



City of West Jordan
Department of Utilities
8000 South Redwood Road
West Jordan Utah 84088
Office: (801) 569-5070

TO: Mayor Dirk Burton, Korban Lee, Paul Jerome,
FROM: Greg Davenport, P.E.
DATE: April 10, 2025
RE: Southwest Quadrant Land Use Amendment – Infrastructure Analysis

The Utility Department has been asked to answer the following question:

Will the proposed general land use amendment for Southwest Quadrant adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater, and public safety facilities, than would otherwise be needed without the proposed change?

While the Public Utilities Department cannot answer for roadways or public safety, we can provide limited information regarding the proposed amendment's impact to existing storm water, wastewater, and culinary water facilities of the City.

Storm Water: The proposed property drains to an undeveloped Barney's Wash and contains FEMA Flood Plain A property. The allowable discharge into a developed Barney's Wash will be 0.1 cubic feet per second per acre. Any future development should include low impact development, best management practices for storm water and will be required to detain on-site. The storm water impact for this development will require expensive public infrastructure including the rerouting of Barney's Wash and its tributaries, the relocation of the existing FEMA flood zone A, and possible regional detention facilities. The applicant has not currently provided any specific information to the City demonstrating their plan for providing this infrastructure.

Finding: *The proposed general land use amendment for Southwest Quadrant will not adversely impact the neighborhood and community if a specific plan is presented to mitigate the storm water impact.*

Sanitary Sewer:

The current master plan anticipated 1804 equivalent resident units for the proposed development.

The applicant is proposing to increase the ERU's by more than 3000 ERU's. The exact number of ERU's cannot be determined by this proposal as this number is not defined yet in the agreement. The existing system cannot accept the increased density of the proposed project without improvements. The wastewater impact for this development will require additional expensive public infrastructure. The applicant has not provided any specific information to the City demonstrating their plan for providing this infrastructure for the development.

Finding: The proposed general land use amendment for Southwest Quadrant will adversely impact the neighborhood and community. The developer could mitigate this impact if a specific plan is presented to mitigate the sanitary sewer impact.

Water: The proposed development is located within three separate pressure zones. Pressure zone 7, which currently has no supported infrastructure, zone 6 and zone 5. The existing system currently anticipates 371 ERU's in zone 5, 604 ERU's in zone 6 and 829 ERU's in zone 7. (A total of 1804 ERU's.)

The applicant is requesting to add more than 4500 residential units plus commercial, office and high technology manufacturing ERU's that are not specifically defined. This proposal also does not specifically limit ERU's in a pressure zone and so they may vary zone to zone. Currently in zone 5 and 6 there is not sufficient infrastructure to accommodate the proposed density increase. Zone 7 still has no facilities to support development.

The extra water capacity for the increase in zoning is not part of any master planned project in either zone 5, 6 or zone 7. Without improvements in these zones, adequate public water facilities do not exist at this time. No plan has been submitted to the City at this time to mitigate the impact.

Finding: The proposed general land use amendment for Southwest Quadrant will adversely impact the neighborhood and community. The developer could mitigate this impact if a specific plan is presented to mitigate the culinary impact. This plan must address fire flow, water storage and source water impacts.

Sincerely,



Greg Davenport, P.E.