Salt Lake County's West General Plan

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



West General Plan Presentation Outline:

1. General Plan requirements

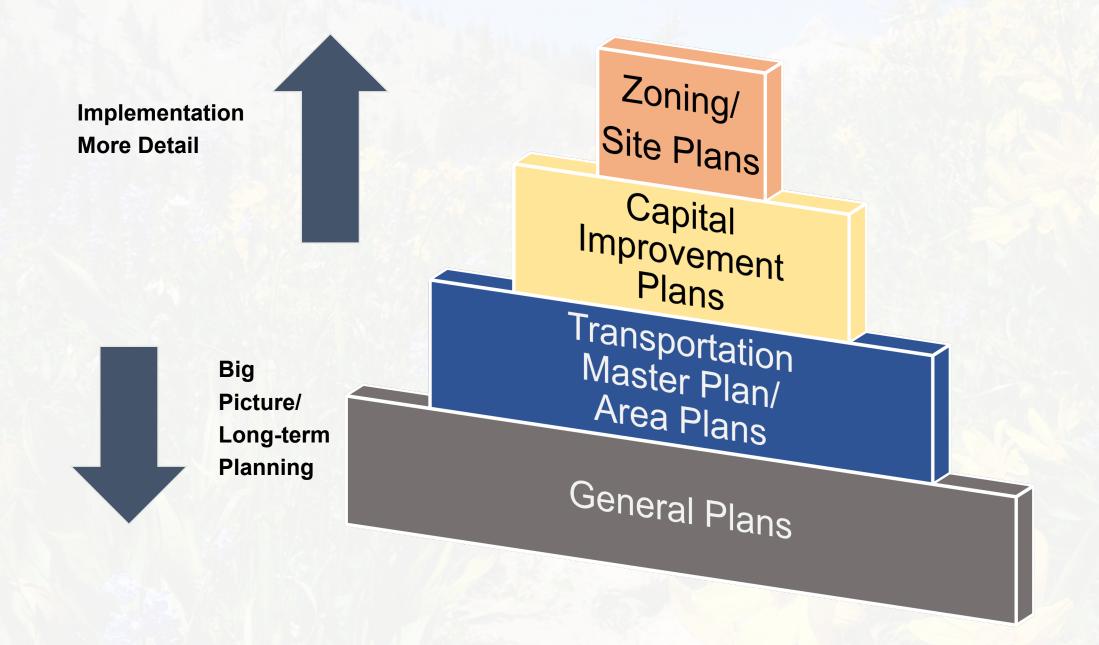
2. West General Plan Process

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

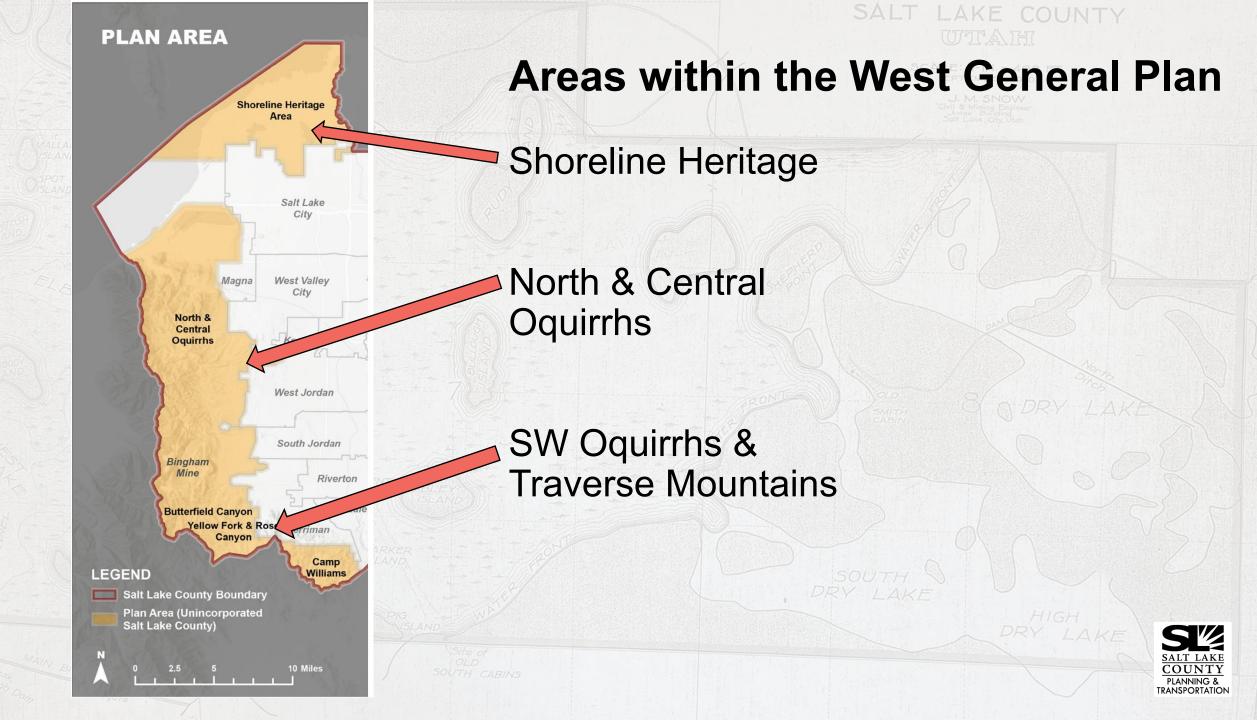


West General Plan – General Plans

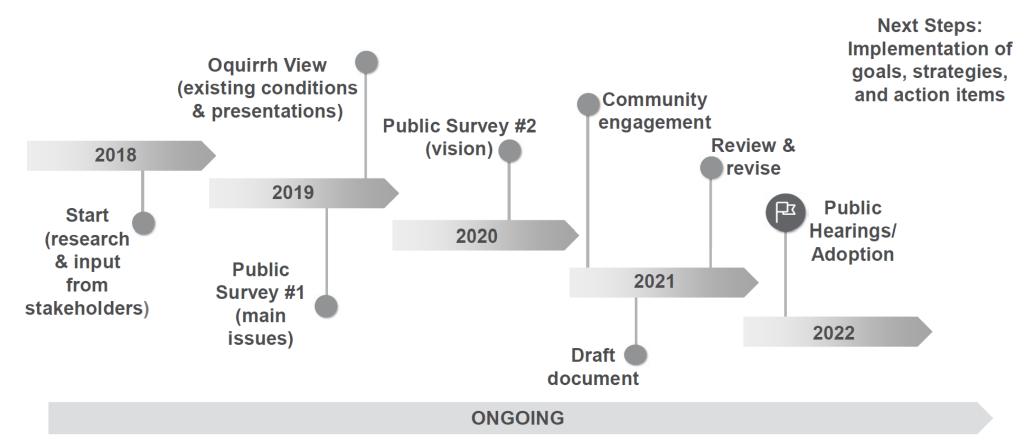
Binding land use actions include:

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





West General Plan Timeline

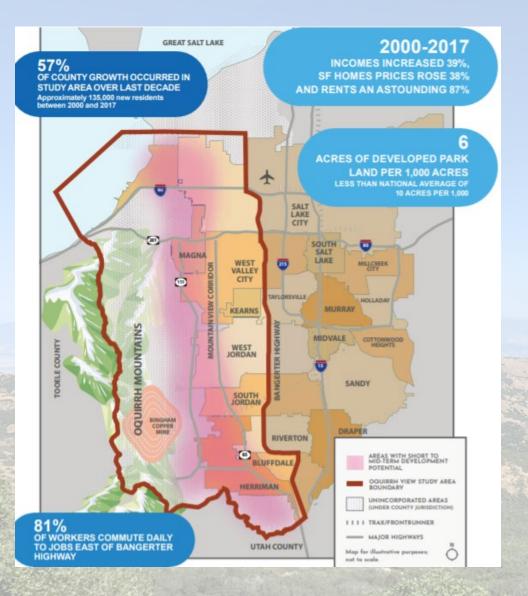


Research - Listening - Reaching out to stakeholders – Involving (Planning Commission, Stakeholders, Steering Committee, Council, Public)

*Plan should be updated in 10-20 years



Oquirrh View



OQUIRRH VIEW

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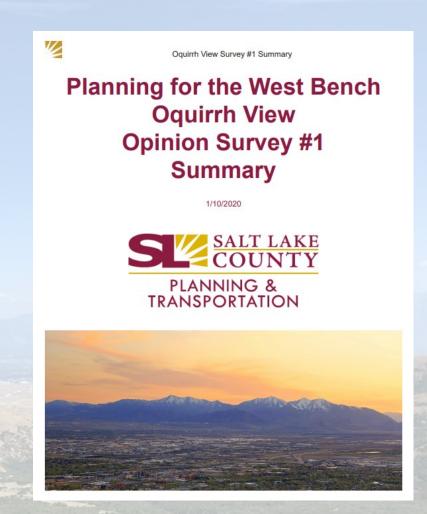
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West General Plan – Public Outreach

Public Survey # 1 2,534 completed surveys Conducted fall 2019

The top four concerns were:

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



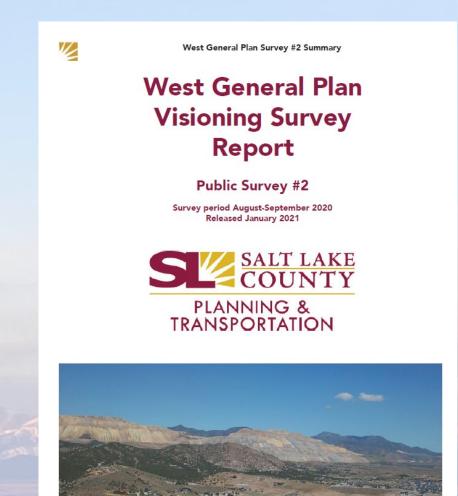


West General Plan – Public Outreach

Public Survey # 2 2,049 completed surveys 3,876 comments Conducted fall 2020

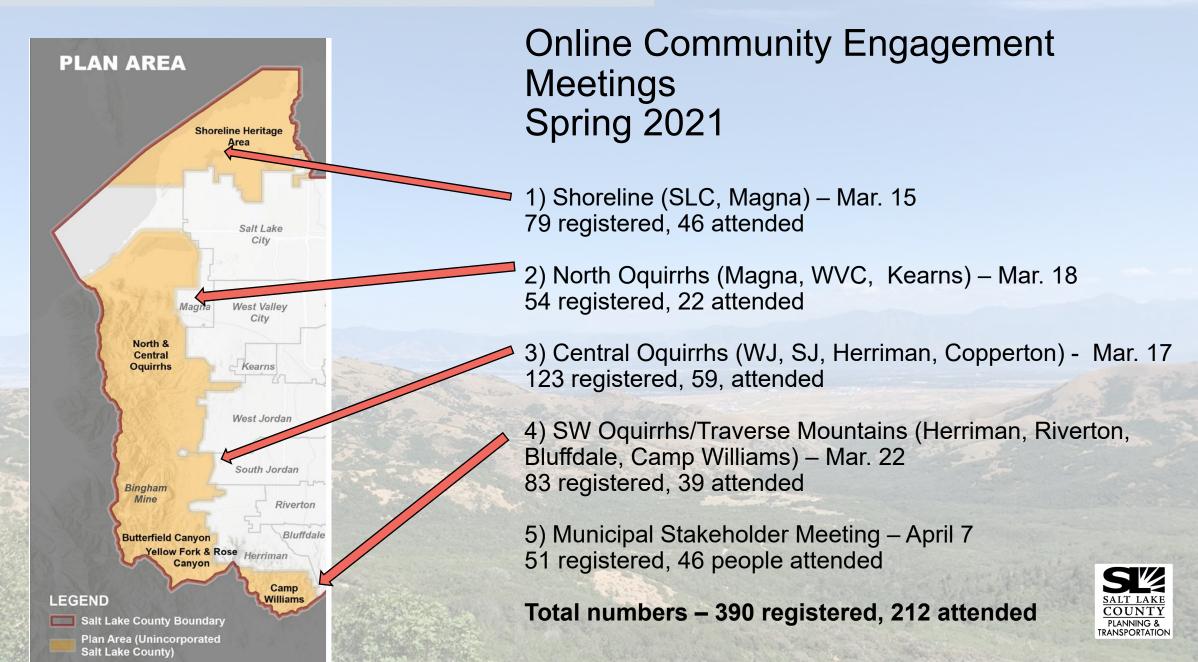
Feedback was provided on:

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





West General Plan – Public Outreach



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

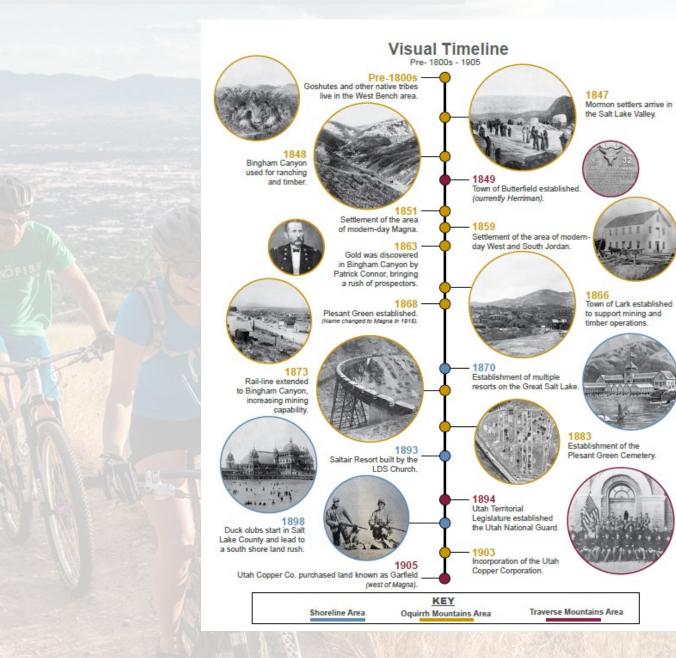
- Executive Summary
- Background information
- Definitions & Acronyms
- Visual Timeline

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**



Land Use Goals and Strategies (pg. 51)

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

Strategies:

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)."



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."



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.

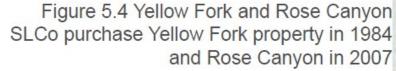
IV. Transfer of Development Rights (TDR) is a program that protects natural or farm areas by transferring potential development from a conservation area to the desired development location.

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."







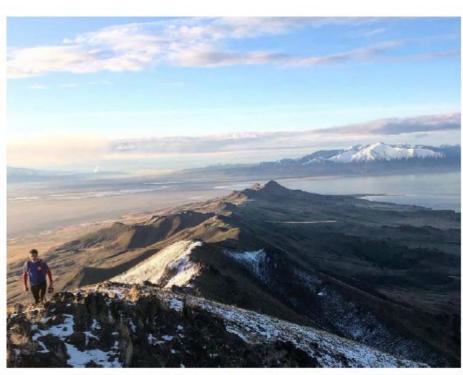
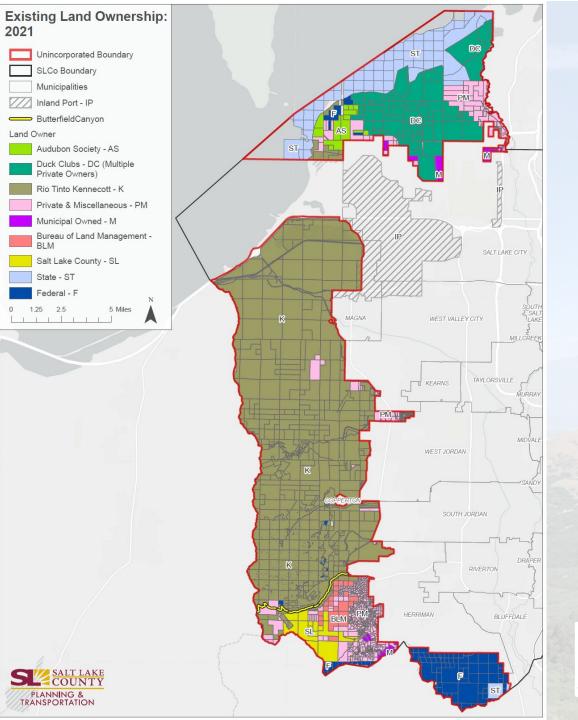


Figure 5.6 Antelope Island State Park looking south In 1969 the State purchased 2,000 acres In 1981 the State purchased 26,000 acres The State Park open in 1993

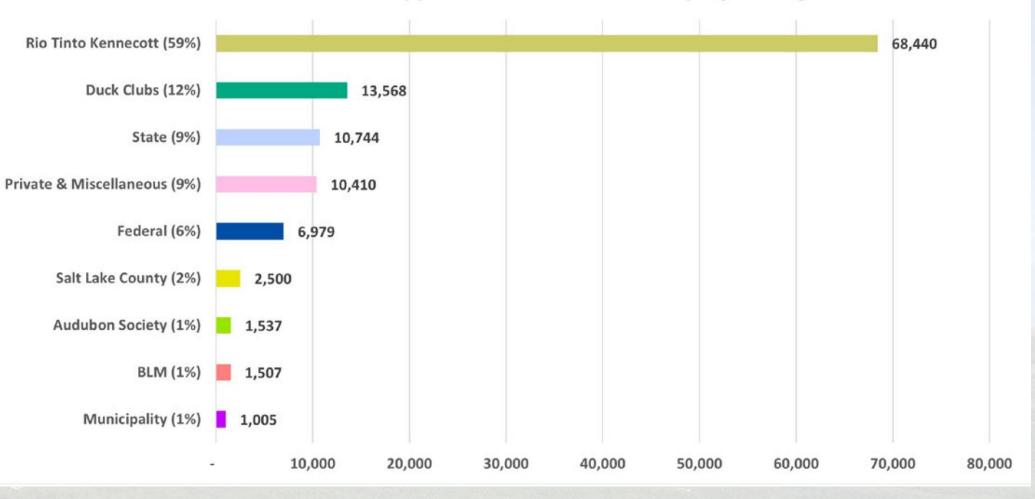
Historical source: https://stateparks.utah.gov/parks/antelope-island/antelope-island-history/



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.





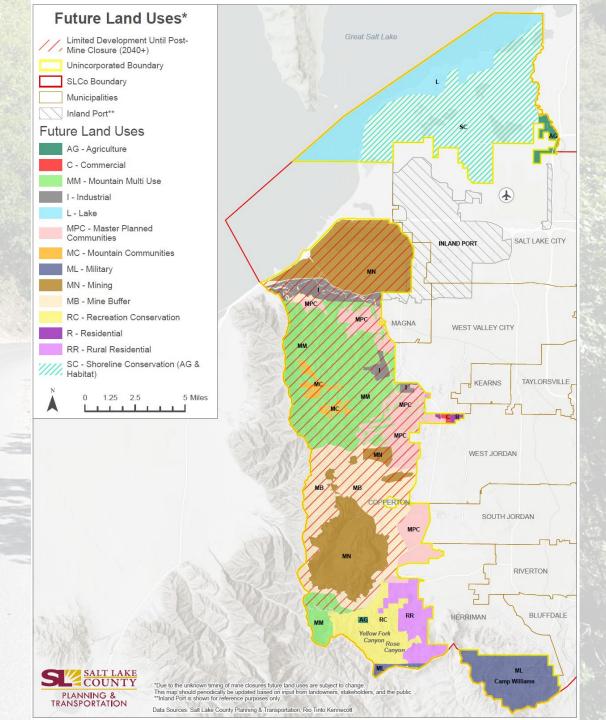






Highlights from Land Use Chapter:

- 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.

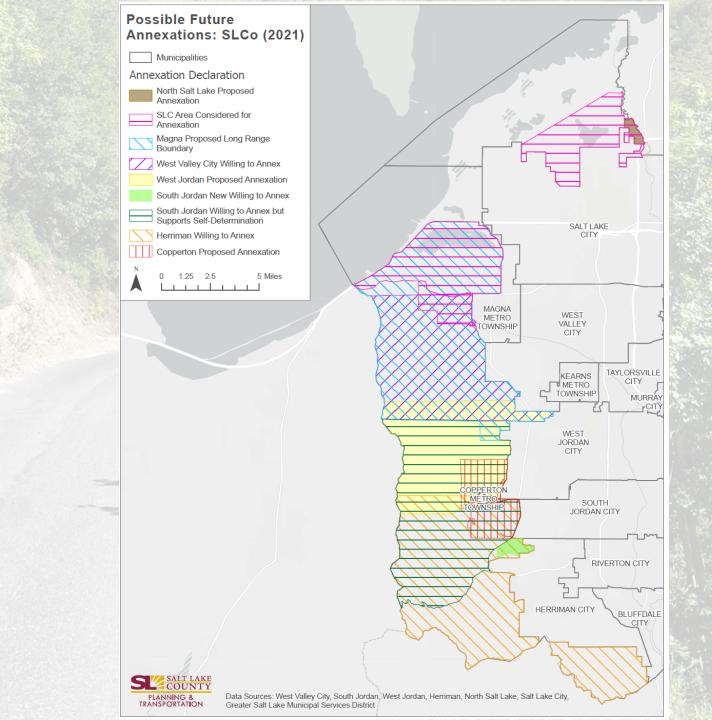
II. Implement the County Resource Management Plan (CRMP)

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 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					

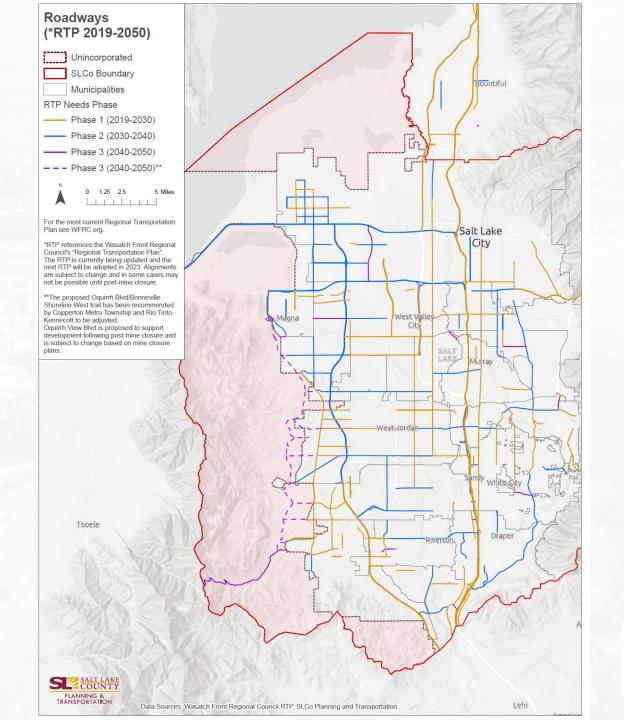
Table 3.1 Five Year Affordable Housing Needs Unincorporated/ Source: SLCo 2019 Moderate Income Housing Plan ⁵





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.

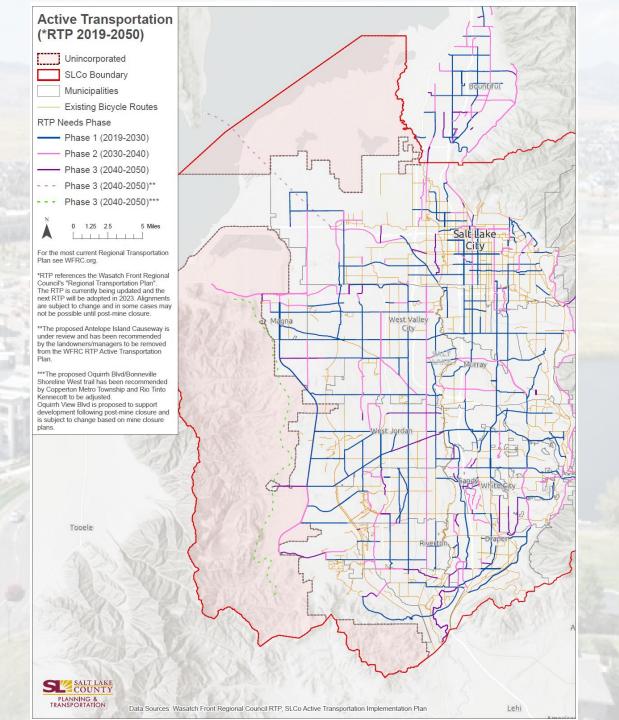




West General Plan Transportation

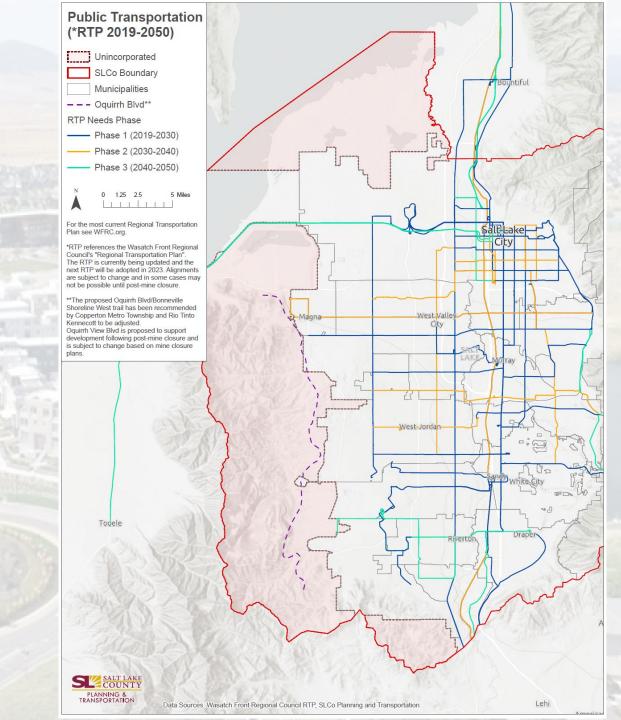
Highlights from Transportation Chapter:

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





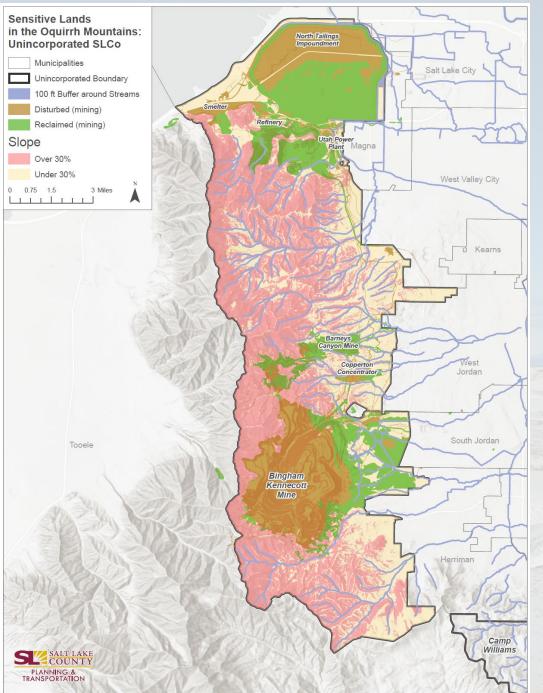
West General Plan Transportation





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.

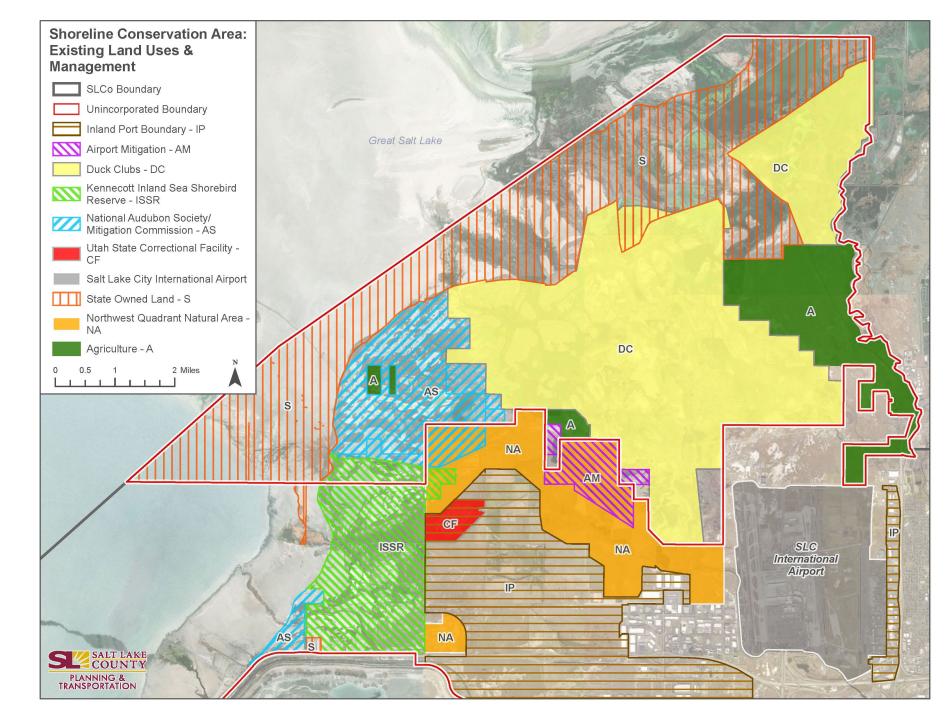




West General Plan Environment and Conservation

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

60%

Ca

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

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.

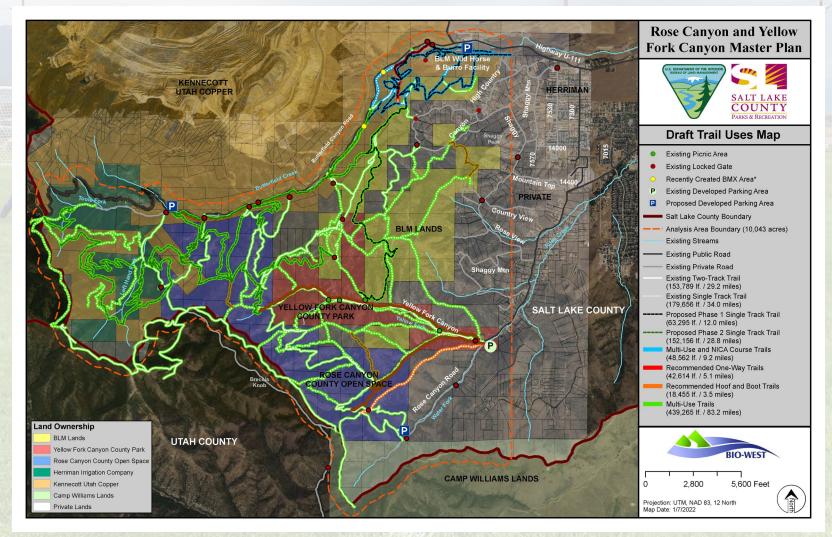
Investment in agricultural optimization will create supply flexibility, benefits for farmers and improve water quantity and quality.

VISIT DROUGHT.UTAH.GOV 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.

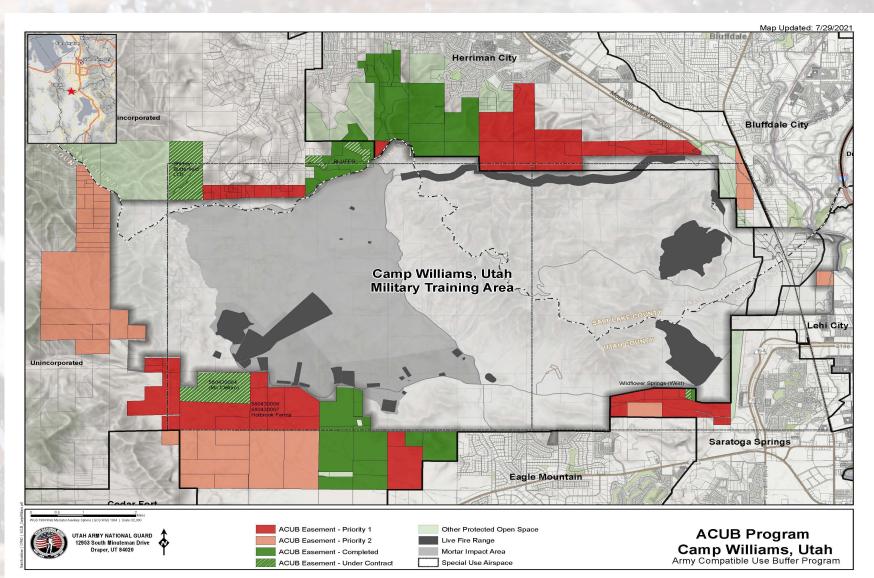




West General Plan Parks, Trails, and Recreation

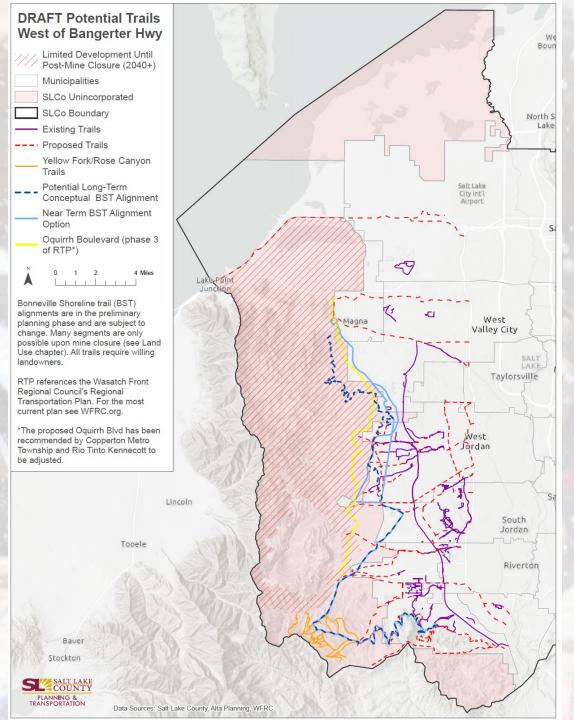
Highlights from Parks, Trails, and Recreation Chapter:

- 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





West General Plan Economy

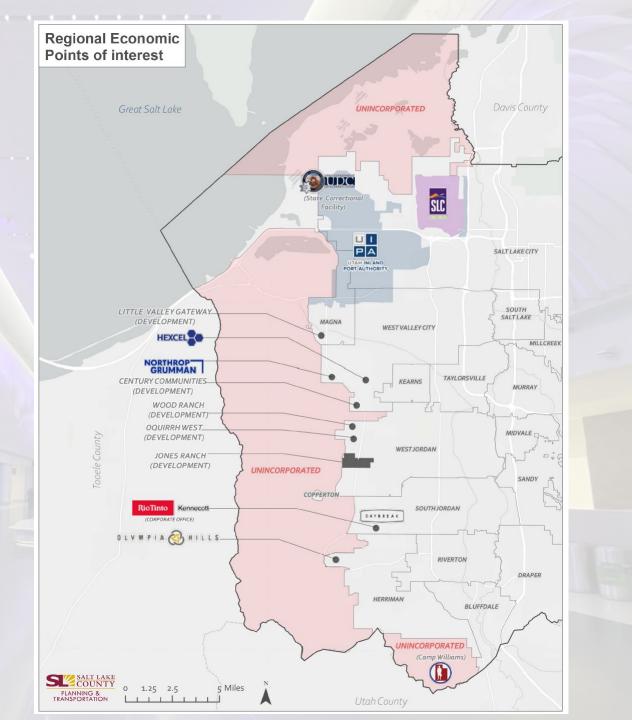
Highlights from Economy Chapter:

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



West General Plan Economy

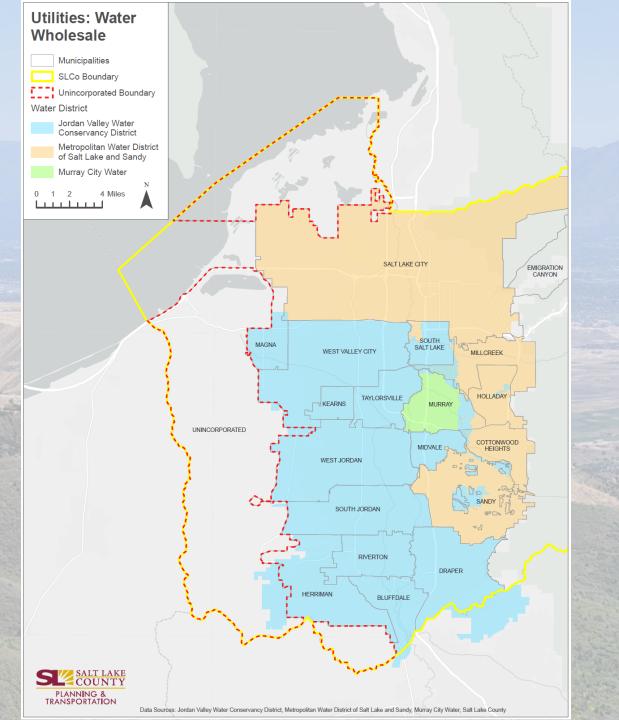
Vision: Community growth is developed around employment and town centers. Residents and employees benefit from a diversity of jobs located in proximity to transportation nodes and town/ employment centers. Education and training facilities are locally accessible and focus on evolving workforce opportunities.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



COUNTY

PLANNING & TRANSPORTATION 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 humancaused 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 Lisa Hartman

