

# Salt Lake County's West General Plan

May 2022

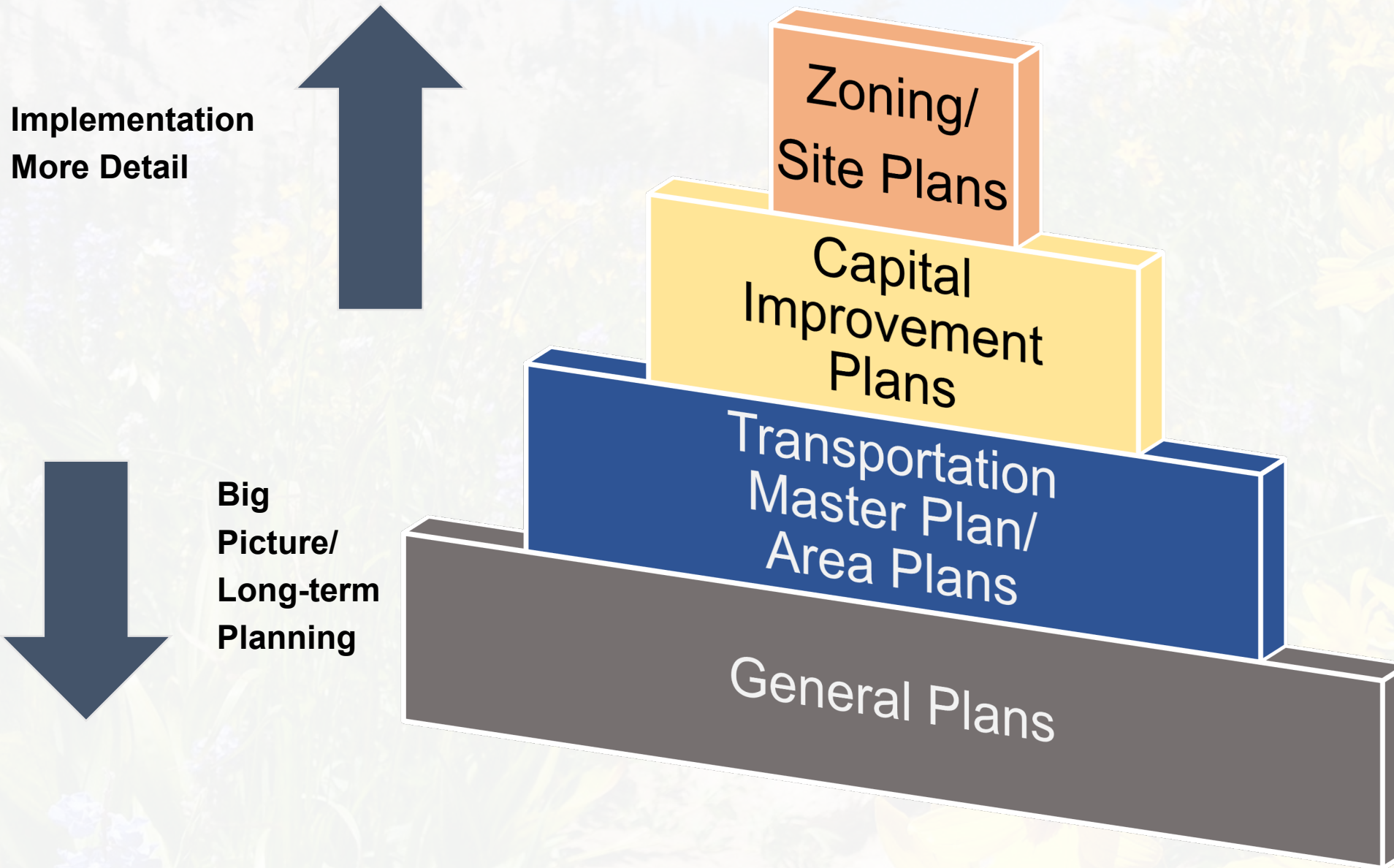
- Lisa Hartman, Associate Deputy Mayor
- Helen Peters, Planning and Transportation Director
- Jake Young, Planner



# West General Plan Presentation Outline:

1. General Plan requirements
2. West General Plan Process
3. Public Involvement
4. Highlights & maps from West General Plan

# West General Plan – General Plans and other planning





# West General Plan – General Plans

## General Plans are:

- Advisory
- Nonbinding
- Visionary
- Allow for flexibility
- Best practice is to update every 10-20 years depending on the needs of the community



# West General Plan – General Plans

## Binding land use actions include:

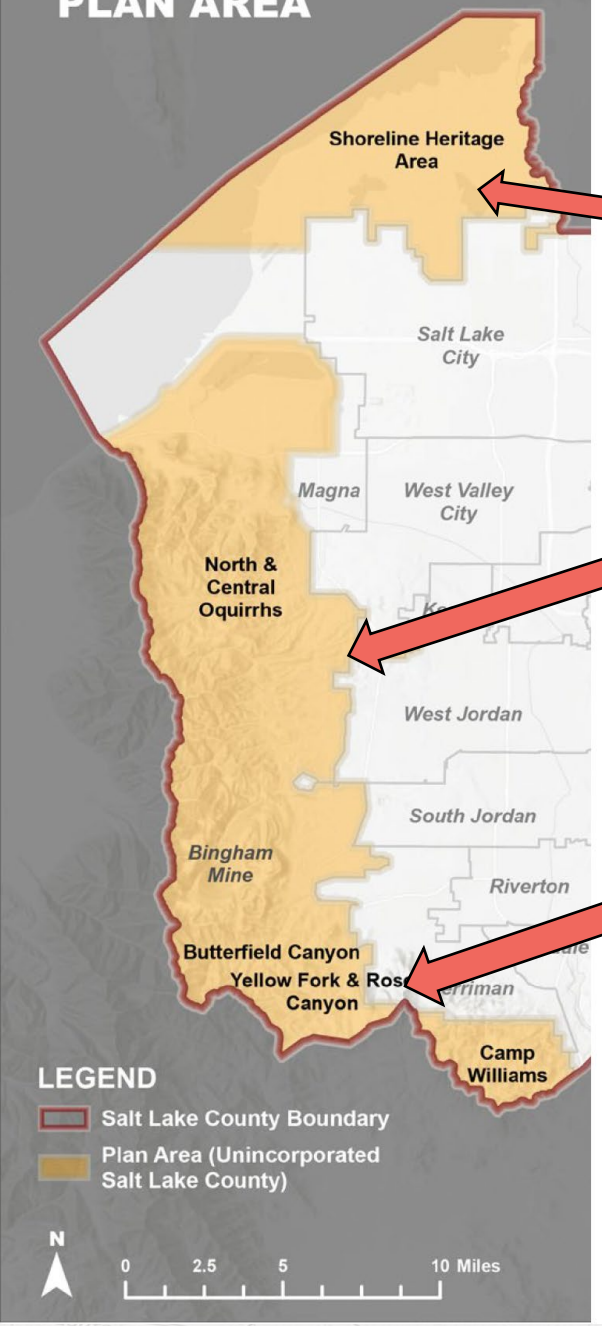
- Ordinances
- Rezones
- Entitlement
- Master Development Agreements
- Building permits
- Annexations
- Conservation Easements



J. M. SNOW  
Civil & Mining Engineer  
Judge Building  
Salt Lake City, Utah

# Areas within the West General Plan

## PLAN AREA



Shoreline Heritage Area

Shoreline Heritage

North & Central Oquirrhs

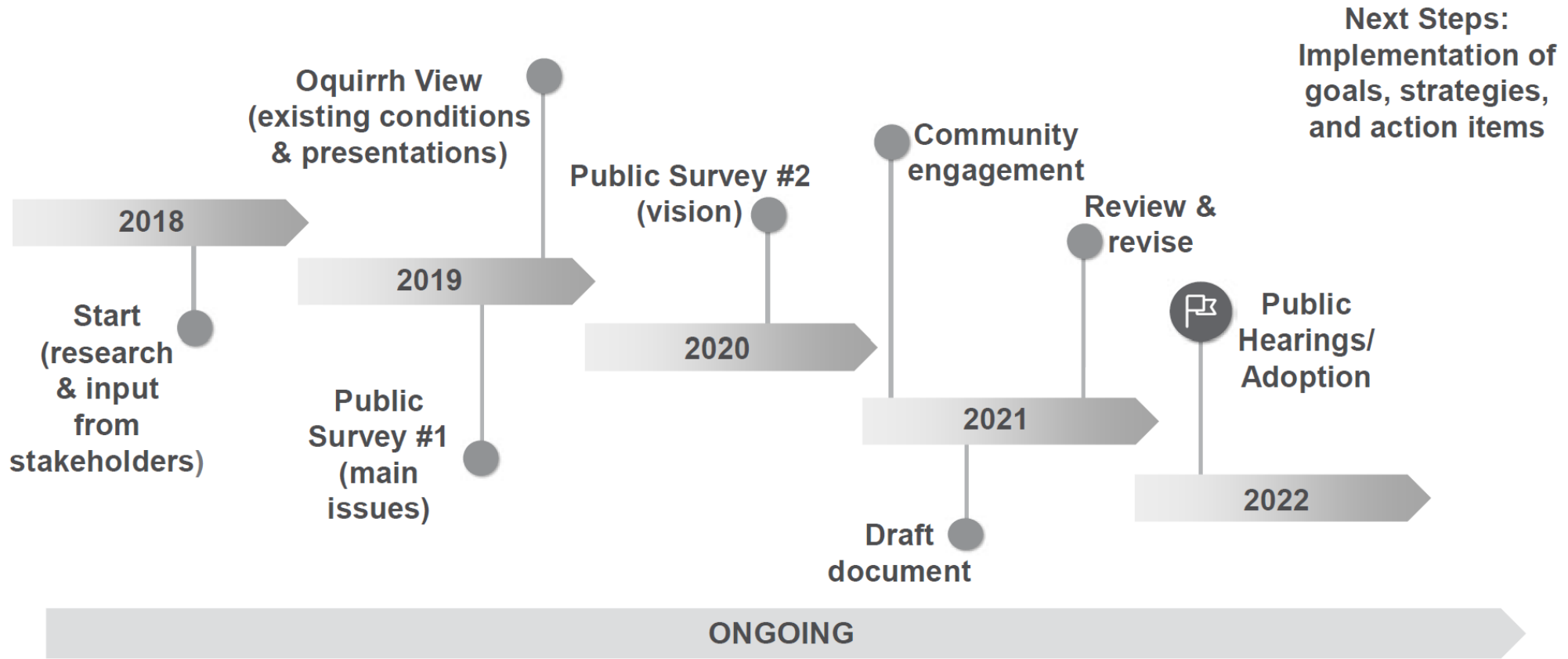
North & Central Oquirrhs

Butterfield Canyon  
Yellow Fork & Rosser Canyon

SW Oquirrhs & Traverse Mountains



# West General Plan Timeline

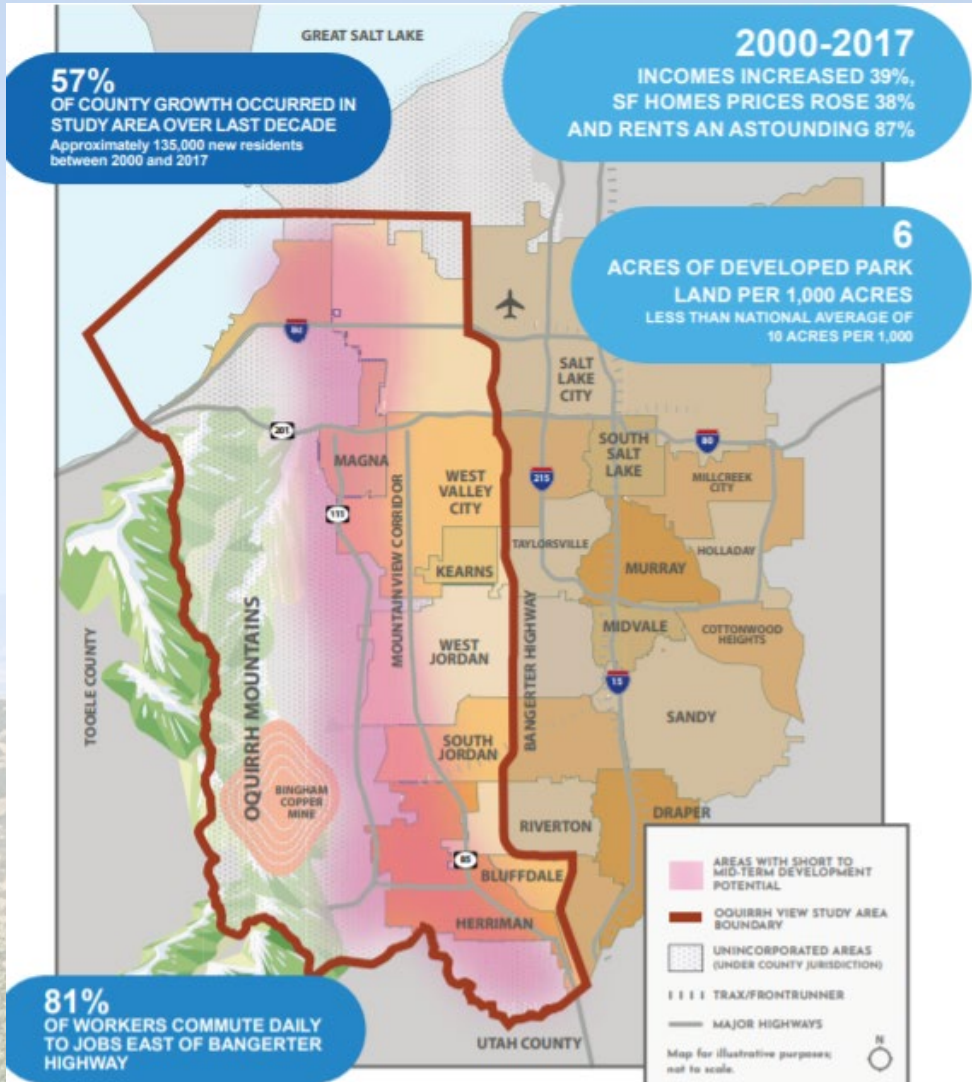


Research - Listening - Reaching out to stakeholders  
 – Involving (Planning Commission, Stakeholders, Steering Committee, Council, Public)

\*Plan should be updated in 10-20 years



# Oquirrh View



## OQUIRRH VIEW



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# West General Plan – Public Outreach

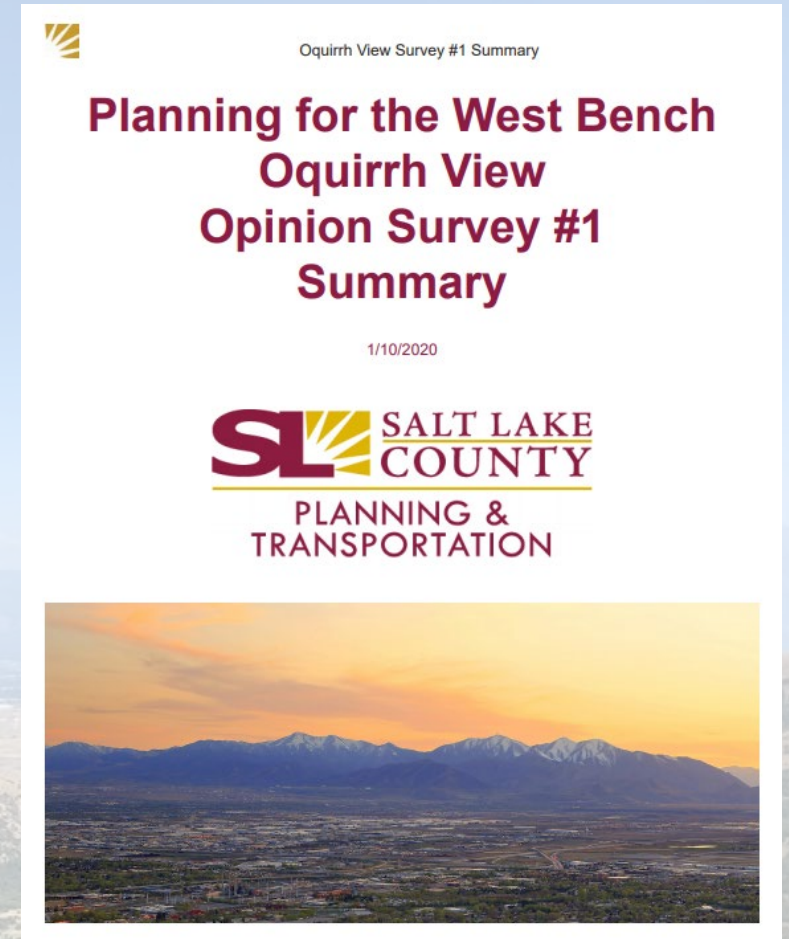
## Public Survey # 1

2,534 completed surveys

Conducted fall 2019

The top four concerns were:

- Traffic & Transportation
- Housing & Cost of Living
- Air Quality
- Water



# West General Plan – Public Outreach

## Public Survey # 2

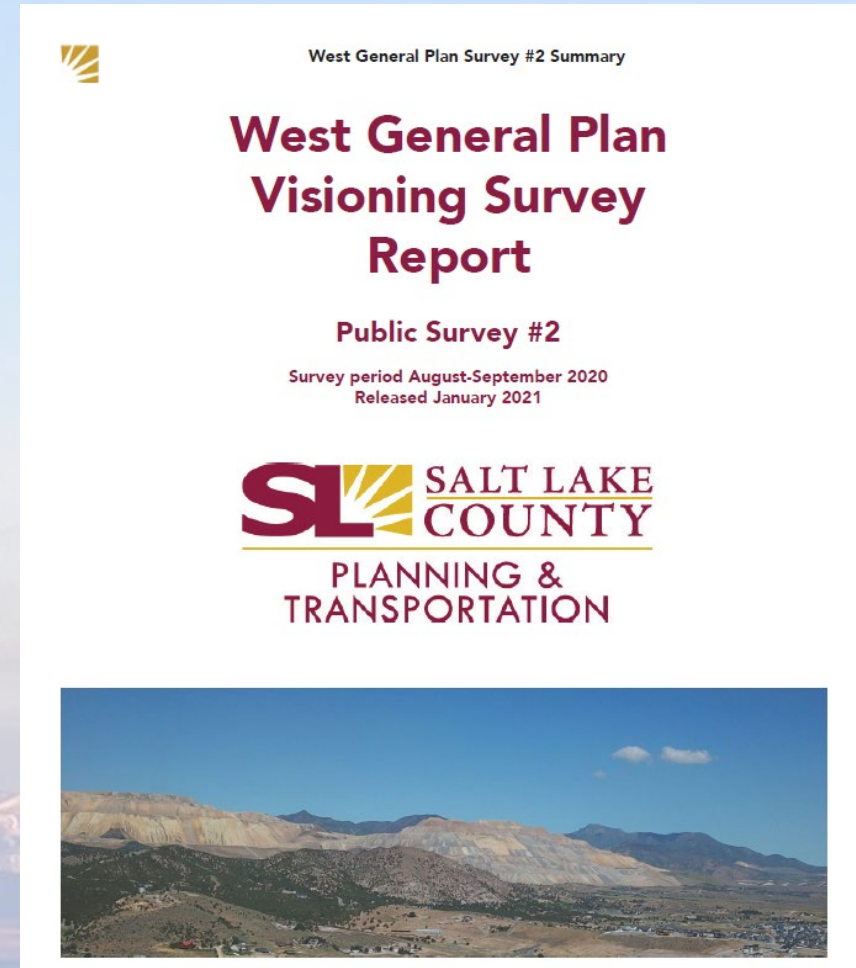
2,049 completed surveys

3,876 comments

Conducted fall 2020

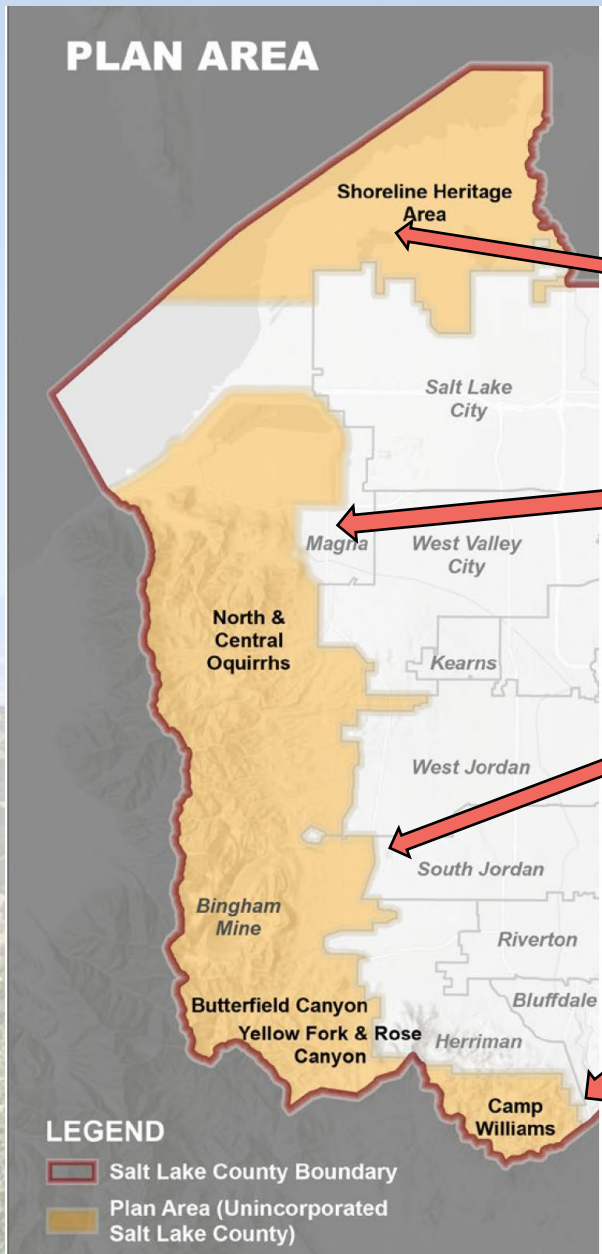
Feedback was provided on:

- Vision statements for 7 elements
- Guiding principles
- Comments per topic





# West General Plan – Public Outreach



## Online Community Engagement Meetings Spring 2021

- 1) Shoreline (SLC, Magna) – Mar. 15  
79 registered, 46 attended
- 2) North Oquirrhs (Magna, WVC, Kearns) – Mar. 18  
54 registered, 22 attended
- 3) Central Oquirrhs (WJ, SJ, Herriman, Copperton) - Mar. 17  
123 registered, 59, attended
- 4) SW Oquirrhs/Traverse Mountains (Herriman, Riverton, Bluffdale, Camp Williams) – Mar. 22  
83 registered, 39 attended
- 5) Municipal Stakeholder Meeting – April 7  
51 registered, 46 people attended

**Total numbers – 390 registered, 212 attended**



# West General Plan – Overall Vision

Salt Lake County envisions safe and beautiful places for current and future generations to live, work, and recreate. The County's vision for the diverse areas within the West General Plan is to plan for:

**enduring communities**  
**vibrant town and village centers**  
**employment opportunities**  
**preserving open spaces**

Communities will be integrated with a multi-modal transportation system and are driven by a commitment to respect the landscape, conserve natural ecosystems, and develop public resources. These future communities include a variety of recreation opportunities, town and village centers, and neighborhoods.



# West General Plan – Document

## Introduction Chapter

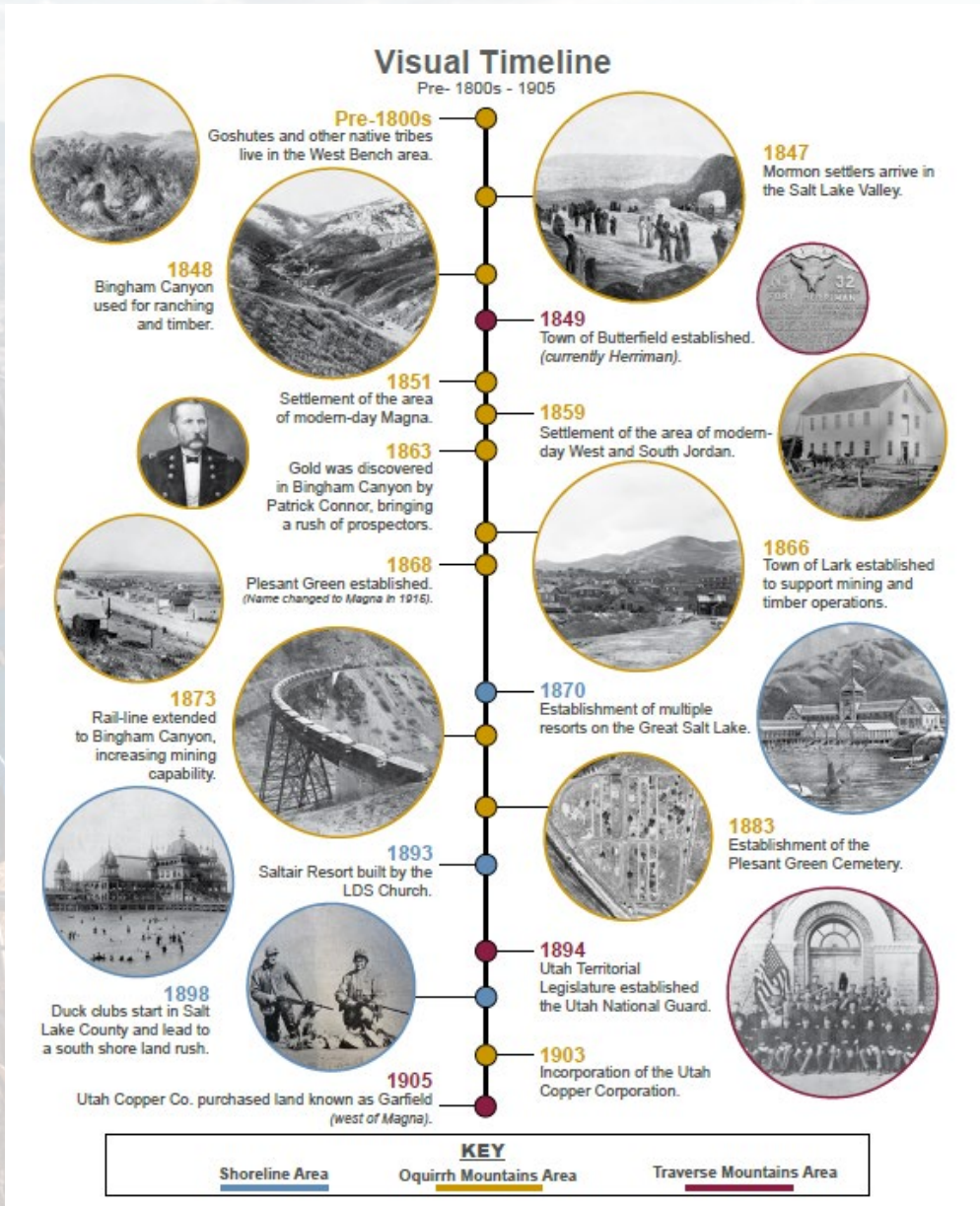
- Executive Summary
- Background information
- Definitions & Acronyms
- Visual Timeline

## Typical Chapter:

- Vision and Guiding Principles
- Background
  - Narrative Text
  - Maps
  - Important information
- Goals and Strategies
- Action Items



# West General Plan – Document





# West General Plan – Document

## Chapters (elements)

1. Introduction
2. Land Use
3. Housing
4. Transportation
5. Environment and Conservation
6. Water Conservation
7. Parks, Trails, and Recreation
8. Economy
9. Utilities and Public Safety
10. Appendices



# West General Plan Conservation

## Land Use Goals and Strategies (pg. 51)

**“A. Goal: Conserve critical lands, water, and open space.**

**Strategies:**

- I. Work with willing landowners to implement land conservation tools. Conservation tools could include:** conservation easements, purchase of lands (through grants or bonds), transfer of development rights, updating zoning uses, and others.
- II. Develop conservation plans (see Environment Chapter).
- III. Develop recreation facilities (see Parks, Trails, and Recreation Chapter).
- IV. Protect the Great Salt Lake ecosystem (see Environment and Conservation Chapter).
- V. Assist Camp Williams, Rio Tinto Kennecott (RTK), and Northrop Grumman in the development of buffers to reduce the impacts of incompatible land uses.
- VI. Conserve water resources (see Environmental and Conservation, Water Conservation, and Utilities and Public Safety Chapters).”

# West General Plan Conservation

## Environment and Conservation Goals and Strategies (pg. 89)

**“C. Goal: Protect and conserve critical lands in the Oquirrh and Traverse Mountains.**

### **Strategies:**

I. Support and collaborate with Camp Williams, Rio Tinto Kennecott, and other landowners in the preservation of buffer open space and development of safe recreational opportunities.

### **II. Support the development of conservation and recreation plans for the Oquirrhs and Traverse Mountains.**

a. SLCo, **working with willing landowners**, and other stakeholders, should prepare a long-range plan identifying the critical lands and whole ecosystems within the Oquirrh Mountains to be conserved. The **conservation plan** should study and consider habitats for mammals, birds, and critical lands.

The conservation plan should consider potential public access points, developable lands, historic cultural sites, and recreational opportunities.

b. The plan should consider increasing temperatures, reduced precipitation, water availability, and impacts on wildlife, vegetation, and local ecosystems.

**c. The conservation plan should identify stakeholders, potential management agencies, funding sources, and other conservation methods.**

III. Support programs to manage invasive weeds.

IV. Support protection of historic cultural sites and artifacts. Discourage recreation in sensitive areas.”



# West General Plan Conservation

## Conservation Tools (pg. 81)

**I. A Conservation Easement** is a voluntary legal agreement. The landowner donates development rights to an organization that protects land resources in exchange for tax credits or money. An easement is established in perpetuity, and the landowner maintains some of the rights to the land.

**II. Land Acquisition** consists of a property sale by a willing landowner to a public agency or conservation organization. a. This could include purchase or donation of lands from a willing landowner to develop State or County Parks.

**III. Purchase of Development Rights (PDR)** is a program that allows a public agency or nonprofit organization to get a property's development rights.

**IV. Transfer of Development Rights (TDR)** is a program that protects natural or farm areas by transferring potential development from a conservation area to the desired development location.

**V. A Conservation Development** is a program that uses zoning ordinances and development agreements.

**VI. Zoning** is a less-permanent method of conserving land but can be helpful in the short-term.”



# West General Plan Conservation



Figure 5.4 Yellow Fork and Rose Canyon  
SLCo purchase Yellow Fork property in 1984  
and Rose Canyon in 2007



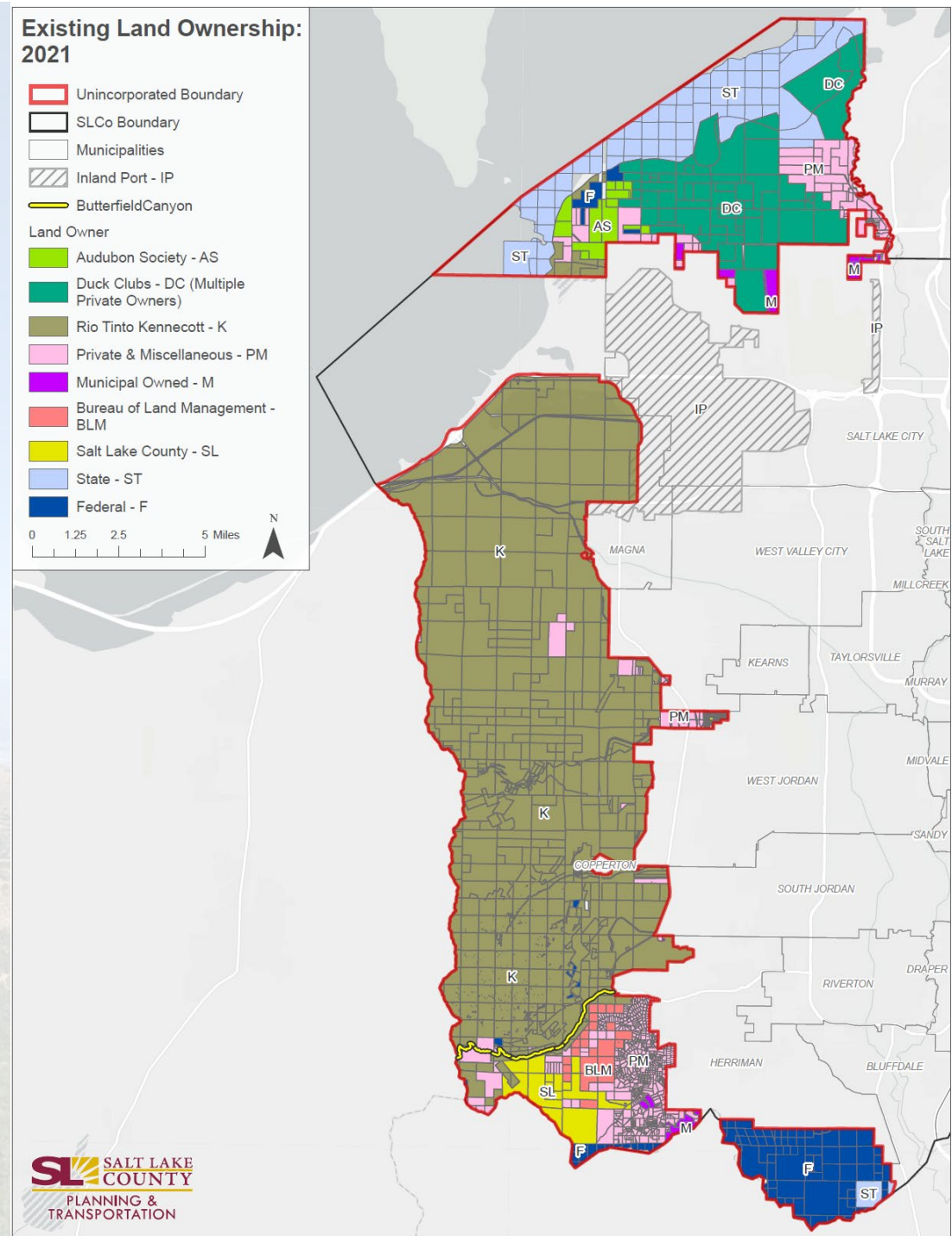
Figure 5.6 Antelope Island State Park looking south  
In 1969 the State purchased 2,000 acres  
In 1981 the State purchased 26,000 acres  
The State Park open in 1993

Historical source: <https://stateparks.utah.gov/parks/antelope-island/antelope-island-history/>



# West General Plan Land Use

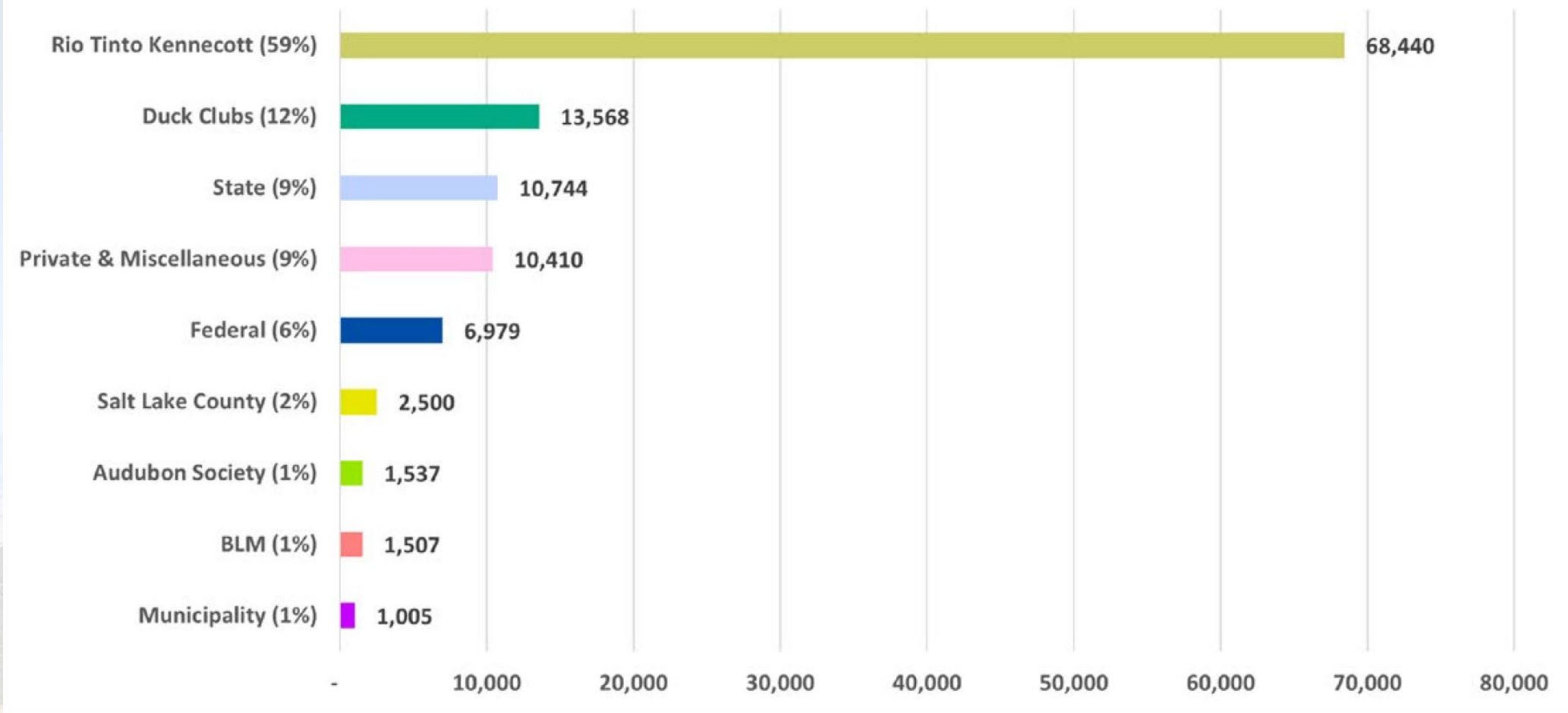
**Vision:** Residents benefit from thoughtful planning, which guides the preservation of open spaces, sustainable land uses, and quality communities. **Town and village centers create cohesive communities through connectivity to transportation systems, outdoor recreation, neighborhoods, and local economic opportunities.** Collaboration between residents, municipalities, regional agencies, landowners, and stakeholders achieves successful land use coordination.





# West General Plan Land Use

## Approximate Land Ownership by Acreage

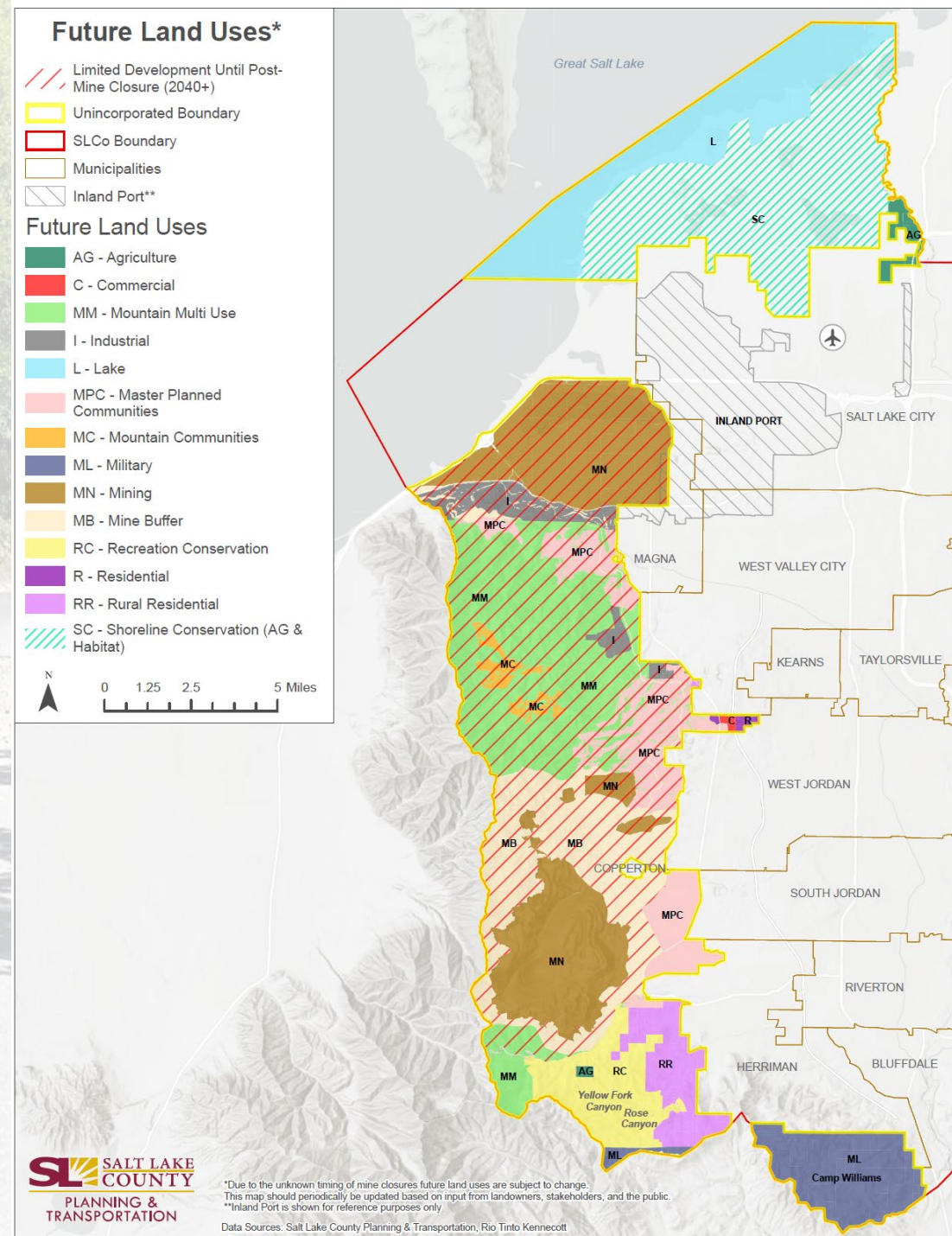




# West General Plan Land Use

## Highlights from Land Use Chapter:

- Some future uses are identified as post-mining (beyond 2040)
- Buffering between incompatible land uses
- Future land uses are compatible with adjacent municipalities





## **B. Goal: Facilitate and participate in regular planning coordination.**










### **Strategies:**

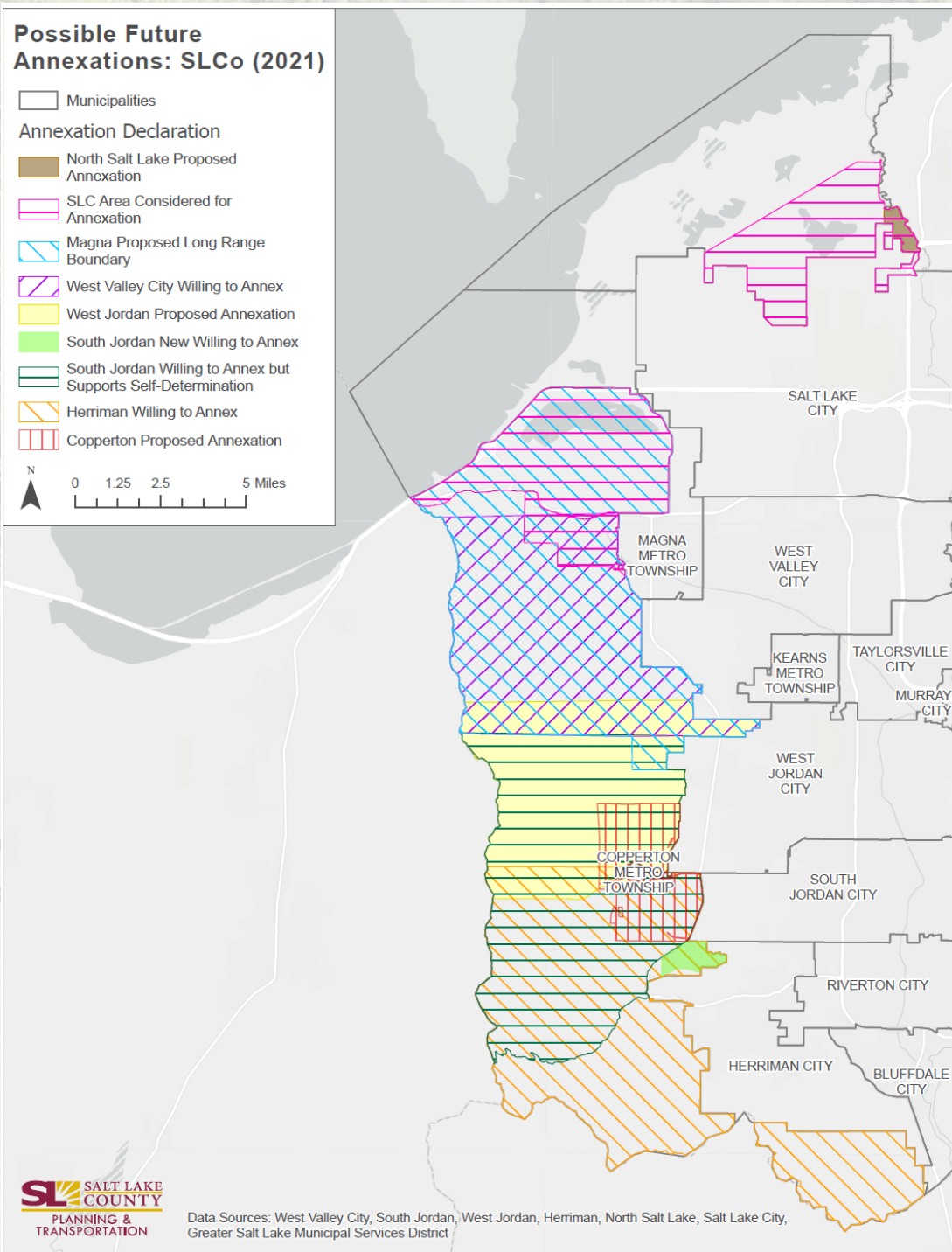
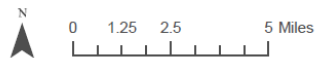
- I. Collaboratively plan with partner agencies (WFRC), UDOT), state of Utah, GSL, local municipalities, UTA.**
- II. Implement the County Resource Management Plan (CRMP)
- III. Regularly coordinate any potential large-scale land development occurring within a 5-10 year forecast period.**
- IV. The County, adjacent municipalities, and landowners are encouraged to collaborate on potential annexations and or incorporations regarding lands and future development.**
- V. Nearby municipalities should consider planning for potential annexation areas and conduct regular coordination.**



# West General Plan Land Use

## Possible Future Annexations: SLCo (2021)

-  Municipalities
- Annexation Declaration**
-  North Salt Lake Proposed Annexation
-  SLC Area Considered for Annexation
-  Magna Proposed Long Range Boundary
-  West Valley City Willing to Annex
-  West Jordan Proposed Annexation
-  South Jordan New Willing to Annex
-  South Jordan Willing to Annex but Supports Self-Determination
-  Herriman Willing to Annex
-  Copperton Proposed Annexation





# West General Plan Housing

## Highlights from Housing Chapter:

- Moderate Income Plan
- Data on housing trends
- Strategies for attainable and affordable housing
- Water Conservation

Households by AMI	<30% AMI	30-50% AMI	50-80% AMI	Cumulative Total
All Unincorporated	276	319	117	712

Source: SLCo Assessor (October 2019) and Esri estimates from ACS 2012-2016

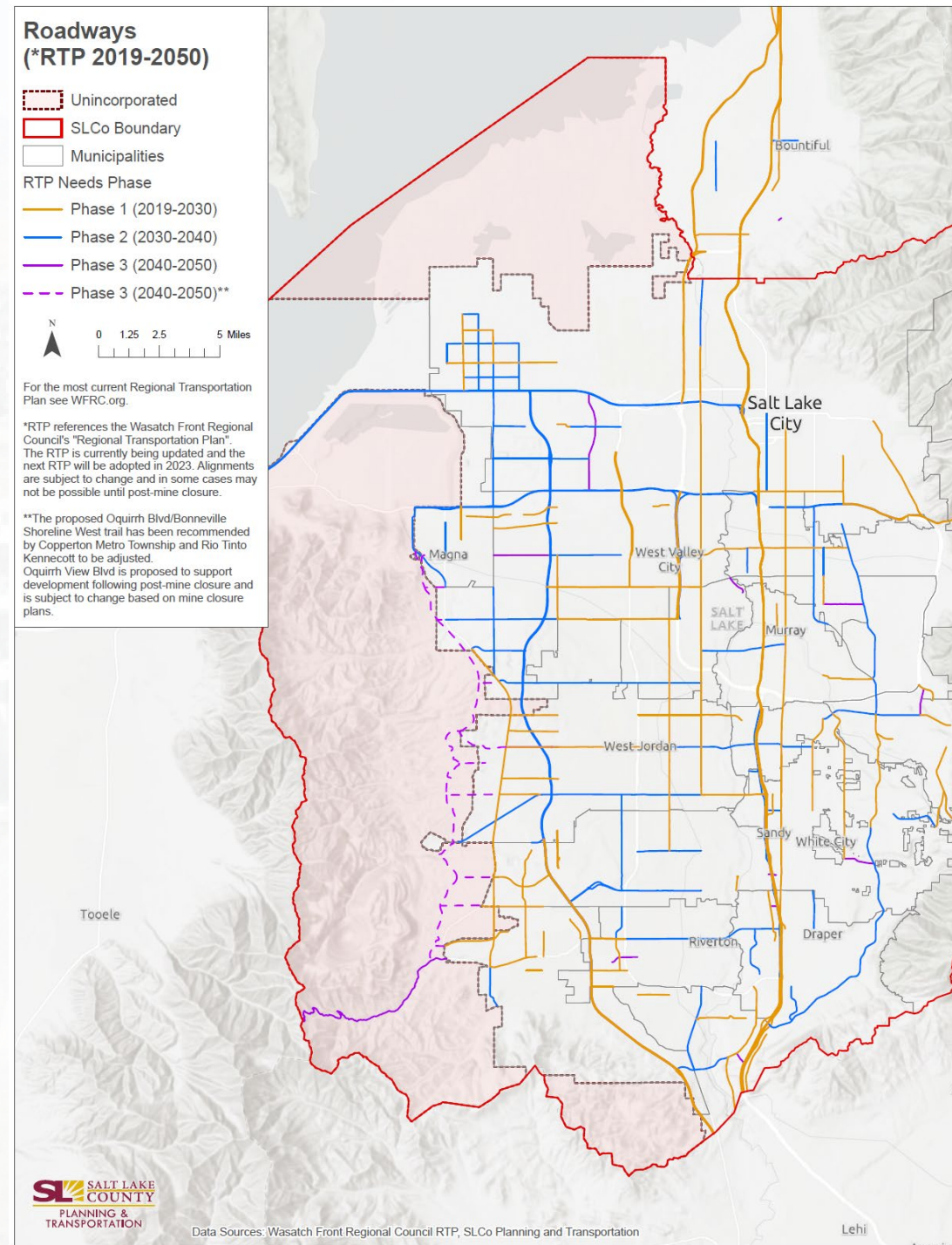
Table 3.1 Five Year Affordable Housing Needs Unincorporated/  
Source: SLCo 2019 Moderate Income Housing Plan <sup>5</sup>





# West General Plan Transportation

**Vision:** Residents have access to an affordable, efficient, and reliable transportation system to reach their desired destinations within a reasonable amount of time that allows access to opportunities, jobs, and education. **The transportation system is well integrated with roadway, transit, and active transportation connections.** Transportation mode options contribute to the quality of life and minimize negative impacts on air quality.

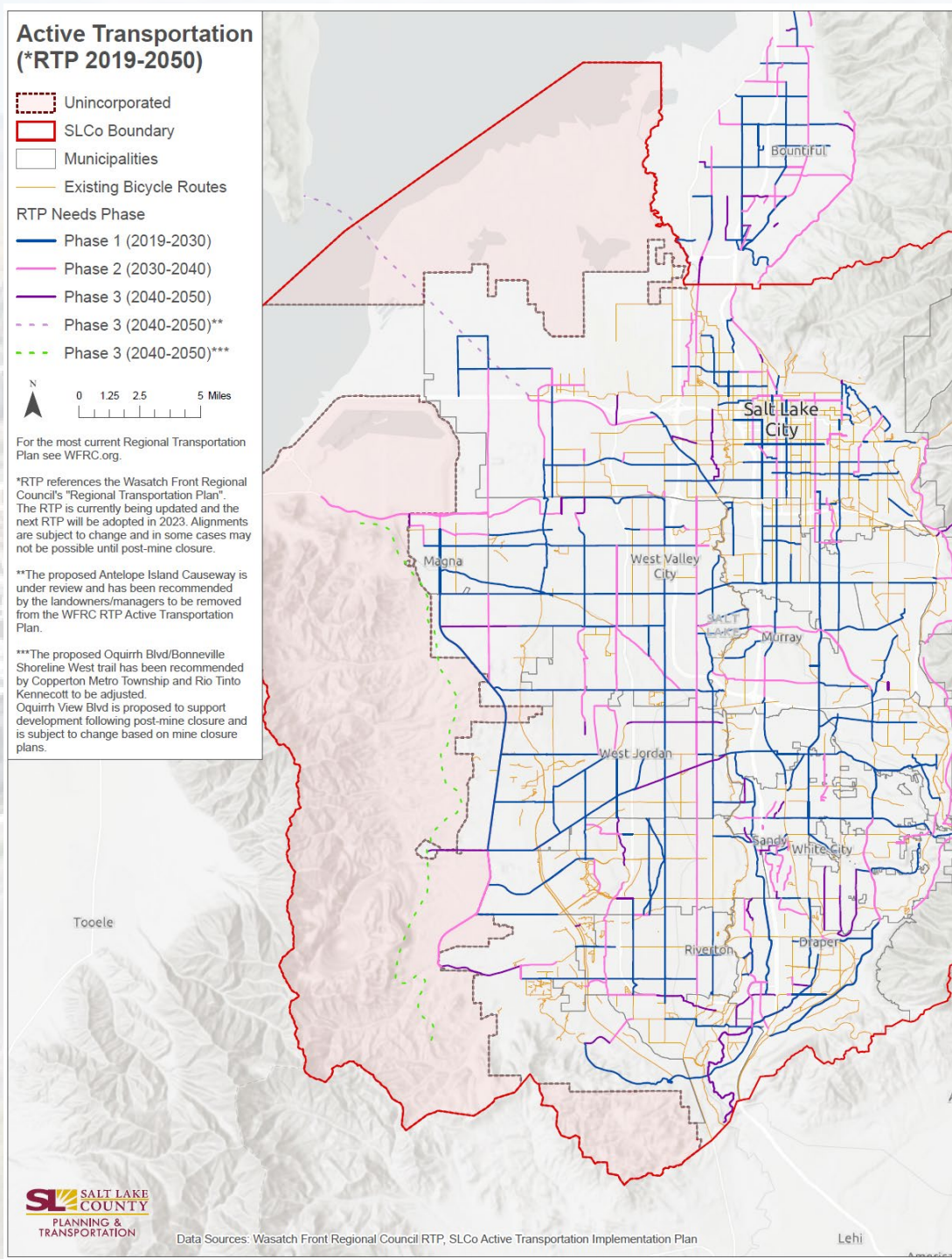




# West General Plan Transportation

## Highlights from Transportation Chapter:








- Existing East-West solutions included
- Emphasis on local and regional connectivity
- Regional Transportation Plan incorporated

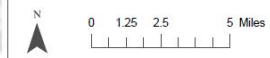




# West General Plan Transportation

## Public Transportation (\*RTP 2019-2050)

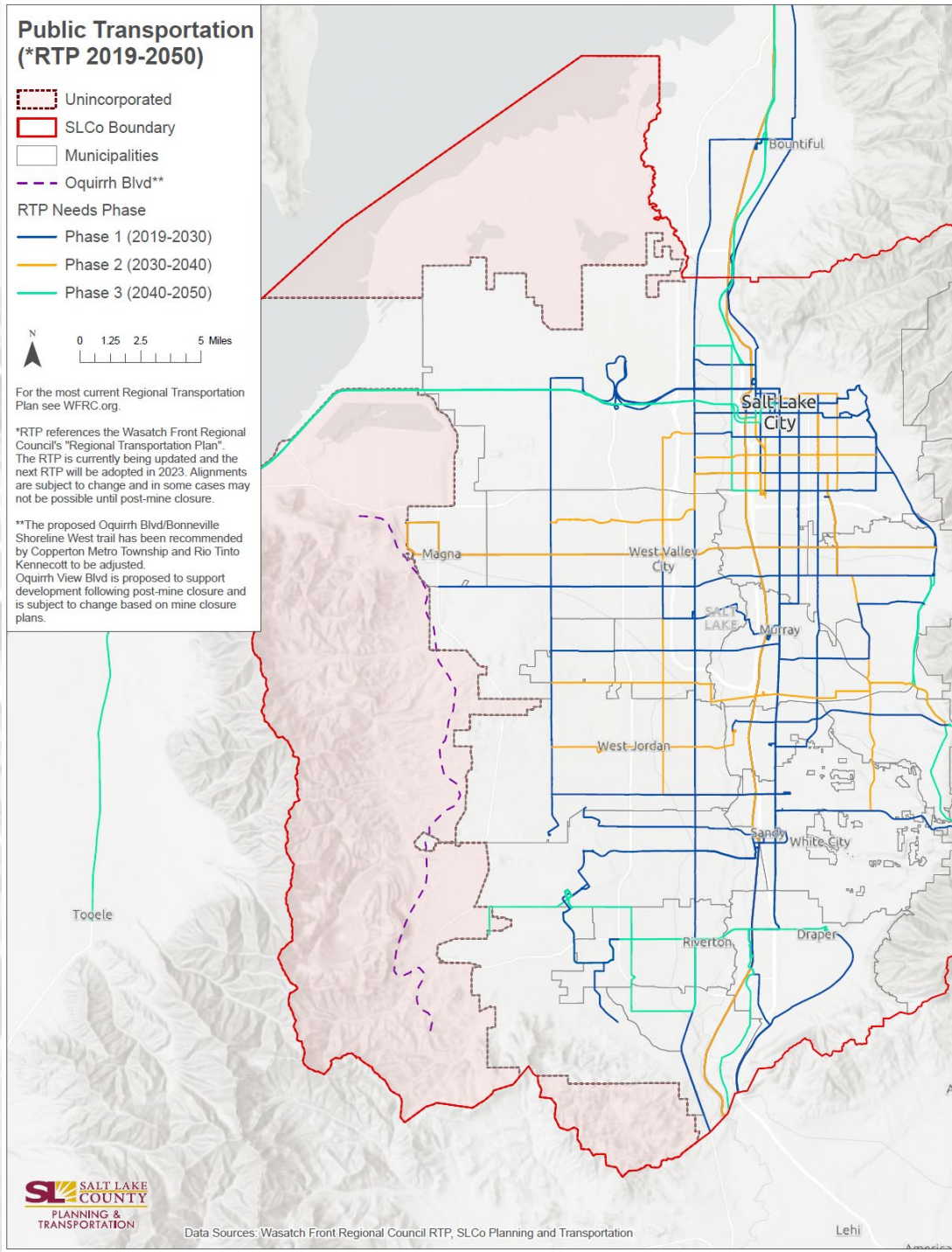
-  Unincorporated
-  SLCo Boundary
-  Municipalities
-  Oquirrh Blvd\*\*
- RTP Needs Phase
-  Phase 1 (2019-2030)
-  Phase 2 (2030-2040)
-  Phase 3 (2040-2050)



For the most current Regional Transportation Plan see WFRC.org.

\*RTP references the Wasatch Front Regional Council's "Regional Transportation Plan". The RTP is currently being updated and the next RTP will be adopted in 2023. Alignments are subject to change and in some cases may not be possible until post-mine closure.

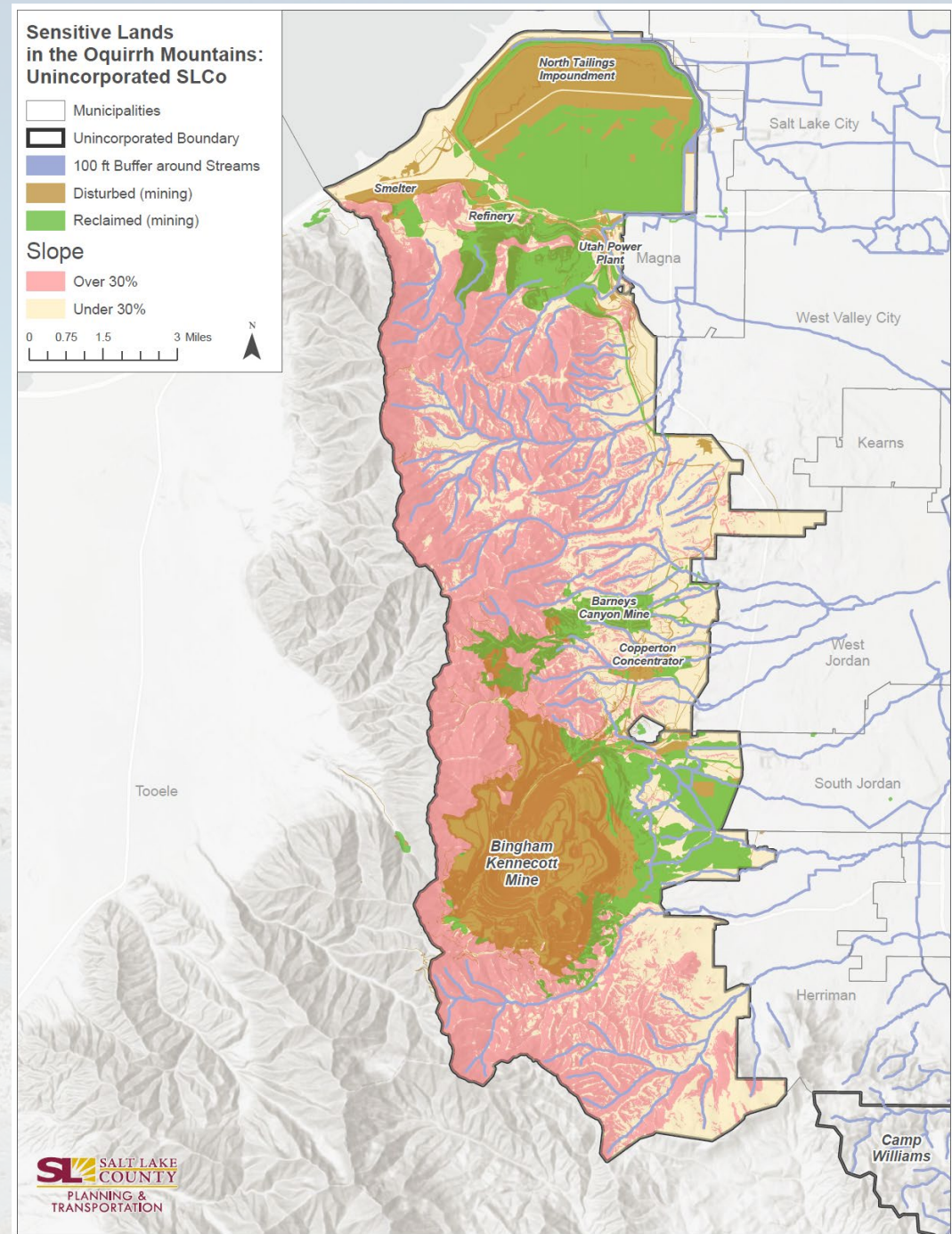
\*\*The proposed Oquirrh Blvd/Bonneville Shoreline West trail has been recommended by Copperton Metro Township and Rio Tinto Kennecott to be adjusted. Oquirrh View Blvd is proposed to support development following post-mine closure and is subject to change based on mine closure plans.





# West General Plan Environment and Conservation

**Vision:** Preservation of lands and functioning ecosystems in the Oquirrh Mountains, Traverse Mountains, and the Great Salt Lake and its wetlands are prioritized. Community and industrial development respects the character and features of the natural landscapes. **The County, landowners, and developers work together to minimize impacts on water quality, air quality, and natural habitats.**

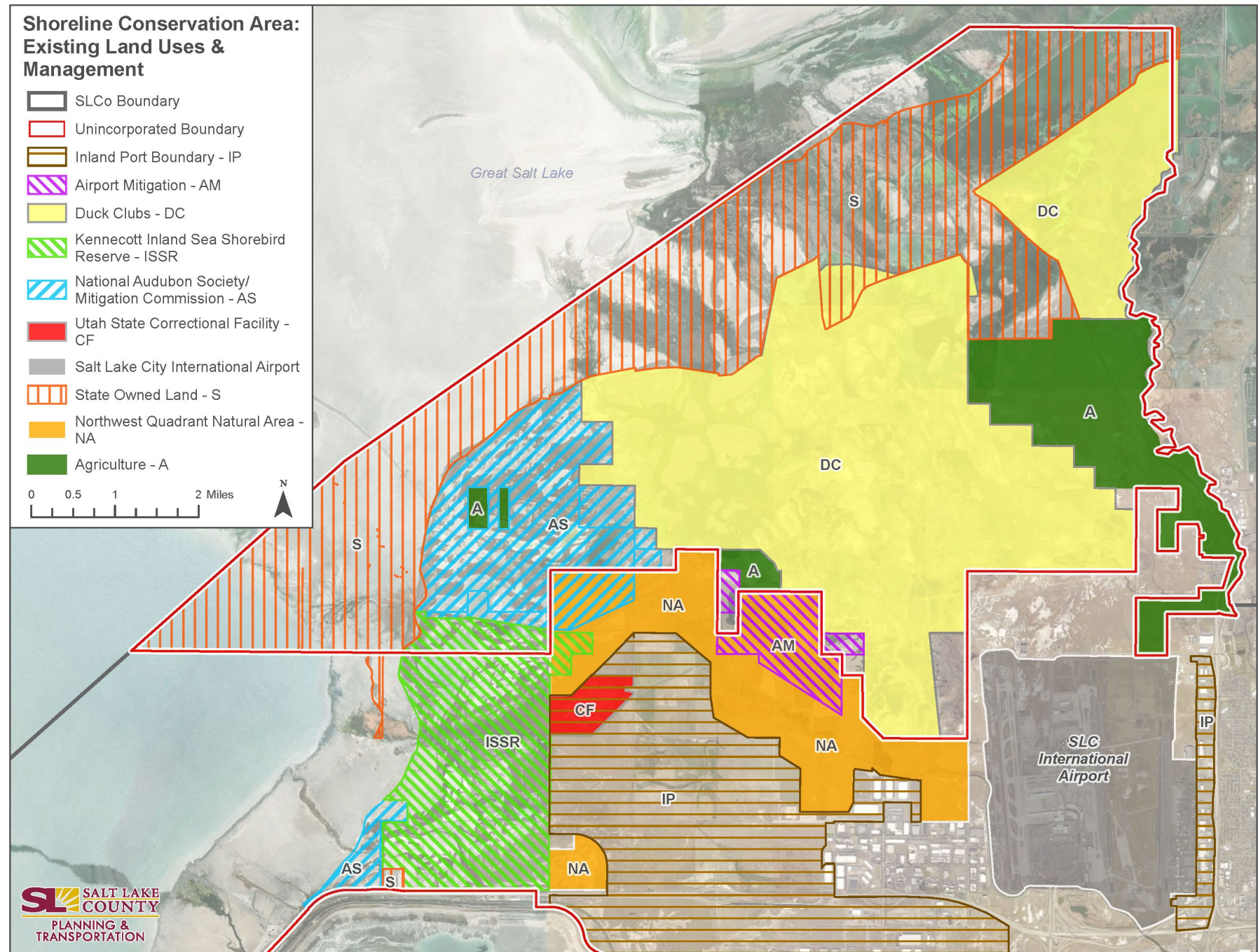




# West General Plan Environment and Conservation

## Highlights from Environment and Conservation Chapter:

- Watershed
- Conservation Tools
- Weather and Drought
- Air Quality





# West General Plan Water Conservation

**Vision:** All water has innate value and is a shared natural resource. Water should be managed in an integrated, inclusive, and sustainable manner to ensure a prosperous future for our current and future communities. **All levels of planning should include thoughtful consideration of water's environmental, economic, and social needs and benefits.**

## EXPANDED TURF BUYBACK PROGRAM

Outdoor water use makes up 60% of our municipal and industrial use.

Expanded turf removal programs show we are serious about water conservation.

## STATEWIDE INSTALLATION OF SECONDARY WATER METERS

1/3 of Utah uses secondary or untreated water. Systems with meters have saved between 20% and 30%.

Very few of these connections are metered. You can't manage what you don't measure.



## WATER CONSERVATION MEASURES

## INTEGRATED LAND USE AND WATER PLANNING



Land and water use planning are currently done separately. Adopting water efficiency standards is proactive and more cost effective than future turf replacement.

## AGRICULTURAL OPTIMIZATION

Agriculture accounts for approximately 75% of Utah's water use.

Investment in agricultural optimization will create supply flexibility, benefits for farmers and improve water quantity and quality.



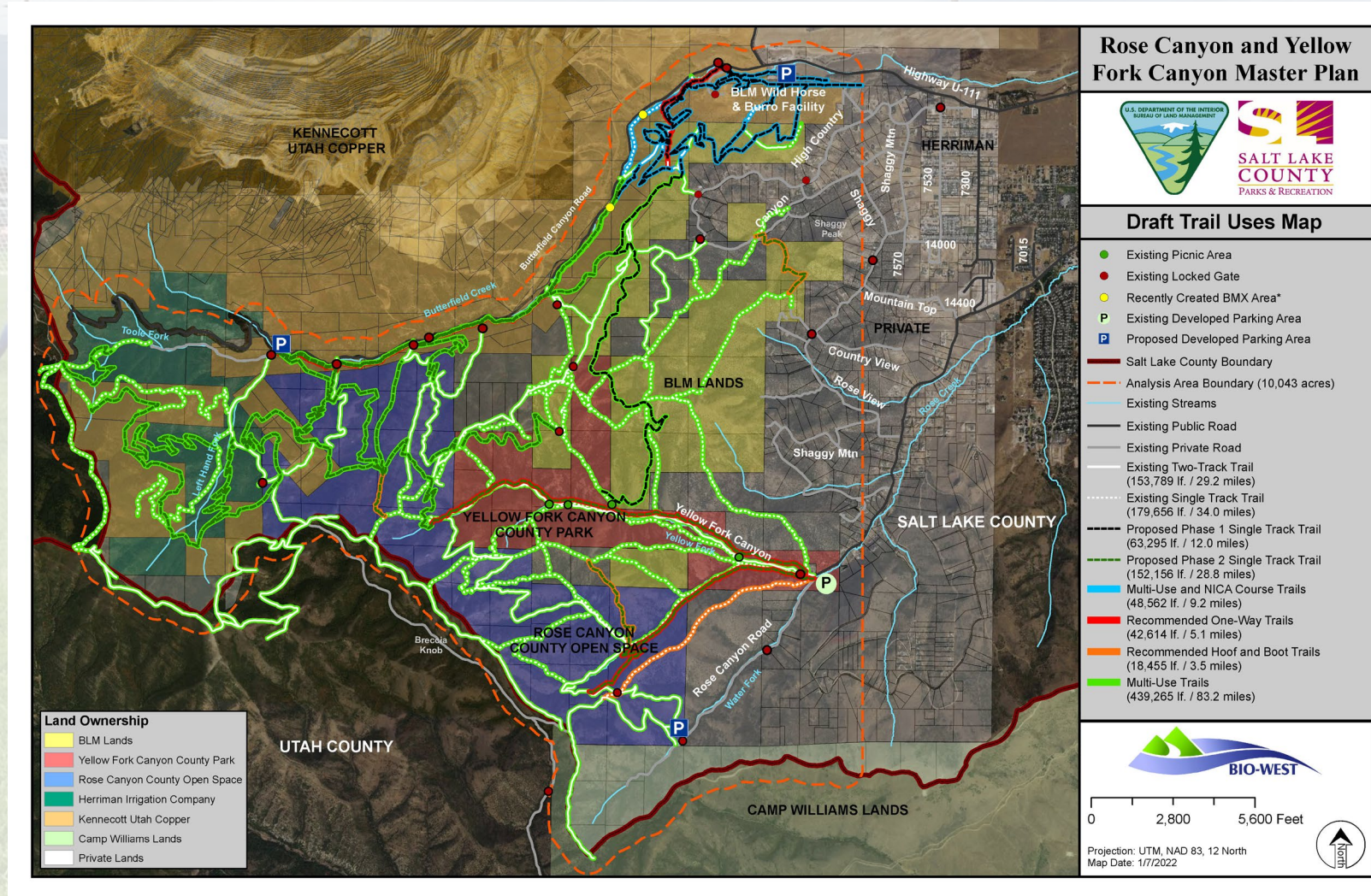
**VISIT [DROUGHT.UTAH.GOV](http://DROUGHT.UTAH.GOV) TODAY**



# West General Plan Parks, Trails, and Recreation

**Vision:** Visitors and residents enjoy a system of neighborhood, community, and regional parks.

**Recreational facilities are distributed throughout developed areas and are integrated within natural lands, ecosystems, and communities.** Active and passive recreational opportunities are available for diverse public needs in all seasons. Communities connect through regional trail and park systems.

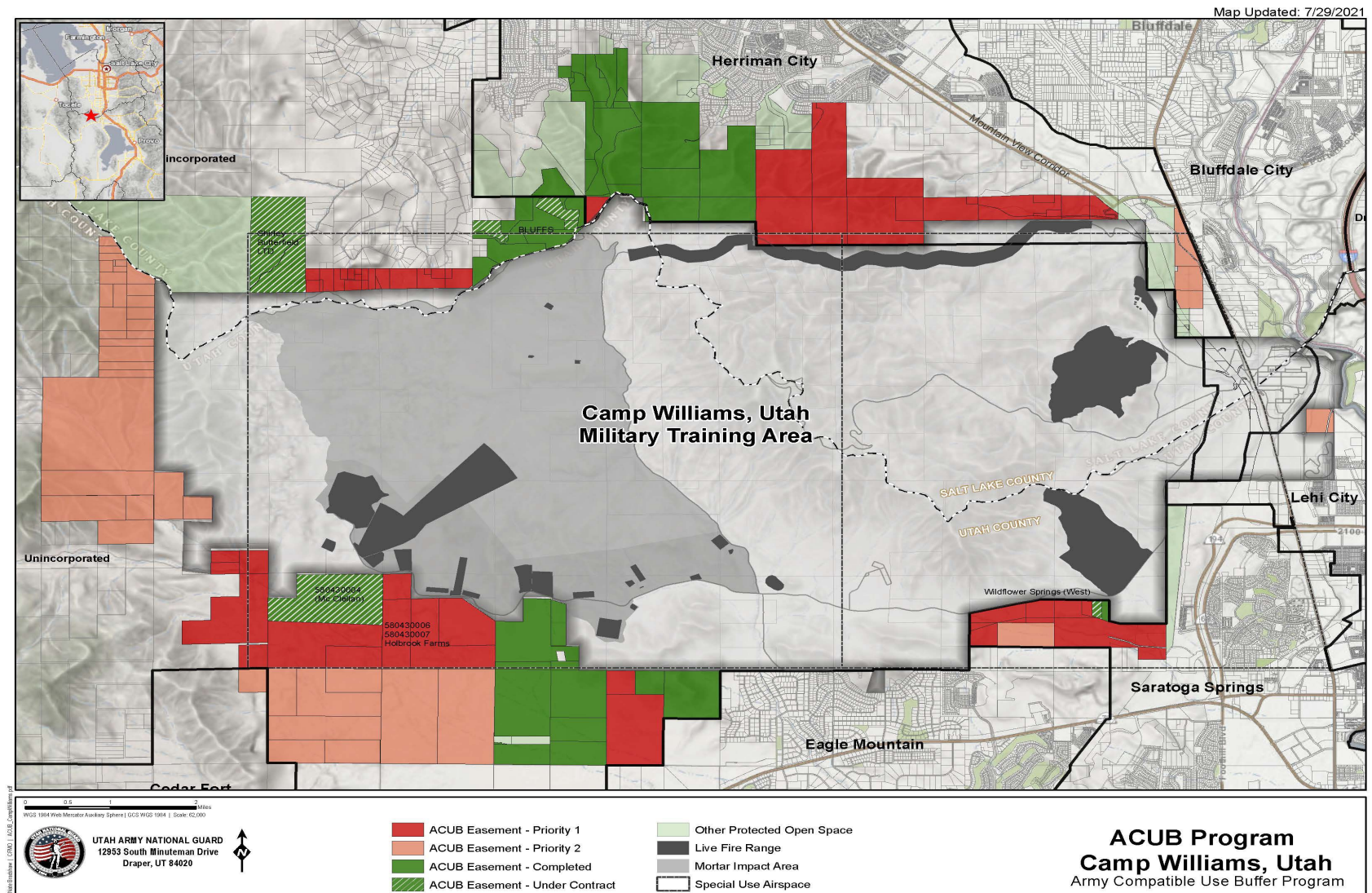




# West General Plan Parks, Trails, and Recreation

## Highlights from Parks, Trails, and Recreation Chapter:











- Emphasis on trails and parks planning
- West Bonneville Shoreline Trail
- Emphasis on opportunities in Camp Williams conservation buffer and Butterfield Canyon





# West General Plan Parks, Trails, and Recreation

## DRAFT Potential Trails West of Bangerter Hwy

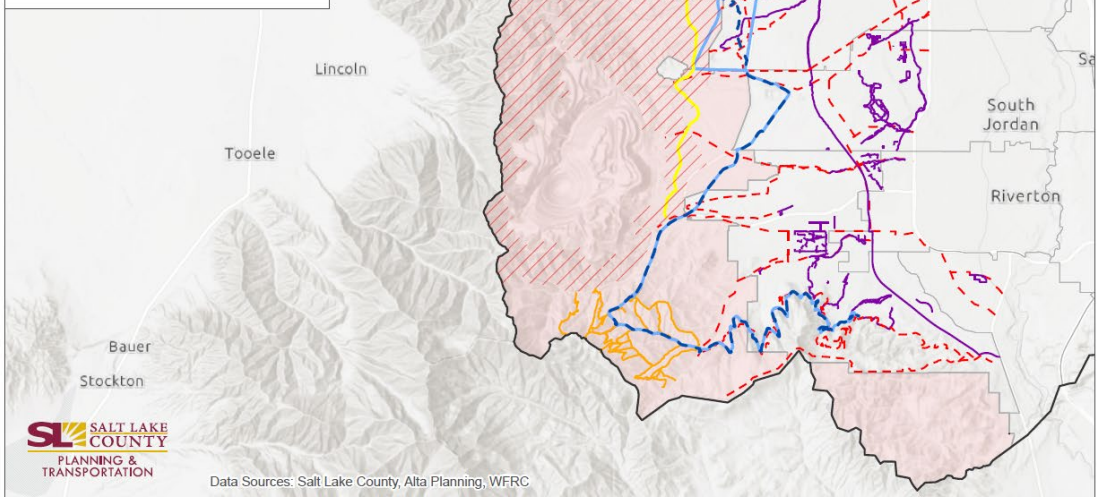
-  Limited Development Until Post-Mine Closure (2040+)
-  Municipalities
-  SLCo Unincorporated
-  SLCo Boundary
-  Existing Trails
-  Proposed Trails
-  Yellow Fork/Rose Canyon Trails
-  Potential Long-Term Conceptual BST Alignment
-  Near Term BST Alignment Option
-  Oquirrh Boulevard (phase 3 of RTP\*)



Bonneville Shoreline trail (BST) alignments are in the preliminary planning phase and are subject to change. Many segments are only possible upon mine closure (see Land Use chapter). All trails require willing landowners.

RTP references the Wasatch Front Regional Council's Regional Transportation Plan. For the most current plan see WFRRC.org.

\*The proposed Oquirrh Blvd has been recommended by Copperton Metro Township and Rio Tinto Kennecott to be adjusted.





# West General Plan Economy

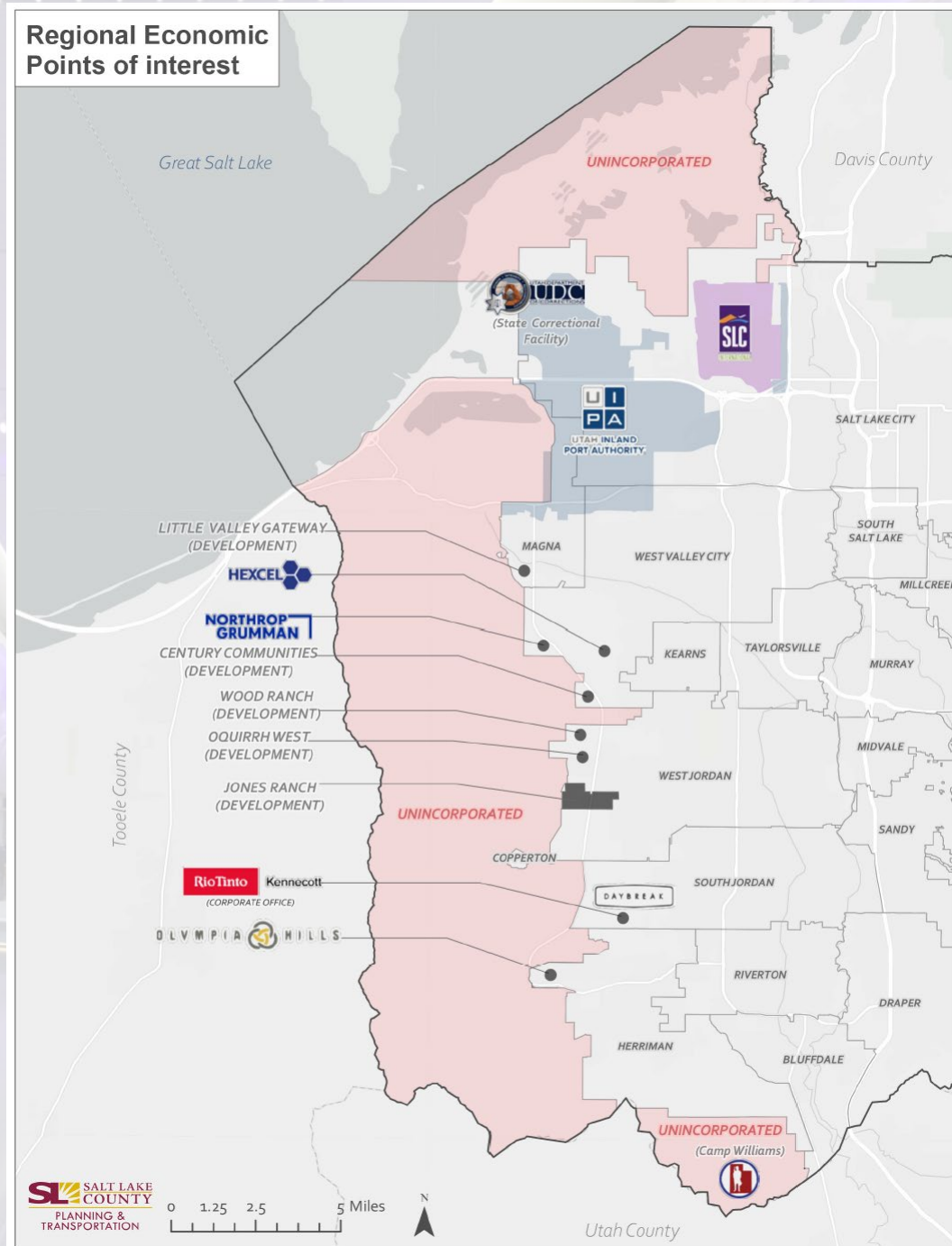
## Highlights from Economy Chapter:

- Review of west side trades
- Regional economic opportunities
- Promote west side businesses



# West General Plan Economy

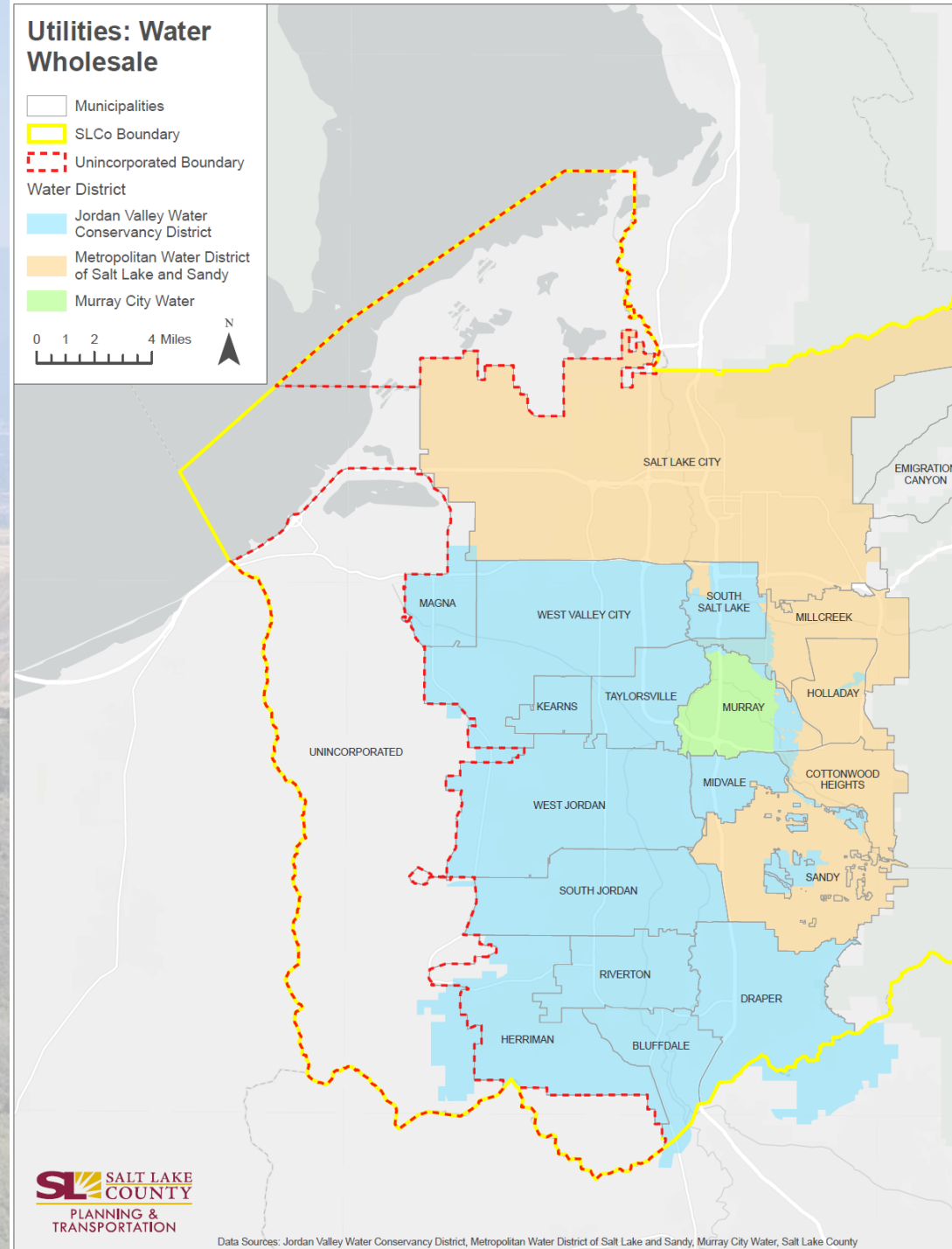
**Vision:** Community growth is developed around employment and town centers. Residents and employees benefit from a diversity of jobs located in proximity to transportation nodes and town/employment centers. Education and training facilities are locally accessible and focus on evolving workforce opportunities. **Economic development is guided through appropriately timed facilities and built infrastructure.**





# West General Plan Utilities and Public Safety

**Vision:** Residents and visitors enjoy a safe community to live, work, and recreate. **Utility infrastructure minimizes impacts on water, land, and ecosystems.** Utilities and municipal services are provided in a reliable, cost-effective, and environmentally sustainable manner. **Communities are prepared for natural and human-caused hazards.**





# West General Plan Utilities and Public Safety

## Highlights from Utilities and Public Safety Chapter:

- Utilities (water, sewer, electricity, gas, stormwater)
- Strategies for hazard preparation (including wildfire)
- Strategies for water conservation





# West General Plan Utilities and Public Safety

A. Goal: Plan utility infrastructure to accommodate anticipated growth.

Strategies:

**I. Before any development is approved, the infrastructure should be well planned to meet the demands of full build-out.**

II. Electricity infrastructure, including power lines, substations, and other important components, should have a minimal visual and environmental impact on the natural landscapes and community.

a. Power lines should be located underground where practical to minimize impacts on viewsheds, birds, and wildfire risks.

**III. Maximize efficient usage of water.**

**a. All new developments should be waterwise.**

**b. New development should set per capita per day goals of water usage.**

**c. Encourage the use of indoor fixtures that are water efficient.**

IV. Internet fiber and broadband should be incorporated into utility corridors when feasible.



# West General Plan

## Document updates since Planning Commission recommendation:

- Map updates
  - Copperton Township Annexation added (Appendix A. - pg. 132).
  - Herriman City boundary change (all maps).
- Division of Water Resources (DWR) water conservation goal (last paragraph on pg. 96).
- Addition of strategy to collaborate on infrastructure planning (Goal A Strategy V pg. 128).
- Addition of older overpressure maps for reference (Appendix S – pg. 175).
- Addition of strategy I under Goal E (pg. 52) recommendation for land use for employment and commercial opportunities on the west side.



# Salt Lake County's West General Plan

Questions and Comments

<https://slco.org/west-plan/>

Jake Young  
Helen Peters  
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