



REQUEST FOR COUNCIL ACTION

Action: Need Council to take action

Meeting Date Requested : 01/24/2024

Presenter: Tayler R Jensen

Deadline of item :

Applicant: City of West Jordan

Department Sponsor: Community Development

Agenda Type: PUBLIC HEARINGS

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Ordinance No. 24-05 a petition from the City of West Jordan for Three Station Area Plans pursuant to Utah Code 10-9a-403.1 (HB 462, 2022 G.S.) for Bingham Junction (Midvale), Historic Gardner, and West Jordan City Center located at 7387 S Bingham Junction Boulevard (Midvale), 1127 West 7800 South, and 8021 S Redwood Road, respectively

2. EXECUTIVE SUMMARY

House Bill 462 (2022) was adopted with the goals of maximizing development potential around transit stations through a collaborative planning approach. Each city with a fixed-guideway public transit station (FrontRunner, Trax, BRT) is required to adopt a “station area plan” for everything within a ½ mile radius of the station.

On August 15, 2022, the City of West Jordan and Midvale City were awarded \$350,000 by the Wasatch Front Regional Council (WFRC) through a technical assistance program to create a Station Area Plan for West Jordan City Center, Historic Gardner, and Bingham Junction Trax Stations.

The consultant firm “Design Workshop” was selected by the Cities and WFRC after a competitive RFP process, and the project kicked off in November of 2022. The project team has held multiple meetings with City Council’s in both Midvale and West Jordan, Business and property owners, Jordan School District, IHC, and UDOT. Planning Charrettes were held in both Midvale and West Jordan, two community surveys were distributed, and open houses were held in West Jordan and Midvale.

Station Area Plans are essentially “Small-Area Plans” to guide future land use and zoning decisions. The concepts presented are examples of anticipated development, any actual development will go through standard development processes.

3. TIME SENSITIVITY / URGENCY

Station Area Plans need to be adopted by 12/31/2025,

4. FISCAL NOTE

The passing of the Three Stations, Station Area Plan does not require direct fund allocation.

5. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on January 2, 2024, and subsequently voted (7-0) to forward a positive recommendation of the Three Stations, Station Area Plan to the City Council with no recommended changes.

6. STAFF ANALYSIS

The proposed Station Area Plan(s), Preferred Concept Plans, and Implementation plans are the result of over one year of work, countless hours of public meetings, discussion, information gathering, and analysis. They accomplish the goals and requirements of House Bill 462 and fulfill the project goals established by the team.

7. MOTION RECOMMENDED

I move that the City Council adopt **Ordinance 24-05** approving Three Station Area Plans for Bingham Junction, Historic Gardner, and West Jordan City Center.

8. PACKET ATTACHMENT(S)

Attachment 1: West Jordan City Center, Historic Gardner, and Bingham Junction Station Area Plan