Oquirrh View

Existing Conditions
Study Area

West of Bangerter to top of Oquirrh Mts and Great Salt Lake south to Utah County line
Oquirrh View

Relevant ongoing planning projects:
Oquirrh View

Project collaboration and involvement with these communities and organizations:
Oquirrh View

PHASE 1 – EXISTING CONDITIONS STUDY (LARGER AREA)
PHASE 2 – GENERAL PLAN - UNINCORPORATED AREA
Oquirrh View topics (Existing Conditions Study)

- Demographics
- Land Use
- Transportation
- Utilities
- Housing
- Economy
- Parks & Trails
- Environment
Oquirrh View
Demographics - Population

Population Growth, 2000 Census to 2017 Estimates

78% of Salt Lake County growth
21% of statewide growth (over 1 in 5 new Utahns)
Oquirrh View
Demographics - Population

Population Growth, 2000-2017
Oquirrh View
Demographics - Household

Average Household Size

USA avg. is 2.58 2010 census
Oquirrh View
Demographics - Household

School Age (5-17) Population,
Share of Total Population

April 1, 2000  April 1, 2010  2012-2016
Minority Population, Share of Total Population
Oquirrh View

Land Use

Residential land by building type

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Percentage</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-4 Units Building</td>
<td>0.17%</td>
<td>33</td>
</tr>
<tr>
<td>99+ Units Building</td>
<td>1.65%</td>
<td>328</td>
</tr>
<tr>
<td>Condos</td>
<td>1.59%</td>
<td>316</td>
</tr>
<tr>
<td>Townhomes</td>
<td>1.43%</td>
<td>285</td>
</tr>
<tr>
<td>Twinhomes/duplex</td>
<td>0.43%</td>
<td>85</td>
</tr>
<tr>
<td>Manufactured</td>
<td>1.85%</td>
<td>368</td>
</tr>
<tr>
<td>50-98 Units Building</td>
<td>0.18%</td>
<td>36</td>
</tr>
<tr>
<td>20-49 Units Building</td>
<td>0.04%</td>
<td>9</td>
</tr>
<tr>
<td>10-19 Units Building</td>
<td>0.12%</td>
<td>24</td>
</tr>
<tr>
<td>5-9 Units Building</td>
<td>0.02%</td>
<td>4</td>
</tr>
<tr>
<td>Group home</td>
<td>0.31%</td>
<td>61</td>
</tr>
<tr>
<td><strong>Single Family</strong></td>
<td><strong>92.20%</strong></td>
<td><strong>18317</strong></td>
</tr>
</tbody>
</table>

Single family is 88% of residential land in all of Salt Lake County and 92% in Oquirrh View area.
Oquirrh View
Land Use - Developable Land (draft)

Developable: land that is less than 30% slope, not built, within reasonable distance to infrastructure, and not public land.

Short to mid-term: land that is more accessible to infrastructure and transportation and contains no significant hindrances.

Mid to long-term: land that is currently used for manufacturing, testing, mining or has significant constraints.

Short to mid-term: 34,706 acres / 54.23 sq miles

Mid to long-term: 15,174 acres / 23.71 sq miles

How much land is that?
2.45 x South Jordan or Sandy
5 x Taylorsville or Bluffdale
1.8 x Draper or West Jordan
1.5 x West Valley
Summary of Existing/Proposed:
• Regional Transportation Plan (WFRC)
• Statewide Transportation Improvement Plan (UDOT STIP)
• Local transportation plans (cities)
• Recent studies (like Highway 111)
• County Active Transportation Plan
• Transit Plans (UTA)
Summary of Existing/Proposed:
- Water, Sewer, Gas, Power, Communications
- Improvement Districts
- Water Districts
- City Utilities
# Oquirrh View Housing

## Future Demand

<table>
<thead>
<tr>
<th>Area</th>
<th>Households 2000</th>
<th>Households 2010</th>
<th>Households 2017</th>
<th>Percent Change 2000 to 2010</th>
<th>Percent Change 2010 to 2017</th>
<th>AARC '00-'17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake County</td>
<td>295,139</td>
<td>342,622</td>
<td>375,988</td>
<td>16.1%</td>
<td>9.7%</td>
<td>1.4%</td>
</tr>
<tr>
<td>Oquirrh View Study Area</td>
<td>56,846</td>
<td>83,326</td>
<td>97,054</td>
<td>46.6%</td>
<td>16.5%</td>
<td>3.2%</td>
</tr>
<tr>
<td>Rest of Salt Lake County</td>
<td>238,293</td>
<td>259,296</td>
<td>278,934</td>
<td>8.8%</td>
<td>7.6%</td>
<td>0.9%</td>
</tr>
</tbody>
</table>

Source: US Decennial Census, Kem C. Gardner Policy Institute

## Historic Growth

<table>
<thead>
<tr>
<th>Area</th>
<th>Households 2018</th>
<th>Households 2020</th>
<th>Households 2025</th>
<th>Percent Change 2018 to 2020</th>
<th>Percent Change 2020 to 2025</th>
<th>New Demand by 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake County</td>
<td>401,485</td>
<td>417,721</td>
<td>453,030</td>
<td>4.0%</td>
<td>8.5%</td>
<td>51,545</td>
</tr>
<tr>
<td>Oquirrh View Study Area</td>
<td>92,225</td>
<td>98,411</td>
<td>113,427</td>
<td>6.7%</td>
<td>15.3%</td>
<td>21,202</td>
</tr>
<tr>
<td>Rest of Salt Lake County</td>
<td>309,260</td>
<td>319,310</td>
<td>339,603</td>
<td>3.2%</td>
<td>6.4%</td>
<td>30,343</td>
</tr>
</tbody>
</table>


## Average Rent (All Units)

<table>
<thead>
<tr>
<th>Market</th>
<th>Average Rent 2000</th>
<th>Average Rent 2008</th>
<th>Average Rent 2010</th>
<th>Average Rent 2017</th>
<th>Percent Change 2000 to 2008</th>
<th>Percent Change 2008 to 2010</th>
<th>Percent Change 2010 to 2017</th>
<th>AARC '00-'17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake County</td>
<td>$649</td>
<td>$817</td>
<td>$777</td>
<td>$1,076</td>
<td>25.9%</td>
<td>-4.9%</td>
<td>38.5%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Oquirrh View Study Area</td>
<td>$646</td>
<td>$855</td>
<td>$805</td>
<td>$1,147</td>
<td>32.4%</td>
<td>-5.8%</td>
<td>42.5%</td>
<td>3.4%</td>
</tr>
</tbody>
</table>

Source: CoStar Group, Inc.
Oquirrh View Economy

Summary of:
- Industries
- Employment
- Market

Major employment areas (Percentage of jobs inside Oquirrh View area):
1. Retail trade 17.2%
2. Manufacturing 13.9%
3. Education 9.6%
4. Wholesale trade 8.2%
5. Accommodation & food 7.5%
6. Construction 7.3%
7. Health Care & Social Services 6.9%
8. Professional, Scientific & Tech 5.1%
9. Transportation & warehouse 4.8%
10. Admin & Support Waste Management & Remediation 3.5%
11. Other Services 3.4%
Summary of:
- Salt Lake County Parks & Recreation
- Combined Trails Map (Cities & County)
- Cities Parks & Recreation Plans
Oquirrh View
Environment

Summary of:
- Slopes
- Hydrology
- Soils
- Geological Hazards
- Working with Rio Tinto

Slope Map
Red areas slope greater than 30%
Oquirrh View Schedule

- 2018 (Nov) – consultant studies due
- 2019 (Jan/Feb) – Release Existing Conditions Study (web and PDF)
- 2019 Spring – start Unincorporated General Plan process