire Department system. The fire station is equipped with a fire truck, one large capacity pumper truck and a small pumper truck which is normally used for grass fires.

LAW ENFORCEMENT

The West Jordan Police Department has its offices in the City Office Building. Their facilities include a squad room, equipment room, evidence room and an office for the Chief of Police. The West Jordan Police Department uses the Salt Lake County Jail to hold prisoners when incarceration is necessary. The department is staffed by six full-time officers and

one auxiliary reserve officer. In the event an emergency arises, the West Jordan police are assisted by the Utah Highway Patrol.

There is also a local city-county judge and court located in the same building which handles traffic violations, complaints and small claims.

The dramatic increase in population over the past few years has brought with it additional problems for the police to deal with and the need for additional officers for the workload.

HEALTH

The West Jordan area does not have an organized health program at the present time. With the envisaged growth in population it is apparent that a study of anticipated health requirements will be necessary so that a broad and comprehensive health program can be planned to cater to the needs of the community.

MASTER PLAN PROPOSALS

In moving from the present to the future under a systematic approach of dealing with growth and development, it is essential to establish a standard of performance. Not only do public bodies need to anticipate the future needs and demands of the next generation of citizens, but provisions need to be made now to insure a continuance of all resources, be they physical, cultural or social, for an indefinite period of time.

It seems appropriate to not only examine the potentialities and opportunities which lie ahead for the community and its citizens, but also to set priorities as a guide to future decision making.

CITIZENS' STEERING COMMITTEE

In January 1972 a committee of eighteen citi-

zens representing a cross section of West Jordan residents were organized to define goals for future community development. Three committees were formed to assess and report on the recommendations which were developed as an essential part of a master plan process. A summarization of their report is presented here.

Community Image and Residential Environment Committee:

- . The main approaches to the City, 7800 South and 1700 West be upgraded, widened and landscaped.
- . The development of a community center on the site presently occupied by the West Jordan Elementary School.
- . The adoption of a street lighting program to upgrade and modernize all community lighting.
- . The adoption of a noise abatement ordinance and the strengthening of the present ordinance to insure all outdoor advertising be "low key".
- . A general beautification program be instituted for the total image of the community.
- . Bicycle lanes, mini-parks within subdivisions, greater off-street parking and greater variation in lot sizes be provided wherever practicable.

Business, Trades and Services and Economic Development Committee:

- . The development of West Jordan into the

regional commercial center with all the shopping facilities necessary to service all the needs of West Jordan and surrounding areas.

- . The development of convenient shopping districts to meet the needs of the newly developed residential areas.

- . The encouragement of non-polluting industry that will provide enough jobs (15,000) to employ two times the number of bread winners in West Jordan's projected growth at 1995.

- . The adoption of zoning laws that will set heavy industry apart from commercial and residential areas but in relation to railroad service and primary highways.

- . The expansion of the airport facilities.

- . The adoption of anti-pollution ordinances.

- . The preparation of reports on a community basis for lending institutions to acquire financing for local businesses and industries.

Public Facilities, Services and Street Committee:

- . The anticipation of future population and industrial growth so that needed facilities can be planned in advance.

- . The continual updating of all public utility systems to provide West Jordan adequate service for present and future growth.

- . The maintenance of an adequate garbage disposal system on a cooperative basis.

- . The planning of school size to that recommended by Federal and N.E.A. standards.

- . An evaluation of public transportation to determine future requirements.

- . The development of truck routes bypassing the heavily concentrated urban areas.

- . The encouragement of protection and conservation practices for all sources of culinary water.

- . The development of a master drainage plan with special attention paid to storm drainage.

- . The study of irrigation water use and use.

- . The establishment of a health program.

- . The development of an improved fire protection service.

- . The improvement of the police protection service.

- . The immediate implementation of civil defense measures.

- . An updating of the community park.

- . The planning for a West Jordan library.

- . The construction of an outdoor community swimming pool.

NEIGHBORHOOD UNITS

The neighborhood is the basic measurement used by planners in evaluating elements linked with

people and areas for formulating a community

plan. In concept, each neighborhood has well-

defined boundaries and each has a focus for

community life. Boundaries are generally set

either by natural features such as topography,

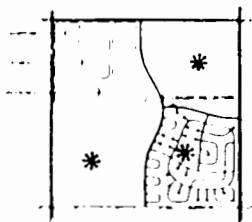
stream valleys, or terrain; by major streets

including freeways; by artificial features

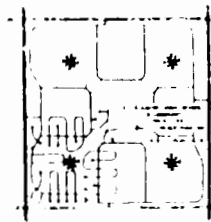
such as railroads, power lines or other devel-

opment structures; or by planning elements

such as recreational and open space uses or com-



Neighborhoods Bounded by Major Streets



Neighborhoods Bounded by Planning Elements



Neighborhoods Bounded by Natural Features



Neighborhoods Bounded by Artificial Features

Neighborhood Unit Principles

1. **Size.** A residential unit development should provide housing for that population for which one elementary school is ordinarily required. Actual area depends upon population.
2. **Boundaries.** The unit should be bounded by arterial streets sufficiently wide to facilitate traffic by passing the neighborhood instead of passing through it.
3. **Open Spaces.** Small park and playground space, planned to meet the needs of the particular neighborhood should be provided.
4. **Institution Sites.** Sites for the school and other institutions having service spheres coinciding with the limits of the unit should be suitably grouped about a central point or common, and combined with the neighborhood recreation area, usually. The school site need not be surrounded by access streets.
5. **Local Shopping Center.** If warranted by the population to be served the local convenience shopping facilities should be located at the edge, preferably at an arterial traffic junction and adjacent to similar commercial districts, if any, of adjoining neighborhoods.
6. **Internal Street System.** The internal local street system should be designed with the street net facilitating circulation within the unit, with good access to the main arteries, and with a system of collector streets and minor loop and cul-de-sac streets to disperse through traffic from cutting through the neighborhood.

Within the neighborhood, residents may share all services and facilities required in the vicinity of their dwellings. A complete and self-contained neighborhood should have sufficient population to support an elementary school and recreational facilities. It may provide for local shopping, particularly if adjoining neighborhoods can be tied into the same convenience center. The unit should be bound by main traffic arteries and not cut by them. Local streets within the neighborhood should be designed to serve the local needs of residential areas and should discourage use of the streets by through traffic. Well-planned commercial shopping areas and industrial parks may be established near or in conjunction with several neighborhood units to form a complete satellite community.

There has been considerable debate as to the

minimum unit of population which would require a school. In the past this has been based on walking distance to the school and, in the present transportation conditions, on the convenience of major streets. It is suggested that neighborhood boundaries of importance should be based on the establishment of a series of orientating points for navigation.

The composition of the neighborhood may vary from one section of the community to another. While low density single-family detached housing will always have an important role in the community, there are a growing number of reasons to look for other patterns of housing for people. Low density housing means large investments for roads and utilities, it encourages commercial, civic and employment uses which must be traversed by cars. It is difficult to

compose a sense of human scale, building forms and open space, accents and focal points where there is no attempt to purposely group structures.

Much of the information available now, mostly based on past performance, indicates that a fairly broad range of residential types and densities within an area provides a more pleasant, convenient and intelligent residential pattern. At the same time there is a need for more apartments, townhouses and modular or mobile homes in the new housing supply. Adding more housing of this kind in an area seems likely to strengthen it as a long-lived community and to protect it from deteriorating into housing compartments. Experience has shown conclusively that the one-class communities are most susceptible to obsolescence, largely because they are least adaptable to change.

Before the end of this century, on a national

basis, plans must be formulated to accommodate double the number of retirees, half again as many in the 30 to retirement age group as there are now, twice the number of the 20-30 year family-forming age group, and perhaps three times as many children. This means there is a need to be aware that detached single-family housing will not only be in less demand to the proportional demands of other types of housing in the future but that this type of development contributes to the excessive urban sprawl which eats away at irreplaceable land resources and incurs costs not inherent in other types of housing.

NEIGHBORHOOD FACILITIES

Schools

Ideally speaking, an elementary school should be located in the interior of the neighborhood so that it will be within one fourth to one-half mile walking distance of the farthest home.

An elementary school may be required to serve 500 to 800 families. School authorities are generally agreed that optimum elementary school enrollments range between 480 and 720 pupils, requiring from 16 to 24 classrooms.

Junior and senior high schools are often combined as a unit so that there may be better facilities provided, such as a better library, gymnasium, indoor-outdoor swimming pool, auditorium, adequate parking, etc. The following represents the Community Builders Council specifications for school sites having a combination area for the school building, its services and off-street parking.

10 to 15 acres - elementary school
20 acres - junior high school
40 acres - senior high school

An elementary school should be accessible from all sections of the neighborhood. However, elementary school sites should not front on a major thoroughfare because this would expose children to the hazards of heavy traffic and

the school to traffic noises.

Preferred location is fronting on a collector street or where the school can be reached on foot through open space areas. It is also poor policy to place the school in the choicest section of a development area. Noise from student outdoor activity is a somewhat adverse factor unless the playground is well insulated from adjoining houses.

In locating a school when distances are too great for walking, neighborhood relationship need not be a controlling factor: instead, the local district's administrative policy, site area and the number of pupils a school must accommodate provide the criteria.

A junior or senior high school site should be near a major arterial thoroughfare for accessibility and to accommodate the school service area extending beyond the immediate neighbor-

hood. Sidewalks should be constructed on both sides of streets leading directly to the school. The school site should be located and laid out for pedestrian access, although street frontage need be on one side of the site only.

Churches

Quasi-public land use may become an important element in a planning program, particularly when a substantial amount of land in a given area is reserved for that use. While no specific facts are available to consult as to active church participation in relation to population in West Jordan, some land use ratios can be assumed as typical in the Salt Lake Valley area.

Generally a Latter Day Saint ward house is used to accommodate two wards of from 500 to 700 persons. Assuming new population composition to be about fifty percent L.D.S., a neighborhood of 5,000 persons would need from three

to five ward divisions, and two or more ward houses. Presently, ward houses are built on a parcel of from three to four acres. A stake center which often serves as a ward house and which may serve an average of from 6 to 10 wards often takes a site of about 5 acres.

Participation as a ratio of population by other denominations locally are more evasive. A general standard would provide from 3 to 5 acres for the building and parking. Five hundred persons seems to be the optimum size for a neighborhood institution. The Conference of Church Extension suggests one Protestant church for each 1,500 to 2,500 population, while a Roman Catholic parish may consist of from 5 to 10 thousand persons.

RECREATION AND OPEN SPACE

Rene Dubos, professor at Rockefeller University in New York observed, "...Mankind has a long

reserve of potentialities that become expressed only to the extent that circumstances are favorable. The physical surroundings condition not only the biological aspects of phenotypic expressions but also their mental aspects. Environmental planning can thus play a key role in enabling human beings to realize their possibilities. One can take for granted that latent potentialities have a better chance to be actualized when the physical environment is sufficiently diversified to provide a variety of stimulating experiences and opportunities -- especially for the young."

While there is much to be learned about the direct relationship of environment and daily stimuli and what kinds of natural associations prompt particular responses, it seems sufficient to note that there is a relationship and the city environment should account for that fact. If allowance is not made for urban life to be refreshed by natural surroundings

now, and if open space with a high natural nature is not reserved for future generations, they will be deprived of the kind of environmental quality which, if not irreplaceable, will be had only at great expense and sacrifice to the future urban dweller.

In an open space plan every conceivable use and type of open space should be included -- open space for parks, watersheds, public transit lines, community buildings, urban plazas, greenbelts, green wedges, avenues, sidewalks, etc. Open space itself should be recognized as the essential classification of public land use.

An open space net, built by joining major public, quasi-public and private open spaces into a continuous system, promises increased economy and efficiency through combined use and increased amenity in the form of greenbelt parkways. Most of the gains can be achieved without major in-

creases in public expenditure.

To be effective, the net must become a central coordinating element in planning. Not something happening occasionally and in patches by fortunate accidents, but a sustained and purposeful combination of multiple means to meet multiple ends.

The open space areas should fit into the community as a basic part of things, not pushed to out-of-the-way places. It might be used to dress up a commercial area with gardens and malls, or open up backyards to common play space, or provide paths for pedestrians, horseback riding, or bicycles. Green strips might be used to screen noise and traffic at the development's border or separate residential from commercial or industrial facilities.

There are basically three functions which open space serves:

1. It can satisfy positive human needs, both physical and psychological, in recreation amenities.
2. It can enhance and protect the resource base: the air, water, soil, plants and, in turn, the animals.
3. It can affect economic development decisions like tourism, development patterns, employment, real estate values, etc.

The problems associated with providing open space are generally two-fold: acquisition of land and determining open space needs. The most positive way of accommodating open space planning is for those who make decisions in the interest of public and quasi-public land to be as aggressive as possible in designating open space areas by the assessment of neighborhood needs. Then as residential development follows by natural expansion, these parcels can assume their optimum relationship to the neighborhood and community.

It becomes a rather simple matter in that way to require new development to make allowance for logical pedestrian ways to schools and churches, automobile circulation in and out of neighborhoods with minimum conflict and provide opportunities for creative open space planning within minor geographic areas.

As applied to parks, standards provide a measurement of recreation space available for each resident in the community. They indicate whether an area is deficient or has an oversupply of park area. Standards are also used to check the space requirements for various recreational facilities to determine if the space available is adequate to support the proposed facility. Standards are guidelines to be used in the planning and decision-making process.

Using the 1972 Salt Lake County Recreation and Parks Master Plan, the following criteria standards will align West Jordan to the county and

other communities in the county.

District

In order to provide a variety of public recreation facilities for the urban population, at least one of the following should be located in each planning district (particularly the urban districts):

- Regulation eighteen hole golf course (Public owned)
- Large Park (District park)
- Boy's Club
- Girl's Club
- Senior citizens center

District Park

A park should be located in each district to provide large scale recreation activities and facilities at one location for the concentrated populations of these areas. Each district park should be located in an area which is the most accessible to residents of the district. The minimum size should be forty acres and certain basic facilities should be required:

- A tennis center (8 courts or more)
- A softball complex (4 diamonds)
- Informal softball diamonds
- Group picnic pavilions to serve two hundred people each and restrooms to serve each pavilion or major activity area
- Court game areas
- Playgrounds for both pre-school and school-aged children
- Passive recreation areas and open space
- Adequate off-street parking to handle parking for each facility

The multi-purpose center should contain such

recreation facilities as an outdoor swimming pool, a gymnasium, small auditorium, multi-purpose room, kitchen, game hall and others. The ideal place to house youth clubs and a senior citizens center would be in the center as most districts do not have the facilities elsewhere.

Special Use Areas

Regional or District parks may include special use areas in addition to their regular facilities.

- Trail bike runs
- Horseback riding and hiking trails
- Bicycle riding trails
- Day camps (summer program)
- Shooting range
- Large water-based recreation area
- Outdoor and indoor amphitheaters
- Recreation ranch to preserve western activities and culture
- Great Salt Lake development of beaches, etc.
- Amusement park
- Museums
- Pioneer village
- Indian village
- Zoological garden
- Domestic zoo

Community

The recreation needs of a community are varied and can be met in a variety of ways. Under the community school concept the high school or junior high should serve as the community center. In the community center, activities and facilities such as youth programs, sports facilities (basketball, swimming, tennis, etc.) arts and crafts, senior citizens activities and community level civic functions would

be provided. Public tennis courts should be provided in the secondary and other schools in addition to any private courts.

Community Park

Often the full needs of the community cannot be met in the schools serving as community centers, therefore, the community park will be expected to provide the necessary facilities. To contain these the park size should range between ten and thirty acres and it should be located on a collector street at such a place within the community so as to provide maximum accessibility to the residents.

Each community park should provide the following facilities:

- A tennis complex of four or more courts
- A multi-purpose playfield for football, soccer, etc.
- An informal softball diamond
- A court games area including basketball, volleyball, horseshoes and others
- Picnic pavilions to serve approximately one hundred people each with restrooms provided
- Playground for pre-school-aged children
- Passive recreation areas for relaxation and limited physical activity
- Adequate off-street parking based on an area of four hundred square feet per car

Neighborhood

In a neighborhood small children need a place to play close to home; old people need a place to stroll and sit. Also open space is essential to relieve urban monotony. Since most neighborhoods are served by an elementary school, the school should become the center for recreational activity by extending the op-

existing hours. The school grounds should be made more park-like in character and in so doing there would also be more opportunity for nature study and other educational programs. Co-operation would be needed with the school board.

Neighborhood Park

New parks should be developed in those neighborhoods which do not contain a school. The size of such a neighborhood park should range from five to ten acres.

The neighborhood park should be designed to provide active and passive recreation, oriented towards family, youth and senior citizen participation. The following facilities should be included in each neighborhood park.

- Playground for school children
- Playground for pre-school children
- A multi-purpose playfield
- A multi-purpose court games area, including volleyball, basketball, shuffleboard, hopscotch, etc.
- Passive recreation and open space including picnic tables and picnic shelters
- Adequate off-street parking for only a few cars since most users are within walking distance

Sub-Neighborhood

Often the neighborhood park or school may not be readily accessible to some parts of the neighborhood due to distance, busy streets and other obstacles. Some large contract housing developments have left the children with no place to play except in the streets. Consequently, there is a need to provide recreational open space on a sub-neighborhood

level in these areas. The purpose of this lot shall be to provide for this need.

Play Lot

A play lot should be a low maintenance area of approximately one or two acres where softball, soccer, baseball and other games can be played. No equipment should be provided except possibly a simple backstop.

As a result of the close proximity of the play lots to houses the parents will be able to supervise small children and discourage vandalism. Developers should be required to dedicate acreage for play lots based upon the density and size of the development as is being done in several parts of the country.

Tot Lot

The function of a Tot lot is to provide play for small children living in housing developments where there are no backyards available. The intent is to provide an area containing play apparatus, sand, paving and some landscaping.

Developers should be required to provide tot lots as well as other recreation facilities in planned unit developments, particularly where children will be present.

CIRCULATION

Circulation patterns should be a major planning element rather than a remedy to the community's

problems. There are three general areas of emphasis in forming a groundwork for future circulation needs: collector streets, major roads and externally oriented traffic; shopping areas, activity centers and internally oriented traffic; and pedestrian traffic.

In West Jordan there is a need for a comprehensive street plan to improve the circulation of traffic, both in and around the city. It should involve the design and construction of new transportation systems and improvement of existing roads and streets.

Arterial traffic will flow better, be easier to control, get involved in fewer accidents and disrupt a smaller area of residential uses if it is concentrated on a few streets designed to handle through traffic than if it filters through streets which intersect each other at odd intervals and odd angles. Reducing loads on streets inside the city by run-

ning through traffic on beltlines or bypasses around the outskirts will benefit the city tremendously as well as the through traffic. If bypasses and belt routes to fit the city are not planned in good time by those people with the welfare of the city at heart, plans may be made for other reasons which could adversely affect schools, residential areas or other vital zones.

By definition the functions of the four general highway types can be expressed in terms of use based on anticipated capability requirements.

Freeways

Freeways permit the high-speed movement of large volumes of traffic with a minimum of interference and the inherent characteristics of low accident rates. Full control of access, divided roadways, shoulders, comfortable alignment and grade, speed-change lanes, grade separation interchanges and adequate sight distance are all major features of freeway design.

Expressways

An intermediate step between major arterial streets and freeways, expressway design utilizes

Intergrade intersections and grade separation interchanges at selected locations, based on traffic usage.

Arterial Streets

These facilities generally serve major traffic generators and link collector streets with freeways and expressways, with greater emphasis given to the through movement of traffic by improved geometric design and traffic control measures. Arterial streets will usually transport higher traffic volumes than collectors.

Collector Streets

These streets provide access to residential, business and commercial areas but do not expedite the through movement of traffic.

Using the following table, adequate design standards should be maintained in the improvement of existing roads and highways and in the development of better traffic movement.

TABLE 5

DESIGN STANDARDS FOR HIGHWAYS AND STREETS

Functional Class	Freeways	Expressways	Arterials	Collectors
Design Speed				
Outlying areas	70 mph	50 mph	40 mph	30 mph
Built-up areas	60 mph	40 mph	35 mph	30 mph
Surface Type	High	High	High	Intermediate
Number of Lanes	4 minimum	4 minimum	6	4
Lane Width	12 feet	12 feet	11 ft - 10 ft	11 ft - 8 ft
Median Width	16 ft minimum	16 ft minimum	16 ft minimum	-
Shoulder Width	10 feet	10 feet	-	-
Service Roads	Where required	Where required	-	-
Curb and Gutter	Where required	Where required	Yes	Yes
Sidewalk	-	Where required	Both sides	Both sides
R/W Width	150 ft minimum	150 ft minimum	90 ft - 120 ft	70 ft minimum
Access Control	Full	Partial	-	-
Stopping Sight Distance	600 feet	200 feet	200 feet	200 feet
Maximum Curve	6 degree	7 degree	-	-
Maximum Grade	5 percent	6 percent	-	-
Illumination	Continuous	Continuous	Continuous	Intersection

Arterial and collector streets should provide a higher level of service than conventional local streets. Arterial systems must supplement the freeway and expressway system, while collectors supplement arterials.

It is desirable to achieve the maximum benefit from the existing circulation system with a minimum reduction in the level of traffic service. This may be achieved by widening the roadways to increase capacity, the use of improved traffic operation controls and the initiation of adequate traffic control regulations.

Automobile traffic should function within the framework of its need. It should provide convenience and versatility without dominating other residential functions.

Circulation is not and should not be confined to considering only motorized vehicles. Both

walking and cycling are important to community activities. Joseph P Lyford, the Intrepid social critic, has described the education of under-privileged New York children beyond and above their school learning. He counts the daily walk to school among the decisive factors in forming the child's outlook on life. Yet seldom has the pedestrian been given any priority recognition. New suburbs most often have total disregard for pedestrian needs, and older sections of communities, while usually somewhat more adept, have pedestrian systems which are mostly incidental. The theoretical tie between open space and pedestrian needs seems obvious enough and much should be done to emphasize the relationship between the two.

There should be a definite system of pedestrian paths related to pedestrian destinations. These need not necessarily be exclusive to pedestrian use but should offer a diverse and interesting experience to the user.

COMMERCIAL AREAS

With the rapid population growth and resulting human and automotive congestion in major metropolitan areas, access to downtown shopping has become increasingly difficult. Because of this lack of accessibility the need and economic feasibility of outlying neighborhood, community and regional shopping centers is becoming more evident.

Neighborhood Center

As defined by the Community Builders Handbook, a neighborhood center "provides for the sale of convenience goods, (foods, drugs and sundries) and personal services (laundry and dry cleaning, barbering, shoe repairing, etc.) for day-to-day living needs of the immediate neighborhood." The neighborhood center usually has a supermarket as its principal tenant. Generally a neighborhood shopping center should have 30,000 - 100,000 square feet of leasable area. A center of this type needs from 4-10

acres and can serve a population

40,000 people.

Community Center

In addition to the services provided by a neighborhood center the community center has facilities for the sale of a wider range of soft lines (apparel for men, women and children) and hard lines such as hardware and appliances.

The community shopping center is usually built around a "junior department store" and may also have strong speciality stores. Between 100,000 - 300,000 square feet of leasable area on 10 - 30 acres is generally considered sufficient for this type of facility. A community center serves a trade area in the range of 40,000 to 150,000 people.

Regional Shopping Center

The center is built around at least one full-

line department store and provides general merchandise, apparel, furniture and home furnishings in full depth and variety. This type of shopping center with 300,000 - 1,000,000 square feet of leasable space on 30 acres or more is designed to serve a trade area population of at least 150,000 people. Usually from one-third to one-half of the leasable area is devoted to department stores.

"New shopping centers cannot create new buying power. They can only attract new customers from existing districts or capture the increase in purchasing power that accrues with growth in population." This statement from the Community Builders Handbook accurately expresses the need to determine the trade area or the area from which any shopping center can be expected to draw customers.

Naturally the strongest drawing power of any shopping center is in the immediate vicinity.

This influence diminishes as the distance increases. The trade area is usually divided into three categories of influence:

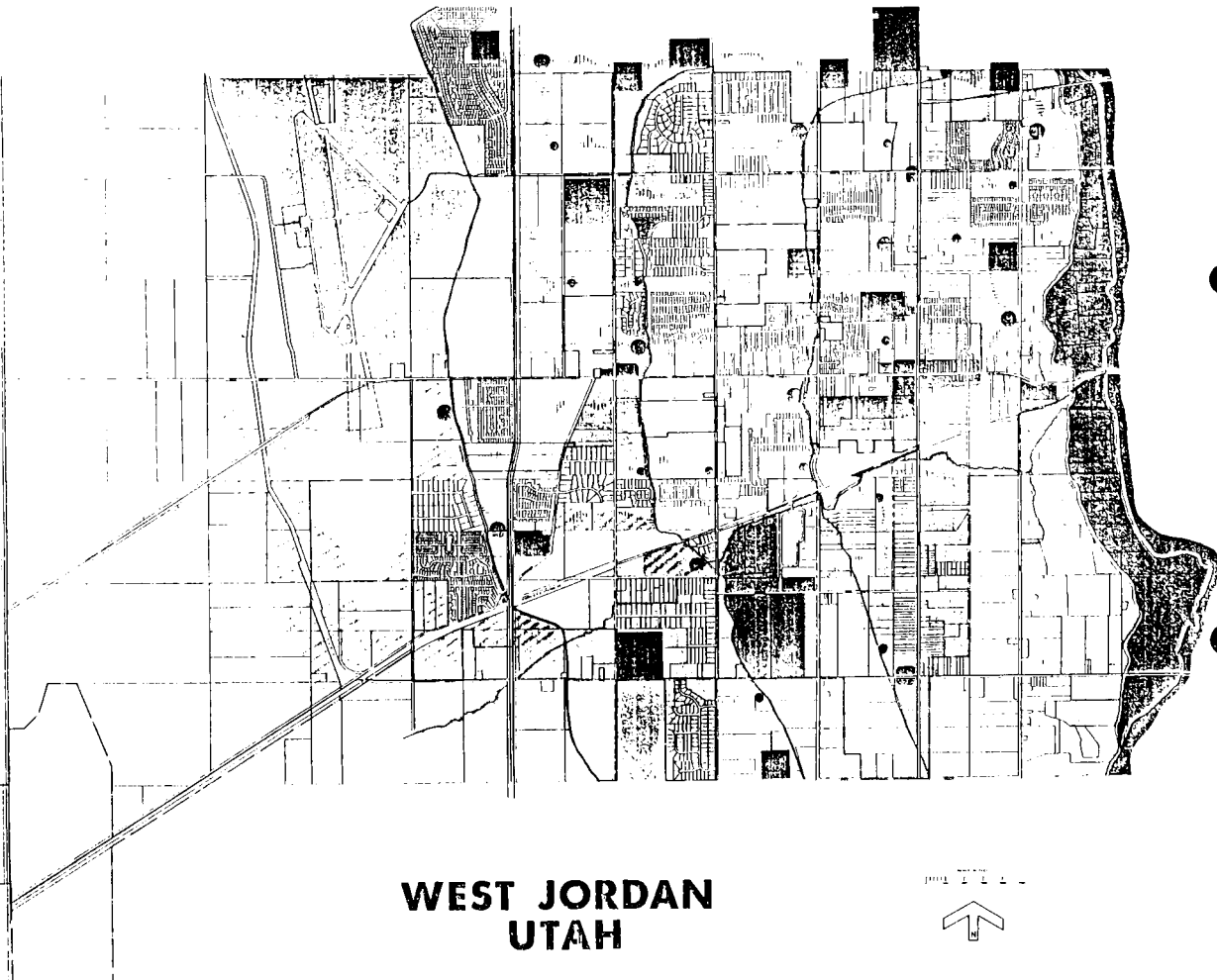
- The Primary Trade Area - the close-by, the "walk-in" area, plus the area which has daily convenience stores to serve a particular geographic area.
- The Secondary Trade Area - the area which may have local convenience stores with important soft line and hard line stores or shopping goods stores within 15 to 20 minute driving time - 3 to 5 mile radius.
- The Fringe Trade Area - the area from which customers may be drawn because of easier access, greater parking convenience, and better merchandise are offered even though other shopping goods stores or department stores may be locally available.

There is presently enough population to support a neighborhood or perhaps a community shopping center to serve West Jordan and the surrounding area. Projecting a significant population increase by 1995, there will, at that time, be sufficient population for a regional shopping center located somewhere south of the present valley shopping centers.

PLAN 1974

RESIDENTIAL
 DENSE
 LOW DENSITY
 MIXED DENSITY
 BUSINESS TYPE
 INDUSTRIAL AREA
 PUBLIC & OPEN SPACE
 SCHOOL
 COMMERCIAL
 INDUSTRIAL
 TRANSITION AREAS
 AIRPORT

LOCAL COLLECTIONS
 COLLECTOR STREET
 ARTERIAL HIGHWAYS



WEST JORDAN
 UTAH

1974



THE MASTER PLAN

By definition, the Master Plan is an official public document adopted by the local government as a policy guide to decisions about the physical development of the community. It is intentionally general in nature as a summary of policies and proposals to define community development over a long period of time. To be effective it should deal with contemporary situations and have the latitude of adapting to future problems in the context of the overall objectives of the community.

As represented in this document, the obvious elements in constructing the plan are the social, economic and physical factors which effect land use decisions, combined with the basic planning assumptions as provided by the consultant. Among the assumptions that help define the West Jordan Master Plan are those which include an allowance for the growth phe-

nomenon experienced since 1970 to continue as the springboard of community change. This not only suggests a new population to be provided with the full range of community services but also implies conflicts in land uses and an entire range of social and economic interrelationships.

Another assumption which is inferred in the plan is that of westward expansion. While the Master Plan is generally limited in scope to the area extending only to the airport on the west, development beyond the end of the decade will undoubtedly expand into those areas now principally in agricultural use and this expansion should not only be expected, but significant boundary extensions are anticipated as a long range reality.

Perhaps the most tenuous of all the assumptions

made in the formation of the Master Plan is that the developers of private property, if furnished with sound information and standards, will utilize this as a tool in determining the form of development most suited for their property. This may be interpreted as meaning anything from new and innovative subdivision practices to maintaining viable agricultural units in the face of higher land prices and land conversion incentives.

The plan is also assumed to be part of an overall effort by the county to put planning into effect as a necessary element in the preservation and protection of land resources in the Salt Lake Valley and at the same time to offer basic social and physical privileges required by a growing population.

URBAN GROWTH

Requirements - If the land area from the Jordan

River to 40th West between 6600 South and 9400 South were utilized as low to medium density urban development, West Jordan City would have a population in the range of 30,000 to 40,000 persons. This would include some areas maintained in agricultural and open space, particularly along the Jordan River sections and some large lot holdings included in the residential development. Roughly 4,000 to 6,000 acres of 8,000 would be required for residential use, another 400 to 600 for streets and roads and 600 to 900 acres for public, quasi-public and recreational purposes. One hundred to 150 acres would be needed for commercial use and as many as 1,000 acres might be available for industrial development. Agricultural land would constitute the remaining land.

Policies - The Master Plan proposes that the economics of providing municipal services by local government are reason enough to limit

residential growth initially to an area extending to 40th West until a population saturation makes expansion westward economically prudent. To a large extent this population density will be determined by housing and density but, in theory, the community population could be in excess of 30,000 persons before new residential areas need be defined.

A variety of life styles are important to the development of the City. While there are some who find the West Jordan area attractive because of the lower cost of land for housing, there are more who enjoy the rural landscape and agrarian atmosphere. The Master Plan attempts to recognize and maintain the qualities in residential living which satisfy a diversified individual need.

Standard subdivision practices are mostly responsible for the composition and design of

the low density single family dwelling areas. It becomes important to provide these areas with adequate neighborhood facilities and services, circulation and open space.

It seems appropriate that new residents moving to the area should be expected to contribute monetarily to the development of all services and facilities since equity in community improvements are seldom fairly shared through taxation.

Proposals - To meet diversified housing needs and at the same time to maintain a particular environment quality, three specific residential densities are established for development guidelines:

Rural Residential Areas. These are very low density areas of one to two dwellings per acre. In certain areas the keeping of horses and other large animals will be permitted.

Low Density Residential Areas. This density includes single family detached dwellings of about 3 or 4 units per acre.

Medium Density Residential Areas. These areas are to be composed of 6 to 12 units per acre. Included in this density designation will be provision for multiple family dwellings, mobile home courts and subdivisions, and single family dwellings on lots less than 10,000 square feet.

Within the City there are presently areas where horses and other livestock are kept for the enjoyment and use of residents. A lifestyle which includes large lots is not only recognized but becomes important to maintain an agrarian environment within the community. The Master Plan proposes certain areas as being appropriate for that use. It becomes necessary however, to make provisions that not only buffer these areas for those where no animals are permitted but that equestrian paths and trails are available within the rural residential areas. Logically, these paths and trails should be linked with areas both inside and

outside the community where animals can be accommodated. These are treated in the Master Plan concept as part of a comprehensive park, recreation and trail system.

To insure a certain standard of conformity in meeting essential requirements, local streets should tie collector streets together at intervals no greater than one-half mile and preferably closer. This will eliminate some of the present problems inherent in the existing "super" blocks where several miles travel is often necessary to traverse relatively short distances where no direct route is available. This should eliminate considerable time, expense and inconvenience and will lead to a better circulation scale within the neighborhoods.

With significant amounts of the prime agricultural land in the valley being consumed by urban development, there is abundant evidence

that those remaining farm holdings will be preserved only through an active effort to maintain them.

With the exception of the Green Belt Law, the State has rather limited legislation that is directed specifically to deal with this problem. The local jurisdictions are also restricted in their legal prerogatives to provide suitable protection for agricultural land. Within the scope of the Master Plan it is recommended that the City pursue the options it has, even though for the most part indirect, in preserving the most productive agricultural land as far as practical. This should be done in the following ways:

Discourage "leapfrog" subdivision development, which tends to prematurely inflate land prices to the detriment of agricultural holdings, by establishing 40th West as the initial residential boundary.

Define agricultural lands with natural

and physical barriers which prevent conflicting land use situations.

Encourage the use of available legislative and economic enticements (particularly tax incentives) for the maintenance of agricultural units.

Protect existing farming operations with preferential zoning where it can be applied non-discriminately.

COMMUNITY SERVICE FACILITIES

Requirements - The needs within a community for services and facilities range from schools, libraries and hospitals to police protection, fire protection and water quality protection. Within the scope of this Master Plan, only those which are affected most directly by land use policies will be treated and not the social services aspect. In particular, schools, parks, and recreation areas and commercial areas will be considered.

Policies - Utilizing the neighborhood unit as a basic planning medium, West Jordan is divided

into a series of quadrants, each requiring certain standard service facilities. Boundaries of the neighborhood units, while flexible and susceptible to further division within a neighborhood, are none-the-less determined by natural and physical demarcations. It is intended that the size of each such unit be fixed eventually so that planning for social and recreational activities, school needs, circulation systems and other basic requirements may be more conveniently effected. Neighborhood units are developed to afford convenient access to and from collector and arterial streets.

Schools are intended to be located as a hub of the neighborhood, within and with available access from all portions of the area served by the facility. Local streets should not encourage through traffic but allow for needs of police and fire protection including a logical

system of street identification.

Subdivision layout needs to be carefully planned to insure economy in construction and maintenance of water, sewer and storm drain systems. Problems of snow removal and storm drainage, as well as a full evaluation of pedestrian needs, should be an integral part of the design of every development tract.

Proposals - Commercial Outlets. Wherever possible, each of the designated neighborhood units is served by either a local collector or a collector street at its periphery. These collector streets in turn link designated commercial service areas. The location and design of these commercial outlets are of great importance in providing a service relationship to the neighborhoods and community. The three major intersections along Redwood Street, 20th, 40th and 90th South, will provide the primary

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intersections.

Strip commercial should not be allowed to develop in any sector of the community. While not specifically indicated on the Master Plan Map, commercial development will likely develop at the intersections of 70th, 78th and 90th South and the West Valley Highway. It is essential that full consideration be given to circulation and traffic flow at these intersections.

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Proposed school relationships to neighborhood units are shown schematically on the Neighborhood Unit Map. These locations are not intended as fixed sites but their service to the neighborhood is important. Proposed Junior and Senior High Schools are indicated on the Master Plan adjacent to the local collector street at 70th South and the collector street at 90th South.

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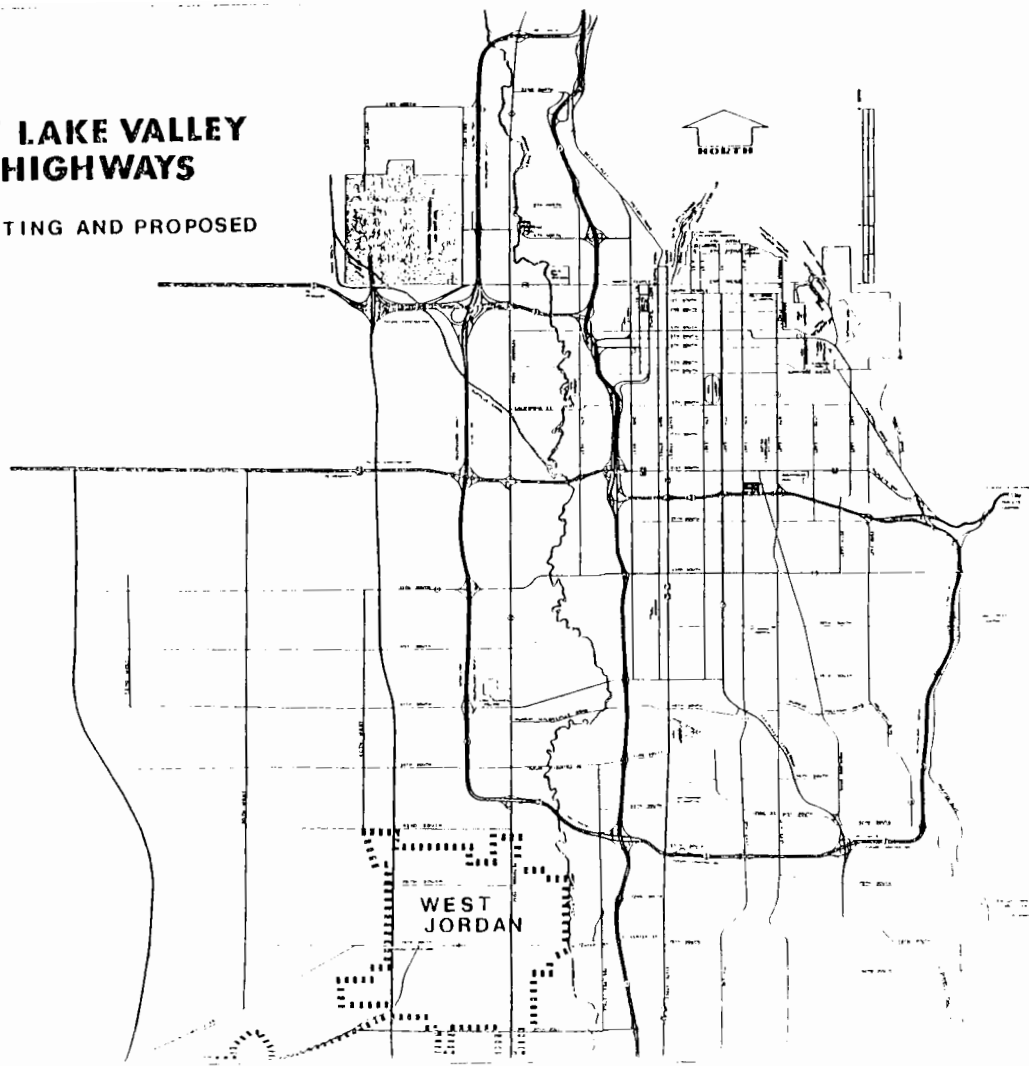
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Requirements - Unlike many Utah communities which have experienced unusual population growth over the past few years, West Jordan has had a significant amount of industrial expansion along with their residential development. The increased tax base and employment opportunities resulting from this complementary growth have helped the City avoid many growing pains that have been experienced in other areas and has proved a sound basis for future expansion. Utah and the Wasatch Front present a healthy environment for industrial expansion because of proximity to major market areas, favorable tax laws and distribution advantages. West Jordan is strategically located so these advantages are conveniently available. In addition, high bearing strength soils, the supply of water from the Jordan Aqueduct and good access

to rail, air and highway transportation systems will undoubtedly continue to hold much appeal to industrial developers seeking locations in the Salt Lake Valley.

Policies - It is generally recognized that the cost of providing major improvements to community service systems - water, sewer, roads, etc. - is seldom adequately financed by the residential user. The importance of industrial and commercial tax dollars to fill the deficit, particularly when rapid growth occurs, cannot be over-emphasized. A healthy local economy should include a balance of employment and commercial trade opportunities to support the resident population since the recirculation of monies is the primary means of levying taxes in support of municipal operations.

Seeking to maintain that essential relationship must be an integral part of City admini-

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Provide an atmosphere that includes both protection from and protection for industrial development where such distinctions are appropriate.

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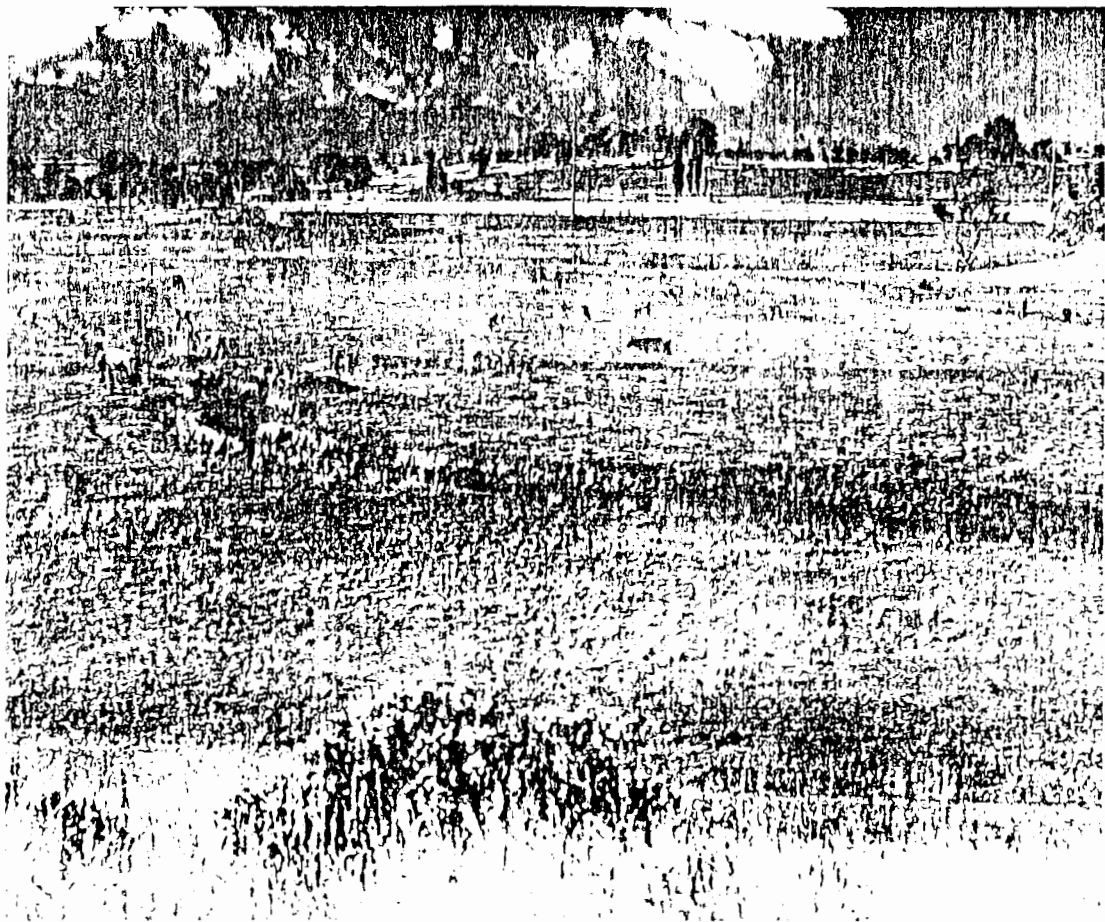
The Master Plan recognizes the physical requirements of industrial development and designates areas with good access to transportation routes which are most adaptable for this type of development. Long range plans call for the extension of

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A range of industrial uses and environments are contemplated, including light industrial, heavy manufacturing and industrial park classifications. Some industrial areas are indicated on the Master Plan as being integrated with residential areas. The intent is to encourage a harmonious relationship between various land uses that will complement each other, thereby softening the effect of industrial areas that have the tendency to become so extensive that they reach the point of oppressiveness. When compatible uses can be effectively merged, there are implied advantages of workforce proximity, incentives to make the physical development of the industry compatible in a residential setting and reciprocal advantages to the industry of reduced vandalism and fewer security problems.

Some industrial uses obviously do not lend themselves to a close relationship with residential areas. Often, these less compatible industries have been allocated lands that could not be satisfactorily used for other purposes but, as with most land capabilities, prime industrial land is a limited commodity and should be protected and preserved from encroachment by non-compatible uses.

Both the railroad and the airport present unique opportunities for industrial growth incentives in the community. As the City growth expands westward, industrial areas should be identified early and related to other uses which will logically be required. The present industrial park and like uses will probably need additional expansion capacity and consistent standards to ensure their intent.



IMPLEMENTING THE PLAN

INTRODUCTION

In the past, West Jordan's development pattern has at times progressed in a less than ideal form. A host of uncoordinated private and public decisions have too often produced adequate results for the immediate situation but sometimes the same actions have produced less than desirable effects on the community in general. Proper planning can extend the range of decision making choices to include a more responsible and comprehensive evaluation and yet insure an adequate return for both public and private investments in the community.

This Master Plan is the initial stage in carrying that concept into fruition.

However, it is by no means complete. Properly conceived, the Master Plan will be a living, changeable program and not a finite set of rules too well entrenched to be flexible.

None-the-less it is a basis and foundation for further refinement and implementation, and major deviation from the course established here should be considered only after a similar, well documented, active effort establishing new objectives and goals.

The plan should influence city growth most significantly and directly through its basic logic and persuasion. Citizens, developers and investors are expected to turn to the Master Plan for answers to questions about the city's growth direction and future. There are also legal and administrative tools which the city administrators can use in achieving their planning objectives. Among these are zoning and land subdivision regulations. The following procedural tools are recommended as logical extensions of the planning and implementation process.

ADMINISTRATIVE PROCEDURES

The strength of each implementation method - educational, legal or administrative - depends on resolution by officials and citizens alike to putting these tools to proper application. These methods must therefore meet the needs of contemporary situations and be adaptable to changing conditions over the years. As the base, the Master Plan must be regularly and systematically reviewed and updated through a process similar to that by which it was formulated to set the tone for implementation and the changes which will come.

LAND USE REGULATING POWERS

Utah State law provides that both City and County government entities have the power to define and control land uses within their jurisdiction. Zoning, which is the process of dividing the municipality into districts to regulate and restrict building structures and

use of land must be made in accordance with a comprehensive plan.

The plan itself does not have any regulatory powers but the formal adoption of such a plan is an indication of intent, and in questions requiring legal determinations, the courts may look to it in support of the local administrative position where the plan is expeditiously followed. The importance of following the plan and keeping it up-to-date becomes particularly important in maintaining its viability under the law.

Zoning, subdivision and mobile home ordinances, on the other hand, are tools provided for making the plan work through legal enforcement. It is recommended that each land use related ordinance now in force be reviewed and updated as part of the planning process and that they continue to be adjusted with the Master Plan as conditions

PERFORMANCE STANDARDS, CODES AND ENFORCEMENT

Companion to the land use ordinances are the codes and approval procedures that handle development within the City on a day by day

basis. Many of the objectives of long range goal selection are implemented through control

instruments and the way they are administered.

The communication between the policy makers and those responsible for enforcement is probably the single most essential relationship in carrying into effect many of the important decisions made in the Master Plan formulation. These communication channels should be made and kept open and operable so that the exchange of essential information can flow both ways.

SPECIAL PLANNING PROGRAMS

With the Master Plan as the catalyst it is logical to continue community development planning with additional specialized programs which complement the Master Plan. These are here defined

and recommended as they may relate to the over-

all objectives expressed in this document.

- . Revise and update zoning, mobile home and subdivision ordinances regularly as required.
- . Develop an overall recreation and open space plan and program.
- . Devise and initiate a community facility and social service plan.
- . Determine and implement long range water, sewer and storm drainage plan.
- . Develop a formal process for screening, evaluating and securing State and Federal community assistance and capital improvement funds.
- . Review planning objectives regularly, both formally and informally, with State and County officials, education administrators, religious leaders, local business and industrial interests, land developers and civic organizations to make the intent of the planning process understood at the various levels of community concern.

that those remaining farm holdings will be preserved only through an active effort to maintain them.

With the exception of the Green Belt Law, the State has rather limited legislation that is directed specifically to deal with this problem. The local jurisdictions are also restricted in their legal prerogatives to provide suitable protection for agricultural land. Within the scope of the Master Plan it is recommended that the City pursue the options it has, even though for the most part indirect, in preserving the most productive agricultural land as far as practical. This should be done in the following ways:

Discourage "leapfrog" subdivision development, which tends to prematurely inflate land prices to the detriment of agricultural holdings, by establishing 40th West as the initial residential boundary.

Define agricultural lands with natural

and physical barriers which prevent conflicting land use situations.

Encourage the use of available legislative and economic enticements (particularly tax incentives) for the maintenance of agricultural units.

Protect existing farming operations with preferential zoning where it can be applied non-discriminately.

COMMUNITY SERVICE FACILITIES

Requirements - The needs within a community for services and facilities range from schools, libraries and hospitals to police protection, fire protection and water quality protection. Within the scope of this Master Plan, only those which are affected most directly by land use policies will be treated and not the social services aspect. In particular, schools, parks, and recreation areas and commercial areas will be considered.

Policies - Utilizing the neighborhood unit as a basic planning medium, West Jordan is divided

Into a series of quadrants, each requiring certain standard service facilities. Boundaries of the neighborhood units, while flexible and susceptible to further division within a neighborhood, are none-the-less determined by natural and physical demarcations. It is intended that the size of each such unit be fixed eventually so that planning for social and recreational activities, school needs, circulation systems and other basic requirements may be more conveniently effected. Neighborhood units are developed to afford convenient access to and from collector and arterial streets.


Schools are intended to be located as a hub of the neighborhood, within and with available access from all portions of the area served by the facility. Local streets should not encourage through traffic but allow for needs of police and fire protection including a logical

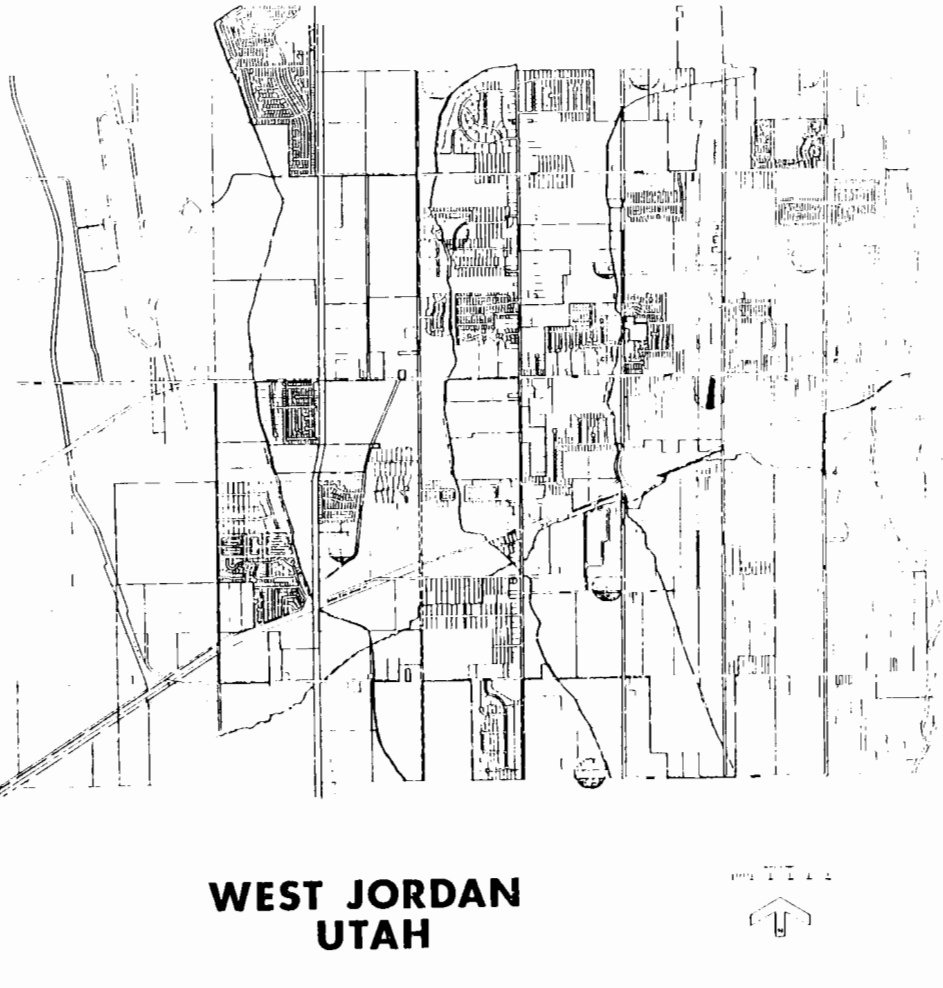
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Proposals - Commercial Outlets. Whenever possible, each of the designated neighborhood units is served by either a local collector or a collector street at its periphery. These collector streets in turn link designated commercial service areas. The location and design of these commercial outlets are of great importance in providing a service readily accessible to the neighborhoods and communities. The major intersections along Redwood Street, 17th, 78th and 90th South, will provide the primary

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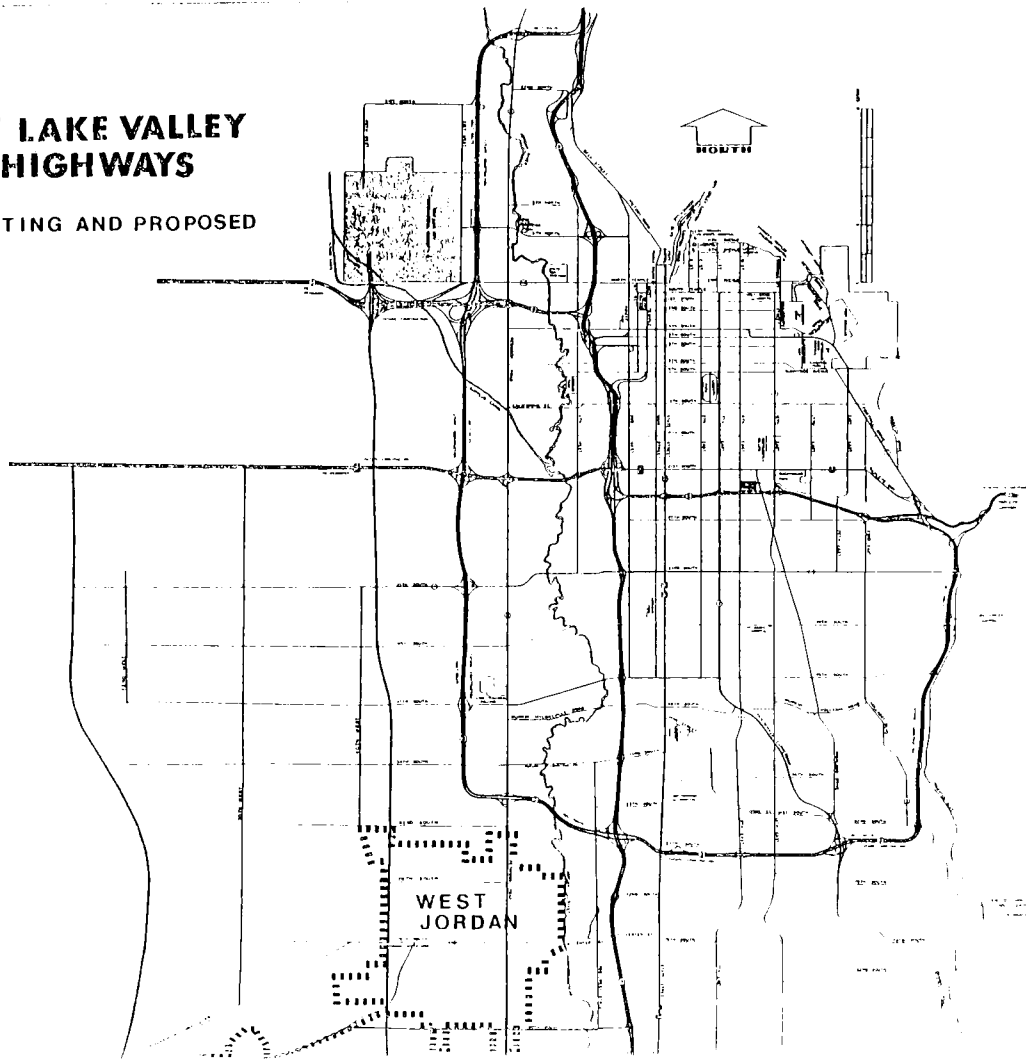
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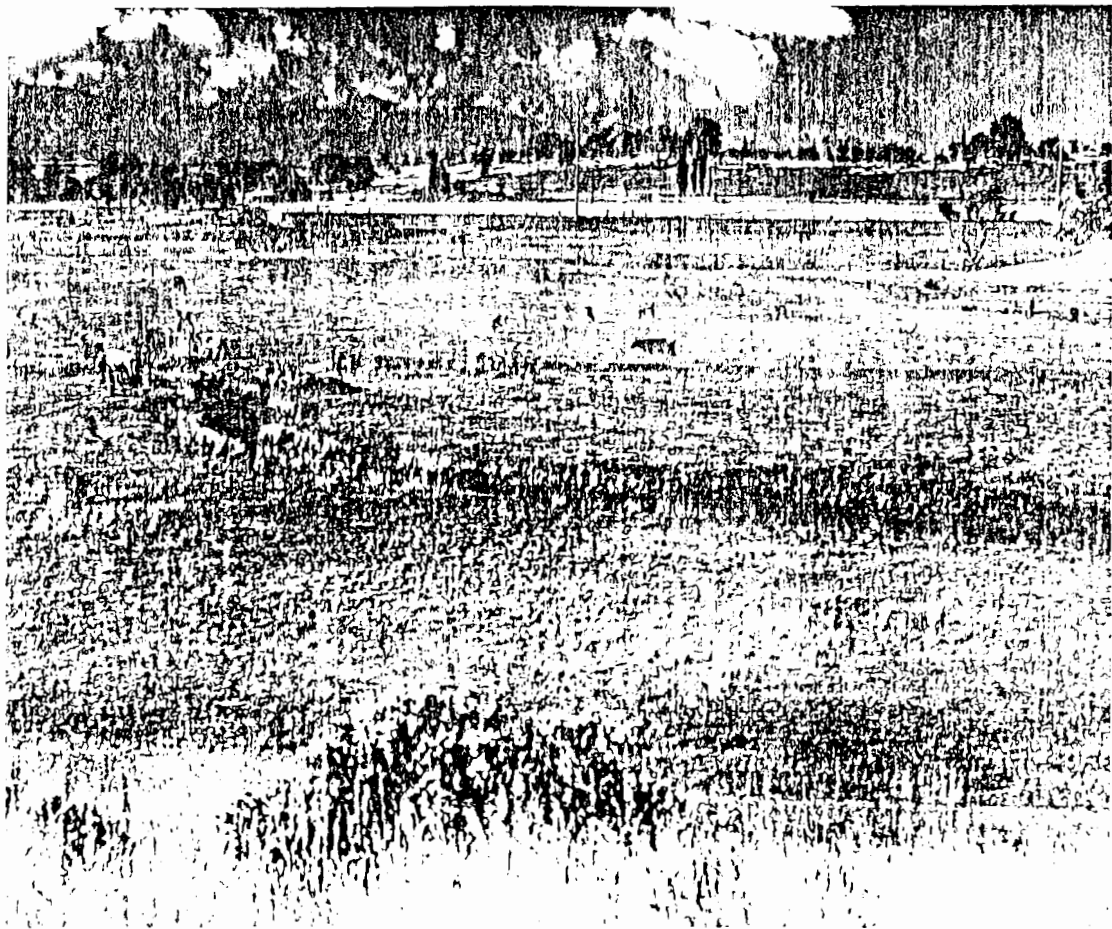
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However, it is by no means complete. Properly conceived, the Master Plan will be a living, changeable program and not a finite set of rules too well entrenched to be flexible.

None-the-less it is a basis and foundation for further refinement and implementation, and major deviation from the course established here should be considered only after a similar, well documented, active effort establishing new objectives and goals.

The plan should influence city growth most significantly and directly through its basic logic and persuasion. Citizens, developers and investors are expected to turn to the Master Plan for answers to questions about the city's growth direction and future. There are also legal and administrative tools which the city administrators can use in achieving their planning objectives. Among these are zoning and land subdivision regulations. The following procedural tools are recommended as logical extensions of the planning and implementation process.

ADMINISTRATIVE PROCEDURES

The strength of each Implementation method - educational, legal or administrative - depends on resolution by officials and citizens alike to putting these tools to proper application. These methods must therefore meet the needs of contemporary situations and be adaptable to changing conditions over the years. As the base, the Master Plan must be regularly and systematically reviewed and updated through a process similar to that by which it was formulated to set the tone for Implementation and the changes which will come.

LAND USE REGULATING POWERS

Utah State law provides that both City and County government entities have the power to define and control land uses within their jurisdiction. Zoning, which is the process of dividing the municipality into districts to regulate and restrict building structures and

use of land must be made in accordance with a comprehensive plan.

The plan itself does not have any regulatory powers but the formal adoption of such a plan is an indication of intent, and in questions requiring legal determinations, the courts may look to it in support of the local administrative position where the plan is expeditiously followed. The importance of following the plan and keeping it up-to-date becomes particularly important in maintaining its viability under the law.

Zoning, subdivision and mobile home ordinances on the other hand, are tools provided for making the plan work through legal enforcement. It is recommended that each land use related ordinance now in force be reviewed and updated as part of the planning process and that they continue to be adjusted with the Master Plan as changes

PERFORMANCE STANDARDS, CODES AND ENFORCEMENT

Comparison to the land use ordinances are the codes and approval procedures that handle development within the City on a day by day

basis. Many of the objectives of long range goal selection are implemented through control

instruments and the way they are administered.

The communication between the policy makers and those responsible for enforcement is prob-

ably the single most essential relationship in carrying into effect many of the important decisions made in the Master Plan formulation.

These communication channels should be made and kept open and operable so that the exchange of

essential information can flow both ways.

SPECIAL PLANNING PROGRAMS

With the Master Plan as the catalyst it is logical to continue community development planning with additional specialized programs which complement the Master Plan. These are here defined

and recommended as they may relate to the overall

all objectives expressed in this document.

- . Revise and update zoning, mobile home and subdivision ordinances regularly as required.
- . Develop an overall recreation and open space plan and program.
- . Devise and initiate a community facility and social service plan.
- . Determine and implement long range water, sewer and storm drainage plan.
- . Develop a formal process for screening, evaluating and securing State and Federal community assistance and capital improvement funds.
- . Review planning objectives regularly, both formally and informally, with State and County officials, education administrators, religious leaders, local business and industrial interests, land developers and civic organizations to make the intent of the planning process understood at the various levels of community concern.